



City of Gainesville
Department of Doing
 PO Box 490, Station 11
 Gainesville, FL 32627-0490
 306 NE 6th Avenue
 P: (352) 334-5022
 F: (352) 334-2648

CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: August 22, 2019

ITEM NO: 3

PROJECT NAME AND NUMBER: The Grove II Land Use Change; PB-19-68 LUC

APPLICATION TYPE: Legislative

RECOMMENDATION: Approve

CITY PROJECT CONTACT: Juan Castillo

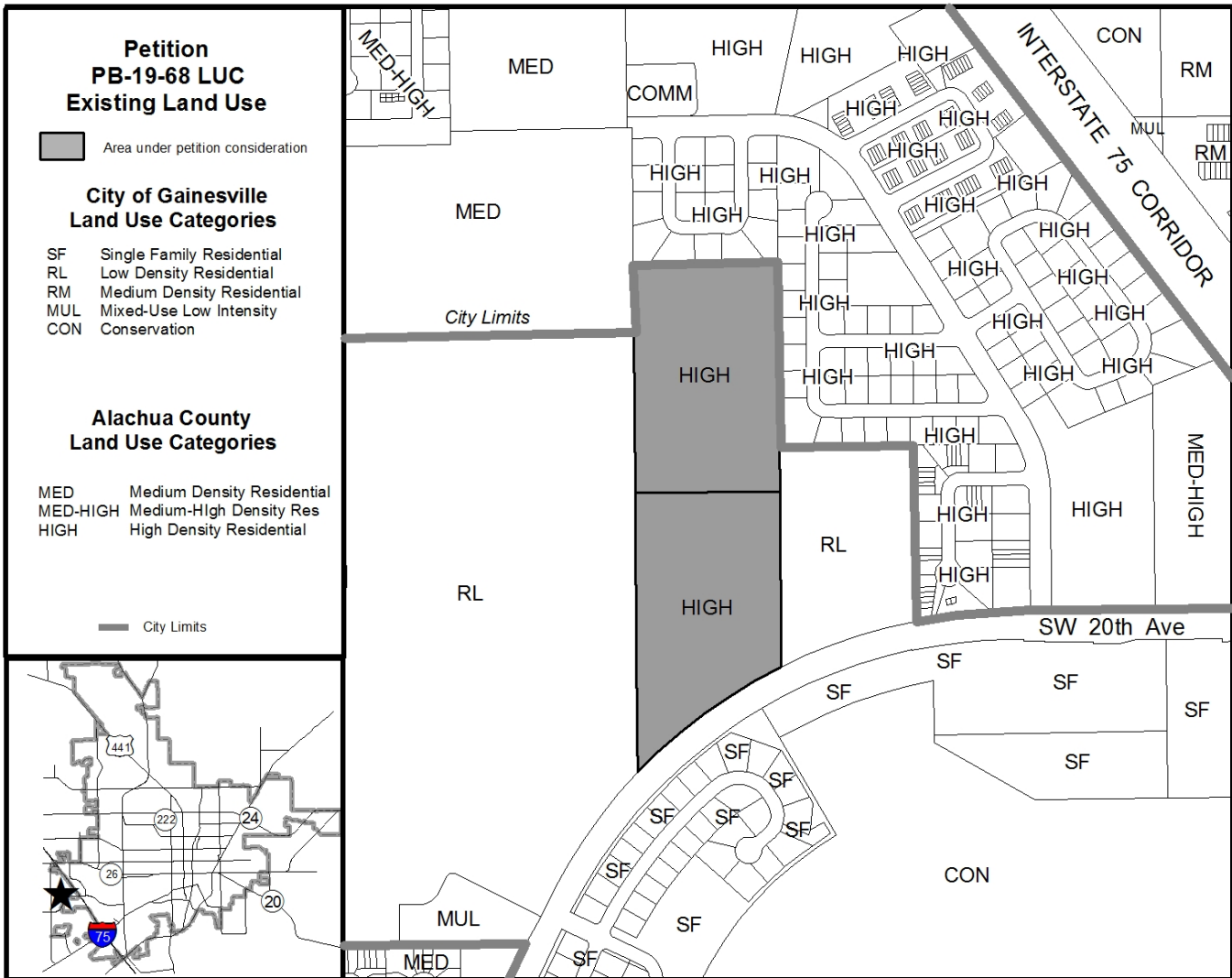


Figure 1: Existing Land Use – Alachua County High Density Residential

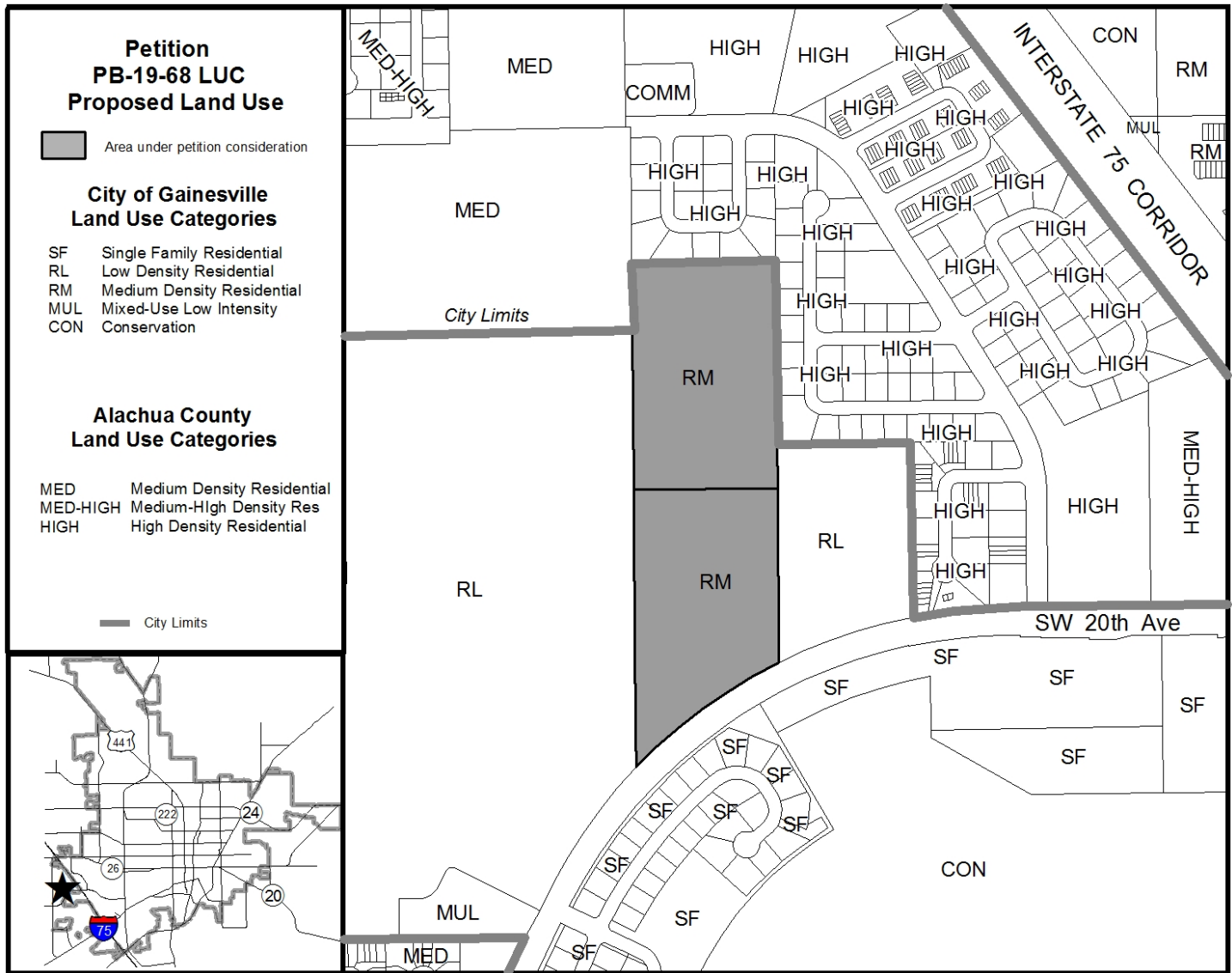


Figure: 2 Proposed Land Use – City RM: Medium Density Residential

APPLICATION INFORMATION

Agent/Applicant: City of Gainesville
 Property Owner(s): TreeV Gainesville Investments LLC
 Related Petition(S): PB-19-69 ZON
 Legislative History: Annexation – 180614, April, 4th 2019.

SITE INFORMATION

Address: 6400 SW 20th Ave.
 Parcel Number(s): 06675-004-000; 06675-008-000
 Existing Use(s): Vacant parcel (06675-008-000); Multi-family residential (06675-004-000)
 Land Use Designations(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.

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 petition for the Land Use change from Alachua County High Density Residential (14-24 du/ac) to City of Gainesville RM: Residential Medium-Density (8-30 du/ac) is a result of “The Grove II” annexing into the City of Gainesville on April 4, 2019 (ordinance no. 180614) and pertains to two parcels with a combined size of 20.75 +/- acres. The northern parcel (06675-008-000 / 10.54 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” multi-family development.

The current County land use is high density residential and it allows for 14-24 dwelling units per acre with a combination of single family detached and attached dwellings; and multiple family residential dwellings in addition to mixed housing types and transit-oriented developments (TOD). The proposed Gainesville RM: Residential Medium-Density land use will allow 8 – 30 dwelling units per acre. Consequently, the proposed

land use change would create a maximum change of 6 dwelling units per acre. The increase is necessary in order to avoid creating a non-conformity with the proposed zoning of RMF-8: Multi-Family Residential which is only compatible with RM land use per LDC Section 30-4.2. This land use will also support the current density on the south developed parcel which has an existing density of 15 units per acre.

Adoption of the RM: Residential Medium-Density land use will enable future development at a density that is consistent and compatible with the existing patterns in the area. The RM land use adoption will allow the development of 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 un-zoned; 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 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.

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 factors stated in the Future Land Use Element and State Statute criteria.

Those following factors are below:

1. Consistency with the Comprehensive Plan
2. Compatibility and surrounding land uses
3. Environmental impacts and constraints
4. Support for urban infill and redevelopment
5. Impacts on affordable housing
6. Impacts on the transportation system

7. Availability of facilities and services
8. Need for the additional acreage in the proposed future land use category
9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177 (6)9, F.S.
10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy
11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

ANALYSIS

1. Consistency with the Comprehensive Plan

The proposed RM: Residential Medium-Density land use is consistent with the City's Comprehensive Plan Future Land Use element: Policy 1.1.3, Objective 4.1., Policy 4.2.1, and Objective 4.2; the requested future land use category is listed below, under Policy 4.1.1.

These policies consider housing types, a sufficient variety of and impacts of use. The developed and undeveloped parcels associated with this request are adjacent to varying high density, medium and low density uses in both the city and the county. All of the developments immediately adjacent to these parcels are residential, therefore there should be no negative impacts to or from the parcels in question.

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 4.1 The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility and institutional uses at appropriate locations to meet the needs of the proposed population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

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.

Policy 4.2.1 The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low-intensity use by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of the site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and free canopy.

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

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

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

2. Compatibility and surrounding land uses

The proposed RM: Residential Medium-Density land use is compatible with land uses in the vicinity and adjacent to the property. Existing land uses in the vicinity of the property are a mix of Alachua County and City Residential Future Land Use categories, including Alachua County Residential High Density (14-24 DU/acre), Alachua County Residential Medium-High Density (8-14 DU/Acre), City Residential Low Density (up to 12 DU/acre), City Residential Medium (8-30 DU/acre), City Mixed-use Medium (12-30 DU/Acre), City Single Family (up to 8 DU/acre), and Conservation (See Table 1).

Due to similar allowable uses for the proposed RM land use, compatible building uses are to be expected if the property is developed under the proposed land use and the regulations of the Land Development Code.

3. Environmental Impacts and Constraints

This site is composed of a northern undeveloped parcel that is 10.54 acres in size and a southern developed portion with multi-family development 10.21 acres in size. The site contains two FEMA flood zone A areas (100 year flood and has no base flood elevations). The larger of the two flood zone areas is located primarily on the north undeveloped parcel with a small portion of the flood zone bleeding into the northwestern corner of the southern parcel. The smaller flood zone area is located on the southeastern quadrant of the southern developed parcel (See Appendix C Exhibit C-4 Map: Flood Zone A). The area shall be regulated through the City's Land Development Code (LDC), Article VIII, Division 3 – Natural and Archaeological Resources and Division 4 – Surface Waters and Wetlands. The Subject parcels do not contain wetlands.

4. Support for Urban Infill and/or redevelopment

While the northern parcel in this application is currently vacant, there is existing development in the southern parcel. Further development exists adjacent to the vacant parcel on the north, west, and east sides. The applicant's parcels also have access to major roads, proximity to interstate 75, proximity to

shopping and job centers and is in an area that has access to existing GRU infrastructure, making this an ideal area for redevelopment.

5. Impacts on Affordable Housing

Changing the existing Alachua County Land Use of Residential High (14-24 dwelling units per acre) to the proposed land use RM: Residential Medium-Density (8-30 dwelling units per acre) increases the maximum number of dwelling units by six (6) units per acre. The RM: Residential Medium-Density land use category greatly supports housing and allows for a variety of housing types. This large scale land use change has no foreseen negative impact on affordable housing.

6. Impacts on the Transportation System

There is no major transportation issue associated with the proposed large scale land use change. This property is served by SW 20th Avenue at the southern boundary, so there will be no immediate changes to the transportation network. The property lies in the Transportation Mobility Program Area (TMPA) zone, Zone D (See Appendix A). Furthermore, these parcels are in the University of Florida Context Area.

This 20.75 acres land is located on the north side of arterial road, SW 20th Avenue. This road has sidewalks on the south side but no sidewalk on the north side. However, SW 20th Avenue does have bike lanes on both sides. It runs perpendicular to interstate 75 and serves as access to local streets and subdivisions. The property in question is accessible by car and bus transit.

Transit service along the major arterial road, SW 20th Avenue that is adjacent to the south of the property in question:

- Route 76 – Santa Fe – Haile Market Square (M-F, every 60 min)
- Route 75 – Oaks mall – Butler Plaza (M-F every 40-60 min, Sat-Sun, every 120 min)

Although there is no submitted development plans for this property, scenario calculations for the existing and proposed land uses are below and are based upon rates from the ITE Trip Generation Manual 10th edition.

Trip Generation (Existing FLU and Zoning)

The Table below indicates the estimated trip generation for the maximum 622 dwelling unit development scenario (124 dwelling units more than the currently permitted density of 498 dwelling units per acre). Note: for the permitted residential units, it is assumed that all of the units will be apartments.

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	622	7.32	4,553	.46	286	.56	348
Currently Permitted							
Multifamily Housing (Low-Rise) ITE 220	498	7.32	3,645	.46	229	.56	279
Net Trip Generation	-	-	908	-	57	-	69

1. Source: ITE Trip Generation 10th Edition

As indicated in the table above, the proposed land use in the maximum development scenario could result in an anticipated increase of 908 trips generation with an increase of 57 trips in the morning peak and an increase of 69 trips in the evening peak.

7. Availability of Facilities and Services

The south parcel of the proposed property is developed and has water, sewer and electric available which is serviced by GRU. The northern parcel is currently undeveloped and will need the existing water and electric services to be extended. However, it does have sewer infrastructure on site. Both parcels have GRU Natural Gas facilities near but are not equipped with natural gas infrastructure (see Appendix C Exhibits C- 7 through C-11 for service availability maps).

The Alachua County Public School Board has reviewed the proposed Land Use change and has determined that the students generated at the elementary, middle, and high school levels can be reasonably accommodated during the then year planning period. Please see appendix F for the report submitted by the Alachua County Public School Board.

8. Need for the Additional Acreage in the Proposed Future Land Use Category.

The proposed large scale land use will add approximately 20.74 acres of RM: Residential Medium land use category to the City. There are currently 1963.66 acres of RM: Residential Medium land use in the City; approximately 106.75 of those acres are vacant.

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.

Sub-section 163.3164 (51), F.S. states that “Urban sprawl” means a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally

related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses. Sub-section 163.3177 (6) (a) 9 requires that the future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

This amendment to the future land use element discourages the proliferation of urban sprawl because it meets the following criteria of Sub-section 163.3177 (6) (a) 9 b.:

- i. Directs or locates economic growth and associated land development to geographic area of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

YES. The proposed land use amendment will encourage redevelopment of a vacant property in an urbanized area. The property has no wetlands or surface waters and is exempt from the criteria stipulated in Sec. 30-8.17 (Regulated surface water and wetlands) of the Land Development Code. The property also has no evident or documented natural features or archaeological artifacts that would be subject to the criteria of Sec. 30-8.13 Regulations of Natural and Archaeological Resources.

- ii. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

YES. The Southern parcel is currently served by water and wastewater utilities. The northern parcel is not served by water and wastewater utilities, however, both these parcels are located in an urbanized area that is served by public utilities and other public services, including transit. This property is served by arterial road SW 20th Avenue and Interstate 75 and currently belongs to the TMPA Area D.

- iii. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

The proposed land use amendment to RM will increase the redevelopment potential of multifamily housing. This area is in close vehicular proximity to retail developments and employment centers such as the Oaks Mall area and W. Newberry Road, Celebration Pointe, and Butler Plaza. The main arterial road SW 20th Avenue does not have sidewalks fit for the expansion of walkable communities, however it does have bike lanes. There are also currently two RTS bus routes that pass in front of the property, RTW Route 75 and RTS Route 76.

- iv. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

YES. The proposed RM land use designation is consistent with the mix of residential land uses in the surrounding area. The increase of residential unit allowances, while still maintaining the option for

multifamily unit development near nonresidential centers will help meet the varying demands of housing types for residential populations of the area.

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

The proposed land use amendment will increase the potential for development on the property, which is supportive of the City’s economic development goal of encouraging infill development.

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

Existing subdivision (The Grove II) does not fall within the definition of an antiquated subdivision as defined in Section 163.3164, F.S.

RECOMMENDATION

Staff recommends approval of Petition PB-19-68 Land Use Amendment of parcels 06675-008-000 and 06675-004-000 from Alachua County High Density Residential to City of Gainesville RM: Residential Medium-Density.

DRAFT MOTION FOR CONSIDERATION

Approve PB-19-68 Land Use Amendment of parcels 06675-008-000 and 06675-004-000 from Alachua County High Density Residential to City of Gainesville RM: Residential Medium-Density.

BACKGROUND

April 4th, 2019, parcels #06675-008-000 and 06675-004-000 were effectively, voluntarily annexed into the City of Gainesville.

LIST OF APPENDICES

Appendix A: Comprehensive Plan Goals, Objectives and Policies

- A-1 Comprehensive Plan Future Land Use Element
- A-2 Relevant Comprehensive Plan Goals, Objectives, Policies (GOP)
- A-3 Comprehensive Plan – Transportation Mobility Element

Appendix B: Alachua County Comprehensive Plan 2011-2030

(Allowable uses in existing land use category)

Appendix C: Maps

- Exhibit C-1 Major Developments of Regional Impact (DRIs)
- Exhibit C-2 Existing Land Use

Exhibit C-3	Proposed Land Use
Exhibit C-4	Flood Zone A
Exhibit C-5	Transportation Mobility Program Area (TMPA) Zone
Exhibit C-6	University of Florida Context Area
Exhibit C-7	GRU Electric Services
Exhibit C-8	GRU Gas Services
Exhibit C-9	GRU GRUcom Services
Exhibit C-10	GRU Sewer Services
Exhibit C-11	GRU Water Services

Appendix D: Land Use Executive Summary from CHW Engineering

Appendix E: Ordinance No. 180614

Appendix F: Alachua County Public School Board Report

Appendix A : Comprehensive Plan and GOPs

A-1 Comprehensive Plan Future Land Use Element

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

Residential Medium-Density (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.

A-2 Relevant Comprehensive Plan Goals, Objectives, Policies (GOP)

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

- Policy 4.2.1 The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low-intensity uses by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and tree canopy.

A-3 Comprehensive Plan – Transportation Mobility Element

- 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	At least 24 and meet either a. or b.: <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.



Goals,
Objectives
& Policies

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.



Goals,
Objectives
& Policies

- 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 – Alachua County Comprehensive Plan 2011-2030

Allowable Uses in Existing Land Use Category

Policy 1.3.10 High Density Residential shall provide for a gross density of 14 to 24 dwelling units per acre.

Policy 1.3.10.1 High Density Residential development should occur within transit oriented developments in activity centers and immediately adjacent to Santa Fe Community College to reduce the length and number of automobile trips. High density residential areas shall be located in the urban cluster.

Policy 1.3.10.2 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.

Policy 1.3.10.3 High Density Residential outside of a TOD development shall:

- (a) Have access to an arterial or collector.
- (b) Provide natural and landscaped open spaces, or transitional development and design practices, to adequately integrate the development along the edges of different land use categories.
- (c) Provide common open space as part of pervious open space requirements established in the [Conservation and Open Space Element](#).
- (d) Provide adequate developed recreation at the scale of the development, according to criteria in the land development regulations.
- (e) Provide transit facilities, if warranted based on existing or planned transit service determined through consultation with the appropriate transit provider, and connect pedestrian facilities into the nearest pedestrian network and available or planned mass transit facility.

Policy 3.9.1 Office uses shall only be located in areas designated for commercial development, Low, Medium, or High [Activity Centers](#), village centers, planned developments, [Transit Oriented Developments](#), or [traditional neighborhood developments](#), rural employment centers, or rural clusters.

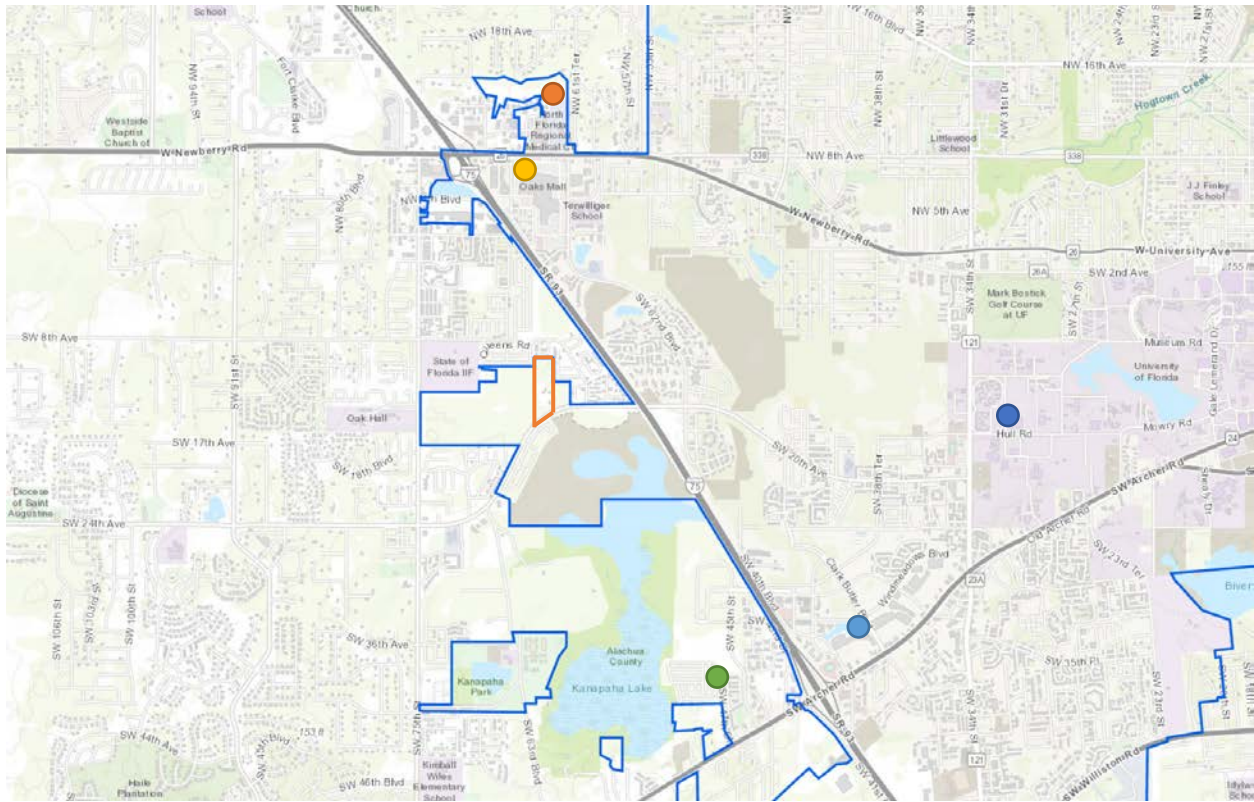
- (a) Office uses shall be grouped within compact areas to discourage disruption to residential areas.
 - (1) Office uses should not be located between properties designated for development at low or medium density on the [Future Land Use Map](#), except when designed as part of a [Transit Oriented Development](#) or [Traditional Neighborhood Development](#).
 - (2) The land development regulations shall specify appropriate buffers or transitional development and design practices, when office uses are permitted adjacent to residential development or other uses.
- (b) Office uses are appropriate in areas planned for high density residential use along major arterials served by public mass transportation.

Policy 5.3.7

- (a) Public educational facilities shall be allowable uses in the following land use categories designated on the [Future Land Use Map](#):
 - (1) Urban Residential: Low density, Medium density, Medium-high density, and High density ranges.
 - (2) Institutional, within the urban cluster.
- (b) Public educational facilities may also be allowed as conditional uses in activity centers, institutional areas designated outside of the urban cluster, and other land use categories.
- (c) Land proposed for donation for school sites shall comply with [Future Land Use Element](#) Policy 7.1.10.
- (d) Private educational facilities shall be allowable uses in Medium Density, Medium-High Density, and High Density Residential, Institutional, Office, Commercial, Light Industrial, and Industrial, within specific zoning districts subject to performance criteria in the land development regulations directed toward the specific characteristics of private schools.
- (e) Private educational facilities may be allowed through the special use permit process in other land use categories.
- (f) Land development regulations for public and private educational facilities shall include reasonable development standards and conditions, and shall provide for consideration of the site plan's adequacy as it relates to environmental concerns, health, safety, and general welfare, promotion of safe pedestrian and bicycle access with interconnections to related uses, and effects on adjacent property.

Appendix C : Maps

Exhibit C-1 – Major Development of Regional Impact (DRIs)



Property Boundary

North Florida Regional



Oaks Mall



Celebration Pointe



Butler Plaza



University of Florida



Exhibit C-2 Map: Existing Land Use

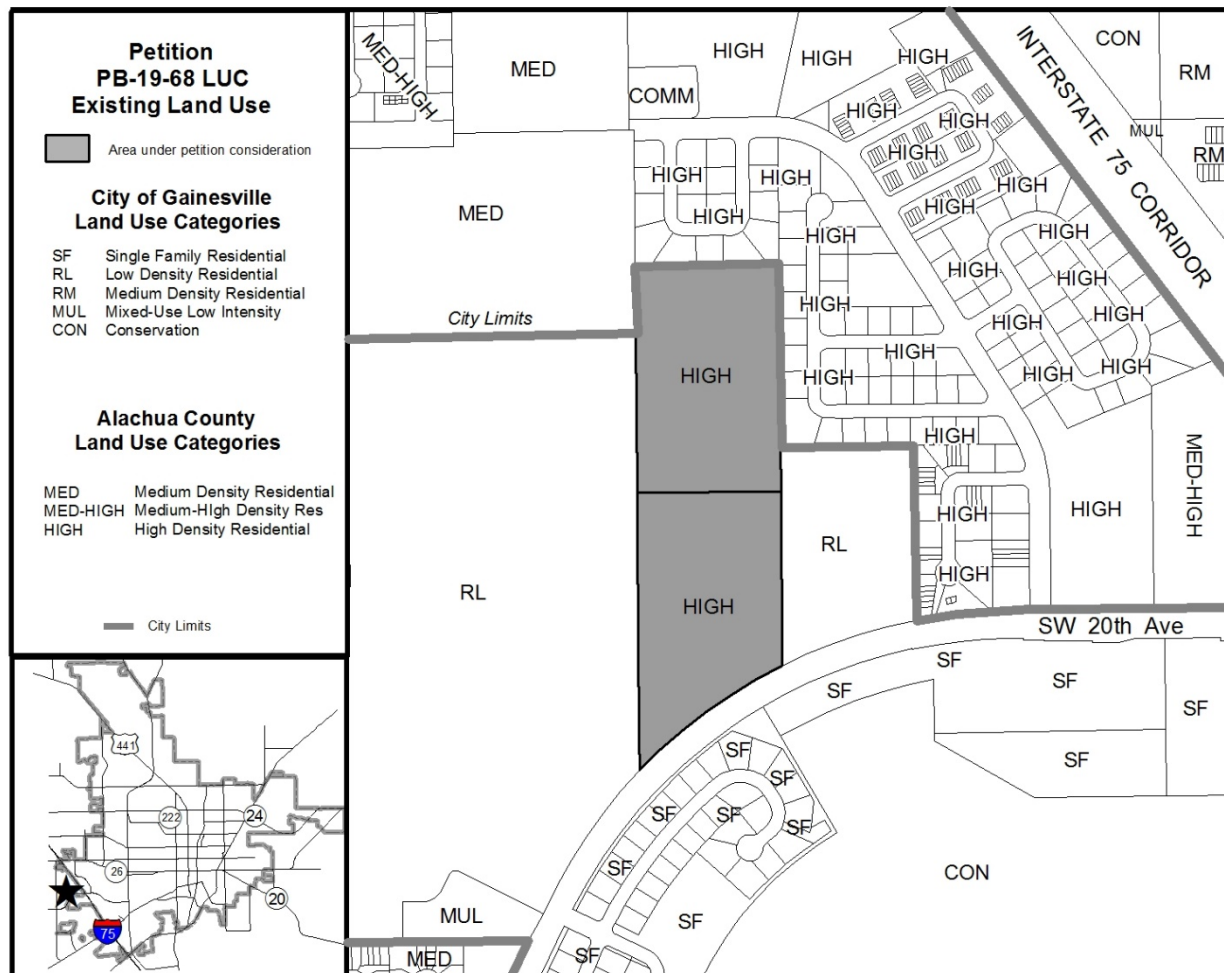


Exhibit C-3 Map: Proposed Land Use

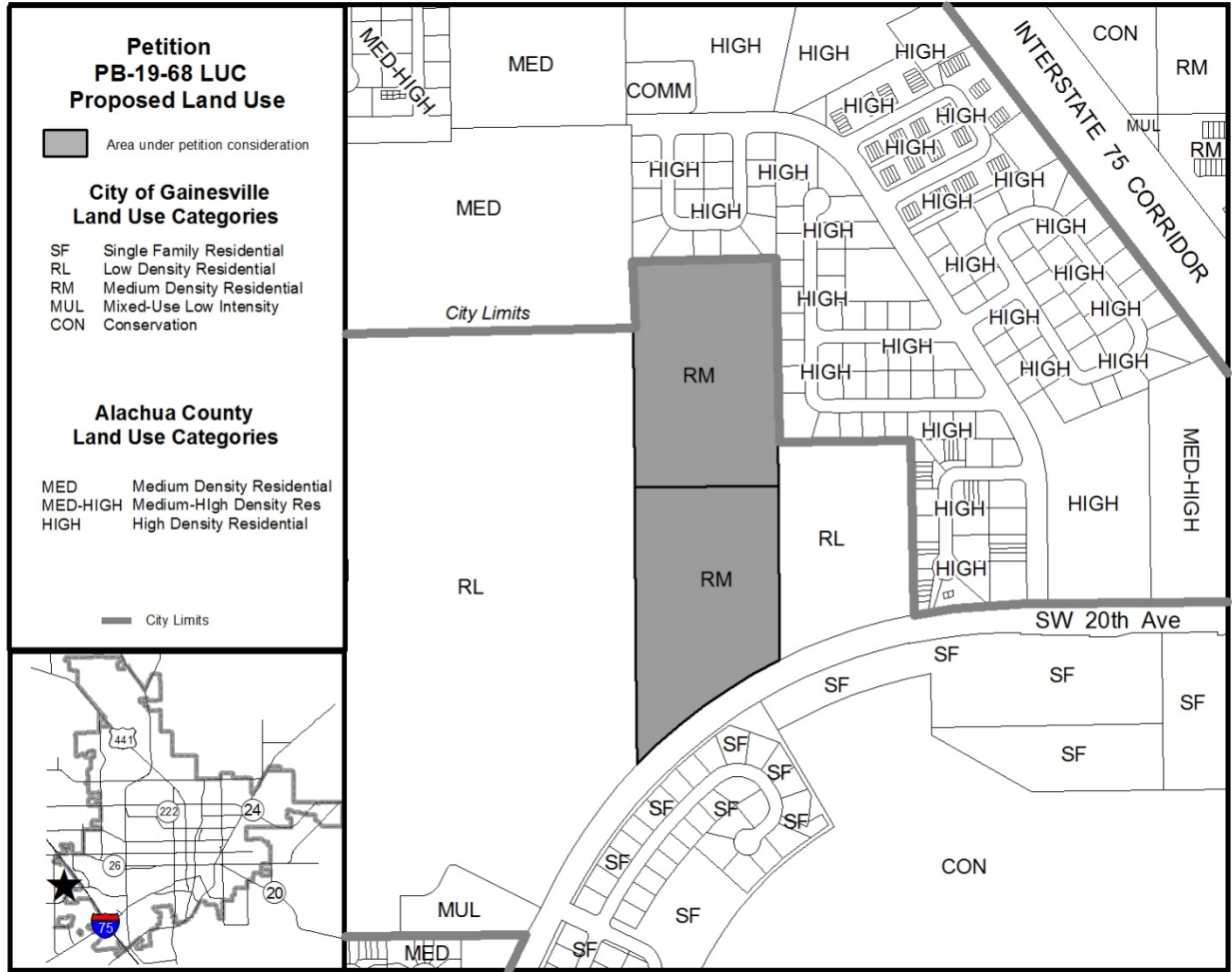


Exhibit C-4 Map: Flood Zone A

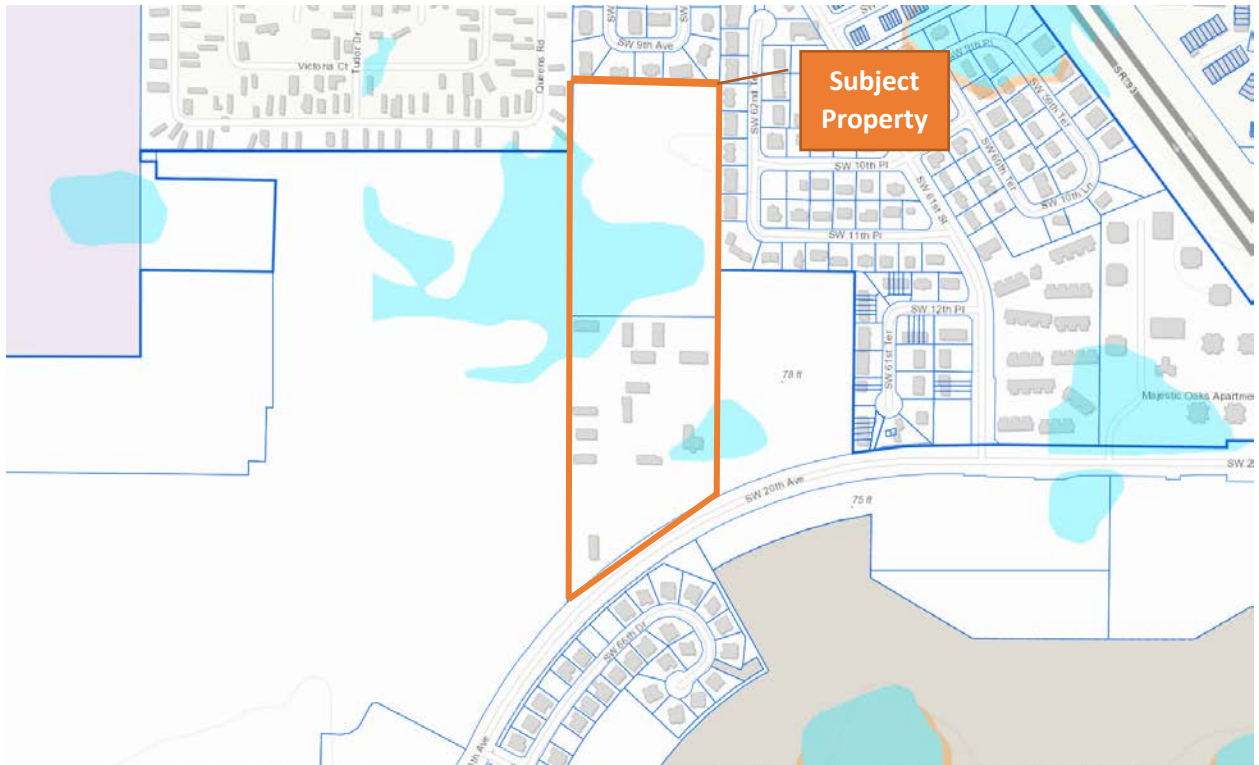


Exhibit C-5 Transportation Mobility Program Area (TMPA) Zone

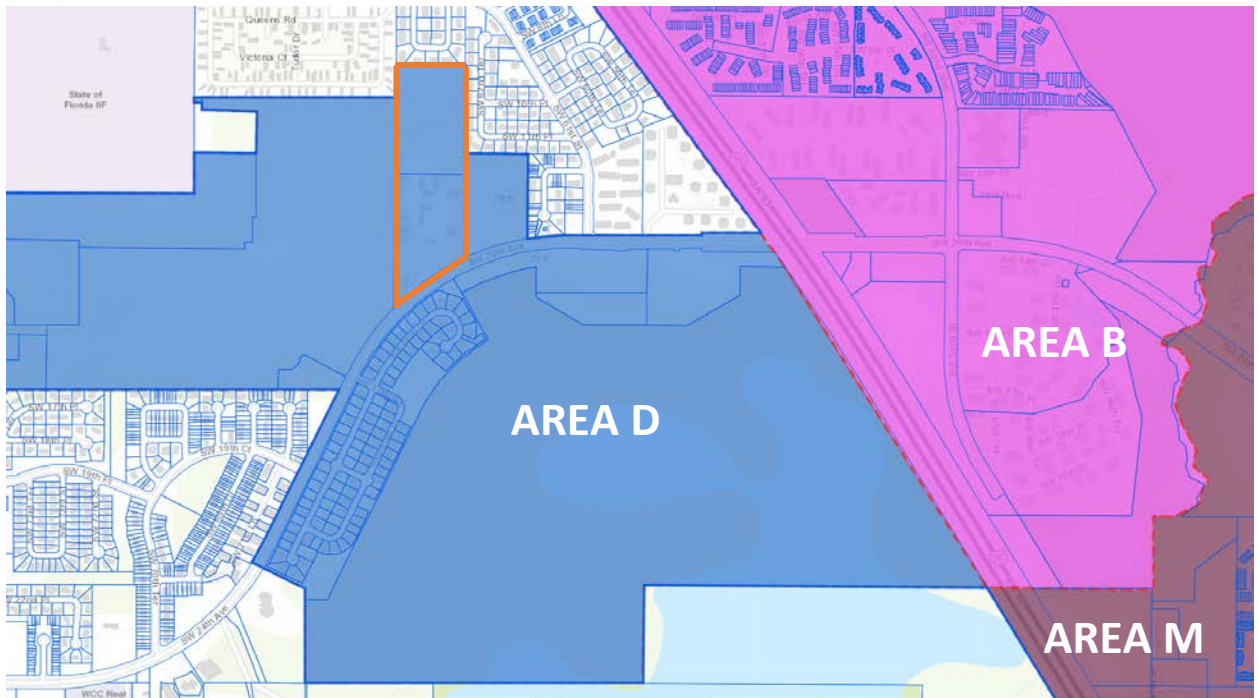


Exhibit C-6 University of Florida Context Area

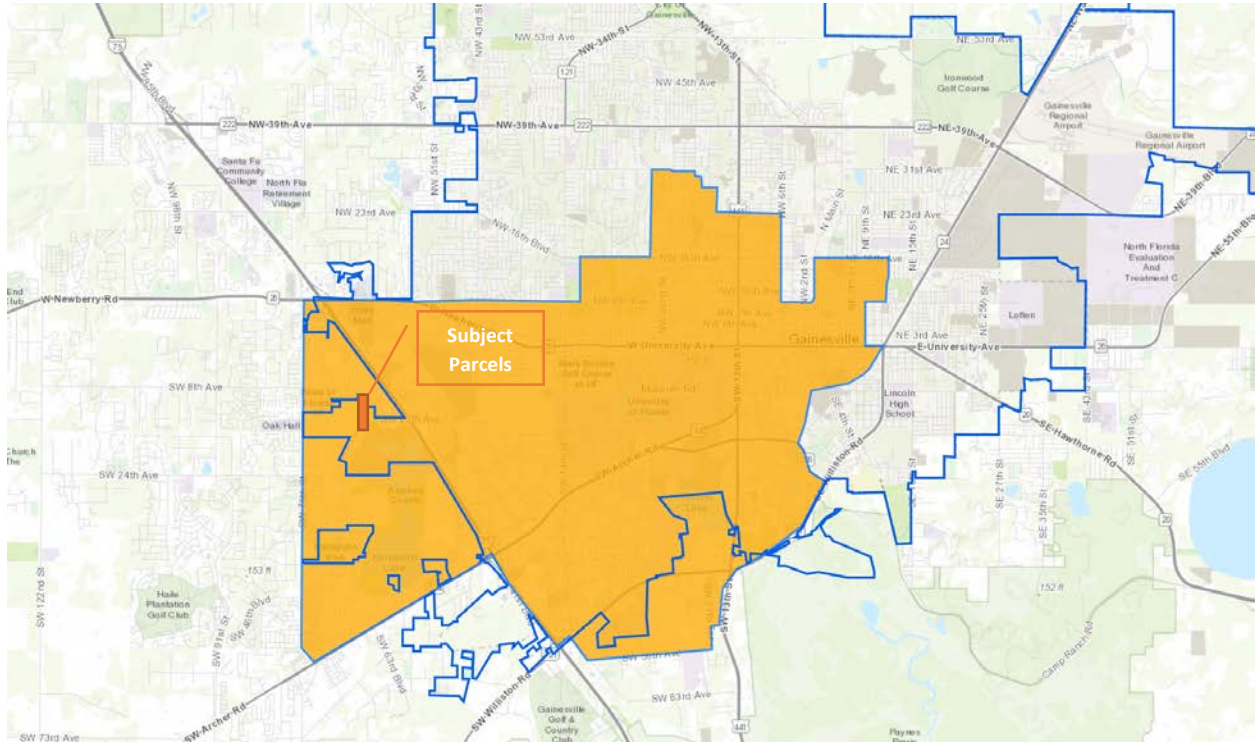
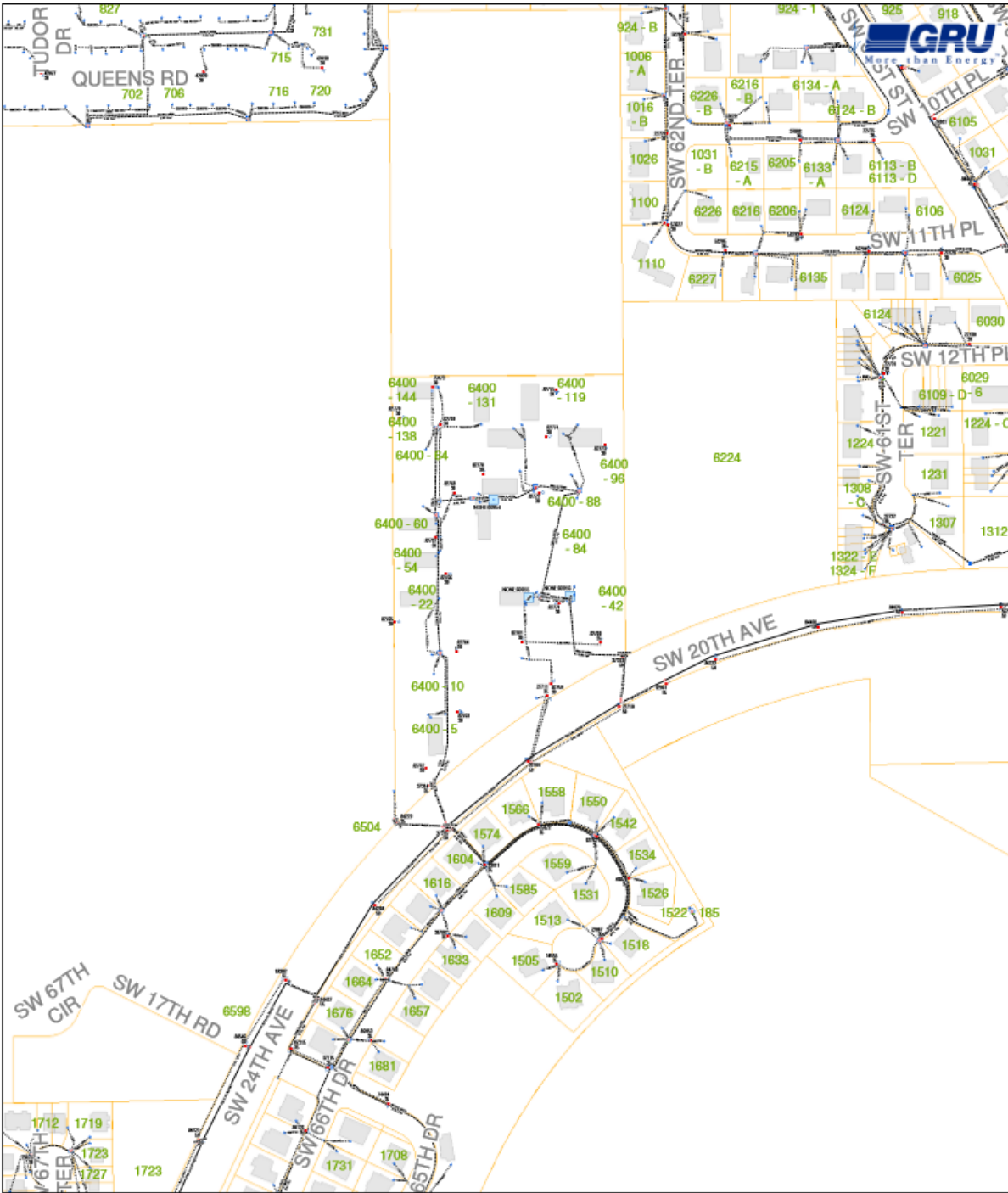


Exhibit C-7 GRU Electric Services



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:

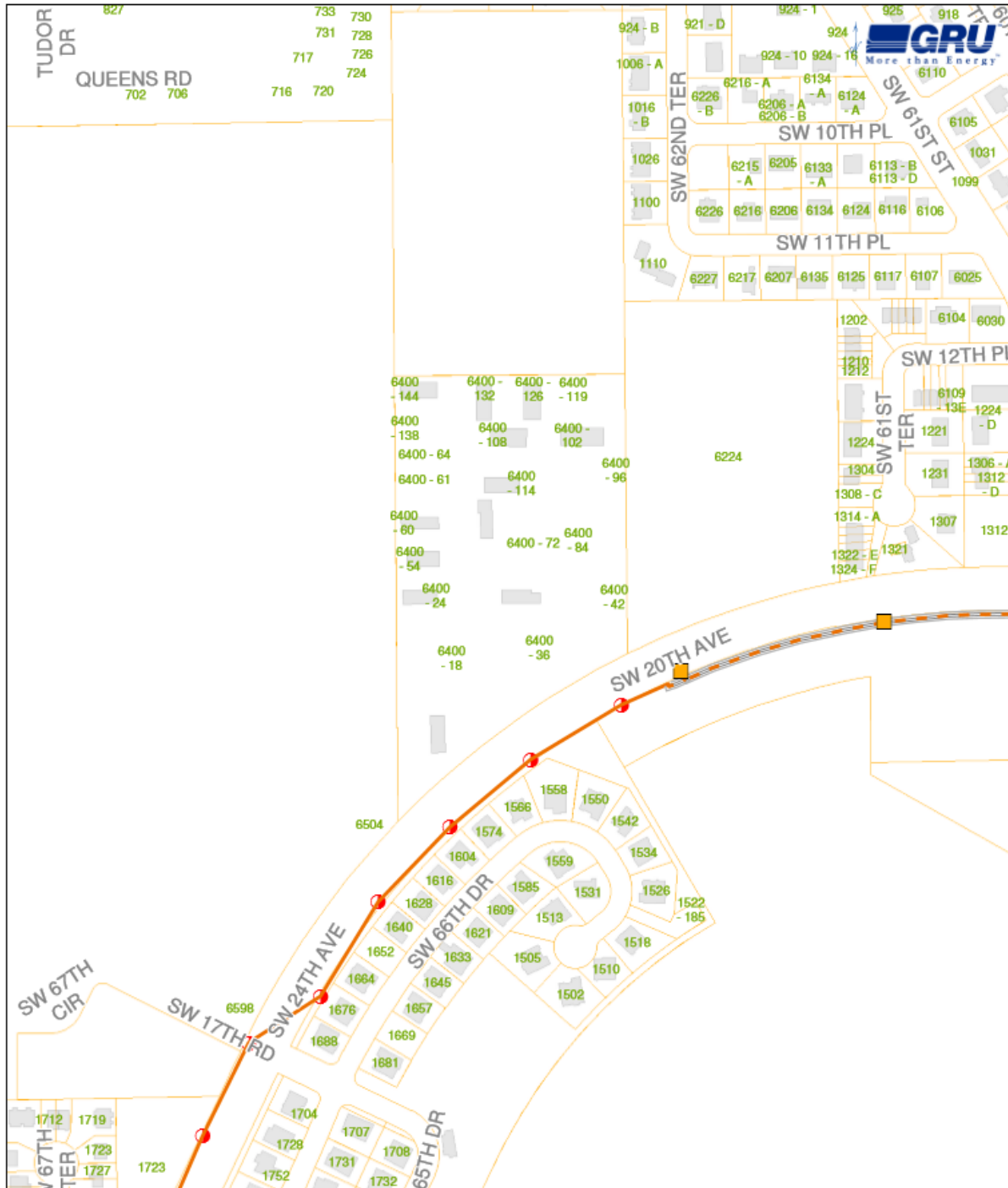
- Florida Trench Safety Act, Part VI, chapter 553, F.S.
- Florida Gas Safety Law, Part I, Chapter 368, F.S.
- Pipeline Safety Improvement Act of 2002
- Federal Pipeline Safety Act
- National Electric Safety Code ANSI C-2
- OSHA Standard 1926.651



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 GRU GRUcom 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:

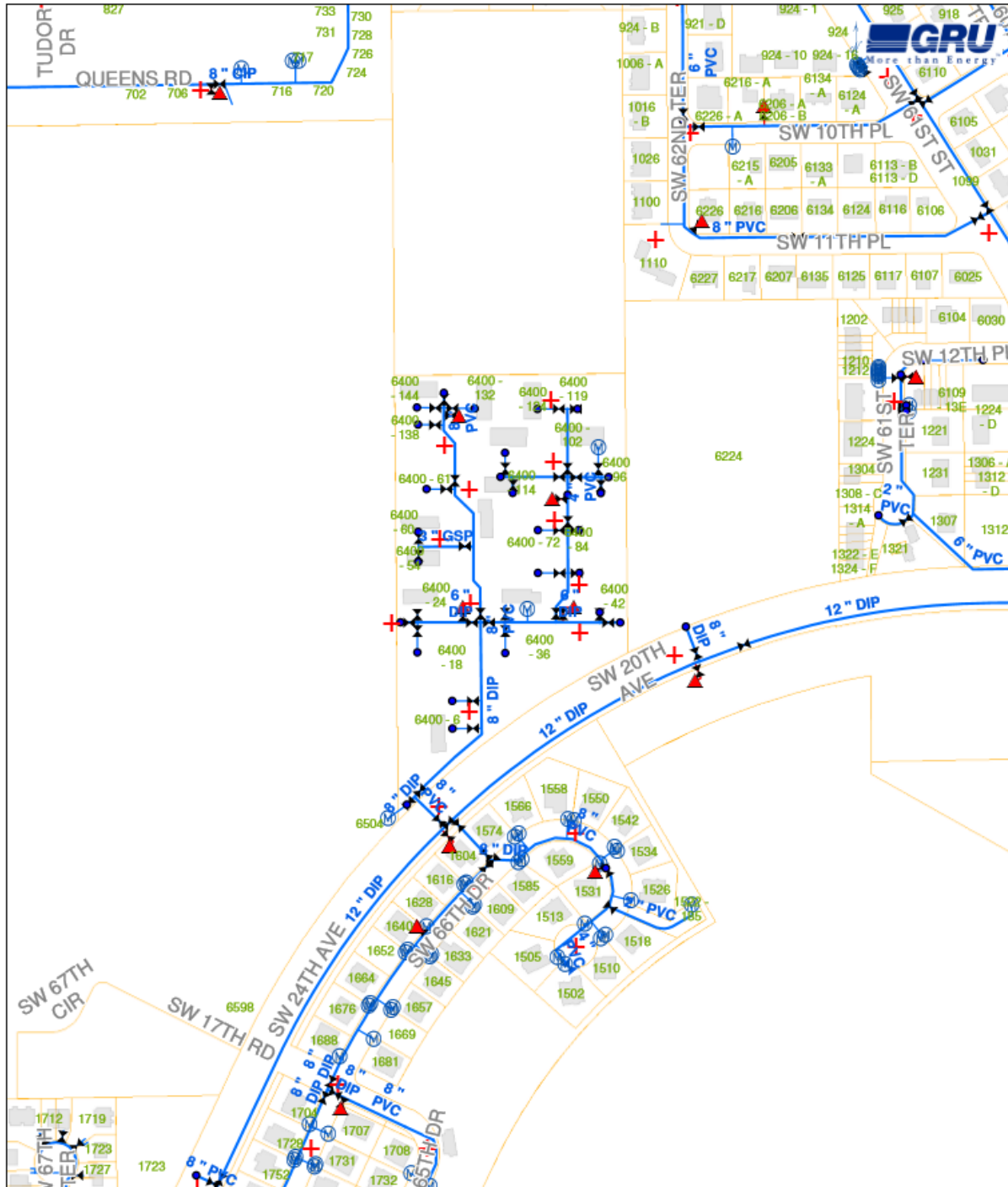
- Florida Trench Safety Act, Part VI, chapter 553, F.S.
- Florida Gas Safety Law, Part I, Chapter 368, F.S.
- Pipeline Safety Improvement Act of 2002
- Federal Pipeline Safety Act
- National Electric Safety Code ANSI C-2
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Exhibit C-11 GRU Water Services



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 – Large-scale Comprehensive Plan Amendment (Ls-CPA) Application

<p>Jurisdiction: City of Gainesville</p>	<p>Intent of Application: Apply a City of Gainesville Future Land Use 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 06675-008-000</p>	<p>Acres: ±20.74 acres (ac) (Source: City of Gainesville Ordinance No. 180614)</p>
<p>Existing Future Land Use (FLU) Classification: <i>High Density Residential (14-24 du/ac)(County)</i></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: <i>RM: Residential Medium-Density (8-30 du/ac)</i></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. 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.
<p>Existing Zoning District: <i>R-2A: Multi-family Residential (8-14 du/ac)(County)</i></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. Exemptions to the minimum density of a parcel may be approved 	<p>Proposed Zoning District: <i>RMF-8: Multi-family Residential (8-20 du/ac)</i></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).

125.66 / 143. / Pre Public Notice

<p>by the DRC if it is determined that environmental site constraints, infrastructure constraints, or parcels of limited scale preclude achieving the gross density.</p>	
<p><u>Density Increase:</u> This application is requesting a City of Gainesville FLU designation consistent with existing development and most similar to the FLU designation 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 RMF-8 Zoning District allows for the existing development to be consistent with the FLU and zoning.</p> <p>Existing Maximum Permitted Density:</p> <ul style="list-style-type: none"> • ±20.74 acres x 24 du/ac = 498 du <p>Proposed Maximum Permitted Density:</p> <ul style="list-style-type: none"> • ±20.74 acres x 30 du/ac = 622 du 	

2. STATEMENT OF PROPOSED CHANGE

This Large-scale Comprehensive Plan Amendment (Ls-CPA) application requests to amend the City of Gainesville Future Land Use Map (FLUM) 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 Residential Medium (RM) FLU, 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 designation before annexation. A companion Rezoning application requesting RMF-8 Zoning 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)

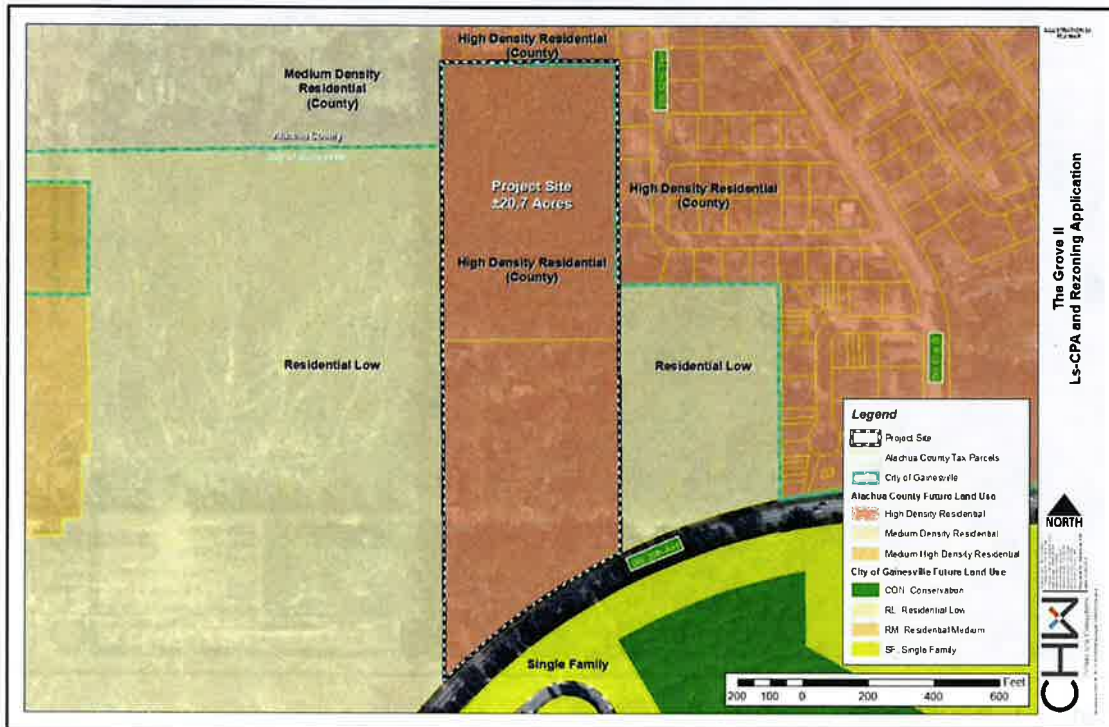


Figure 2: Existing Future Land Use Map

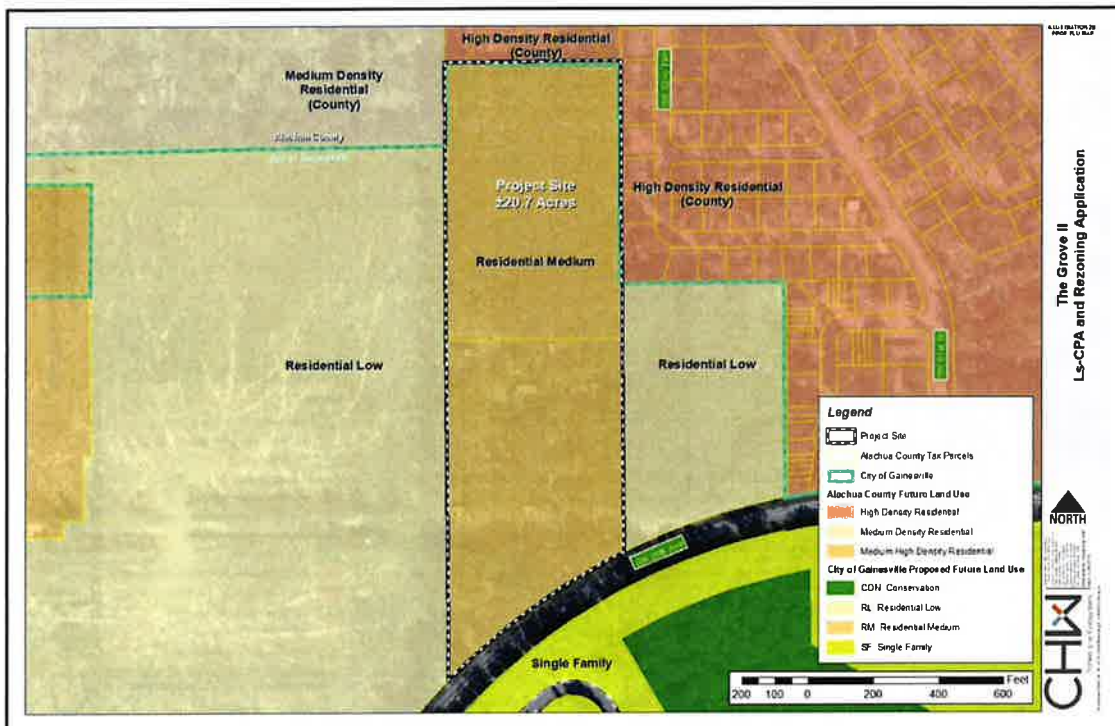


Figure 3: Proposed Future Land Use Map

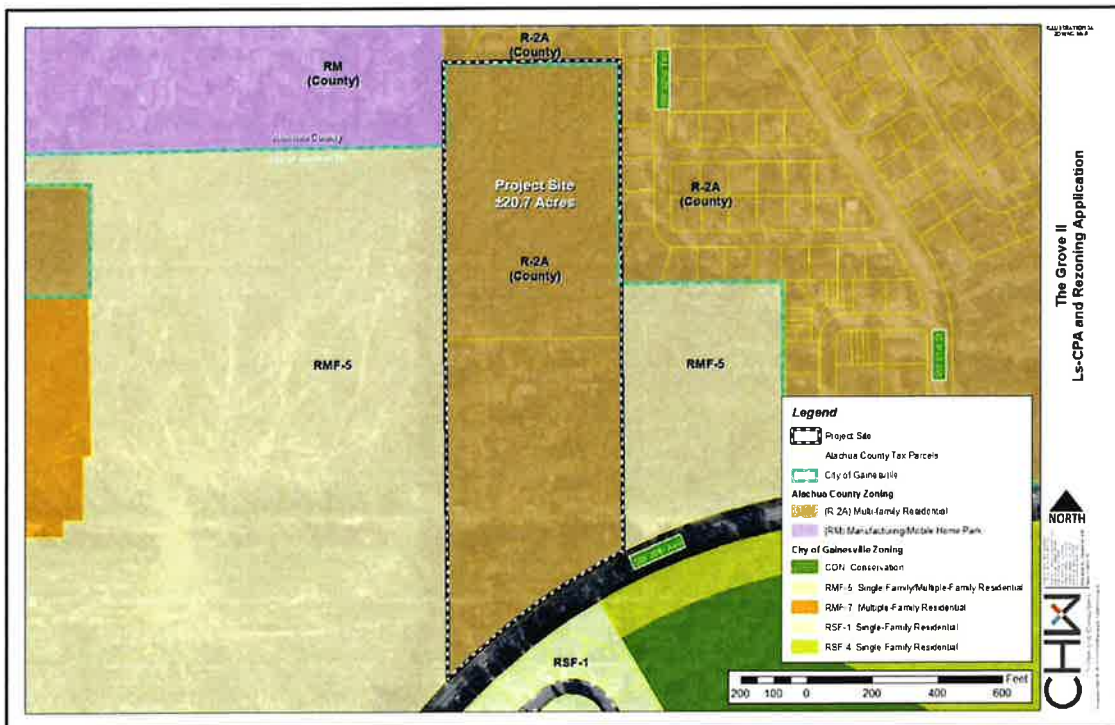


Figure 4: Existing Zoning Map

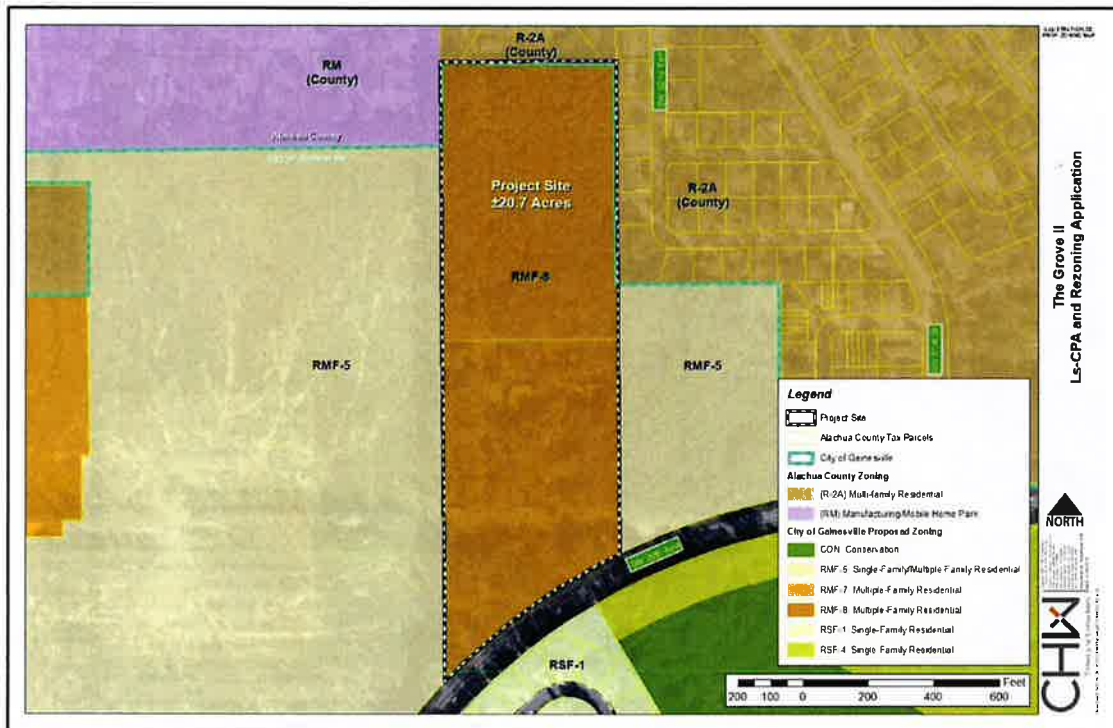


Figure 5: Proposed Zoning Map

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'.

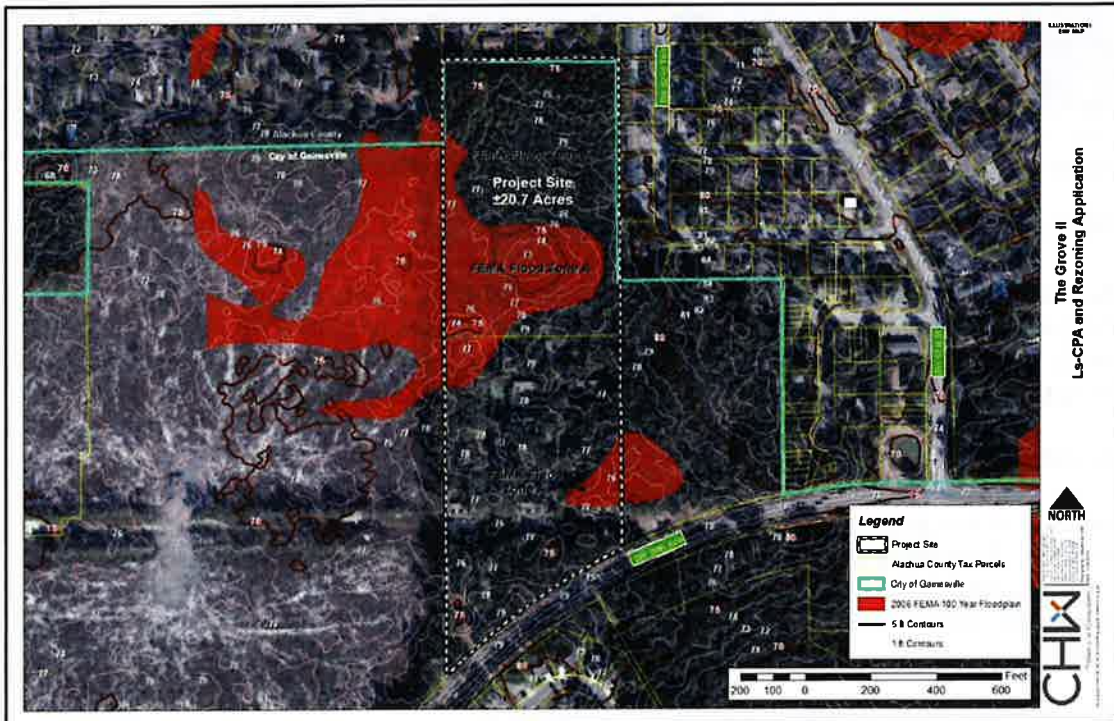


Figure 6: Topography, Wetlands, and FEMA Floodplain Map

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)

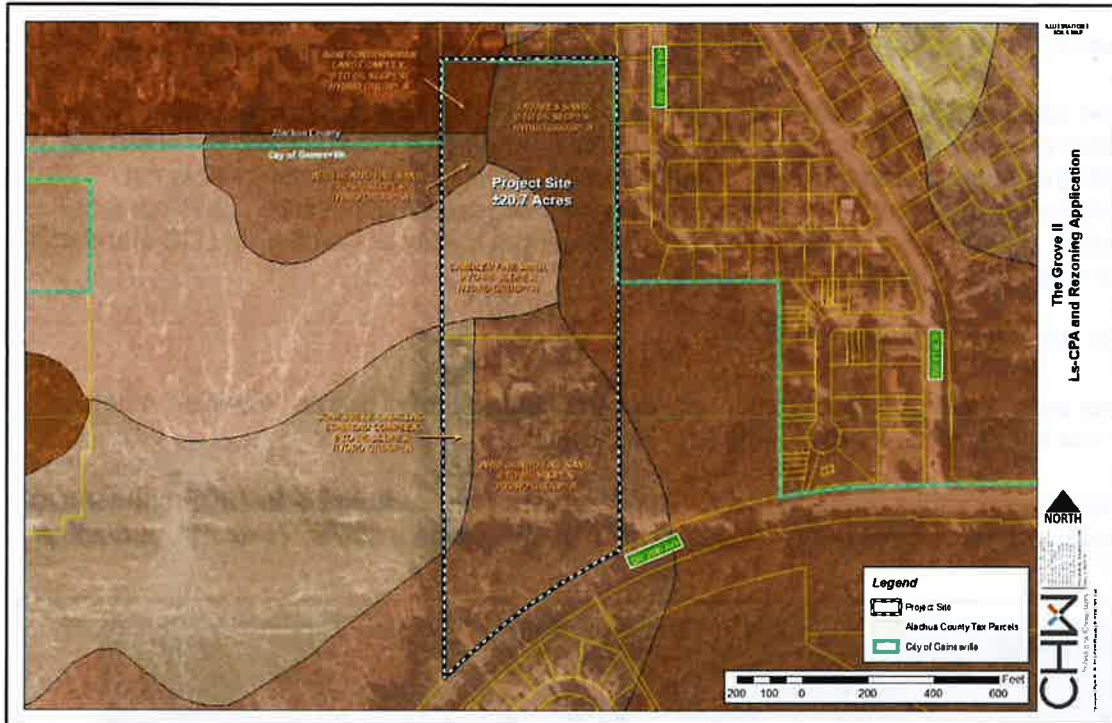


Figure 7: Natural Resources Conservation Service (NRCS) Soils Map

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 reduce vehicle miles traveled, which reduces long-term roadway infrastructure costs.

LEVEL OF SERVICE (LOS)

This application requests to change the site's existing FLUM designation from Alachua County High Density Residential to City of Gainesville Residential Medium 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:

- $\pm 20.74 \text{ acres} \times 24 \text{ du/ac} = 498 \text{ du}$

Proposed Maximum Permitted Density:

- $\pm 20.74 \text{ acres} \times 30 \text{ du/ac} = 622 \text{ du}$

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	622	7.32	4,553	.46	286	.56	348
Currently Permitted							
Multifamily Housing (Low-Rise) ITE 220	498	7.32	3,645	.46	229	.56	279
Net Trip Generation	-	-	908	-	57	-	69

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.

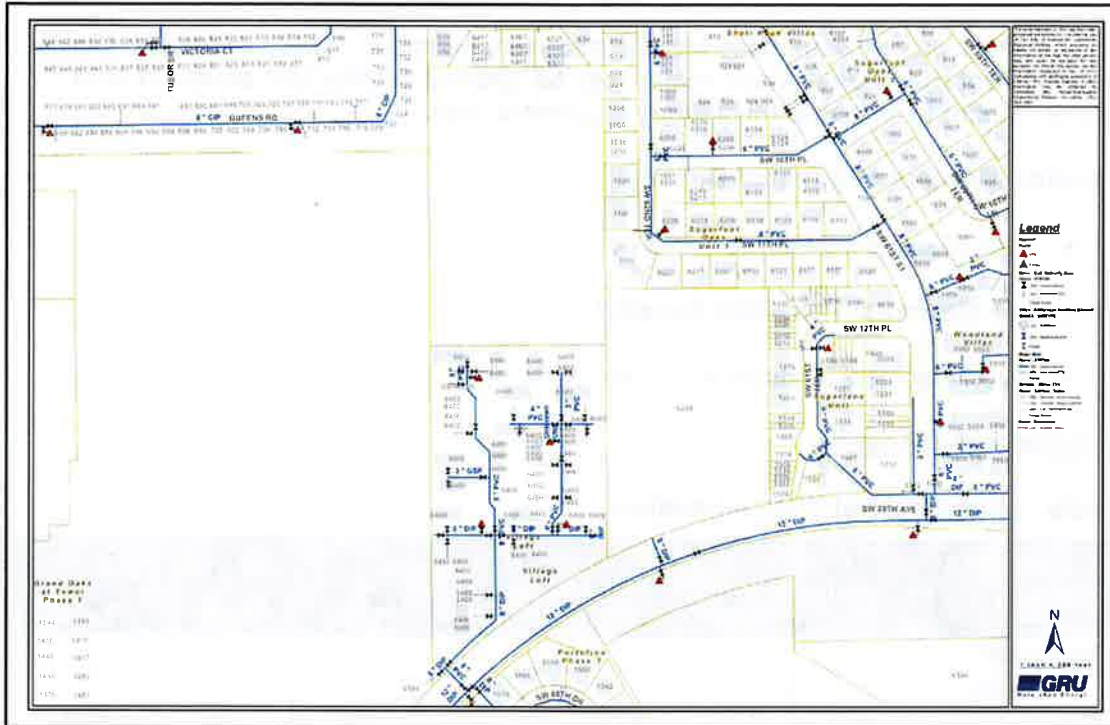


Figure 8: GRU Potable Water Map

Table 3: Potential Potable Water Impact

Land Use	Maximum Units	Generation Rate ¹	Estimated Demand (GPD)
Proposed			
Residential	622	200 gallons / capita / day	287,364
Currently Permitted			
Residential	498	200 gallons / capita / day	230,076
Net Demand	-	-	57,288

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 57,288 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	622	106 gallons / capita / day	152,303
Currently Permitted			
Residential	498	106 gallons / capita / day	121,940
Net Demand	-	-	30,363

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 30,363 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	622	.65 tons / person / year	934
Currently Permitted			
Residential	498	.65 tons / person / year	748
Net Demand	-	-	186

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	622	.09	56	.03	19	.03	19
Currently Permitted							
Multi-Family	498	.09	45	.03	15	.03	15
Net Generation	-	-	11	-	4	-	4

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.

This 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. A companion Rezoning application requesting RMF-8 Zoning was also submitted. 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 category that is consistent with the existing development and is comparable to the existing Alachua County High Density Residential FLU. 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 a RM FLU Designation that permits 8-30 units per acre, allowing for multi-family residential development. This provides for a range of housing within the City that can serve a range of household income levels.

*existing
14-20*

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 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 Rezoning 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.

Why not RMF-5

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.

This application is being submitted to amend the Alachua County High Density Residential FLU to the City of Gainesville RM FLU. A Rezoning application is also being submitted concurrently to amend the site's zoning district. 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 Rezoning 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.

This 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 Rezoning application are being submitted to amend the FLU and Zoning to RM and RMF-8, 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. URBAN SPRAWL ANALYSIS

Approval of this Ls-CPA does not constitute urban sprawl. As defined in Florida Statutes, 'Urban Sprawl' means "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses" (§ 163.3164(51)).

The thirteen (13) indicators of urban sprawl formerly identified in Chapter 163.3177(6)(a)9.a, Florida Statutes states:

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

As demonstrated by the following analysis, the proposed Ls-CPA does not trigger any urban sprawl indicators, and adoption of this application will discourage the proliferation of urban sprawl within the City of Gainesville and Alachua County. All indicators will be shown in normal font, while consistency statements will be provided in **bold**.

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

The project site is located within a developing area of the City. The proposed RM FLU designation permits higher density residential and is implemented by the proposed RMF-8 Zoning which allows for a full range of residential uses as well as some supporting nonresidential uses.

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

The project site is not located within a rural area, as it is surrounded by residential development. The site is well suited for the proposed development, as it has sufficient public infrastructure and is compatible with adjacent uses.

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

Approval of this application allows for multi-family residential development that will not occur in a radial, strip, isolated, or ribbon pattern. The site is within the City's boundaries in an area with adequate public facilities and services and discourages urban sprawl.

4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

A portion of the ±20.74 acre is within a FEMA 100 Year Floodplain. The majority of this floodplain is within the northern portion of the site. No documented wetlands or other protected natural resources have been identified on the site. During the

project's development, impacts to floodplain will mitigated in accordance with City of Gainesville and St. Johns River Water Management District (SJRWMD) standards.

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

The project site is not adjacent to agricultural areas and activities.

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

Onsite uses will continue to utilize existing public facilities and services currently supplied by Gainesville Regional Utilities (GRU), the City of Gainesville, and Alachua County, including potable water, sanitary sewer, electric, roads, sidewalks, transit, and emergency services. Section 3 of this report demonstrates how future development will not cause the facilities to exceed the adopted LOS standards.

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

Future public facilities and services will be incorporated into future development as it is provided.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Approval of this application allows for similar residential development within the City's boundaries in an area with adequate public facilities and services. Section 3 of this reports demonstrates how future development will not exceed the City's adopted LOS standards.

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

The project site is within a developed area of the City with surrounding urban development. There are no rural uses adjacent to the property.

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

The project site is located in a developed area within the City, is adjacent to single-family and multi-family residential uses, and is within close proximity to nonresidential uses. The southern portion of the site is developed and has 144 existing units. Approval of this application would allow for infill development of the remainder of the site.

11. Fails to encourage a functional mix of uses.

Approval of this Ls-CPA application will further diversify the residential uses within this area, allowing residents to have more housing options.

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

The southern portion of the project site has existing development and internal vehicular circulation. Future development on the northern portion of the site will connect to the existing internal vehicular circulation. Access to the site will continue to utilize SW 20th Avenue. Appropriate future connections shall be allocated during development plan review.

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

Currently, the site is privately owned, and does not function as public open space. Nearby common open spaces shall remain easily accessible by community residents.

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

1. Sec. (163.3177(6)(a)9.b(I)): Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The project site is located in an area with existing and proposed residential development. By placing a variety of residential options within close proximity to nonresidential uses will reduce development pressure on lands less suitable for development.

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

Development on the southern portion of the site is served by GRU, Alachua County, or City of Gainesville public facilities and services. Future development will also make efficient use of these existing public facilities and services.

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

This RM application and the associated RMF-8 rezoning are requested to allow a variety of housing options within the area at a higher density. The higher density development supports multi-mode transportation and a variety of housing options, including detached, attached, and multi-family.

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

The site is located on SW 20th Avenue, which connects to SW 62nd Boulevard and SW 34th Street where major commercial and retail facilities are located. Approval

of this Ls-CPA application will provide more housing options to the residents of the City within close proximity to nonresidential and commercial uses.

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

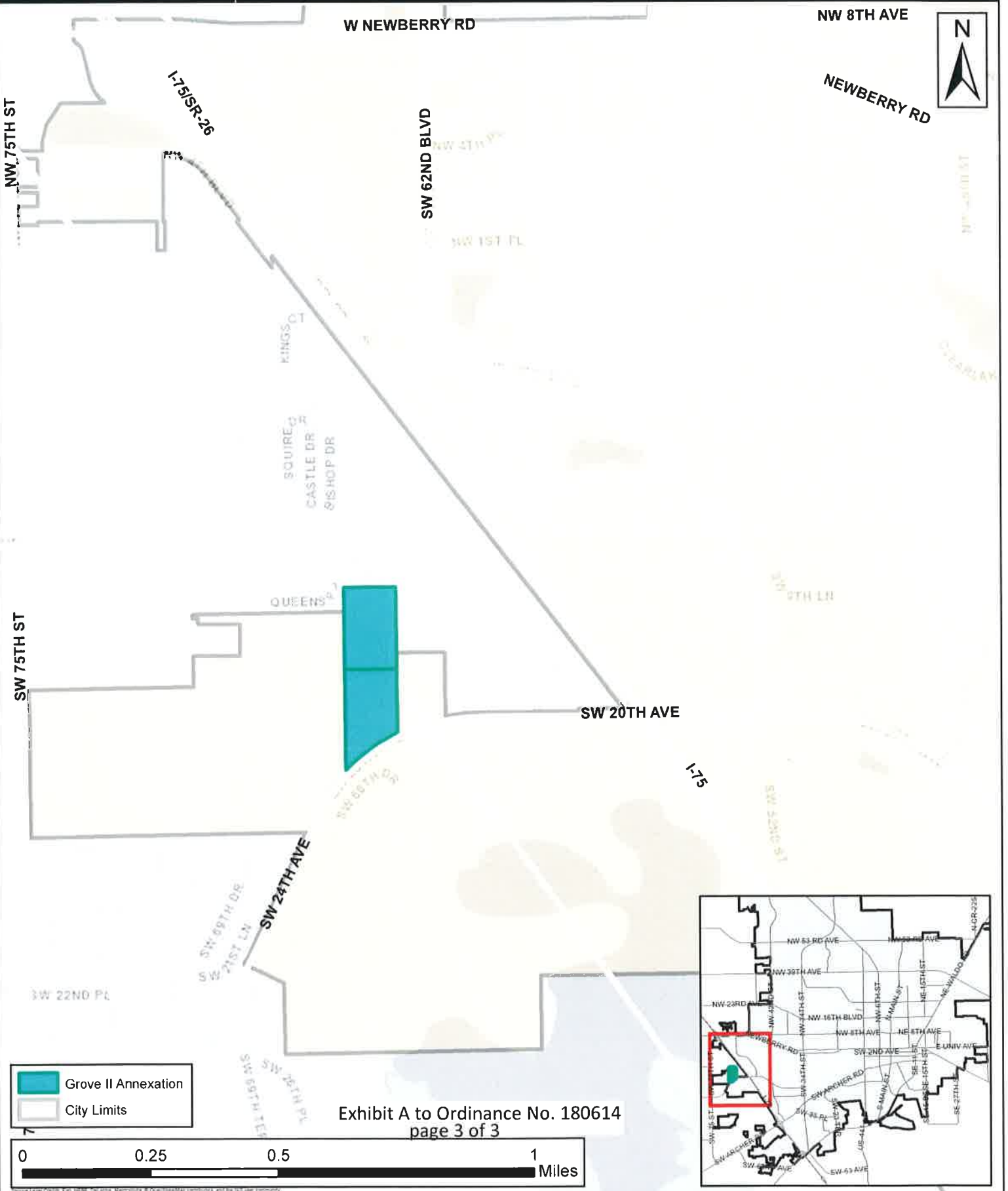


Exhibit A to Ordinance No. 180614
page 3 of 3

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leannetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Eileen F. Roy



District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300

Fax (352) 955-6700

SUPERINTENDENT OF SCHOOLS

Karen D. Clarke

An 'A-rated' District

Mission Statement: We are committed to the success of every student!

*Facilities Department ** 3700 N. E. 53rd Avenue ** Gainesville, Florida 32609 ** 352.955.7400*

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,

A handwritten signature in blue ink, appearing to read 'Suzanne Wynn', with a long horizontal flourish extending to the right.

Suzanne Wynn
Director of Community Planning
Alachua County Public Schools

CC: Gene Boles