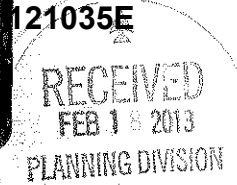


Appendix C Application Package from Petitioner



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-13-22 LUC</u>	Fee: \$ <u>1575.00</u>
1 st Step Mtg Date: _____	EZ Fee: \$ <u>—</u>
Tax Map No. _____	Receipt No. _____
Account No. <u>001-660-6680-3401</u> <input checked="" type="checkbox"/>	
Account No. <u>001-660-6680-1124</u> (Enterprise Zone) <input type="checkbox"/>	
Account No. <u>001-660-6680-1125</u> (Enterprise Zone Credit) <input type="checkbox"/>	

Owner(s) of Record (please print)	
Name: <u>Bluestone Lands LLC</u>	
Address: <u>2001 Kirby Drive Suite 909</u>	
<u>Houston, Texas 77019</u>	
Phone: _____	Fax: _____
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name: <u>Causseaux, Hewett, & Walpole, Inc.</u>	
Address: <u>132 NW 76th Drive</u>	
<u>Gainesville, Florida 32607</u>	
Phone: <u>352-331-1976</u>	Fax: <u>352-331-2476</u>

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

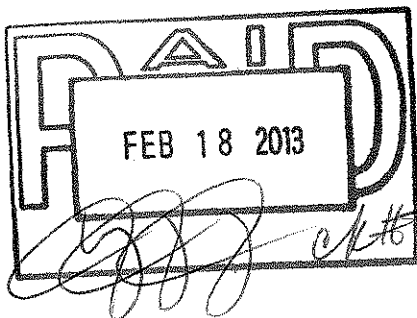
Check applicable request(s) below:

Future Land Use Map <input type="checkbox"/>	Zoning Map <input checked="" type="checkbox"/>	Master Flood Control Map <input type="checkbox"/>
Present designation: <u>Commercial</u>	Present designation: <u>EA</u>	Other <input type="checkbox"/> Specify: _____
Requested designation: <u>MUL</u>	Requested designation: <u>MU-1</u>	

INFORMATION ON PROPERTY

1. Street address: <u>2001 NW 13th Street</u>
2. Map no(s): _____
3. Tax parcel no(s): <u>09971-01-000</u>
4. Size of property: <u>+/-1.86</u> acre(s)
<i>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.</i>

Certified Cashier's Receipt:



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?

North

SEE JUSTIFICATION REPORT

South

SEE JUSTIFICATION REPORT

East

SEE JUSTIFICATION REPORT

West

SEE JUSTIFICATION REPORT

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:

Residential streets

SEE JUSTIFICATION REPORT

Noise and lighting

SEE JUSTIFICATION REPORT

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):

Redevelopment X

Activity Center ____

Strip Commercial ____

Urban Infill ____

Urban Fringe ____

Traditional Neighborhood ____

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

SEE JUSTIFICATION REPORT

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

SEE JUSTIFICATION REPORT

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

Roadways

SEE JUSTIFICATION REPORT

Recreation

SEE JUSTIFICATION REPORT

Water and Wastewater

SEE JUSTIFICATION REPORT

Solid Waste

SEE JUSTIFICATION REPORT

Mass Transit

SEE JUSTIFICATION REPORT

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

NO

YES (please explain)

SEE JUSTIFICATION REPORT

CERTIFICATION

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

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

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

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

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

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

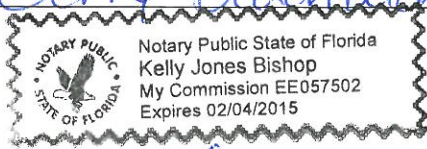
To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

Gerry Dedenbach
Owner/Agent Signature

February 14, 2013
Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 14th day of February 2013 by (Name)
Gerry Dedenbach



Kelly Jones Bishop
Signature – Notary Public

Personally Known OR Produced Identification (Type) _____

NW 13th Street and NW 19th Lane
Small-scale Comprehensive Plan Amendment
Application Packet

Prepared for Submittal to:
The City of Gainesville, Florida

Prepared on Behalf of:
Bluestone Lands LLC

Prepared by:



Causseaux, Hewett, & Walpole, Inc.
Engineering • Surveying • Planning • CEI
132 NW 76th Drive, Gainesville, FL 32607
Phone: (352) 331-1976 Fax: (352) 331-2476
<http://www.chw-inc.com>

February 15, 2013

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121035E

February 15, 2013

Mr. Erik Bredfeldt, AICP, Ph.D., Planning and Development Director
City of Gainesville Planning & Development Services
306 Northeast 6th Street
Gainesville, FL 32601

Re: Small-scale Comprehensive Plan Amendment (Ss-CPA)

Dear Mr. ^{*ERIK*}Bredfeldt:

On behalf of Bluestone Lands, LLC, Causseaux, Hewett, & Walpole, Inc. (CHW) submits the attached Small-scale Comprehensive Plan Amendment (Ss-CPA) application and attachments. Please find attached to this letter the following documentation:

- Ss-CPA Application;
- Agent Authorization Form;
- Legal Description;
- Property Deeds and Tax Record Cards;
- Justification Report; and
- CHW Standard Map Set, including:
 - Aerial Map;
 - Existing Future Land Use Map;
 - Proposed Future Land Use Map;
 - Existing Zoning Map;
 - Proposed Zoning Map;
 - FEMA, NWI, and Topo Map; and
 - Soils Map.

We trust this submittal is sufficient for your review, recommendation for approval, presentation to the City Plan Board at their March 28, 2013 meeting, and subsequent City Commission meetings. If you have any questions or need additional information, please call me directly.

Sincerely,
Causseaux, Hewett, & Walpole, Inc.

Gerry Dedenbach, AICP, LEED™ AP
Director of Planning and GIS Services

132 NW 76th Drive
Gainesville, Florida 32607

I:\JOBS\2013\13-0068\City-County\ss-cpa submittal letter.doc

Phone: (352) 331-1976
Fax: (352) 331-2476
www.chw-inc.com

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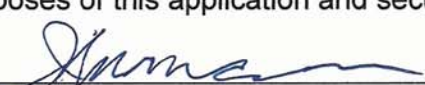
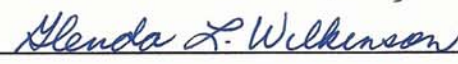
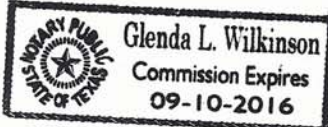
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PROPERTY OWNER AFFIDAVIT

Property Owner Name: Bluestone Lands, LLC			
Mailing Address: 2001 Kirby Drive, Suite 909 Houston, TX 77019		Phone:	
Agent Name:			
Address: Phone:			
Agent Name: Causseaux, Hewett and Walpole, Inc.			
Address: 132 NW 76th Drive, Gainesville, FL 32607			
Phone: 352-331-1976			
Parcel ID: 09971-001-000			
Acreage: +/- 1.4 acres		S: 32	T: 9 S
		R: 20 E	
Requested Action: Design documentation forms and plans as required (e.g., Required County Permits, Permits from the governing Water Management District, FDOT, FDEP, etc.), and onsite visits for testing and data collection by Agents, Subcontractors, and Regulatory Agencies as required.			
I hereby certify that:			
I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application and securing the above requested actions.			
 _____ Property Owner Signature FOR BLUESTONE LANDS, LLC		_____ Property Owner Signature	
<u>IRIS McWILLIAMS</u> Printed Name		_____ Printed Name	
Date: <u>2/14/13</u>		Date: <u> </u> / <u> </u> / <u> </u>	
The foregoing affidavit is acknowledged before me this ^{14th day} 13th day of <u>FEBRUARY</u> , 20 <u>13</u> , by <u>IRIS McWILLIAMS</u> , who is are <u>personally known to me</u> , or who produced _____ as identification.			
 _____ Signature of Notary Public, State of <u>TEXAS</u>			
 _____ NOTARY SEAL			

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LEGAL DESCRIPTION

Alachua County Tax Parcel 09771-001-000

Commence at a point 1,330 feet North of the half-mile stake on the West line of Section 32, Township 9 South, Range 20 East and run thence South $89^{\circ} 19'$ E. 310 feet to a stake; thence run North $00^{\circ} 29'$ East 300 feet to a stake, thence run West 310 feet to the West line of Section 32, Township 9 South, Range 20 East; thence run South 300 feet to the point of beginning.

I:\JOBS\2013\brasington_pn#bd\Deed - Certificate of Sale\Legal.docx

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Franchise Tax Certification of Account Status

This Certification Not Sufficient for Filings with Secretary of State

[Obtain a certification](#) for filings with the Secretary of State.

It takes up to two weeks for this search to update when payment is made through the mail or at a taxpayer service office. This agency may manually issue a Certificate of Account Status (good standing) when an entity makes a payment to bring its account current. The paper certificate issued by our office is valid and represents the entity's status with our office as of the date of the certificate.

Certification of Account Status

Entity Information:

Status:

Registered Agent:

Registered Agent Resignation Date:

State of Formation:

File Number:

SOS Registration Date:

Taxpayer Number:

Officers And Directors Information

BLUESTONE LANDS L.L.C.

2001 KIRBY DR STE 909
HOUSTON, TX 77019-6033

**IN GOOD STANDING NOT FOR DISSOLUTION OR
WITHDRAWAL through May 15, 2013**

IRIS B. MCWILLIAMS
2200 POST OAK BLVD., STE. 508
HOUSTON, TX 77056

TX

0800762360

January 22, 2007

32025247746

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IN THE CIRCUIT COURT OF THE
EIGHTH JUDICIAL CIRCUIT, IN AND
FOR ALACHUA COUNTY, FLORIDA

IRIS MCWILLIAMS,

Plaintiff,

vs.

CASE NO: 11-CA-832

BRASINGTON CADILLAC-OLDSMOBILE,
INC.,

Defendant.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2661763 2 PG(S)
August 11, 2011 09:10:16 AM
Book 4049 Page 1783
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$0.70



CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that (s)he executed and filed a Certificate of Sale in this action on July 27, 2011 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Alachua County, Florida:

PARCEL B:

Commence at a point 1330 feet North of the half-mile stake on the West line of Section 32, Township 9 South, Range 20 East, Alachua County, Florida, and run thence South 89°19' East, 310 feet to a stake; thence run North 00°29' East, 300 feet to a stake; thence run West 310 feet to the West line of Section 32, Township 9 South, Range 20 East; thence run South 300 feet to the Point of Beginning; LESS the right of way for NW 13th Street.

PARCEL C:

Commence at the Southwest corner of the North half of Section 32, Township 9 South, Range 20 East, Alachua County, Florida and from said point run North 1330 feet; thence run East 310 feet to the Point of Beginning and from said Point of Beginning run North

Case: 2011 CA 000832



00082131018
Dkt: CE10-R

J.K. IRBY
CLERK OF COURTS
ALACHUA COUNTY, FL.

2011 AUG -9 PM 4: 37

FILED
CK 46

215 feet; thence run East 680 feet; thence run South 180 feet; thence run West 640 feet; thence run South 35 feet; thence run West 40 feet to the Point of Beginning.

LESS and EXCEPT a parcel of land situated in the Northwest quarter of Section 32, Township 9 South, Range 20 East, Alachua County, Florida being more particularly described as follows:

For a point of reference commence at a 4"x4" metal plate at the Southwest corner of the Northwest quarter of said Section 32 and run on an assumed bearing of North 00°12'35" West along the West line of said Northwest quarter, a distance of 1329.26 feet to a railroad spike; thence run North 89°43'31" East, a distance of 309.89 feet to a 3/4" iron pipe and the Point of Beginning; thence run North 00°11'45" West a distance of 85.13 feet to a 1/2" rebar and cap stamped P.S.M. 5582; thence run North 89°59'43" East, a distance of 100.00 feet to a 1/2" rebar and cap stamped P.S.M. 5582; thence run North 00°11'45" West a distance of 129.78 feet to a 1/2" rebar and cap stamped P.S.M. 5582; thence run North 89°59'43" East a distance of 579.95 feet to a 4"x4" concrete monument stamped R.L.S: 509; thence run South 00°10'34" East, a distance of 180.00 feet to a 1/2" rebar and cap stamped P.S.M. 5582; thence run South 89°59'07" West a distance of 639.89 feet to a 1/2" rebar and cap stamped P.S.M. 5582; thence run South 00°11'45" East, a distance of 35.00 feet to a 1/2" rebar and cap stamped P.S.M. 5582; thence run South 89°48'15" West a distance of 40.00 feet to the Point of Beginning.

was sold to: Bluestone hands, LLC,
a Texas limited liability company,
pursuant to the Assignment of
Judgment filed July 25, 2011 whose
address is c/o Mare D. Chapman Esquire
P.O. Box 2346, Orlando, FL 32802-2346.

Witness my hand and seal of the Court on
August 9, 2011.

Bid Amount \$100.00



J. K. Ivby
Clerk of Circuit Court
Juba Rogers
Deputy Clerk

ACCOUNT NUMBER	ESCROW CD	MILLAGE CD
09971 001 000		3600

2001 13TH ST NW

BLUESTONE LANDS LLC
2001 KIRBY DR STE 909
HOUSTON, TX 77019

N 300 FT OF S 1630 FT OF W 310 FT OF
NW 1/4 LESS R/W OR 4049
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.5956	820,800	0	820,800	7,055.27
BOCC CNTY DEBT LL	0.2500	820,800	0	820,800	205.20
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.1130	820,800	0	820,800	92.75
LIBRARY GENERAL	1.3638	820,800	0	820,800	1,119.41
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP28 PROJECT (S01)	1.5000	820,800	0	820,800	1,231.20
SCHL DISCRNRY & CN (S01)	0.7480	820,800	0	820,800	613.96
SCHL GENERAL	5.3010	820,800	0	820,800	4,351.06
SCHOOL VOTED (S01)	1.0000	820,800	0	820,800	820.80
ST JOHNS RIVER WATER MGT DISTR	0.3313	820,800	0	820,800	271.93
36 CITY OF GAINESVILLE	4.4946	820,800	0	820,800	3,689.17
TOTAL MILLAGE					23.6973
AD-VALOREM TAXES					\$19,450.75

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
R806 806 SOLID WASTE MGMT		@ 177.8900	177.89
T360 360 GAINESVILLE FIRE ASMT			1,047.24
NON-AD VALOREM ASSESSMENTS			\$1,225.13

COMBINED TAXES AND ASSESSMENTS	\$20,675.88	PAY ONLY ONE AMOUNT.	<small>See reverse side for important information.</small>
If Postmarked By	Nov 30, 2012	Dec 31, 2012	Jan 31, 2013
Please Pay	\$19,848.84	\$20,055.60	\$20,262.36
			Feb 28, 2013
			\$20,469.12
			Mar 31, 2013
			\$20,675.88

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO VON FRASER, TAX COLLECTOR • PO BOX 142530 • GAINESVILLE, FL 32614-2530

If Postmarked By	Nov 30, 2012	Dec 31, 2012	Jan 31, 2013	Feb 28, 2013	Mar 31, 2013
Please Pay	\$19,848.84	\$20,055.60	\$20,262.36	\$20,469.12	\$20,675.88

BLUESTONE LANDS LLC
2001 KIRBY DR STE 909
HOUSTON, TX 77019

1077678



ACCOUNT NUMBER	ESCROW CD	MILLAGE CD
09971 001 000		3600

Please Retain this Portion for your Records.

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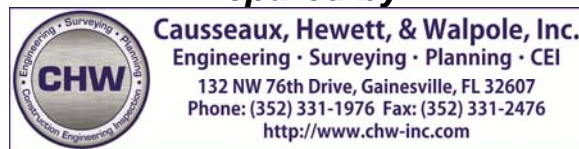
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NW 13th Street and NW 19th Lane
*Small-scale Comprehensive Plan Amendment
Justification Report*

Prepared for Submittal to:
The City of Gainesville, Florida

Prepared on Behalf of:
Bluestone Lands LLC

Prepared by:



February 14, 2013

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1. Executive Summary

To: Mr. Erik Bredfeldt, AICP, Ph.D., Planning and Development Director
From: Gerry Dedenbach, AICP, LEED® AP, Director of Planning and GIS Services
Date: February 14, 2013
Re: 2001 NW 13th Street: Small-scale Comprehensive Plan Amendment Application

Jurisdiction: City of Gainesville	
Description of Location: 2001 NW 13 th Street, east-side of NW 13 th Street at NW 13 th Street & NW 19 th Lane Intersection	
Parcel Numbers: 09971-001-000	Acres: ± 1.86 acres
Current Zoning Category: <i>Commercial</i> The Commercial land use category identifies those areas most appropriate for large scale highway-oriented commercial uses, and, when designed sensitively, residential uses. Land development regulations shall determine the appropriate scale of uses. This category is not appropriate for neighborhood centers. Intensity will be controlled by adopting height limits of 5 stories or less, requiring buildings to face the street, and modest build-to lines instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by special use permit.	
Proposed Zoning Category: <i>Mixed-Use Low-Intensity (MUL)</i> This category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses, and traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance.	

STATEMENT OF PROPOSED CHANGE

This Rezoning application requests to change the existing Zoning district category on a ±1.86-acre site (Alachua County Tax Parcel 09971-001-000) from Automotive-oriented Business District (BA) to Mixed Use Low Intensity District (MU-1). The site is located on the east side of NW 13th Street at the intersection of NW 13th Street and NW 19th Lane. The site is located within the Central Corridor Special Area Plan (CC SAP) area as designated and defined by Ordinance No. 980015 adopted by the City Commission on June 22, 1998.

The site's current Future Land Use designation is intended only for large-scale highway oriented uses. The proposed MUL Future Land Use designation is being sought so that the site's entitlements are consistent with adjoining properties. There are currently Small-scale Comprehensive Plan Amendment (Ss-CPA) and Rezoning Applications, Petitions PB-12-161 and PB 12-162, respectively, filed for contiguous property to the north (Alachua County Tax Parcel 09971-000-000). These petitions seek to change the Future Land Use and Zoning from *Commercial* and *Automotive-oriented Business District* to *Mixed- Use Low-Intensity (MUL)* and *Mixed Use Low Intensity (MU-1)*.



Figure 1: Aerial Map

The project site fronts NW 13th Street, and is part of the former, now vacant, Brasington Cadillac Dealership. The site is contiguous MUL and MU-1 property to the west, which likewise is part of the former Brasington Cadillac Dealership. Property to the south has MUL and MU-1 designations. Property to the south has MUL and MU-1 designations.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	MUL (proposed)	MU-1 (proposed)
East	MUL	MU-1/Conservation
South	MUL	MU-1
West	MUM/E	MU-1

Figures 2 and 3 depict the existing FLU Map (FLUM) and Official Zoning Atlas.



Figure 2: Existing Future Land Use Map



Figure 3: Proposed Future Land Use Map

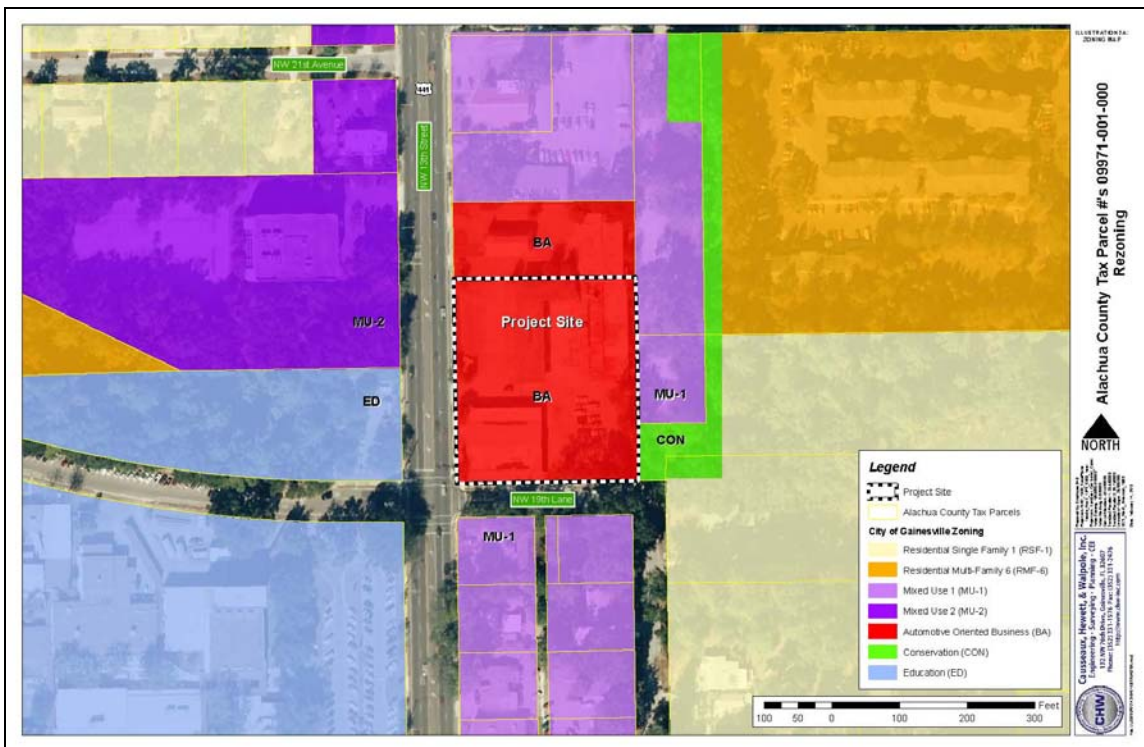


Figure 4: Existing Zoning Map

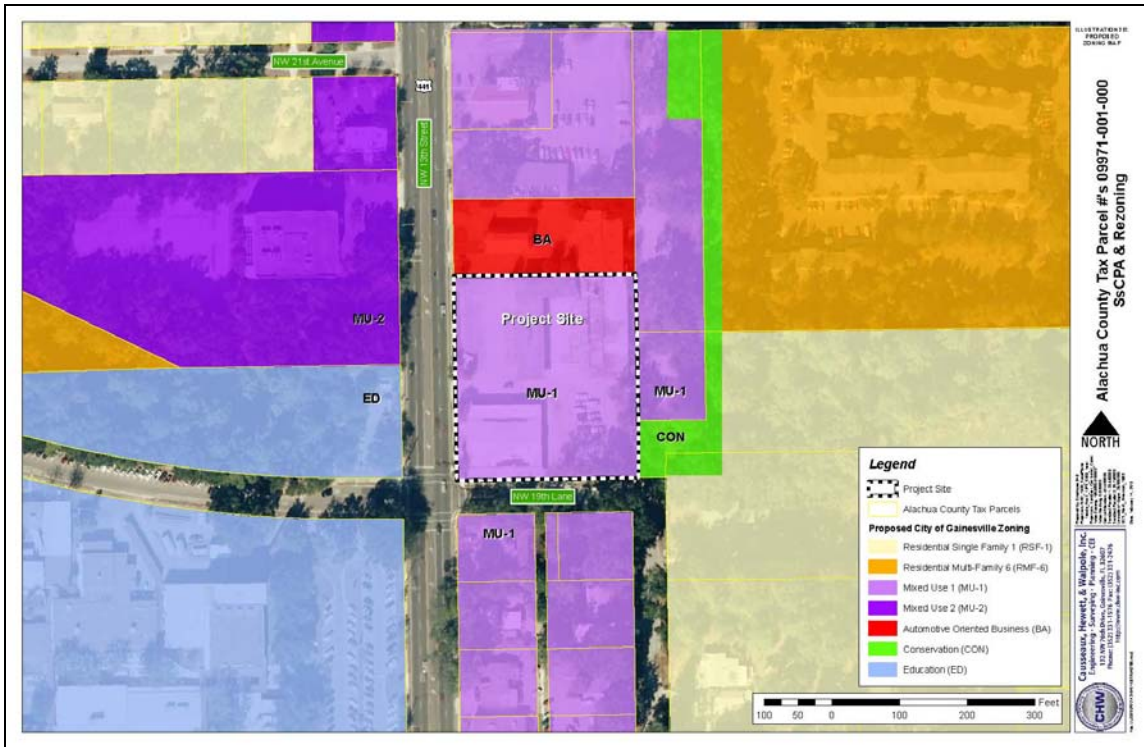


Figure 5: Proposed Zoning Map

As illustrated by the preceding figures, the proposed Ss-CPA is compatible with adjacent mixed-use designated parcels. The proposed Ss-CPA promotes uniform entitlements, along one of the City’s more primary commercial corridors.

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IMPACT ANALYSIS

IMPACT ON RESIDENTIAL STREETS

The allowable density and intensity are not expected to impact residential streets as the site is not directly accessible only from NW 13th Street, a major commercial corridor.

IMPACT ON NOISE AND LIGHTING

No deviations from the City's code as it relates to noise and lighting are being sought. City of Gainesville ordinances ensure landscaping and carefully placed security lighting that promote safety and compatibility among a variety of uses.

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.

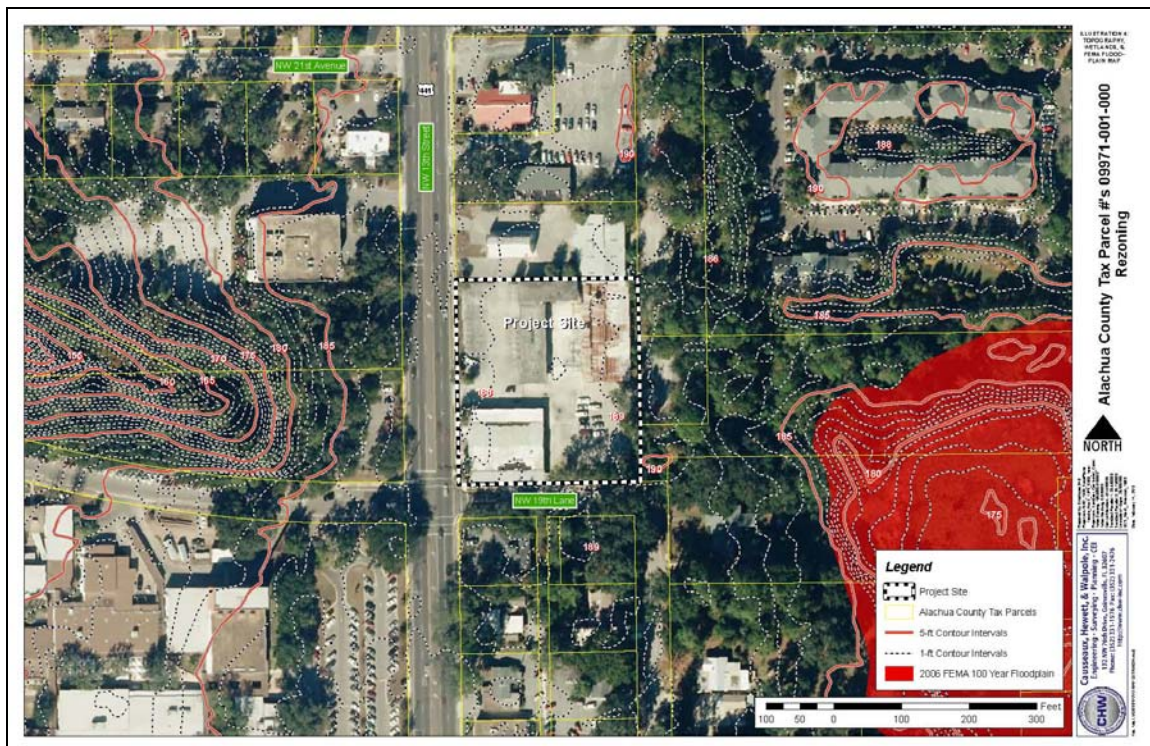


Figure 6: Topography, Wetlands, and FEMA Floodplain Map

According to the National Resources Conservation Service (NRCS), the on-site soil types are Urban Land Millhopper Complex and Arrendondo-Urban Complex. Regardless of the NRCS soil compassion, previous land disturbing activities have created an urban, impervious groundscape.

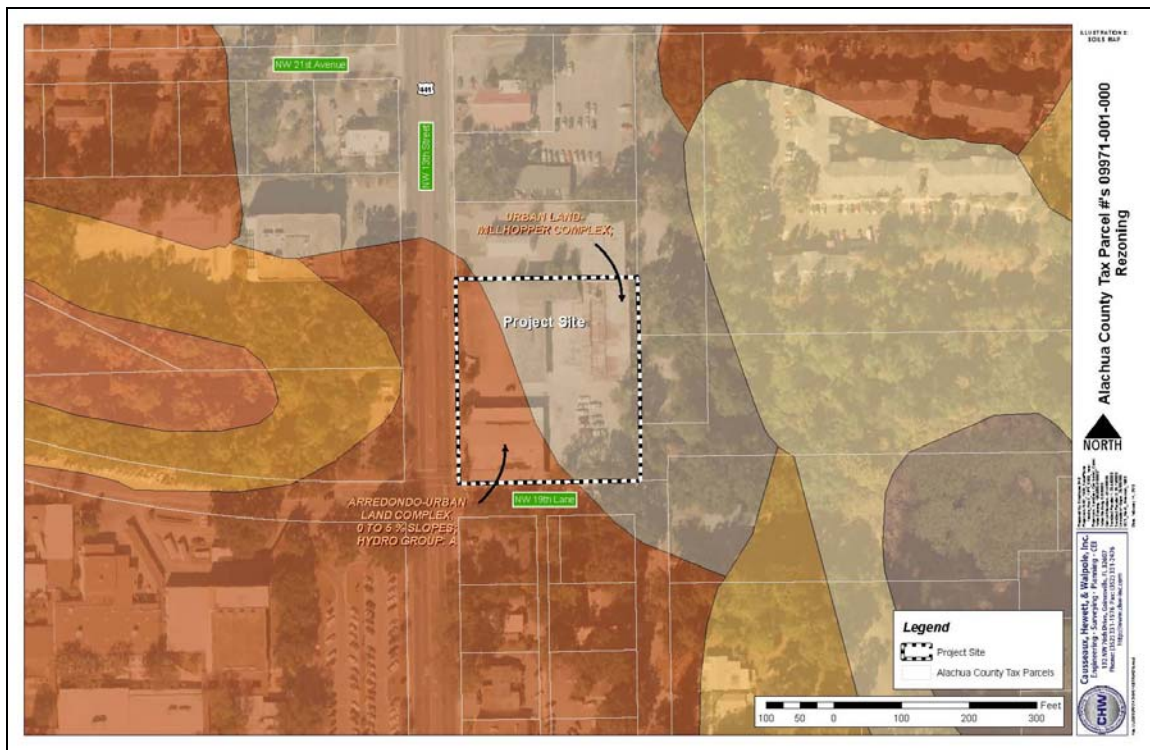


Figure 7: Natural Resources Conservation Service (NRCS) Soils Map

HISTORIC AND ARCHEOLOGICAL RESOURCES

No archeological resources were identified on-site, noting that previous development activities would have disturbed any historic or archeological significance.

COMMUNITY CONTRIBUTIONS

The proposed Ss-CPA is consistent with the City of Gainesville Comprehensive Plan and LDC. The proposed Ss-CPA and Rezoning will allow for the reuse of vacant commercial space in a manner consistent with the intended development of adjoining properties.

LEVEL OF SERVICE STANDARDS

Level of Service (LOS) standards were calculated based on the density and intensity increases that may result from the proposed Rezoning. Therefore, 51 additional dwelling units and ±40,500 square-feet of nonresidential space were used for the LOS calculations.

The site is located within the City's Transportation Concurrency Exception Area (TCEA) Zone B and will be responsible for adhering to Concurrency management Element Policies 1.1.5 and 1.1.6, and LDC section 30-38.3. If the site were developed to the maximum potential, it would generate greater than 1,000 new average daily trips, but less than 5,000, and would have to meet, at a minimum, eight (8) of the Zone B standards. However, there is no defined plan for development at this time. At time of development review, a formal traffic impact analysis will be provided in accordance with the City's requirements. Further, based on the ultimate number of new average daily trips, the requisite number of Zone B standards will be met.

LEVEL OF SERVICE

The following tables summarize the public facilities capacity analysis for the proposed Rezoning. As can be seen by the calculations, this Rezoning application does not degrade existing public facilities below accepted LOS standards. **Note: This demand is gross, and does not factor existing demands to derive a net-loss or net-increase in demand for services, as there is no definitive plan for development.**

Table 2: Maximum Development Trip Generation

Category ¹	Units ²	AADT		P.M. Peak Hour	
		Rate	Trips	Rate	Trips
Apartment (ITE 220)	51	6.65	340	0.62	32
Shopping Center (ITE 820)	40.5	42.94	1,740	3.37	151
Total		-	2,080	-	183

1. Source: ITE Trip Generation Manual, 8th Edition.

2. Unit = 1,000 square feet.

Table 3: Maximum Projected Potable Water Capacity

System Category	Gallons Per Day
Murphy Water Treatment Plant Current Capacity ¹	30,000,000
Current Use ¹	23,400,000
Available Capacity	6,600,000
Projected Demand from Rezoning [51 x 200 gal/day] + [40,500 sf x 0.15 gal per sf]	16,275
Residual Capacity After Proposed Rezoning	6,583,725

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

Conclusion: As calculated in *Table 3*, potable water capacity exists to adequately serve the proposed amendment. This application will not negatively impact the adopted Level of Service (LOS).

Table 4: Maximum Projected Sanitary Sewer Capacity

System Category	Gallons of Effluent Per Day
Main Street Water Reclamation Facility Current Capacity ¹	7,500,000
Current Average Demand ¹	6,080,000
Available Capacity	1,420,000
Projected Demand from Rezoning [51 x 113 gal/day] + [40,500 sf x 0.15 gal per sf]	11,838
Residual Capacity After Proposed Rezoning	1,408,162

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

Conclusion: As calculated in *Table 4*, sanitary sewer capacity exists to adequately serve the proposed amendment. This application will not negatively impact the adopted Level of Service (LOS).

Table 5: Maximum Projected Solid Waste Capacity

System Category	Tons of Solid Waste Per Year
Projected Impact from Rezoning [[5.5 lbs. x 40.5 sf) x 365] / 2000] + [51 dwelling units x 2.64 persons per HH x 0.0655 tons / yr]	133.6
Alachua County Solid Waste Facility Capacity ¹	>10 years

3. Source: Alachua County Comprehensive Plan

Table 6: Maximum Projected Public School Student Generation

	Units ¹	Elementary Rate	Middle Rate	High Rate
Generation Rates²				
Multi-family Units	51	0.042	0.016	0.019
Calculations				
Total	50	2	1	1

4. Unit = number of dwelling units.

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

Table 7: Maximum Projected Public School Capacities

School	Capacity ¹	Enrollment ¹	Available Capacity
(Elementary) Northwest Gainesville CSA	2,484	2,318	166
(Middle) Westwood CSA	1,235	917	318
(High) Gainesville CSA	2,221	1,631	590

6. Source: School Board of Alachua County, Proposed School Concurrency Response: January 2012

Conclusion: As calculated in *Tables 6 and 7*, there only minimal additional multi-family dwelling units associated with this proposed amendment. This application will not negatively impact the adopted LOS.

CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

Policy 4.1.1

Mixed-Use Low-Intensity (8-30 units per acre)

This category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses, and traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance.

Response: When factoring in adjoining mixed-use entitled properties, as well as the site's vacant and antiquated buildings, the site is very suitable for the Mixed-Use Low-Intensity FLU category and MU-1 Zoning district. The site is located on an existing commercial corridor, centrally located as to conveniently serve residential neighborhoods.

Goal 2

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

Response: The site contains vacant buildings and is part of an overall former automotive dealership site. Given its location, an automotive use, which is essentially all it can be used for under the current BA Zoning designation, is contrary to its redevelopment potential. The proposed MUL Future Land Use category offers the ability for autonomous site redevelopment or redevelopment as part of a cluster of contiguous parcels.

Objective 1.2

Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).

Response: The site is located on existing transit routes, including routes 8 and 29. The site is contiguous to existing sidewalks, and is therefore pedestrian accessible.

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 Rezoning meets the Overall Goal of the Comprehensive Plan Transportation Mobility Element by encouraging locating the potential for mixed-use development on existing transit routes. The site is also pedestrian accessible and is located within in proximity to multi-family residential along NW 21st Avenue. The current BA Zoning district only allows for single-occupancy vehicle dependant uses.

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: Redevelopment resulting from the proposed Rezoning application will connect to the City of Gainesville’s utilities system. As shown in *Section 3: Impact Analysis*, redevelopment of the property is not shown to exceed the City of Gainesville Potable Water or Sanitary Sewer systems’ capacities.

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: Development resulting from the proposed Ss-CPA will utilize appropriate mechanisms for solid waste disposal, including the recycling, reuse, and composting of waste materials for on-site or off-site uses. As outlined in *Table 5: Projected Solid Waste Capacity, New River Regional Landfill*, the area's main landfill, will not be adversely impacted by site development.

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: Stormwater Management Facilities (SMF's) can be constructed to mitigate the potential impacts of 100-year critical duration rainfall depth. The SMF's will be designed to contain the site's stormwater and to allow percolation into the soil rather than run directly into the downstream receiving surface waters.

PUBLIC SCHOOLS FACILITIES ELEMENT

Goal 2

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

Response: As shown by the concurrency analysis performed in section 3, there is sufficient available capacity to accommodate redevelopment at its maximum residential density.

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URBAN SPRAWL ANALYSIS

The approval of this SsCPA does not constitute urban sprawl. As defined in Florida Statutes, 'Urban Sprawl' means "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" (§ 163.3164(51)).

The thirteen (13) indicators of urban sprawl formerly identified in Rule 9J-5, Florida Administrative Code (FAC), now repealed, are incorporated into Chapter 163. Section 163.3177(6)(a)9.a states:

"The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality..."

As demonstrated by the following analysis, the proposed SsCPA does not trigger any urban sprawl indicators, and adoption of this SsCPA will discourage the proliferation of urban sprawl within the City of Gainesville and Alachua County.

1. Promotes, allows or designates for development of substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

Response: The proposed Ss-CPA promotes urban-scale mixed-use development in an intended and suitable for this type of land use.

2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

Response: The site is located within an urbanized area and the Ss-CPA will enable redevelopment of a vacant, antiquated, and underutilized property.

3. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Response: The proposed mixed-use Ss-CPA changes the site's potential from single-use, automobile dependant development to pedestrian and transit-oriented development.

4. As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to 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.

Response: The site is located in an urban setting and there are no conservation lands associated with this Ss-CPA.

5. Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

Response: Due to the site's urban setting, no agricultural activities are adjacent to the site, nor will any be interrupted or discontinued.

6. Fails to maximize use of existing public facilities and services.

Response: The site utilizes existing public facilities and services supplied by GRU, the City of Gainesville Public Works Department, and RTS.

7. Fails to maximize use of future public facilities and services.

Response: The Ss-CPA allows for an increase in mixed-use potential in an area where these facilities exist. Therefore, there is an increase in efficiency when compared to the costs and energy of infrastructure extension to rural areas.

8. 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.

Response: The site is located in an urban area that is already supported by public facilities and services. Therefore, the site's development does not disproportionately increase the cost in time, money, or energy by providing and maintaining these facilities and services.

9. Fails to provide a clear separation between rural and urban uses.

Response: The site centrally located in Gainesville's urbized area.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Response: The Ss-CPA promotes infill redevelopment. As previously stated, the current entitlements promote automobile dependent uses. The proposed entitlements

11. Fails to encourage an attractive and functional mix of uses.

Response: As previously stated, the MUL Future Land Use category allows for a functional mix of residential and non-residential uses, as well as single-use development catering to the daily needs of residential communities in the area.

12. Results in poor accessibility among linked or related land uses.

Response: The current Commercial Future Land Use category is essentially an enclave within a mixed-use entitled area. The proposed Ss-CPA rectifies this by changing the Future Land Use from one of automobile dependent development to transit-supportive development.

13. Results in the loss of significant amounts of functional open space.

Response: The site is essentially one piece of impervious commercial and off-street parking land.

In addition to the thirteen (13) indicators of urban sprawl, Florida Statutes section 163.3177(6)(a)9.b identifies eight (8) development pattern or urban form criteria. If four (4) or more of those criteria are met, the presumption is that the amendment discourages urban sprawl. The proposed amendment and corresponding development are found to meet the following four (4) criteria as identified in §163.3177(6)(a)9.b.(I), (II), (III), and (VII).

1. Sec. (163.3177(6)(a)9.b(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.

Response: The site is located in the City of Gainesville's urbanized area, centrally located between residential, commercial, the university of Florida, and downtown Gainesville. The site is serviced by existing transit and is pedestrian accessible. The Ss-CPA allows for the site to take economic advantage of its strategic location by changing the entitlements from single-use, automobile dependent development to transit-supportive, pedestrian accessible development. As substantiated throughout this Justification Report, this type of redevelopment potential is consistent with adjoining land entitlements and development.

2. Sec. (163.3177(6)(a)9.b(II)): Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: The Ss-CPA allows for an increase in mixed-use potential in an area where these facilities exist. Therefore, there is an increase in efficiency when compared to the costs and energy of infrastructure extension to rural areas.

3. Sec. (163.3177(6)(a)9.b(III)): Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Response: The site is accessible for transit riders, bicyclists, and pedestrians. The types of allowable uses within the MUL Future Land Use category are transit supportive, including multi-family, neighborhood retail, and office. Further, the residential density minimums within the MUL Future Land Use category prohibit low-density, non-transit supportive development.

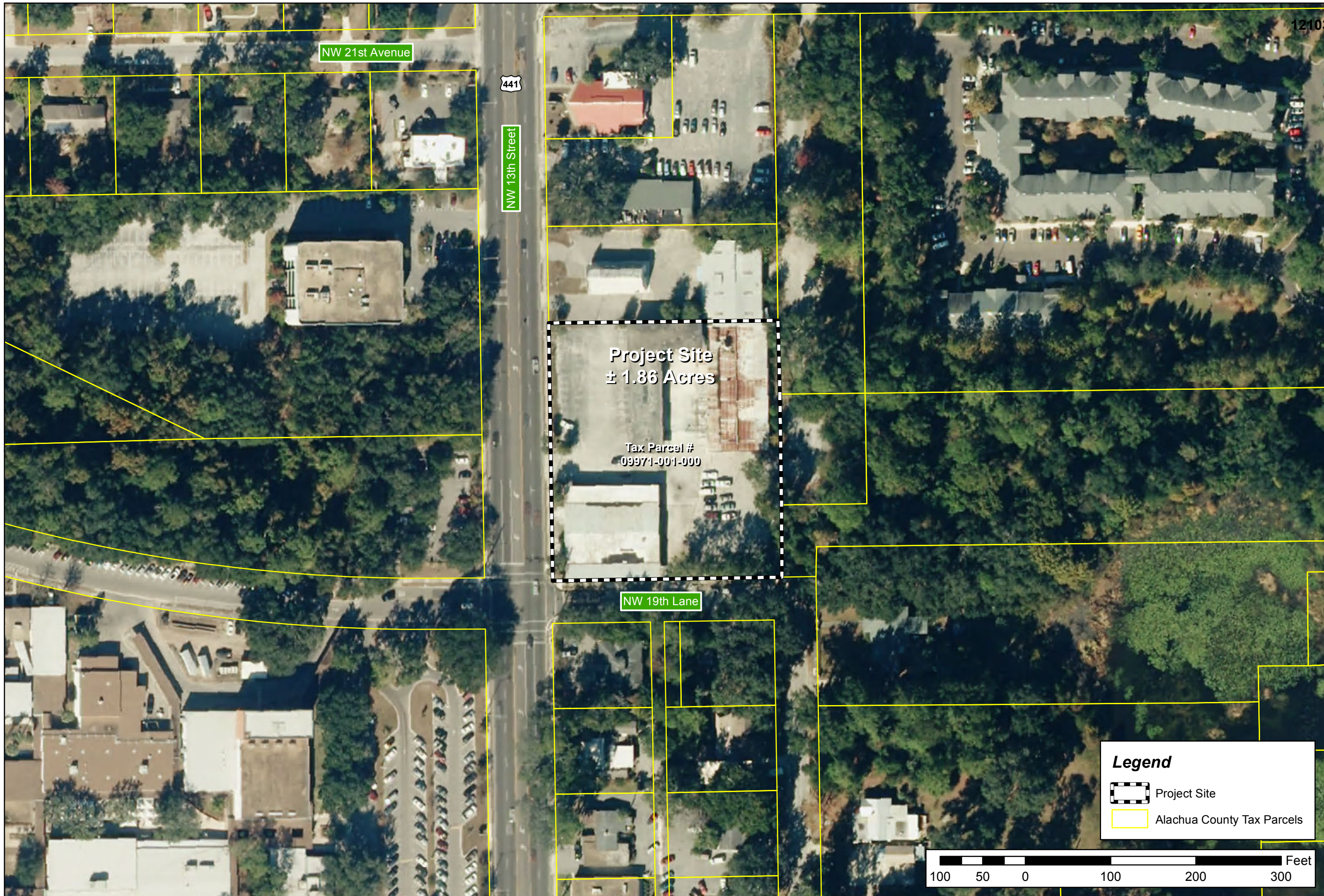
4. Sec. (163.3177(6)(a)9.b(VII)): Creates a balance of uses based upon demands of the residential population for the nonresidential needs of an area.

Response: The Ss-CPA allows for mixed-use development that can cater to the residential and non-residential demands of the area. Further, the MUL

**Application Package
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1. Cover Letter
2. Ss-CPA Application
3. Ownership Affidavits
4. Legal Descriptions
5. Property Deeds & Tax Records
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7. **Map Set**

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Project Site
± 1.86 Acres

Tax Parcel #
09971-001-000



NW 21st Avenue

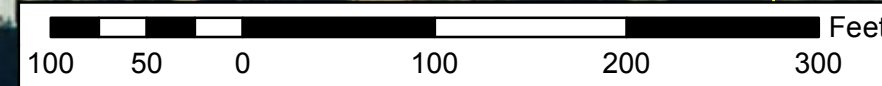
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NW 13th Street

NW 19th Lane

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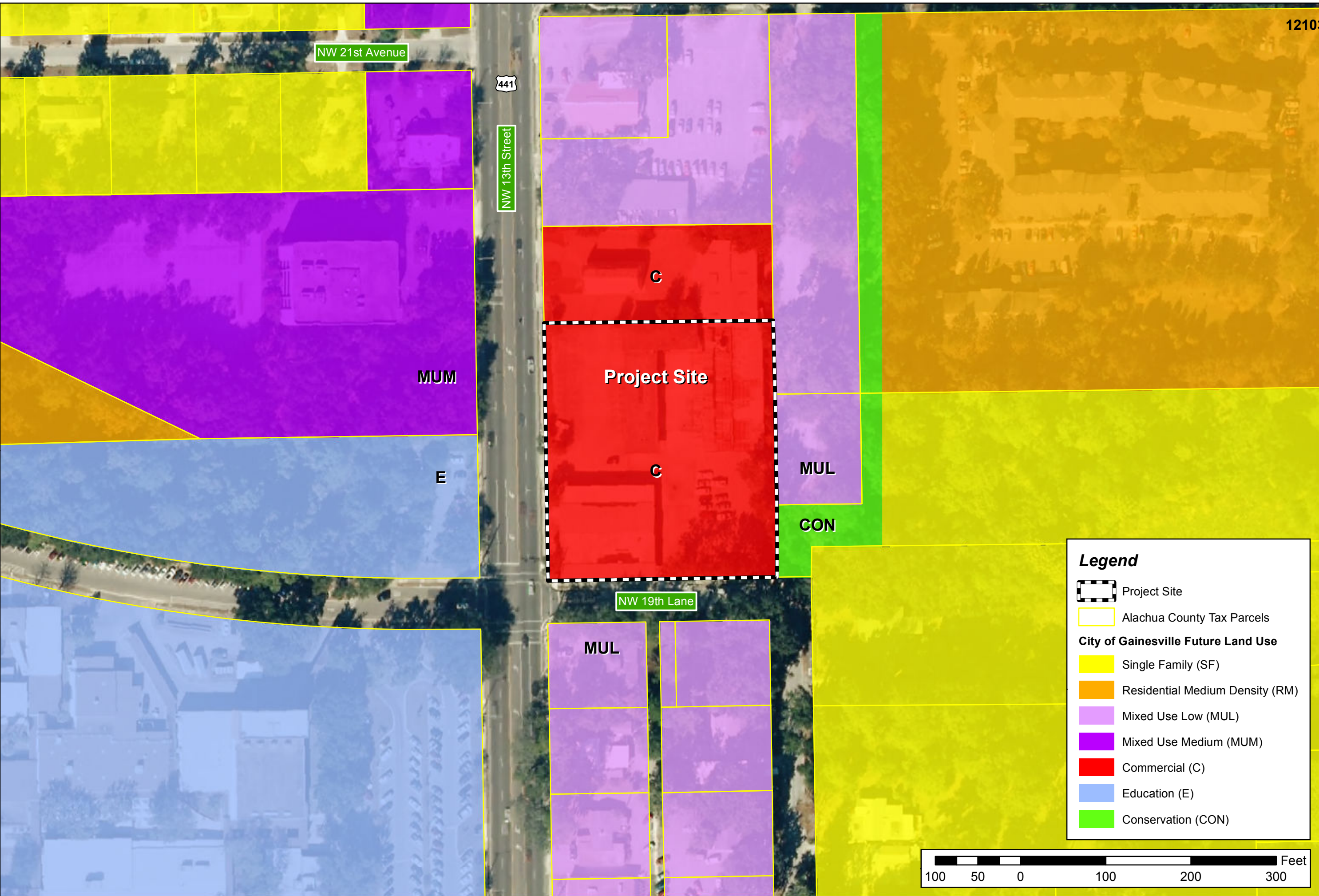
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-  Alachua County Tax Parcels



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 Latitude of Origin: 29.000000
 GCS: North American, 1983
 Date: February 14, 2013

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**Alachua County Tax Parcel #'s 09971-001-000
Rezoning**

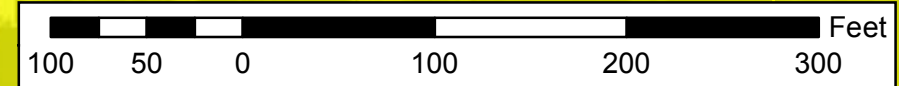


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-  Alachua County Tax Parcels

City of Gainesville Future Land Use

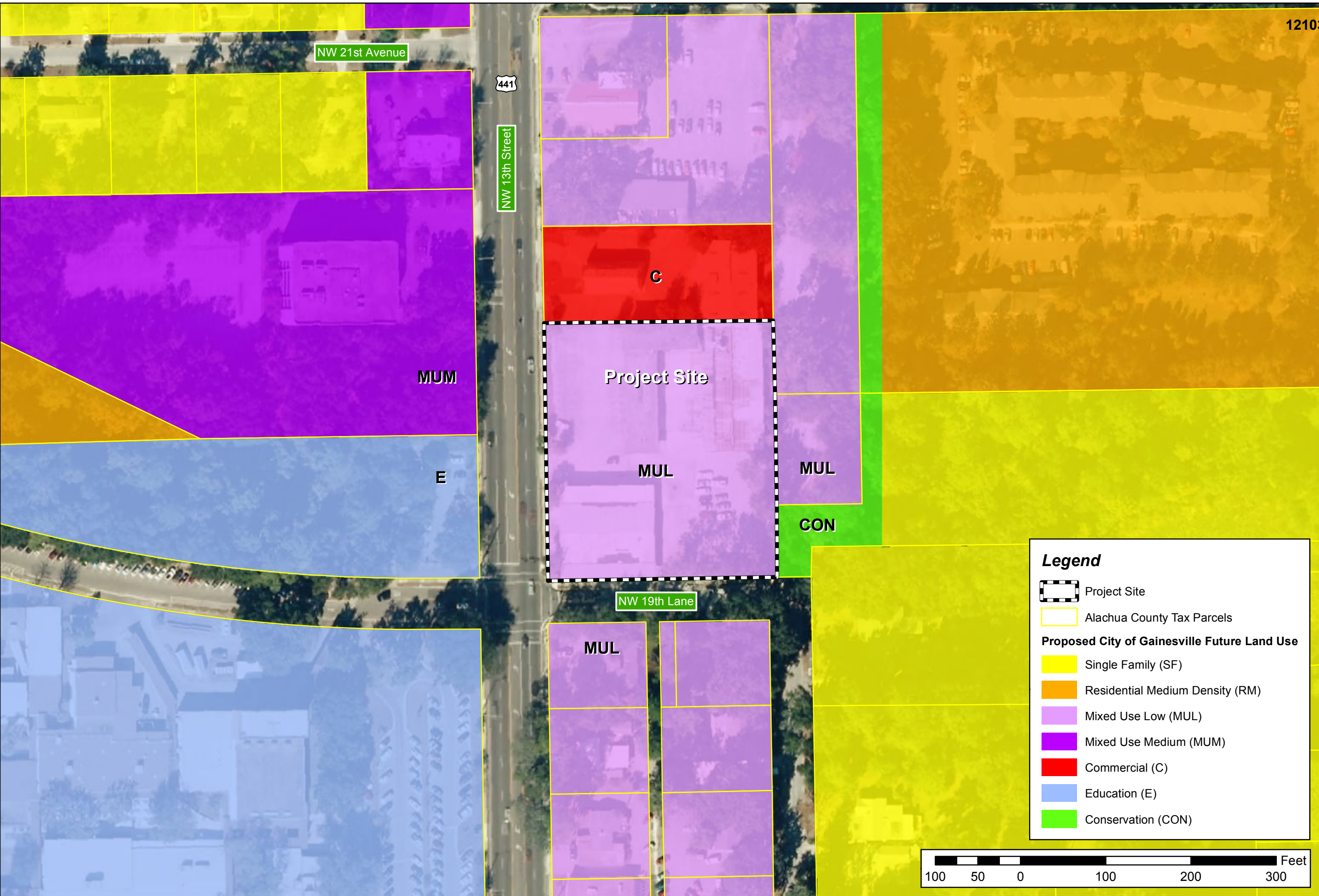
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-  Residential Medium Density (RM)
-  Mixed Use Low (MUL)
-  Mixed Use Medium (MUM)
-  Commercial (C)
-  Education (E)
-  Conservation (CON)





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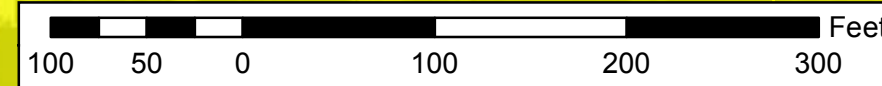


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Proposed City of Gainesville Future Land Use

-  Single Family (SF)
-  Residential Medium Density (RM)
-  Mixed Use Low (MUL)
-  Mixed Use Medium (MUM)
-  Commercial (C)
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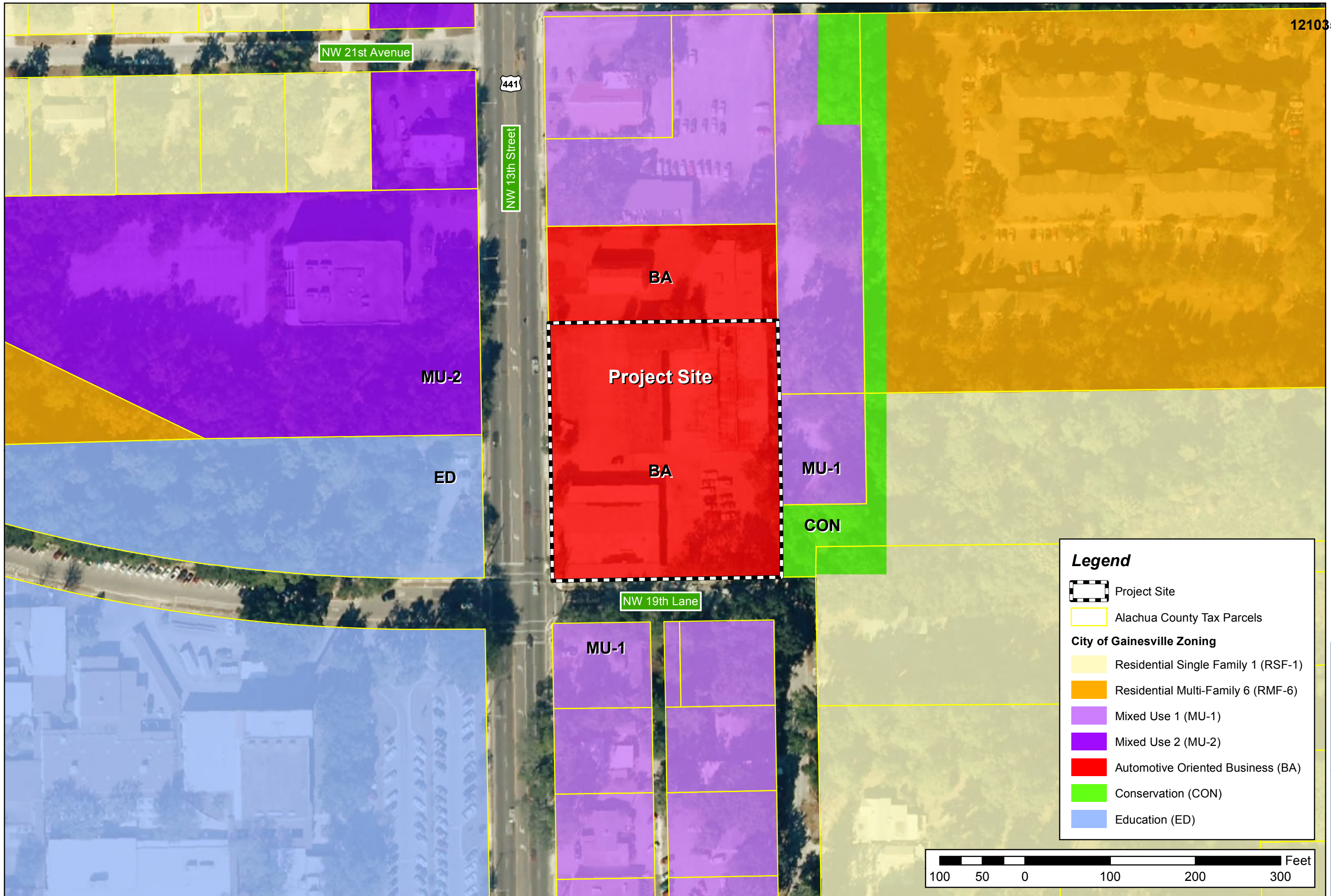


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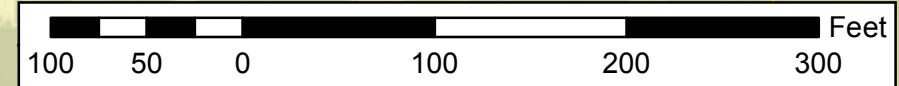


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- Project Site
- Alachua County Tax Parcels

City of Gainesville Zoning

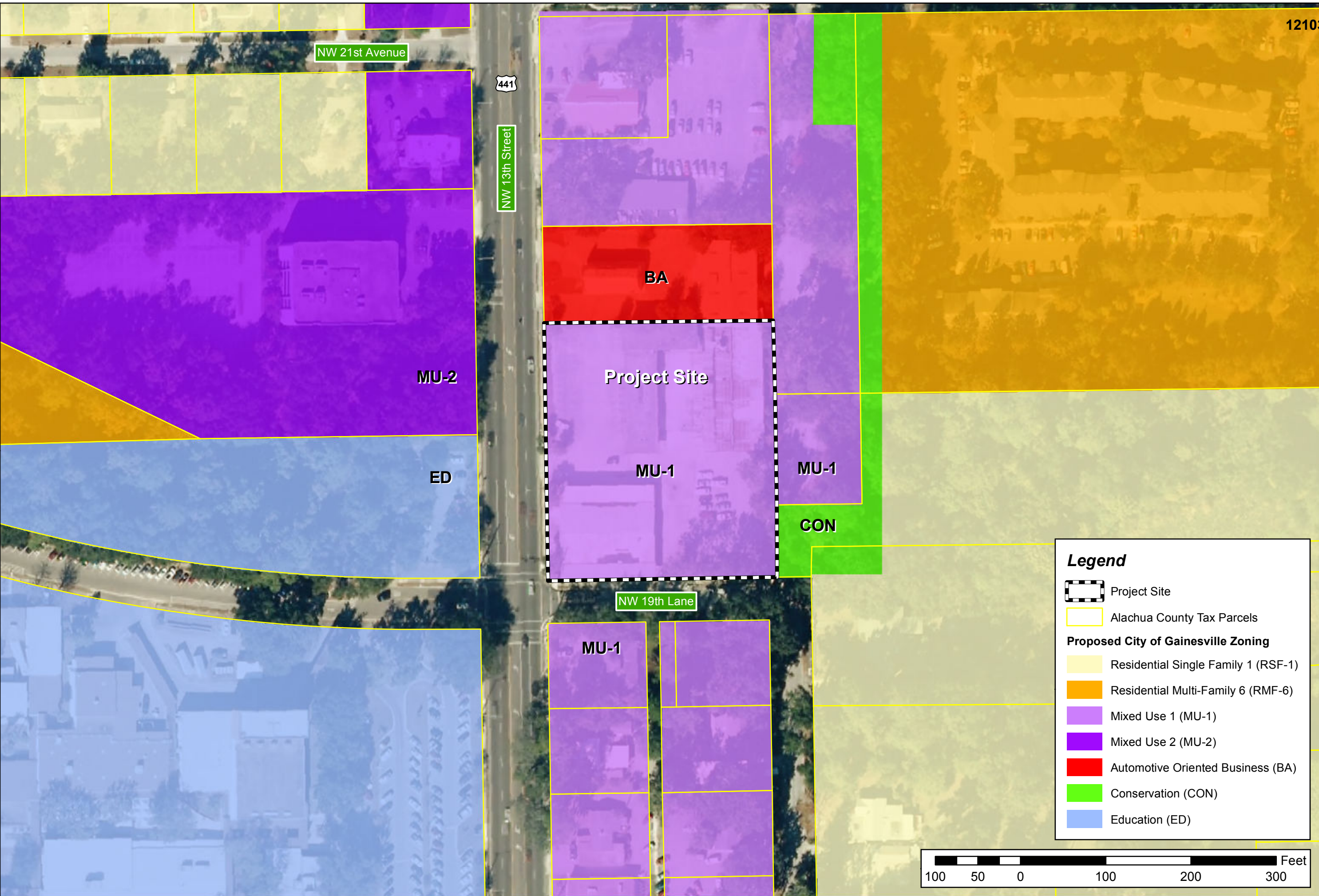
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- Residential Multi-Family 6 (RMF-6)
- Mixed Use 1 (MU-1)
- Mixed Use 2 (MU-2)
- Automotive Oriented Business (BA)
- Conservation (CON)
- Education (ED)





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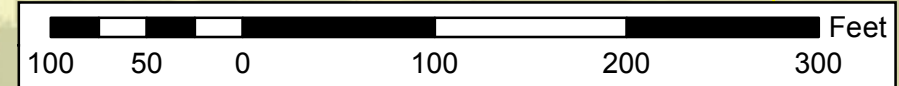


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Proposed City of Gainesville Zoning

-  Residential Single Family 1 (RSF-1)
-  Residential Multi-Family 6 (RMF-6)
-  Mixed Use 1 (MU-1)
-  Mixed Use 2 (MU-2)
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-  Education (ED)

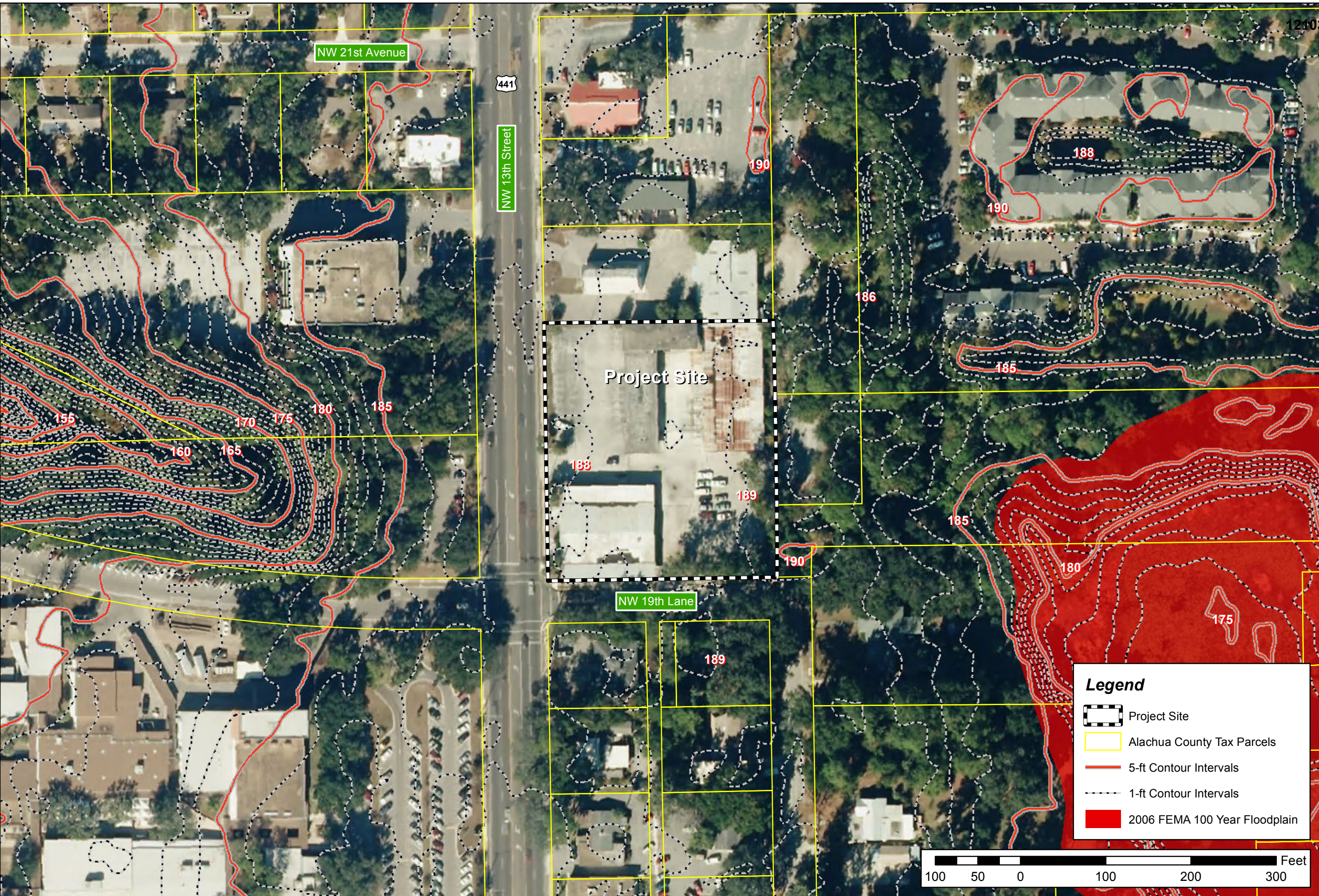


**Alachua County Tax Parcel #'s 09971-001-000
SsCPA & Rezoning**

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



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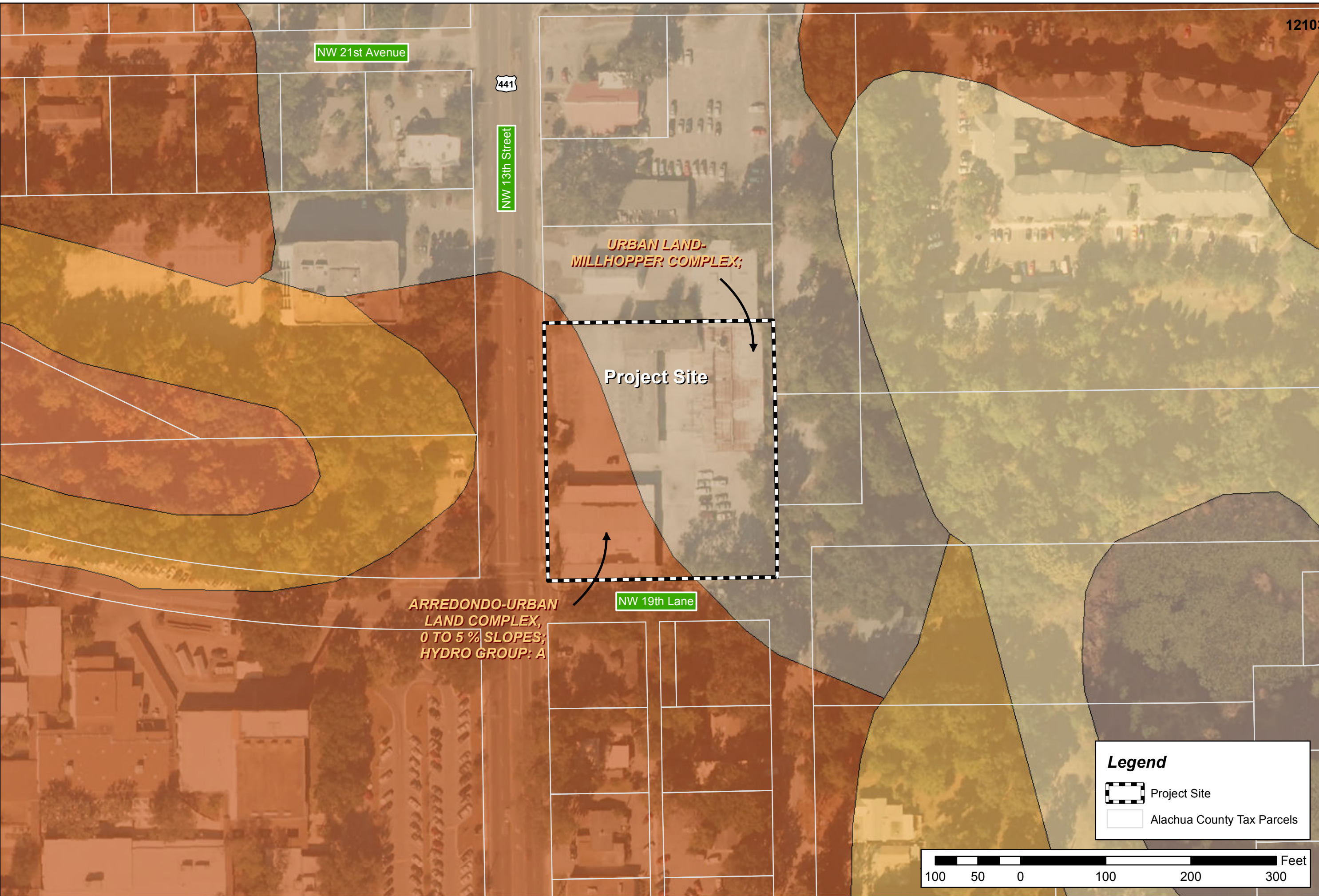
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-  5-ft Contour Intervals
-  1-ft Contour Intervals
-  2006 FEMA 100 Year Floodplain

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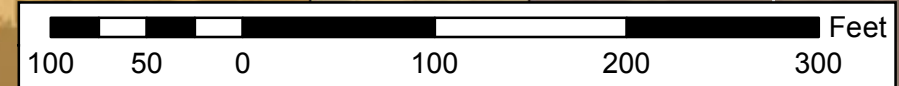
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