



City of Gainesville
Department of Doing
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CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: August 22, 2019

ITEM NO: 4

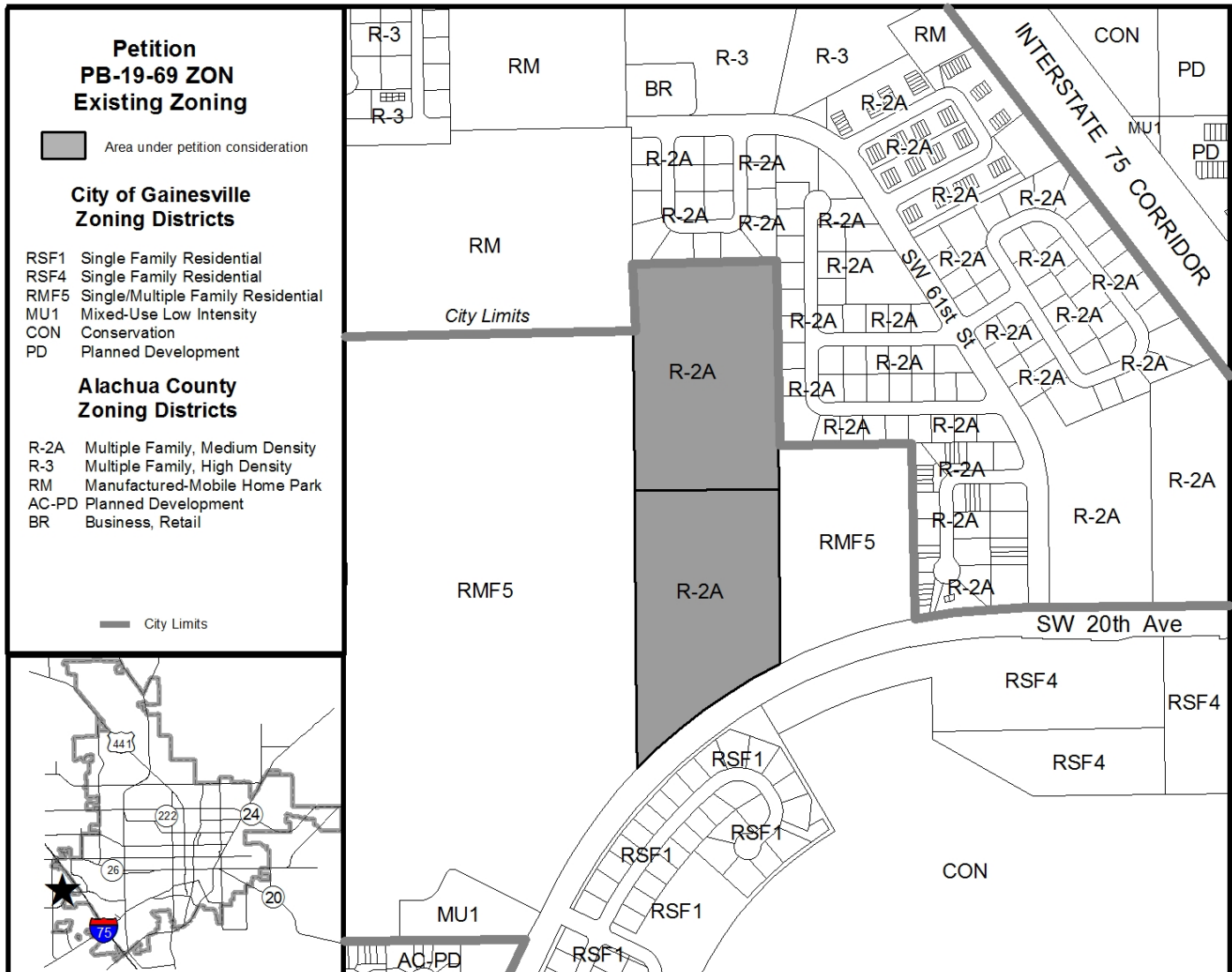
PROJECT NAME AND NUMBER: The Grove II Zoning Change; PB-19-69 ZON

APPLICATION TYPE: Legislative

RECOMMENDATION: Approve

CITY PROJECT CONTACT: Juan Castillo

PROPERTY SIZE: ± 20.74 Acres



Existing Use(s): Vacant parcel (06675-008-000); Multi-family residential (06675-004-000)
 Land Use Designation(s): RM: Residential Medium-Density (proposed)/Alachua High Density Residential (existing)
 Zoning Designation(s): RMF-8 Multi-Family Residential (proposed)/Alachua R-2A Multi-Family Residential (existing)
 Transportation Mobility Program Area (TMPA): Zone D
 Annexed: April, 4th 2019

Table 1: Adjacent Property Characteristics

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION
North	Multi Family Dwelling Units, mainly duplexes	High Density Residential (14-24 DU/AC) Unincorporated Area	Multi-family residential district (R-2A) [8-14 DU/AC], Unincorporated Area
South	Single Family Residential, Split Rock Conservation Area	Single Family Residential (0-8 DU/AC); CON: Conservation	Single Family Residential (RSF-1) [3.5 Max DU/AC], Single Family Residential (RSF-4) [8 Max DU/AC], CON: Conservation
East	Vacant, Timber 2	Residential Low Density (0-8 DU/AC)	Single/Multi-Family Residential (RMF-5) [12 Max DU/AC]
West	Vacant Commercial	Residential Low Density (0-8 DU/AC)	Single/Multi-Family Residential (RMF-5) [12 Max DU/AC]

Purpose and Description

Section 171.062 of the Florida Statute, Effects of annexations or contractions states that “if the area annexed was subject to a county land use plan and county zoning or subdivision regulation, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.” Additionally, The City of Gainesville Comprehensive Plan Policy 1.4.7 – Intergovernmental Coordination Element reiterates the Florida Statute, “Upon the annexation of any land, the City shall amend the Comprehensive Plan to reflect data and analysis changes, establish land uses on newly annexed areas, and provide services to meet adopted LOS standards.’ Resultantly, after a property is annexed into the City of Gainesville, City categories for Land Use and Zoning must be designated for the property. These designations are made by the city boards with the recommendation (s) of staff.

The petition for rezoning from Alachua County R-2A (Multi-Family Medium-High Density) to City of Gainesville RMF-8 (Multi-Family Residential) is a result of “The Grove II” (now known as “Treebecka”) annexing into the City of Gainesville on April 4, 2019 (ordinance no. 180614) and pertains to two parcels with a combined size of 20.74 +/- acres. This property is generally located north of SW 20th avenue, east of parcel 06677-003-000, and south and west of Sugarfoot Oaks subdivision (see map on page 1) roughly 2,600 ft. west of I-75. The northern parcel (06675-008-000 / 10.53 acres) is undeveloped with no paved roads or structures. The southern parcel (06675-004-000 / 10.21 acres) is developed with 144 units that are part of the “Grove II” (now known as “Treebecka”) multi-family development. As a result of the annexation of this property, appropriate land use and zoning designations must be made.

The current County zoning of R-2A is a multi-family zoning district that allows 8-14 dwelling units per acre. The proposed Gainesville RMF-8 zoning will allow 8 – 20 units per acre. Consequently, the proposed zoning change would create a maximum change of 6 units per acre. The increase is necessary in order to avoid creating a non-conformity with the current density on the south developed parcel which has an existing density of 15 units per acre.

Adoption of the RMF-8 zoning will enable future development at a development type and density that is consistent and compatible with the existing and future residential development pattern in the area. With the RMF-8 zoning adoption, the parcels' development will be able to provide medium density single and multi-family housing in southwest Gainesville in close proximity to I-75, large commercial areas (Butler Plaza, Celebration Pointe, Oaks Mall area), and major employment centers.

Provisions and Regulations

- **Sec. 171.062, F.S. – Effects of annexations or contradictions.**
 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.

City of Gainesville Land Development Code

Sec. 30-4.3 – Zoning Map. E. Un-zoned property generally. If property in newly annexed territory is unzoned; or if the zoning of any property is vacated or invalidated for any reason, either judicially or legislatively, then the classification of any of such properties shall be deemed to be conservation district (CON), unless and until a different zoning is approved.

Sec. 30-4.4 – Annexed Territory. When lands are annexed into the city, such lands shall be rezoned in accordance with this chapter to an appropriate city zoning district(S). The county zoning district and applicable regulations shall apply prior to rezoning to a city zoning district.

Recommendation Criteria

The staff recommendation is based on the five factors below:

1. Conformance with the Comprehensive Plan
2. Conformance with the Land Development Code
3. Changed Conditions
4. Compatibility
5. Impacts of Affordable Housing

ANALYSIS

1. Conformance with the Comprehensive Plan

This petition to rezone property from Alachua County R-2A (Multi-Family Medium-High Density) to City of Gainesville RMF-8 (Residential Single/Multi Family) maximum 20 dwelling units per acre is consistent with the City's Comprehensive Plan and supports the various goals of the Comprehensive Plan.

According to the Comprehensive Plan 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. By designating this parcel as RMF-8 within proximity of other multifamily and single family zoning uses, this will diversify the existing neighborhood by housing type and economic level. See Appendix A, Comprehensive Plan to see more goals, objectives and policies from the Comprehensive Plan that display conformity from the zoning change.

2. Conformance with the Land Development Code

According to Section 30.4.4 – Annexed Territory, when lands are annexed into the city, such lands shall be rezoned in accordance with this chapter to an appropriate city zoning district(s).

The proposed rezoning to RMF-8 zoning will complement the RM: Residential Medium-Density land use category proposed by related petition PB-19-68 LUC. The permitted uses and dimensional standards for the RMF-8 district are in Land Development Code Article IV, Division 3. Section 30.4.16 and Section 30.4.17 (see Appendix B, Land Development Code).

Any proposed development or redevelopment will be required to meet all applicable Land Development Code requirements at the time of development plan review.

3. Changed Conditions

Changed conditions include the annexation of the subject's parcels into the City of Gainesville. The northern parcel has existed as undeveloped land and no development plans have been submitted for this parcel. The southern parcel is developed with the "Grove II" multi-family subdivision which houses 144 residential units. During the process of selection of zoning categories for recently annexed parcels, the existing zoning and context to neighboring parcels is considered.

A second condition includes a higher proposed density than what currently exists. RMF-8 would allow for a maximum of 20 dwelling units per acre as opposed to the county's R-2A zoning which allows for a maximum of 14 dwelling units per acre, an increase of 6 dwelling units per acre. The higher density of RMF-8 is necessary to accommodate the existing multi-family density of 15 dwelling units per acre found in the southern developed parcel and not create a non-conforming situation.

Comparison of permitted uses shows similar uses between Alachua county R-2A and City of Gainesville RMF-8. RMF-8 has less restrictions or limits of non-residential uses that are cultural and institutional, such as schools and places of worship. Both R-2A and RMF-8 permit single family housing and multi-family housing. RMF-8 generally permits smaller lot sizes and smaller setbacks sizes than Alachua County R-2A. For an in depth look at uses and dimensional standards from both Alachua County and City of Gainesville Land Development Code see tables in Appendix B.

4. Compatibility

The proposed RMF-8 zoning is compatible with the adjacent residential high density and single family properties and the surrounding mix of urbanized housing. Moreover, RMF-8 zoning is comparable with the current Alachua County zoning R-2A (Multi-Family Medium-High Density) albeit with a higher density allowance. The proposed RMF-8 zoning will add to the mix of single family and medium density multi-family development that is in this area and on adjacent parcels. See Appendix B for a tabular summary of adjacent existing uses and adjacent zoning and land uses categories. Furthermore, the subject's property is located in the University of Florida's Context Area which imposes a bedroom limit based on the development's maximum residential density allowed by the zoning district multiplied by a 2.75 multiplier (See Appendix B for more details on the University of Florida's Context Area bedroom limit).

Lastly, the proposed rezoning has the potential to generate an estimated 19 total students; 11 elementary students, 4 middle school students, and 4 high school students. Alachua County Public School Board has reviewed the proposed rezoning and has determined that the students generated by this rezoning proposal can be reasonably accommodated during the ten year planning period (please see appendix F for Alachua County Public School Board Report).

5. Impacts on Affordable Housing

The proposed zoning category is a residential zoning designation that allows for the construction of a wide range of housing types and developments. Due to the density allowance and dimensional standards of RMF-8 zoning any future development could have a positive impact on affordable housing in the area by adding to the housing stock. Changing the zoning category from Alachua County R-2A to City of Gainesville RMF-8 will have a net increase in density by 6 dwelling units per acre.

Transportation

This property is served by SW 20th Avenue at the southern boundary, so there will be no immediate changes to the transportation network. Upon designation of a City Land Use Category the property will be within the Transportation Mobility Program Area (TMPA) zone, Zone D. Any potential development of the site must meet the criteria as outlined within the Comprehensive Plan concerning transportation, pedestrian, and bicycle connectivity for the area (See Appendix A). Furthermore, property is served by RTS bus routes 75 and 76.

Environmental Impacts and Constraints

The project site contains two FEMA flood zone A areas (100 year flood and has no base flood elevation), one of the flood zones is located on the southern parcel on the southeast side where the parcel abuts parcel # 06675-006-000. The second flood zone is located on the southern portion of the northern parcel (06675-008-000) and bleeds into the northern part of the southern parcel (06675-004-000). These areas shall be regulated through the City's Land Development Code (LDC), Article VIII, Division 3 – Natural Land Archaeological Resources and Division 4 – Surface Waters and Wetlands. The subject parcels do not contain wetlands, swales, ditches or other surface water wetlands.

RECOMMENDATION

Staff recommends approval of Petition PB-19-69 ZON rezone of parcels 06675-008-000 and 06675-004-000 from Alachua County R-2A zoning to City of Gainesville RMF-8 zoning.

DRAFT MOTION FOR CONSIDERATION

Approve petition PB-19-69 ZON rezone of parcel 06675-006-000 from Alachua County R-2A zoning to City of Gainesville RMF-8 zoning.

LIST OF APPENDICES:

Appendix A: Comprehensive Plan Goals, Objectives and Policies

Appendix B: Land Development Code Regulations

Appendix C: Maps

Exhibit C-1 Map: Parcel Location and Development of Regional Impact (DRI) Location

Exhibit C-2 Map: Existing Zoning

Exhibit C-3 Map: Proposed Zoning

Exhibit C-4 Map: Flood Zone A

Exhibit C-5 Map: Transportation Mobility Program Area (TMPA) Zone

Exhibit C-6 Map: University of Florida Context Area

Appendix D: Executive Summary CHW report

Appendix E: Ordinance No. 180614

Appendix F: Alachua County Public School Board Report

Appendix A – Comprehensive Plan Goals, Objectives, Policies (GOPs)

Exhibit A-1 Comprehensive Plan Goals, Objectives, Policies

Future Land Use Elements

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.**

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.

Objective 1.5 Discourage the proliferation of urban sprawl.

Policy 1.5.5 The City recognizes Alachua County's use of the Urban Cluster, as adopted on their Future Land Use Map, as an urban growth boundary.

Policy 1.5.7 The Future Land Use Map should designate appropriate areas for multi-family residential development in close proximity to neighborhood centers and important transit routes. When appropriate and in a way not detrimental to single-family neighborhoods, the City should encourage the establishment of residential, retail, office, and civic uses within 1/4 mile of the center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling.

Transportation Mobility Elements

Objective 10.1 The Gainesville Transportation Mobility Program Area (TMPA) shall include all property within city limits (although the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category) and shall be subdivided into designated Zones A, B, C, D, E and M as mapped in the Transportation Mobility Element Data and Analysis Report and in the Geographic Information System (GIS) Map Library located on the City's Planning and Development Services Department website.

- Policy 10.1.1 All property within city limits is included in the Gainesville Transportation Mobility Program Area (TMPA); however, the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category. When annexed properties are designated with a City land use category, they shall be assigned to the most physically proximate TMPA zone as mapped in the Transportation Mobility Element Data and Analysis Report and in the GIS Map Library on the City's Planning and Development Services Department website.
- Policy 10.1.2 All land uses and development located in the TMPA shall meet the TMPA policies specified in this Element.
- Policy 10.1.5 For any development or redevelopment within Zones B, C, D, E, or M, the developer shall provide all of the items listed in Policy 10.1.4 and shall provide the transportation mobility requirements as specified in Policies 10.1.6, 10.1.7, 10.1.9, 10.1.11, 10.1.13, and 10.1.14, as applicable. The developer shall also provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

Policy 10.1.9 For any development or redevelopment within Zone D, the developer shall, at the developer’s expense, meet the following transportation mobility criteria based on the development’s (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.

Net, New Average Daily Trip Generation	Number of Criteria That Shall Be Met
50 or less	At least 1.5
51 to 100	At least 4
101 to 400	At least 6
401 to 1,000	At least 10
1,001 to 5,000	At least 16
Greater than 5,000	<p>At least 24 and meet either a. or b.:</p> <ul style="list-style-type: none"> a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours. b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years.



Zone D Criteria

- a. Roadway projects that will provide a more interconnected transportation network in the area and/or provide alternate routes to reduce congestion and pressure on arterials. All roadway projects shall include bicycle and pedestrian facilities. Projects may be located outside of Zone D if demonstrated to be a direct benefit to the transportation system in Zone D. Projects may include, but shall not be limited to, the following:
 1. extension of SW 40th Boulevard to connect from its terminus south of Archer Road to SW 47th Avenue; and
 2. extension of streets, deeding of land, or easements to create a more gridded network and provide connectivity.
- b. Deeding of land for right-of-way and/or construction of roadway extensions to City specifications. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.
- c. Design and/or construction studies/plans for projects such as planned roundabouts, road connections, sidewalk systems, and/or bike trails.
- d. Provision of matching funds for transit or other transportation mobility-related grants.
- e. Provision of Park and Ride facilities, built to RTS needs and specifications
- f. Construction of bicycle and/or pedestrian facilities/trails to City specifications. This may include provision of bicycle parking at bus shelters or Transit Hubs (as shown on the Existing Transit Hubs & Transit Supportive Areas Map) or deeding of land for the addition and construction of bicycle lanes or trails. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.
- g. Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria.
- h. Payments to RTS that either increase service frequency or add additional transit service, including Express Transit service and/or Bus Rapid Transit, where appropriate.
- i. Funding for the construction of new or expanded transit facilities.



- j. Construction of bus shelters built to City specifications.
- k. Bus shelter lighting using solar technology designed and constructed to City specifications.
- l. Construction of bus turn-out facilities to City specifications.
- m. Construction of access to transit stops and/or construction of transit boarding and alighting areas.
- n. Business operations shown to have limited or no peak-hour roadway impact.
- o. An innovative transportation-mobility-related modification submitted by the developer, where acceptable to and approved by the City.

Policy 10.1.10 The City establishes the following priority for transportation mobility projects within Zone D and shall collaborate with the Metropolitan Transportation Planning Organization (MTPO) to add these items to the MTPO list of priorities. The City shall also pursue matching grants and other funding sources to complete these projects.

- a. Construction of a southerly extension of SW 40th Boulevard from its current end south of its intersection with Archer Road to the intersection of SW 47th Avenue. This roadway connection shall include bicycle and pedestrian facilities.
- b. Funding for the construction of new or expanded transit facilities.

- Policy 10.1.14 Within the portion of the University of Florida (UF) Context Area that is located inside city limits (as mapped in the Campus Master Plan), all new multi-family residential development shall fund the capital transit costs associated with transit service needs. Transit capital costs include transit vehicles, maintenance facilities, passenger facilities such as transit shelters, and technology equipment (such as GPS). Payments shall be based on a proportionate share contribution for any additional transit service enhancements needed to serve the proposed development and maintain existing service levels (frequencies) in the RTS a.m. and p.m. peak hours. The projected new trips shall be based on the expected mode split of all development trips that will use transit. If the development is within ¼ mile of

Revised 08/12/02, Ord. 000515
 Revised 04/26/04, Ord. 030466
 Revised 12/17/09, Ord. 090184
 Revised 08/15/13, Ord. 120370
 Revised 07/20/17, Ord. 140817

Transportation Mobility **B-28**



Goals,
 Objectives
 & Policies

UF, there shall be a 25% reduction in the required payment in recognition of the pedestrian and bicycle trips that may occur. Any transit payments required under this policy shall not count towards meeting TMPA criteria in Zones B, C, D, or M.

- Policy 10.1.16 To encourage redevelopment and desirable urban design and form, any development or redevelopment within Zones B, C, D, E, or M that meets standards such as neo-traditional, new urbanist, transit-oriented development (TOD), or mixed-use development and includes a mix of both residential and non-residential uses at transit-oriented densities shall be provided credits, in relation to the multi-modal amenities provided, toward meeting the criteria in Policies 10.1.6, 10.1.7, 10.1.9, 10.1.11, and 10.1.13, as applicable.
- Policy 10.6.1 Parking in excess of that required by the Land Development Code shall be prohibited within the TMPA.
- Policy 10.6.2 Developments may apply for a parking reduction within the TMPA, based on criteria in the Land Development Code.

Appendix B – Land Development Code

Appendix B

B-1 Governing Principles

- Section 30-4.3 – Zoning Map.

E. *Unzoned property generally.* If property in newly annexed territory is unzoned; or if the zoning of any property is vacated or invalidated for any reason, either judicially or legislatively, then the classification of any of such properties shall be deemed to be conservation district (CON), unless and until a different zoning is provided for such property by ordinance amending the zoning map; and, until such amendment is provided for, no use may be made of any such property except in accordance with the regulations for the CON district.

Section 30-4.4. Annexed Territory.

When lands are annexed into the city, such lands shall be rezoned in accordance with this chapter to an appropriate city zoning district(s). The county zoning district and applicable regulations shall apply prior to rezoning to a city zoning district.

16 Section 30-3.14. Rezoning Criteria.

17 Applications to rezone property shall be reviewed according to the following criteria:

- 18 A. Compatibility of permitted uses and allowed intensity and density with surrounding existing
19 development.
- 20 B. The character of the district and its suitability for particular uses.
- 21 C. The proposed zoning district of the property in relation to surrounding properties and other similar
22 properties.
- 23 D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout
24 the city.
- 25 E. The applicable portions of any current city plans and programs such as land use, traffic ways,
26 recreation, schools, neighborhoods, stormwater management and housing.
- 27 F. The needs of the city for land areas for specific purposes to serve population and economic
28 activities.
- 29 G. Whether there have been substantial changes in the character or development of areas in or near
30 an area under consideration for rezoning.
- 31 H. The goals, objectives, and policies of the Comprehensive Plan.
- 32 I. The facts, testimony, and reports presented at public hearings.
- 33 J. Applications to rezone to a transect zone shall meet the following additional criteria:
- 34 1. The proposed T-Zone shall provide a logical extension of an existing zone, or an adequate
35 transition between zones.
- 36 2. The area shall have had a change in growth and development pattern to warrant the rezoning to
37 a more or less urban T-Zone.

- 1
 - 2
 - 3
3. The request shall be consistent with the overall City of Gainesville vision for growth and development as expressed in the City of Gainesville Comprehensive Plan.
 4. If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of 10 acres.

Section 30-4.8 Development Compatibility

1 D. *Multi-family developments.*

- 2 1. *Generally.* Multi-family development shall contain no more than six dwelling units per building
3 and shall be in the form of single-family dwellings, attached dwellings, or small-scale multi-
4 family when located within 100 feet of any property that is in a single-family zoning district, the
5 U1 district, or a designated historic district.
- 6 2. *Abutting single-family property.* All new multi-family projects, whether stand alone or part of a
7 mixed-use project, abutting property in a residential district or a planned development district
8 with predominantly residential uses shall comply with the following regulations:
- 9 a. There shall be no outdoor recreation areas or uses allowed within any required building
10 setback area or landscape buffer between abutting multi-family development and single-
11 family designated properties.
- 12 b. Active recreation areas (including swimming pools, tennis courts, basketball, and volleyball
13 courts) shall be located away from abutting single-family designated properties and shall be
14 oriented in the development to minimize noise impacts on single-family designated
15 properties.
- 16 c. There shall be no car washing areas, dumpsters, recycling bins, or other trash/waste
17 disposal facilities placed in the required setback area between multi-family development
18 and properties zoned for single-family use.
- 19 d. Parking lots and driveways located in the area between multi-family and abutting single-
20 family designated properties shall be limited to a single-loaded row of parking and a two-
21 way driveway.
- 22 e. A decorative masonry wall (or equivalent material in noise attenuation and visual screening)
23 with a minimum height of six feet and a maximum height of eight feet plus a Type B
24 landscape buffer shall separate multi-family residential development from properties
25 designated single-family residential. However, driveways, emergency vehicle access, or
26 pedestrian/bicycle access may interrupt a continuous wall. If, in the professional judgment
27 of city staff or other professional experts, masonry wall construction would damage or
28 endanger significant trees or other natural features, the appropriate reviewing authority
29 may authorize the use of a fence and/or additional landscape buffer area to substitute for
30 the required masonry wall. There shall be no requirement for a masonry wall or equivalent if
31 buildings are 200 or more feet from abutting single-family properties. In addition, the
32 appropriate reviewing authority may allow an increased vegetative buffer and tree
33 requirement to substitute for the required masonry wall.
- 34 f. The primary driveway access shall be on a collector or arterial street, if available. Secondary
35 ingress/egress and emergency access may be on or from local streets.
- 36 3. *Bedroom limit.* Maximum number of bedrooms in multi-family developments located within the
37 University of Florida Context Area.
- 38 a. Multi-family developments shall be limited to a maximum number of bedrooms based on
39 the development's maximum residential density allowed by the zoning district multiplied by
40 a 2.75 multiplier.
- 41 b. If additional density is approved through a Special Use Permit, then the multiplier is applied
42 to the total approved density inclusive of any additional units approved by Special Use
43 Permit.

- 1 c. The bedroom mix in the development (i.e., the number of units with a specific number of
- 2 bedrooms) is not regulated by these provisions.
- 3 d. Developments with Planned Development (PD) zoning are not subject to the bedroom
- 4 multiplier.

B-2 City of Gainesville Land Development Code

Table V - 4: Permitted Uses in Residential Districts.

USES	Use Standards	RSF-1 to 4	RC	MH	RMF-5	RMF-6 to 8
Accessory dwelling units	30-5.33	-	A	A	A	A
Adult day care homes	30-5.2	P	P	P	P	P
Assisted living facilities		-	-	-	P	P
Attached dwellings (up to 6 attached units)		-	-	-	P	P
Bed and breakfast establishments	30-5.4	S	P	P	P	P
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	P
Community residential homes (7 to 14 residents)	30-5.6	-	-	-	-	P
Community residential homes (over 14 residents)	30-5.6	-	-	-	-	P
Day care centers	30-5.7	-	P	P	P	P
Dormitory, small	30-5.8	-	-	-	-	P
Dormitory, large	30-5.8	-	-	-	-	S
Emergency shelters		-	-	-	-	P
Family child care homes	30-5.10	P	P	P	P	P
Fowl or livestock (as an accessory use)	30-5.36	-	-	-	-	-
Mobile homes		-	-	P	-	-
Multi-family dwellings		-	-	-	P	P
Multi-family, small-scale (2-4 units per building)		-	P ¹	-	P	P
Places of religious assembly	30-5.21	S	P	P	P	P
Libraries		-	S	S	S	S
Public parks		P	P	P	P	P
Schools (elementary, middle and high)		S	P	P	P	P
Single-family dwellings		P	P	P	P	P
Skilled nursing facility		-	-	-	-	S
Social service homes/halfway houses	30-5.26	-	-	-	-	S

LEGEND:

P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

B-2 City of Gainesville Land Development Code

Table V - 5: Residential Districts Dimensional Standards.

	RSF-1	RSF-2	RSF-3	RSF-4	RC	MH	RMF-5	RMF-6	RMF-7	RMF-8
DENSITY/INTENSITY										
Residential density (units/acre)										
Min	None	None	None	None	None	None	None	8 ¹	8 ¹	8 ¹
Max by right	3.5	4.6	5.8	8	12	12	12	10	14	20
With density bonus points	-	-	-	-	-	-	-	See Table V-6	See Table V-6	See Table V-6
Nonresidential building coverage	35%	35%	40%	40%	50%	50%	50%	50%	50%	50%
LOT STANDARDS										
Min lot area (sq. ft.)	8,500	7,500	6,000	4,300	3,000	3,000	3500	None	None	None
Min lot width (ft.)										
Single-family	85	75	60	50	35	35	40	40	40	40
Two-family ²	NA	NA	NA	NA	70	NA	75	75	75	75
Other uses	85	75	60	50	35	35	85	85	85	85
Min lot depth (ft.)	90 ³	90 ³	90 ³	80 ³	None	None	90	90	90	90
MIN SETBACKS (ft.)										
Front	20 ³	20 ³	20 ³	20 ³	10 ⁴	15	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max
Side (street)	10	10	7.5	7.5	NA	NA	15	15	15	15
Side (interior) ^{5,6}	7.5	7.5	7.5	7.5	5	5	10	10	10	10
Rear ^{6,7}	20	20	15	10	20	15	10	10	10	10
Rear, accessory	7.5	7.5	5	5	5	5	5	5	5	5
MAXIMUM BUILDING HEIGHT (stories)										
By right	3	3	3	3	3	3	3	3	3	3
With building height bonus	NA	NA	NA	NA	NA	NA	NA	5	5	5

LEGEND:

- 1 = Parcels 0.5 acres or smaller existing on November 13, 1991, are exempt from minimum density requirements.
- 2 = Assumes both units on one lot. Lot may not be split, unless each individual lot meets minimum lot width requirement for single-family.
- 3 = Lots abutting a collector or arterial street shall have a minimum depth of 150 feet and a minimum building setback of 50 feet along that street.

B-3 Alachua County Land Development Code

Sec. 403.09. - Multifamily residential standards.



Within all multifamily residential districts, principal buildings and accessory buildings shall be located and constructed in accordance with Table 403.09.1. Platted lots within multifamily developments shall be subject to the setback requirements outlined in Table 403.07.2.

Table 403.09.1
Standards for Multifamily Districts

Standards	Zoning District		
	R-2	R-2a	R-3
Density Range—Dwelling units per acre	4—8	8—14	14— 24
<i>Setbacks around the perimeter of the development:</i>			
Front, min. (ft)	25	25	25
Rear, min. (ft)	20	20	20
Interior side, min. (ft)	10	10 ¹	10 ¹
Street side, min. (ft)	25	25	25
<i>Building Standards:</i>			
Units per building, max ²	8	16	Unlimited
Height, max (feet)	35	45	60

¹ Six additional inches of setback shall be required for each foot of building height over 35 feet when abutting single family residential uses or zoning.

² This standard does not apply to assisted living facilities.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 15-06, § 2(Exh. A), 4-14-15; [Ord. No. 2018-23](#), § 2(Exh. A), 10-9-18)

B-3 Alachua County Land Development Code

Article II. Use Table		A	A-BB	C-1	RE, RE-1	R1-a, R-1a	R-1b	B-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	TOD/TNO	Standards	
Key: P = Permitted Use L = Limited Use SE = Special Exception SU = Special Use A = Accessory Use NA = Not Applicable																										
AGRICULTURAL AND CONSERVATION USES																										
Agriculture	Agricultural uses, except as listed below	P	P	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Article III
	Agricultural processing, off-site	L	L																	L	L	L	L			section 404.10
	Produce stand	L	L													L	L	L	L					L	L	section 404.11
	Agricultural services	SE	P																							
	Poultry or livestock raising on parcels less than 5 acres	L	L		L	A	A	A																		section 404.13
	Community garden	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	section 404.13.5
	Farmers market	L	L									L	L	L	L	L	L	L	L	L	L	L	L	L	L	section 404.13.6
	Dairy, commercial	SE																								section 404.14
	Commercial livestock market	SE	P																							
	Private agricultural event center or arena	SE																								section 404.14.5
	Slaughter plant	SE																								
	Farm machinery and lawn and garden equipment repair	L	P																	P				P		section 404.15
	Wood processing facility	SE																								section 404.16
	Feed & agriculture supply sales		P													P	P	P	P	P						
	Kennel, Cattery or Private Animal Shelter	L SE			L SE																					404.18
	Animal Sanctuary	SE		SE																						404.18.5
	Farmworker housing	SE	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	404.19
Resource-based Recreation	Resource-based recreation, except as listed below	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Dock	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	section 404.108

B-3 Alachua County Land Development Code

	Family child care home	L			L	L	L	L	L	L													L	section 404.32		
Educational Facilities	Educational facility, private (pre-K-12)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	SU	section 404.34	
	Educational facility, public (pre-K-12)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	L	section 404.34	
	Educational facility, vocational, business or technical school, college or university	A													P	P	P		P	P	P	P		P		
Community Services	Government Buildings and facilities	SU	SU	SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	P	section 404.35
	Cemetery	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU		section 404.36
	Funeral home											SE			P										P	section 404.37
	Homeless shelter, principal use				SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	section 404.38
	Homeless shelter, accessory	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	section 404.39
	Soup kitchen, principal use				SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU		section 404.40
	Soup kitchen, accessory	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	section 404.41
	Civic organizations and places of worship	L	P	SE	L	L	L	L	L	L	L	L	L	P	P	P	P	P	P	P	P	P	P	P	P	section 404.42
	Museum	L	L		L	L	L	L	L			L	L		L	P	P	P	P	L	L	L	L	L	P	section 404.43
	Commercial animal boarding or training facility		SE														SE	SE		SE	SE				section 404.44	
	Pet rescue organization	L													L	L	L	L						L	section 404.45	
Health and Medical Facilities	Hospital													P												
	Medical clinic or lab	SE	P										P	P	P	P	P	P	P	P	P	P	P	P	P	
	Medical marijuana dispensary													L		L	L	L	L							section 404.45
	Veterinary clinic or hospital	SE	L										L		L	L	L	L	L	L	L	L	L	L	L	section 404.46
	Massage therapist														L	L	L	L	L	L	L			L	section 404.47	

Exhibit C-3 Map: Proposed Zoning

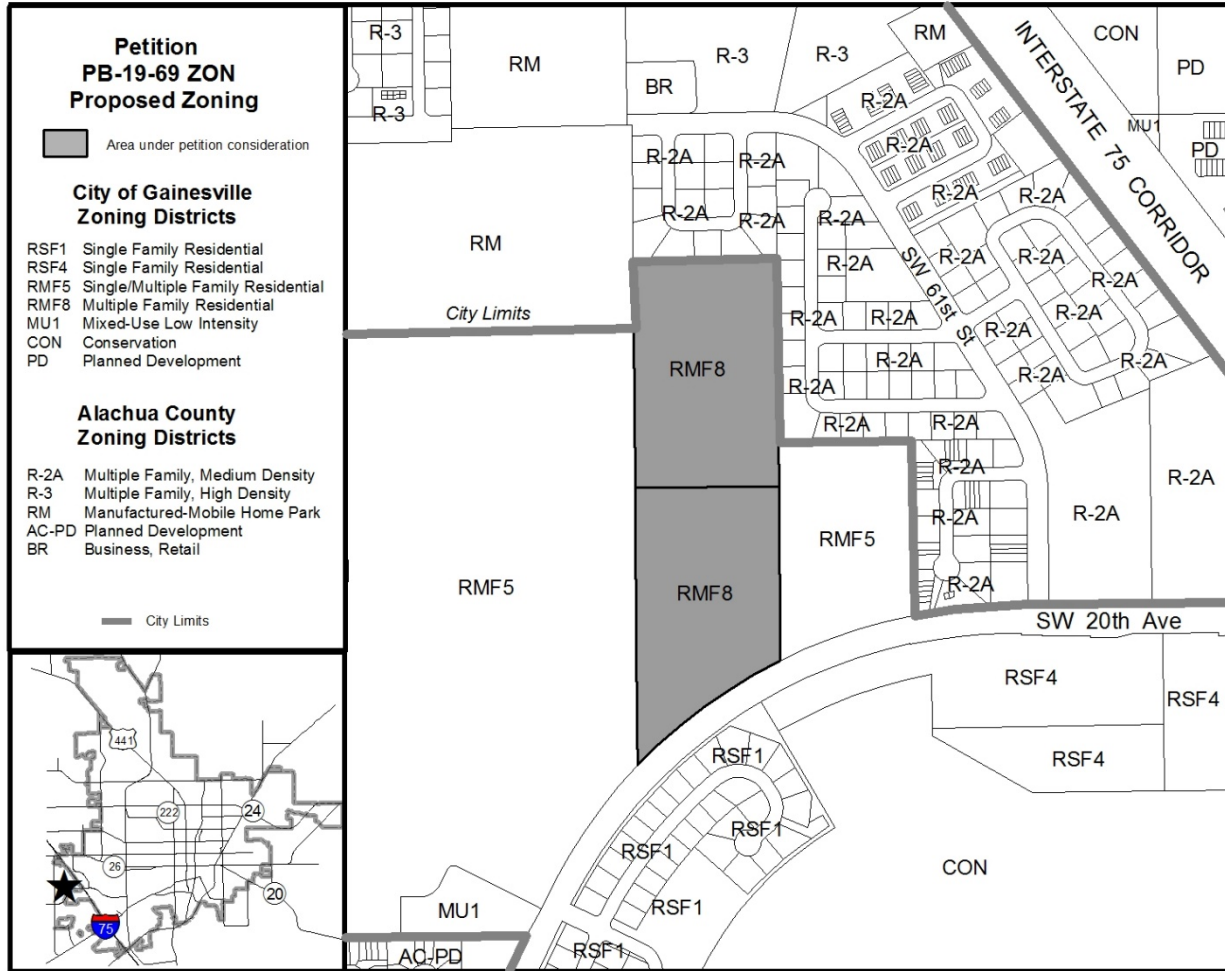


Exhibit C-4 Map: Flood Zone A

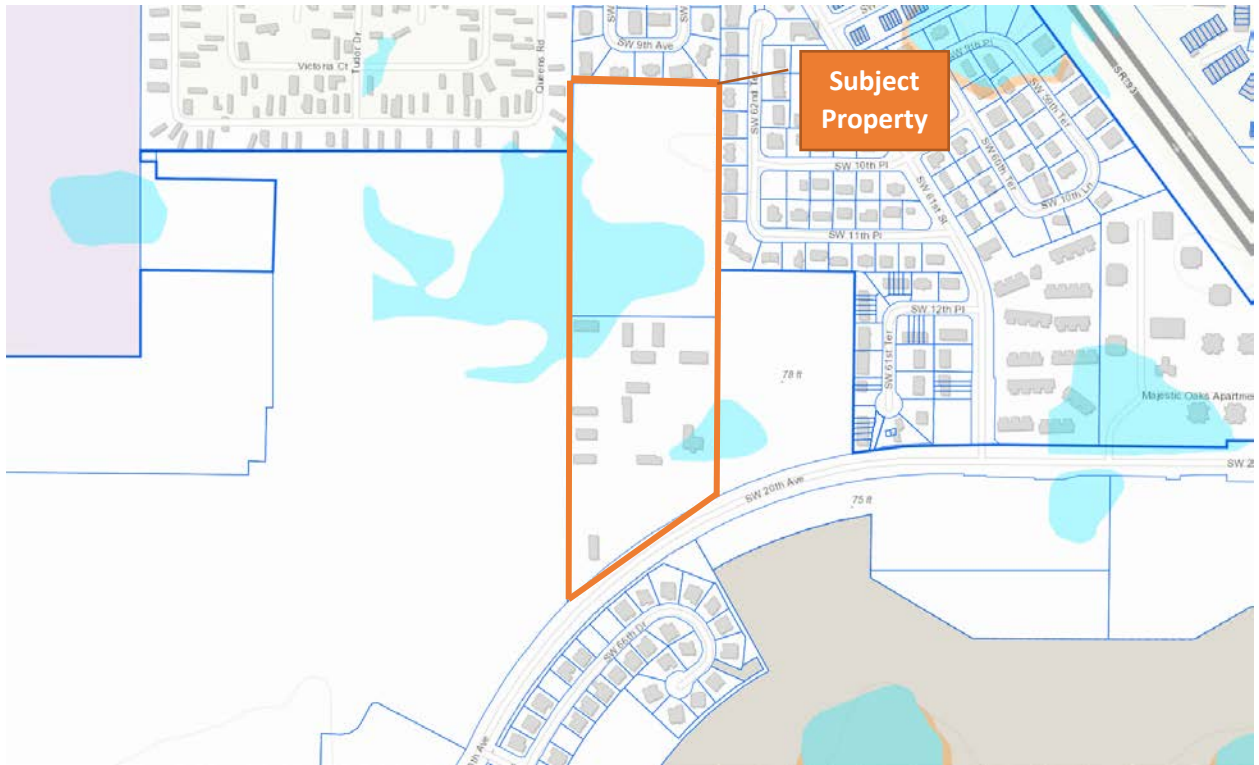


Exhibit C-5 Map: Transportation Mobility Program Area (TMPA) Zone

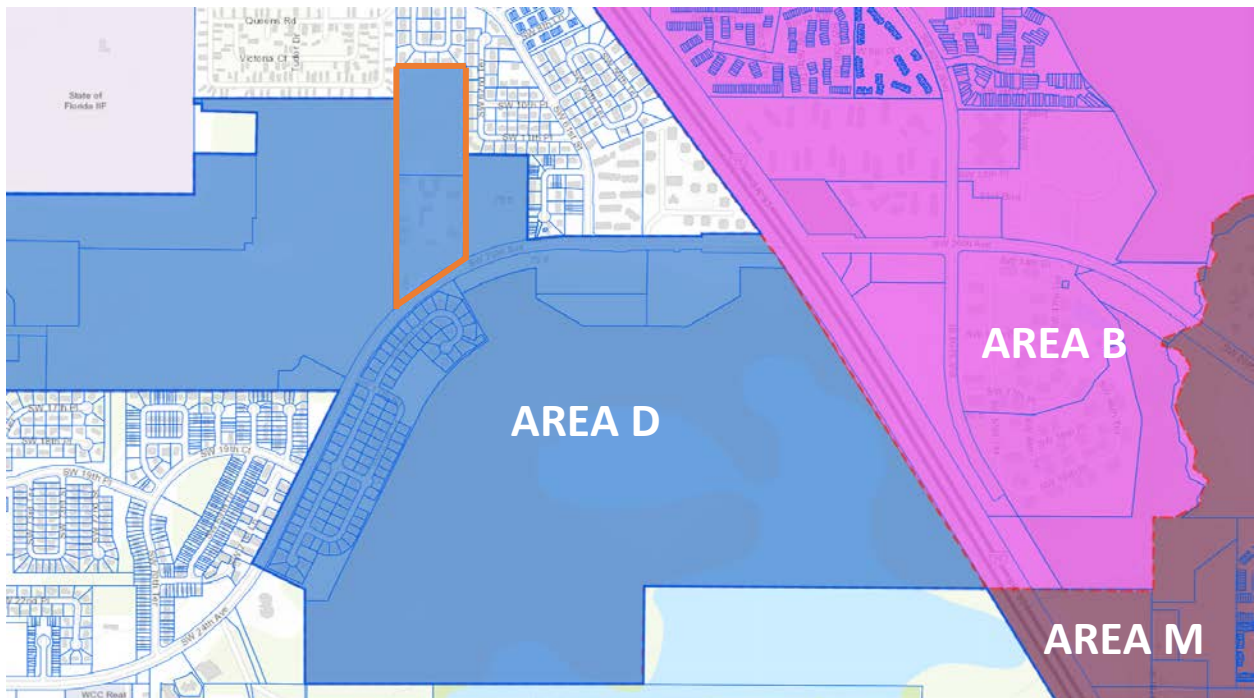
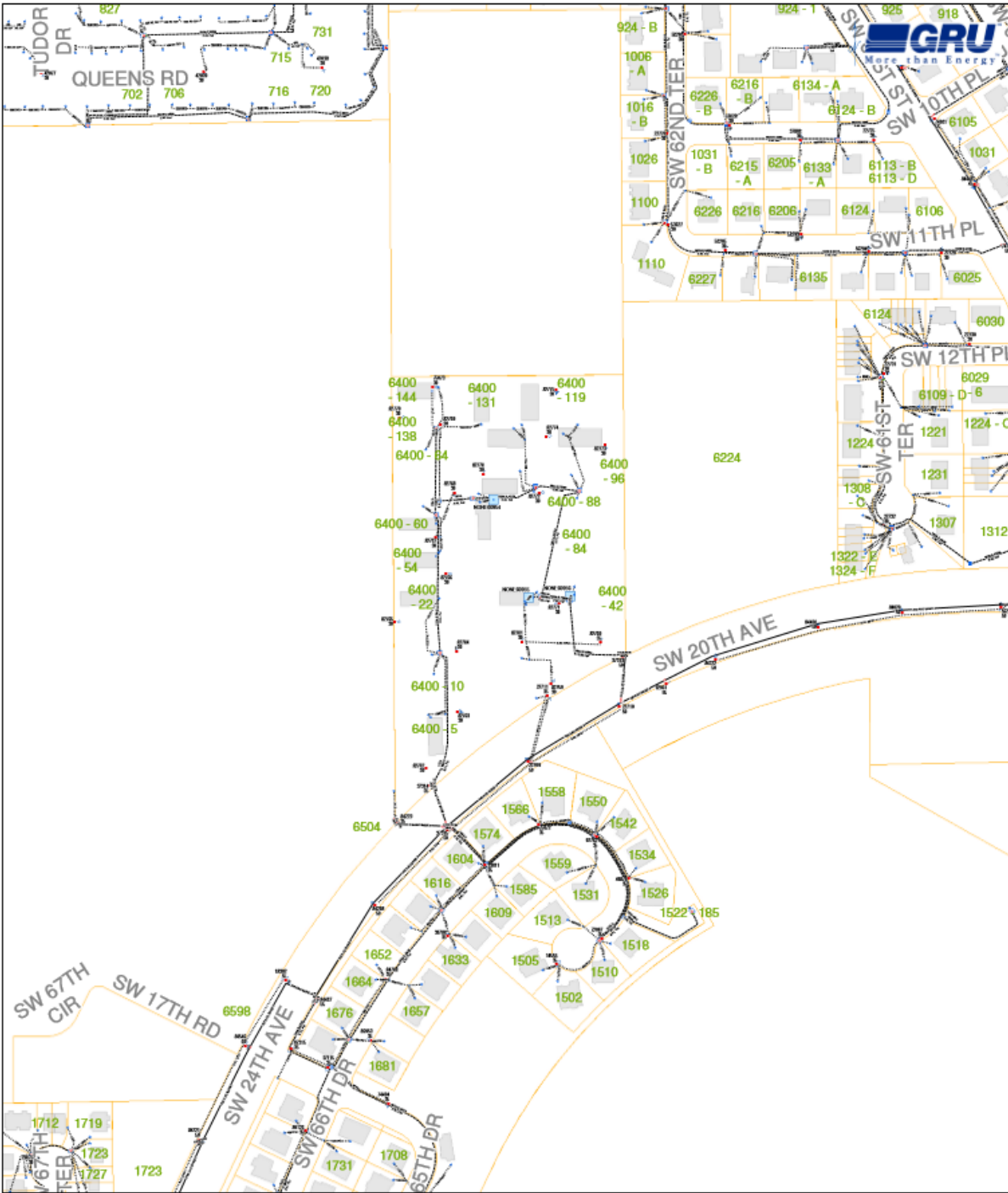



Exhibit C-7 Map: GRU Electric Services



Contact Sunshine State One Call of Florida a minimum of two business days before excavation or demolition. Florida Law requires that you call 811 before you dig. It is free and it is the law. The governing law is the Underground Facility Damage Prevention and Safety Act, chapter 556, Florida Statutes (F.S.). Other laws may also affect excavations:

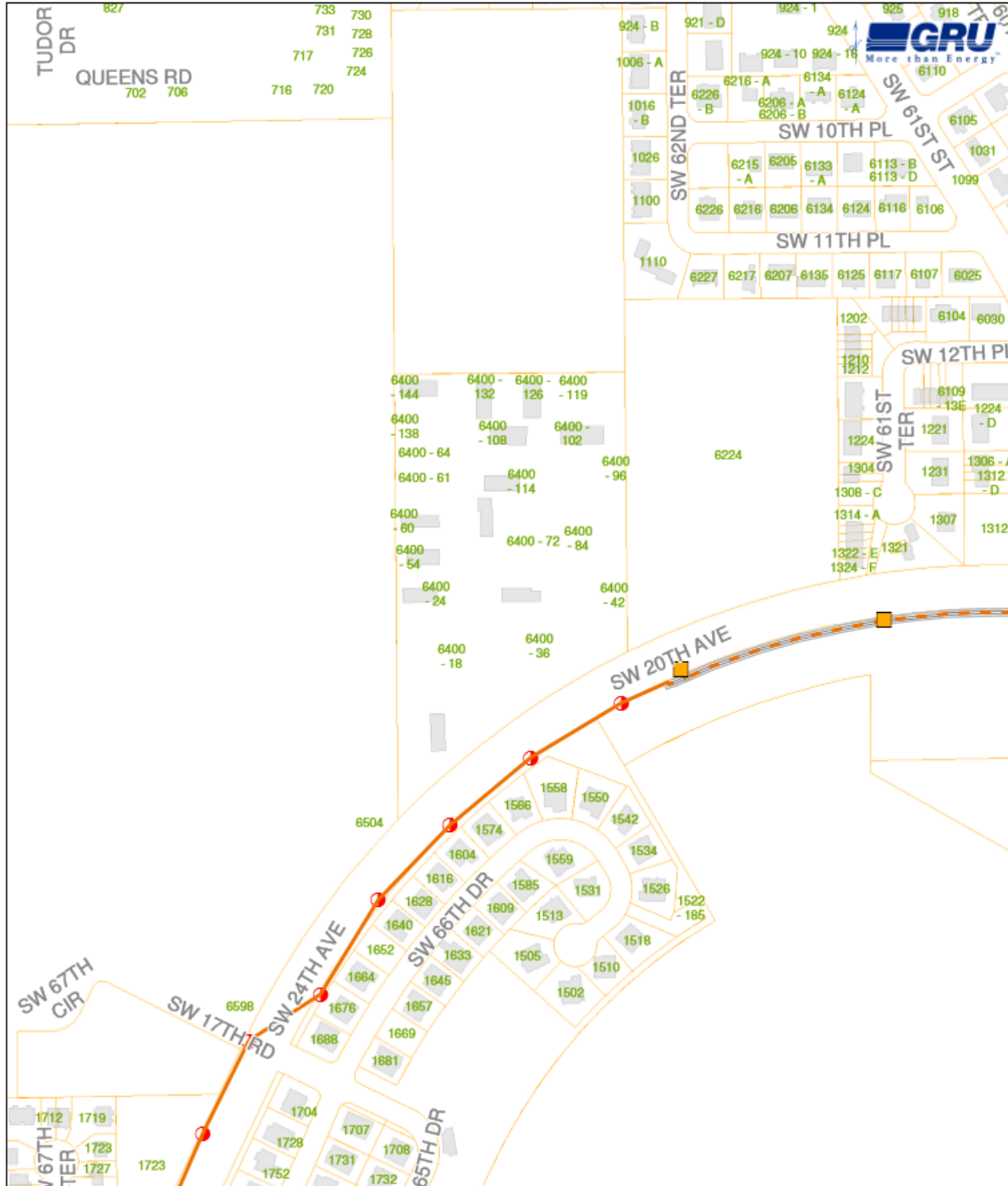
- Florida Trench Safety Act, Part VI, chapter 553, F.S.
- Florida Gas Safety Law, Part I, Chapter 368, F.S.
- Pipeline Safety Improvement Act of 2002
- Federal Pipeline Safety Act
- National Electric Safety Code ANSI C-2
- OSHA Standard 1926.651



The data depicted on this map has been prepared exclusively for the internal use of The City of Gainesville, Gainesville Regional Utilities, which assumes no liability for errors, or omissions in the information on the map. No other person may rely upon its accuracy for any purpose, nor should any person use the information displayed in lieu of strict compliance with applicable provisions of Chapter 556, Florida Statutes. Further information may be obtained by contacting GRU at (352)393-1413 newservices@gru.com

NOTE - Additional facilities may have been constructed, retired, or otherwise not shown here.
NOTE - Conversion to PDF may have altered map scale.

Exhibit C-9 Map: GRU GRUcom Services



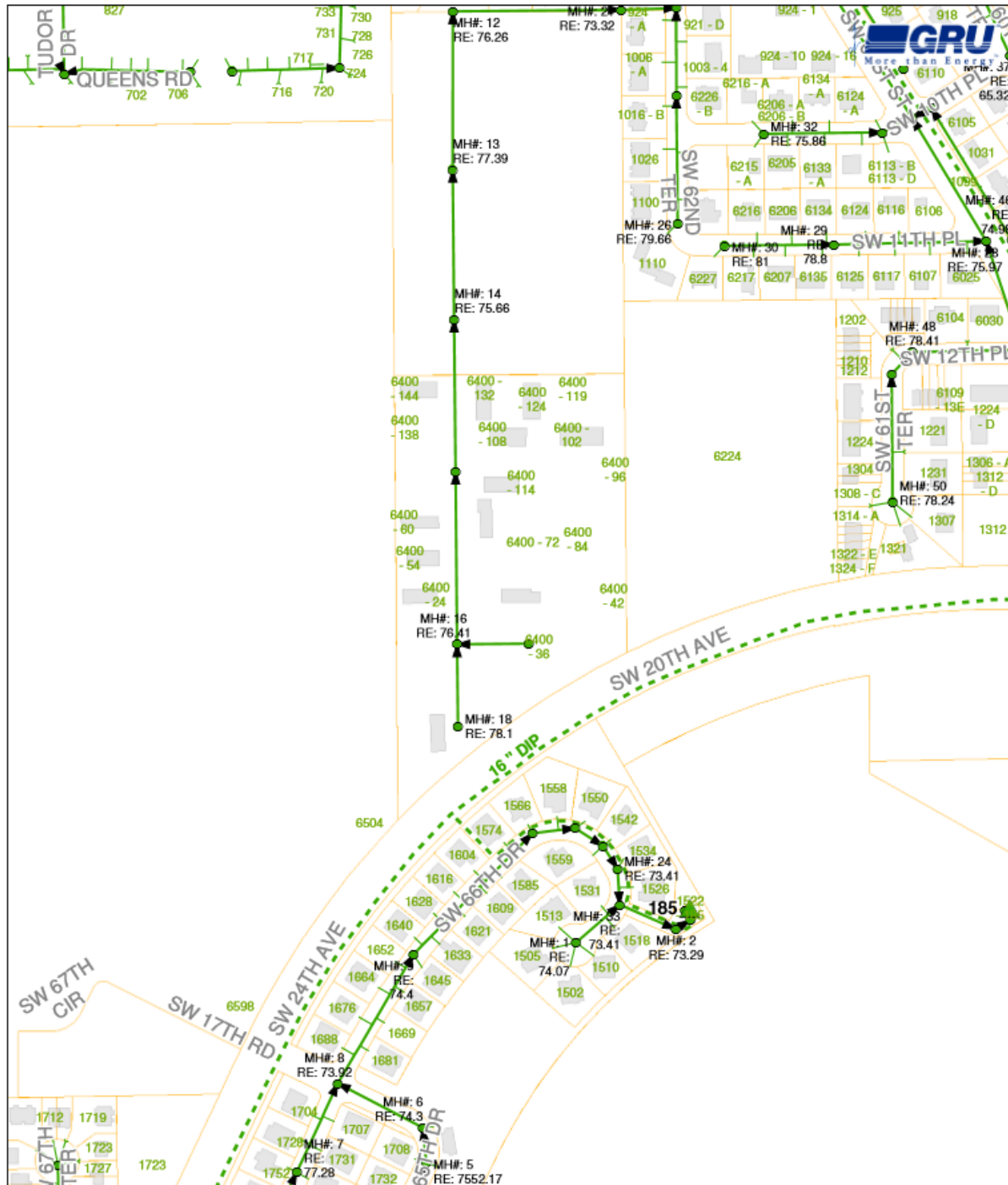
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-OSHA Standard 1926.651



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Exhibit C-10 Map: GRU Sewer Services



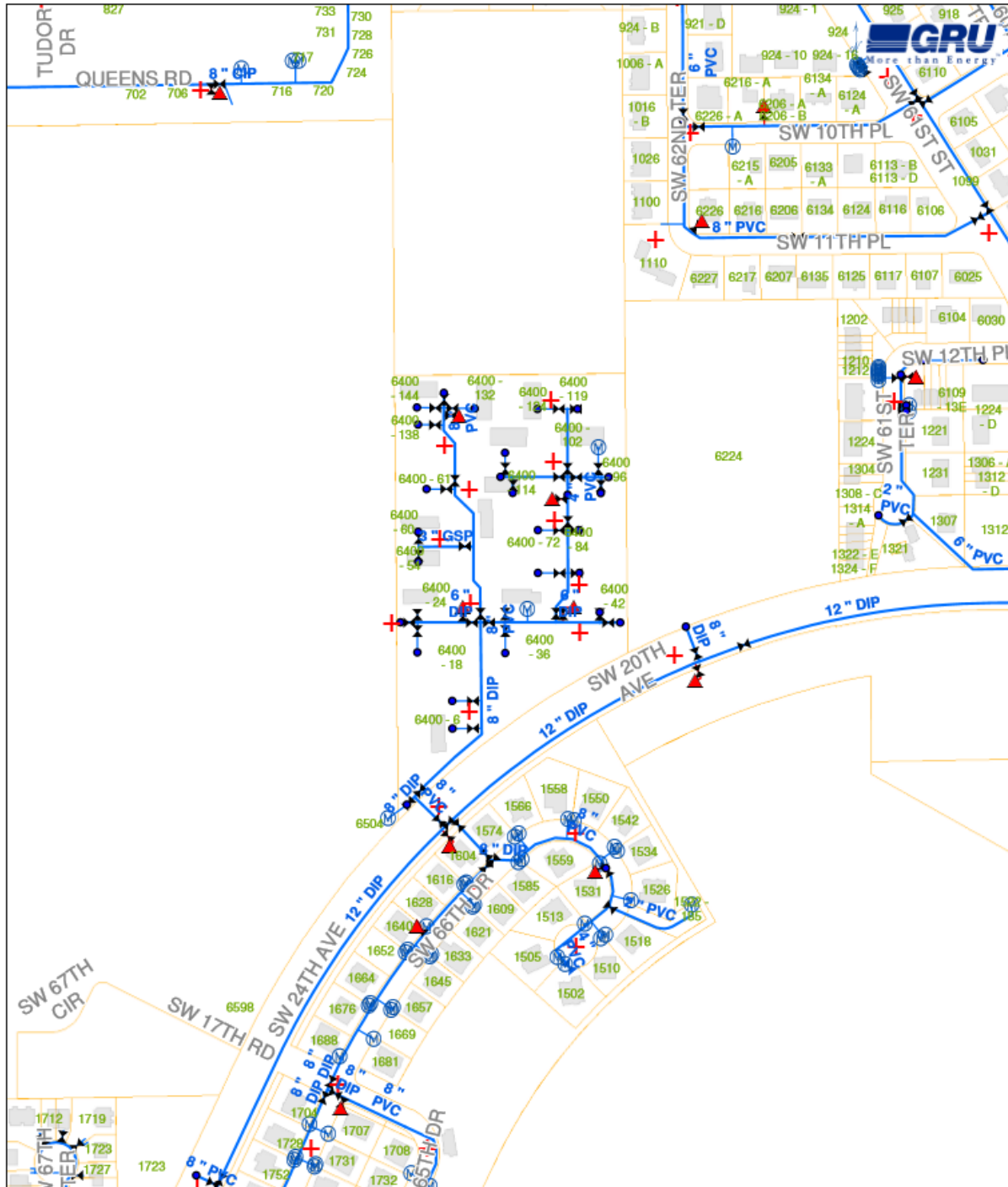
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Other laws may also affect excavations:
-Florida Trench Safety Act, Part VI, chapter 553, F.S.
-Florida Gas Safety Law, Part I, Chapter 368, F.S.
-Pipeline Safety Improvement Act of 2002
-Federal Pipeline Safety Act
-National Electric Safety Code ANSI C-2
-OSHA Standard 1926.651



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Exhibit C-11 Map: GRU Water Services



Contact Sunshine State One Call of Florida a minimum of two business days before excavation or demolition. Florida Law requires that you call 811 before you dig. It is free and it is the law. The governing law is the Underground Facility Damage Prevention and Safety Act, chapter 556, Florida Statutes (F.S.)
Other laws may also affect excavations:
-Florida Trench Safety Act, Part VI, chapter 553, F.S.
-Florida Gas Safety Law, Part I, Chapter 368, F.S.
-Pipeline Safety Improvement Act of 2002
-Federal Pipeline Safety Act
-National Electric Safety Code ANSI C-2
-OSHA Standard 1926.651



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NOTE - Additional facilities may have been constructed, retired, or otherwise not shown here.
NOTE - Conversion to PDF may have altered map scale.

1. Executive Summary

To: Andrew Persons, AICP, Department of Doing Director (Interim) PN #18-0538
From: Ryan Thompson, AICP, Project Manager
Date: May 20, 2019
Re: The Grove II – Rezoning Application

<p>Jurisdiction: City of Gainesville</p>	<p>Intent of Application: Apply a City of Gainesville zoning category to The Grove II annexation (Ordinance No. 180614).</p>
<p>Physical Address: North of SW 20th Avenue, east of parcel 06677-003-000, and south and west of the Sugarfoot Oaks Subdivision</p>	
<p>Parcel Number: 06675-004-000 - South 06675-008-000 - North</p>	<p>Acres: ±20.74 acres (ac) (Source: City of Gainesville Ordinance No. 180614)</p>
<p>Existing Future Land Use (FLU) Classification: High Density Residential (14-24 du/ac)(County)</p> <ul style="list-style-type: none"> - The High Density Residential land use category shall provide for small lot single family residential detached and attached dwellings, and multiple family residential dwellings. In addition, transit-oriented developments (TOD) may include mixed housing types and mixed uses. 	<p>Proposed Future Land Use (FLU) Classification: RM: Residential Medium-Density (8-30 du/ac)</p> <ul style="list-style-type: none"> - This land use category shall allow single-family and multi-family development at densities from 8 to 30 dwelling units per acre. The land shown as Residential Medium-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family, and medium-intensity multi-family development. Land development regulations shall determine gradations of density and specific uses. Land development regulations shall specify criteria for the siting of appropriate medium-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.
<p>Existing Zoning District: R-2A: Multi-family Residential (8-14 du/ac)(County)</p> <ul style="list-style-type: none"> - The multiple family residential zoning districts implement the Urban Residential policies of the Future Land Use Element of the Comprehensive Plan. Multifamily districts shall be allowed only in those areas designated Medium, Medium-High or High Density Residential on the Future Land Use Map. 	<p>Proposed Zoning District: RMF-8: Multi-Family Residential (8-20 du/ac)</p> <ul style="list-style-type: none"> - This district allows for a higher density of residential that consists of single-family, attached dwellings, and multi-family dwellings. Permitted nonresidential uses within this district include bed and breakfast establishments, day care centers, small dormitory, emergency shelters, places of religious assembly, and schools (elementary, middle and high).

Density Increase:

This application is requesting a City of Gainesville zoning district consistent with existing development and most similar to the zoning district the site had in unincorporated Alachua County before it was annexed. The project site is comprised of two Alachua County Tax Parcels: 06675-004-000 and 06675-004-000. The southern parcel, 06675-004-000, currently has 144 units and the northern parcel, 06675-008-000, is not developed. The requested RM FLU Designation allows for the existing development to be consistent with the FLU and zoning.

Existing Maximum Permitted Density:

- ± 20.74 acres x 14 du/ac = 290 du

Proposed Maximum Permitted Density:

- ± 20.74 acres x 20 du/ac = 415 du

125 un.
Is this compatible w/ the area?

is RMF-8 needed for the existing development to be consistent?

2. STATEMENT OF PROPOSED CHANGE

This Rezoning application requests to amend the City of Gainesville Official Zoning Atlas on ± 20.74 acres (Alachua County Tax Parcels 06675-004-000 and 06675-008-000.) The subject property is located North of SW 20th Avenue, east of parcel 06677-003-000, and south and west of the Sugarfoot Oaks Subdivision. An aerial of the site's location can be found in Figure 1.



Figure 1: Aerial Map

This submittal is a result of The Grove II annexing into the City of Gainesville. The annexation was approved on April 4, 2019 by Ordinance No. 180614. The project site currently retains Alachua County High Density Residential Future Land Use (FLU) and R-2A Zoning Designations. This application requests Multi-Family Residential (RMF-8) Zoning, which is consistent with the onsite residential density on the southern parcel that currently has 144 units. The intent is to obtain FLU and zoning designations that permit residential density consistent with existing development and most comparable to County designations before annexation. A companion Large-scale Comprehensive Plan Amendment (Ls-CPA) application requesting RM FLU was also submitted.

Both applications are consistent with City of Gainesville Comprehensive Plan Goals, Objectives, and Policies and Land Development Code (LDC) regulations. Adjacent FLU and Zoning designations are identified in Table 1 and Figures 2-4.

Table 1: Adjacent Future Land Use and Zoning Designations

Direction	FLU Designation	Zoning Designation
North	High Density Residential (County)	R-2A (County)
East	High Density Residential (County)/Residential Low (City)	R-2A (County)/RMF-5 (City)
South	SW 20 th Avenue right-of-way (R.O.W.)/Single Family (City)	SW 20 th Avenue R.O.W./RSF-1 (City)
West	Medium Density Residential (County)/Residential Low (City)	RM (County)/RMF-5 (City)

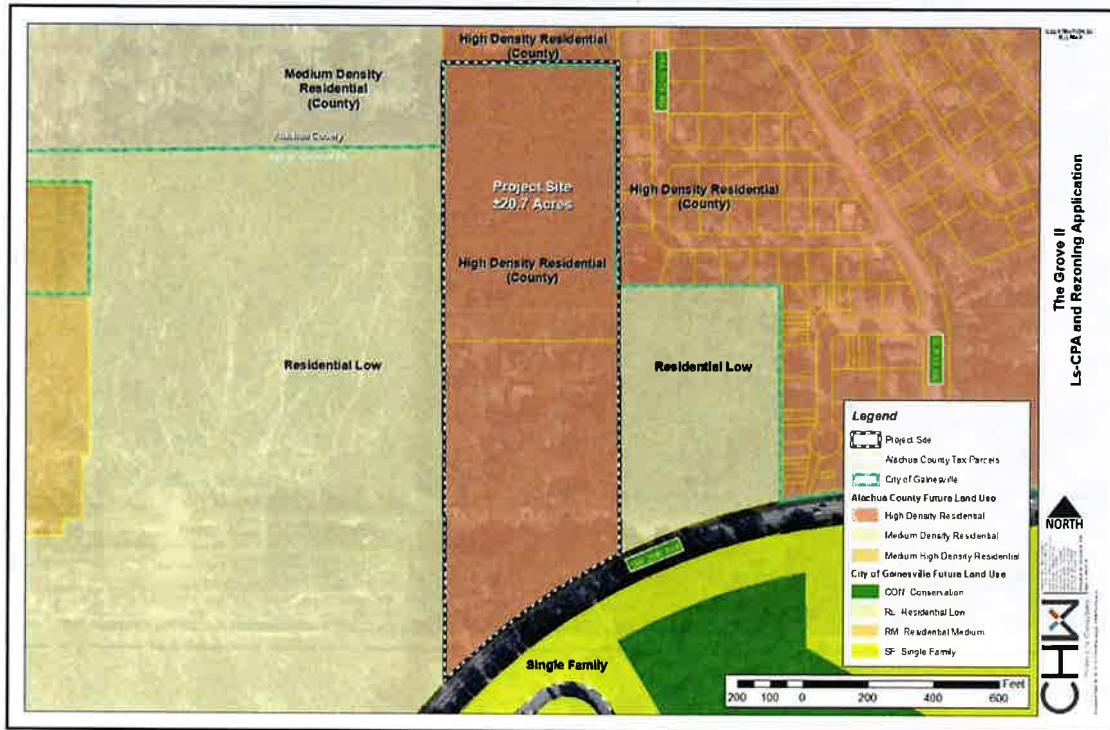


Figure 2: Existing Future Land Use Map

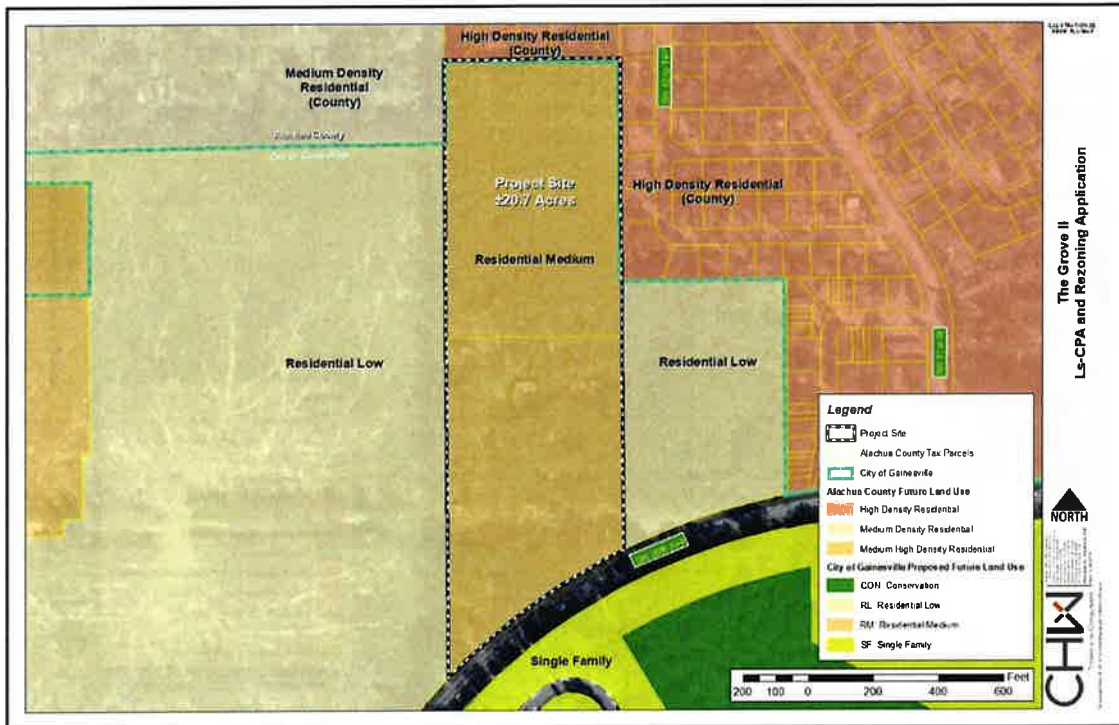


Figure 3: Proposed Future Land Use Map

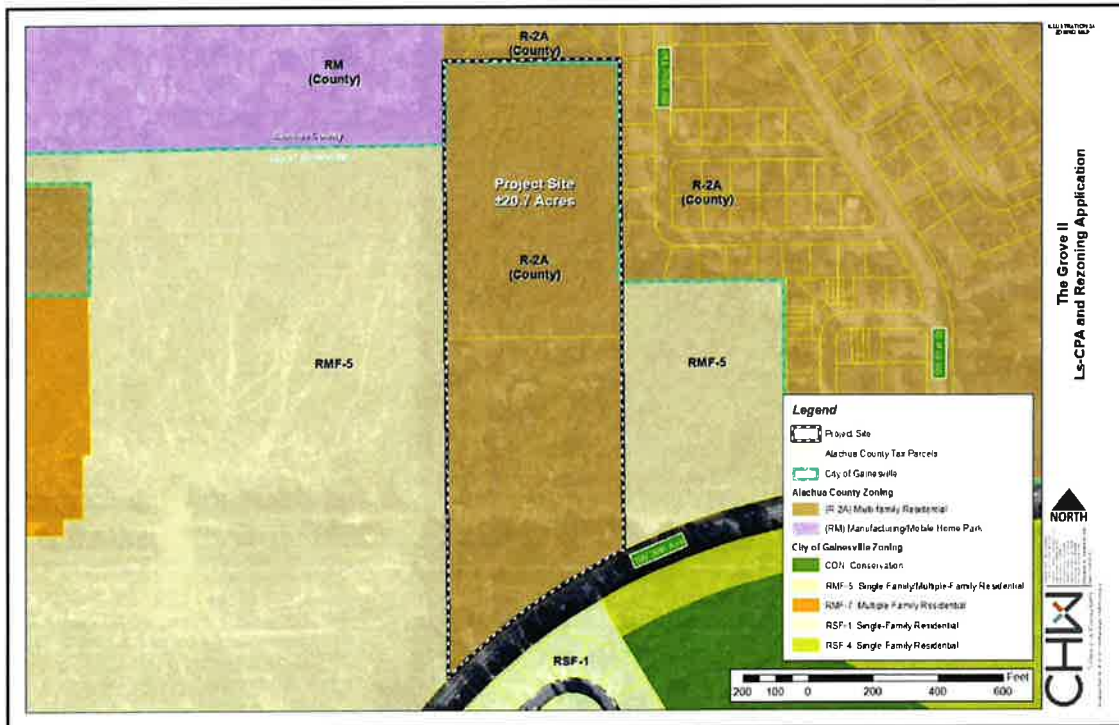


Figure 4: Existing Zoning Map

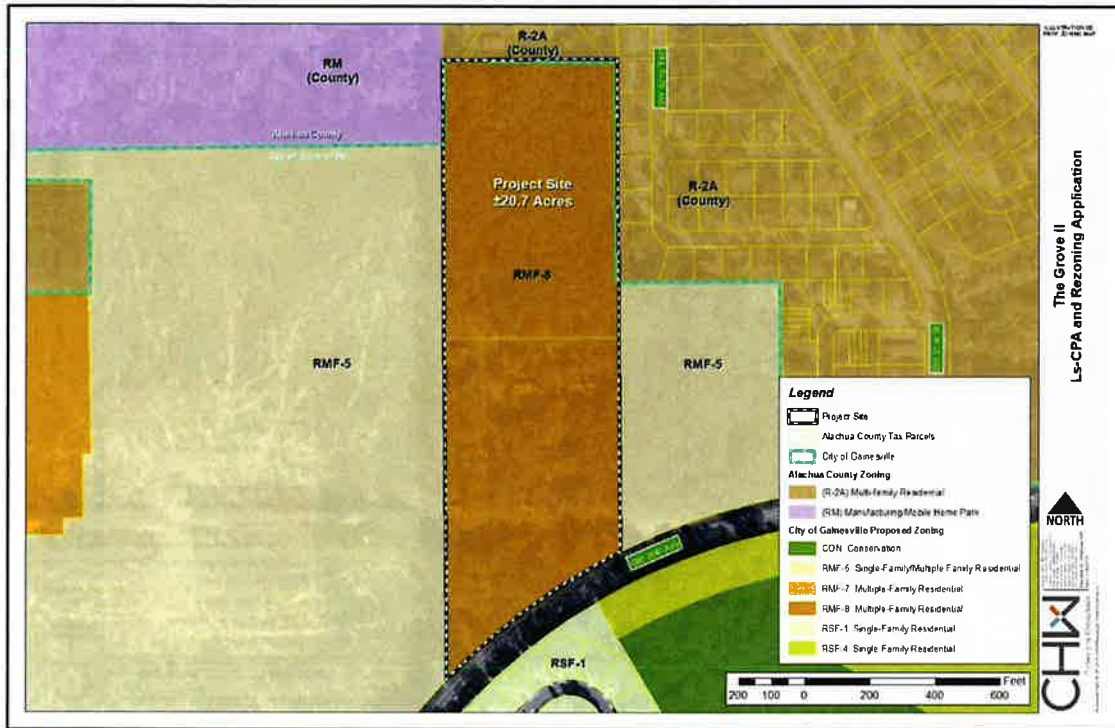


Figure 5: Proposed Zoning Map

3. PUBLIC FACILITIES ANALYSIS

IMPACT ON RESIDENTIAL STREETS

There are no anticipated impacts to residential streets. Onsite residents will utilize SW 20th Avenue to enter and exit the site and will utilize internal vehicular circulation. Existing and proposed uses include multi-family residences.

IMPACT ON NOISE AND LIGHTING

The intent of this application is to permit multifamily residential consistent with the existing onsite development. Since the intent is residential in nature and is consistent with the developments in the surrounding area, the proposed development is not anticipated to permit noise and lighting that is inconsistent with existing development. Future development on the north parcel will adhere to City of Gainesville LDC standards for noise and light.

ENVIRONMENTAL FEATURES

The project site does not contain any documented wetlands onsite. However, a portion of the site is within a FEMA 100 Year Floodplain.

Topography varies throughout the site with slopes ranging from 75' to 79'. From north to south, the site's topography ranges from 75' to 79', then 79' to 75', 75' to 79', and 79' to 77'.

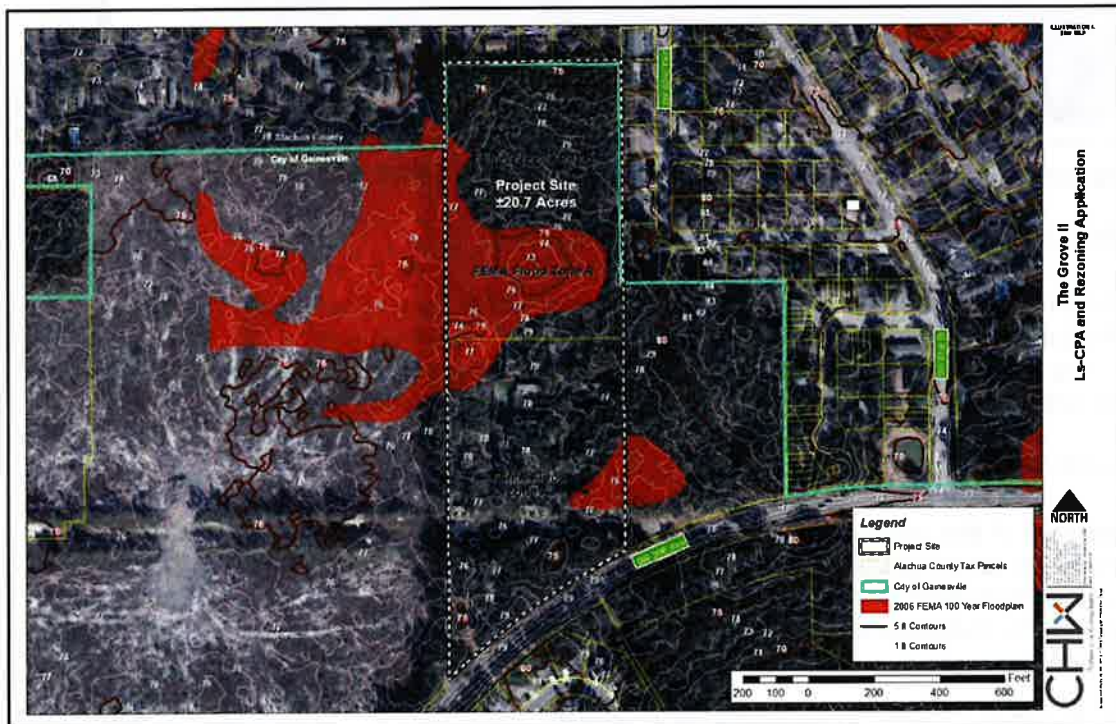


Figure 6: Topography, Wetlands, and FEMA Floodplain Map

Onsite soils are suitable for the site and include:

- Arredondo Fine Sand, 0 to 5% slopes (Hydro Group: A)
- Jonesville-Cadillac-Bonneau Complex, 0 to 5% slopes (Hydro Group: A)
- Candler Fine Sand, 0 to 5% slopes (Hydro Group: A)
- Tavares Sand, 0 to 5% slopes (Hydro Group: A)
- Arredondo-Urban Land Complex, 0 to 5% slopes (Hydro Group: A)

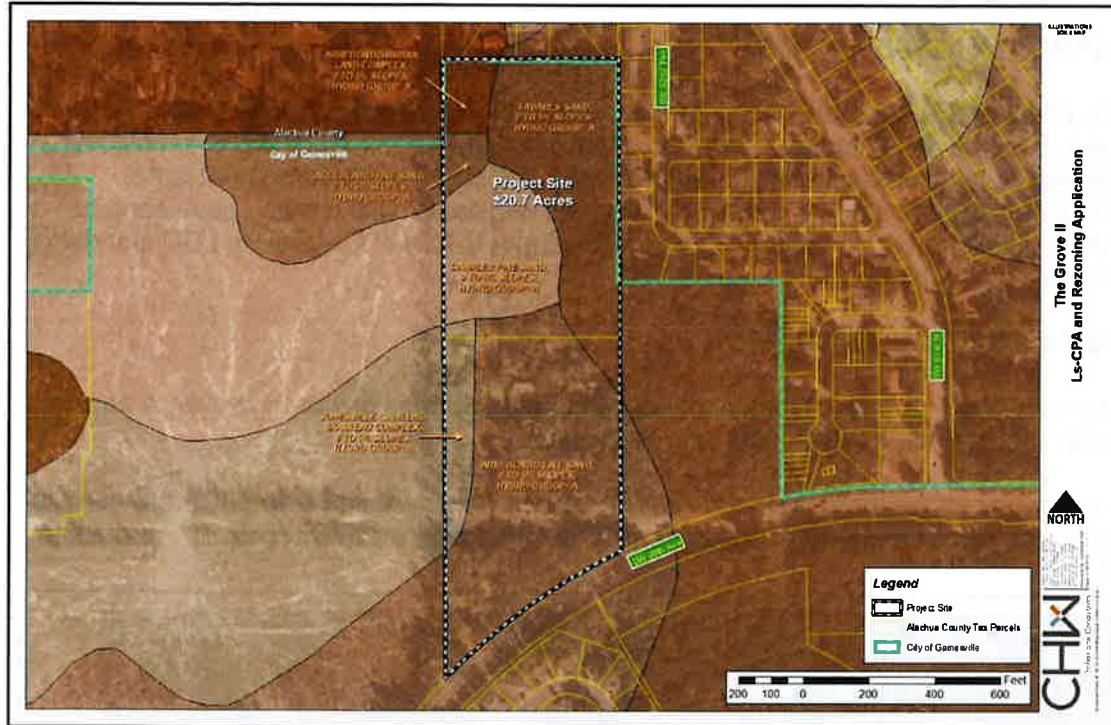


Figure 7: Natural Resources Conservation Service (NRCS) Soils Map

HISTORIC AND ARCHEOLOGICAL RESOURCES

The site is not located within a historical district, nor does it possess historical sites or structures. If any items of historical significance are discovered within the project site during any phase of permit approval or development, it will be immediately reported to the appropriate governmental body for historical analysis and preservation.

COMMUNITY CONTRIBUTIONS

Approval of this application would permit more housing options for the City and its residents. Existing and future residents support local businesses to meet daily needs. Residents located proximate to major employers, such as the University of Florida and UF Health, reduce overall vehicle miles traveled for daily commutes, lessening roadway impacts.

POTENTIAL LONG-TERM ECONOMIC BENEFITS

The possible addition of 210 dwelling units will increase the project site's tax base, which will have a long-term contribution towards City of Gainesville and Alachua County services. Residents located adjacent to existing development and roadways reduces vehicle miles traveled, which reduce long-term roadway infrastructure costs.

LEVEL OF SERVICE (LOS)

This application requests to change the site’s existing zoning designation from Alachua County R-2A to City of Gainesville RMF-8 with the intent to permit multi-family residential that is consistent with the existing site’s development and density. The site’s annexation was approved on April 4, 2019 by Ordinance No. 180614.

The calculations below are based on the maximum permitted density of the site. During development plan review, these values may be updated to reflect the development’s actual number of proposed multi-family residential units.

Existing Maximum Permitted Density:

- ±20.74 acres x 14 du/ac = 290 du

Proposed Maximum Permitted Density:

- ±20.74 acres x 20 du/ac = 415 du

Trip Generation Analysis

Table 2: Potential Net Trip Generation

Land Use (ITE) ¹	Units	Daily		AM Peak		PM Peak	
		Rate ¹	Trips	Rate ¹	Trips	Rate ¹	Trips
Proposed							
Multifamily Housing (Low-Rise) ITE 220	415	7.32	3,038	.46	191	.56	232
Currently Permitted							
Multifamily Housing (Low-Rise) ITE 220	290	7.32	2,123	.46	133	.56	162
Net Trip Generation	-	-	915	-	58	-	70

1. Source: ITE Trip Generation 10th Edition

Conclusion: Approval of this application *will* result in an increase of the site’s theoretical daily trips generated from onsite development. Transportation mitigation will be consistent with the City’s adopted Transportation Mobility Program Area (TMPA) D policies.

Potable Water Analysis

Based on Figure 8, a map provided by Gainesville Regional Utilities (GRU), potable water infrastructure is available for connection to the site. Tax Parcel 06675-004-000 is already served by existing infrastructure and will continue to be served by GRU. Tax Parcel 06675-008-000 will require the existing infrastructure to be extended.

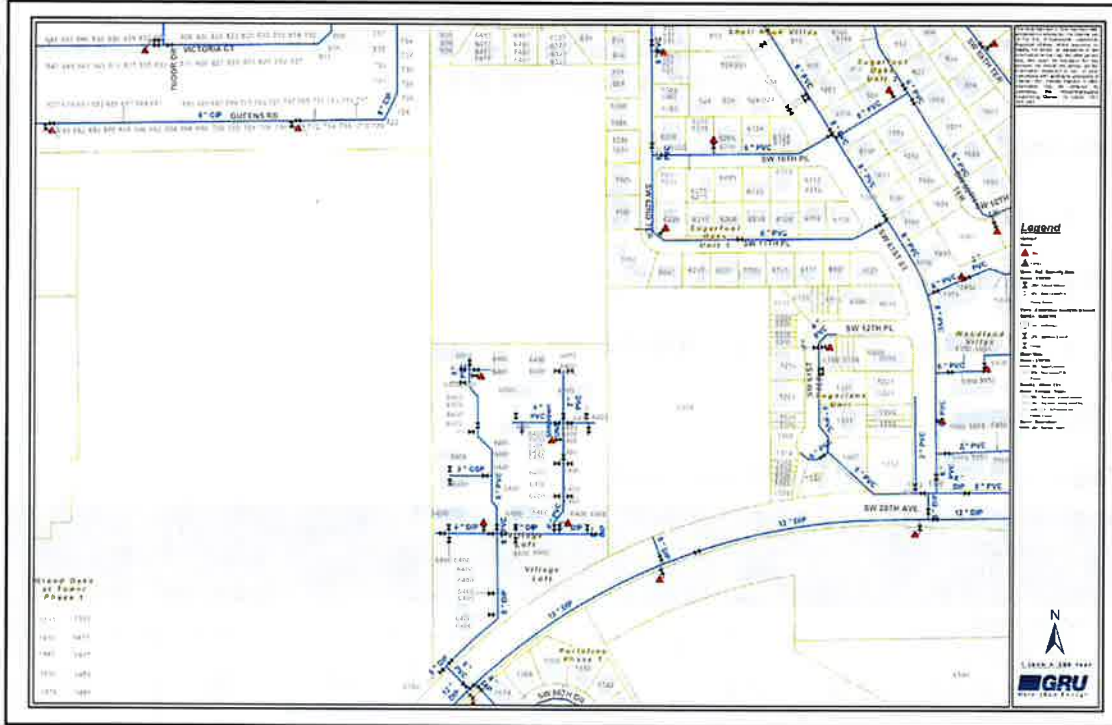


Figure 8: GRU Potable Water Map

Table 3: Potential Potable Water Impact

Land Use	Maximum Units	Generation Rate ¹	Estimated Demand (GPD)
Proposed			
Residential	415	200 gallons / capita / day	191,730
Currently Permitted			
Residential	290	200 gallons / capita / day	133,980
Net Demand	-	-	57,750

1. City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element

Conclusion: Approval of this application will result in an increase of the site's theoretical impact to the City's potable water system by 28,686 GPD but will not cause it to operate below the adopted level of service (LOS).

Sanitary Sewer Analysis

Based on Figure 9, a map provided by GRU, sanitary sewer infrastructure is available for connection to the site. Tax Parcel 06675-004-000 is already served by existing infrastructure and will continue to be served by GRU. There is an active gravity main that extends from the southern portion of the site to the northern portion. The northern portion of the site will most likely connect to the gravity main through existing man holes #12, 13, and 14.

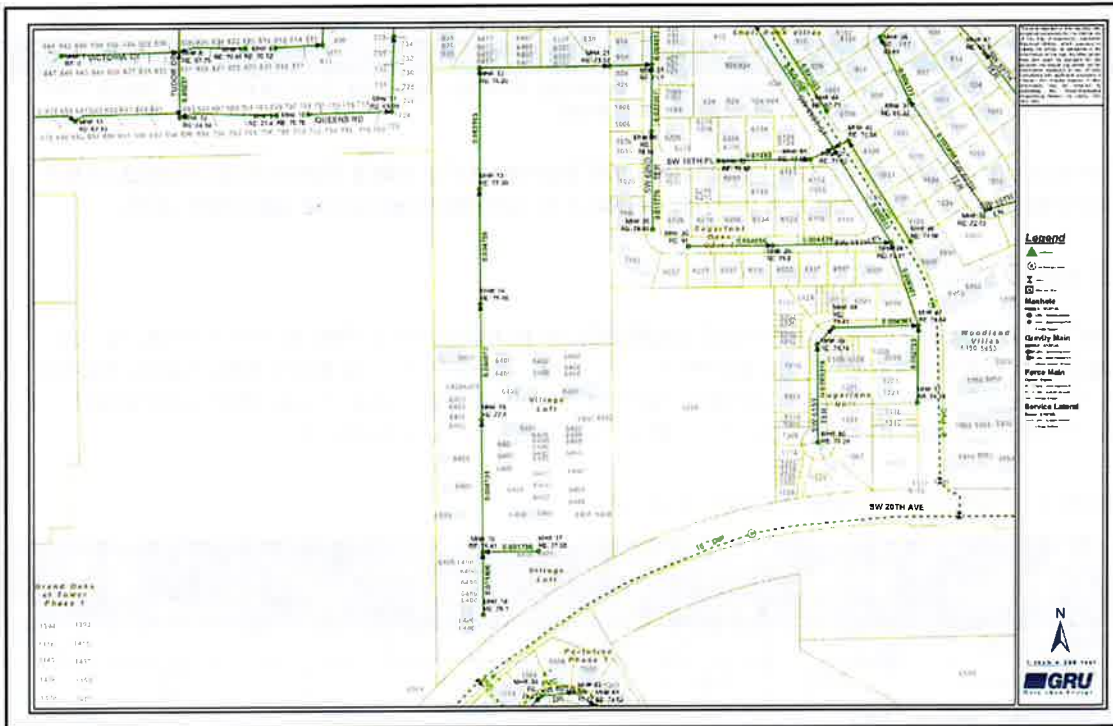


Figure 9: GRU Sanitary Sewer Map

Table 4: Potential Sanitary Sewer Impact

Land Use	Maximum Units	Generation Rate ¹	Estimated Demand (GPD)
Proposed			
Residential	415	106 gallons / capita / day	101,617
Currently Permitted			
Residential	290	106 gallons / capita / day	71,009
Net Demand	-	-	30,608

1. Source: City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element

Conclusion: Approval of this application will result in an increase of the site's theoretical impact to the City's sanitary sewer system by 30,608 GPD but will not cause it to operate below the adopted level of service (LOS).

Solid Waste Analysis**Table 5: Potential Solid Waste Impact**

Land Use	Maximum Units	Generation Rate ^{1,2}	Tons Per Year
Proposed			
Residential	415	.65 tons / person / year	623
Currently Permitted			
Residential	290	.65 tons / person / year	435
Net Demand	-	-	188

1. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*, Prentice Hall, New Jersey, 1996.
2. Generation rate estimates 2.31 persons per household.

Conclusion: Approval of this application *will* increase the site's theoretical impact to the City's solid waste system but *will not* cause it to operate below the adopted LOS.

Education Facilities Analysis

The City of Gainesville requires all applications to evaluate public school concurrency based on the site's maximum permitted density. Therefore, the site's theoretical impact on Alachua County's Public School System is evaluated in the Public School Generation form included with this application and in Table 6 of this document:

Table 6: Potential Public School Demand

Land Use	Units	Elem.		Middle		High	
		Rate ¹	Total	Rate ¹	Total	Rate ¹	Total
Proposed							
Multi-Family	415	.09	37	.03	12	.03	12
Currently Permitted							
Multi-Family	290	.09	26	.03	9	.03	9
Net Generation	-	-	11	-	3	-	3

1. Source: Alachua County Public School Student Generation Form

Conclusion: Approval of this application *will* result in an increase of the site's theoretical impact the County's Public School System but *will not* cause it to operate below the adopted LOS. During development plan review, these values may be updated to reflect the development's actual number of proposed multi-family residential units.

Recreation Facilities Analysis

As evidenced by Table 7, an excerpt from the City of Gainesville Comprehensive Plan's Recreation Element, the City's Existing LOS for parks exceed the Adopted LOS. This means the City currently has more recreation facilities than the minimum required to serve the existing population.

Table 7: LOS Standards for Parks

Park ^{1,2}	Adopted LOS Standard ¹	Existing LOS ¹
Local Nature/Conservation	6.00 ac.	15.71 ac.
Community Park	2.00 ac.	2.13 ac.
Neighborhood Park	.80 ac.	1.33 ac.
Total Acres per 1000	8.80 ac.	19.73 ac.

1. Source: City of Gainesville Comprehensive Plan, Recreation Element
2. Park standards are in acres per 1,000 people

The addition of 415 dwelling units may result in approximately 1,000 residents. However, this is not entirely new population growth, as some portion of residents will be relocating from elsewhere within the City of Gainesville. Therefore, it is anticipated that City Adopted LOS standards shall be maintained following this application's approval.

4. CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

This section identifies specific City of Gainesville Comprehensive Plan Goals, Objectives, and Policies and explains how this Ls-CPA application is consistent with each. The Goals, Objectives, and Policies are provided in normal font, and the consistency statements are provided in **bold font**.

Future Land Use Element

Objective 1.5

Discourage the proliferation of urban sprawl.

The project site is located within the City of Gainesville on SW 20th Avenue where there are adequate public facilities and services. Approval of this application would constitute as infill development since the southern portion of the site has existing multi-family residential development and the site is entirely surrounded by existing or planned residential uses. Future development on the northern portion of the site would discourage sprawl by locating development in areas that are suitable for development, reducing the pressures on lands at the urban fringe.

Objective 2.1

Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Approval of this application would allow for infill development at a higher density within the City where there are available public facilities and services. This reduces the pressure to develop in areas less suitable for development and discourages sprawl.

Objective 3.4

The City shall ensure that services and facilities needed to meet and maintain the Level of Service (LOS) standards adopted in this Plan are provided.

Section 3 of this report demonstrates that there are services and facilities available to serve the site and future developments.

Policy 4.1.1

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

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

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

shall determine gradations of density and specific uses. Land development regulations shall specify criteria for the siting of appropriate medium-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.

The concurrent Ls-CPA application requests Residential Medium (RM) FLU and is consistent with the existing density on the southern parcel, which is slightly greater than 14 du/ac. This application requests RMF-8 Zoning which implements the RM FLU. Section 4 of this report demonstrates how this application is consistent with the City of Gainesville Comprehensive Plan.

Policy 4.1.3

The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1. Consistency with the Comprehensive Plan;

This section demonstrates how this application is consistent with the City of Gainesville Comprehensive Plan. The intent of this application is to assign a FLU and zoning category that is consistent with the existing development and is comparable to the existing Alachua County FLU and zoning. The Grove II was annexed into the City of Gainesville and shall be assigned FLU and Zoning designations comparable to what the subject property had while in the unincorporated County. The proposed FLU category and corresponding zoning classification are the lowest density available in the City of Gainesville that permit the southern parcel's existing density of 15 du/ac.

2. Compatibility and surrounding land uses;

Onsite and surrounding uses are a mix of single and multi-family residential. The onsite multi-family was constructed in the late 1970s to early 1980s. Undeveloped portions of the site will also be developed compatible with onsite and adjacent uses.

3. Environmental impacts and constraints;

Based on online FEMA floodplain data, floodplains are located onsite (see Figure 6). The floodplains are primarily located on the northern parcel. The floodplains will be addressed in future development reviews. No known wetlands were found onsite.

The site is comprised of five (5) different soils:

- **Arredondo Fine Sand, 0 to 5% slopes (Hydro Group: A)**
- **Jonesville-Cadillac-Bonneau Complex, 0 to 5% slopes (Hydro Group: A)**
- **Candler Fine Sand, 0 to 5% slopes (Hydro Group: A)**
- **Tavares Sand, 0 to 5% slopes (Hydro Group: A)**
- **Arredondo-Urban Land Complex, 0 to 5% slopes (Hydro Group: A)**

These soils are conducive to the residential development onsite and on adjacent and surrounding properties.

4. Support for urban infill and/or redevelopment;

Currently, the southern portion of the site has 144 units developed while the northern portion remains undeveloped. All adjacent properties are developed or approved for development and consist of residential uses. The project site was recently annexed into the City. Approval of this application allows for development to occur within the City where adequate services and facilities are located and discourages urban sprawl.

5. Impacts on affordable housing;

This application requests for an RMF-8 Zoning District that permits 8-20 units per acre, allowing for multi-family residential development. This allows for a range of housing options within the City that can serve a range of household income levels.

6. Impacts on the transportation system;

As demonstrated in Section 3 of this report, the proposed units will not cause adjacent roadways to exceed adopted LOS. Transportation mitigation will be consistent with the City's adopted TMPA Zone D policies. Additionally, the proposed RM FLU and RMF-8 Zoning provides for higher densities that support multi-modal transportation.

7. An analysis of the availability of facilities and services;

Developed portions of the site are currently served by Gainesville Regional Utilities (GRU), City of Gainesville, and Alachua County. As demonstrated in Section 3 of this report, the proposed units will not cause public services to exceed adopted LOS.

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

The requested RM FLU is comparable to the Alachua County High Density Residential FLU. The RM FLU ensures the existing onsite development that was recently annexed into the City will be consistent with City density requirements.

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., F.S.;

The project site is located along SW 20th Avenue in an area with existing public facilities and services. Section 5 of this report addresses these requirements and demonstrates how this application discourages urban sprawl.

10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and

The construction and development of the project site will help to create jobs within the City. Furthermore, the need for this development demonstrates that the City's population is growing. The increase in residents will help economic

development and strengthen and diversify the City's economy, through the payment of taxes and support of local stores to meet daily needs.

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

The site was recently annexed into the City and currently retains Alachua County FLU and zoning designations. The requested RM FLU is comparable to the Alachua County High Density Residential FLU and is necessary for the existing development's density to be consistent with the requested FLU. This application and concurrent Ls-CPA application demonstrate how the requested FLU and zoning designations are consistent with the Comprehensive Plan and LDC.

Objective 4.2

The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

The site currently has 144 multi-family units that were constructed ±40 years ago. The requested RM FLU and RMF-8 Zoning Designations are comparable to the County's FLU and zoning and is necessary for the existing development's density to be consistent with the requested designations. Additionally, as shown on Table 1, the site's proposed development and surrounding properties are residential uses and compatible.

Policy 4.2.2

The City shall adopt land development regulations that encourage better access between residential neighborhoods and adjacent neighborhood centers through the use of street design and the use of pedestrian, bicycle and transit modifications.

All adjacent properties, except for tax parcel 06675-006-000, are developed or approved for development. The requested RM FLU and RMF-8 Zoning designations allow for higher densities that support multi-modal transportation, including public transit along SW 20th Avenue.

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.

The concurrent Ls-CPA application is being submitted to amend the Alachua County High Density Residential FLU to the City of Gainesville RM FLU. This application is also being submitted to request the RMF-8 Zoning District, which implements the RM FLU. The proposed RM FLU is consistent with the site's existing multi-family residential density.

Policy 4.4.1

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

The project site's annexation was approved on April 4, 2019 by Ordinance No. 180614. This application and concurrent Ls-CPA application are being submitted to amend the site's County FLU and zoning designations to City designations.

Policy 4.4.2

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

The concurrent Ls-CPA application will apply City of Gainesville FLU designation to the annexed property.

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.

This application and concurrent Ls-CPA application are being submitted to amend the Zoning and FLU to RMF-8 and RM, respectively. The RMF-8 Zoning District implements the RM FLU and is necessary for the site's existing development to be consistent with the FLU and zoning.

5. CONSISTENCY WITH CITY OF GAINESVILLE LAND DEVELOPMENT CODE

The following identifies how this application is consistent with the City of Gainesville Land Development Code (LDC). Language from the LDC is provided in normal font, and the consistency statements are provided in **bold font**.

Section 30-3.14. Rezoning Criteria

Applications to rezone property shall be reviewed according to the following criteria:

- A. **Compatibility of permitted uses and allowed intensity and density with surrounding existing development.**

This application is being submitted to rezone the site from the current Alachua County R-2A District to City of Gainesville RMF-8. The intent of this application is to be comparable to the Alachua County's FLU and zoning and to ensure the existing development's density is consistent with the requested designations. The project site is located within a residential area with a mix of single-family and multi-family residential on surrounding and adjacent properties.

- B. **The character of the district and its suitability for particular uses.**

The site currently retains an Alachua County High Density Residential FLU and R-2A Zoning District. The RMF-8 Zoning District is being requested to be comparable to current Alachua County zoning and to ensure that the existing development's density is comparable to the requested FLU and zoning designations. The intent is to permit multi-family residential that is consistent with the surrounding residential uses.

- C. **The proposed zoning district of the property in relation to surrounding properties and other similar properties.**

The southern portion of the site is currently developed with 144 units, which were constructed ±40 years ago. The proposed RMF-8 is being requested to ensure that the existing development's density is consistent with the requested zoning as well as future development. Multi-family is compatible with the surrounding adjacent residential properties. The proposed RMF-8 is also consistent with the mixed FLU and zoning patterns in this area. Additional RMF-8 was recently approved for property to the west.

- D. **Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.**

The site is within the City's boundaries and is currently served by available public facilities and services by GRU, City of Gainesville, and Alachua County. Future development on the northern portion of the site would constitute as infill development and reduce pressure to develop on lands not suitable for development. New development and redevelopment on this site will help to maintain and improve the value of other buildings and development in this area.

- E. **The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.**

Sections 4 and 5 of this report demonstrate how this application is consistent with the City of Gainesville Comprehensive Plan and LDC. Additionally, Section 3 of this report demonstrate that there are adequate traffic, recreation, and school facilities to support any future development. The site is located within the University of Florida Context Area and TMPA Zone D.

- F. The needs of the city for land areas for specific purposes to serve population and economic activities.

Approval of this application would allow for multi-family residential development that will provide more housing options for the City's residents at various household incomes.

- G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.

Property directly to the west was annexed into the City in 2016 and has since been approved for mixed-use development including single-family, multi-family, retail, and medical office. The proposed RMF-8 Zoning District is consistent with this development pattern.

- H. The goals, objectives, and policies of the Comprehensive Plan.

Section 4 of this justification report demonstrates how the proposed project is consistent with Comprehensive Plan Goals, Objectives, and Policies.

- I. The facts, testimony, and reports presented at public hearings.

This Justification Report is intended to present facts and findings related to the proposed RMF-8 Rezoning by clearly demonstrating how this application is consistent with City of Gainesville Comprehensive Goals, Objectives, and Plans, as well as City Land Development Code.

- J. Applications to rezone to a transect zone shall meet the following additional criteria:
 1. The proposed T-Zone shall provide a logical extension of an existing zone, or an adequate transition between zones.
 2. The area shall have had a change in growth and development pattern to warrant the rezoning to a more or less urban T-Zone.
 3. The request shall be consistent with the overall City of Gainesville vision for growth and development as expressed in the City of Gainesville Comprehensive Plan.
 4. If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of 10 acres.

This rezoning application is being submitted to rezone the project site to RMF-8, not a transect zone. Due to the site's location and existing County FLU and zoning designations, a transect zone is not appropriate on this site.

Section 30-4.8. Development Compatibility.

D. Multi-family Developments.

1. Generally. Multi-family development shall contain no more than six dwelling units per building and shall be in the form of single-family dwellings, attached dwellings, or small-scale multi-family when located within 100 feet of any property that is in a single-family zoning district, the U1 district, or a designated historic district.

The project site is not within 100 feet of any single-family zoning district, the U1 district, or a designated historic district. Although the project site abuts the RMF-5 District, this zoning district is considered a single/multi-family zoning district that allows and is intended for higher density residential and nonresidential uses.

2. Abutting single-family property. All new multi-family projects, whether stand alone or part of a mixed-use project, abutting property in a residential district or a planned development district with predominantly residential uses shall comply with the following regulations:
 - a. There shall be no outdoor recreation areas or uses allowed within any required building setback area or landscape buffer between abutting multi-family development and single-family designated properties.
 - b. Active recreation areas (including swimming pools, tennis courts, basketball, and volleyball courts) shall be located away from abutting single-family designated properties and shall be oriented in the development to minimize noise impacts on single-family designated 15 properties.
 - c. There shall be no car washing areas, dumpsters, recycling bins, or other trash/waste disposal facilities placed in the required setback area between multi-family development and properties zoned for single-family use.
 - d. Parking lots and driveways located in the area between multi-family and abutting single family designated properties shall be limited to a single-loaded row of parking and a two-way driveway.
 - e. A decorative masonry wall (or equivalent material in noise attenuation and visual screening) with a minimum height of six feet and a maximum height of eight feet plus a Type B landscape buffer shall separate multi-family residential development from properties designated single-family residential. However, driveways, emergency vehicle access, or pedestrian/bicycle access may interrupt a continuous wall. If, in the professional judgment of city staff or other professional experts, masonry wall construction would damage or endanger significant trees or other natural features, the appropriate reviewing authority may authorize the use of a fence and/or additional landscape buffer area to substitute for the required masonry wall. There shall be no requirement for a masonry wall or equivalent if buildings are 200 or more feet from abutting single-family properties. In addition, the appropriate reviewing authority may allow an increased vegetative buffer and tree requirement to substitute for the required masonry wall.
 - f. The primary driveway access shall be on a collector or arterial street, if available. Secondary ingress/egress and emergency access may be on or from local streets.

The project site does not abut single-family property.

3. **Bedroom limit. Maximum number of bedrooms in multi-family developments located within the University of Florida Context Area.**
 - a. **Multi-family developments shall be limited to a maximum number of bedrooms based on the development's maximum residential density allowed by the zoning district multiplied by a 2.75 multiplier.**
 - b. **If additional density is approved through a Special Use Permit, then the multiplier is applied to the total approved density inclusive of any additional units approved by Special Use Permit.**
 - c. **The bedroom mix in the development (i.e., the number of units with a specific number of bedrooms) is not regulated by these provisions.**
 - d. **Developments with Planned Development (PD) zoning are not subject to the bedroom multiplier.**

The site is within the University of Florida Context Area. Future development will adhere to these requirements as well as other applicable requirements in the LDC.

ORDINANCE NO. 180614

1
2
3 **An ordinance of the City of Gainesville, Florida, annexing approximately 20.74**
4 **acres of privately-owned property that is generally located south and west of**
5 **Sugarfoot Oaks Subdivision, north of SW 20th Avenue, and east of parcel**
6 **number 06677-003-000, as more specifically described in this ordinance, as**
7 **petitioned for by the property owner(s) pursuant to Chapter 171, Florida**
8 **Statutes; making certain findings; providing for inclusion of the property in**
9 **Appendix I of the City Charter; providing for land use plan, zoning, and**
10 **subdivision regulations, and enforcement of same; providing for persons**
11 **engaged in any occupation, business, trade, or profession; providing directions**
12 **to the Clerk of the Commission; providing a severability clause; providing a**
13 **repealing clause; and providing an immediate effective date.**

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

18 **WHEREAS**, on January 3, 2019, the City Commission of the City of Gainesville received petitions for
19 voluntary annexation of real property located in the unincorporated area of Alachua County, as
20 more specifically described in this ordinance, and determined that the petitions included the
21 signatures of all owners of property in the area proposed to be annexed; and

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

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

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

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

5 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
6 **FLORIDA:**

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

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

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

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

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

3 **SECTION 5.** (a) All persons who are, as of the effective date of this ordinance, lawfully engaged in
4 any occupation, business, trade, or profession within the property area described in Section 2 of
5 this ordinance will have the right to continue such occupation, business, trade, or profession, but
6 shall obtain a business tax receipt from the City of Gainesville for the term commencing on
7 October 1, 2019, which tax receipt will be issued upon payment of the appropriate fee in
8 accordance with the Gainesville Code of Ordinances in effect on October 1, 2019.

9 (b) All persons who are, as of the effective date of this ordinance, lawfully engaged in any
10 construction trade, occupation, or business within the property area described in Section 2 of this
11 ordinance and who possess a valid certificate of competency issued by Alachua County will have
12 the right to continue the construction trade, occupation, or business within the entire corporate
13 limits of the City of Gainesville, including the subject area, subject to the terms, conditions, and
14 limitations imposed on the certificate by Alachua County, and provided that such persons register
15 the certificate with the Building Inspections Division of the City of Gainesville and the Department
16 of Business and Professional Regulation of the State of Florida, if applicable, on or before 4:00 p.m.
17 of the effective date of this ordinance.

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


1 **SECTION 7.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or the
2 application hereof to any person or circumstance is held invalid or unconstitutional, such
3 finding will not affect the other provisions or applications of this ordinance that can be given
4 effect without the invalid or unconstitutional provision or application, and to this end the
5 provisions of this ordinance are declared severable.

6 **SECTION 8.** All other ordinances or parts of ordinances in conflict herewith are to the extent of
7 such conflict hereby repealed.

8 **SECTION 9.** This ordinance will become effective immediately upon adoption.

9 **PASSED AND ADOPTED** this 4th day of April, 2019.

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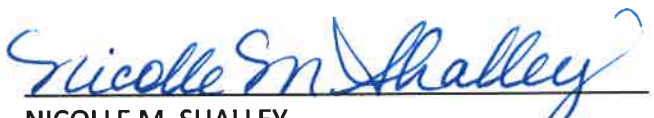
LAUREN POE
MAYOR

Attest:

Approved as to form and legality:



OMICHELE D. GAINNEY
CLERK OF THE COMMISSION



NICOLLE M. SHALLEY
CITY ATTORNEY

This ordinance passed on first reading this 21st day of March, 2019.

This ordinance passed on second reading this 4th day of April, 2019.

**ANNEXATION DESCRIPTION FOR TAX PARCEL NUMBERS 06675-004-000 AND
06675-008-000 NORTH OF SW 20TH AVE. AND WEST OF INTERSTATE 75**

A TRACT OF LAND LYING IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

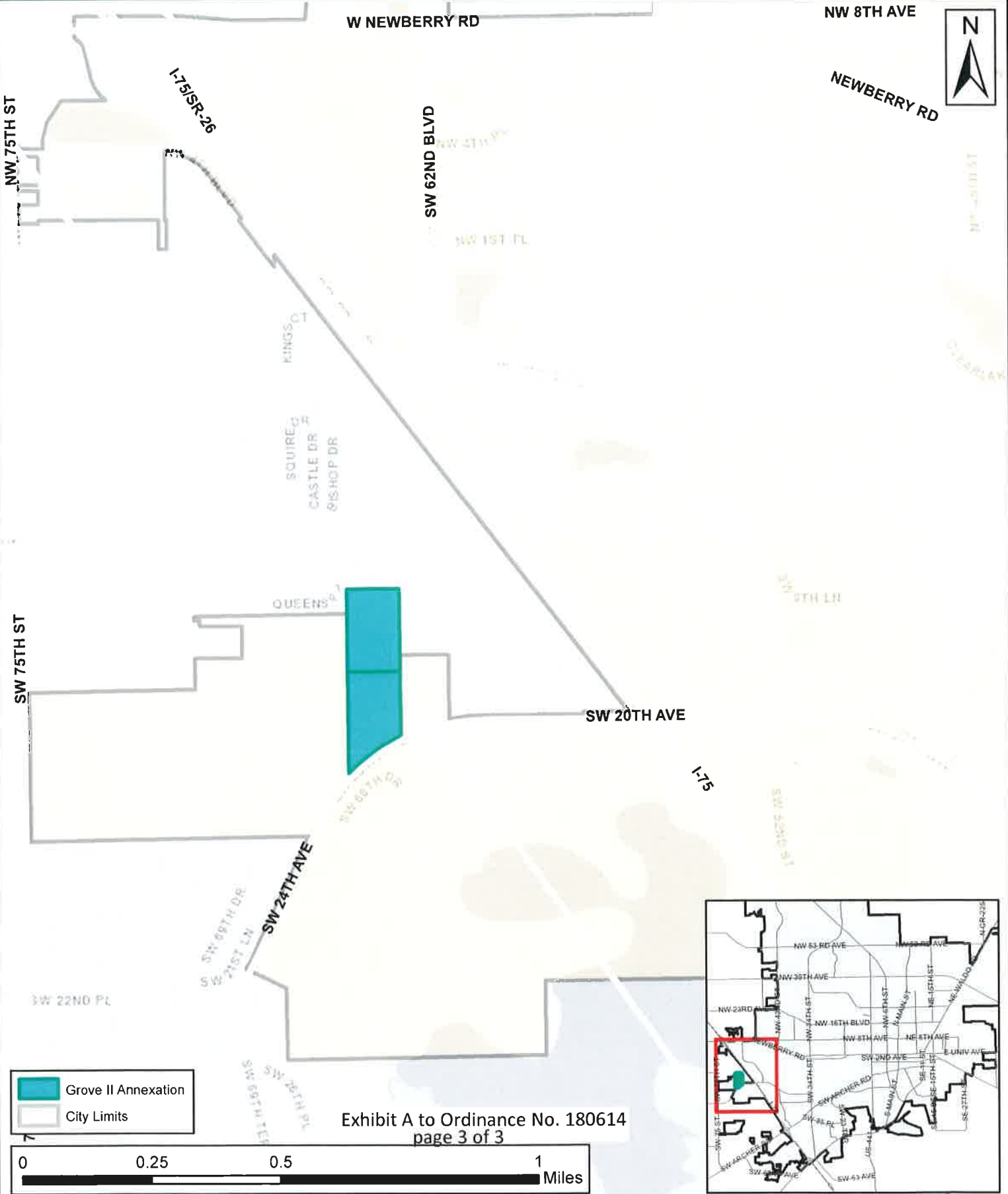
BEGIN AT A POINT ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE AS PER ORDINANCE NUMBER 150912, SAID POINT ALSO BEING SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4475, PAGE 1519 (HEREAFTER ABBREVIATED ORB/P) OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (HEREAFTER ABBREVIATED PRACF), THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN ORB 4621, P 815 AND THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 1980 FEET OF SAID SECTION 9 AND THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. 20TH AVENUE, ALSO BEING COUNTY ROAD SW 30 AND BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY WITH A RADIAL BEARING OF N 45°39'42" W, HAVING A RADIUS OF 1959.86 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 54°05'45" E, 664.31 FEET; THENCE NORTHEASTERLY ALONG SAID EXISTING CITY LIMIT LINE, NORTHERLY RIGHT-OF-WAY LINE AND CURVE AN ARC DISTANCE OF 667.53 FEET THROUGH A CENTRAL ANGLE OF 19°30'54" TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN ORB 4621, P 815 ALSO BEING THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN ORB 4515, P 862 AND A POINT ON THE CITY OF GAINESVILLE LIMIT LINE PER ORDINANCE NUMBER 170256; THENCE LEAVING SAID RIGHT-OF-WAY LINE CONTINUE ALONG THE EXISTING CITY OF GAINESVILLE LIMIT LINE N 00°16'52" W ALONG THE WEST LINE OF SAID LANDS A DISTANCE OF 653.07 FEET TO THE NORTHEAST CORNER OF SAID LAND DESCRIBED IN ORB 4621, P 815 ALSO BEING THE SOUTHEAST CORNER OF LAND DESCRIBED IN ORB 4621 P 649; THENCE CONTINUE N 00°16'52" W ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 850.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS ALSO BEING THE SOUTHEAST CORNER OF SUGARFOOT OAKS UNIT 3 AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "K", PAGE 91 OF THE PRACF; THENCE S 89°43'07" W, ALONG THE NORTH LINE OF SAID LANDS AND THE SOUTH LINE OF SAID PLAT A DISTANCE OF 540.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS ALSO BEING THE SOUTHWEST CORNER OF SAID PLAT; THENCE S 00°16'52" E ALONG THE WEST LINE OF SAID LANDS A DISTANCE OF 850.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS ALSO BEING NORTHWEST CORNER OF LAND DESCRIBED IN ORB 4621, P 815; THENCE CONTINUE S 00°16'52" W ALONG THE WEST LINE OF SAID LANDS A DISTANCE OF 1040.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 903,552 SQUARE FEET OR 20.74 ACRES MORE OR LESS.

SHEET 1 OF 2: NOT COMPLETE WITHOUT SKETCH AND DESCRIPTION FOUND ON SHEET 2

Gainesville.
Citizen centered
People empowered

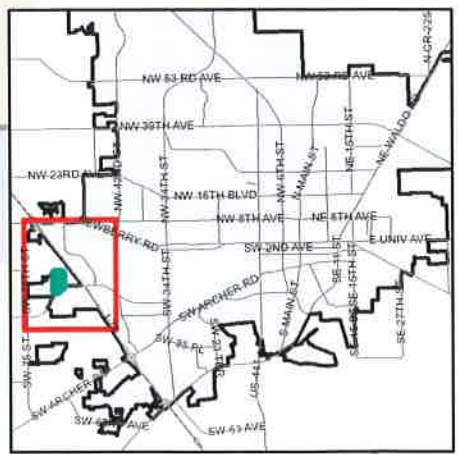
Proposed Annexation - Grove II Annexation

Parcels 06675-004-000 & 06675-008-000 | Voluntary Annexation



Grove II Annexation
 City Limits

Exhibit A to Ordinance No. 180614
page 3 of 3



Source: Esri, DeLorme, Garmin, Mapbox, OpenStreetMap contributors, and the GIS User Community

BOARD MEMBERS

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August 8, 2019

Juan Castillo
Department of Doing
City of Gainesville
PO Box 490, Station 11
Gainesville, FL 32627

RE: SW 20th Street Annexation. Review of plan amendment and rezoning including a net increase 125 multi family units on 20.74 acres..

Dear Mr. Castillo:

A School Capacity Review for the above referenced project has been completed. The review was conducted in accordance with the City of Gainesville Public School Facilities Element as follows:

POLICY 1.1.2: Coordinating School Capacity with Planning Decisions

The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans by requesting School Board review of proposed comprehensive plan amendments and rezoning that would increase residential density. This shall be done as part of a planning assessment of the impact of a development proposal on school capacity.

POLICY 1.1.3: Geographic Basis for School Capacity Planning.

For purposes of coordinating land use decisions with school capacity planning, the SCSAs that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

POLICY 1.1.5: SBAC Report to City

The School Board shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The School Board shall forward the Report to all municipalities within the County.

POLICY 1.1.6 City to Consider SBAC Report

The City shall consider and review the School Board's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

This review does not constitute a “concurrency determination” and may not be construed to relieve the development of such review at the final subdivision or final site plan stages as by the City of Gainesville Comprehensive Plan. It is intended to provide an assessment of the relationship between the project proposed and school capacity – both existing and planned.

The SW 20th Street Annexation and related comprehensive plan amendment and rezoning resulting in a net increase of 125 multi family units.

TABLE 1: SW 20TH STREET ANNEXATION –PROJECTED STUDENT GENERATION AT BUILDOUT

	ELEMENTARY	MIDDLE	HIGH	TOTAL
SINGLE FAMILY	0			
MULTIPLIER	0.14	0.070	0.09	0.31
STUDENTS	0	0	0	0
MULTI FAMILY	125			
MULTIPLIER	.08	.03	.03	0.14
STUDENTS	4	4	4	19
TOTAL STUDENTS*	11	4	4	19

Elementary Schools. The SW 20th Street Annexation is situated in the Southwest Alachua Concurrency Service Area. The Southwest Alachua Concurrency Service Area currently provides a capacity of 4,710 seats. The current enrollment is 4,625 students representing a 98% utilization compared to an adopted LOS standard of 100%. Enrollment is not projected to increase during the ten year planning period. The addition of a new elementary school with a capacity of 773 seats is planned for development during the next five years.

Student generation estimates for the SW 20th Street Annexation indicate that 11 elementary seats would be required at buildout. This increase can be reasonably accommodated during the ten year planning period.

Middle Schools. The SW 20th Street Annexation is situated in the Kanapaha Concurrency Service Area. The Kanapaha Concurrency Service Area provides a capacity of 1,211 seats. The current enrollment is 1,068 students representing a 88% utilization compared to an adopted LOS standard of 100%. Utilization to remain steady through the ten year planning period. No new capacity is planned for the Kanapaha Concurrency Service Area during the ten year planning period.

Student generation estimates for The SW 20th Street Annexation indicate that 4 middle seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the ten year planning period.

High Schools. The SW 20th Street Annexation is situated in the Buchholz Concurrency Service Area. The Buchholz Concurrency Service Area currently has a capacity of 2,249 seats. The current enrollment is 2,098 students representing 93% utilization compared to an adopted LOS standard of 100%. The utilization is projected to exceed capacity by 2021 and to reach 106% utilization by 2027. No new capacity is planned during the ten year planning period.

Student generation estimates for The SW 20th Street Annexation indicate that 4 additional high school seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the ten year planning period.

Summary Conclusion. Students generated by the SW 20th Street Annexation at the elementary, middle and high levels can be reasonably accommodated during the ten year planning period.

This evaluation is based on the 2018-2019 Five Year District Facilities Plan adopted by Alachua County Public Schools. The SW 20th Street Annexation is subject to concurrency review and determination at the final site plan for multi-family and the availability of school capacity at the time of such review.

If you have any questions, please contact this office.

Regards,



Suzanne Wynn
Director of Community Planning
Alachua County Public Schools

CC: Gene Boles