



City of Gainesville
 Department of Doing
 Planning Division

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CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: October 24, 2019

ITEM NO: 3

PROJECT NAME AND NUMBER: Moore Property, PB-19-85 LUC

APPLICATION TYPE: Small-scale Comprehensive Plan Amendment (Legislative)

CITY PROJECT CONTACT: Bedez E. Massey, Planner

RECOMMENDATION: Approve



Figure 1. Location Map

APPLICATION INFORMATION:**Agent/Applicant:** City of Gainesville, Florida**Property Owner(s):** Richard G. Moore**Related Petition(s):** PB-19-86 ZON: City of Gainesville. Rezone property from Alachua County Industrial Services and Manufacturing (MS) to City of Gainesville General Industrial (I-2). Generally located at 5200 SW 41st Boulevard, west of Interstate 75 and north of SW Williston Road.**Legislative History:** Ordinance No. 171006: An ordinance of the City of Gainesville, Florida, annexing approximately 3.85 acres of privately-owned property that is generally located at 5200 SW 41st Boulevard, west of Interstate 75 and north of SW Williston Road, as more specifically described in this ordinance, as petitioned for by the property owner(s) pursuant to Chapter 171, Florida Statutes; making certain findings; providing for inclusion of the property in Appendix I of the City Charter; providing for land use plan, zoning, and subdivision regulations, and enforcement of same; providing for persons engaged in any occupation, business, trade, or profession; providing directions to the Clerk of the Commission; providing a severability clause; providing a repealing clause; and providing an immediate effective date.*City Commission Action on October 4, 2018 – Approved (Vote: Aye-5; Absent-2)***Neighborhood Workshop(s):** N/A (See Exhibit B-1.)**SITE INFORMATION:**

Address:	Generally located at 5200 SW 41 st Boulevard, west of Interstate 75 (I-75) and north of SW Williston Road
Parcel Number:	07240-026-000
Acreage:	±3.85
Existing Use:	Construction Office/Warehousing/Outdoor Storage
Future Land Use Category:	Alachua County Heavy Industrial
Zoning District:	Alachua County Industrial Services and Manufacturing (MS)
Overlay District:	None
Transportation Mobility Program Area (TMPA):	Zone D (to be assigned when designated a City future land use category)
Census Tract:	22.20
Water Management District:	St. Johns River Water Management District
Special Feature:	Fred Bear Hammock Strategic Ecosystem
Annexed:	October 4, 2018
Code Violations:	There are no open cases.

PURPOSE AND DESCRIPTION:

Petition PB-19-85 LUC is a City-initiated request for a small-scale amendment to the Future Land Use Map of the City's Comprehensive Plan. The purpose of this request is to change the future land use category on the subject property (see Figure 1) from Alachua County Heavy Industrial to City of Gainesville Industrial (IND). Details of these future land use categories are provided with this report (see Table 1, Figures 2 and 3, and Exhibits A-2 and C-4).

The subject property is a privately-owned industrial site that was voluntarily annexed into the City of Gainesville. Precon Corporation, which occupies the subject property, is known to specialize in designing and building prestressed concrete tanks for water and wastewater storage and treatment. The primary uses on the subject property are storage buildings and outdoor equipment for construction services.

The subject property is located northwest of the Interstate 75 and SW Williston Road southbound exist ramp. Access to the subject property is from a paved driveway that is gated and connects to SW 41st Boulevard. SW 41st Boulevard is a paved, two-lane local street that runs in a northwesterly direction from SW Williston Road to SW Archer Road. The street has a swale drainage system located on both sides for stormwater management and no sidewalks.

According to State and local laws, the Alachua County land use, zoning and subdivision regulations remain in effect on annexed property until the City's Comprehensive Plan is amended (see Exhibit A-1 and C-3). As a result, the City has filed a concurrent request to change the zoning on the subject property from Alachua County Industrial Services and Manufacturing (MS) to City of Gainesville General Industrial (I-2) under Petition PB-19-86 ZON.

Table 1. Proposed Land Use Change (in acres)

Future Land Use Category	Description	Existing Acres	Proposed Acres
Heavy Industrial	Alachua County Heavy Industrial	±3.85	0
IND	City of Gainesville Industrial (IND)	0	±3.85
Total Acres		±3.85	±3.85

Note: The data in Table 1 was obtained from the following sources: City of Gainesville, Department of Doing, Geographic Information Systems (GIS, July 2019; Alachua County Property Appraiser's Office, July 2019; and City of Gainesville, Ordinance No.171006 (adoption date: October 4, 2018).

ADJACENT PROPERTY CHARACTERISTICS:

The north and east sides of the subject property are located adjacent to offices, warehouses and outdoor storage. The Alachua County Heavy Industrial land use designation and the Alachua County Industrial Services and Manufacturing (MS) zoning designation are applied to these properties. The south and west sides of the subject property abut vacant, wooded land. The City of Gainesville Office (O) land use category and General Office (OF) zoning designation are applied to the property on the south. The Alachua County Heavy

Industrial land use and Agricultural (A) zoning designation are applied to the property on the west. (See Table 2 and Figures 1 through 3.)

The area surrounding the subject property is serviced with solid waste collection, police and fire protection, and other public services. Although there is currently no connection between the subject property and Gainesville Regional Utilities (GRU) wastewater facilities, local utilities are available in the surrounding area. The nearest city bus routes are Regional Transit System (RTS) Routes 35 and 36, which are located along SW 34th Street and SW Williston Road on the east side of Interstate 75. Environmental features in the area include the Fred Bear Hammock strategic ecosystem, which is located on the western half of the subject property and portions of adjacent properties to the north, south and west.

Table 2. Use of Adjacent Property by Future Land Use Category and Zoning District

	Existing Use(s)	Future Land Use Category	Zoning District
North	Precon Corporation / Radar of Gainesville, Inc. (warehouse/storage)	Heavy Industrial (Alachua County)	Industrial Services and Manufacturing (MS) (Alachua County)
South	Vacant	Office (O)	General Office (OF)
East	Sunshine Plumbing	Heavy Industrial (Alachua County)	Industrial Services and Manufacturing (MS) (Alachua County)
West	Vacant	Heavy Industrial (Alachua County)	Agricultural (A) (Alachua County)

Note: The data in Table 2 was obtained from the following sources: City of Gainesville, Department of Doing, Planning Division, Field Survey, 2019; City of Gainesville, Department of Doing, Geographic Information Systems (GIS), July 2019; <http://www.org/PlanningDepartment/MappingandGIS/MapLibrary.aspx>; and Alachua County, Growth Management Department, Geographic Information Systems (GIS), July 2019, <<https://growth-management.alachuacounty.us/gis>>.

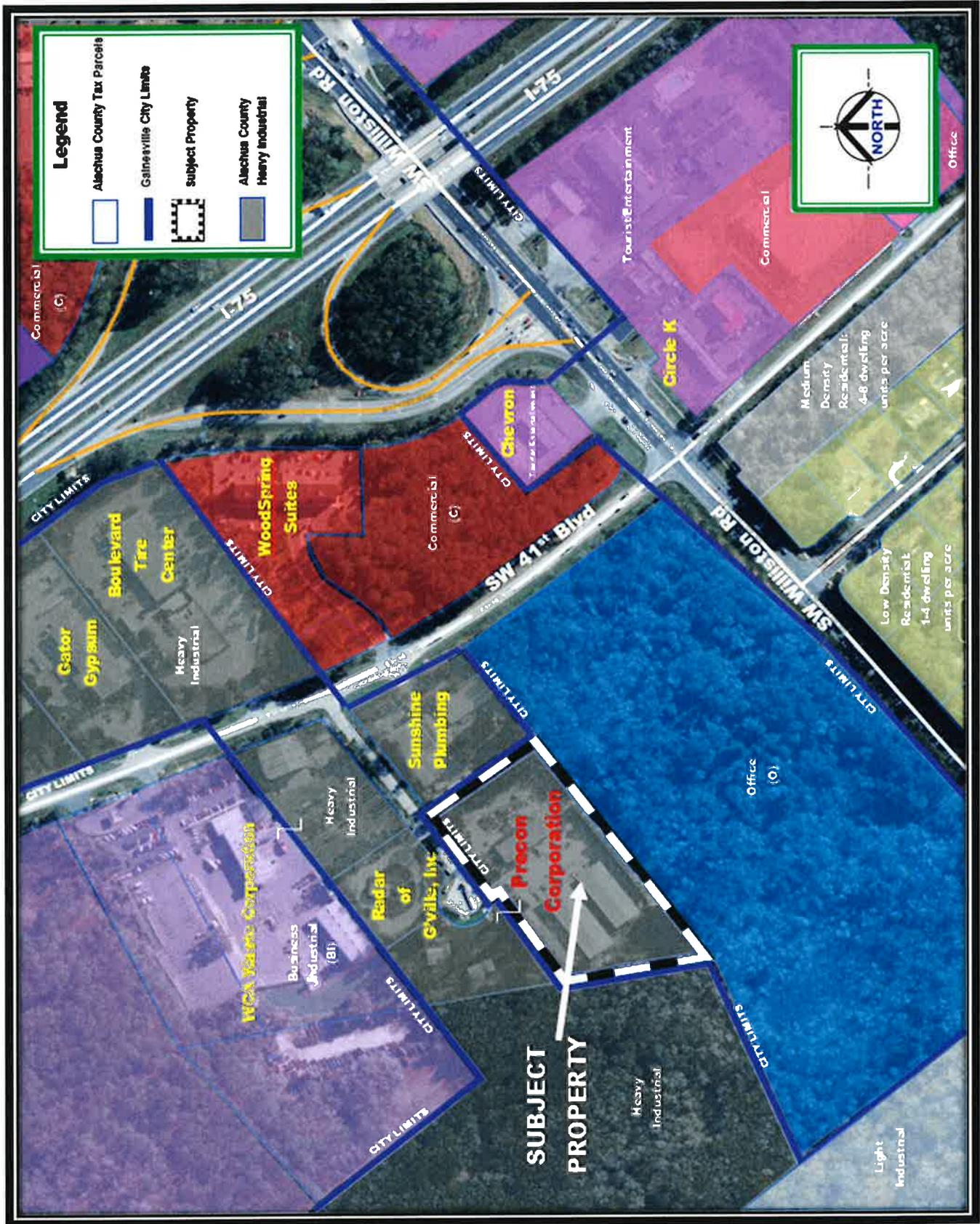


Figure 2. Future Land Use Category (Existing)

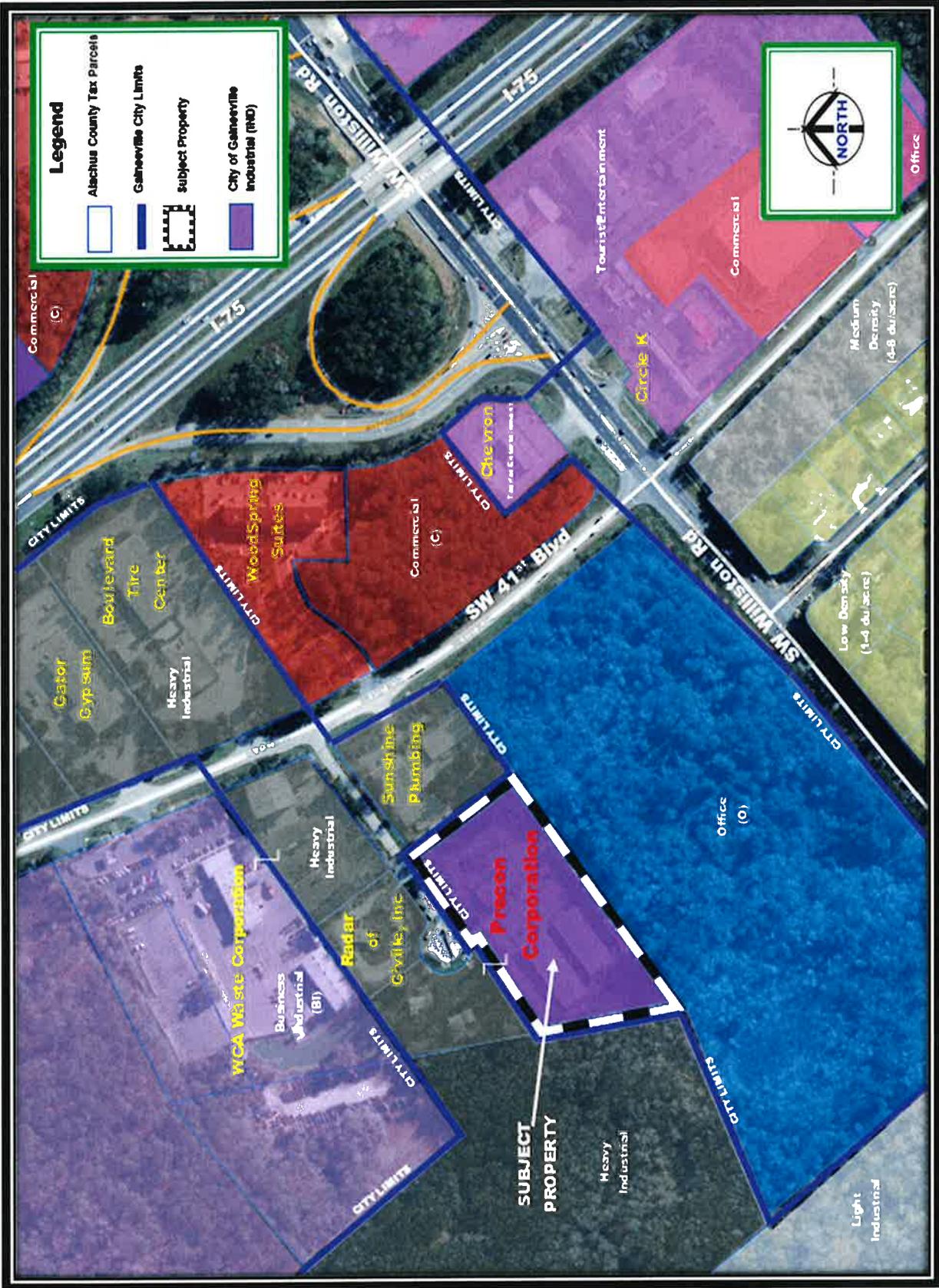


Figure 3. Future Land Use Category (Proposed)

STAFF ANALYSIS AND RECOMMENDATION:**ANALYSIS**

The analysis of this application is based on the following factors stated in the Future Land Use Element and on State criteria, which are discussed below.

1. Consistency with the Comprehensive Plan

This application is consistent with the Comprehensive Plan, as stated in the finding for the following goals, objectives and policies:

Future Land Use Element

GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

Finding: This land use application will help to maintain an existing industrial development that serves as a workplace for individuals involved in the construction of concrete storage tanks. Nearby transportation facilities include Interstate 75, SW Williston Road, and Regional Transit System (RTS) Routes 35 and 36. Other industrial, office, retail, and commercial land uses are located in the surrounding area to support a sustainable development pattern.

Objective 4.1 The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.

Finding: This land use application is for acreage currently being used for industrial purposes. The General Industrial (I-2) zoning district proposed in the companion rezoning application requires no maximum lot coverage. The subject property is proximate to SW Williston Road and Interstate 75, which are designed to accommodate the large-scale collection and distribution of goods for local businesses.

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

Industrial (IND)

The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling, and other ancillary uses. Other uses may be allowed in this land use category as specified in an adopted ordinance rezoning property to Planned Development District (PD). Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will

be controlled by adopting land development regulations that establish height limits of 5 stories or less.

Objective 4.6 The City's Land Development Code shall provide a regulating mechanism to ensure consistency between the land use categories established in this Future Land Use Element and the zoning districts established in the Land Development Code.

Finding: The land development regulations of the proposed General Industrial (I-2) zoning district will ensure consistency between the industrial land uses on the subject property and Future Land Use Element, Policy 4.1.1.

Policy 3.6.1 The City's land development regulations shall require submission of soils and topographic information with any application for developments that require site plan approval or a septic tank permit. The review of development applications shall ensure that the proposed development adequately addresses the particular site conditions.

Finding: The land development regulations of the proposed General Industrial (I-2) zoning district will help to ensure that future development on the subject property will not adversely affect environmental features. These land development regulations, which control the intensity of allowed uses within the proposed Industrial (IND) future land use category, are written to ensure environmental features, such as wetlands, creeks, lakes, sinkholes, and soils, are not endangered. They also require the submission of an environmental mitigation plan for impacted environmental areas and other reports, as necessary.

Transportation Element

Objective 3.1 Establish land use designations and encourage development plans that reduce vehicle miles traveled and are transit supportive.

Finding: The Industrial (IND) future land use category is proposed near Interstate 75, SW Williston Road and Regional Transit System (RTS) Routes 35 and 36. The location of the proposed Industrial (IND) future land use category relative to these transportation facilities can reduce travel time and costs and create bus ridership.

Conservation Element

GOAL 2 MITIGATE THE EFFECTS OF GROWTH AND DEVELOPMENT ON ENVIRONMENTAL RESOURCES.

Policy 2.4.8 The City shall coordinate with Alachua County, the U.S. Fish & Wildlife Service, the Florida Fish & Wildlife Conservation Commission, and the Florida Natural Areas Inventory to conserve environmentally significant natural communities. Such coordination may include the submittal of relevant land development proposals to these entities for comment and recommendation.

Finding: The subject property is partially located within the Fred Bear Hammock strategic ecosystem. Therefore, under the proposed Industrial (IND) future land use category, development on the subject property must be reviewed in consideration of the natural resource regulations in the companion General Industrial (I-2) zoning district that are designed to protect strategic ecosystems. The review shall include various agencies to ensure all applicable regulations are adhered to and the strategic ecosystem is protected.

2. Compatibility and surrounding land uses

The industrial land uses identified on the subject property are allowed in the proposed Industrial (IND) future land use category. The land uses on adjacent properties are also permitted and include vacant land, retail-commercial offices, and light-heavy industrial operations. There are no adjacent residential land uses. The land development regulations of the companion General Industrial (I-2) zoning district are designed to ensure internal and external compatibility on the subject property.

3. Environmental impacts and constraints

The proposed Industrial (IND) future land use category supports the environmental regulations of the companion General Industrial (I-2) zoning district. The impact of the set-asides for resource protection in the Fred Bear Hammock strategic ecosystem is minimal, since a large percentage of the subject property is impervious and there is very little vegetated open space.

4. Support for urban infill and/or redevelopment

The proposed Industrial (IND) future land use category will help to sustain industrial use near major transportation corridors, which helps to facilitate an efficient provision of goods and services. The land development regulations of the companion General Industrial (I-2) zoning district will enable maintenance and/or expansion of industrial use on the subject property, while also minimizing potential impacts to surrounding properties.

5. Impacts on affordable housing

Impacts to affordable housing are not expected to occur as a result of this land use application. Existing development on the subject property is nonresidential. Also, residential land use is not permitted within the companion General Industrial (I-2) zoning district.

6. Impacts on the transportation system

This land use application will not result in additional vehicular trips or transit passengers. The affected roadway segments have additional service volume available, as shown in Table 3. RTS (Regional Transit System) bus service will continue along SW 34th Street and SW Williston Road, on the east side of Interstate 75.

Table 3. Automotive Level of Service Characteristics

Roadway	Segment (From South or West)	Segment (To North or East)	Maximum Service Volume	Available Service Volume	2016 AADT	Level of Service	Adopted Level of Service
SW Archer Road	SW 75 th Street (Tower Road)	I-75	39,800	12,550	27,250	C	D
SW Williston Road	Wacahoota Road	I-75 (south)	16,200	5,450	10,750	C	E

Note: The data in Table 3 was obtained from the "Multimodal Level of Service Report: Year 2016 Average Annual Daily Traffic", prepared by the Metropolitan Transportation Planning Organization for the Gainesville Urbanized Area.

7. An analysis of the availability of facilities and services

The subject property has access to needed public facilities and services, such as utilities, roadways, bus transit, fire and police protection, waste collection, and stormwater management. A future connection to Gainesville Regional Utilities (GRU) wastewater is also available. Since this land use application will not result in additional dwelling units, it is not subject to an analysis of the availability of schools.

8. Need for the additional acreage in the proposed future land use category

As shown in Table 4, this land use application will increase the Industrial (IND) future land use category total acreage within the City. The increase in total acreage is expected to help the City adequately meet future industrial needs associated with consumer demand and projected population growth.

Table 4. Future Land Use Category Total Acreage for 2013 and 2019

Future Land Use Category	Description	Total Acres 2013	Total Acres 2019	Total Reduction /Increase	Occupied Acres	Vacant Acres
IND	Industrial	2,739.22	2,848.47	+ 109.25	2,452.57	395.90

Note: The data in Table 4 was obtained from the following sources: City of Gainesville "Future Land Use Element Supplemental Data and Analysis Report for the 2013-2023 Planning Period", prepared by the City of Gainesville, Department of Doing, revised April 2, 2013; and the City of Gainesville, Department of Doing, Graphic Information Systems (GIS) Division, July 2019.

9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6) (a) 9.a., F.S.

Urban sprawl is defined in Subsection 163.3164 (51), F.S. as a "development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses". The following analysis is required to determine whether the proposed small-scale land use amendment contributes to urban sprawl, using the indicators as identified in Subsection 163.3177(6) (a) 9.a., F.S. and listed below.

- I. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. **The proposed small-scale land use amendment affects ±3.85 acres of land currently used for industrial purposes.**
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. **The proposed small-scale land use amendment affects ±3.85 acres of developed land within the City's urban area.**
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. **The proposed small-scale land use amendment involves ±3.85 acres of developed land located on a private drive that provides access to other nonresidential uses. The private drive is surrounded by a mixture of land uses within the City's urban area.**
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes,

rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems. **The proposed small-scale land use amendment involves an existing industrial development on ±3.85 acres of land that are mostly impervious and have little open space. The environmental regulations of the companion General Industrial (I-2) zoning district are designed to protect and conserve natural resources.**

- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. **The proposed small-scale land use amendment supports the companion General Industrial (I-2) zoning district. Environmental regulations designed to protect the agriculture or silviculture activities on adjacent properties are implemented through the I-2 zoning district.**
- VI. Fails to maximize use of existing public facilities and services. **The proposed small-scale land use amendment involves an industrial development that uses existing public facilities and services, such as police and fire protection, roadways, stormwater management, and utilities, as needed.**
- VII. Fails to maximize use of future public facilities and services. **The proposed small-scale land use amendment involves an industrial development that is proximate to roadways that could be used to provide public facilities and services in the future.**
- VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. **The proposed small-scale land use amendment involves an industrial development that is proximate to existing public facilities and services (e.g., roadways, utilities, fire and police protection, etc.), which helps to minimize associated costs.**
- IX. Fails to provide a clear separation between rural and urban uses. **The proposed small-scale land use amendment involves an industrial development that is currently adjacent to non-residential uses within an urban area.**
- X. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities. **The proposed small-scale land use amendment supports the companion General Industrial (I-2) zoning district, which provides regulations to facilitate infill development or the redevelopment of properties.**
- XI. Fails to encourage a functional mix of uses. **The subject property contains a single industrial use that shares a private drive with other adjacent properties that contain offices, warehouses, and outdoor storage.**
- XII. Results in poor accessibility among linked or related land uses. **The proposed small-scale land use amendment will maintain a private drive that currently connects the subject property and other adjacent properties to SW 41st Boulevard.**
- XIII. Results in the loss of significant amounts of functional open space. **The proposed small-scale land use amendment involves ±3.85 acres of land currently developed for industrial purposes. The majority of the land is impervious, and there is little open space.**

Additional analysis required to determine whether the proposed small-scale land use amendment discourages the proliferation of urban sprawl, using at least four (4) of the criteria identified in Subsection 163.3177(6)(a)9.b., F.S., is as follows:

- I. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems. **The proposed small-scale land use amendment involves existing industrial development that is mostly impervious and has little open space. The environmental regulations of the companion General Industrial (I-2) zoning district are designed to protect natural resources and ecosystems.**
 - II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services. **The proposed small-scale land use amendment involves existing industrial development that is located within close proximity to public infrastructure within SW 41st Boulevard. Fire and police services are provided to the development, and RTS (Regional Transit System) bus service is available nearby along SW 34th Street and SW Williston Road, on the east side of Interstate 75.**
 - III. Promotes walkable and connected communities and provides for compact development and multimodal transportation system, including pedestrian, bicycle, and transit, if available. **The proposed small-scale land use amendment involves an existing industrial development that is located adjacent to other industrial land uses. These industrial land uses have access to SW 41st Boulevard, which connects them to bike, transit and pedestrian facilities along nearby SW Williston Road.**
 - IV. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. **Since the subject property contains an active industrial development, the proposed small-scale land use amendment will maintain the current amount of land uses meeting the nonresidential needs of the City.**
- 10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy.**

The proposed small-scale land use amendment supports an existing industrial development that employs workers and provides goods and services to other operations investing in the City's economy.

- 11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.**

The proposed small-scale land use amendment does not involve property within an antiquated subdivision, which is defined in Subsection 163.3164(5), F.S., as follows: *"a subdivision that was recorded or approved more than 20 years ago and that has substantially failed to be built and the continued buildout of the subdivision in accordance with the subdivision's zoning and land use purposes would cause an imbalance of land uses and would be detrimental to the local and regional economies and environment, hinder current planning practices, and lead to inefficient and fiscally irresponsible development patterns as determined by the respective jurisdiction in which the subdivision is located"*. The subject property contains an active industrial development, which lies adjacent to other platted lots that contain contractor offices, warehouses, and outdoor storage.

RECOMMENDATION

Staff recommends approval of Petition PB-19-85 LUC based on a finding of compliance with all applicable review criteria. (See Exhibit C-5.)

DRAFT MOTION FOR CONSIDERATION

I move to recommend approval of Petition PB-19-85 LUC based on a finding of compliance with all applicable review criteria.

BACKGROUND:

The subject property was voluntarily annexed into the City of Gainesville by Ordinance No. 171006 (see Exhibit C-2), which was adopted October 4, 2018 on second reading. Since this time, the Alachua County land use and zoning regulations have remained in effect on the subject property.

POST- APPROVAL REQUIREMENTS:

The City Planning Staff must forward the City Plan Board recommendation to a City Commission public hearing, where it will be considered for further action.

LIST OF APPENDICES:**Appendix A City of Gainesville Comprehensive Plan Goals, Objectives and Policies**

- Exhibit A-1: Future Land Use Element, Objective 4.4
- Exhibit A-2: Future Land Use Element, Policy 4.1.1

Appendix B City of Gainesville Land Development Code

- Exhibit B-1: Article III. Section 30-3.7. Neighborhood Workshop

Appendix C Supplemental Documents

- Exhibit C-1: Application
- Exhibit C-2: City Ordinance No. 171006
- Exhibit C-3: Subsection 171.062(2), Florida Statutes
- Exhibit C-4: Alachua County Comprehensive Plan: 2011-2030, Future Land Use Element
Objective 4.4 – HEAVY INDUSTRIAL
- Exhibit C-5: Staff Review Status
- Exhibit C-6: Moore Property Photos

Appendix A

City of Gainesville

**Comprehensive Plan Goals, Objectives
and Policies**



the building plate. The tower features, stairs, elevators, and elevator machine room may exceed the maximum height.

- g. The maximum building height of the parking structure is limited to 110 feet measured from grade level to the top of the guard rail. The tower features, accessory recreational facilities, stairs, elevators, and elevator machine room may exceed the maximum height.
- h. The maximum number of stories for all buildings (except the parking structure) is limited to ten (10) stories above grade level.
- i. Vehicular access to the property shall be limited to ingress and egress from Northwest 14th Street, Northwest 3rd Avenue, and Northwest 13th Street (US 441). Pedestrian and bicycle access to the site shall be provided by sidewalks that surround the four sides of the property. There shall be a system of plazas, arcades and sidewalks that will provide access to all uses throughout the site.
- j. The owner/developer shall construct bus shelter(s) that are architecturally compatible with the development at the development site on either West University Avenue or Northwest 13th Street (US 441), or both, at a location(s) coordinated with the City Manager through the Gainesville Regional Transit System (RTS) and the Gainesville Public Works Department.
- k. This ordinance does not vest any development on the property described in Section 1 of this ordinance for concurrency as provided in the City's Comprehensive Plan. The owner/developer shall apply for and meet concurrency management standards at the time of application for development plan approval. An application for a Certificate of Final Concurrency must be submitted with the application for final development plan approval.

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.

Objective 4.5 The City's land development regulations shall provide standards and guidelines that will regulate signage, subdivision of land, vehicle parking, and on-site traffic flow.



compatible with the airport. Intensity will be controlled by adopting land development regulations that establish height limits consistent with the Airport Hazard Zoning Regulations. When not located within an airport zone of influence, as mapped in the Land Development Code, this category is also appropriate to designate areas for office, business, commercial and industrial uses, with a maximum height of 5 stories, and a maximum floor area ratio of 4.0. Land development regulations shall specify the type and distribution of uses, design criteria, landscaping, pedestrian and vehicular access.

Industrial (IND)

The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling, and other ancillary uses. Other uses may be allowed in this land use category as specified in an adopted ordinance rezoning property to Planned Development District (PD). Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less.

Education (E)

This land use category identifies appropriate areas for public and private schools and institutions of higher learning. This category includes University of Florida (UF) properties designated in the UF Campus Master Plan as part of the main campus. Land development regulations shall address compatibility with surrounding uses and infrastructure needs.

Recreation (REC)

This land use category identifies appropriate areas for public and private leisure activities. Land development regulations shall address the scale, intensity and buffering of structures and outdoor improvements.

Conservation (CON)

This land use category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.

Agriculture (AGR)

This land use category identifies existing lands which are expected to continue in agricultural production and ancillary uses. Land development regulations shall allow single-family densities of 1 unit per 5 acres. It is not expected that lands designated for urban uses will be converted to agricultural production.

Appendix B
City of Gainesville
Land Development Code

- 1 7. The board shall keep minutes of its proceedings, indicating the attendance of each member, and
2 the decision on every question.

3 **Section 30-3.7. Neighborhood Workshop.**

4 A. *Purpose and intent.* Neighborhood workshops are intended to encourage applicants to be good
5 neighbors and to allow for informed decision making, although not necessarily to produce complete
6 consensus on all applications, by:

- 7 1. Ensuring that applicants pursue early and effective citizen participation in conjunction with their
8 applications, giving the applicants the opportunity to understand and try to mitigate any real or
9 perceived impacts their applications may have on the community;
- 10 2. Ensuring that citizens and property owners have an adequate opportunity to learn about
11 applications that may affect them and to work with the applicant to resolve concerns at an early
12 stage of the process; and
- 13 3. Facilitating ongoing communication among the applicant, interested citizens and property
14 owners, and city staff throughout the application review process.

15 B. *Applicability.* Every application that requires board approval, including future land use map changes,
16 rezonings, Special Use Permits, subdivisions, or development plans shall first hold a neighborhood
17 workshop and shall include in the application a written record of such meeting. Development plans
18 located within a transect zone that meet or exceed the thresholds for intermediate or major
19 development review shall also conduct a neighborhood workshop. The following development
20 applications are exempt from the requirements of this section:

- 21 1. Text changes to the Comprehensive Plan or Land Development Code.
- 22 2. City-initiated amendments to the future land use map of the Comprehensive Plan that change
23 the future land use from Alachua County to City of Gainesville categories.
- 24 3. City-initiated amendments to the zoning map that change the zoning from Alachua County to
25 City of Gainesville districts.
- 26 4. Development plan applications for nonresidential projects of 10,000 square feet or less of floor
27 area when not abutting or adjacent to property zoned for single-family residential use.
- 28 5. Development plan applications for residential projects of 10 units or less.
- 29 6. Environmental remediation or safety improvements required by local, state, and federal
30 agencies.

31 C. *Workshop requirements.*

- 32 1. The applicant shall provide the opportunity for a workshop to inform neighboring property
33 owners of the proposed application. The workshop shall be held in a location generally near the
34 subject property and shall be held in a facility that is ADA compliant. The applicant shall provide
35 notification by mail to all owners of property located within 400 feet of the subject property and
36 to all neighborhood associations registered with the city and located within ½-mile of the
37 property. The City Manager or designee shall provide mailing labels to the applicant. The
38 applicant shall mail these notices with proper postage at least 15 calendar days before the
39 workshop. The applicant shall also advertise the workshop in a newspaper of general circulation
40 at least 15 calendar days before the date of the workshop.



1 2. The workshop shall start between 6:00 p.m. and 8:00 p.m. on a weekday or between 9:00 a.m.
 2 and 5:00 p.m. on a weekend. All required workshops shall be held prior to submittal of the
 3 application. The applicant shall be required to schedule an additional workshop if the initial
 4 workshop has occurred more than 6 months prior to submittal of the application.

5 **Section 30-3.8. Public Notice.**

- 6 A. *General.* The notice provisions in this section shall be required prior to all board hearings and are
 7 supplemental to any notice required by state law. If two public hearings are required, then
 8 supplemental notice shall be provided prior to the first public hearing. A request by the applicant to
 9 continue a board hearing shall require the applicant to incur re-notification and re-advertising costs.
- 10 B. *Mailed notice.* Unless otherwise provided by law, addresses for mailed notice required by this
 11 chapter shall be obtained from the latest ad valorem tax records provided by the county property
 12 appraiser. The failure of any person to receive notice shall not invalidate an action if a good faith
 13 attempt was made to comply with the notice requirements. The notice shall identify the physical
 14 address of the subject property; the date, time, and location of the public hearing; and a description
 15 of the application including the nature and degree of the request, potential uses, and other
 16 information as required by the city. The notice shall be mailed at least 15 calendar days prior to the
 17 date of the board hearing to all real property owners whose land will be affected and whose
 18 property lies within 400 feet of any affected property.
- 19 C. *Posted notice.* Posted notice signs shall be posted by the applicant in accordance with procedures
 20 established by the city, and shall include a description of the application with the nature and degree
 21 of the request, potential uses, and other information as required by the city, and shall identify the
 22 date, time, and location of the public hearing. Signs shall be posted at least 15 calendar days prior to
 23 the date of the board hearing. Properties under consideration for a land use or zoning map change
 24 that involve more than 50 non-contiguous acres shall not be required to post signs when the
 25 application is initiated by the city.
- 26 D. *Failure to perfect supplemental notice.* If an applicant fails to provide supplemental notice in
 27 accordance with this section prior to the public hearing, then the public hearing shall be cancelled to
 28 allow compliance with the notice requirements. The failure to provide the supplemental notice
 29 required by this section shall not be construed to invalidate any final action on a land development
 30 decision, if discovered after final action has been taken.

31 **Table III - 1: Public Notice.**

APPLICATION TYPE	NEWSPAPER AD	MAILED NOTICE	POSTED NOTICE
COMPREHENSIVE PLAN AMENDMENTS/LAND USE CHANGES			
Text changes not including amendments to the list of permitted/prohibited uses.	As required by law.	Not required.	Not required.
Text changes amending the list of permitted/prohibited uses involving less than 5% of the total land	As required by law.	Required.	Not required.



Appendix C
Supplemental Documents



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY

Petition No. PB-19-00085LUC Fee: \$ N/A
 1st Step Mtg Date: N/A EZ Fee: \$ N/A
 Tax Map No. 4645/4745 Receipt No. N/A
 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: Richard Moore
 Address:
 Phone: Fax:
 (Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different

Name: City of Gainesville, FL
 Address: PO Box 490
 Phone: 352-334-5023 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 <input checked="" type="checkbox"/>	Zoning Map <input type="checkbox"/>	Master Flood Control Map <input type="checkbox"/>
Present designation: *	Present designation:	Other <input type="checkbox"/> Specify:
Requested designation: **	Requested designation:	

INFORMATION ON PROPERTY

1. Street address: See staff report
 2. Map no(s): 4645/4745
 3. Tax parcel no(s): 07240-026-000
 4. Size of property: 3.85 (MOL) 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. N/A

Certified Cashier's Receipt:

- * Alachua County Heavy Industrial
- ** City of Gainesville Industrial(IND)

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Page 2 of 5

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

- a. Submit on 8 ½ x 11 in. 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? See Staff Report

North

South

East

West

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 X

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

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:
See staff report.
Residential streets

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 X YES ____ (If yes, please explain below)

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

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

NO X YES ____

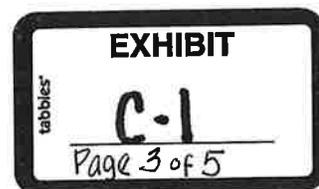
b. Property with archaeological resources deemed significant by the State?

NO X 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): See staff report.

Redevelopment ____
Activity Center ____
Strip Commercial ____

Urban Infill ____
Urban Fringe ____
Traditional Neighborhood ____



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

See staff report.

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

See staff report.

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

See staff report.

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 X

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:	N/A
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.

City of Gainesville, FL
Owner/Agent Signature

October 24, 2019
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) _____





ORDINANCE NO. 171006

1
2
3 An ordinance of the City of Gainesville, Florida, annexing approximately 3.85
4 acres of privately-owned property that is generally located at 5200 SW 41st
5 Boulevard, west of Interstate 75 and north of SW Williston Road, as more
6 specifically described in this ordinance, as petitioned for by the property owner(s)
7 pursuant to Chapter 171, Florida Statutes; making certain findings; providing for
8 inclusion of the property in Appendix I of the City Charter; providing for land use
9 plan, zoning, and subdivision regulations, and enforcement of same; providing
10 for persons engaged in any occupation, business, trade, or profession;
11 providing directions to the Clerk of the Commission; providing a severability
12 clause; providing a repealing clause; and providing an immediate effective date.

13
14 **WHEREAS**, the Municipal Annexation or Contraction Act, Chapter 171, Florida Statutes, (the
15 "Act"), sets forth criteria and procedures for adjusting the boundaries of municipalities through
16 annexations or contractions of corporate limits; and

17 **WHEREAS**, on May 3, 2018, the City Commission of the City of Gainesville received a petition for
18 voluntary annexation of real property located in the unincorporated area of Alachua County, as
19 more specifically described in this ordinance, and determined that the petitions included the
20 signatures of all owners of property in the area proposed to be annexed; and

21 **WHEREAS**, the subject property meets the criteria for annexation under the Act; and

22 **WHEREAS**, the City has provided all notices required pursuant to the Act, including: 1) notice that
23 has been published in a newspaper of general circulation at least once a week for two consecutive
24 weeks prior to first reading, and which notice gives: a) the ordinance number, b) a brief, general
25 description of the area proposed to be annexed together with a map clearly showing the area, and
26 c) a statement that the ordinance and a complete legal description by metes and bounds of the
27 annexation area can be obtained from the office of the Clerk of the Commission; and 2) not fewer
28 than ten calendar days prior to publishing the newspaper notice, the City Commission has



29 provided a copy of the notice, via certified mail, to the Alachua County Board of County
30 Commissioners; and

31 **WHEREAS**, public hearings were held pursuant to the notice described above during which the
32 parties in interest and all others had an opportunity to be and were, in fact, heard.

33 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
34 **FLORIDA:**

35 **SECTION 1.** The City Commission finds that the property described in Section 2 of this ordinance is
36 reasonably compact and contiguous to the present corporate limits of the City of Gainesville and
37 that no part of the subject property is within the boundary of another municipality or outside of
38 the county in which the City of Gainesville lies. The City Commission finds that annexing the
39 subject property into the corporate limits of the City of Gainesville does not create an enclave of
40 unincorporated property.

41 **SECTION 2.** The property described in **Exhibit A**, which is attached hereto and made a part hereof
42 as if set forth in full, is annexed and incorporated within the corporate limits of the City of
43 Gainesville, Florida.

44 **SECTION 3.** The corporate limits of the City of Gainesville, Florida, as set forth in Appendix I,
45 Charter Laws of the City of Gainesville, are amended and revised to include the property described
46 in Section 2 of this ordinance.

47 **SECTION 4.** In accordance with Section 171.062, Florida Statutes, the Alachua County land use
48 plan and zoning or subdivision regulations shall remain in full force and effect in the property
49 described in Section 2 of this ordinance until the City adopts a comprehensive plan amendment
50 that includes the annexed area. The City of Gainesville shall have jurisdiction to enforce the



51 Alachua County land use plan and zoning or subdivision regulations through the City of
52 Gainesville's code enforcement and civil citation processes.

53 **SECTION 5.** (a) All persons who are, as of the effective date of this ordinance, lawfully engaged in
54 any occupation, business, trade, or profession within the property area described in Section 2 of
55 this ordinance shall have the right to continue such occupation, business, trade, or profession, but
56 shall obtain a business tax receipt from the City of Gainesville for the term commencing on
57 October 1, 2018, which tax receipt shall be issued upon payment of the appropriate fee in
58 accordance with the Gainesville Code of Ordinances in effect on October 1, 2018.

59 (b) All persons who are, as of the effective date of this ordinance, lawfully engaged in any
60 construction trade, occupation, or business within the property area described in Section 2 of this
61 ordinance and who possess a valid certificate of competency issued by Alachua County shall have
62 the right to continue the construction trade, occupation, or business within the entire corporate
63 limits of the City of Gainesville, including the subject area, subject to the terms, conditions, and
64 limitations imposed on the certificate by Alachua County, and provided that such persons register
65 the certificate with the Building Inspections Division of the City of Gainesville and the Department
66 of Business and Professional Regulation of the State of Florida, if applicable, on or before 4:00 p.m.
67 of the effective date of this ordinance.

68 **SECTION 6.** The Clerk of the Commission is directed to submit a certified copy of this ordinance to
69 the following parties within seven calendar days after the adoption of this ordinance: 1) the Florida
70 Department of State; 2) the Clerk of the Circuit Court of the Eighth Judicial Circuit in and for
71 Alachua County, Florida; and 3) the Chief Administrative Officer of Alachua County.



72 SECTION 7. If any word, phrase, clause, paragraph, section, or provision of this ordinance or the
73 application hereof to any person or circumstance is held invalid or unconstitutional, such
74 finding shall not affect the other provisions or applications of this ordinance that can be given
75 effect without the invalid or unconstitutional provision or application, and to this end the
76 provisions of this ordinance are declared severable.

77 SECTION 8. All other ordinances or parts of ordinances in conflict herewith are to the extent of
78 such conflict hereby repealed.

79 SECTION 9. This ordinance shall become effective immediately upon adoption.

80 PASSED AND ADOPTED this 4th day of October, 2018.

81
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LAUREN POE
MAYOR

88 Attest:

Approved as to form and legality:

89
90
91
92
93

OMICHELE D. GAIMEY
CLERK OF THE COMMISSION

NICOLLE M. SHALLEY
CITY ATTORNEY

94
95
96
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98

This ordinance passed on first reading this 20th day of September, 2018.

This ordinance passed on second reading this 4th day of October, 2018.

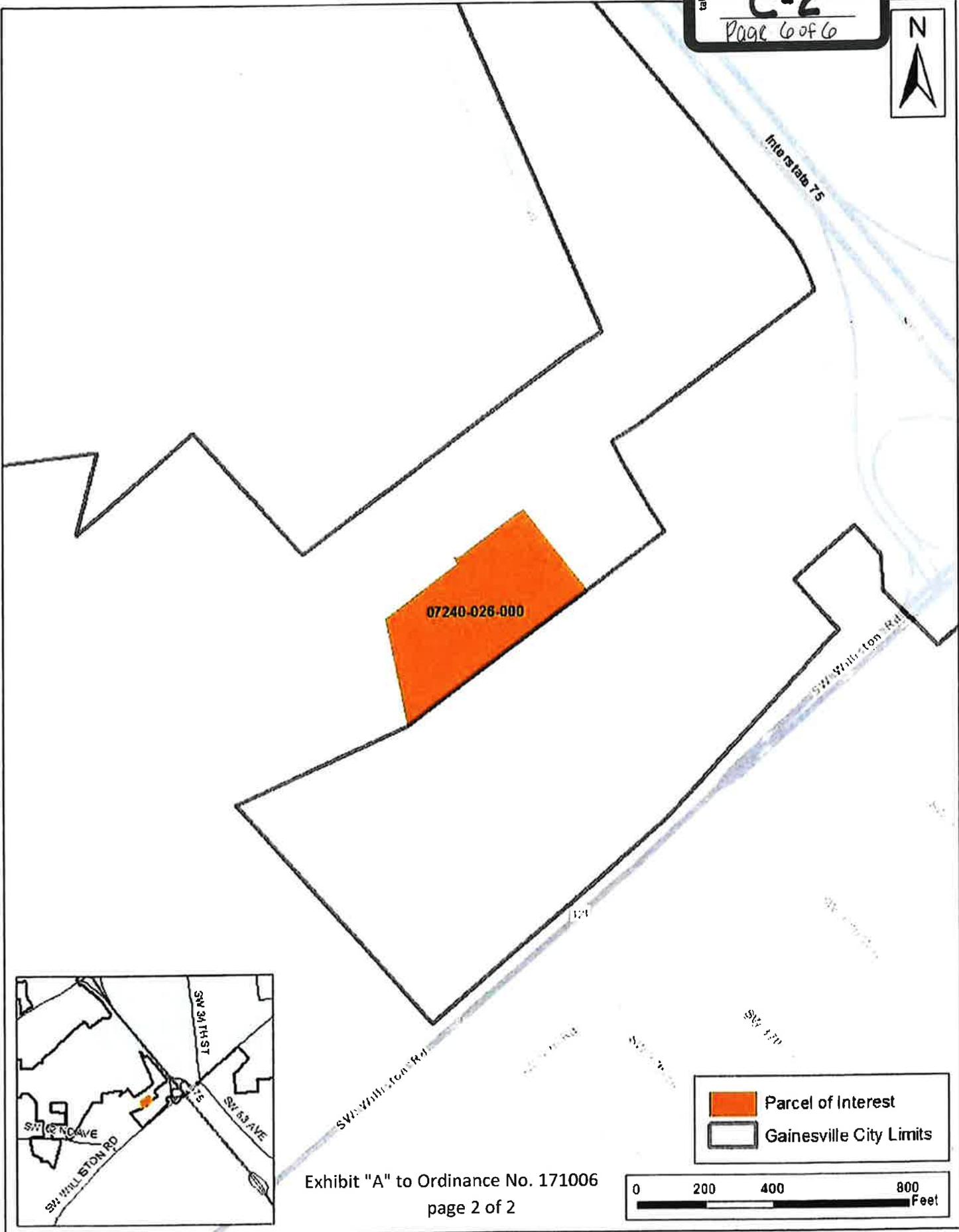


Legal Description

A PARCEL OF LAND SITUATED IN THE GARY GRANT, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

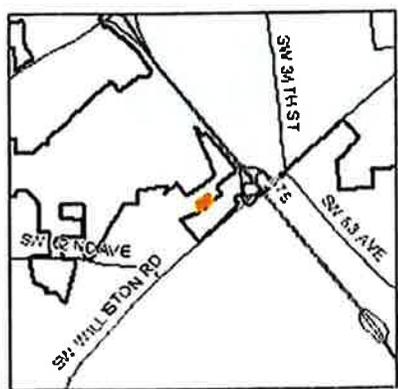
FOR A POINT OF REFERENCE COMMENCE AT A POINT ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE PER ORDINANCE NO. 070721, ALSO BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1736, PAGE 2672 (CURRENT TAX PARCEL NO. 7242) OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (HEREAFTER ABBREVIATED ORB __, P __), AND THE SOUTHWEST CORNER OF LANDS DESCRIBED IN ORB 2208, P 2895 (CURRENT TAX PARCEL NO. 7240-26) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE LEAVING SAID CITY LIMIT LINE N 10° 10' 42" W ALONG THE EAST LINE OF LANDS DESCRIBED IN SAID ORB 1736, P 2672 ALSO BEING THE WEST LINE OF LANDS DESCRIBED IN SAID ORB 2208, P 2895 A DISTANCE OF 323.24 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN SAID ORB 2208, P 2895; THENCE LEAVING THE EAST LINE OF LANDS DESCRIBED IN SAID ORB 1736, P 2672 N 53° 48' 44" E ALONG THE NORTH LINE OF LANDS DESCRIBED IN SAID ORB 2208, P 2895 A DISTANCE OF 506.81 FEET TO THE NORTHEAST CORNER OF SAID LANDS, ALSO BEING THE NORTHWEST CORNER OF LANDS DESCRIBED IN ORB 4427, P 215 (CURRENT TAX PARCEL NO. 7240-24); THENCE S 36° 11' 16" E ALONG THE EAST LINE OF LANDS DESCRIBED IN SAID ORB 2208, P 2895 ALSO BEING THE WEST LINE OF LANDS DESCRIBED IN SAID ORB 4427, P 215 A DISTANCE OF 290.51 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN SAID ORB 2208, P 2895 AND THE SOUTHWEST CORNER OF LANDS DESCRIBED IN SAID ORB 4427, P 215 ALSO BEING A POINT ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE PER ORDINANCE NO. 070721; THENCE S 53° 48' 44" W ALONG SAID CITY LIMIT LINE AND SOUTH LINE OF LANDS DESCRIBED IN SAID ORB 2208, P 2895 A DISTANCE OF 648.55 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 3.85 ACRES MORE OR LESS.

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Page 6 of 6



07240-028-000

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	Parcel of Interest
	Gainesville City Limits

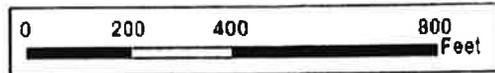


Exhibit "A" to Ordinance No. 171006
page 2 of 2

(6)

Select Year:

The 2018 Florida Statutes

Title XII MUNICIPALITIES

Chapter 171 LOCAL GOVERNMENT BOUNDARIES

[View Entire Chapter](#)

171.062 Effects of annexations or contractions.—

(1) An area annexed to a municipality shall be subject to all laws, ordinances, and regulations in force in that municipality and shall be entitled to the same privileges and benefits as other parts of that municipality upon the effective date of the annexation.

(2) If the area annexed was subject to a county land use plan and county zoning or subdivision regulations, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.

(3) An area excluded from a municipality shall no longer be subject to any laws, ordinances, or regulations in force in the municipality from which it was excluded and shall no longer be entitled to the privileges and benefits accruing to the area within the municipal boundaries upon the effective date of the exclusion. It shall be subject to all laws, ordinances, and regulations in force in that county.

(4)(a) A party that has an exclusive franchise which was in effect for at least 6 months prior to the initiation of an annexation to provide solid waste collection services in an unincorporated area may continue to provide such services to an annexed area for 5 years or the remainder of the franchise term, whichever is shorter, if:

1. The franchisee provides, if the annexing municipality requires, a level of quality and frequency of service which is equivalent to that required by the municipality in other areas of the municipality not served by the franchisee, and

2. The franchisee provides such service to the annexed area at a reasonable cost. The cost must include the following as related to providing services to the annexed area:

- a. Capital costs for land, structures, vehicles, equipment, and other items used for solid waste management;
- b. Operating and maintenance costs for solid waste management;
- c. Costs to comply with applicable statutes, rules, permit conditions, and insurance requirements;
- d. Disposal costs; and
- e. A reasonable profit.

If the municipality and the franchisee cannot enter into an agreement as to such cost, they shall submit the matter of cost to arbitration.

(b) A municipality, at its option, may allow the franchisee to continue providing services pursuant to the existing franchise agreement.

(c) A municipality may terminate any franchise if the franchisee does not agree to comply with the requirements of paragraph (a) within 90 days after the effective date of the proposed annexation.

(5) A party that has a contract that was in effect for at least 6 months prior to the initiation of an annexation to provide solid waste collection services in an unincorporated area may continue to provide such services to an annexed area for 5 years or the remainder of the contract term, whichever is shorter. Within a reasonable time following a written request to do so, the party shall provide the annexing municipality with a copy of the pertinent portion of the contract or other written evidence showing the duration of the contract, excluding any automatic renewals or so-called “evergreen” provisions. This subsection does not apply to contracts to provide solid waste collection services to single-family residential properties in those enclaves described in s. [171.046](#).

History.—s. 1, ch. 74-190; s. 22, ch. 85-55; s. 1, ch. 88-92; s. 17, ch. 93-206; s. 2, ch. 93-243; s. 2, ch. 2000-304.



Policy 4.2.3 Commercial uses within an area designated for industrial land use shall be limited to neighborhood convenience, except as provided in Objective 4.1 for that portion of Tax Parcels 07872-003-002 and 07872-003-008 described in the Declaration of Covenants, Conditions and Restrictions recorded in Book 3598, Page 1133 of the Official Records of Alachua County.

Policy 4.2.4 Alachua County shall utilize a public planning process to evaluate alternatives to the Industrial Future Land Use designation to the southeast of the Gainesville Regional Airport. The process should include private property owners, representatives of the Gainesville Regional Airport, and other interested members of the public. The process shall evaluate the needs of existing residents of the area, as well as evaluating any new regulations related to the airport.

OBJECTIVE 4.3 - LIGHT INDUSTRIAL

The Light Industrial future land use classification is established to accommodate certain office and light industrial uses, such as research and development and experimental laboratories and similar uses or the manufacturing or fabrication of products that have minimal off-site impacts.

Policy 4.3.1 Certain office and light industrial uses, such as research, development, and experimental laboratories and similar uses, or the manufacturing or fabrication of products that have minimal off-site impacts and that do not require specialized sites may also be appropriate within Transit Oriented Developments (TODs) or Activity Centers. Stringent performance standards shall be incorporated into the land development regulations to provide buffering, signage, landscaping, and architectural standards, and other methods to limit any adverse impacts and ensure compatibility with adjacent areas. Certain warehousing, transportation and distribution uses may be appropriate if all performance standards can be achieved.

OBJECTIVE 4.4 - HEAVY INDUSTRIAL

The Heavy Industrial Future Land Use is established to accommodate traditional industrial uses that are dependent on transportation and large volumes of raw materials. Heavy Industrial uses have unique potential impacts on surrounding lands including noise, odor, smoke, vibration and other hazards. Heavy Industrial uses shall be located to provide the most efficient provision of services while minimizing potential impacts to adjacent development and environmental features.

Policy 4.4.1 Heavy Industrial uses shall not be located adjacent to residential or agricultural areas without adequate buffering or integrating design and business practices to eliminate or minimize adverse impacts. Land use decisions concerning location of industrial uses shall take into consideration environmental justice.

Policy 4.4.2 Prime heavy industrial locations, pursuant to Policy 4.1.2 above, shall be kept free from encroachment of incompatible land uses.

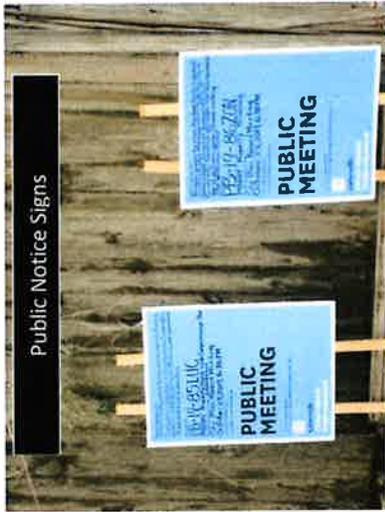
OBJECTIVE 4.5 - DESIGN AND SITE STANDARDS

Policy 4.5.1 Industrial facilities in the urban cluster shall group together in planned industrial districts on sites capable of being expanded and developed in stages. Criteria for permitting industrial development shall include but are not limited to:

- (a) topography and soils-land having stable, well-drained soils, free from flooding;
- (b) climate--prevailing wind direction that does not impact adjacent residential areas;

Project Name and Number:		Moore Property, PB-19-85 LUC	
Application Type:		Small-Scale Comprehensive Plan Amendment	
Public Hearing Date:		October 24, 2019	
Cycle	Department	Reviewer	Status
1	Alachua County EPD	Gus Olmos	No Review Required
	Building Coordinator	John Freeland	No Review Required
	Environmental	Liliana Kolluri	Approved
	Gainesville Fire Rescue Department	Tom Burgett	Approved
	GRU New Services Department	Wendy Mercer	Approved
	Historic Preservation	Jason Simmons	Approved
	Planners	Bedez Massey	Approved
	Public Works – Design	Rick Melzer	Approved
	Public Works Constructability	Matt Williams	No Review Required
	Public Works Solid Waste	Steve Joplin	Approved
	Public Works Stormwater	Gail Mowry	Approved
	Public Works Survey	Pat Durbin	No Review Required
	Transportation Mobility	Jason Simmons	Approved
	Urban Forestry	Liliana Kolluri	Approved
Department of Mobility	Scott Wright	Approved	
Public Works Stormwater Management Utility	Mary Frieg	Approved	

MOORE PROPERTY



Public Notice Signs



View of Subject Property Looking South



View of Subject Property Looking Southwest



Gated Entrance Looking West



View of Subject Property Looking East



North of Subject Property Looking West



View of Subject Property Looking Southwest



View of Subject Property Looking West



North of Subject Property Looking East

190535B