

**Request to City Commission for maps, data, research and discussions needed prior to upzoning all single family residential property in the City per the “Eastman Proposal,” and suggestions for obtaining this information**

**Prepared by Gainesville Neighborhood Voices**

**February 8, 2024**

- 1) How many housing units have been built in Gainesville since 2016? Separate single family, 2-10 units, 11+ units, and ADUs.**

The City will have building permits for these recent projects.

- 2) How many housing units are “in the pipeline” including those in the First Step process and those permitted and/or under construction but not yet occupied?**

The City will have this information available, perhaps through its online portal.

- 3) Where are the vacant lots, relevant to this proposal, located? These are lots larger than 70’ across and more than 7,000 square feet, so they can be divided into two lots.**

This request could be answered by overlaying two GIS maps.

First, the City’s zoning map will distinguish between the RSF 1, 2, 3, and 4 categories. Each category has a different minimum lot width and area. Some current RSF zones already allow narrower, smaller lots, so very few lots could be subdivided. Second, the City created a map showing all vacant parcels, around 2016. This map could be overlaid on the previous map. Together, they would identify vacant lots large enough to subdivide per the current (Eastman) proposal. These maps can be created in GIS by the City’s GIS specialist. Either Professor Carr or Tanzer could oversee this GIS specialist’s work pro bono, if planning managers are not able to do so.

- 4) Which neighborhoods have restrictive covenants that would exclude the subdivision of lots?**

As Ms. Frazier stated during the recent General Policy Committee meeting on January 11th, the City and citizens should know this information for reasons beyond the Eastman proposal. To be thorough, the City should contract with a title insurance company or real estate law firm to methodically go through every platted development in the City and identify those with restrictive covenants that affect lot size, lot dimensions and permitted uses.

This information should be mapped as an additional GIS layer that could be combined with the above map and made available to the public. It will likely show that some developments have lots large enough to subdivide, but that restrictive covenants will make subdivision legally challenging or impossible. Such covenants will constrain developers, who will likely seek easier-to-subdivide properties.

- 5) Which neighborhoods seek the changes under consideration by the City Commission?**

The City keeps several lists with contacts for nearly 100 neighborhood associations across the City. These lists should be consolidated into one list and continuously maintained by the City. This list would form the basis for an invitation to all neighborhoods’ representatives to formally meet with the City to discuss the proposal. While not all neighborhoods would

necessarily participate, those interested in changing their zoning likely would participate. Similarly, some skeptical neighborhoods might be persuaded to “opt in” through discussion.

**6) Are these neighborhoods served by infrastructure (roads, wastewater and stormwater removal, electric, digital, etc.) with sufficient excess capacity to absorb substantial additional development?**

City Public Works and GRU have extensive, detailed maps of all the City’s infrastructure. The above process will identify neighborhoods likely to be the focus of developers due to the lack of constraints identified above. The City could then review infrastructure in these neighborhoods to confirm that adequate infrastructure is in place to support extensive new development. The City would then have the ability to “sign off” on the proposed zoning changes, once assured that infrastructure would support them.

**7) Specifically recommend any language needed in an ordinance to prevent a combination of new zoning + ADU's resulting in higher than 12 units per acre density.**

Review current ADU language in the Land Development Code and propose modifications to prevent density higher than 12 units per acre in current and proposed single-family residential zones.

**8) What are the comparable County standards for lot sizes, cottage neighborhoods, ADUs, and maximum density for single-family zoning categories?**

There are significant differences between current county and city standards, and with regard to the pending proposal. It would be helpful for commissioners and citizens to be aware of these differences.

**9) How many housing units are allowed across the City right now, in all zoning districts?**

The City Planning staff created an excel spreadsheet for GNVoices in April 2023 which includes the number of acres in every zoning district in the City. We added an additional column stating the Max Units/Acre allowed in each category, applied a formula (d/u per acre x total acres), to find the Total Allowed Units. Our spreadsheet, extending the City’s initial data, is attached.

This spreadsheet shows that, as of now, without any further changes, the city has zoned residential property to allow for 246,150 dwelling units, which will accommodate a population of 558,761 at 2.27 people per dwelling unit. Current zoning provides for 413,546 more people than currently reside in Gainesville (US Census data<sup>1</sup>), or nearly four times the current population (The City data demonstrates we have the zoning capacity for a total of 246,150 dwelling units. 246,150 dwelling units x 2.27 people per unit = 558,761 people. 558,761 – 145,214 current residents = 413,546 more people than live here now.)

---

<sup>1</sup> <https://www.census.gov/quickfacts/fact/table/gainesvillecityflorida/POP060210>