

TO: City Plan Board
FROM: Planning Division Staff
SUBJECT: Petition 43ZON-08PB. Gerry Dedenbach, agent for Prairie View Trust. Change zoning from Alachua County Highway oriented business services (BH) district to City of Gainesville Tourist-oriented business (BT) district. Located at 5200 Southwest 41st Boulevard. Related to 44LUC-08PB.

Recommendation

Planning Division staff recommends approval of Petition 43ZON-08PB.

Explanation

This petition requests rezoning of the subject property from Alachua County Highway-oriented business services (BH) to City of Gainesville Tourist-oriented business (BT). This ±7.54-acre property is part of a parcel that was annexed by the City on February 11, 2008 and still has Alachua County land use and zoning designations.

The subject property is currently vacant. It is located north of Williston Road and bounded on the west by Southwest 41st Boulevard and on the east by the Interstate 75 southbound off-ramp. The southern boundary consists of approximately 100 feet of Williston Road frontage and a gasoline service station. The northern boundary is developed industrial lands.

Character of the District and Suitability

The proposed zoning is compatible with the surrounding County future land use and zoning, which include commercial and industrial designations. The proposed zoning is substantially similar to the existing zoning designation.

The property is located on an interstate frontage road and is not immediately adjacent to any residential lands; however, there is a neighborhood entrance on Williston Road approximately 400 feet west of SW 41st Boulevard. For future development, consideration should be given to the proximity of these Low- and Medium-Density Residential land uses to the south.

Conservation of the Value of Buildings and Encouraging Appropriate Land Use

There are no existing buildings on the subject property.

Applicable Portions of Current City Plans

There are no current City plans for the area.

The subject property is outside of the TCEA (Transportation Concurrency Exception Area). Future development or redevelopment of the subject property will be required to meet all applicable concurrency requirements (i.e., transportation, potable water, wastewater, stormwater management, solid waste, and recreation and open space), or sign a Proportionate Fair Share agreement for transportation concurrency.

Based on reserved trip information from Alachua County, there is no available trip capacity on this segment of Williston Road

The site is not served by transit.

This property is not located within the 100-year floodplain. There are no known environmental hazards or constraints.

Needs of the City for Land Areas for Specific Purposes to Serve Populations or Economic Activities

The proposed zoning is consistent with the underlying Commercial land use and will not have an effect on these considerations.

Whether there have been Substantial Changes in the Character or Development of Areas In or Near Area Under Consideration

There have been no recent developments, or changes to land use or zoning in the vicinity.

Applicable Goals, Objectives and Policies of the Comprehensive Plan

Future Land Use Element

Objective 3.4

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

Policy 3.4.1

The City shall continue to require the development facilities needed to service the development prior to the issuance of any development order.

Policy 4.1.1

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

...

Commercial. The Commercial land use category identifies those areas most appropriate for large-scale highway-oriented commercial uses, and, when designed sensitively, residential uses. Land development regulations shall determine the appropriate scale of uses. This category is not appropriate for neighborhood centers. Intensity will be controlled by adopting height limits of 5

stories or less, requiring buildings to face the street, and modest build-to lines instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by special use permit.

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.

Policy 4.4.1 Land use amendments shall be prepared for all annexed properties within one year of annexation.

Policy 4.4.2 Alachua County LOS standards shall apply until newly annexed lands are given land use designations in this Plan.

Petition Information

Applicant	Gerry Dedenbach, AICP, agent for Prairie View Trust
Request	Rezone the annexed area from Alachua County Highway-oriented business services (BH) to City of Gainesville Tourist-oriented business (BT) district
Existing Land Use	Alachua County Tourist/Entertainment Commercial
Existing Zoning	Alachua County Highway-oriented business services (BH)
Purpose of Request	To complete annexation of the property by changing from County to City zoning designation
Location	5200 SW 41 st Boulevard
Existing Use	vacant
Surrounding Uses	North: Goodyear Commercial Tire Center South: Gas station, Williston Road frontage Across Williston Road: gas station, residential West: Across 41 st Blvd.: Vacant East: Interstate 75 ramp

Surrounding Controls

The site is surrounded by the following land use and zoning designations:

	<u>Future Land Use</u>	<u>Zoning</u>
North:	Alachua County Heavy Industrial (developed)	Alachua County Manufacturing and Services Industrial (MS) Alachua County Highway-Oriented Business (BH)
East:	Interstate 75	(none)
South:	Alachua County Tourist/Entertainment Alachua County Residential Medium- Density (4-8 du/ac) Alachua County Residential Low-Density (1-4 du/ac)	Alachua County Highway-Oriented Business (BH) Alachua County Residential Single Family (R-1B) Alachua County Residential Single Family (R-1A)
West:	Alachua County Heavy Industrial (undeveloped; recently annexed)	Alachua County Highway-Oriented Business Alachua County Manufacturing and Processing Industrial (MP)

Summary

This petition requests a zoning change from Alachua County Highway oriented business services (BH) district to City of Gainesville Tourist-oriented business (BT) for a recently annexed property, which is vacant land located near the Williston Road – Interstate 75 interchange. The parcel is surrounded by commercial and industrial land uses.

The proposed zoning change is consistent with the 2000-2010 Gainesville Comprehensive Plan, and is recommended for approval.

Respectfully Submitted,



Ralph Hilliard
Planning Manager

RH:DM:SBN



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AERIAL PHOTOGRAPH

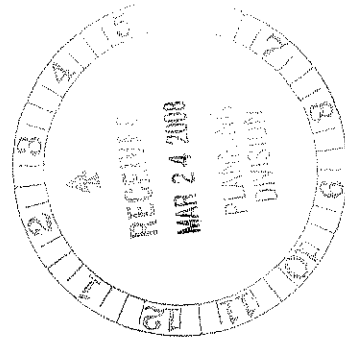
Name	Petition Request	Map(s)	Petition Number
<p>Gerry Dedenbach, AICP agent for Prairie View Trust</p>	<p>Rezone from Alachua County Highway Oriented Business Services (BH) to City of Gainesville Tourist-Oriented Business district (BT). Change Land Use from Alachua County Tourist/ Entertainment Commercial to City of Gainesville Commercial designation.</p>	<p>4645</p>	<p>43ZON-08PB 44LUC-08PB</p>



No Scale

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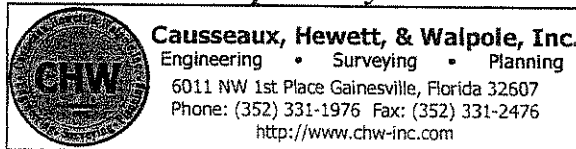
Alachua County
Parcel #07240-054-001
Rezoning
Justification Report



Prepared for Submittal to:
The City of Gainesville, Florida

Prepared on Behalf of:
VP of Gainesville, Inc.
Prairie View Trust

Prepared by:



March 24, 2008

Alachua County Parcel # 07240-054-001 Rezoning Justification Report

Consistency with Florida Statutes Chapter 163 and Florida Administrative Code Rule 9J-5

Florida Statutes (F.S.) Chapter 163 Part II establishes the framework for growth management and local government planning in the State of Florida. This area of the Statutes contains requirements for Comprehensive Plan Amendments to be found in compliance with local planning initiatives and promote fiscally sound development of the planning area. Furthermore, Florida Administrative Code (F.A.C.) Chapter 9J-5 implements F.S. Chapter 163 by mandating specific measures and levels of evaluation for local comprehensive plans, land development regulations, and *amendments* to such documents. Chief among these requirements is that all amendments follow the guidelines established for concurrency of public facilities, specifically through the Future Land Use, Transportation, Potable Water, Sanitary Sewer, Solid Waste, Stormwater Management, and Ground Water Recharge elements.

URBAN INFILL AND REDEVELOPMENT

The proposed site has been recently annexed into the City of Gainesville. Therefore, it resides along the urban fringe of the City limits. The project site is currently vacant, yet located adjacent to urban industrial development. The proposed project will develop the site and provide a commercial facility to accommodate the growing population, City's amenities, and other tourist destinations in the City of Gainesville and Alachua County. Furthermore, the use of this land, will promote efficient and fiscally sound development as it is adjacent to existing public utility infrastructure.

CONCURRENCY MANAGEMENT SYSTEM

The City of Gainesville has adopted level of service standards for roads, potable water, sanitary sewer, solid waste, recreation, and drainage, consistent with F.A.C. 9J-5.005.

FUTURE LAND USE ELEMENT

A concurrently submitted Comprehensive Plan Amendment (CPA) proposed changing the Alachua County Tourist/Entertainment Future Land Use to City of Gainesville Commercial Future Land Use, which are functionally similar classifications. This change will allow the newly annexed lands to have a Future Land Use consistent with a City of Gainesville Future Land Use Map and a comparable land use as currently exists on the property. The Commercial development will allow non-residential intensities, similar and consistent with the surrounding properties. However, the intent and use of the property will be similar to those properties located south and east of the site. The site lies within an urbanized area and will not require further extension of public facilities for service. The project will utilize existing public potable water and sanitary sewer service. As defined in F.A.C. 9J-5.006, these factors will promote systematic and cost effective growth, thereby fighting the elements of urban sprawl.

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TRANSPORTATION ELEMENT

The site does not lie within a Transportation Concurrency Exception Area (TCEA). However, development will accommodate for multi-modal access by residents consistent with the City of Gainesville Land Development Code. Coordination with the Florida Department of Transportation, the City of Gainesville, and Alachua County Public Works will ensure safe, appropriate access locations where such authority applies, improvements, and designs in conformance with Chapters 14-96 and 14-97, F.A.C. In addition, an appropriate traffic methodology meeting and study will be performed and submitted to evaluate direct impact to SW 41st Boulevard and SR 121/Williston Road.

**SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT,
POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE
ELEMENT**

The proposed amendment is located within the Gainesville Regional Utilities service area. Development resulting from the amendment will connect to the existing available public utility infrastructure. Efficient infrastructure design will not decrease the existing facilities service capabilities and may include such elements as looped potable water lines and pressurization devices.

The Stormwater Management Facilities (SMF) will be designed to provide adequate stormwater treatment, so as not to degrade the water quality of the ultimate receiving water body. Furthermore, post-development stormwater runoff will not contribute pollutants that will degrade the water quality, and stormwater treatment will provide a level of treatment which meets or exceeds Chapter 62-25, F.A.C. and the City of Gainesville's adopted level of service standards.

Statement of Proposed Change

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A concurrently submitted Comprehensive Plan Amendment (CPA) proposed changing the existing Alachua County Tourist/Entertainment Future Land Use designation to City of Gainesville Commercial Future Land Use Designation. This proposed amendment will now change the zoning district on ±7.54 acres located along Southwest 41st Boulevard and Williston Road permitting highway-oriented commercial development such as hotels, restaurants, gas stations, etc. This related application proposed implementation of the City of Gainesville Future Land Use by rezoning the ±7.54 acres property from Alachua County Highway-Oriented Business (BH) to City of Gainesville Tourist-Oriented Business (BT).

Contrasting from the existing Alachua Count BH zoning district, the requested City of Gainesville Zoning imposes a larger minimum lot size and setback requirements resulting in a possible decrease in permitted intensity. However, when considering the common open space, stormwater management, and parking requirements, the annexation of the property into the City of Gainesville may allow for a slight increase in developable square footage. This results in a potential slight increase in impacts on the public infrastructure.

Finally, the City of Gainesville is required to change the Future Land Use designation and Zoning district on a property within one (1) year of annexation. The requested action will complement the concurrently submitted application to change the Future Land Use and will appropriately implement the City of Gainesville Commercial designation that guides commercial development in the City of Gainesville urban limits.

Responses to Application

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A. Surrounding Land Uses

Properties surrounding the site currently exist in either the Industrial (County) or Tourist / Entertainment (County) land use categories. To the north of the site is the existing Goodyear Commercial Tire Center. South of the site are a Chevron Gas Station and 43rd Street restaurant. West of the site, across Southwest 41st Boulevard, is an industrial subdivision and vacant industrial lands. Finally, the property is bounded along the east by Interstate 75 (I-75) right-of-way.

Table 1: Surrounding Property Uses and Future Land Use Designations

Direction	Property Use	Future Land Use Designation
North	Commercial Tire Center	Industrial (County)
South	Gas Station / Restaurant	Tourist/Entertainment (County)
East	Interstate Highway	I-75 Right-of-Way
West	Industrial Service shops / Vacant	Industrial (County)

B. Adjacent Land Use and/or Zoning

There is currently commercial land use located east of I-75 on the northern side of State Road (SR) 121/Williston Road. However, the intended use for the property is a hotel and the zoning district, General Business, does not allow for hotels by right. In addition, the property east of I-75 is currently developed as a commercial shopping plaza and gas service stations. Table 2 summarizes the surrounding property use and implementing zoning districts.

Table 2: Surrounding Property Uses and Zoning Districts

Direction	Property Use	Zoning District
North	Commercial Tire Center	Highway-Oriented Business(County)
South	Gas Station / Restaurant	Highway-Oriented Business(County)
East	Interstate Highway	I-75 Right-of-Way
West	Industrial Service shops / Vacant	Highway-Oriented Business(County)

C. Impact on Residential Streets

The site is located adjacent to existing non-residential development and 300-1050 ft federal interstate right-of-way. Much of this existing development is Industrial in nature, consisting of service shops and storage facilities. The project site will have direct access onto Southwest 41st Boulevard and will not impact existing residential development access. Thus, it is not anticipated that the change of use will impact residential streets

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D. Impact on noise and lighting

Although the project will consist of a commercial development, the intent is to provide for overnight facilities. Appropriate buffering will ensure compatibility with existing development and provide a buffer from industrial development. Additionally, conformance with existing City of Gainesville standards will ensure that lighting will be designed so as not to impact adjacent properties and appropriate signage illumination.

E. Environmental Features

The project site has no onsite environmental features such as sinkholes or wetlands. If found though more specific environmental assessments appropriate protection of the features will be made consistent with the City of Gainesville Comprehensive Plan and the Land Development Regulations.

A remnant and isolated mesic hammock exists on the northeastern corner of the site. The area includes higher quality upland habitat that has been fragmented by existing adjacent development. During development plan review, a tree survey will locate any trees regulated by the City of Gainesville Land Development Regulations. Consideration will be given to these trees in developing a finalized site plan or appropriately mitigated for the loss.

According to Alachua County and the Florida Division of Historical Resources (DHR), no archaeological resources are located on the property. In addition, the property is vacant of structures and is not located within a historic district designated by the City of Gainesville.

F. Community Contribution

The site's change in zoning will merely allow the site to have a zoning district consistent with the recently change City of Gainesville's Future Land Use designation and the current Alachua County zoning district. The proposed Tourist-Oriented Business (BT) zoning district is comparable to the existing Business Highway (BH) zoning and will provide for non-residential uses in an area readily served by urban amenities and meeting the tourist needs as the City of Gainesville and Alachua County grows.

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G. Potential Long-term Economic Benefits

Specific tax-base increases are difficult to calculate. However, generally, the allowance for commercial uses will increase the value of the property more than residential or industrial uses. Thus, it is likely that the zoning change will continue to increase the value of development and thus increase potential tax generation potential of the property.

The provision of non-residential uses will also generate employment opportunities on the site proximate to a large population. Given the range of uses allowed within this land use category, it is difficult to estimate specific wages for employees of businesses on the site. Wages paid to employees of commercial development on the site will likely be similar to industry wages throughout the City.

H. Level of Service Standards

The proposed Zoning amendment will change the existing Alachua County Business Highway (BH) zoning district to City of Gainesville Tourist-Oriented Business (BT). This is a comparable zoning district as demonstrated throughout this report. Level of service calculations are based on the net increase in density/intensities. Based on Table 3, the City of Gainesville Tourist-Oriented Business (BH) zoning district is less intensive than the Alachua County Highway-Oriented Business (BT) resulting in a decrease in the potential impacts to the Level of service standards. However, utilizing the comparative development specifications for common open space, stormwater management, and parking regulations the proposed change will have mild increases in the potential square footage as would be expected when comparing the priorities of Alachua County to the City of Gainesville.

Table 3. Zoning District Comparison

Zoning (Municipality)	Minimum Lot Area	Width	Height	Building Coverage	FAR
Highway-Oriented Business (County)	5,000	50	65	N/A	N/A
Tourist-Oriented Business (City)	6,000	60	5 Stories by FLU	N/A	N/A

Roadways:

The project site is not located within a Transportation Concurrency Exception Area (TCEA) and must meet the level of service standards set by Alachua County for SW 41st Blvd and the Florida Department of Transportation (FDOT) for SR 121. However, the proposed application may only result in a mild increase in intensity from the proposed project site. Trip generation for the proposed change is presented in Table 4, below.

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Table 4. Estimated Trip Generation

Land Use (ITE Code)	Description	Average PM Rate	Average PM Total	PM Peak Hr Enter/Exit
<i>Proposed Potential (City of Gainesville)</i>				
Retail Stores (814)	105,500 sq. ft.	2.71	286	126/160
<i>Existing Potential (Alachua County)</i>				
Retail Stores (814)	87,500 sq. ft.	2.71	237	104/133
Total Net Increase	18,000 sq. ft.	N/A	49	22/27

1. Trip generation rates are from the Institute of Traffic Engineers *Trip Generation Seventh Edition*. No pass-by or internal capture rates were used. All generation used the linear rate. Intensities were estimated based on the development potential of the acreage based on the required stormwater management, single-story retail sales, and parking requirements for both Alachua County and the City of Gainesville.

Recreation:

There are no estimated recreational impacts by the proposed land use amendment.

Potable Water:

Commercial:

Potential Change	Gross Demand
18,000 square feet x 1.6 (water LOS to wastewater LOS ratio)	28,800 gallons per day

Wastewater Flow:

Commercial:

Potential Change	Gross Demand
18,000 square feet x 0.1 gallons per square foot per day	1,800 gallons per day

Solid Waste Generated:

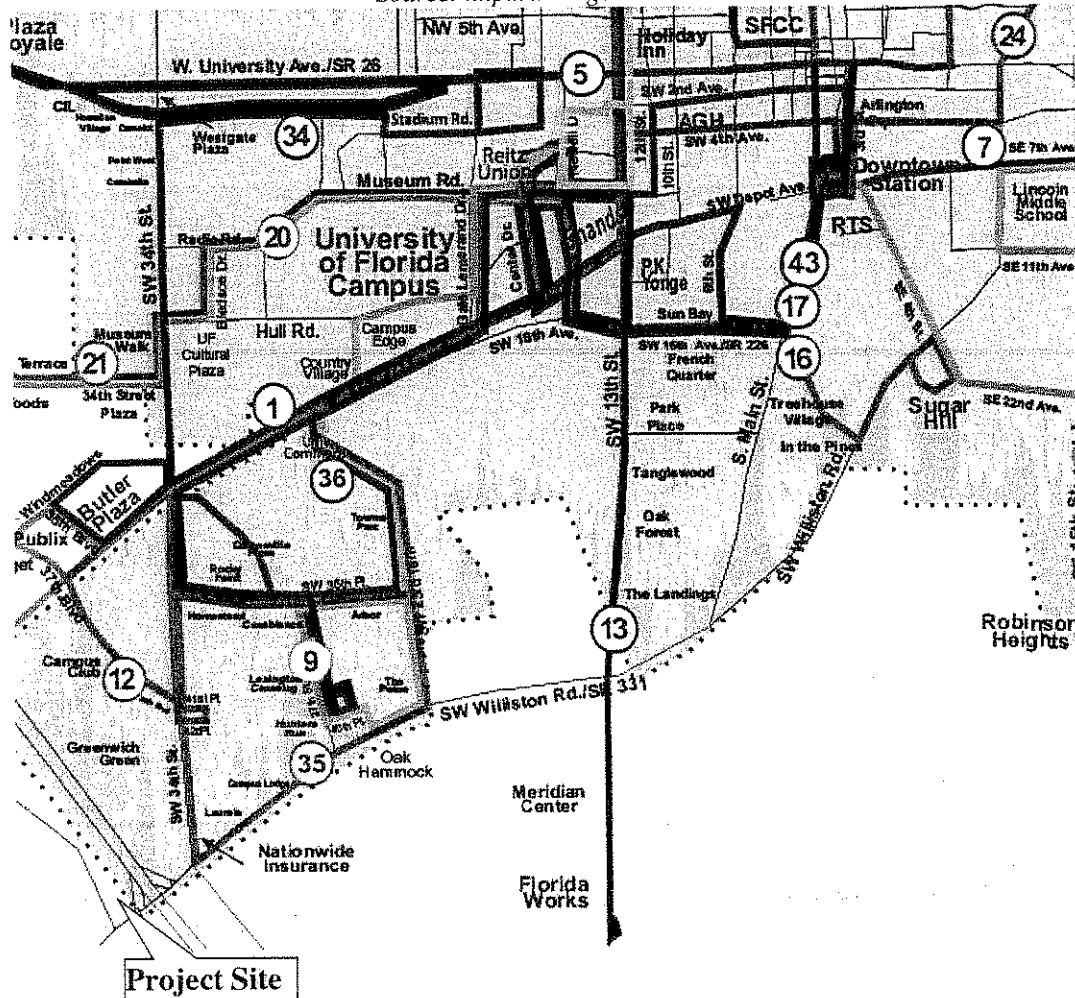
Solid waste generation will not exceed the City's established level of service of 0.655 tons of solid waste per capita.

Commercial

Potential Change	Gross Demand
18,000 square feet x 5.34 lbs/square feet/year	48.06 tons/year

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Figure 1. Regional Transit System (RTS) Routes Proximate to Project Site

Source: <http://www.go-rts.com>

Access by Transit, Bikeways, and Pedestrian Facilities

The project site is located on Southwest 41st Blvd, less than 0.50 miles from an existing transit route. The site is indirectly served by RTS Routes 35. Route 35 is accessible at Nationwide Insurance or the Shops at Williston Road. Being less than a 0.5 mile walk to a bus facility, commercial shopping, and restaurants increases the likelihood for a visitor to walk, thereby decreasing the need for the automobile. Figure 1 illustrates the availability of transit at the site.

Southwest 34th Street is listed as having a "Bike Lane or Paved Shoulder" on the Bicycle Facility Types Map of the Transportation Mobility Element of the Comprehensive Plan. Access to regionally-scaled shopping and the University of Florida Context Area can be accomplished by bicycle from the site. Parking facilities for bicycles will also be provided on-site to allow for this multi-modal opportunity.



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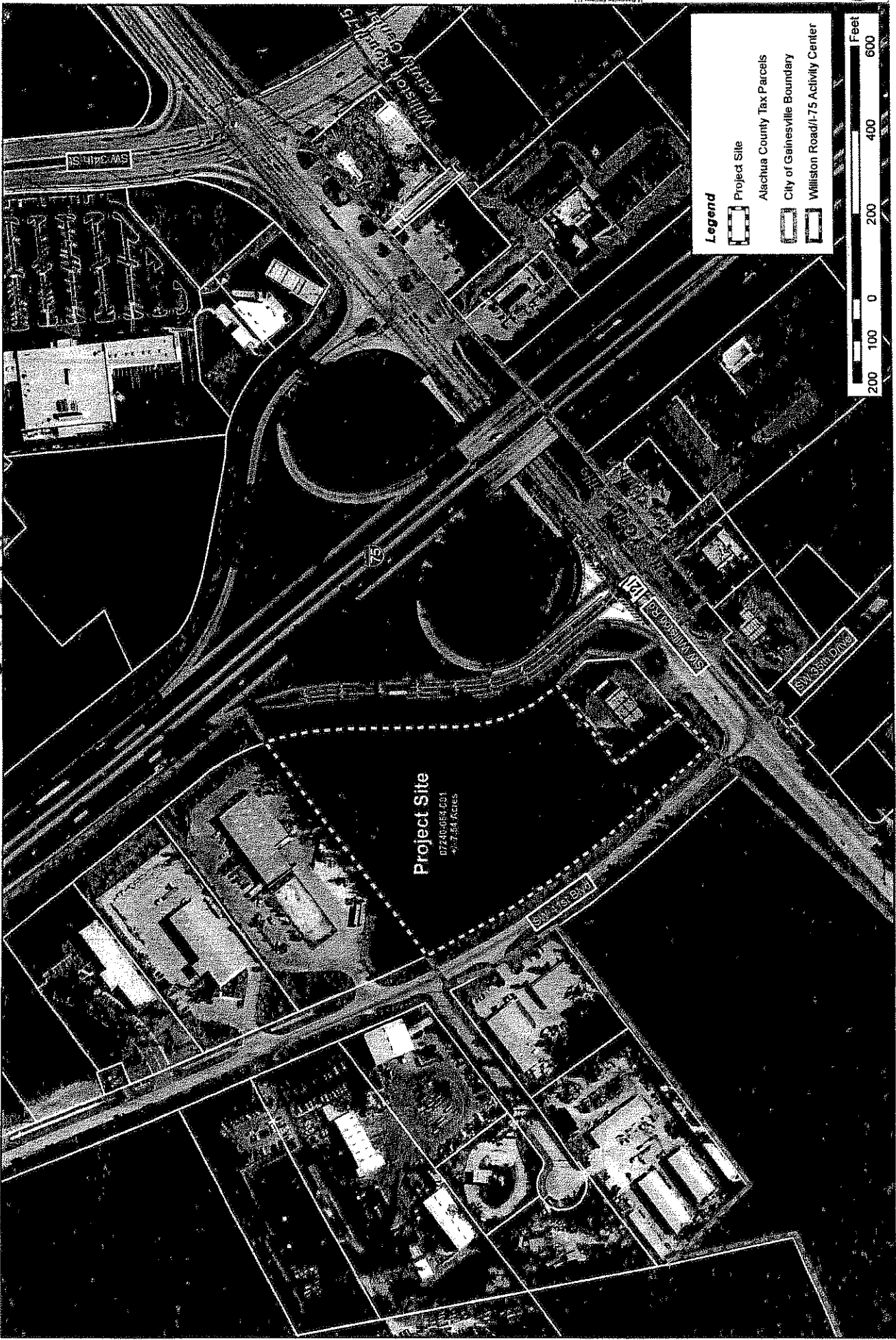
Alachua County Parcel # 07240-054-001
 Rezoning Application

ILLUSTRATION A:
 CONTEXT MAP



PROCESSED BY: 06/01/2008
 DATE: 06/01/2008
 PROJECT: 07240-054-001
 DRAWING: 07240-054-001
 DRAWN BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 APPROVED BY: J. W. WILSON
 TITLE: CONTEXT MAP

071210



Project Site
 0724054-001
 4.74-5.84 Acres

Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville Boundary
- Williston Road/75 Activity Center



Alachua County Parcel # 07240-054-001
 Rezoning Application

ILLUSTRATION 1B:
 AERIAL MAP

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 6011 NW 1st Place Gainesville, Florida 32607
 Phone: (352) 331-1970 Fax: (352) 331-2476
 E-mail: info@CHW-INC.COM
<http://www.chw-inc.com>

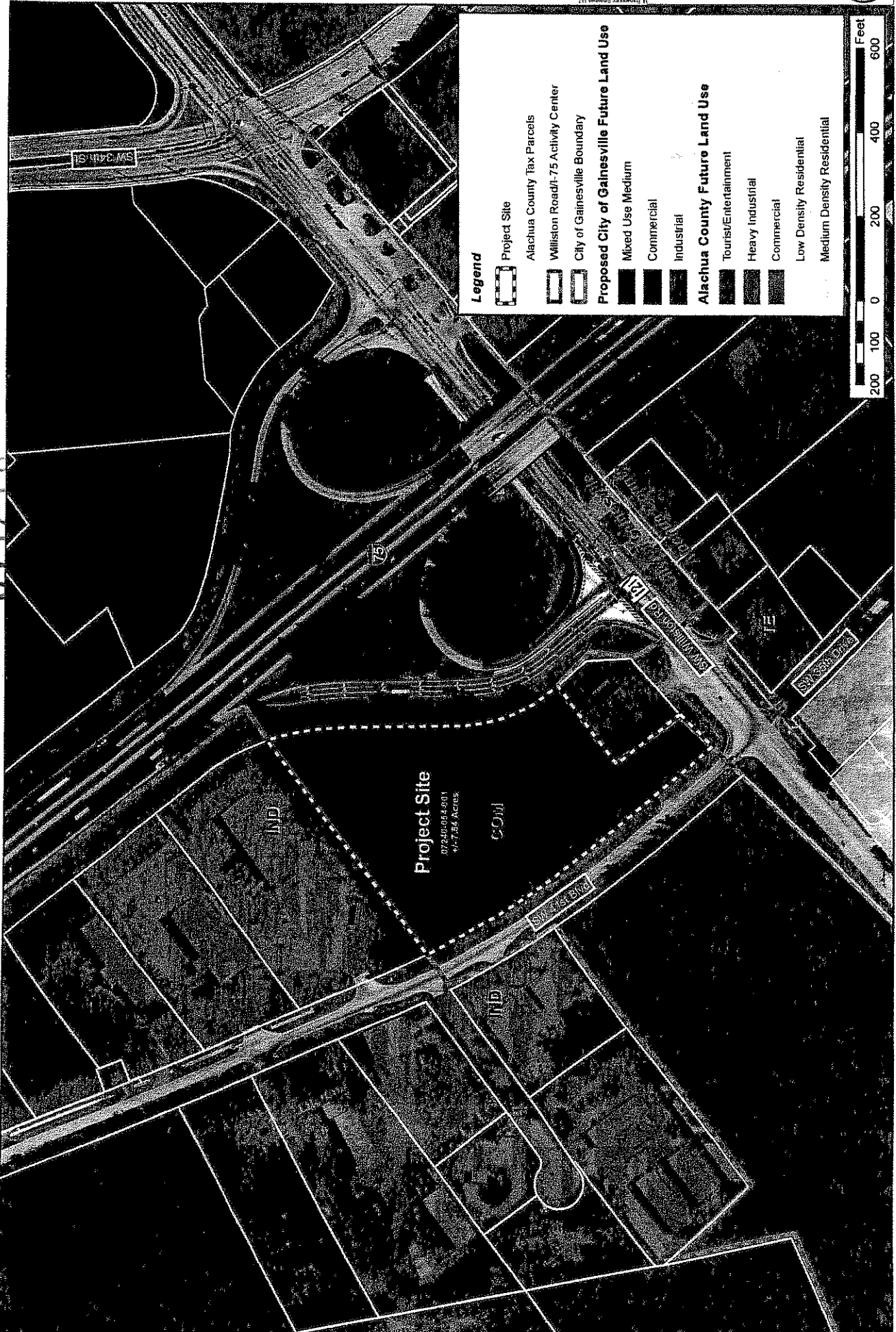
071210

ILLUSTRATION 2:
FUTURE LAND
USE MAP

Alachua County Parcel # 07240-054-001
Rezoning Application



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Legend

- Project Site
- Alachua County Tax Parcels
- Williston Road-75 Activity Center
- City of Gainesville Boundary

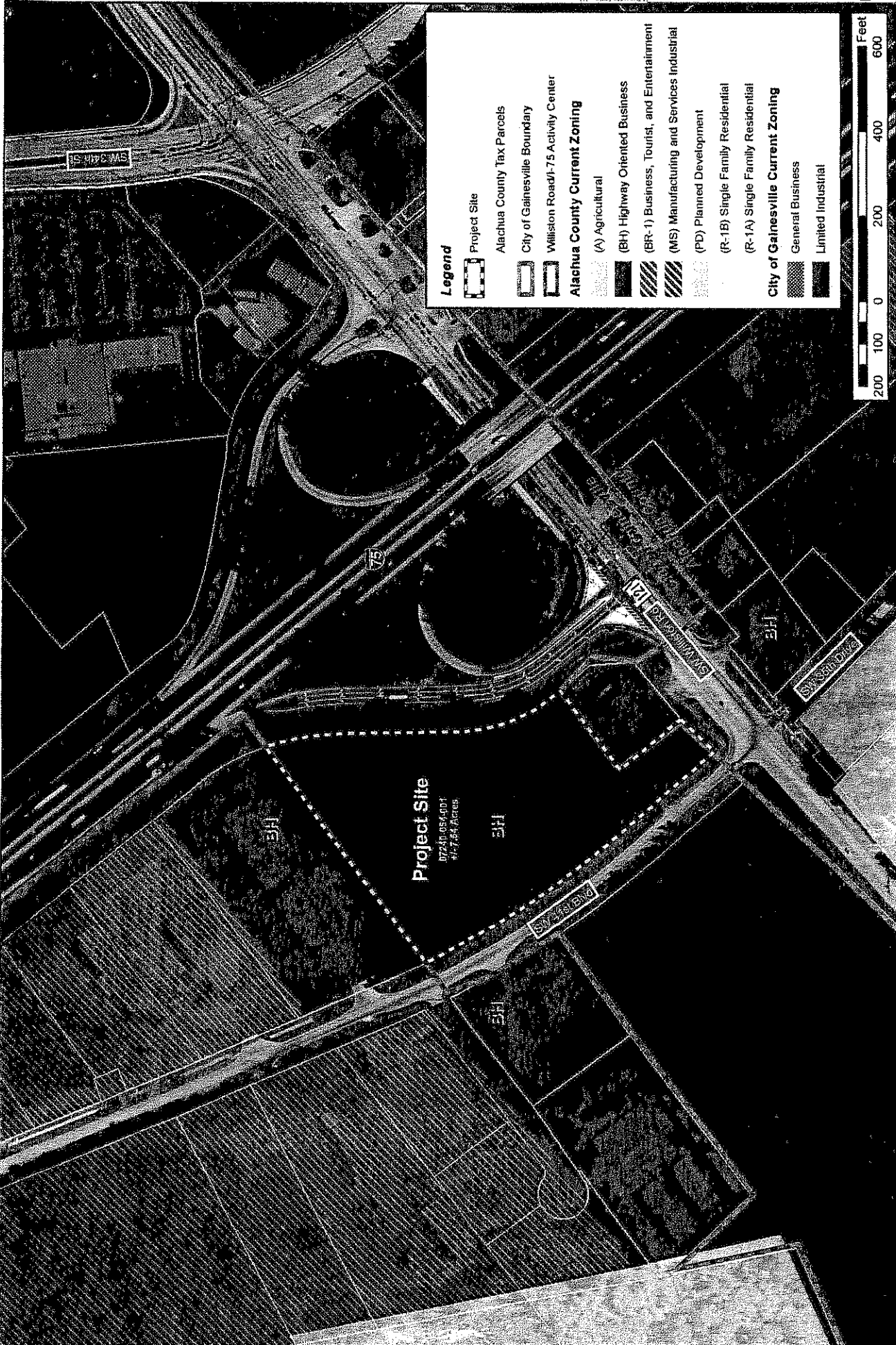
Proposed City of Gainesville Future Land Use

- Mixed Use Medium
- Commercial
- Industrial

Alachua County Future Land Use

- Tourist/Entertainment
- Heavy Industrial
- Commercial
- Low Density Residential
- Medium Density Residential

071210



Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville Boundary
- Williston Road/75 Activity Center

Alachua County Current Zoning

- (A) Agricultural
- (BH) Highway Oriented Business
- (BR-1) Business, Tourist, and Entertainment
- (MS) Manufacturing and Services Industrial
- (PD) Planned Development
- (R-1B) Single Family Residential
- (R-1A) Single Family Residential

City of Gainesville Current Zoning

- General Business
- Limited Industrial



Alachua County Parcel # 07240-054-001
 Rezoning Application

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ILLUSTRATION 2:
 CURRENT
 ZONING MAP

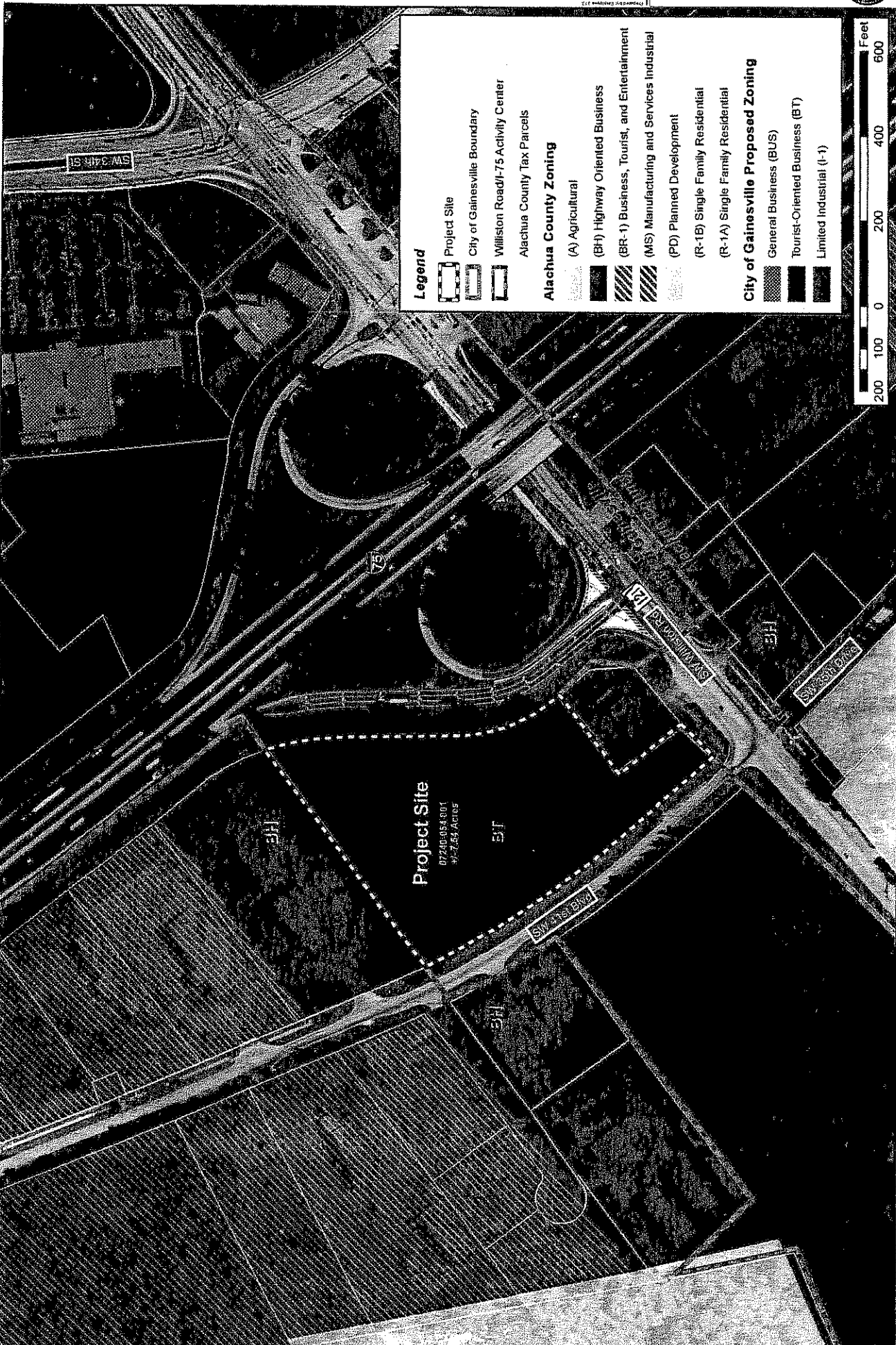
071210

ILLUSTRATION 2:
PROPOSED
ZONING MAP

Alachua County Parcel # 07240-054-001
Rezoning Application



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Legend

- Project Site
- City of Gainesville Boundary
- Williston Road/I-75 Activity Center
- Alachua County Tax Parcels

Alachua County Zoning

- (A) Agricultural
- (BH) Highway Oriented Business
- (BR-1) Business, Tourist, and Entertainment
- (MS) Manufacturing and Services Industrial
- (PD) Planned Development
- (R-1B) Single Family Residential
- (R-1A) Single Family Residential

City of Gainesville Proposed Zoning

- General Business (BUS)
- Tourist-Oriented Business (BT)
- Limited Industrial (I-1)



071210

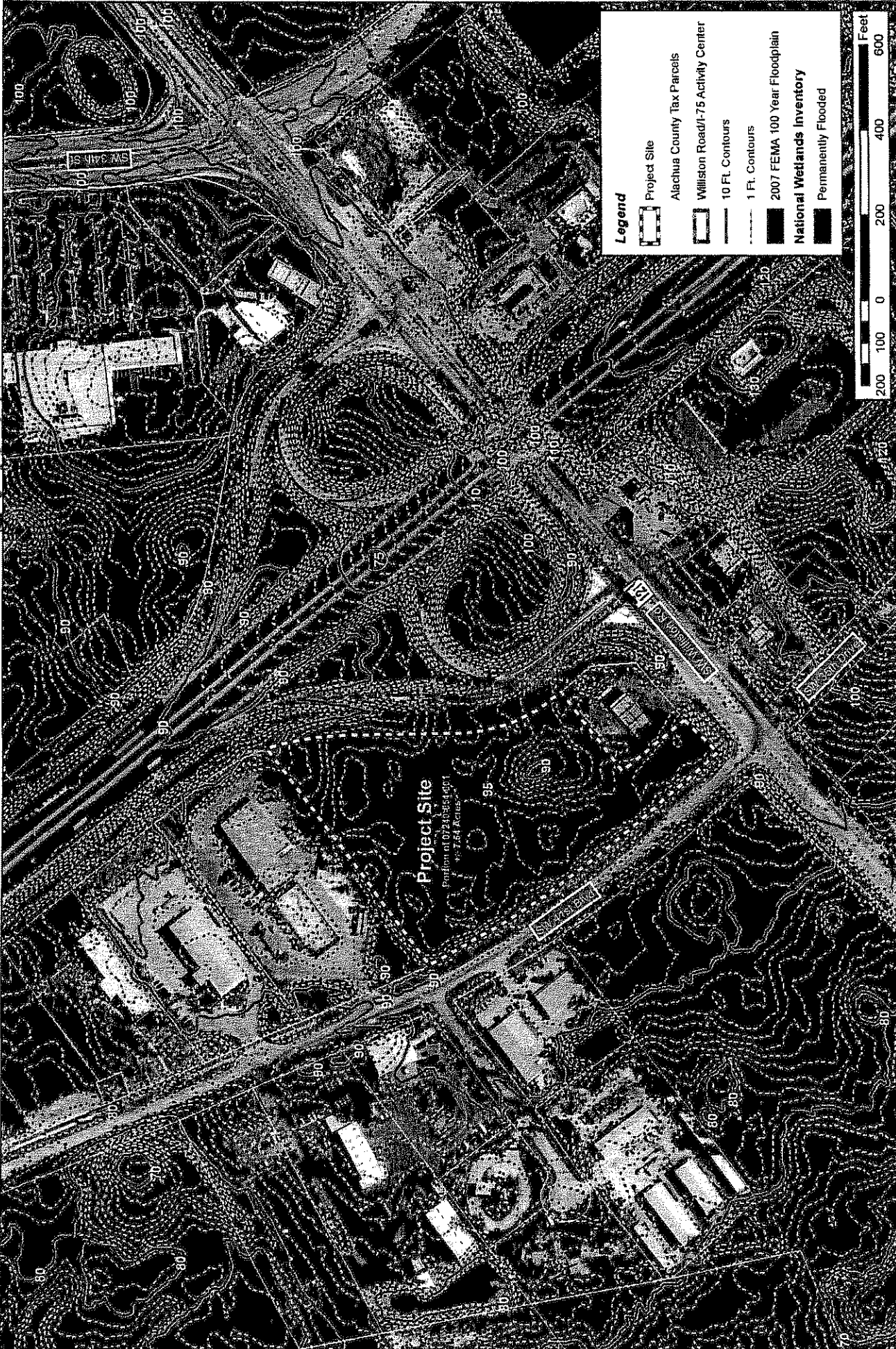
ILLUSTRATION 4:
WETLANDS,
FLOODPLAIN,
PLANNING MAP

Alachua County Parcel # 07240-054-001 Rezoning Application



PROJECT # 07240-054-001
DATE: 12/15/09
DRAWN BY: J. W. WILSON
CHECKED BY: J. W. WILSON
DATE: 12/15/09
PROJECT # 07240-054-001
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DRAWN BY: J. W. WILSON
CHECKED BY: J. W. WILSON
DATE: 12/15/09

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Legend

- Project Site
- Alachua County Tax Parcels
- Williston Road/1-75 Activity Center
- 10 Ft. Contours
- 1 Ft. Contours
- 2007 FEMA 100 Year Floodplain
- National Wetlands Inventory
- Permanently Flooded



071210

SOILS ANALYSIS

HYDROLOGIC SOIL GROUP - REFERS TO SOILS GROUPED ACCORDING TO THEIR RUNOFF-PRODUCING CHARACTERISTICS. THE CHIEF CONSIDERATION IS THE INHERENT CAPACITY OF SOIL BARE OF VEGETATION TO PERMIT INFILTRATION. THE SLOPE AND KIND OF PLANT COVER ARE NOT CONSIDERED BUT ARE SEPARATE FACTORS IN PREDICTING RUNOFF. SOILS ARE ASSIGNED TO FOUR GROUPS. IN GROUP A ARE SOILS HAVING A HIGH INFILTRATION RATE WHEN THOROUGHLY WET AND HAVING A LOW RUNOFF POTENTIAL. THEY ARE MAINLY DEEP, WELL DRAINED, AND SANDY OR GRAVELLY. IN GROUP D, AT THE OTHER EXTREME, ARE SOILS HAVING A VERY SLOW INFILTRATION RATE AND THUS A HIGH RUNOFF POTENTIAL.

BILCHTON SAND, 2.8% SLOPES:

- THIS SOIL HAS SEVERE LIMITATIONS FOR URBAN USES, INCLUDING ABSORPTION FIELDS FOR SEPTIC TANKS, DWELLINGS, SMALL COMMERCIAL BUILDINGS, SEWAGE LAGOONS, TRENCH LANDFILLS, AND ROADS AND STREETS. WEEDNESS, WHICH IS MAINLY CAUSED BY HILLSIDE SEEPAGE IS A MAJOR PROBLEM. A GOOD DRAINAGE SYSTEM IS NEEDED TO REMOVE THE EXCESS WATER DURING WET PERIODS AND TO ADEQUATELY CONTROL THE WATER TABLE. THE SHRINK SWELL POTENTIAL IS AN AMODERATE LIMITATION FOR BUILDING FOUNDATIONS AND WALLS AND ROAD OR STREET CONSTRUCTION IF CORRECTIVE MEASURES ARE NOT TAKEN.
- HYDROLOGIC SOIL GROUP: D

MILLHOFFER SAND, 0.5% SLOPES:

- THIS SOIL HAS ONLY SLIGHT LIMITATIONS AS SITES FOR HOMES WITHOUT BASEMENTS, SMALL COMMERCIAL BUILDINGS, AND FOR LOCAL ROADS AND STREETS.
- HYDROLOGIC SOIL GROUP: A

SOURCE: SOIL SURVEY OF ALACHUA COUNTY, FLORIDA; UNITED STATES DEPARTMENT OF AGRICULTURE; SOIL CONSERVATION SERVICE; ISSUED AUGUST 1986.

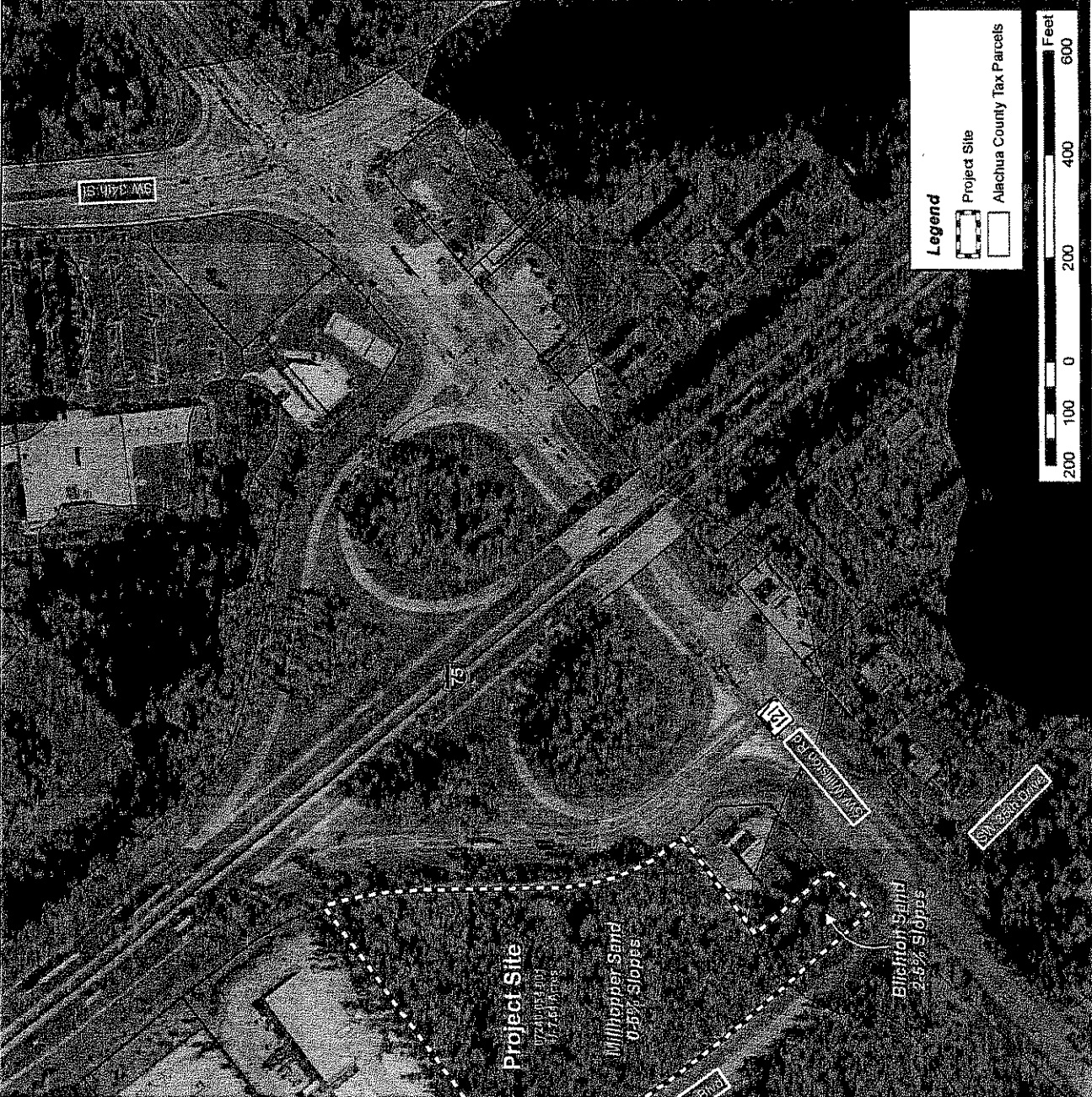


ILLUSTRATION BY:
 MAPPING
 RESOURCES
 CONSERVATION
 SERVICE (MRS)
 SOIL MAP

Alachua County Parcel # 07240-054-001
 Rezoning Application



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Petition 43ZON-08 PB Gerry Dedenbach, agent for Prairie View Trust. Change zoning from Alachua County BH (Business Highway) to City of Gainesville BT (Tourist – oriented business district). Located at 5200 Southwest 41st Boulevard.

Please see petition 44 LUC-08 PB for scope and details.

Motion By: Jack Walls	Seconded By: Laura High
Moved To: Approve.	Upon Vote: 6 – 0. (B. Cohen absent for vote.)