

## **Appendix B Supplemental Documents**

tabbies®  
**EXHIBIT**  
B-1



**AERIAL PHOTOGRAPH**

Name	Petition Request	Petition Number
eda-engineers-surveyors-planners, inc., agent for the City of Gainesville	Amend the City of Gainesville Future Land Use map from Residential Medium-Density (8-30 units per acre) to Residential Low-Density (up to 12 units per acre).	PB-15-89 LUC



No Scale

# City of Gainesville Land Use Categories

- SF Single-Family (up to 8 units per acre)
- RL Residential Low-Density (up to 12 units per acre)
- RM Residential Medium-Density (8-30 units per acre)
- MUL Mixed-Use Low-Intensity (8-30 units per acre)
- E Education
- REC Recreation

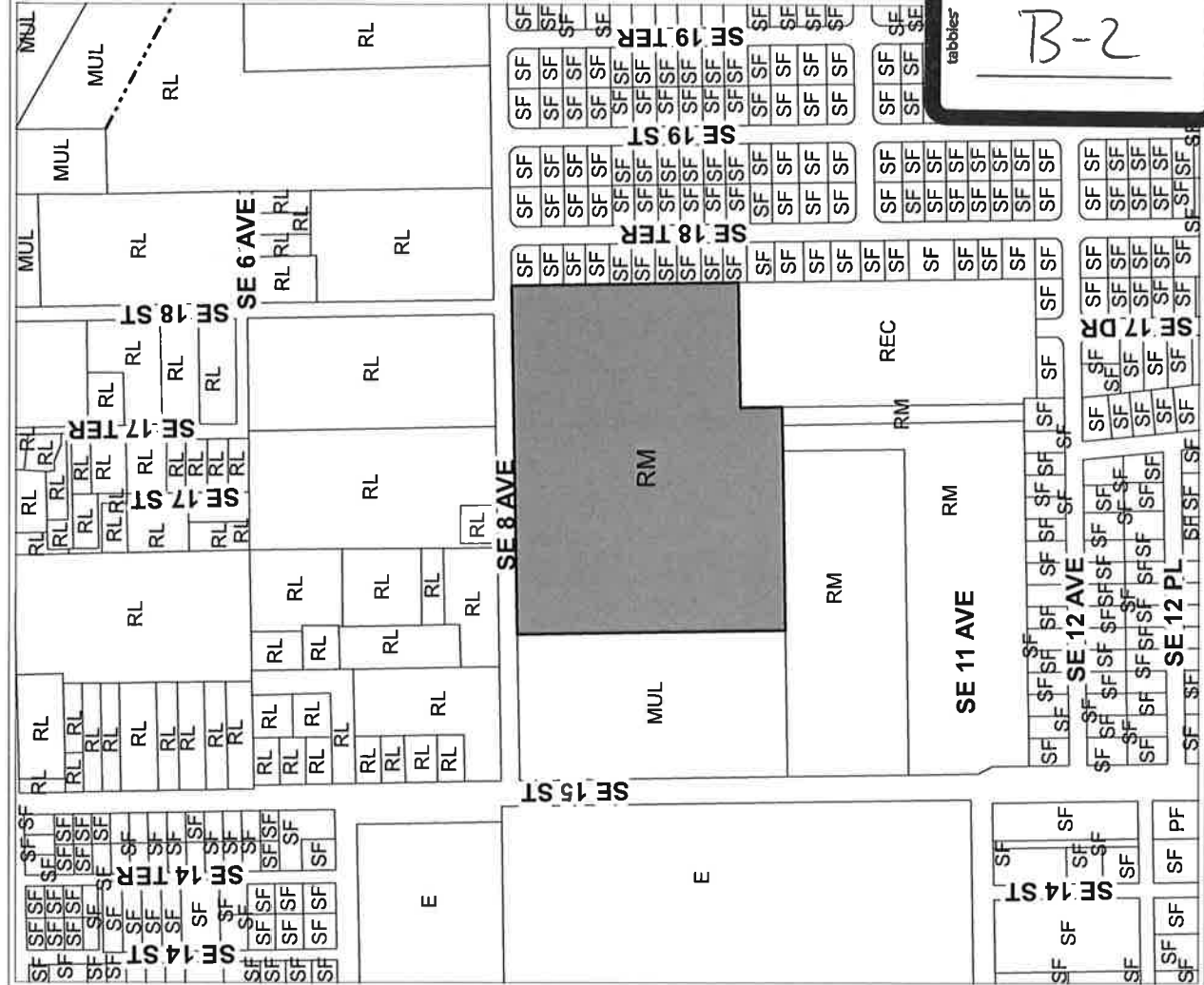



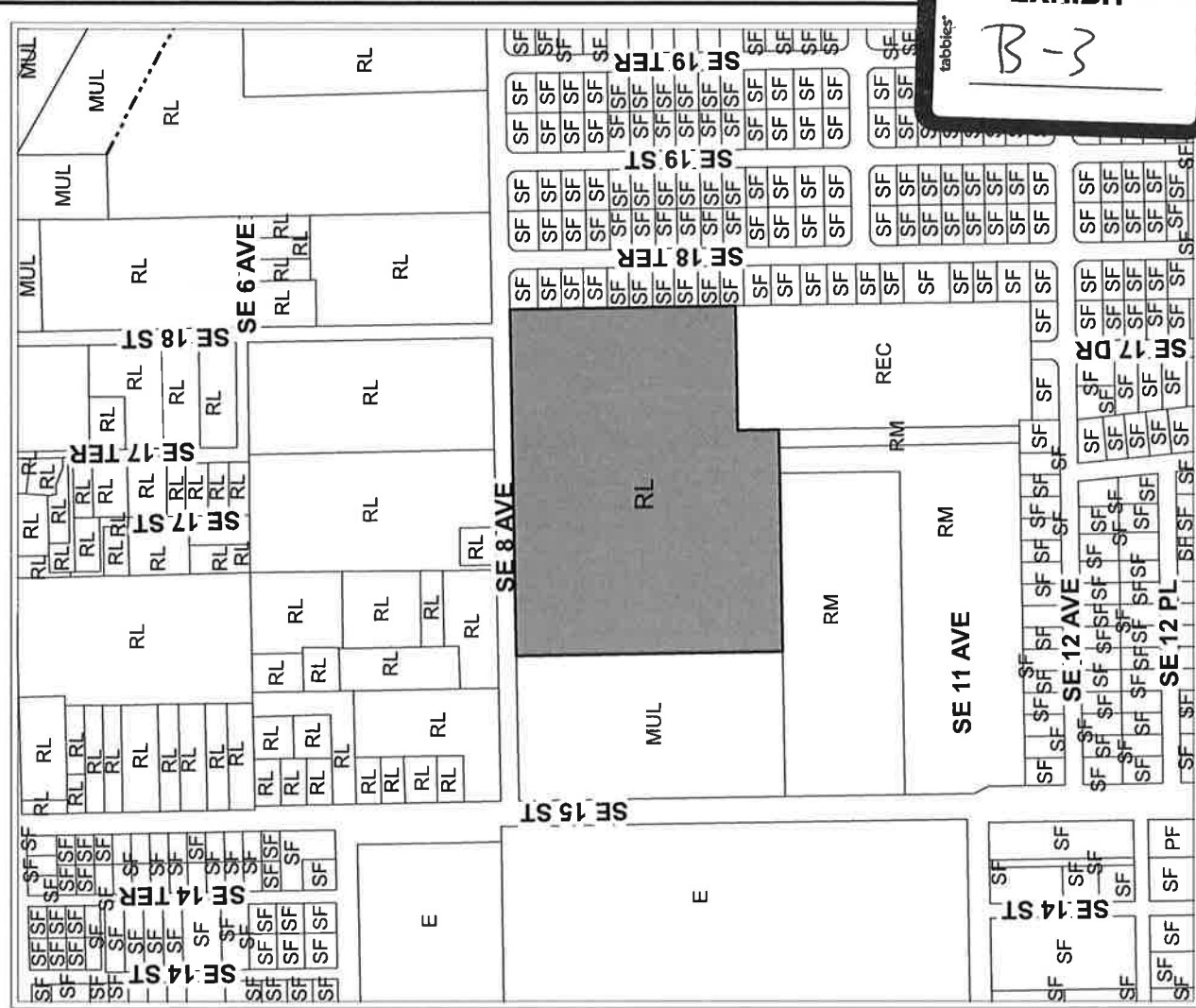
EXHIBIT  
B-2

## EXISTING LAND USE

	Petition Request	Petition Number
	<b>Name</b> eda-engineers-surveyors-planners, inc., agent for the City of Gainesville	<b>Petition Request</b> Amend the City of Gainesville Future Land Use map from Residential Medium-Density (8-30 units per acre) to Residential Low-Density (up to 12 units per acre).
		<b>Petition Number</b> PB-15-89 LUC

# City of Gainesville Land Use Categories

- SF Single-Family (up to 8 units per acre)
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- E Education
- REC Recreation



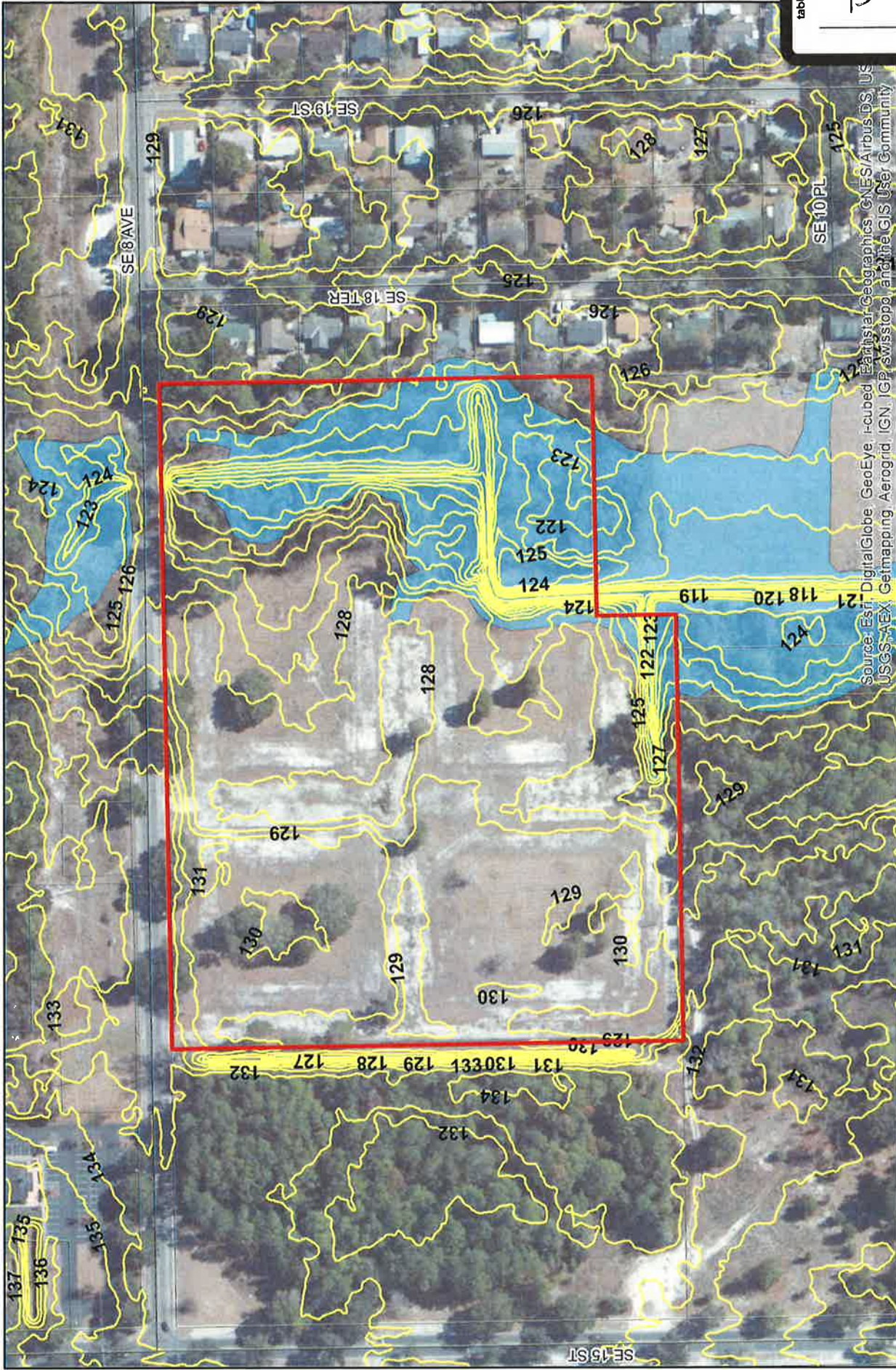
**EXHIBIT**  
B-3

## PROPOSED LAND USE

Name	Petition Request	Petition Number
eda-engineers-surveyors-planners, inc., agent for the City of Gainesville	Amend the City of Gainesville Future Land Use map from Residential Medium-Density (8-30 units per acre) to Residential Low-Density (up to 12 units per acre).	PB-15-89 LUC



16102-000-000 Former Kennedy Homes Site



tabbles' EXHIBIT B-4

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, IGP, Swisstopo, and the GIS User Community

FEMA Special Flood Hazard Area (SFHA)  
And Contour Data  
PB-15-89 LUC & PB-15-90 ZON

- A-- Annual 1% chance- 100 year
- AE-- Annual 1% chance- 100 year- Elevations known
- X-- Non Risk
- X500-- Low Risk, area of minimal flooding protected by Levy

1 inch = 200 feet  
Contour Data: NAVD 1988 Datum

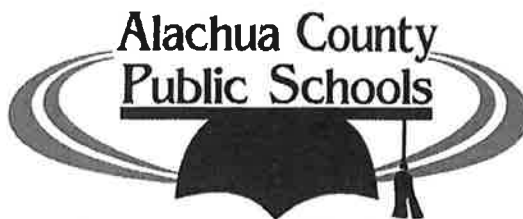
This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size, or location. The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map.

**BOARD MEMBERS**

April M. Griffin  
Robert P. Hyatt  
Leanetta McNealy, Ph.D.  
Gunnar F. Paulson, Ed.D.  
Eileen F. Roy

**SUPERINTENDENT OF SCHOOLS**

Owen A. Roberts, Ph.D., Superintendent



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*Facilities Department \*\* 3700 NE 53<sup>rd</sup> Avenue \*\* Gainesville, Florida 32609 \*\* 352-955-7400*

September 30, 2015

Dean Mimms, AICP  
Lead Planner  
Planning Department  
City of Gainesville  
Gainesville, FL

**RE: Former Kennedy Homes Site: Petitions PB-15-89 LUC and PB-15-90 ZON.** Review of Comprehensive Plan Amendment and Related Rezoning Petition resulting in a reduction of allowable single family and multi family dwelling units.

Dear Mr. Mimms:

A School Capacity Review for the above referenced project has been completed. The review was conducted in accordance with the City of Gainesville Public School Facilities Element as follows:

***POLICY 1.1.2: Coordinating School Capacity with Planning Decisions***

*The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of a development proposal on school capacity.*

***POLICY 1.1.3: Geographic Basis for School Capacity Planning.***

*For purposes of coordinating land use decisions with school capacity planning, the SCSAs that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.*

***POLICY 1.1.5: SBAC Report to City***

*The School Board shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The School Board shall forward the Report to all municipalities within the County.*

***POLICY 1.1.6 City to Consider SBAC Report***

*The City shall consider and review the School Board's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.*

**This review does not constitute a "concurrency determination" and may not be construed to relieve the development of such review at the final subdivision or final site plan stages as by the City of Gainesville Comprehensive Plan. It is intended to provide an assessment of the relationship between the project proposed and school capacity – both existing and planned.**

The **LUC and ZON petitions** (PB-15-89 LUC and PB-15-90 ZON) for the 15.0 acre site will amend the Future Land use Category from RM – Residential Medium Density (8-30 dwelling units per acre) to RL - Residential Low Density (12 dwelling units per acres). The zoning classification is amended from RMF-7 (21 dwelling units per acre) to RMF-5 (12 dwelling units per acre). **This petition results in no net increase in residential units.**

If you have any questions, please contact this office.

Regards,

A handwritten signature in black ink, appearing to read 'Vicki McGrath', with a long horizontal line extending to the right.

Vicki McGrath

CC: Gene Boles