

Williston Road, buffer the Oak Hammock development from Williston Road. Two of the properties are five-acre tracts that have a current Alachua County land use designation of Residential (2-4 dwelling units per acre). The current Alachua County zoning designation is R-1A (Single-family, low density). One of these properties is vacant while the other property has a single-family dwelling unit. The third property is approximately 13.88 acres and has a Alachua County land use designation of INST (Institutional), and a Alachua County zoning designation of A (Agriculture). It is currently vacant and is owned by the Diocese of St. Augustine. The proposed land use change is from Residential (2-4) and INST to the City of Gainesville land use designation of O (Office).

The recommended Office land use designation is similar in character to the Alachua County land use category of Office/Residential (4-8 dwelling units per acre). The Oak Hammock development is adjacent to and east of this land use category. The property immediately southwest of the INST-designated church property, on the south side of Williston Road, has a land use designation of Institutional. The adjacent property to the southwest has the Office/Residential (4-8) designation, and the next three properties have a Commercial land use designation, with Office/Residential (4-8) behind them. The City of Gainesville Office land use category identifies areas that are appropriate for office and residential uses. It identifies appropriate areas for professional and service uses, hospital and medical uses, compound and residential uses, and appropriate ancillary uses.

The remaining area under consideration is a utility easement located along the eastern boundary of the Oak Hammock development and part of a property that houses a Florida Power substation. The current Alachua County land use designation is Residential (2-4 dwelling units per acre), while the existing zoning on these properties is R-1A (Single-family, low density). Each property is part of a larger parcel. The requested land use amendment is from Residential (2-4) to SF (Single Family, up to 8 units per acre).

Potential Impact on Adopted LOS standards

The properties are not located within any of the Gainesville Transportation Concurrency Exception Areas (TCEA). Any new development must meet the transportation concurrency requirements for roadway level of service standards. The number of new average daily trips that will be generated by any use that may be proposed for these sites has yet to be determined.

The adopted level of service standard for this segment of Williston Road from Interstate 75 to S.W. 13th Street is "C," because this roadway is on the Florida Intrastate Highway System (FIHS). Trips are currently available along this road segment, but it is operating at greater than 85 percent of capacity when reserved trips are included. All of the trips associated with the Oak Hammock development are

reserved. The Office land use category that is proposed for the 3 properties that front Williston Road may produce enough trips to exceed the adopted level of service standard on the segment. These properties do not have trips reserved for concurrency. Any proposed uses for the Office land use category must comply with applicable concurrency requirements.

Based upon Policy 7.1.13 of the Transportation Mobility Element, outside of the TCEA, any new development along a state maintained arterial which has a median average annual daily traffic (AADT) within 85 percent of maximum service volumes allowed at level of service "D," must provide transportation improvements that improve transportation choice such as sidewalk connections from buildings to the public sidewalk, closing of overly wide or duplicative curb cuts, and buildings oriented to face the primary street to enhance pedestrian access. These improvements are intended to mitigate new trips on these roadways that are at or above 85 percent of capacity. An agreement between the developer and the City of Gainesville is signed to ensure that transportation mitigation improvements are done prior to the issuance of final certificates of occupancy.

Regional Transit System bus service is available along the north side of Williston Road on Route 9 and Route 35, and the area is served by the demand-responsive service administered by MV Transportation. Water and sanitary sewer service are provided at the Oak Hammock site. Policy 4.9.10 of the Future Land Use element requires public water and centralized sewer to all approved new development within the Idylwild/Serenola neighborhood, to protect environmentally sensitive areas.

Stormwater management will be addressed at the time of any future development plan approval if necessary. Land use changes are not required to meet concurrency requirements, and do not vest for concurrency, which will be determined at the time of any future development plan approval.

The existing character of the area will not be negatively impacted by this proposal. The Oak Hammock site is a new development. Two of the three parcels on Williston Road are vacant, while the third has a single-family dwelling unit. The utility easement is vacant except for a dirt road that leads to the Florida Power substation. The proposed land use and subsequent zoning categories are compatible with the surrounding areas.

This area is within the Alachua County Idylwild/Serenola Special Area Plan. The policies of this special area plan were added to the City of Gainesville Future Land Use Element of the comprehensive plan several years ago after annexation of the 44-acre Kidd property and the update of the land use element of the comprehensive plan. Some of the policies of the plan address environmental impacts and constraints including the preservation and conservation of significant uplands; the preservation, maintenance, and restoration where necessary of areas containing extensive tree

canopies; and the protection of endangered and threatened species through habitat maintenance and appropriate development regulations. Oak Hammock has clustered some of its development to leave significant upland areas undisturbed. Future development of the three parcels on Williston Road will have to comply with the policies of the Idylwild/Serenola Special Area Plan as well.

Due to recent development, there has been a substantial change in the overall character of the area. Oak Hammock will continue to develop as phase II has yet to be built. Office development is currently occurring along Williston Road, to the south and west of the subject properties. Recent years have seen the development of the Campus Lodge apartment complex located across the street from the Agriculture zoned property, and a single-family development east of the utility easement along the south side of Williston Road. The proposed land use change is in a developing area where roads, schools, water and sewer services are available. This in turn serves the best interests of the community since this would allow further office development, within city limits, in an area that is currently seeing significant office development, adjacent to the Alachua County Williston Road/Interstate 75 activity center.

The following Comprehensive Plan Goals, Objectives and Policies of the Future Land Use Element are met by this proposal:

Policy 4.1.1

Land Use Categories on the Future Land Use Map shall be defined as follows:

Single-Family (up to 8 units per acre)

This land use category shall allow single -family detached dwellings at densities up to 8 dwelling units per acre. The Single -Family land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single -family dwellings under certain limitations.

Office

The Office land use category identifies areas appropriate for office and residential uses. This category is intended to identify appropriate areas for professional and service uses, hospital and medical uses, compound and residential uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed use, live-work, compound use or shall accommodate existing residential development within the district. Densities shall not exceed 20 units per acre. Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio.

Objective 4.4

Newly annexed lands shall retain land uses as designated by Alachua County until the Future Land Use Element of this Plan is amended.

Objective 4.9

A Special Area is established for the Idylwild/Serenola area, which shall be subject to the policies and standards contained in this Section. Portions of the Idylwild/Serenola area that are not currently within city limits shall be subject to these policies and standards at such time as they may be annexed into the city.

Conclusion

This petition is consistent with the goals, objectives and policies of the Future Land Use Element. Staff recommends approval of Petition 24LUC-04.

Applicant Information

City Plan Board

Request

Amend the Land Use Map to change Alachua County designations to City of Gainesville designations

Land Use Plan Classification

Alachua County INST
and Residential (2-4)

Existing Zoning

Alachua County PD, A,
 and R1-A

Proposed Land Use

O and SF

Proposed Zoning

PD, OF and RSF-1

Purpose of Request

To replace Alachua County land use categories on annexed land with City of Gainesville land use categories

Location

In the vicinity of and including 2521 S.W. Williston Road

Size

Approximately 182 acres

Surrounding Land Uses

North	Multi-family residential, institutional
East	Residential
West	Office
South	Residential

<u>Surrounding Controls</u>	<u>Existing Zoning</u>	<u>Land Use Plan</u>
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North	PD, RMF-8	RM
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(The following are all Alachua County designations)

East	R-1A	Residential (2-4)
West	RP	Office/Residential (4-8), INST
South	Residential Estate	Residential (0-2)

Impact on Affordable Housing

This petition will have no impact on the provision of affordable housing.

Respectfully submitted,

A handwritten signature in black ink that reads "Ralph Hilliard". The signature is written in a cursive style with a large initial "R".

Ralph Hilliard
Planning Manager

RH: JS

Land Use Designations

- 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)
- RH Residential High Density (8-100 units per acre)
- MUR Mixed Use Residential (up to 75 units per acre)
- MUL Mixed Use Low Intensity (10-30 units per acre)
- MUM Mixed Use Medium Intensity (14-30 units per acre)
- MUH Mixed Use High Intensity (up to 150 units per acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

--- Division line between two land use districts
 — City Limits

Area under petition consideration



LAND USE

Name	Petition Request	Map(s)	Petition Number
City Plan Board	From County R (2-4) and Inst To PUD, C and SF	4547, 4646 and 4647	24LUC-04PB



No Scale

4. **Petition 24LUC-04 PB** City Plan Board. Amend the City of Gainesville Future Land Use Map for annexed properties from Alachua County R (2-4) (Residential, 2-4 dwelling units per acre) and INST (Institutional) to City of Gainesville O (Office and SF (Single Family, up to 8 units per acre). Located in the vicinity of and including 2521 Southwest Williston Road. Related to Petition 25ZON-04 PB.

Mr. Jason Simmons was recognized. Mr. Simmons stated that the purpose of the petitions was to apply City land use and zoning to properties annexed into the City in 2003. He explained that staff tried to recommend land use and zoning districts that either matched those of existing Alachua County zoning, or to recommend zones and land uses that were more appropriate for the property based upon location, surrounding development, and other factors. He presented maps showing existing and proposed land use and zoning. He noted that the new Oak Hammock development covered of the property in the area. He pointed out the uses on surrounding properties. He noted a power line and unpaved road that ran north to south across one of the properties, and there was a Florida Power substation. Mr. Simmons discussed the proposed land use and zoning, but noted that all of the properties were subject to the Idyllwild/Seranola Special Area Plan regulations, which were created and approved by Alachua County. He explained that the City adopted most of those special regulations and placed them in the Land Development Code, and those policies addressed special environmental concerns and restraints. Mr. Simmons explained that any review of the proposed land use and zoning had to consider the adopted levels of service on Williston Road, which had to maintain Level of Service C. He noted that any development proposed for the subject properties would have to comply with applicable concurrency requirements. He discussed new developments along Williston Road. He presented slides of the area. Mr. Simmons offered to answer any questions from the board.

Chair Pearce opened the floor to public comment.

Dr. Willa Drummond was recognized. Dr. Drummond stated that she was representing the Idyllwild/Seranola Neighborhood Association. She discussed the nature of the property and indicated that she was trying to protect it from development density. She requested that the board allow the parcel zoned agriculture remain agriculture. She suggested that the zoning on other parcels remain 1 house per 5 acres. Dr. Drummond requested that the area of the power transmission line be zoned conservation.

Ms. Kimberly Ramsey was recognized. Ms. Ramsey stated that she was only notified of the change in zoning a little over a week before the meeting. She suggested that the rezoning needed more study.

Ms. Dorothy Cason was recognized. Ms. Cason stated that she lived in Oak Hammock. She indicated that she was not notified of the meeting on rezoning properties. She stated that she did not wish to see commercial development along the Williston Road corridor.

Ms. Ruth Taylor was recognized. Ms. Taylor stated that she also lived in Oak Hammock. She stated that she was not notified of the meeting.

Mr. Bruce DeLaney, representative for Oak Hammock, was recognized. Mr. DeLaney stated that he was involved in the development of Oak Hammock, a process that involved numerous neighborhood meetings held at Idyllwild School, and there was no one from the Idyllwild neighborhood that opposed the project

These minutes are not a verbatim account of this meeting. Tape recordings from which the minutes were prepared are available from the Community Development Department of the City of Gainesville.

when it went before the County Commission zoning. Regarding the map of the site, he explained that neither the power line easement nor the substation was on the Oak Hammock property. He stated that the legal description limit of the annexation was the eastern boundary of Oak Hammock itself, and none of the power line easement was in the petition before the board. He pointed out that there was a significant buffer from Oak Hammock on the eastern boundary.

Mr. Simmons stated that there had been some confusion, but the legal description of the annexed area seemed to include part of the utility easement.

Chair Pearce noted that, if the board changed the land use to single-family and changed the zoning to RSF-1, it would essentially be the same as it was at the present time.

Mr. Simmons agreed.

Mr. Bill Emerson was recognized. Mr. Emerson stated that he owned a 5-acre parcel within the annexation area. He indicated that he was in favor of the petition. He also agreed with the office designation for the parcels along Williston Road.

Chair Pearce asked about the notification issue. He asked if all the appropriate parties were notified.

Mr. Mimms indicated that they were. He explained that the City notified all property owners within 400 feet. He noted that and the representatives of the neighborhoods registered with the City were notified of the neighborhood meetings by the developer.

Chair Pearce asked if property owners outside the City Limits but within 400 feet were notified.

Mr. Mimms indicated that they were.

Mr. Reiskind asked about persons living on the property, such as the Oak Hammock residents.

Mr. Mimms explained that staff used information from the County Property Appraiser's Office and notified the owners of record. He indicated that he did not know if the individual residents of Oak Hammock were notified.

Chair Pearce suggested that because Oak Hammock was part of a single parcel, individual residents were not notified.

Mr. DeLaney stated that, under Chapter 651 Oak Hammock was a continuing care retirement community where residents purchased a life care contract. He explained that there was a single owner, Oak Hammock at the University of Florida, Inc., which was a 501(c)3 charity. He stated that the individual residents were not notified.

Mr. Reiskind asked if it was the responsibility of Oak Hammock to notify the residents of an action.

Mr. DeLaney pointed out that nothing was being changed on the Oak Hammock site. He indicated that staff was essentially recommending that the proposed zoning and land use match the current land use and zoning as close as possible.

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Mr. Rwebyogo noted that there had been complaints about notification at the last meeting. He asked if there was a problem with the matter.

Chair Pearce suggested that planning staff would have the official notification list before the petition went to the City Commission.

Mr. Mimms stated that the list of persons notified was in the present petition folder, and it could be presented to the board at any time they wished.

Mr. Gold noted that he did not believe the proposal was for major zoning or land use changes. He indicated that he supported the petition. He noted that the major change was from agricultural to office on one property, and given that property's location on Williston Road he did not believe it was inappropriate.

Mr. Cole pointed out that, even though the property was zoned office, it would still be governed by the regulations of the Idyllwild/Seranola Special Area Plan.

Mr. Cohen asked if Mr. DeLaney had a position on the petitions.

Mr. DeLaney indicated that he supported the petitions. He noted that Oak Hammock voluntarily annexed into the City.

Mr. Reiskind asked why staff recommended office zoning rather than office residential.

Mr. Simmons explained that the general office district allowed a wider variety of office uses. He agreed that it did not allow residential.

Mr. Mimms discussed the difference between the districts.

Chair Pearce stated that he had no problem with the rezoning given the location on Williston Road. He pointed out that the existing land use for Oak Hammock was residential 2 - 4 du per acre, and the PD permitted apartments, duplexes, various health care facilities, and commercial uses.

Mr. DeLaney explained that, at the time the property was rezoned from County RP, residential professional and single-family, there was a section of the RP that allowed health care facilities.

Dr. Drummond stated that Idyllwild/Seranola was a registered Alachua County neighborhood and expected notification under the Special Area Plan.

Mr. Mimms stated that the Idyllwild/Seranola neighborhood representatives could be placed on the list of notifications.

<u>Motion By:</u> Mr. Cole	<u>Seconded By:</u> Mr. Rwebyogo
<u>Moved to:</u> Approve Petition 24LUC-04 PB.	<u>Upon Vote:</u> Motion Carried 6 - 0 Ayes: Cohen, Gold, Rwebyogo, Reiskind, Cole, Pearce.