

TO: City Plan Board

Item Number: 5

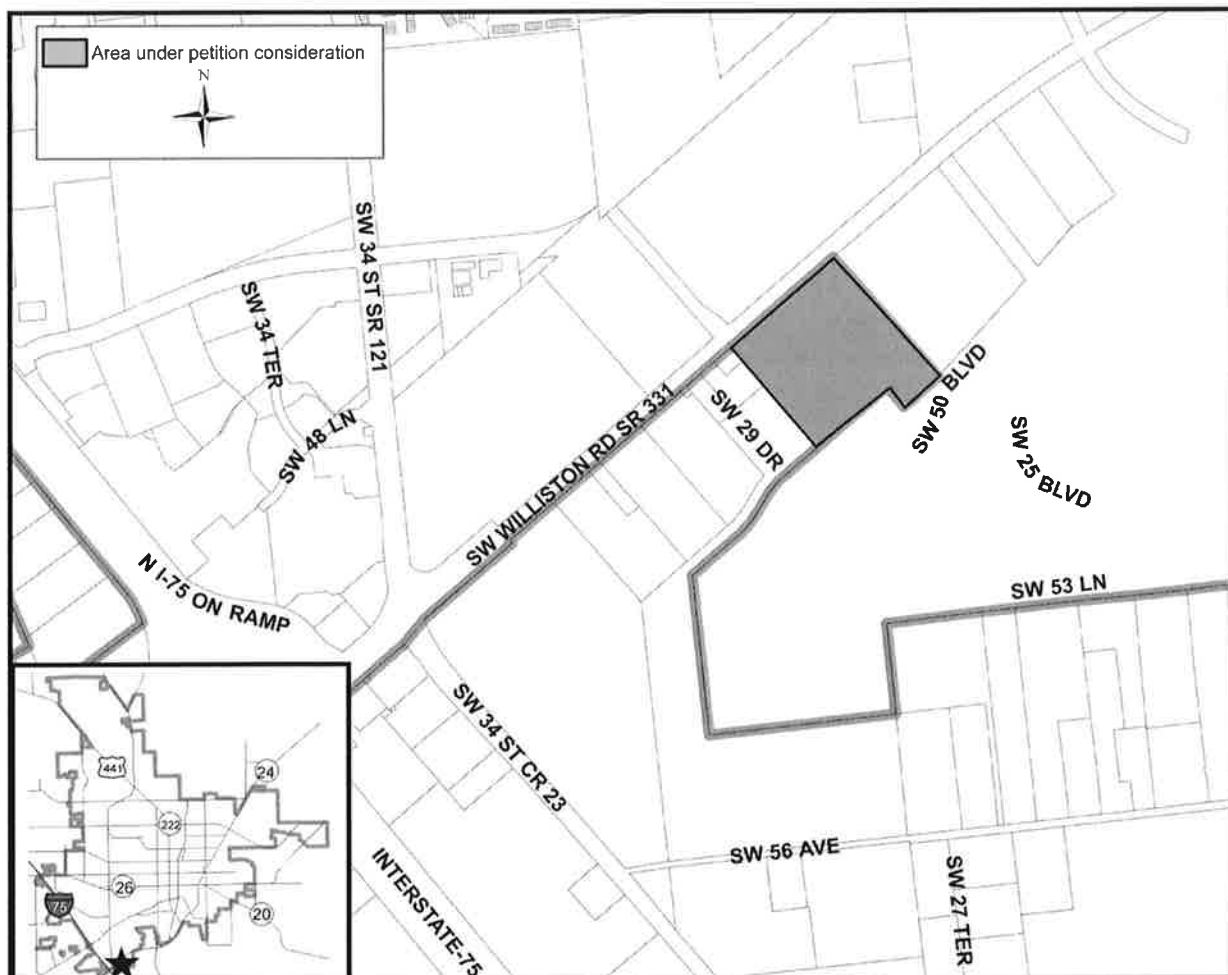
FROM: Planning & Development Services Department
Staff

DATE: April 28, 2016

SUBJECT: Petition PB-16-46 ZON. City of Gainesville. Rezone property from Alachua County Residential professional district (RP) to City of Gainesville RMF-7: 8-21 units/acre multiple-family residential district. Located at 2801 SW Williston Road. Related to PB-16-45 LUC.

Recommendation

Staff recommends approval of Petition PB-16-46 ZON.



Description

This approximately 13.33-acre property (see map on previous page) is currently in the process of being voluntarily annexed into the City by Ordinance 150818. The City Commission approved the annexation petition request on March 17, 2016 and adopted the ordinance on 1st reading on April 21, 2016. Second reading of the ordinance is scheduled for May 5, 2016 at which point the annexation will become effective immediately. The proposed rezoning from Alachua Residential and Professional (RP) to City of Gainesville RMF-7 (8—21 units/acre multiple-family residential district) pertains to a developed property located at the southeastern corner of Williston Road and SW 29th Dr. The easternmost portion of the property is developed with a 3,100 square foot office building.

The property consists of two parcels located directly west and north of the Oak Hammock development, a university-related continuing care retirement community. The Campus Lodge multi-family development is located to the north of the property on the opposite side of SW Williston Road. The property is bordered to the west by SW 29th Dr. and the Alachua Fire Extinguisher Company.

This petition will implement the Residential Medium-Density land use proposed by the related Petition PB-16-45 LUC, which proposes a large-scale land use change from Alachua County Office/Residential (4-8 DU/acre) and Institutional to City of Gainesville Residential Medium-Density (8-30 units per acre)

This rezoning, if approved, will facilitate future residential development of the property. The proposed RMF-7 zoning provides an increase in maximum potential density over the 8 units per acre under the existing Alachua County Residential and Professional (RP) zoning. The RMF-7 zoning district would allow up to 14 units/acre by right with the option for 7 additional units/acre by utilizing the density bonus points and meeting certain development criteria outlined in the Density Bonus Points Manual.

See Exhibit B-1 for an aerial photograph of the property and surrounding area. Exhibits B-2 and B-3 are maps illustrating the existing and proposed zoning. Exhibit C-1 is the application. Also see Exhibit B-5 (Memorandum from City of Gainesville Environmental Coordinator) concerning the environmental features on the site.

Key Issues

- This is an annexed property that requires a City zoning district.
- The proposed rezoning to RMF-7 will implement the related large-scale amendment to Residential Medium-Density (8-30 units per acre) (RM) and is consistent with the City's Comprehensive Plan.
- Future development of this property will be subject to the applicable development review process and Land Development Code requirements.

Basis for Recommendation

The staff recommendation is based on the five following factors, which are discussed below: Conformance with the Comprehensive Plan; Conformance with the Land Development Code; Changed Conditions; Compatibility; and Impacts on Affordable Housing.

1. Conformance with the Comprehensive Plan

The proposed rezoning to RMF-7 is fully consistent with the proposed RM land use category. The proposed rezoning is also consistent with City of Gainesville Future Land Use Element Policy 4.1.1 (Residential Medium-Density (8-30 units/acre)), Objective 4.4, and Policies 4.4.1 and 4.4.2, below. See Exhibit A-1 for other relevant Gainesville Comprehensive Plan policies.

Future Land Use Element

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Residential Medium-Density (8-30 units per acre)

This land use classification shall allow single-family and multi-family development at densities from 8 to 30 dwelling units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land shown as Residential Medium-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family, and medium-intensity multi-family development. Land development regulations shall determine gradations of density and specific uses. Land development regulations shall specify criteria for the siting of appropriate medium-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 within certain limitations.

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.

Policy 4.4.1 Land use amendments should be prepared for all annexed properties within one year of annexation.

Policy 4.4.2 Alachua County LOS standards shall apply until newly annexed lands are given land use designations in this plan.

2. Conformance with the Land Development Code

The proposed rezoning to RMF-7 will implement the RM land use category proposed by Petition PB-16-45 LUC. At the development plan stage, any proposed development will be required to meet all of the Land Development Code requirements. Due to the location of the site along SW Williston Road, the site will be subject to the Central Corridors Special Area Plan requirements which guide building placement, glazing, parking, and screening of mechanical equipment.

The RMF-7 zoning district allows single and multi-family residential uses along with several other minor non-residential uses such as private schools and daycare facilities as uses by right. The full list of permitted uses in this zoning district is listed in Exhibit B-4 – RMF-7 zoning district regulations.

3. Changed Conditions

The major changed condition is the 2016 annexation of this property into the City of Gainesville. As previously stated the City is required to designate land use and zoning on all annexed property within a year of annexation.

4. Compatibility

This developed property is adjacent to unincorporated Alachua County to the west and to the City of Gainesville to the north, east, and south. The properties to the north are designated with the Residential Medium-Density land use and are part of the Campus Lodge development which consists of 360 apartment units. The Oak Hammock development to the east and south is comprised of medical and recreational facilities as well as 453 residential units and has a Planned Use District land use. Both properties are zoned Planned Development district (PD).

The proposed RMF-7 zoning is compatible with the adjacent properties and surrounding area. See Table 1 of this document for a tabular summary of adjacent existing uses and adjacent land use and zoning categories. As noted in the Description section of this report, see Exhibit B-1 for the aerial photograph, and Exhibits B-2 and B-3 for maps of the existing and proposed land use for the property and surrounding area.

5. Impacts on Affordable Housing

The proposed RMF-7 zoning allows for a maximum residential density of 14 units per acre by right and up to 7 additional units with the application of density bonus points. The provision of affordable housing units within any future development is one of the project features eligible for density bonus points. The proposed rezoning of this property has the potential to have a positive impact on the supply of affordable housing in Gainesville.

Transportation

There are no major transportation issues associated with this proposed rezoning petition. The property is served by two existing roads: SW Williston Road (a four-lane arterial) and SW 29th Drive (a two-lane private local road). The property is also served by RTS Route 35 with service (Every 9-15-22-44 minutes on weekdays, and every 44 minutes on Saturdays and Sundays) along SW Williston Rd. Once annexed, it will be located within Zone C of the Gainesville Transportation Mobility Program Area (TMPA). At the time of development plan review, this 13.33-acre property will be subject to the Zone C requirements of Policies 10.1.4 and 10.1.7 of the Transportation Mobility Element.

Environmental Impacts and Constraints

The April 14, 2016 dated memorandum (Exhibit B-5) from the City's Environmental Coordinator provides an explanation of the environmental characteristics and constraints of this property. Excerpts from that memorandum follow.

As depicted in the aerial photograph, the western half of the tract adjacent to SW 29th Drive has fallow upland field/pasture conditions with scattered individual as well as small groupings of hardwood trees; particularly laurel oak and live oak. The eastern half tract is an upland hardwood hammock dominated by species of live oak, laurel oak, hickory and sweet gum.

In terms of regulated surface waters and wetlands, the parcel has a small (less than 0.2-acre) low-quality sinkhole wetland located along the eastern property boundary. The southern half of the parcel is located within an area designated as the "Serenola Forest Strategic Ecosystem," however it has been two decades since establishment of the strategic ecosystems (SE) and those designations were primarily based on aerial determination. Upon preliminary site review, the southwest pasture area doesn't qualify for SE criteria and appears only a small portion of the southeast forested portion of the property (approximately 3-4 acres) still retains enough features to potentially qualify.

Based on the preliminary evaluation of the site, there is nothing to indicate there might be major environmental conditions that should restrict annexation of this parcel into the City or the proposed land use and zoning.

Respectfully submitted,


Andrew Persons, LEED GA, AICP
Interim Principal Planner

Table 1

Adjacent Existing Uses

North	SW Williston Road; Campus Lodge Apartments
South	Oak Hammock retirement community
East	Oak Hammock retirement community
West	SW 29th Dr.; Alachua Fire Extinguisher Co.

Adjacent Zoning and Land Use

	Land Use Category	Zoning Category
North	Residential Medium-Density	Planned Development (PD)
South	Planned Use District	Planned Development (PD)
East	Planned Use District	Planned Development (PD)
West	Commercial	Highway Oriented Business (BH)

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Appendix B Supplemental Documents

Exhibit B-1 Aerial Photograph

Exhibit B-2 Map: Existing Zoning

Exhibit B-3 Map: Proposed Zoning

Exhibit B-4 RMF-7 zoning district regulations

Exhibit B-5 Memorandum from City of Gainesville Environmental Coordinator

Appendix C Application Package

Exhibit C-1 Rezoning Application

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Conservation, Open Space & Groundwater Recharge Element

Objective 2.4 **The City shall amend its land development regulations as necessary to conserve natural systems of surface waters and wetlands; areas subject to high rates of Floridan aquifer recharge; listed species of plants and animals; significant natural communities, and other significant natural and archaeological resource areas, including strategic ecosystems and significant geological resource features; and minimize the spread of invasive vegetation. The adopted regulations shall be designed to maintain these characteristics and resources, and the functions and values which they provide, and allow development activities which are compatible with the conservation of these resource areas as identified in the Comprehensive Plan or by provisions of the Land Development Code.**

Policy 2.4.2 The City shall maintain land development regulations that protect listed species of plants and animals, significant natural communities, significant geological resource features, and strategic ecosystems as based on areas identified and described in the KBN/Golder Associates Report, "Alachua County Ecological Inventory Project" (1996). These regulations shall require that applications for development on parcels within the environmentally significant areas shall include an ecological inventory of the parcel that meets requirements specified in the Land Development Code.

Policy 2.4.6 The City shall maintain land development regulations for regulated surface waters and wetlands that require:

- a. Buffers and/or setbacks from regulated surface waters and wetlands;
- b. Development to minimize erosion and sediment pollution to regulated surface waters and wetlands;
- c. No net increase in the rate of runoff from development sites adjacent to regulated surface waters and wetlands;
- d. Retention or detention of runoff from developments adjacent to regulated surface waters and wetlands, through on-site filtration in accordance with the Public Works Design Manual;
- e. Retention of vegetation integral to the ecological value of regulated surface waters and wetlands;
- f. Compliance with the City's adopted criteria for controlling sediment and erosion;
- g. Allowance of a transfer of development intensity and density from lower to higher elevations of a site; and

- Policy 2.4.10** h. Prohibition on the installation of all septic tanks.
The City's land development regulations shall protect environmentally significant lands and resources by:
- a. Providing opportunities for alternative and innovative site development;
 - b. Providing setback and parking standards;
 - c. Providing mandatory mitigation to ensure no net loss of functions and values when wetlands are unavoidably lost;
 - d. Allowing for, or requiring the clustering of development away from environmentally significant resources;
 - e. Restricting on-site waste disposal systems; and,
 - f. Allowing transfer of land use density and/or intensity to retain development potential from set-aside areas that are required to meet the goals, policies, and regulations of this element and the Land Development Code.

Intergovernmental Coordination Element

- Policy 1.4.7** Upon the annexation of any land, the City shall amend the Comprehensive Plan to reflect data and analysis changes, establish land uses on newly annexed areas, and provide services to meet adopted LOS standards.
- Policy 1.4.8** In the interim period between annexation and the amendment of the Comprehensive Plan to include the newly annexed areas, the City shall implement Alachua County's adopted Comprehensive Plan and Land Development Regulations.

Transportation Mobility Element

- Policy 10.1.1** All property within city limits is included in the Gainesville Transportation Mobility Program Area (TMPA); however, the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category. When annexed properties are designated with a City land use category, they shall be assigned to the most physically proximate TMPA zone as mapped in the Transportation Mobility Element Data and Analysis Report and in the GIS Map Library on the City's Planning and Development Services Department website.
- Policy 10.1.2** All land uses and development located in the TMPA shall meet the TMPA policies specified in this Element.
- Policy 10.1.3** Zone A shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida. Except as shown in Policy 10.1.4 and Policy 10.1.14, funding for multi-modal transportation in Zone A shall be provided to the maximum extent feasible by the City, Community Redevelopment Agency, federal or state governments, and other outside sources such as grant funds.

Policy 10.1.4

For any development or redevelopment within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;
- b. Cross-access connections/easements or joint driveways, where available and economically feasible;
- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;
- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in the Access Management portion of the Land Development Code; and
- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

Policy 10.1.5

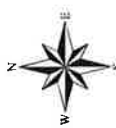
For any development or redevelopment within Zones B, C, D, E, or M, the developer shall provide all of the items listed in Policy 10.1.4 and shall provide the transportation mobility requirements as specified in Policies 10.1.6, 10.1.7, 10.1.9, 10.1.11, 10.1.13, and 10.1.14, as applicable. The developer shall also provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

Petition PB-16-46 ZON
April 28, 2016

Appendix B Supplemental Documents



AERIAL PHOTOGRAPH

 <p>No Scale</p>	<p>Name</p> <p>City of Gainesville, applicant</p>	<p>Petition Request</p> <p>Rezone property from Alachua County Residential Professional (RP) to City of Gainesville RMF-7: 8-21 units/acre multiple-family district</p>	<p>Petition Number</p> <p>PB-16-46 ZON</p>
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City of Gainesville Zoning Districts

- RMF-8 8-30 units/acre Multiple-Family Residential
- OF General Office
- BUS General Business
- BI Business Industrial
- PS Public Services and Operations
- CP Corporate Park
- PD Planned Development

Alachua County Zoning Districts

- RE Residential Estate: 1 unit per 2 acres or less
- RP Residential Professional: up to 5.1 units/acre
- BH Highway oriented business services

Area under petition consideration

--- Division line between two zoning districts
 — City Limits



EXHIBIT
B-2

EXISTING ZONING

Petition Request		Petition Number	
Name	City of Gainesville, applicant	Petition Request	Rezone property from Alachua County Residential Professional (RP) to City of Gainesville RMF-7: 8-21 units/acre multiple-family district
Name	City of Gainesville, applicant	Petition Number	PB-16-46 ZON

City of Gainesville Zoning Districts

- RMF-7 8-21 units/acre Multiple-Family Residential
- RMF-8 8-30 units/acre Multiple-Family Residential
- OF General Office
- BUS General Business
- BI Business Industrial
- PS Public Services and Operations
- CP Corporate Park
- PD Planned Development

Alachua County Zoning Districts

- RE Residential Estate: 1 unit per 2 acres or less
- RP Residential Professional: up to 5.1 units/acre
- BH Highway oriented business services

Area under petition consideration

Division line between two zoning districts
City Limits



EXHIBIT
B-3
tables

PROPOSED ZONING

Name		Petition Request	Petition Number
City of Gainesville, applicant		Rezone property from Alachua County Residential Professional (RP) to City of Gainesville RMF-7: 8-21 units/acre multiple-family district	PB-16-46 ZON



Exhibit B-4

Sec. 30-53. - Multiple-family medium density residential districts (RMF-6, RMF-7 and RMF-8).

- (a) Purpose. The multiple-family residential districts are established to provide for the efficient use of land for multifamily residential developments. These districts are designed to encourage the establishment and maintenance of a suitable residential environment for medium density housing. Due to the existing residential environment and the goals and objectives as outlined by the comprehensive plan, particular development criteria must be instituted in order to harmonize the existing patterns of growth with the needs of the community.
- (b) Objectives. The provisions of these districts are intended to:
 - (1) Provide for the development of such projects with population densities and development patterns generally compatible with medium density residential areas or in transitional areas on land where the clustering of units would permit the most effective utilization of such land, while preserving open space and other natural features;
 - (2) Encourage such development projects to locate near activity centers;
 - (3) Discourage undue traffic congestion on minor streets by directing such new development to abut upon or have relatively close access to major transportation arteries;
 - (4) Encourage privacy, internal stability, attractiveness, order and efficiency in these areas by providing for adequate light, air and usable open space for dwellings and related facilities through the careful design and consideration of the proper functional relationships among uses permitted; and
 - (5) Encourage such residential development to occur where sufficient public facilities and services exist or are within plans for improvement.
- (c) Permitted uses.
 - (1) Uses by right.
 - a. Single-family dwellings.
 - b. Multiple-family dwellings.
 - c. Accessory uses incidental to permitted uses, including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the development and their guests.
 - d. Roominghouses, in accordance with article VI.
 - e. Family child care homes, in accordance with state law.
 - f. Housing for the elderly, in accordance with article VI.
 - g. Emergency shelters.
 - h. Day care centers, in accordance with article VI.
 - i. Adult day care homes, in accordance with article VI.
 - j. Community residential homes, in accordance with article VI.
 - k. Home occupations, in accordance with section 30-58.
 - l. Places of religious assembly, in accordance with article VI.
 - m. Public schools other than institutions of higher learning, in accordance with the provisions of section 30-77, educational services district (ED).
 - n. Large family child care homes, in accordance with article VI.

- o. Private schools, in accordance with article VI.
- (2) Uses by special use permit.
 - a. Nursing and personal care facilities (GN-805), in accordance with article VI.
 - b. Social service homes and halfway houses, in accordance with article VI.
 - c. Dormitories (RMF-8 only), in accordance with article VI.
 - d. Bed and breakfast establishments, in accordance with article VI.
 - e. Community residential homes over 14 persons, in accordance with article VI.
 - f. Off-site parking facilities for uses permitted by right in MU-1 or MU-2 zoning districts, in accordance with article VI.
- (d) Intensity of development.
 - (1) Maximum intensity by right. See permitted intensity tables.
 - (2) Permitted intensity using density bonus points. Development criteria, as described in the density bonus points manual, which, when met, shall allow increases in development intensity based upon the limits in this section. These increases in intensity shall be allowed should a developer propose to undertake a project which will result in a development sensitive to the unique environmental and developmental needs of the area. For each criterion met by the developer, certain points shall be credited to the project. Those points, calculated in accordance with the Density Bonus Points Manual, shall determine the maximum allowable density.

PERMITTED DENSITY, RMF-6

Points	Maximum Residential Density (du/ac)
0	10
26	11
52	12
79	13
108	14
138+	15

PERMITTED DENSITY, RMF-7

Points	Maximum Residential Density (du/ac)
0	14
20	15
39	16
59	17
79	18
98	19
118	20
138+	21

PERMITTED DENSITY, RMF-8

Points	Maximum Residential Density (du/ac)
0	20
16	21
30	22
46	23
59	24

75	25
89	26
105	27
118	28
134	29
148+	30

(3) Minimum density exemption. Parcels 0.5 acres or smaller existing on November 13, 1991 are exempt from minimum density requirements.

(e) Dimensional requirements. All principal and accessory structures shall be located and constructed in accordance with the requirements in Table 3.

(f) General requirements. All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-56 and article IX.

TABLE 3. DIMENSIONAL REQUIREMENTS FOR RMF DISTRICTS
Principal Structures

	RMF-6	RMF-7	RMF-8
Allowable density ²	8—15 du/a	8—21 du/a	8—30 du/a
Maximum density by right	10 du/a	14 du/a	20 du/a
Allowable density with bonus points	See density bonus point table		
Minimum lot area:			
Single-family (SF)	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.
Multiple-family	8,700 sq. ft.	7,500 sq. ft.	7,500 sq. ft.
Minimum lot width at minimum			

front yard setback:				
	Single-family	50 ft.	50 ft.	50 ft.
	Multiple-family	75 ft.	75 ft.	75 ft.
	Minimum lot depth	90 ft.	90 ft.	90 ft.
Minimum yard setbacks:				
(For SF):				
	Front	20 ft.	20 ft.	20 ft.
	Side (interior)	7.5 ft.	7.5 ft.	7.5 ft.
	Side (street)	15 ft.	15 ft.	15 ft.
	Rear	20 ft.	20 ft.	20 ft.
	Multiple-family	See ¹	See ¹	See ¹
	Maximum building height (for MF buildings)	Three stories by right; five by SUP ³	Three stories by right; five by SUP ³	Three stories by right; five by SUP ³
	Maximum building height (for SF buildings)	35 ft.	35 ft.	35 ft.
	Maximum lot coverage	35%	35%	35%

¹ Angle of light obstruction: 45 degrees. Minimum building setback is 25 feet from any property line abutting a street or land which is in an RC, RSF-1, RSF-2, RSF-3 or RSF-4 district, or which is shown for single-family residential use on the future land use map of the comprehensive plan. Maximum building height for multiple-family buildings within 100 feet of abutting land designated single-family on the Future Land Use Map is 35 feet (in a maximum of two stories). However, within traditional city, minimum building setback is eight feet from side property lines and the maximum building height is five stories.

² Parcels 0.5 acres or smaller existing on November 13, 1991, are exempt from minimum density requirements.

³ To be granted a special use permit for four or five stories in the RMF-6, RMF-7 or RMF-8 districts excluding the College Park, University Heights and Traditional City Special Area Plans (where up to five stories is allowed by right), the applicant must demonstrate that:

- a. The property is not adjacent to property with a single-family residential land use category (this restriction does not apply in College Park, University Heights and Traditional City); and
- b. To promote a more vital, interesting sidewalk environment for pedestrians near taller buildings, reduce the perception of a massive scale delivered by larger buildings with monotonously blank walls, and increase security through citizen surveillance, a minimum of 25 percent non-reflective, transparent glazing is provided on the front and side building walls at pedestrian level (and this glazed area shall be between three feet and eight feet above grade) on the first floor.
- c. First story is at least ten feet floor to ceiling for all buildings.

Accessory Structures for RMF-6, RMF-7 and RMF-8

Minimum front and side yard setbacks	Same requirements as for the principal structure, excluding fences and walls.
Minimum yard setback, rear	15 ft. or 25 ft. when abutting property designated single-family on the future land use map, except within traditional city where the setback is 15 ft.
Maximum building height	25 ft.
Transmitter towers ¹	80 ft.

¹ In accordance with section 30-98.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3954, § 2, 2-14-94; Ord. No. 4045, § 2, 11-28-94; Ord. No. 950808, § 1, 1-22-96; Ord. No. 980990, § 3, 6-28-99; Ord. No. 980735, §§ 2, 3, 9-27-99; Ord. No. 002469, § 1, 3-17-03; Ord. No. 031254, § 1, 9-27-04; Ord. No. 041268, § 4, 8-22-05; Ord. No. 060501, § 1, 6-25-07; Ord. No. 070619, § 1, 3-24-08)

Exhibit B-5

CITY OF GAINESVILLE – PLANNING DEPARTMENT

TO: Andrew Persons, Interim Principal Planner

FROM: Mark Brown, Environmental Coordinator

SUBJECT: Preliminary Environmental Review

Parcel #: 07176-002-000, 2801 SW Williston Road

DATE: April 14, 2016

The subject 12-acre parcel has been petitioned for annexation into the City limits along with a land use amendment and related rezoning. Preliminary evaluation has been conducted to determine potential presence of environmental resources within or immediately adjacent to the parcel which may be regulated by City Land Development Code 30-300 *Regulated Surface Waters and Wetlands*, or 30-310 *Regulated Natural and Archaeological Resources*. As depicted in the aerial photograph, the western half of the tract adjacent to SW 29th Drive has fallow upland field/pasture conditions with scattered individual as well as small groupings of hardwood trees; particularly laurel oak and live oak. The eastern half tract is an upland hardwood hammock dominated by species of live oak, laurel oak, hickory and sweet gum. Even though canopy coverage exceeds 70% in this area, the majority of the individual trees are mature specimens with wide spacings; typically 40-60 feet. Goat grazing has retained minimal understory and ground cover vegetation.



It terms of regulated surface waters and wetlands, the parcel has a small (less than 0.2-acre) low-quality

sinkhole wetland located along the eastern property boundary. A couple upland-cut drainage ditches are present however are not regulated features pursuant to 30-300 so could be modified and/or incorporated into designs for surface and stormwater drainage facilities.

Sinkhole wetland along eastern boundary



The southern half of the parcel is located within an area designated as the “Serenola Forest Strategic Ecosystem,” however it has been two decades since establishment of the strategic ecosystems (SE) and those designations were primarily based on aerial determination. Upon preliminary site review, the southwest pasture area doesn’t qualify for SE criteria and appears only a small portion of the southeast forested portion of the property (approximately 3-4 acres) still retains enough features to potentially qualify. An environmental consultant will be retained by applicant to conduct an assessment as to limited area that may presently qualify for SE classification. This information will be utilized to determine which if any portion of the tract may justify some degree of preservation from development-related activities. There were no observations of listed plant or animal species.

East Half - Wide-Spaced Hardwoods, Upland-Cut Ditch



Based on the preliminary evaluation of the site and conceptual design plans presented by the applicant, there is nothing to indicate there might be major environmental conditions that should restrict annexation of this parcel into the City or approval of the proposed land use and rezoning petitions.

Petition PB-16-46 ZON
April 28, 2016

Appendix C Application



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-16-46 ZON</u>	Fee: \$ <u>N/A Gov't</u>
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

Owner(s) of Record (please print)	
Name: _____	
Address: _____	
Phone: _____	Fax: _____
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name: <u>City of Gainesville</u>	
Address: <u>306 NE 6th Ave</u> <u>Gainesville, FL 32601</u>	
Phone: <u>352-5022</u>	Fax: _____

Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.

REQUEST

Check applicable request(s) below:		
Future Land Use Map []	Zoning Map <input checked="" type="checkbox"/> <u>Map Actuality</u>	Master Flood Control Map []
Present designation: _____	Present designation: <u>RP</u>	Other [] Specify: _____
Requested designation: _____	Requested designation: <u>RMF-7</u>	

INFORMATION ON PROPERTY

1. Street address: <u>2801 SW Willetts Rd</u>
2. Map no(s): <u>4547</u>
3. Tax parcel no(s): <u>07176-002-000 & 07176-004-000 (portion of)</u>
4. Size of property: <u>12</u> acre(s)

*All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more **must** be accompanied by a market analysis report.*

Certified Cashier's Receipt:

5. Legal description (attach as separate document, using the following guidelines):

- a. Submit on 8 ½ x 11" sheet of paper, separate from any other information.
- b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
- c. Must correctly describe the property being submitted for the petition.
- d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES (NOTE: All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.)

A. What are the existing surrounding land uses?

North Multifamily development

South Oak Hammock Complex

East Vacant

West Office and warehouse

B. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO

YES

If yes, please explain why the other properties cannot accommodate the proposed use?

N/A annexed property

C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets

N/A annexed property

Noise and lighting

D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO ___ YES (If yes, please explain below)

A small sink wetland is located along the Northeastern boundary.

E. Does this request involve either or both of the following?

a. Property in a historic district or property containing historic structures?

NO YES ___

b. Property with archaeological resources deemed significant by the State?

NO YES ___

F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment ___
Activity Center ___
Strip Commercial ___

Urban Infill ___
Urban Fringe ___
Traditional Neighborhood ___

N/A annexed property

Explanation of how the proposed development will contribute to the community.

G. What are the potential long-term economic benefits (wages, jobs & tax base)?

N/A annexed property

H. What impact will the proposed change have on level of service standards?

Roadways

Recreation

Water and Wastewater

Solid Waste

Mass Transit

I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO

YES (please explain)

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

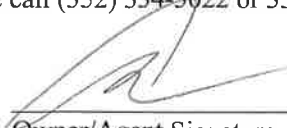
Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.



Owner/Agent Signature

3-30-16

Date

STATE OF FLORIDA
COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____, 20____, by (Name)
_____.

Signature – Notary Public

Personally Known ____ OR Produced Identification ____ (Type) _____

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-4063	

CHECK ONE:

Basic **Level 1** **Level 2** **Submittal:** **1st** **2nd** **3rd**

Basic Environmental Review – Submit general environmental assessment with application.

Level 1 Environmental Review – Submit environmental studies with application.

Level 2 Environmental Review – Submit mitigation and/or management plan.

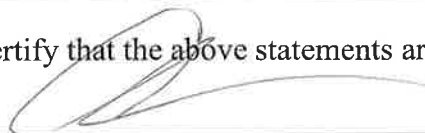
(Review fees are set in accordance with the most current fee schedule. The environmental review fee includes a maximum of three reviews within 2 years per project.)

Owner(s) of Record (please print)	Applicant(s)/Agent(s) (please print)
Name:	Name: <i>City of Gainesville</i>
Address:	Address: <i>306 NE 6th Ave Gainesville, FL 32601</i>
E-mail:	E-mail:
Phone: Fax:	Phone: <i>352-5022</i> Fax:
<i>(If additional owners, please include on back)</i>	

PROJECT INFORMATION

Project Name	<i>SW Williston Rd Annexation Zoning</i>
Check all regulated resources that apply to this development application:	
Regulated Surface Waters & Wetlands (LDC 30-300)	<input checked="" type="checkbox"/> Surface Waters and/or Wetlands
Regulated Parks & Conservation Areas (LDC 30-307)	<input type="checkbox"/> Nature Park and Public Conservation/Preservation Areas District
Regulated Natural & Archaeological Resources (LDC 30-310)	<input type="checkbox"/> Floridan Aquifer High Recharge Area
	<input type="checkbox"/> Significant Natural Communities
	<input type="checkbox"/> Listed Species
	<input checked="" type="checkbox"/> Strategic Ecosystems
	<input type="checkbox"/> Significant Archaeological Resources
	<input type="checkbox"/> Significant Geological Resource Features

I certify that the above statements are correct and true to the best of my knowledge.



Applicant's signature

3-31-16

Date

Certified Cashier's Receipt:

Current Planning
Planning Counter—158

Phone: 352-334-5023

Thomas Center B
306 NE 6th Avenue

SW WILLISTON ROAD VOLUNTARY ANNEXATION

A TRACT OF LAND BEING A PORTION OF LOTS 2 AND 6 OF SERENOLA PLANTATION, AS RECORDED IN DEED BOOK "L", PAGES 480 AND 481 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (HEREAFTER ABBREVIATED PRACF); BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE AS PER CITY ORDINANCE NUMBER 001912 (0-01-57) AT A POINT MARKING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 331 (ALSO KNOWN AS S.W. WILLISTON ROAD) AND THE WEST LINE OF S.W. 29TH DRIVE EXTENSION AS DESCRIBED IN OFFICIAL RECORDS BOOK 2499, PAGE 1000 (HEREAFTER ABBREVIATED ORB, PG), EXHIBIT "B", PRACF; THENCE CONTINUE ALONG SAID CITY LIMIT LINE THE FOLLOWING 3 COURSES: 1.) NORTH 49° 03' 23" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 80.00 FEET TO THE NORTHEASTERLY CORNER OF SAID EXHIBIT "B" ALSO BEING THE NORTHWESTERLY CORNER OF EXHIBIT "C" OR SAID ORB 2499, PG 1000; 2.) NORTH 49° 03' 23" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 419.94 FEET TO THE NORTHEASTERLY CORNER OF SAID EXHIBIT "C", ALSO BEING THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN ORB 3484, PG 1458, PRACF; 3.) NORTH 49° 03' 23" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 250.26 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN ORB 3484, PG 1458, PRACF, ALSO BEING THE NORTHWESTERLY CORNER OF PARCEL I OF LANDS DESCRIBED IN ORB 803, PG 289, PRACF AND A POINT OF INTERSECTION ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE AS PER CITY ORDINANCE NUMBER 030250 (0-03-67); THENCE CONTINUE ALONG SAID CITY OF GAINESVILLE LIMIT LINE THE FOLLOWING 5 COURSES: 1.) LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE EASTERLY LINE OF SAID PARCEL (ORB 3484, PG 1458), SOUTH 40° 54' 00" EAST, 871.55 FEET TO A CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF SAID PARCEL (ORB 3484, PG 1458) ALSO BEING THE SOUTHWESTERLY CORNER OF PARCEL I, DESCRIBED IN ORB 803, PG 289, PRACF; 2.) THENCE SOUTH 49° 05' 43" WEST, 250.26 FEET TO A CONCRETE MONUMENT FOUND AT THE SOUTHWESTERLY CORNER OF SAID PARCEL (ORB 3484, PG 1458); 3.) THENCE NORTH 40° 54' 00" WEST ALONG THE WEST BOUNDARY OF SAID PARCEL (ORB 2028, PG 254) A DISTANCE OF 144.98 FEET; 4.) THENCE SOUTH 49° 05' 14" WEST, PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 331, A DISTANCE OF 419.94 FEET TO THE SOUTHEASTERLY CORNER OF AFOREMENTIONED LANDS DESCRIBED IN ORB 2499, PG 1000 EXHIBIT "B" (SW 29TH DRIVE EXTENSION); 5.) THENCE SOUTH 49° 05' 14" WEST, PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 331, A DISTANCE OF 80.00 FEET TO THE SOUTHWESTERLY CORNER OF AFOREMENTIONED LANDS DESCRIBED IN ORB 2499, PG 1000 EXHIBIT "B" (SW 29TH DRIVE EXTENSION); THENCE LEAVING SAID EXISTING CITY OF GAINESVILLE LIMIT LINE PER ORDINANCE NUMBER 030250 (0-03-67) AND ALONG THE WEST LINE OF SAID EXHIBIT "B", NORTH 40° 54' 00" WEST A DISTANCE OF 725.71 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 13.33 ACRES MORE OR LESS.