




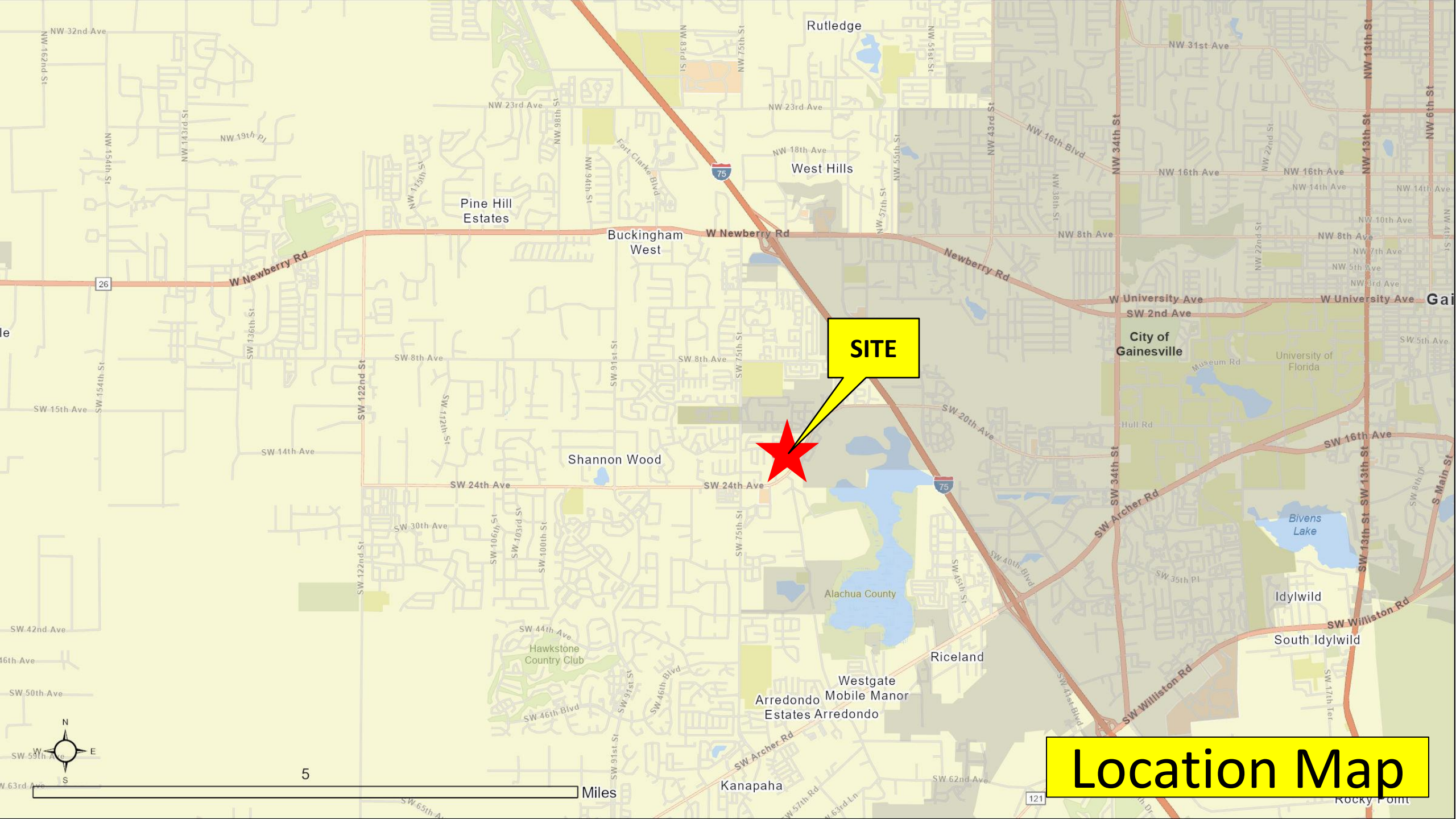
Z23-000008

Minor Amendment to the Pine Glade PD
eda, inc.

Mehdi Benkhatar, Planner III
Alachua County Growth Management

Background/request

- Last undeveloped portion of Pine Glade PD
 - Request would allow remaining 5 acres to develop with single-family attached/detached units
 - No increase in # of units, acreage or permitted uses. Min. # of required units in overall PD lowered by 10
- 



SITE

Location Map

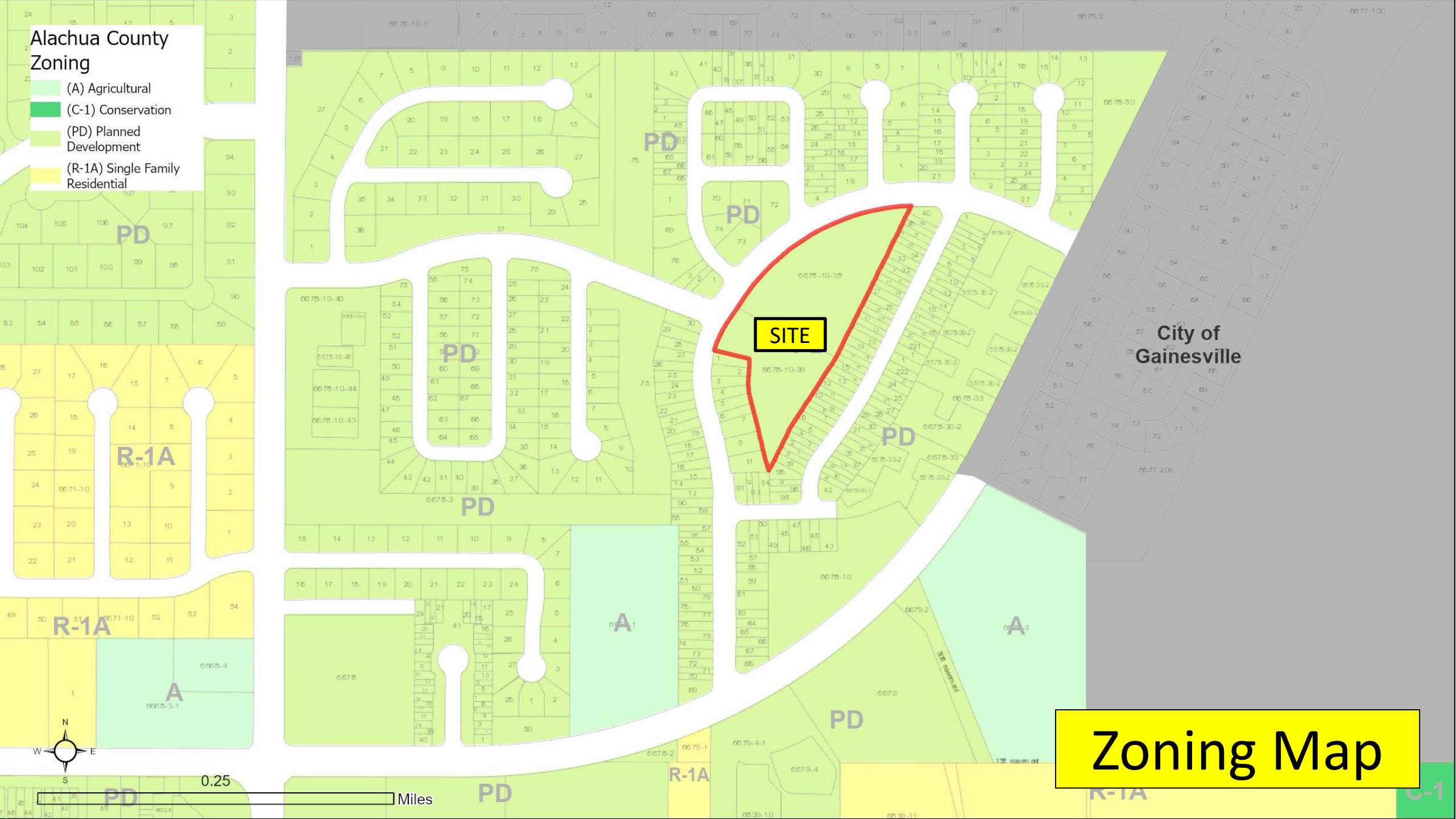


SITE

Aerial Image

Alachua County Zoning

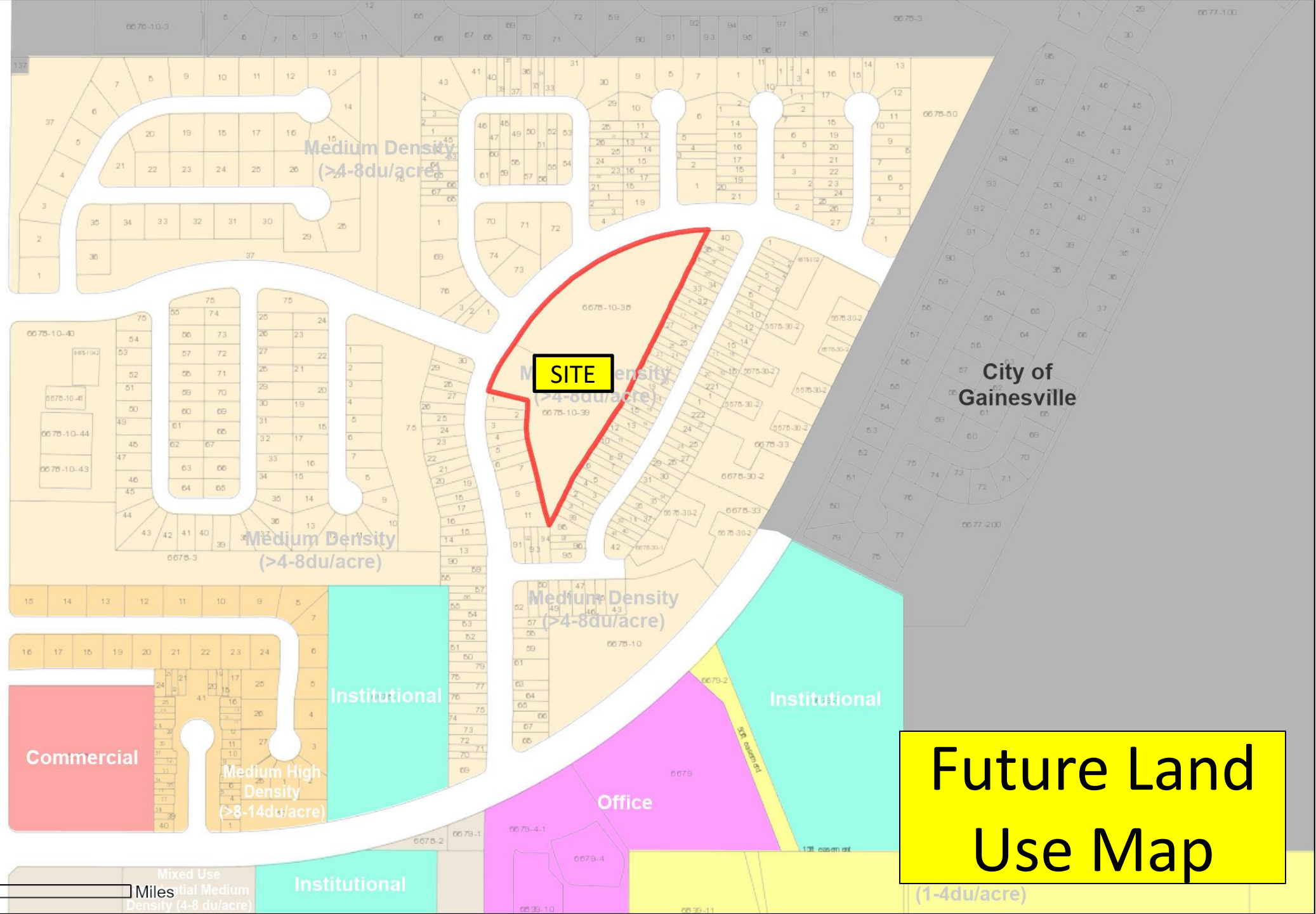
- (A) Agricultural
- (C-1) Conservation
- (PD) Planned Development
- (R-1A) Single Family Residential



Zoning Map

Alachua County Future Land Use

- Commercial
- Institutional
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- Mixed Use Medium Density Residential
- Office



Low Density
(1-4 du/acre)

Medium Density
(>4-8 du/acre)

SITE
Medium Density
(>4-8 du/acre)

City of
Gainesville

Medium Density
(>4-8 du/acre)

Medium Density
(>4-8 du/acre)

Low Density
(1-4 du/acre)

Institutional

Commercial

Medium High
Density
(>8-14 du/acre)

Institutional

Institutional

Office

Institutional

Future Land
Use Map

0.25

Miles



SW 75 ST



LAND USE	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	AGRICULTURAL
MINIMUM LOT AREA (SQUARE FEET)	500 - 100,000	500 - 100,000	500 - 100,000	500 - 100,000
MINIMUM LOT WIDTH (FEET)	20 - 100	20 - 100	20 - 100	20 - 100
MINIMUM LOT DEPTH (FEET)	20 - 100	20 - 100	20 - 100	20 - 100
MINIMUM LOT AREA (ACRES)	0.0115 - 2.27	0.0115 - 2.27	0.0115 - 2.27	0.0115 - 2.27
MINIMUM LOT DEPTH (ACRES)	0.0026 - 0.056	0.0026 - 0.056	0.0026 - 0.056	0.0026 - 0.056
TOTAL	228 - 655,000,000	228 - 655,000,000	228 - 655,000,000	228 - 655,000,000

THE ZONING MAP IS A LEGAL INSTRUMENT THAT DETERMINES THE PERMITTED USES OF LAND IN A PARTICULAR JURISDICTION. IT IS A PUBLIC DOCUMENT AND IS SUBJECT TO THE PUBLIC HEARING PROCESS. THE ZONING MAP IS A LEGAL INSTRUMENT THAT DETERMINES THE PERMITTED USES OF LAND IN A PARTICULAR JURISDICTION. IT IS A PUBLIC DOCUMENT AND IS SUBJECT TO THE PUBLIC HEARING PROCESS.

LEGEND

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LAND USE	DESIGNATION
RESIDENTIAL	RESIDENTIAL
COMMERCIAL	COMMERCIAL
INDUSTRIAL	INDUSTRIAL
AGRICULTURAL	AGRICULTURAL

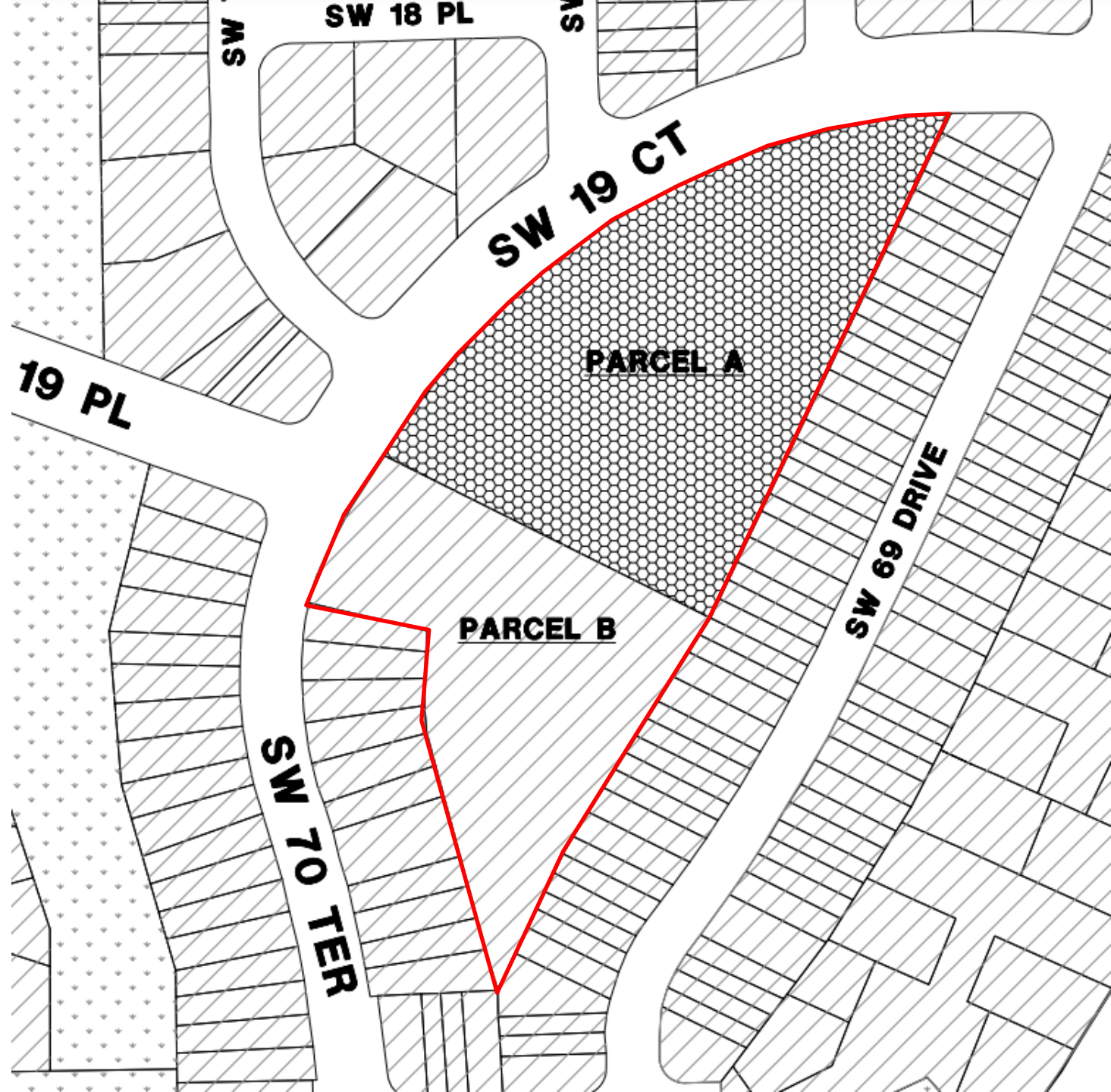
- APPROPRIATE CONDITIONS APPLICABLE TO ZONING MAPS, CHARTERS**
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Zoning Master Plan

- Last undeveloped portion (5 acres)
- From 10 to 64 SF units
- R-2 zoning standards



LAND USE	RESIDENTIAL	NON-RESIDENTIAL	ACREAGE (M.O.L.)
SINGLE FAMILY / MULTIFAMILY RESIDENTIAL	528 – 586 UNITS*	N/A	64.71 ACRES
PARCEL "A" (SINGLE FAMILY ATTACHED AND/OR DETACHED)**	10 – 36 UNITS	N/A	3 ACRES
RETENTION/BUFFER/OPEN SPACE	N/A	N/A	18.67 ACRES (20.7% of PD)
NON-RESIDENTIAL (TOWER MEDICAL CENTER)	N/A	21,525 S.F.***	3.62 ACRES
TOTAL	538 - 622 UNITS****	21,525	90 ACRES

* THE ORIGINAL PD ALLOWED 586 "SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL" UNITS. OF THAT TOTAL, 528 ARE CURRENTLY CONSTRUCTED.

THE DENSITY RANGE IS PROVIDED TO ALLOW THE DEVELOPMENT OF THE REMAINING UNDEVELOPED LOTS CONSISTENT WITH THE ORIGINAL PD.

** PARCEL A & B WILL BE DEVELOPED UNDER PROVISIONS OF THE R-2 ZONING CATEGORY. THE UNITS ALLOCATED TO PARCEL A MAY BE INTERCHANGEABLE WITH PARCEL B WITH A COMBINED UNIT RANGE OF 10-64 UNITS.

*** THIS BUILDING AREA ONLY APPLIES TO THE TOWER MEDICAL CENTER PORTION OF THE PD AND HAS BEEN COMPLETED.

**** THE AMENDED RESIDENTIAL DENSITY RANGE OF 5.98 TO 6.9 IS WITHIN THE DENSITY RANGE OF THE FUTURE LAND USE DESIGNATION OF MEDIUM DENSITY RESIDENTIAL (UP TO 8 UNITS PER ACRE).

PD PHASING SCHEDULE

PARCEL A & B: SHALL BE DEVELOPED IN UP TO TWO PHASES WITH AT LEAST ONE PHASE RECEIVING FINAL DEVELOPMENT PLAN APPROVAL WITHIN 5 YEARS OF PD AMENDMENT APPROVAL.



View of
site from
the NE
(SW 19th
Ct.)



View of
site from
the west
(SW 19th
Ct./SW
70th Terr.)



View along eastern
boundary (SW 69th Dr.)



View from south
(SW 70th Terr.)



Single-
family
attached
units
adjacent
to site



Triplex
units
adjacent
to site

Staff's recommended conditions

- Make open space consistent with current LDC standards
- Remove internal buffer
- Use R-2 zoning standards



Staff's bases for approval

Policy 1.3.8.1 FLUE (Medium Density Res. development)

Policy 1.4.1.3 FLUE (Phasing of PD's)

Sec. 402.77 of the ULDC (General rezoning approval criteria)

Sec. 402.89(a) of the ULDC (Minor PD amendment criteria)



Staff recommendation

- Staff recommends that the Board of County Commissioners **approve** Z23-000008 with the conditions and bases as listed in the staff report.

