

AFFIDAVIT

Irene Salley

Owner(s)

Application Number

Causseaux, Hewett, & Walpole, Inc.

Appointed Agent(s)

13861-000-000

Parcel Number(s)

5

Section

10

Township

20

Range

Comprehensive Plan Amendment, Rezoning, and Lot Split Applications

Type of Request

I (we), the property owner(s) of the subject property, being duly sworn, depose and say the following:

1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
2. That this property constitutes the property for which the above noted land use request is being made to the City of Gainesville City Commissioners;
3. That I (we), the undersigned, have appointed, and do appoint, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;
4. That this affidavit has been executed to induce the City of Gainesville City Commissioners to consider and act on the subject request;
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

Owner (Signature)

Owner (Signature)

*Irene Salley*

STATE OF FLORIDA  
COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME THIS 17<sup>th</sup> DAY

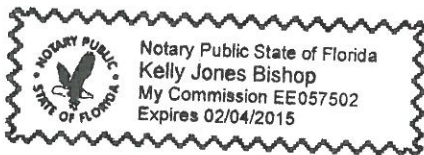
OF September, 2012

BY Irene Salley

WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE

PRODUCED \_\_\_\_\_

(TYPE OF IDENTIFICATION) AS IDENTIFICATION.



(SEAL ABOVE)

*Kelly Jones Bishop*

Name of Notary typed, printed or stamped

*Kelly Jones Bishop*

*EE057502*

Commission Number

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2553690 2 PGS  
Feb 01, 2010 10:39 AM  
BOOK 3934 PAGE 346  
J. K. IRBY  
Clerk Of Circuit Court  
Alachua County, Florida  
CLERK10 Receipt # 432994

Doc Stamp-Deed: \$25.20



2553690 2 PGS

This Instrument Prepared by:  
Sam Bridges, Land Rights Coordinator  
City of Gainesville - Public Works #58  
Post Office Box 490  
Gainesville, Florida 32602-0490

Tax Parcel 13862-000-000  
Section 5, Township 10 South, Range 20 East

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made the 28<sup>th</sup> day of DECEMBER, 2009, by the **City of Gainesville, Florida**, a municipal corporation existing under the laws of the State of Florida, with its permanent post office address at Post Office Box 490, Gainesville, Florida 32602-0490, **GRANTOR**, to **Irene Salley**, 6651 Northwest 20<sup>th</sup> Place, Gainesville, Florida 32605, **GRANTEE**;

*(Whoever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires)*

**WITNESSETH:** That Grantor, for and in consideration of the sum of \$1.00 in hand paid by the Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate and lying in the County of Alachua, State of Florida, to wit:

**Legal Description**

The Easterly 20 feet of the Northernly 90 feet of Lot 16, Block 4, as per the plat of the W. R. Thomas Subdivision, Plat Book "A", page 27.

*The subject property is not the homestead of the Grantor nor is it contiguous thereto.*

*Containing 1,800 square feet, more or less.*

**SUBJECT** to valid, and enforceable zoning restrictions imposed by governmental authority, valid and enforceable easements and restrictions of record and taxes for 2010 and subsequent years.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor hereby covenants with said Grantee, except as set forth herein, that at the time of delivery of this deed the land was free from all encumbrances made by it, and that it will warrant and defend the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand and seal the day and year first above written.

Tax Parcel 13862-000-000  
Section 5, Township 10 South, Range 20 East

Page 2

Signed, sealed & delivered  
In the Presence of:

CITY OF GAINESVILLE, FLORIDA  
A Florida Municipal Corporation

Shirley R Young  
Print Name Shirley R. Young

Pegeen Hanrahan  
Pegeen Hanrahan, Mayor

Sharon D. Williams  
Print Name Sharon D. Williams

ATTEST:

[Signature]  
Kurt M. Lannon, Clerk of the Commission

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 28 day of December, 2009, by PEGEEN HANRAHAN and KURT M. LANNON, Mayor and Clerk of the Commission, respectively, of the City of Gainesville, Florida, a municipal corporation, who are personally known to me and duly sworn, who acknowledged that as such officers, and pursuant to authority from said corporation, they executed the foregoing instrument and affixed the corporate seal for and on behalf of said corporation, as its act and deed, and for the uses and purposes set forth and contained in said instrument.

Sharon D. Williams  
Print Name: Sharon D. Williams  
State of Florida  
My Commission Expires: 10/25/2011



APPROVED AS TO FORM AND LEGALITY  
Michelle M. Halliday  
Michelle M. Halliday, Sr. Asst. City Mgr.  
City of Gainesville, Florida

# Alachua County Tax Collector

generated on 9/12/2012 9:11:47 AM EDT

## Tax Record

Last Update: 9/12/2012 9:11:47 AM EDT

### Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

<b>Account Number</b>		<b>Tax Type</b>		<b>Tax Year</b>	
<b>13861-000-000</b>		<b>REAL ESTATE</b>		<b>2011</b>	
<b>Mailing Address</b> SALLEY IRENE 6651 NW 20TH PL GAINESVILLE FL 32605		<b>Physical Address</b> 1126 NW 7TH AVE		<b>GEO Number</b> 05-10-20-13861000000	
<b>Exempt Amount</b>		<b>Taxable Value</b>			
<b>See Below</b>		<b>See Below</b>			
<b>Exemption Detail</b> NO EXEMPTIONS		<b>Millage Code</b> 3600		<b>Escrow Code</b>	
<b>Legal Description</b> 1126 NW 7TH AVE BROWN ADDN BK 9 PB A-64 WR THOMAS S/D PB A-27 LOT 14 & 15 BK 4 OR 3820/0504 ALSO THE ELY 20 FT OF THE NLY 90 FT OF LOT 16 BK 4 OR 3934/0346					
<b>Ad Valorem Taxes</b>					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Amount</b>
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.5956	47,800	0	\$47,800	\$410.87
CNTY DEBT LL	0.2500	47,800	0	\$47,800	\$11.95
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.3638	47,800	0	\$47,800	\$65.19
LIBRARY BONDS	0.1152	47,800	0	\$47,800	\$5.51
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL GENERAL	5.4540	47,800	0	\$47,800	\$260.70
SCHL DISCRNRY & CN	0.7480	47,800	0	\$47,800	\$35.75
SCHL BOND 5	0.3900	47,800	0	\$47,800	\$18.64
SCHOOL VOTED	1.0000	47,800	0	\$47,800	\$47.80
SCHL CAP27 PROJECT	1.5000	47,800	0	\$47,800	\$71.70
ST JOHNS RIVER WATER MGT DISTR	0.3313	47,800	0	\$47,800	\$15.84
36 CITY OF GAINESVILLE	4.2544	47,800	0	\$47,800	\$203.36
<b>Total Millage</b>		24.0023	<b>Total Taxes</b>		\$1,147.31
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levying Authority</b>		<b>Amount</b>		
R710	710 SOLID WASTE MGMT		\$17.78		
T360	360 GAINESVILLE FIRE ASMT		\$115.84		
<b>Total Assessments</b>				\$133.62	

Taxes & Assessments	\$1,280.93
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If Paid By	Amount Due
	<b>\$0.00</b>

Date Paid	Transaction	Receipt	Year	Amount Paid
1/31/2012	PAYMENT	3026962.0002	2011	\$1,255.31

Prior Year Taxes Due
NO DELINQUENT TAXES

**Salley Property**  
**Parcel #13861-000-000**  
*Small-scale Comprehensive Plan Amendment  
and Rezoning Justification Report*

***Prepared for Submittal to:***  
The City of Gainesville, Florida

***Prepared on Behalf of:***  
Irene Salley

***Prepared by:***



September 17, 2012  
PN 12-0190

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1. EXECUTIVE SUMMARY

Causseaux, Hewett, & Walpole, Inc.  
 Engineering • Surveying • Planning • CEI

**To:** Mr. Erik Bredfeldt, AICP, Ph.D., City of Gainesville, PN 12-0190  
 Planning and Development Director

**From:** Craig Brashier, AICP, Planning Project Manager

**Date:** September 17, 2012

**Re:** Salley Property (Parcel #13861-000-000) – Small-scale Comprehensive Plan Amendment and Rezoning

<b>Jurisdiction:</b> City of Gainesville		<b>Intent of Development:</b> Unify Property Designations	
<b>Description of Location:</b> 1126 NW 7 <sup>th</sup> Avenue, Gainesville, FL			
<b>Parcel Number:</b> 13861-000-000		<b>Acres:</b> ± 0.04 acre <small>(Source: The Alachua County Property Appraiser)</small>	
<b>Current Future Land Use (FLU) Classification:</b> <i>Public Facilities (PF) (± 0.04 Acres)</i>			
<b>Proposed FLU Classification:</b> <i>Residential Low Density (RL) (± 0.04 Acres)</i>			
<b>Current Zoning District:</b> <i>Public Services and Operations (PS) (± 0.04 Acres)</i>			
<b>Proposed Zoning District:</b> <i>Residential Single Family (RSF-4) (± 0.04 Acres)</i>			
<b>Current FLU &amp; RZ Acreage</b> PF = ± 0.04	<b>Proposed FLU &amp; RZ Acreage</b> RL = ± 0.04	<b>Net FLU &amp; RZ Change</b> MUL = ± 0.04	
<b>Current Allowable Density by Right</b> The existing PF designation does not allow any residential units.			
<b>Potential Maximum Allowable Density and Intensity by Right</b> Due to the limited size of the subject property, no additional density will be gained by this amendment. This amendment will unify the FLU and zoning designations for the site and allow the applicant to utilize the entire parcel for residential uses.			



**2. STATEMENT OF PROPOSED CHANGE**

The applicant requests to change the existing Future Land Use (FLU) classification on a ±0.04-acre portion of Alachua County Tax Parcel 13861-000-000 from Public Facilities (PF) to Single Family (SF). The applicant also requests to amend the zoning district from Public Services and Operations (PS) to Residential Single Family (RSF-4). The site is located in the northeast quadrant of the NW 12<sup>th</sup> Street and NW 7<sup>th</sup> Avenue intersection. The requested Ss-CPA and rezoning will be submitted and reviewed concurrently. The proposed amendments satisfy the logical nexus test because contiguous parcels are also designated with the requested FLU classification and zoning category.

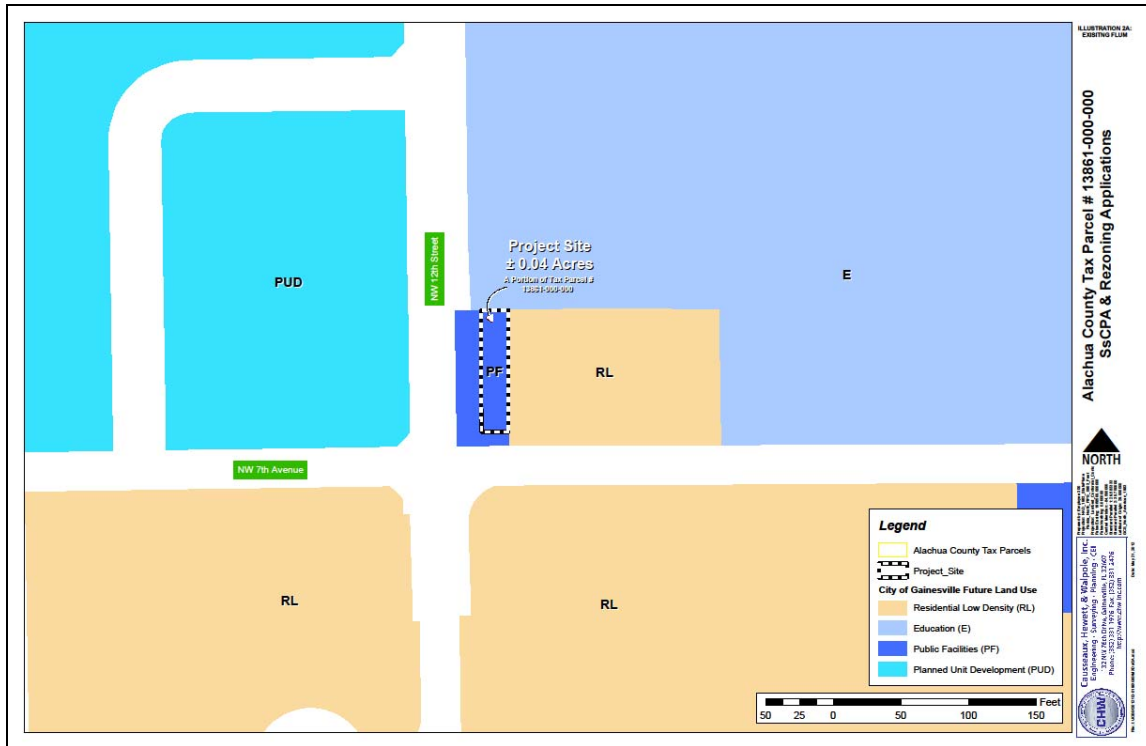
As seen in Figure 1, a single-family residential home is located on the parcel and fronts NW 7<sup>th</sup> Avenue. University House apartments are located directly across NW 12<sup>th</sup> Street and A. Quinn Jones School is located on the adjacent property to the north. All other surrounding properties are also made up of single-family residential units.



**Figure 1: Aerial Map**

**Table 1: Surrounding Future Land Use and Zoning Designations**

Direction	Future Land Use Designation	Zoning Designation
North	Education (E)	Education (ED)
East	Residential Low Density (RL)	Residential Single Family-4 (RSF-4)
South	Public Facilities (PF)	Public Services & Operations (PS)
West	Public Facilities (PF)	Public Services & Operations (PS)



**Figure 2: Existing Future Land Use Map**

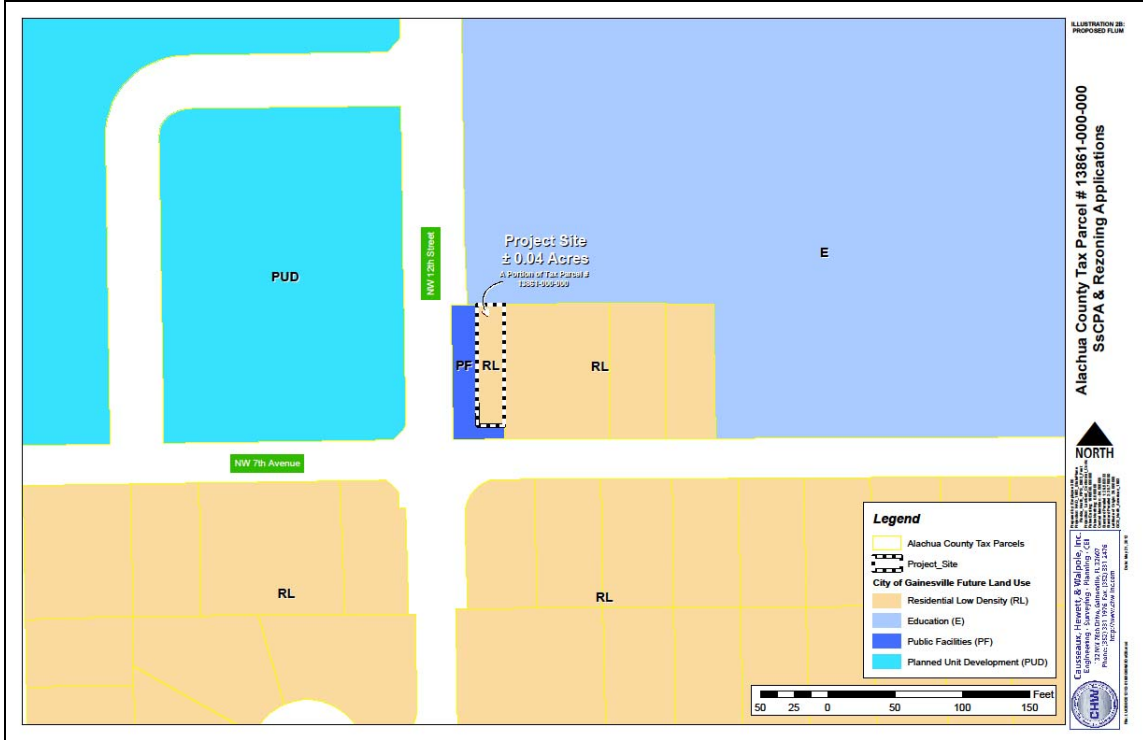


Figure 3: Proposed Future Land Use Map

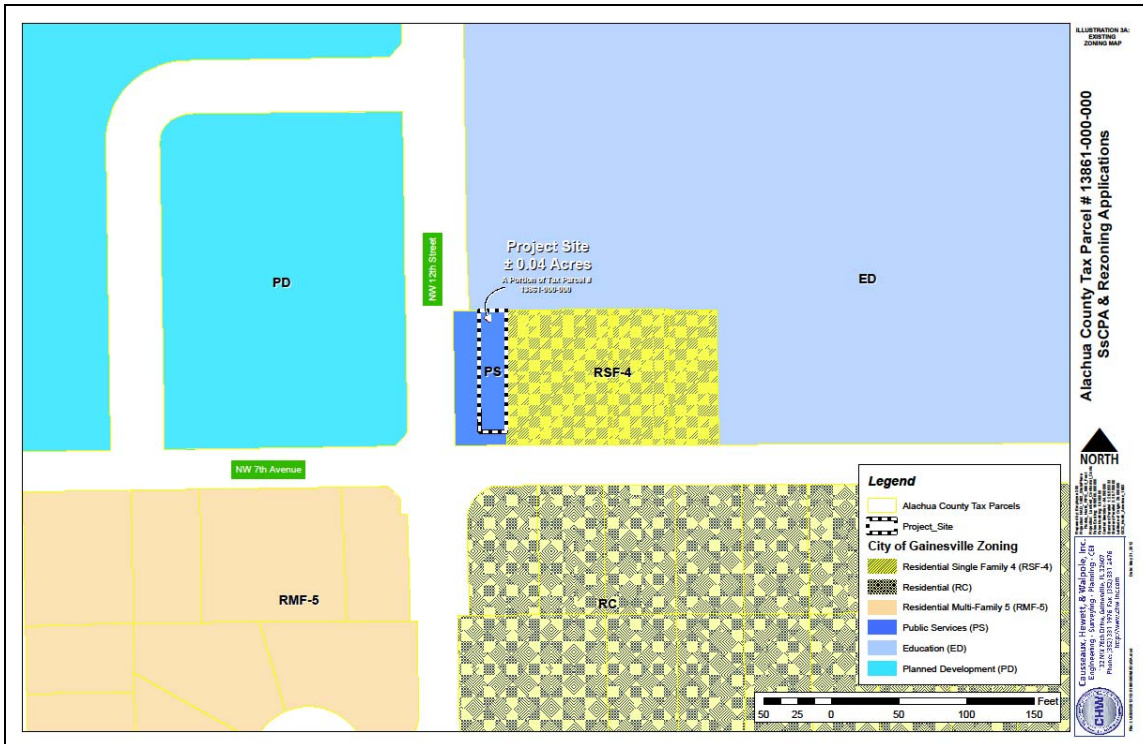
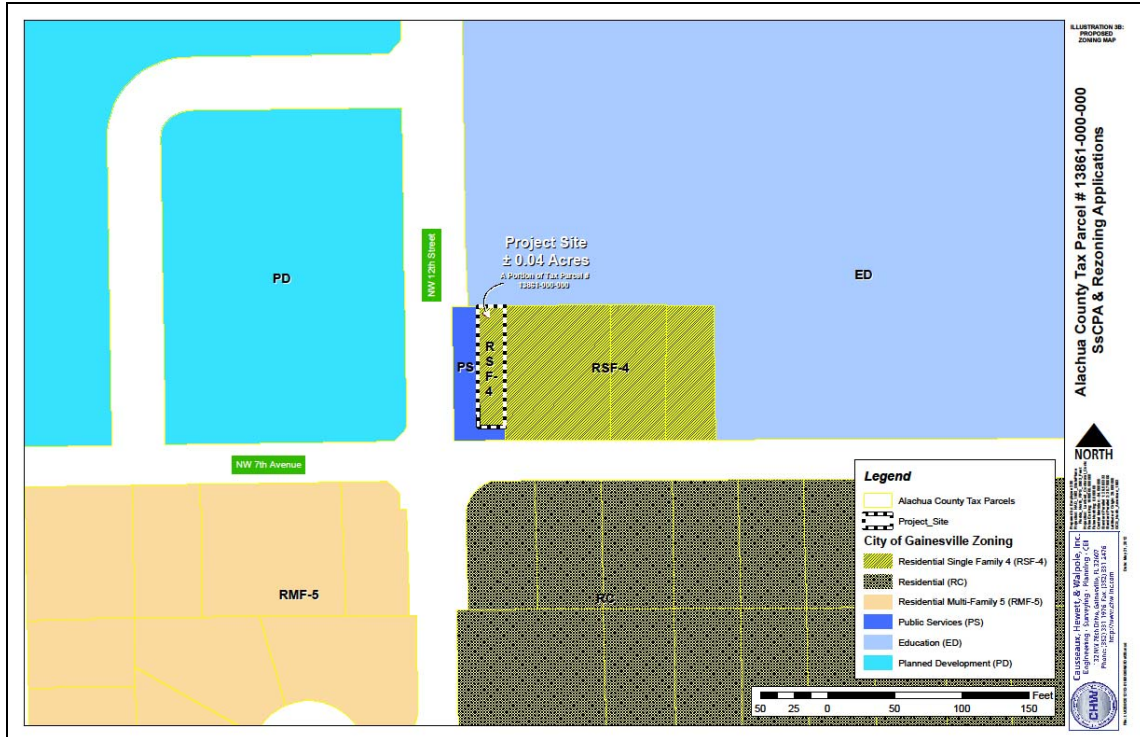


Figure 4: Existing Zoning Map



**Figure 5: Proposed Zoning Map**

In 2009, Ms. Salley purchased 1,800 ft<sup>2</sup> from the City of Gainesville for \$3,600. This 1,800 ft<sup>2</sup> was, and still is, designated as Public Facilities (PF) on the City's Future Land Use Map (FLUM) and is zoned Public Services and Operations (PS).

In order to utilize the 1,800 ft<sup>2</sup> purchased from the City for residential uses, an SsCPA and rezoning are required to amend the Future Land Use designation to Residential Low Density (RL) and the zoning district to Residential Single Family-4 (RSF-4), consistent with the remainder of her property. CHW met with Mr. Sam Bridges, City of Gainesville Land Rights Coordinator, to discuss this property's history. Mr. Bridges confirmed that the property was sold to Ms. Salley with no additional limitations on the future use of the property.

Mr. Bridges agreed that the City should have changed the Future Land Use (FLU) and zoning designations at the time of the sale so that Ms. Salley could fully utilize the property. Therefore, the City of Gainesville has agreed to be the applicant on the SsCPA and rezoning applications and process them at no cost to Ms. Salley. Causseaux, Hewett, & Walpole, Inc. (CHW) submits this justification report, maps, and additional supporting information to assist City Planning staff with the application preparation. Mr. Bridges also offered to provide the Planning Department with any information they may need to initiate the SsCPA and rezoning amendments.

According to Mr. Bridges, the City originally acquired the adjacent Alachua County Tax Parcel #13862-000-000 and the portion that Ms. Salley now owns which is designated as PF / PS through eminent domain for right-of-way in 1979. Mr. Bridges stated that tax parcel #13862-000-000 should technically no longer be a parcel as it is really right-of-way for NW 12<sup>th</sup> Street. Given these facts, Mr. Bridges informed CHW that there should be no problems with allowing one or more driveways across tax parcel #13862-000-000 and that an access easement can be granted for the property's ultimate use, should this be necessary in the future.

### 3. IMPACT ANALYSIS

#### IMPACT ON RESIDENTIAL STREETS

The proposed SsCPA and rezoning on the 0.04 acre site will not increase the permitted density for the site. The amendments are essentially clean-up items that will allow the applicant to fully utilize the land purchased from the City of Gainesville. Since there will be no increase in density, the proposed amendments are not expected to impact the adjacent and nearby residential streets.

Anyone travelling the local streets adjacent to the project site for daily or weekly needs is already on the roadway network. Pedestrian and bike access to and from numerous houses and apartments is possible and can reduce overall Vehicle Miles Traveled (VMT).

#### IMPACT ON NOISE AND LIGHTING

All surrounding uses are located within an urban, residential environment. The existing residential use will continue and will not have significant noise and lighting impacts on adjacent residential properties.

#### ENVIRONMENTAL FEATURES

The project is located in the City of Gainesville's urban core. As illustrated in Figure 6, there are no wetland or floodplain areas within the project site.

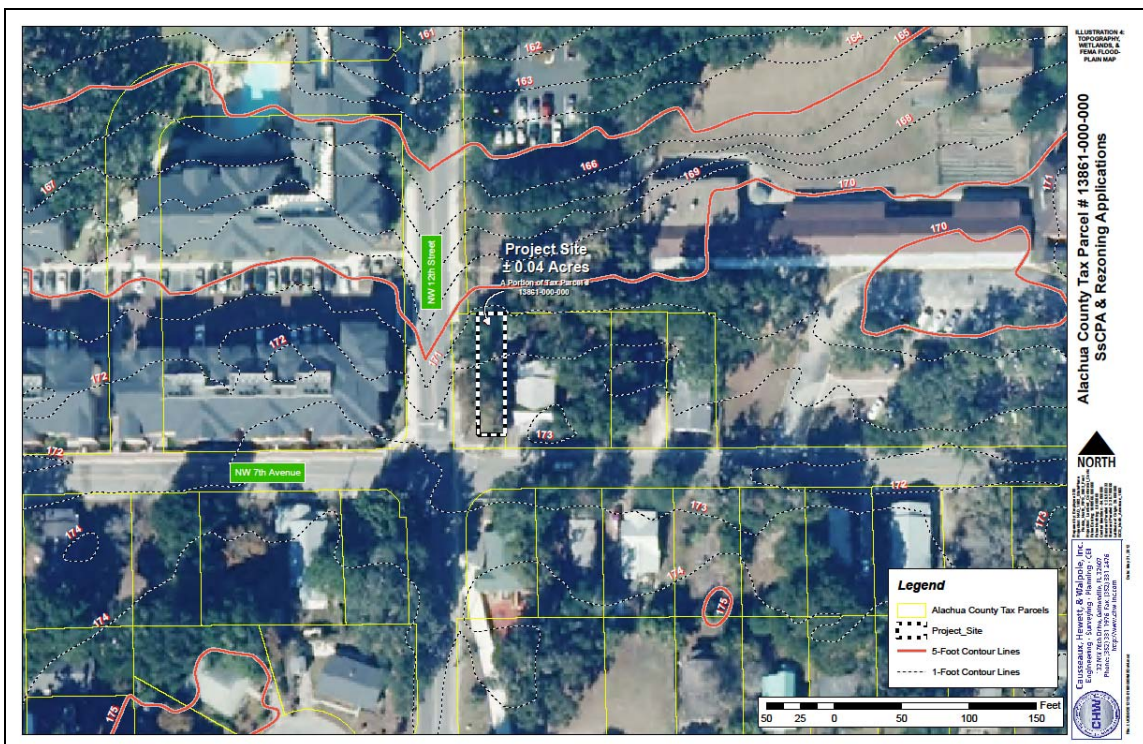
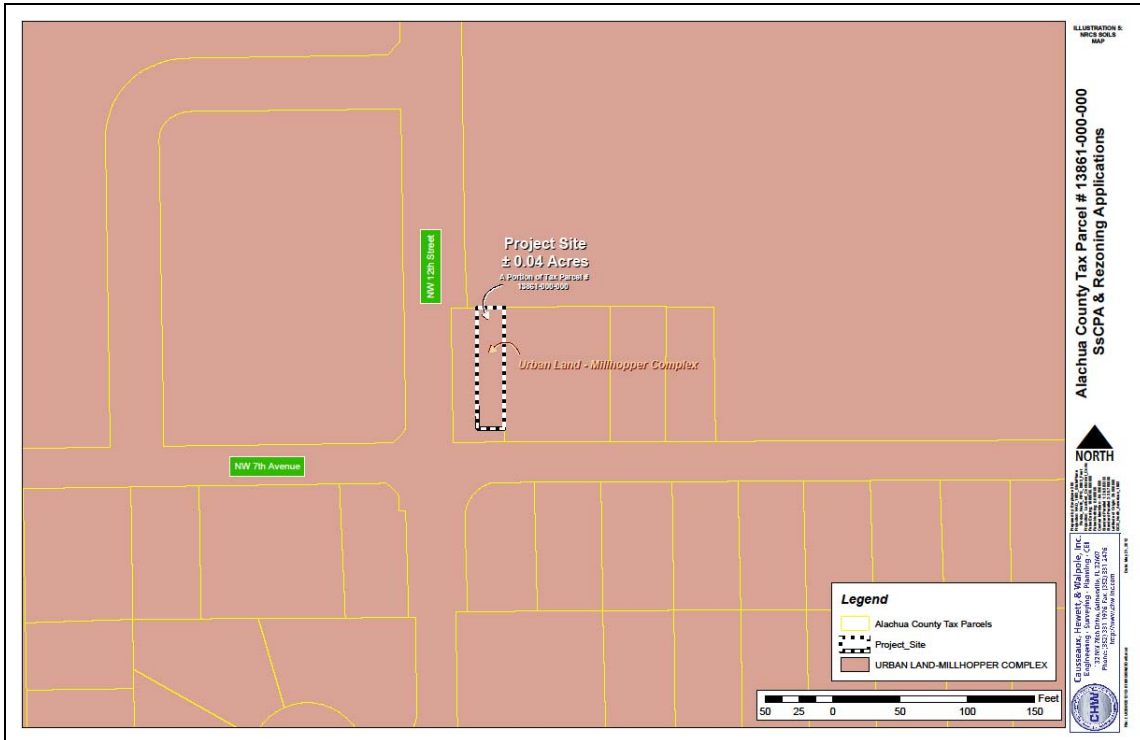


Figure 6: Topography, Wetlands, and FEMA Floodplain Map

According to the National Resources Conservation Service (NRCS), the on-site soil types are Urban Land – Millhopper Complex (*Figure 7*). These soils are suitable for urban-type development.



**Figure 7: Natural Resources Conservation Service (NRCS) Soils Map**

Several trees are located on the applicant’s parcel. Should redevelopment take place on this parcel in the future, tree preservation and tree impacts will be in accordance with City of Gainesville Land Development Code (LDC).

**HISTORIC AND ARCHEOLOGICAL RESOURCES**

According to the Florida Division of Historical Resources (DHR), no archeological resources are located on the property.

**COMMUNITY CONTRIBUTIONS**

The proposed SsCPA and rezoning are consistent with the City of Gainesville Comprehensive Plan and LDC. The proposed FLU and zoning district will unify the parcel’s classifications and allow the property owner to fully utilize the property purchased from the City of Gainesville. The allowed uses or maximum density will not change as a result of these applications.

**POTENTIAL LONG-TERM ECONOMIC BENEFITS**

The proposed SsCPA and rezoning applications will unify the property’s classifications and increase the chance for redevelopment in the future. Potential

redevelopment of this site could improve the character of the neighborhood, work toward increasing property values, and lead to further redevelopment of nearby properties. All potential redevelopment opportunities would be consistent with the residential nature of the area.

**LEVEL OF SERVICE STANDARDS**

The proposed SsCPA and rezoning applications for the 0.04-acre site will not result in an increase to permitted residential density. The site is located within the City’s TCEA Zone A, which was established to encourage redevelopment and infill near the University Context Area and the urban core. Developers within TCEA Zone A are responsible to provide transportation improvements that are required due to safety and/or operational conditions. Development or redevelopment within TCEA Zone A may be required to provide the following:

- a. Sidewalk connections to existing and planned public sidewalk;
- b. Cross-access connections/easements or joint driveways;
- 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 bus shelters;
- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site; and
- e. Provide safe and convenient on-site pedestrian circulation.

The subject parcel provides easy access to the Regional Transit System’s bus routes 5, 27, and 29, which travel along University Avenue, NW 6<sup>th</sup> Street, and NW 13<sup>th</sup> Street, respectively. With respect to mass transit, specific LOS standards are not established within the City of Gainesville Comprehensive Plan. However, desired densities along major corridors have been expressed.

**LEVEL OF SERVICE**

The following tables summarize the public facilities capacity analysis for the Ss-CPA and rezoning. As can be seen by the calculations, this proposed Ss-CPA does not degrade existing public facilities below accepted LOS standards.

**Table 2: Projected Trip Generation**

Category <sup>1</sup>	New Units <sup>2</sup>	AADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Single Family Detached Housing (210)	0	9.57	0	0.75	0	1.01	0
Total							

1. Source: *ITE Trip Generation Manual, 8<sup>th</sup> Edition.*  
 2. Unit = 1 dwelling unit, or 1,000 square feet.



*Conclusion: The proposed SsCPA and rezoning applications will not increase the permitted density on the applicant's overall parcel. Since there will be no increase to the permitted density, there will be no increased impacts to the adopted transportation LOS.*

**Table 3: Projected Potable Water Capacity**

System Category	Gallons Per Day
Murphy Water Treatment Plant Current Capacity <sup>1</sup>	30,000,000
Current Use <sup>1</sup>	23,400,000
Available Capacity	6,600,000
Projected Demand from Ss-CPA & Rezoning [0 additional du x 2.46 persons / du x 200 gal/day]	0
Residual Capacity After Proposed Ss-CPA & Rezoning	6,600,000

*1. Source: Gainesville Regional Utilities, Water and Wastewater Systems Division. Date: January 11, 2012*

*Conclusion: The proposed SsCPA and rezoning applications will not increase the permitted density on the applicant's overall parcel. Since there will be no increase to the permitted density, there will be no increased impacts to the adopted potable water LOS. As shown in Table 3, potable water capacity exists to adequately serve the proposed amendment.*

**Table 4: Projected Sanitary Sewer Capacity**

System Category	Gallons of Effluent Per Day
Main Street Water Reclamation Facility Current Capacity <sup>1</sup>	7,500,000
Current Average Demand <sup>1</sup>	6,080,000
Available Capacity	1,420,000
Projected Demand from Ss-CPA & Rezoning [0 additional du x 2.46 persons / du x 113 gal/day]	0
Residual Capacity After Proposed Ss-CPA & Rezoning	1,420,000

*1. Source: Gainesville Regional Utilities Water and Wastewater Systems Division. Date: January 11, 2012*

*Conclusion: The proposed SsCPA and rezoning applications will not increase the permitted density on the applicant's overall parcel. Since there will be no increase to the permitted density, there will be no increased impacts to the adopted sanitary sewer LOS. As shown in Table 4, sanitary sewer capacity exists to adequately serve the proposed amendment.*

**Table 5: Projected Solid Waste Capacity**

System Category	Tons of Solid Waste Per Year
Projected Impact from Ss-CPA & Rezoning	0
Alachua County Solid Waste Facility Capacity <sup>1</sup>	>10 years

*1. Source: Alachua County Comprehensive Plan*

*Conclusion: The proposed SsCPA and rezoning applications will not increase the permitted density on the applicant's overall parcel. Since there will be no*

increase to the permitted density, there will be no increased impacts to the adopted solid waste LOS. As shown in Table 5, solid waste facility capacity exists to adequately serve the proposed amendment.

**Table 6: Projected Public School Student Generation**

	Units <sup>1</sup>	Elementary	Middle	High
<b>Generation Rates<sup>2</sup></b>				
Single Family Units	-	0.159	0.080	0.112
Multi-family Units	-	0.042	0.016	0.019
<b>Calculations</b>				
Single Family Units	0	0	0	0
Multi-family Units	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

1. Unit = number of dwelling units.

2. Source: School Board of Alachua County: 2009-2010 Five Year District Facilities Plan.

**Table 7: Projected Public School Capacities**

School <sup>1</sup>	Permanent Adjusted Program Capacity <sup>2</sup>	5/11/10 Enrollment School Year <sup>2</sup>	Estimated Students Created by Ss-CPA & Rezoning at Build-out <sup>3</sup>	Percentage Capacity
Finley Elementary	503	457	0	91%
Westwood Middle	1,142	965	0	85%
Gainesville High	1,935	1,683	0	87%

1. Source: Interactive Map of City of Gainesville Services (<http://www.cityofgainesville.org/gis/>)

2. Source: School Board of Alachua County: School Capacity vs. Enrollment. Dated: July 25, 2011

3. Source: Table 6: Projected Public School Impact

**Conclusion:** The proposed SsCPA and rezoning applications will not increase the permitted density on the applicant's overall parcel. Since there will be no increase to the permitted density, there will be no increased impacts to the adopted transportation LOS. As shown in Tables 10 and 11, the proposed amendment will not exceed existing public school capacity.

#### 4. CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

##### *FUTURE LAND USE ELEMENT*

The proposed Ss-CPA and rezoning site is currently designated as Public Facilities (PF) on the FLUM and is in the Public Services and Operations (PS) zoning district. The requested Residential Low Density (RL) FLU is consistent with the accompanying rezoning request for the Residential Single Family (RSF-4) district. The proposed FLU and rezoning classifications permit a residential uses consistent with the surrounding uses and character of the neighborhood..

Future Land Use Element (FLUE) *Policy 4.1.1*

##### **Residential Low Density (Up to 12 units per acre)**

This land use category shall allow dwellings at densities up to 12 units per acre. The Residential Low-Density land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development, particularly the conservation of existing traditional low-density neighborhoods, single-family attached and zero-lot line development, and small-scale multi-family development. Land development regulations shall determine gradations of density, specific uses and performance measures. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations; accessory units in conjunction with single-family dwellings; and bed-and breakfast establishments within certain limitations.

**Response: The proposed RL FLU designation will unify the applicant's entire parcel and allow residential development that is consistent with the surrounding properties as well as the residential character of the neighborhood.**

FLUE Policy 1.1.3

Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

**Response: The proposed RL FLU designation permits low density residential uses that are consistent with the residential nature of the established neighborhood. The permitted residential uses will complement the existing single-family units and the existing multi-family units in the**

**University House development to create a variety of residential types within this neighborhood.**

FLUE Goal 2

Redevelopment areas within the City, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

**Response: The SsCPA and rezoning will unify the designations for the applicant's entire parcel, and will increase the chances of redevelopment in the future. The site is in close proximity to several RTS transit lines and within walking distance to the Santa Fe College (SFC) downtown campus and the University of Florida (UF). Potential redevelopment of this site could improve the character of the neighborhood, work toward increasing property values, and lead to further redevelopment of nearby properties. All potential redevelopment opportunities would be consistent with the residential nature of the area.**

*TRANSPORTATION MOBILITY ELEMENT*

Transportation Mobility Element *Overall Goal*

Establish a transportation system that enhances compact development, redevelopment, quality of life, that is sensitive to the cultural and environmental amenities of Gainesville, and implements the vision of the "Year 2020 Livable Community Reinvestment Plan" (Gainesville 2020 Transportation Plan) within the City of Gainesville. The transportation system shall provide equal attention to pedestrian, bicycle, auto, and public transit needs. The system should provide vehicular, public transit and non-motorized access to activity centers, community facilities, and neighborhood commercial areas. Safety and efficiency shall be enhanced by limitations and care in the locations of driveways, provision of sidewalk connections within developments and an overall effort to enhance pedestrian mobility throughout the community by improvement and provision of safe crossings, complete sidewalk and trail systems and sidewalks of adequate widths to encourage pedestrian activity. Basic transportation should be provided for transportation-disadvantaged residents to employment, education facilities, and basic services.

**Response: The proposed SsCPA meets the Overall Goal of the Comprehensive Plan Transportation Mobility Element by encouraging multi-modal transportation, creating compact multi-use development proximate to transit facilities, and improving connections between uses.**

The site currently has one (1) driveway along NW 7<sup>th</sup> Avenue. Redevelopment in the future may result in the relocation of this driveway to NW 12<sup>th</sup> Street. As stated earlier in this report, the adjacent parcel to the west is owned by the City of Gainesville for the intended use as right-of-way for NW 12<sup>th</sup> Street. Mr. Sam Bridges, City of Gainesville Land Rights Coordinator, informed CHW that it should not be a problem to obtain a driveway across this property and that an access easement could be issued, as necessary.

*POTABLE WATER/WASTEWATER MANAGEMENT ELEMENT*

Potable water/wastewater management Element *Objective 1.4*

The use of existing water and wastewater facilities shall be maximized by adopting the following policies:

**Response:** The existing residential structure on the site is currently connected to the City of Gainesville's potable water system. The proposed SsCPA and rezoning applications will not increase the permitted density on the applicant's overall parcel. Since there will be no increase to the permitted density, there will be no increased impacts to the adopted potable water LOS. The City's system currently has the capacity to serve the maximum development potential for the site.

*SOLID WASTE ELEMENT*

Solid Waste Element *Objective 1.1*

By 2001, reduce by 50% the amount of solid waste that would have been disposed of in the absence of landfill diversion practices such as recycling, reuse and composting.

**Response:** The existing residential structure on the site is currently connected to the City of Gainesville's sanitary sewer system. The proposed SsCPA and rezoning applications will not increase the permitted density on the applicant's overall parcel. Since there will be no increase to the permitted density, there will be no increased impacts to the adopted sanitary sewer LOS. The City's system currently has the capacity to serve the maximum development potential for the site.

*STORMWATER MANAGEMENT ELEMENT*

Stormwater Management Element *Goal 1*

Design, construct, and maintain a stormwater management system that reduces the incidence of flooding, and protects, preserves, and enhances desirable water quality conditions, and to the maximum extent feasible, preserves and utilizes the existing natural systems.

**Response: No new Stormwater Management Facilities (SMFs) are required for the existing residential structure. The SMF for any redevelopment efforts will be consistent with the City of Gainesville Land Development Code requirements.**

*PUBLIC SCHOOLS FACILITIES ELEMENT*

Public School Facilities Element Goal 2

Provide adequate public school capacity to accommodate enrollment demand within a financially feasible, five-year capital improvements program.

**Response: The proposed SsCPA and rezoning applications will not increase the permitted density on the applicant's overall parcel. Since there will be no increase to the permitted density, there will be no increased impacts to the public school system. If residential redevelopment occurs, Section 3 of this document indicates that the proposed development does not adversely impact the Alachua County's public school system.**

*URBAN DESIGN ELEMENT*

Urban Design Element *Objective 1.2*

Promote urban livability and aesthetics, including the safety, comfort, and convenience of pedestrians, bicyclists and transit users, while still providing for the needs of cars drivers.

**Response: The site's redevelopment can enhance the sidewalk system and public realm, which encourages greater pedestrian interaction.**

*CONSERVATION ELEMENT*

Conservation Element *Goal 2*

Mitigate the effects of growth and development on environmental resources.

**Response: The site is within Gainesville's urban core, located at the intersection of NW 7<sup>th</sup> Avenue and NW 12<sup>th</sup> Street. There are no environmental characteristics that limit the continued use of the residential structure on site, or site redevelopment for residential purposes. Therefore, approval of this SsCPA application will encourage redevelopment in the City's core, and thereby reduce development pressure near environmental resources at the urban fringe.**

**Any stormwater runoff that results from potential redevelopment will be mitigated in accordance with the City of Gainesville and St. Johns River Water Management District (SJRWMD) requirements.**

**Based on the Natural Resources Conservation Service (NRCS) soils data (*Figure 5*), on-site soils are suitable for urban-type development. Additional site-specific evaluations will be conducted, should site redevelopment occur, to determine suitability of specific locations for buildings and support structures. Existing on-site vegetation will be retained to the maximum extent practicable to help maintain soil stability.**

**The site was also analyzed using Federal Emergency Management Agency (FEMA) 100-year floodplain areas and the National Wetlands Inventory, and the database of Alachua County Regulated Wetlands (*Figure 5*). No floodplain or wetland areas have been located on site.**

**5. CONSISTENCY WITH CITY OF GAINESVILLE LAND DEVELOPMENT CODE**

*ARTICLE III. - VESTED RIGHTS REVIEW, CONCURRENCY MANAGEMENT, PROPORTIONATE FAIR-SHARE AND STATE-MANDATED TRANSPORTATION CONCURRENCY EXCEPTION AREA*

*DIVISION 2. - CONCURRENCY MANAGEMENT*

*Sec. 30-35. - Level of service standards.*

**Response: Please refer to Section 3: Impact Analysis, which addresses Transportation, Potable Water, Sanitary Sewer, Solid Waste, Public Schools, and Mass Transit.**

*ARTICLE IV. - USE REGULATIONS*

*DIVISION 4. - BUSINESS AND MIXED USE ZONING DISTRICTS*

*Sec. 30-51. – Single-family Residential Districts (RSF-1, RSF-2, RSF-3, and RSF-4)*

- (a) *Purpose. The single-family districts are established for the purpose of providing areas for low density single-family residential development with full urban services at locations convenient to urban facilities, neighborhood convenience centers, neighborhood shopping centers and activity centers. These districts are characterized by single-family residential structures designed and located so as to protect the character of single-family residential neighborhoods.*
- (b) *Objectives. The provisions of these districts are designed to:*
  - (1) *Protect and stabilize the essential characteristics of such existing development;*
  - (2) *Encourage such future development to occur on vacant land where the natural characteristics of such land are suitable for this type of development;*
  - (3) *Enable single-family development to occur at appropriate locations and with sufficient density so as to facilitate the provision of urban services and facilities in an economical and efficient manner;*
  - (4) *Encourage low density development where higher density development would be detrimental to the health, safety and welfare of the community by reason of environmental constraints, open space or other factors; and*



- (5) *Discourage any activities not compatible with such residential development.*

**Response:** This rezoning application is consistent with the Single-family Residential (RSF-4) district in the following ways:

- The proposed RL FLU classification and RSF-4 zoning district will maintain the residential characteristics of the existing neighborhood. The residential uses allowed within these designations will complement the single-family and multi-family uses on the surrounding properties.
- The site is currently developed with one (1) single-family residential dwelling unit. There are no natural features on the site such as wetlands, floodplain, topography, etc. that would prevent or limit the site's redevelopment potential with similar residential uses.
- The applicant's parcel is located within the urban core and is currently connected to the City's existing potable water and sanitary sewer systems. Any redevelopment of the site will also connect to the City's public facilities and ensure that public facilities are being provided and utilized in an efficient manner.
- A single-family residential unit currently exists on the applicant's parcel. The proposed SsCPA and rezoning applications on a portion of the parcel will allow the entire property to be utilized for residential uses. If redevelopment occurs on the site, a higher density should be considered given the site's location in the urban core and the proximity to higher density development directly across the street.
- The permitted uses within the proposed RL FLU designation and the RSF-4 zoning district are compatible with the existing uses and development pattern in this area. The permitted uses are as follows:

**Uses by right**

- a. Single-family dwellings and customary accessory buildings incidental thereto.
- b. Occupancy of a single-family dwelling by one family.
- c. Community residential homes, in accordance with article VI.
- d. Family child care homes, in accordance with state law.
- e. Adult day care homes, in accordance with article VI.
- f. Home occupations, in accordance with article IV.

- g. Large family child care homes, in accordance with article VI.**

**Uses by special use permit**

- a. Places of religious assembly, in accordance with article VI.**
- b. Private schools, in accordance with article VI.**
- c. Public schools, other than institutions of higher learning, in accordance with section 30-77, educational services district (ED).**



**Alachua County Tax Parcel # 13861-000-000**  
**SsCPA & Rezoning Applications**

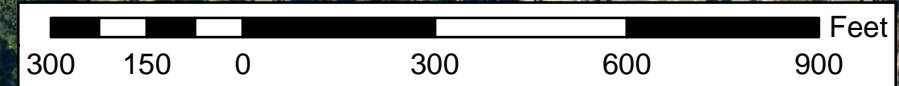


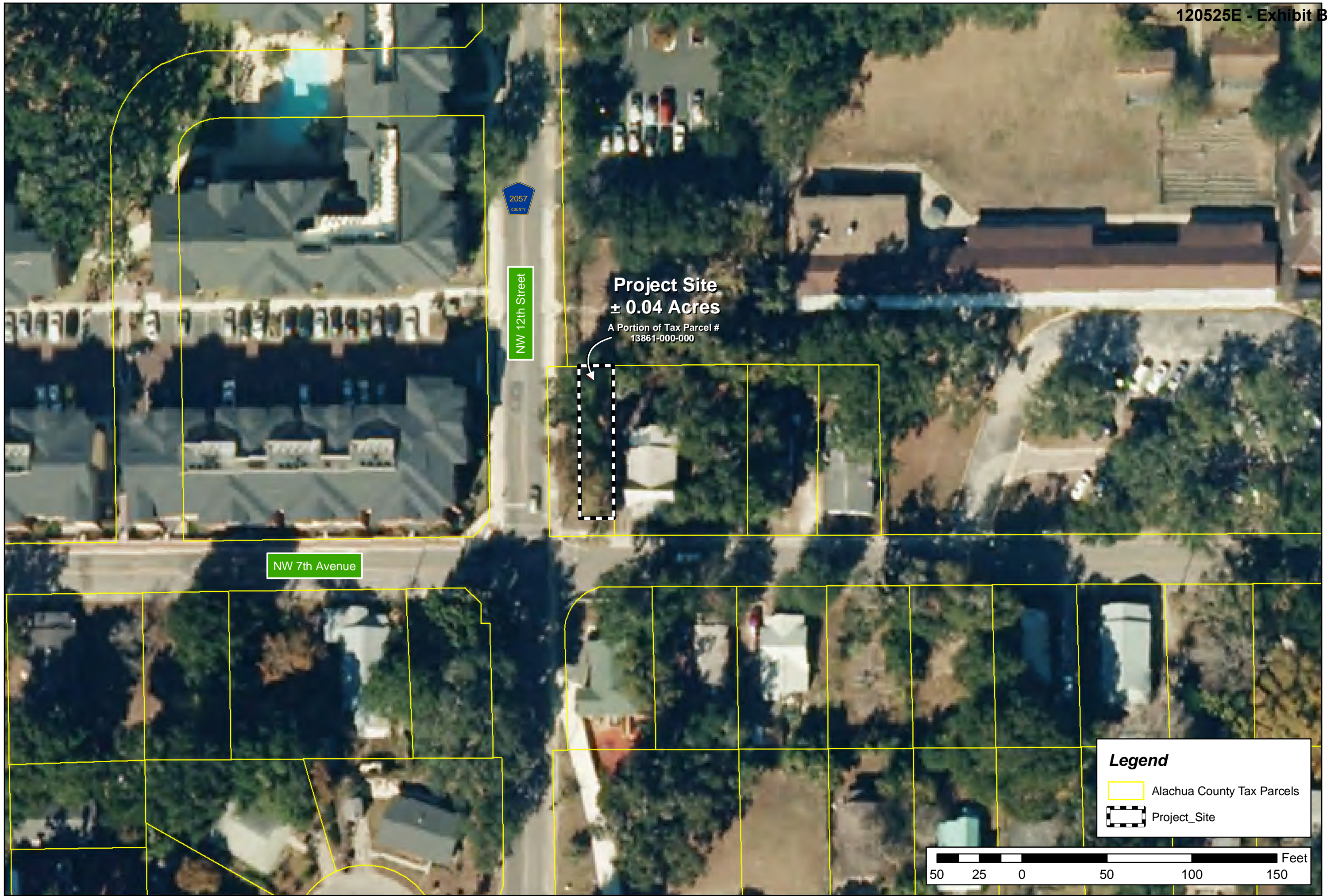
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Phone: (352) 331-1976 Fax: (352) 331-2476  
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**Legend**  
 Project\_Site





**Project Site**  
**± 0.04 Acres**  
A Portion of Tax Parcel #  
13861-000-000

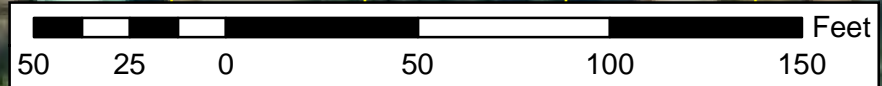
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COUNTY

NW 12th Street

NW 7th Avenue

**Legend**

- Alachua County Tax Parcels
- Project\_Site



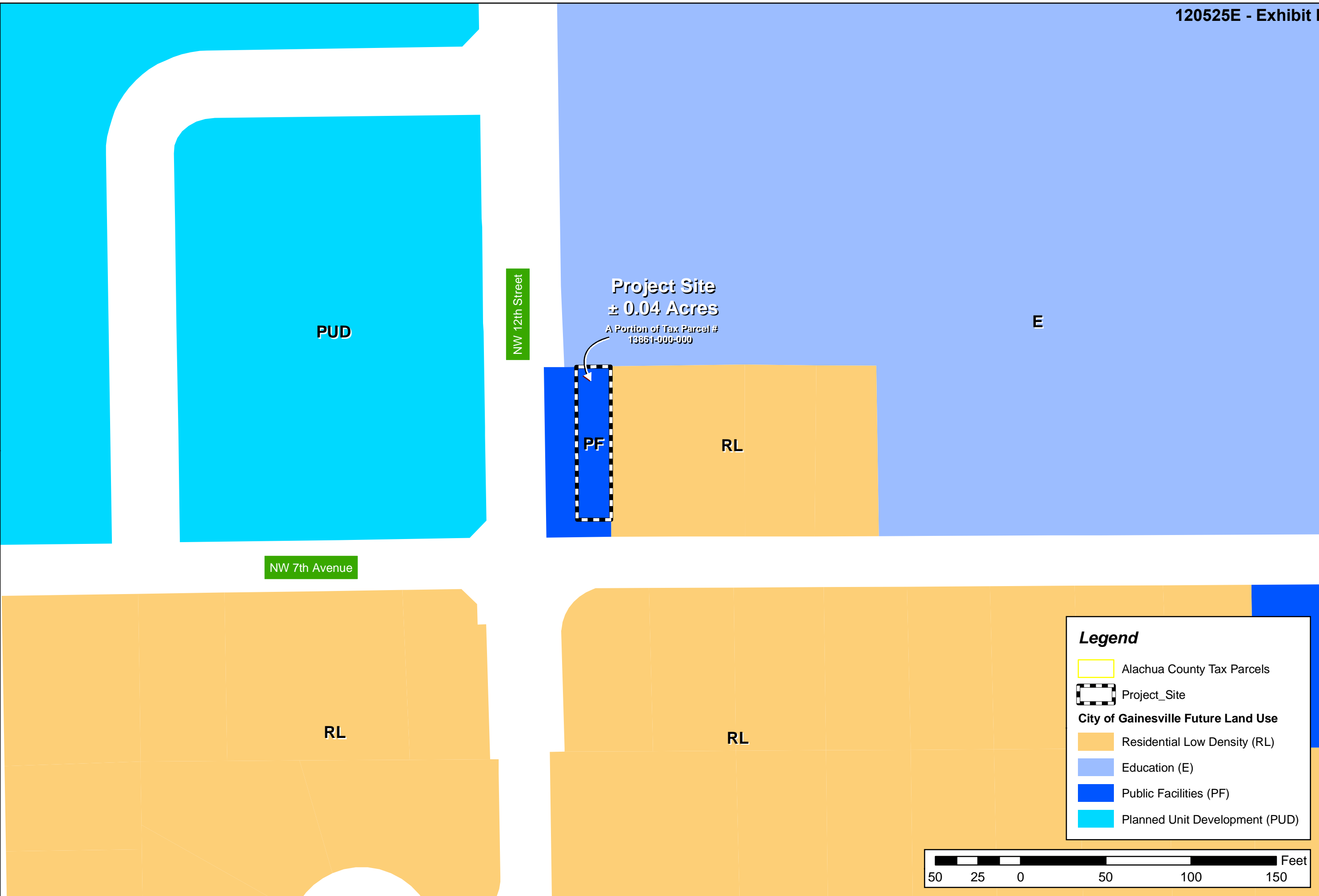
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**SsCPA & Rezoning Applications**



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Alachua County Tax Parcel # 13861-000-000  
 SsCPA & Rezoning Applications



**Legend**

-  Alachua County Tax Parcels
-  Project\_Site
- City of Gainesville Future Land Use**
-  Residential Low Density (RL)
-  Education (E)
-  Public Facilities (PF)
-  Planned Unit Development (PUD)

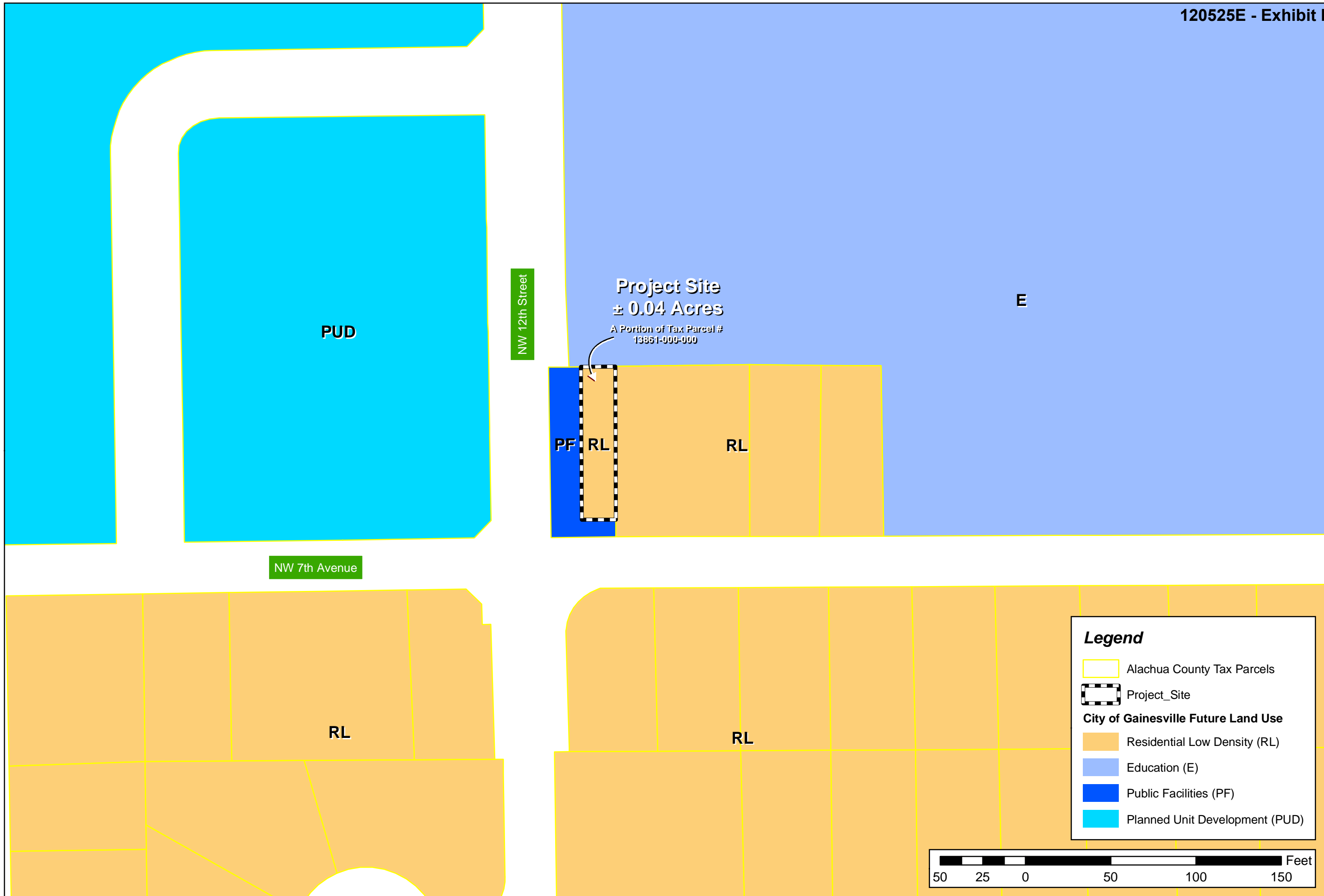
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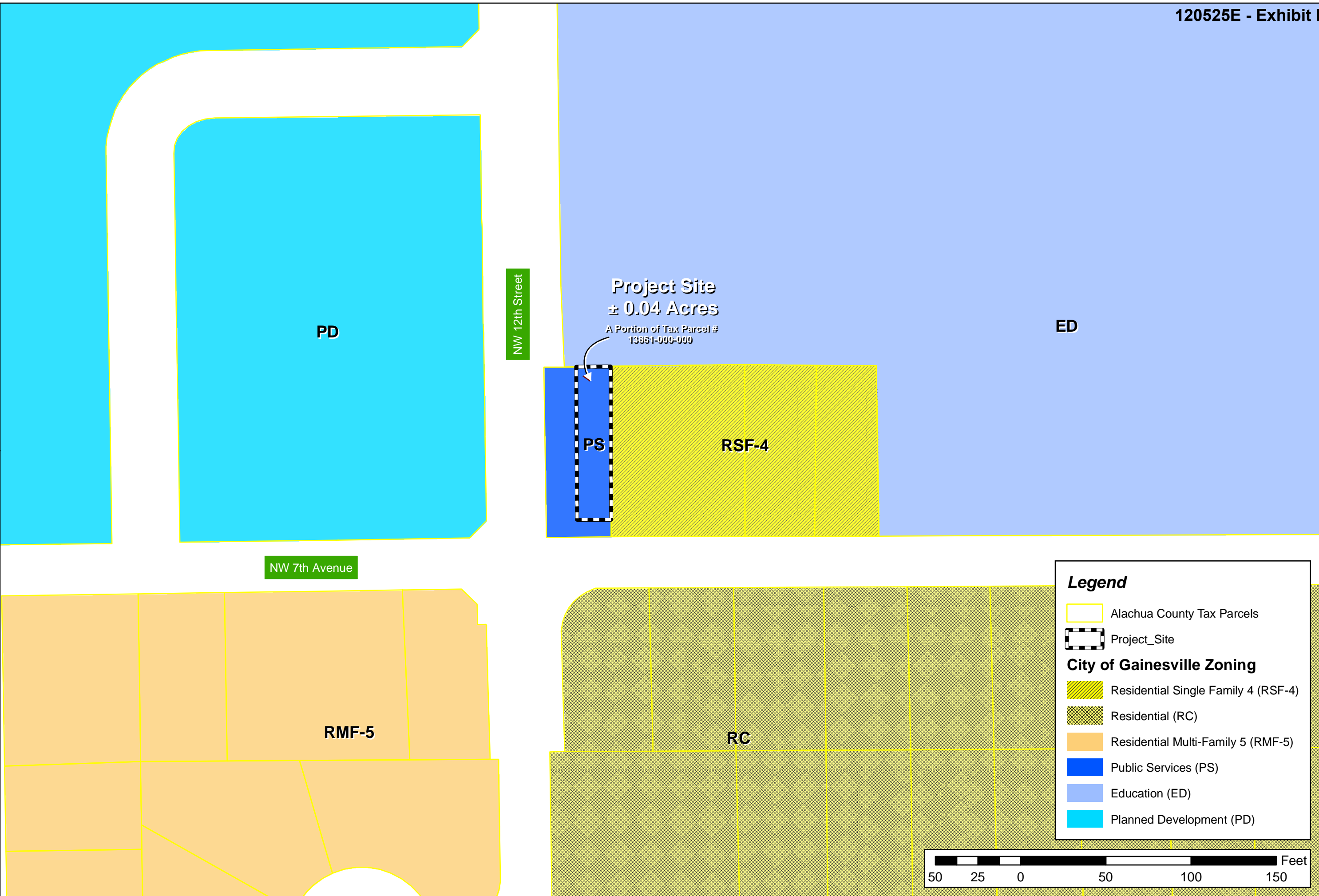
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**SsCPA & Rezoning Applications**



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NW 12th Street

NW 7th Avenue

Project Site  
± 0.04 Acres  
A Portion of Tax Parcel #  
13861-000-000

ED

PS

RSF-4

PD

RMF-5

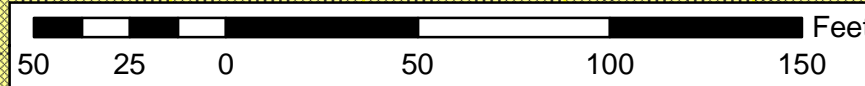
RC

**Legend**

- Alachua County Tax Parcels
- Project\_Site

**City of Gainesville Zoning**

- Residential Single Family 4 (RSF-4)
- Residential (RC)
- Residential Multi-Family 5 (RMF-5)
- Public Services (PS)
- Education (ED)
- Planned Development (PD)



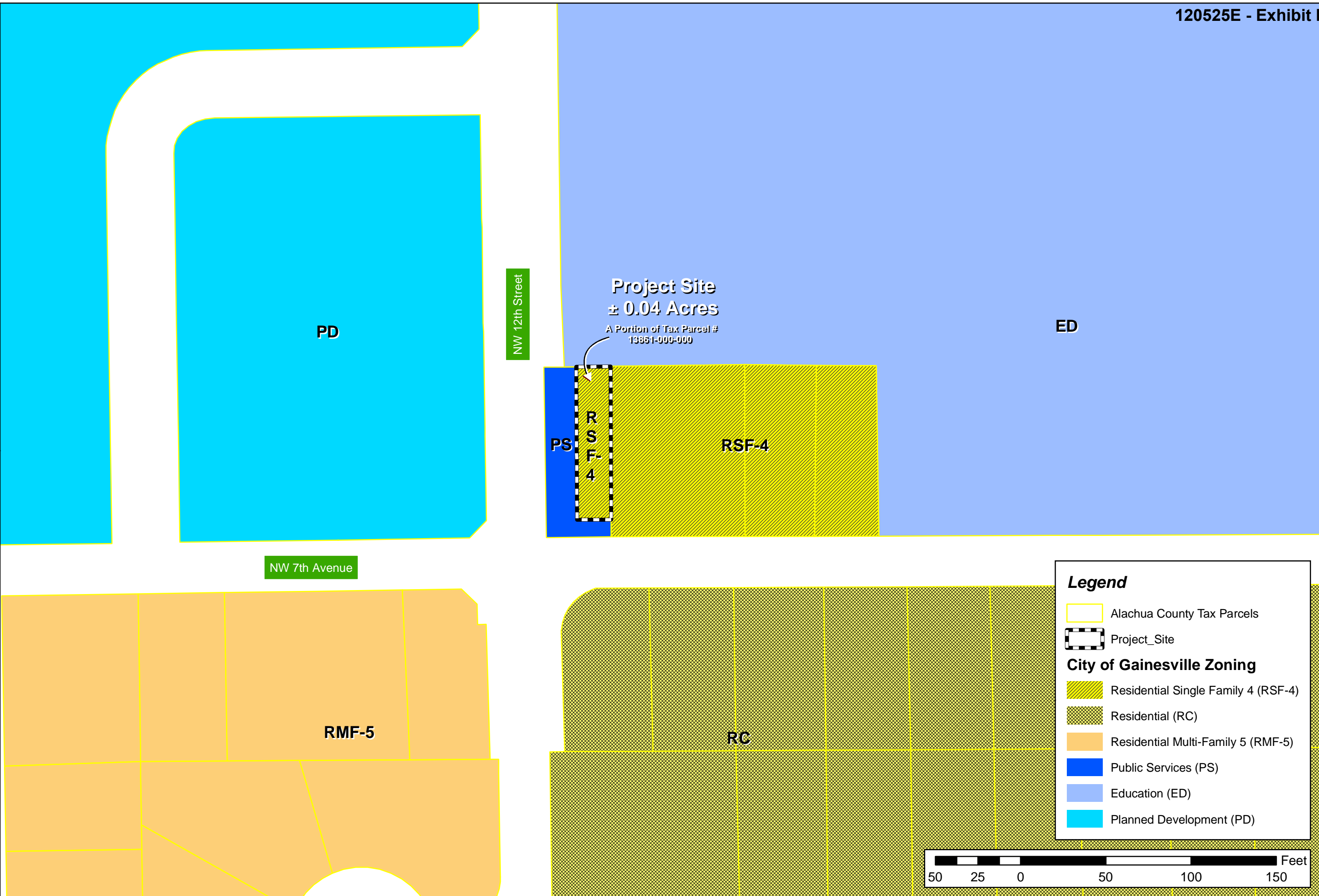
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SsCPA & Rezoning Applications



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NW 12th Street

NW 7th Avenue

Project Site  
± 0.04 Acres

A Portion of Tax Parcel #  
13861-000-000

PS

RSF-4

RSF-4

ED

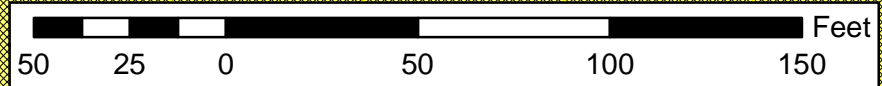
PD

RMF-5

RC

**Legend**

- Alachua County Tax Parcels
- Project\_Site
- City of Gainesville Zoning**
- Residential Single Family 4 (RSF-4)
- Residential (RC)
- Residential Multi-Family 5 (RMF-5)
- Public Services (PS)
- Education (ED)
- Planned Development (PD)



Alachua County Tax Parcel # 13861-000-000  
SsCPA & Rezoning Applications

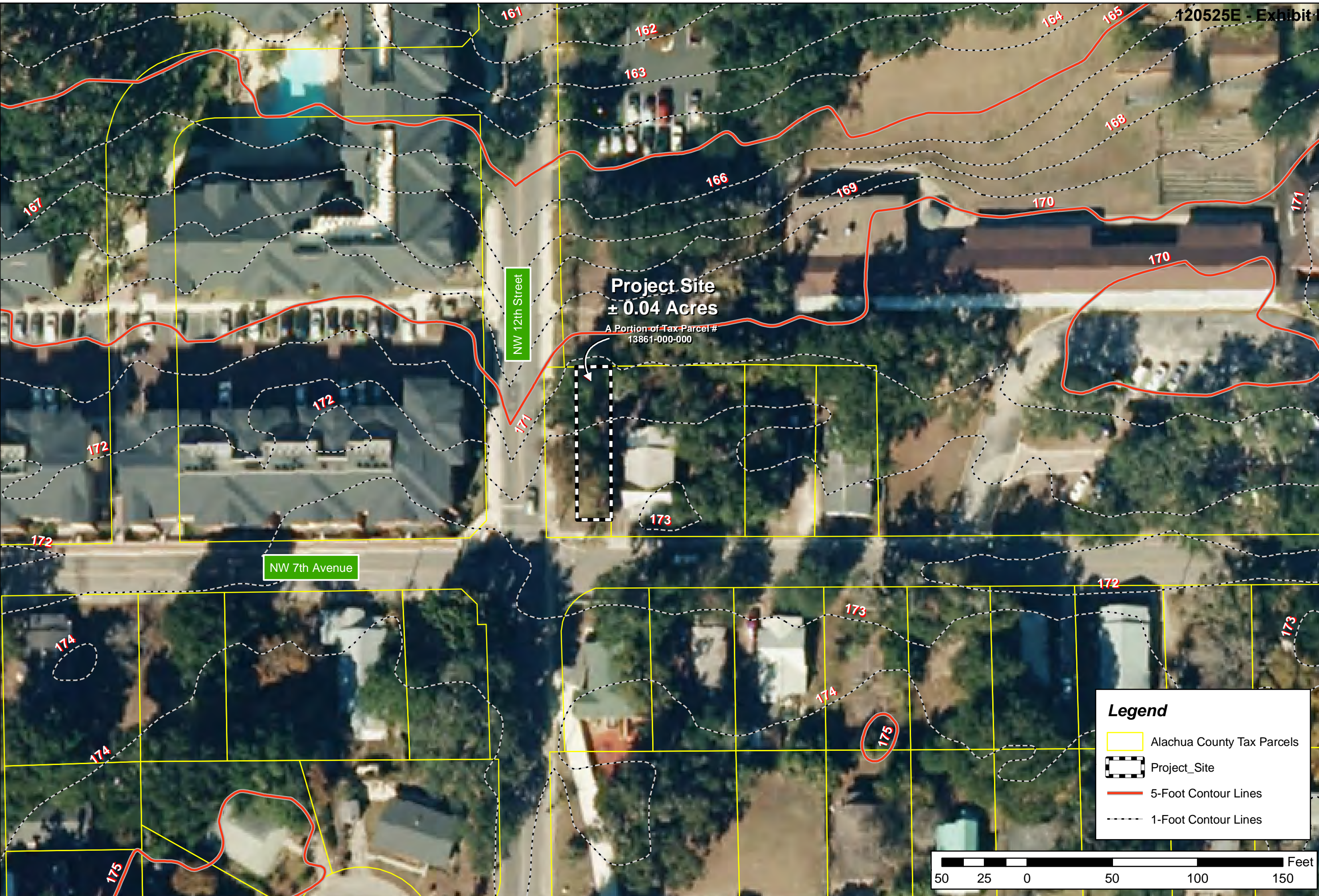


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**Alachua County Tax Parcel # 13861-000-000**  
**SSCPA & Rezoning Applications**



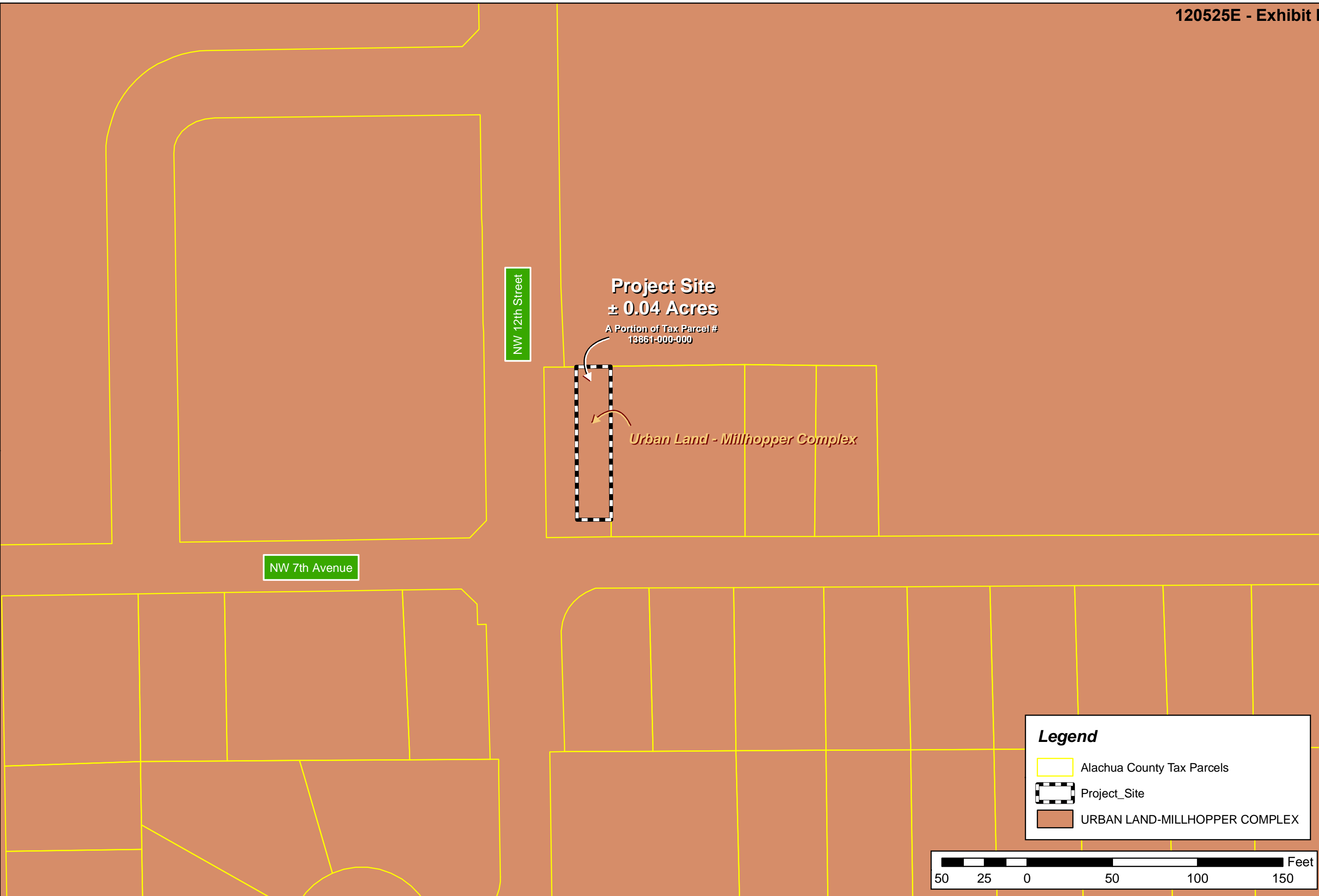
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**Legend**

-  Alachua County Tax Parcels
-  Project\_Site
-  5-Foot Contour Lines
-  1-Foot Contour Lines

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NW 12th Street

NW 7th Avenue

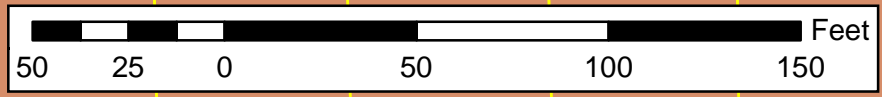
**Project Site**  
**± 0.04 Acres**

A Portion of Tax Parcel #  
13861-000-000

*Urban Land - Millhopper Complex*

**Legend**

-  Alachua County Tax Parcels
-  Project\_Site
-  URBAN LAND-MILLHOPPER COMPLEX



**Alachua County Tax Parcel # 13861-000-000**  
**SsCPA & Rezoning Applications**



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