

2024-31E

Tom Barron attached a document



tom barron ([barront@gmail.com](mailto:barront@gmail.com)) has attached the following document:

 Comments on City of Gainesville General Policy Committee Agenda Item 2024-31

*Snapshot of the item below:*

**Comments on City of Gainesville  
General Policy Committee Agenda  
Item 2024-31 Jan. 11, 2024**

Commissioner Eastman - Expanding  
Homeownership Opportunities and  
Starter Homes through Lot Dimension  
Standards (B)

Submitted by:

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## Objection to the Proposal

This new RSF category would upzone **all** existing and future single family residential land use throughout the city. Not all lots will be good candidates for lot-splitting due to topography, concurrency, lot configuration, location, environmental and other concerns.

Quality infill redevelopment using lot-splits requires careful analysis that will not likely be accomplished using blanket upzoning.

In fact, the affordability and inclusive zoning advocate organizations NYU Furman Center and Abt Associates agree that “decisions about how much development capacity to add in a **particular neighborhood** will likely be the end result of a lengthy process that involves public hearings, environmental reviews, and engineering studies<sup>[1]</sup>.”

Alternative

Instead of upzoning all single family residential designations to accommodate 'lot-splitting'; simply create an additional Residential Lot-Split category (RSL) with similar proposed density (12 du/ac), frontage (35'), and minimum lot size (3500 SF). This category should be restricted to upzoning of minor subdivisions with lots fronting existing infrastructure. Additionally, this new category could include updated standards for driveways, parking, lot based stormwater management, etc.

This alternative new category would still require the usual rezoning process. Public participation in the rezoning proposal should help to ensure that a specific lot-split is compatible with the neighborhood; a citywide blanket upzoning will not.

#### Technical Issue

For new development, the proposed density/lot size ratio does not account for roads, sidewalks<sup>[2]</sup>

This proposal will potentially create two classes of conflicting development rights under this single zoning category.

1. Re-development with 'lot-splits' using existing roads yielding 12 du/acre density.
2. New development requiring new roads, sidewalks, etc yielding at best 10 du/acre density.

[1] <https://localhousingsolutions.org/housing-policy-library/zoning-changes-to-allow-for-higher-residential-density/>

[2]  $12 \text{ du/ac} * 3500 \text{ SF lot/du} = 42,000 \text{ SF of Lots/ac}$  (1 acre = 43,560 SF)

So for new residential development either density, or lot size would have to be lowered

Note that all of the current Single Family zoning categories have more realistic densities and minimum lot size ratios; allowing ~80% for the lots and ~ 20% for roads, etc.

