



## Legislation Details (With Text)

**File #:** 20-0841      **Version:** 1      **Name:**  
**Type:** Public Hearing - 11:30 AM      **Status:** Agenda Ready  
**File created:** 9/21/2020      **In control:** Board of County Commissioners  
**On agenda:** 10/13/2020      **Final action:**  
**Title:** ZOM-04-20: Hillside Villas Planned Development Rezoning  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Application Package, 2. School Board comments, 3. Staff Report, 4. Signed Resolution, 5. Presentation

Date	Ver.	Action By	Action	Result
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### Agenda Item Name:

ZOM-04-20: Hillside Villas Planned Development Rezoning

### Presenter:

Mehdi Benkhatar, 352-374-5249, ext. 3261

### Description:

A request by eda, inc., agents, for 819 Reid St. LLC, owners, to rezone from the PD (residential planned development) district to the R-2 (residential, 4 to 8 dwelling units/acre) and R-2a (residential, 8 to 14 dwelling units/acre) districts on approximately 13.18 acres on tax parcel numbers 16146-000-000 and 16117-000-000 located at 3009 SE Hawthorne Rd.

The County's ULDC requires that the Board hear this item after 5 p.m. unless a majority, plus 1, of the Board votes to hear the item earlier. Staff has not received public comments on this item and supports hearing the item earlier than 5 p.m. The item was advertised for 11:30 a.m.

### Recommended Action:

- 1) Staff recommends that the Board of County Commissioners vote by a majority, plus one, to hear this item earlier than 5 p.m.;
- 2) Staff recommends that the Board of County Commissioners approve ZOM-04-20 with the bases as listed in the staff report.

### Prior Board Motions:

- CPA-01-03 (Small-scale map amendment from Medium to Medium-High land use)
- ZOM-16-05 (Rezoning from R-1b to PD)

### Fiscal Consideration:

n/a

**Background:**

This application is a request to rezone two parcels totaling approximately 13.18 acres from PD (residential Planned Development) to the R-2 (4 to 8 dwelling units/acre) and R-2a (8 to 14 dwelling units/acre). If approved, the site would allow residential uses within these density ranges. Based on the acreages proposed to be rezoned as R-2 (approximately 8.22 acres) and R-2a (approximately 4.96 acres), the maximum number of units would be 135. These areas coincide with their respective land use designations. However, the possibility exists that the site could develop as a Traditional Neighborhood Development (TND), at the option of the developer, in which case the maximum number of units would then be 178. Staff has used the TND maximum (which also includes non-residential uses) for the purposes of analyzing maximum impacts.

The site is located along SE Hawthorne Rd. in the SE portion of the Urban Cluster, between the city limits of Gainesville and the Eastside Activity Center. It is the location of the Hillside Villas PD which was approved in 2005 but never developed. This PD has long since expired and consists of other parcels not part of this application (parcels 16165-001-000 and 16165-002-000, to the NW of the site). Prior to this, the site consisted of a mobile home park which closed in the late 1990s. The mobile home park was the subject of many code violations and liens which ultimately have been resolved with the new owners.