

Appendix B Supplemental Documents

Exhibit B-1 Existing Land Use Map

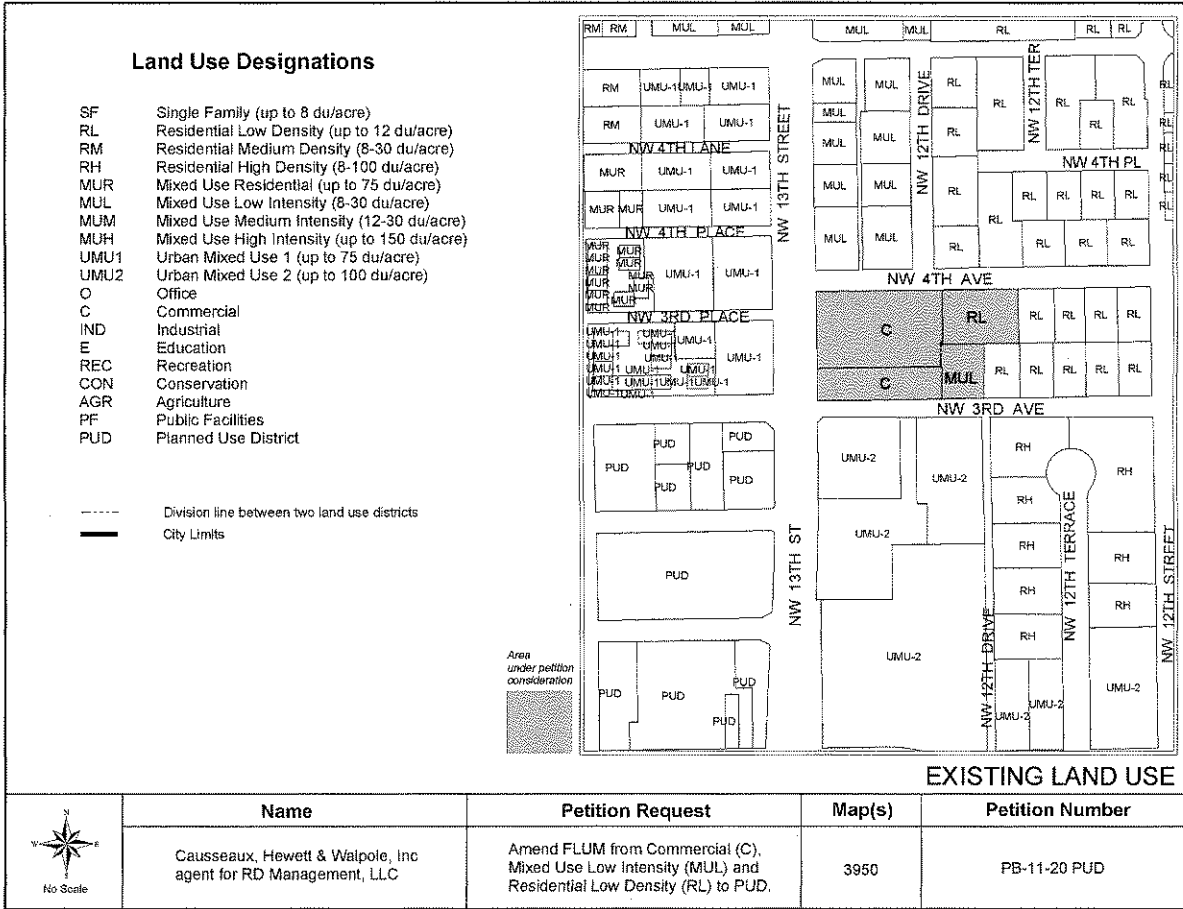


Exhibit B-2 Proposed Land Use Map

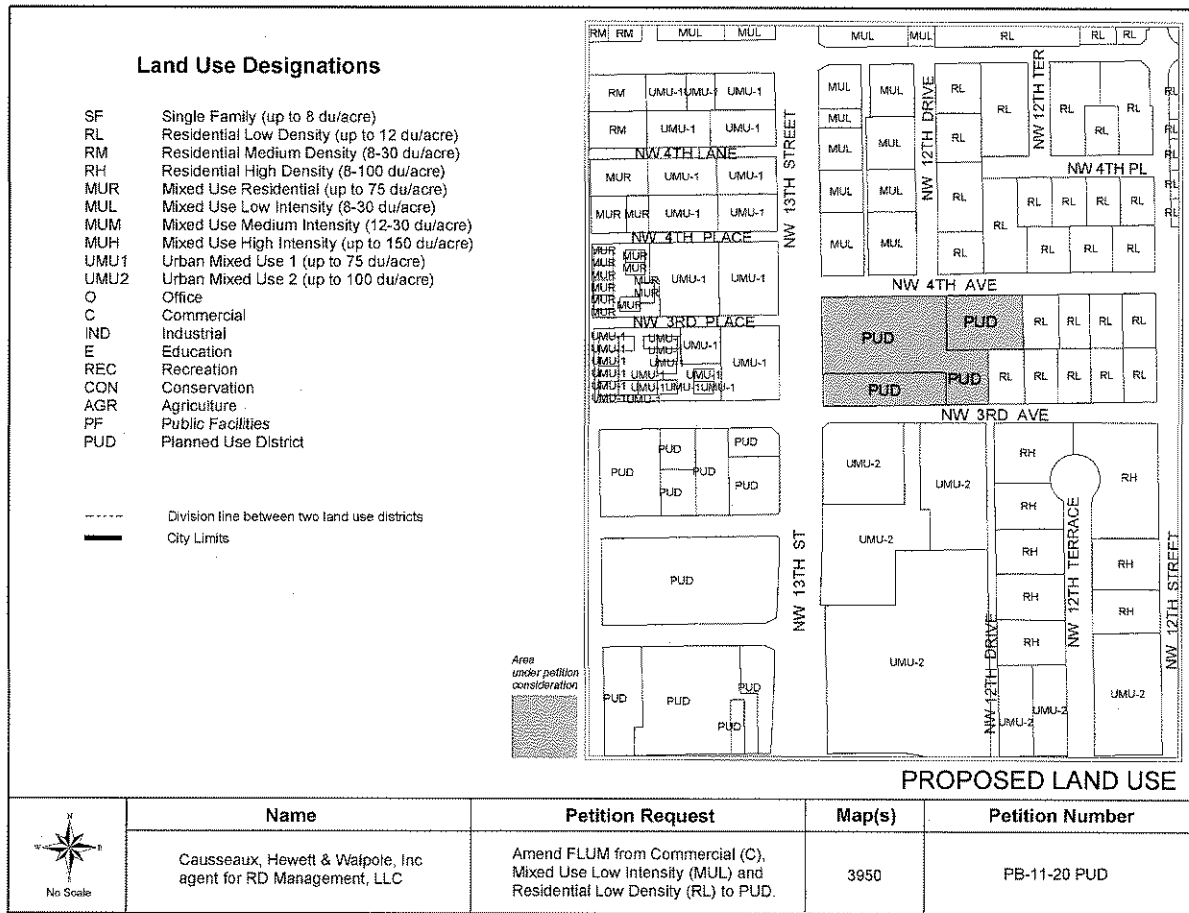
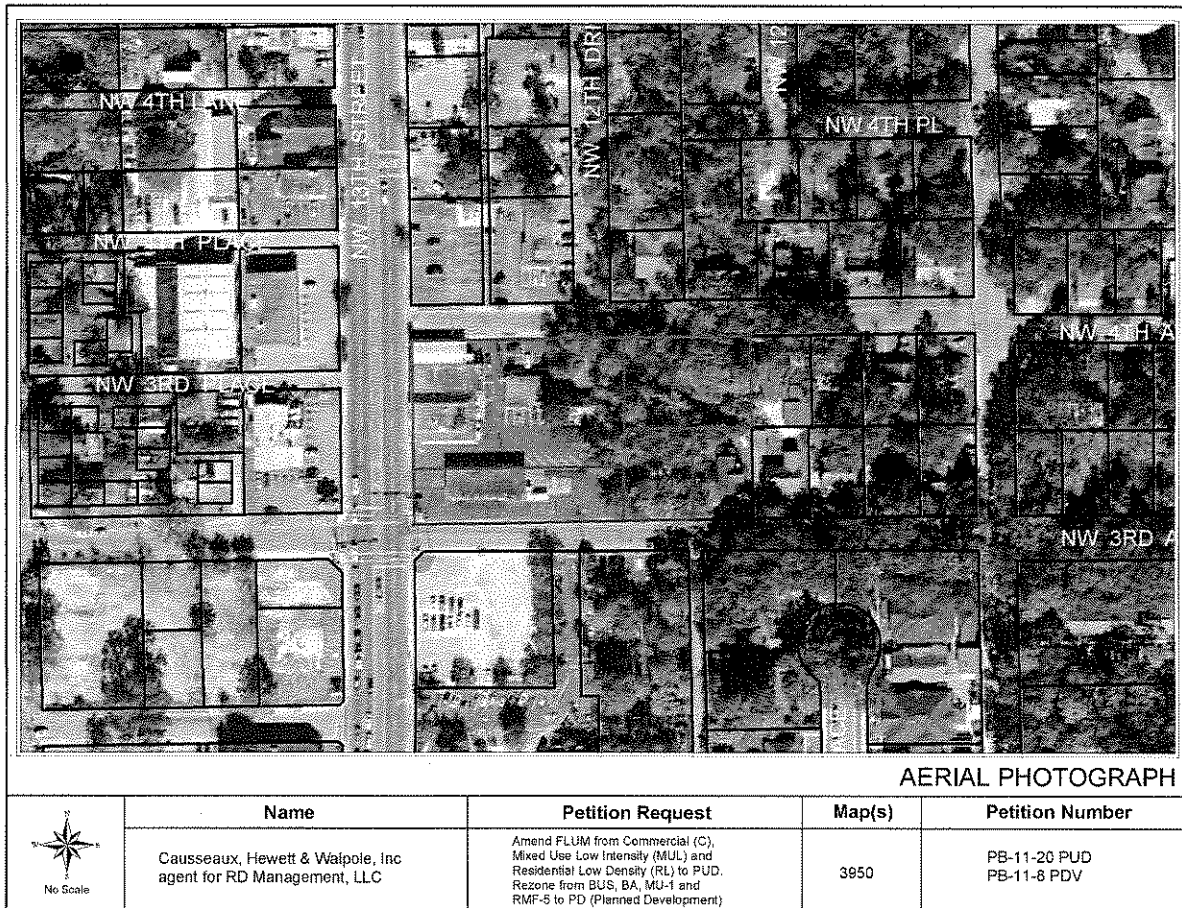


Exhibit B-3 Aerial Map





tabbies

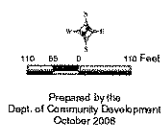
EXHIBIT

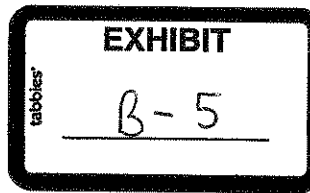
B-4

University Heights Historic Districts - North & South

Gainesville, Florida

-  Contributing Structures
-  Non-Contributing Structures
-  University Heights Historic Districts
-  North & South Boundaries
-  Regulated Creek





**PUBLIC SCHOOL GENERATION CALCULATION
 FORM FOR RESIDENTIAL DEVELOPMENT IN
 CITY OF GAINESVILLE**

**DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES
 (352) 334-5022**

OFFICE USE ONLY

Petition No: _____ Application Date: _____

Owner(s) of Record (please print)
Name: RD Management, LLC
Address: 810 7 th Avenue, 28 th Floor
New York, NY 10019
Email Address: rbirdoff@rrdmanagement.com
Phone: 212 264 6600 x 254
Fax: 212 492 8441

Applicant(s) / Agent(s), if different
Name: Causseaux, Hewett & Wadpole, Inc
Address: 6011 NW 1 st Place
Gainesville, FL 32607
Email Address: gerryd@chw-inc.com
Phone: 352 331 1976
Fax: 352 331 2476
(Attach notarized authorization for agent to act on owner's behalf)

PROJECT INFORMATION

1. Project Name: Gainesville Mixed Use on NW 13 th Street
2. Street Address: 3097319 NW 13 th Street & 1227 NW 4 th Avenue
3. Tax Parcel no(s): 14012-000-000, 14038-000-000, 14044-000-000
4. Size of property: 1.56 acres

DEVELOPMENT DATA

(If this is a phased development, attach a sheet showing the phasing schedule)

Single Family Residential
 Multi Family Residential
 Exempt
 Number of Units _____
 Number of Units 168/ 195
 (See exemptions on page 2)

LEVEL OF REVIEW

Design Plat
 Final Plat
 Preliminary
 Final
 Revised
 Staff Review

SCHOOL CONCURRENCY SERVICE AREAS FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs can be obtained from the City of Gainesville Planning Division

Elementary: <u>South Gainesville</u>	Middle: <u>Westwood</u>	High: <u>Gainesville High</u>
--------------------------------------	-------------------------	-------------------------------

EXPLANATION OF STUDENT GENERATION CALCULATIONS

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type – Elementary, Middle, and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type and school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the School Concurrency Service Area for each school type (Elementary, Middle, and High School).

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

Elementary: _____ units x 0.159* Elementary Student Multiplier = _____ Student Stations
Middle: _____ units x 0.080* Middle Student Multiplier = _____ Student Stations
High: _____ units x 0.112* High Student Multiplier = _____ Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

Elementary: _____ units x 0.042* Elementary Student Multiplier = 8 Student Stations
Middle: _____ units x 0.016* Middle Student Multiplier = 3 Student Stations
High: _____ units x 0.019* High Student Multiplier = 4 Student Stations

Exemptions:

- a. Existing legal lots eligible for a building permit
- b. Development that included residential uses that received final development plan approval prior to the effective for public school concurrency, or are actively being reviewed and have reached preliminary plan approvals prior to 12/18/08 provided the development approval has not expired.
- c. Amendments to final development orders for residential development approved prior to 12/18/08, and which do not increase the number of students generated by the development.
- d. Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of Policy 2.4.2.4 of the Public School Facilities Element or the Interlocal Agreement (ILA)
- e. Group quarters that do not generate public school students, as described in Policy 2,4,2,5 of the Public School Facilities Element

CERTIFICATION

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

Owner / Agent Signature

Date

STATE OF FLORIDA

COUNTY OF _____

Sworn to and subscribed before me this ____ day of _____, 20__ by

(Name) _____

Signature – Notary Public

Personally Known _____ OR Produced Identification (Type) _____

Certification by School Board of Alachua County

This application for a determination of adequacy of public schools to accommodate the public school students generated by the subject development, has been reviewed by the School Board of Alachua County (designated staff representative). The following determinations have been made:

The application is **approved** based upon the following findings:

Elementary: Capacity Required 8 SCSA South Gainesville

- Capacity available Available Capacity 190
- Capacity available in three years Available Capacity _____
- Capacity Available in adjacent SCSA Available Capacity _____

Middle: Capacity Required 3 SCSA Westwood

- Capacity available Available Capacity 202
- Capacity available in three years Available Capacity _____
- Capacity Available in adjacent SCSA Available Capacity _____

High: Capacity Required 4 SCSA Gainesville

- Capacity available Available Capacity 177
- Capacity available in three years Available Capacity _____
- Capacity Available in adjacent SCSA Available Capacity _____

Denied for reasons stated _____

March 8, 2011

Terry L. Tougaw
Director of Community Planning
School Board of Alachua County

Date

Exhibit B-6**Proposed Permitted Uses**

Sic	Uses	Conditions
	Row houses	
	Multi-family dwellings (up to 100 units per acre).	
	Incidental residential accessory uses, including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the developments and their guests.	
	Consolidated apartment management offices	In accordance with article II
	Bed and breakfast establishment	In accordance with article VI
	Day care center	In accordance with article VI
	Places of religious assembly	In accordance with article VI
	Outdoor cafes	As defined in article II and in accordance with article VI
	Eating places	
	Research and Development in the Physical, Engineering and Life Sciences	Research and Development in the Physical, Engineering and Life Sciences, defined as establishments primarily engaged in conducting research and experimental development in the physical, engineering, or life sciences, such as agriculture, electronics, environmental, biology, botany, biotechnology, computers, chemistry, food, fisheries, forest, geology, health, mathematics, medicine, oceanography, pharmacy, physics, veterinary and other allied subjects (NAICS 1997-541710).
GN-074	Veterinary services	Only within enclosed buildings and in accordance with article VI
MG-43	U.S. Postal Service	
GN-471	Arrangement of passenger transportation	Offices only, with no operation of passenger tours on site.
GN-483	Radio and television broadcasting stations	Accessory transmission, retransmission, and microwave towers up to and including 100 feet in height in accordance with article VI, excluding cellular telephone services.

MG-53	General merchandise stores	
MG-54	Food stores	
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishing, and equipment stores	
MG-59	Miscellaneous retail	Excluding GN598 Fuel Dealers
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developer (IN-6553)
MG-72	Personal services	Including funeral services and crematories in accordance with article VI and excluding industrial laundries (IN-7218)
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
GN-701	Hotels and motels	
GN-752	Automobile parking	As indicated on PD Layout Plan
MG-78	Motion picture	
MG-80	Health services	
MG-81	Legal services	
MG-82	Educational services	
MG-84	Museums, art galleries, and botanical and zoological gardens	
MG-86	Membership organization	
MG-87	Engineering, accounting, research, management, and related services	