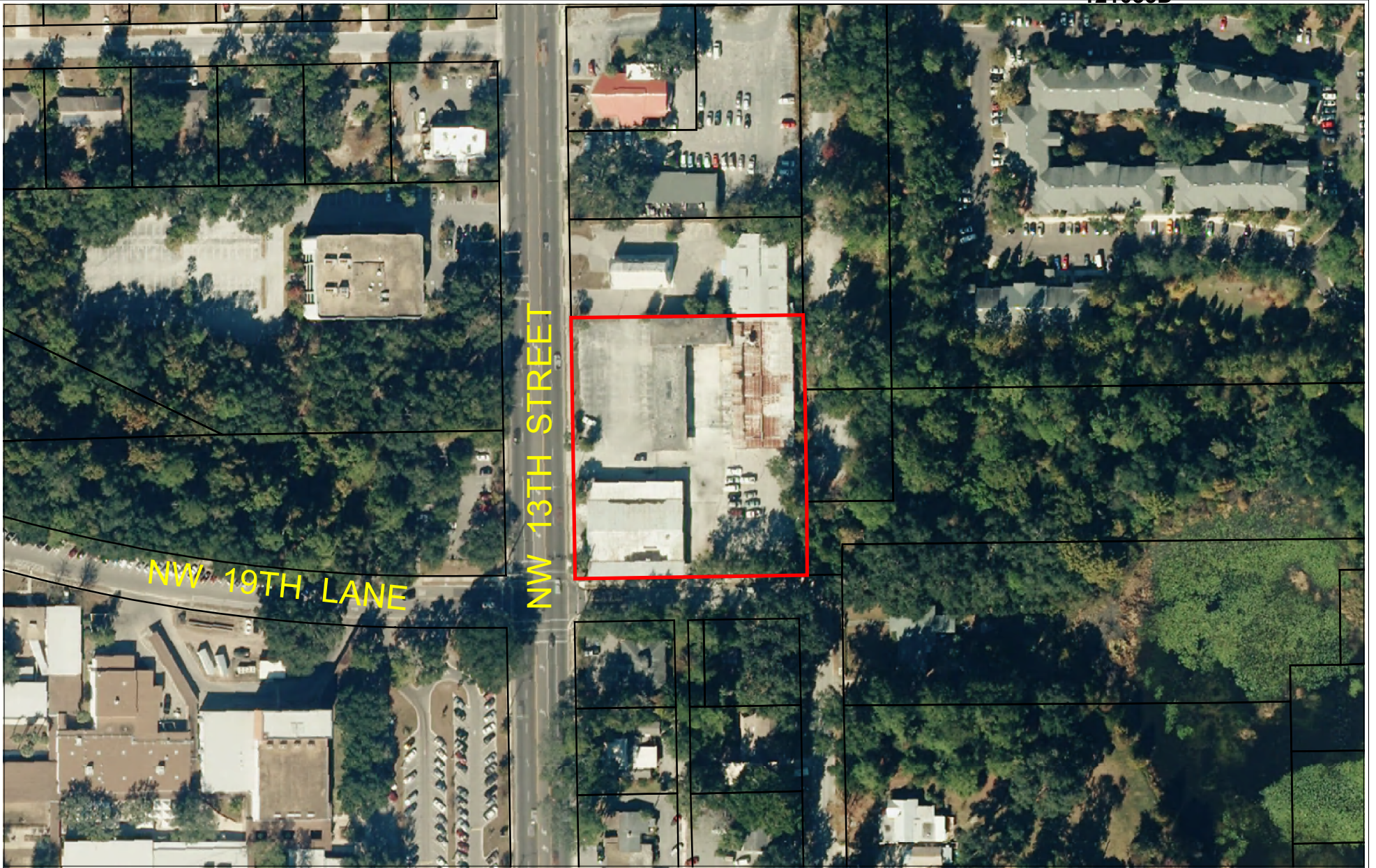



**Appendix B Supplemental Documents**



AERIAL PHOTOGRAPH

	Name	Petition Request	Map(s)	Petition Number
 <p>No Scale</p>	<p>Causseaux, Hewett &amp; Walpole, agent for Bluestone Lands LLC</p>	<p>Amend the City of Gainesville Future Land Use map from Commercial (C) to Mixed-Use Low Intensity (MUL)</p>	<p>3750</p>	<p>PB-13-22 LUC</p>

# City of Gainesville Land Use Designations

- SF Single Family (up to 8 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- C Commercial
- E Education
- CON Conservation

Area under petition consideration

-----  
Division line between two land use districts



EXHIBIT 121035D  
B-2  
tabbies

EXISTING LAND USE	
Name	Petition Request
Causseaux, Hewett & Walpole, agent for Bluestone Lands LLC	Amend the City of Gainesville Future Land Use map from Commercial (C) to Mixed-Use Low Intensity (MUL)
	Map(s)
	3750
	Petition Number
	PB-13-22 LUC



# City of Gainesville Land Use Designations

- SF Single Family (up to 8 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
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- C Commercial
- E Education
- CON Conservation

Area under petition consideration

Division line between two land use districts

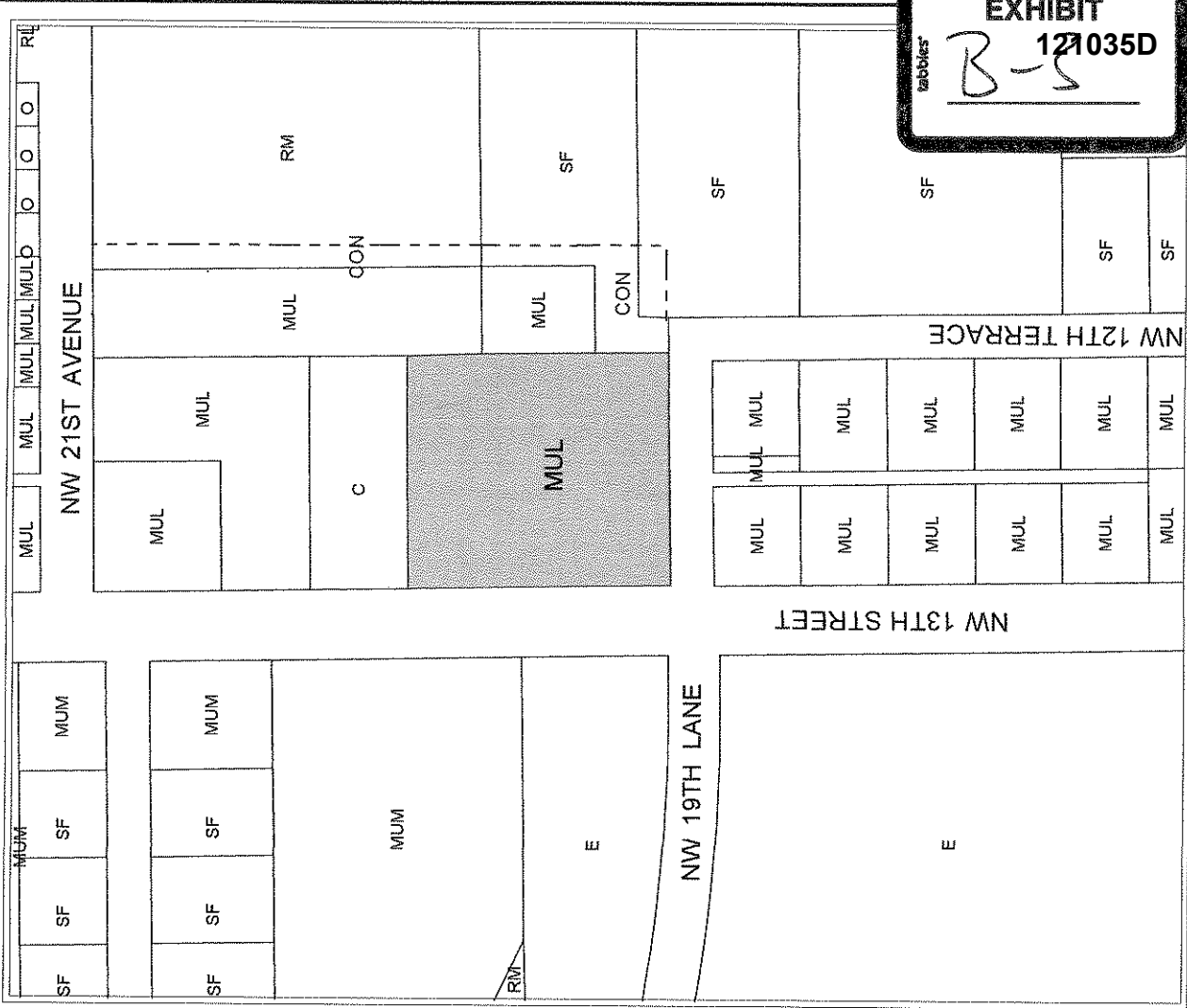


EXHIBIT  
121035D  
B-5


## PROPOSED LAND USE

Name	Petition Request	Map(s)	Petition Number
Causseaux, Hewett & Walpole, agent for Bluestone Lands LLC	Amend the City of Gainesville Future Land Use map from Commercial (C) to Mixed-Use Low Intensity (MUL)	3750	PB-13-22 LUC





\_\_\_\_ CITY OF \_\_\_\_\_ INTER-OFFICE  
GAINESVILLE COMMUNICATION

**TO:** Dean Mimms, AICP, Lead Planner  
**FROM:** John Hendrix, Environmental Coordinator   
**SUBJECT:** Petitions PB-13-~~26~~<sup>27</sup> LUC and PB-13-~~27~~<sup>28</sup> ZON, Bluestone Lands LLC,  
Parcel # 09971-001-000, located at NW 13<sup>th</sup> Street and 19<sup>th</sup> Lane.  
**DATE:** February 28, 2013

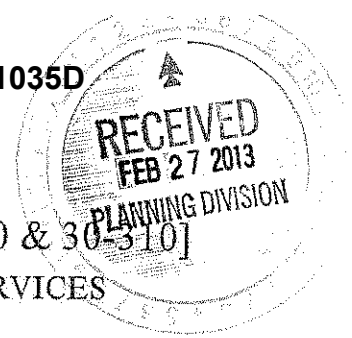
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The subject application for land use and rezoning has been reviewed for considerations relating to environmental resources which may be present on or immediately adjacent to the subject parcel located on the northeast corner of NW 13<sup>th</sup> Street and NW 19<sup>th</sup> Lane, at the former location of the Brasington car dealership. The parcel is surrounded by a mix of commercial and residential land uses. A small lake/surface water (Lake Meta) is located approximately 150 feet east of the most proximal location of the subject property. This pond and its associated wetland fringe are regulated surface waters/wetlands pursuant to LCD 30-300. Based on the information provided in the application and due to the separation distance involved, the proposed land use and rezoning changes associated with the petition would not be expected to result in development that would encroach into the regulated surface water/wetland or its associated upland buffer. Any application for development approval on the subject property that would be proposed subsequent to the proposed land use and zoning change would be reviewed for compliance with LDC 30-300 at that time.

Otherwise, no other issues relating to regulated surface waters/wetlands or natural and archaeological resources are known to exist which might present a constraint or otherwise adversely affect the proposed land use and rezoning proposal.



121035D



APPLICATION FOR EXEMPTION
REGULATED NATURAL RESOURCES [LDC 30-300 & 30-310]
DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

Petition No. PB-13-26 LUC & PB-13-27 ZON (Will be filled in by staff.)

OFFICE USE ONLY
[ X ] Approved [ ] Denied Approval expiration date
Signature: John A. ... Date: 2/28/13
Department of Planning & Development Services

NOTICE: The applicant is responsible for supplying all information necessary to determine exemption from the City's natural resource regulatory requirements. Any evidence supporting a claim of exemption must be attached to this form. Failure to answer all questions will result in the application being returned to the applicant. Additional information may be requested in order to process this application. Verification/concurrence with this application for exemption will be provided in writing to the address shown on this form.

Owner Name(s) (please print)
Name(s): Bluestone Lands LLC
Mailing Address:
2001 Kirby Drive, Suite 909
Houston, Texas 77019
Phone: Fax:
(If additional owners, please include on separate sheet)

Applicant(s) Name (please print)
Name: Causseuax, Hewett & Walpole
Mailing Address:
132 NW 76th Drive
Gainesville, Florida 32607
Phone: 352-331-1976 Fax: 352-331-2476

PROJECT INFORMATION
Project name: Brasington Site - Land Use Amendment & Rezoning
Project location: Former Brasington car dealership at intersection of
NW 13th Street and NW 19th Lane
Tax parcel #(s): 09971-001-000
Type of development application to which exemption will apply: Rezoning

**EXEMPTIONS: REGULATED SURFACE WATERS & WETLANDS (LDC 30-300)**

Please check the box next to the reason(s) why you claim exemption. (Conditions apply. See full text of City Land Development Code 30-304 before checking exemption.)

1.  No regulated surface water or wetland on or adjacent to the development parcel.
2.  The proposed construction, development, or use is authorized by a valid building permit or approved development plan issued or approved before April 12, 2004. (Please attach a copy of the permit or approved plan.)
3.  Public works or utilities project.
4.  Repair or replacement of an existing site structure(s) that does not increase site impervious surface.
5.  Addition or accessory structure(s) which does not add more than 100 square feet of impervious area, and meets the minimum setbacks from surface waters and wetlands.
6.  The proposed construction or development was approved under a planned development prior to April 12, 2004.
7.  Construction of public or private nature trails.
8.  Reestablishment of native vegetation on single-family residential property.
9.  The proposed activity is located in or adjacent to a human-built surface water or wetland which was not created as a mitigation project, and which was originally constructed in uplands.
10.  Construction of a stormwater management facility within a wetland buffer.

**EXEMPTIONS: REGULATED NATURAL & ARCHAEOLOGICAL RESOURCES (LDC 30-310)**

Please check the box next to the reason(s) why you claim exemption. [Conditions apply. See full text of City Land Development Code 30-310(d) before checking exemption.]

1.  Any parcel of record as of November 13, 1991, that is less than or equal to five (5) acres in size and does not contain listed species or an archaeological site identified by Florida Master Site file number.
2.  Bona-fide agricultural/silvicultural activities.
3.  Removal of invasive non-native vegetation on conservation lands.
4.  Alteration of vegetation pursuant to an adopted management or restoration plan on government-maintained land.

- 5.  Activities authorized by City-approved management plan.
- 6.  Alteration of vegetation within existing utility, drainage or stormwater easements, and road right-of-ways.
- 7.  Clearing and vegetation removal to construct a fence or wall, or establish a firebreak.
- 8.  Vegetation alteration to conduct a survey or other required test.
- 9.  Text Amendments to Planned Development zoning or Planned Use District land use ordinances that are unrelated to development activity.
- 10.  Activities determined by the city manager or designee as having *de minimis* impact.
- 11.  The County land use and zoning remains in effect and the development application will be reviewed under County regulations.
- 12.  The property has a final master plan approved by the City prior to August 2, 2012; or has a valid Planned Development zoning ordinance approved by the City prior to August 2, 2012 that includes protection of natural and archaeological resources.
- 13.  Sinkholes which pose threat of property loss or structural or functional damage to an existing building or facility.

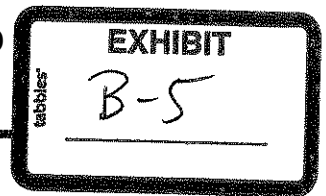
I certify that I am the owner of the subject property and authorize the agent listed above to initiate this application for environmental exemption. (Signature by the owner on this application or in a letter is necessary.) I further certify that all of the information contained in this application is accurate and up-to-date.

Owner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant's signature: Gerry Dudalok Date: 2-14-2013  
 (if not the same as owner)

Applications & Guidelines  
 Environmental exemptions





**Mimms, Dean L.**

**From:** Gus Olmos <Gus@alachuacounty.us>  
**Sent:** Tuesday, March 19, 2013 11:11 AM  
**To:** Mimms, Dean L.  
**Subject:** Petition PB-13-22 LUC

March 18, 2013

**FROM:** Gus Olmos, Alachua County Water Resources Manager

**TO:** Dean Mimms, City of Gainesville, Lead Planner

**RE:** Petition PB-13-22 LUC. Causseaux, Hewett, Walpole, agent for Bluestone Lands LLC. Amend the City of Gainesville Future Land Use Map from Commercial (C) to Mixed Use-Low Intensity (8-30 units/acre) (MUL). Located at 2001 NW 13th Street. Related to PB-13-23 ZON

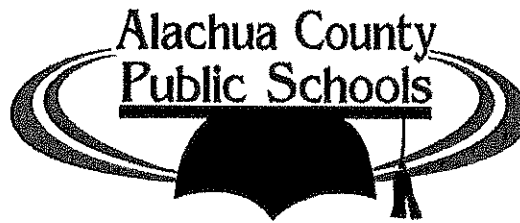
The Alachua County Environmental Protection Department (ACEPD) has completed a desktop review for the above referenced Petition and based on the available information it appears that the only potential area of concern in the immediate vicinity of the Petition is the former Brasington Automotive Dealership at 2001 NW 13<sup>th</sup> Street. However, based on the available records, there is no known contamination at this property. ACEPD recommends that this property will be evaluated further by City and County environmental staff at the time of development plan review.

Please let me know if I can be of further assistance.

Gus Olmos, P.E.  
Water Resources Manager  
Alachua County Environmental Protection Department  
[gus@alachuacounty.us](mailto:gus@alachuacounty.us)  
Office: (352) 264-6806  
Cell: (352) 275-1344

## BOARD MEMBERS

April M. Griffin  
 Carol Oyenarte  
 Gunnar F. Paulson, Ed.D.  
 Eileen F. Roy  
 Leannetta McNealy, Ph.D.



620 E.  
 Gainesville

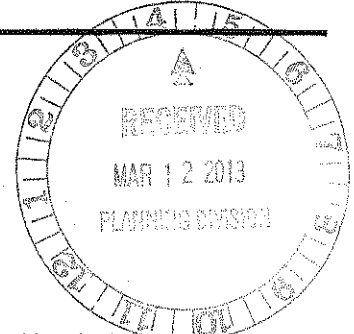
www.sbac.edu  
 (352) 955-7300  
 Fax (352) 955-6700  
 Suncom 625-7300  
 Suncom Fax 625-6700

## SUPERINTENDENT OF SCHOOLS

W. Daniel Boyd, Jr., Ed.D.

March 11, 2013

Dean Mimms, AICP  
 Lead Planner  
 Planning Department  
 City of Gainesville  
 Gainesville, FL



RE: **Brasington Site.** Review of Comprehensive Plan Amendment and rezoning petition including 51 multi-family units. Tax Parcel 09971-01-000

Dear Mr. Simmons:

Based on data provided by the City of Gainesville, we have completed an updated School Capacity Review for the above referenced project. 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 rezonings 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 Basls 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***

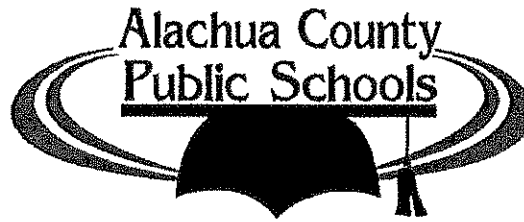
*The School Board shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated 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.*

## BOARD MEMBERS

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 Carol Oyendarie  
 Gunnar F. Paulson, Ed.D.  
 Eileen F. Roy  
 Leanetta McNealy, Ph.D.



620 E. University Avenue  
 Gainesville, Florida 32601  
 www.sbac.edu  
 (352) 955-7300  
 Fax (352) 955-6700  
 Suncom 625-7300  
 Suncom Fax 625-6700

## SUPERINTENDENT OF SCHOOLS

W. Daniel Boyd, Jr., Ed.D.

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 Brasington Site consists of 51 multi family units.

Table 1: Brasington Site – Projected Student Generation at Buildout

	Elementary	Middle	High	Total
Single Family	0			
Multiplier	0.159	0.080	0.112	0.351
Students	0	0	0	0
Multi Family	51			
Multiplier	.042	.016	.019	0.077
Students	2	1	1	4
<b>Total Students</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>4</b>

**Elementary Schools.** The Brasington Site is situated in the Northwest Gainesville Concurrency Service Area. The Northwest Gainesville Concurrency Service Area currently contains four elementary schools with a combined capacity of 2,574 seats. The current enrollment is 2,226 students representing a 86.5% utilization compared to an adopted LOS standard of 100%.

Student generation estimates for the Brasington Site indicate that 2 elementary seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five year planning period and into the ten year planning period.

**Middle Schools.** The Brasington Site is situated in the Westwood Concurrency Service Area. The Westwood Concurrency Service Area contains one middle school (Westwood) with a capacity of 1,204 seats. The current enrollment is 1,037 students representing a 86.1% utilization compared to an adopted LOS standard of 100%.

No new capacity is planned for the Westwood Concurrency Service Area during the five, ten and twenty year planning periods. The addition of approximately 500 middle school seats is projected for the twenty year period predominantly in the western areas of the county.

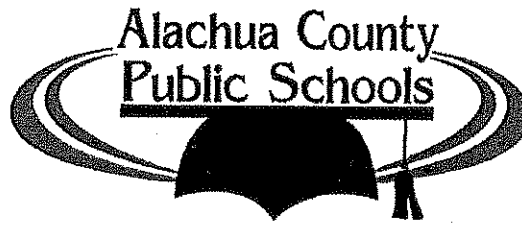
Student generation estimates for the Brasington Site indicate that 1 middle seat would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five, ten and twenty year planning period.

**High Schools.** The Brasington Site is situated in the Gainesville Concurrency Service Area. The Gainesville Concurrency Service Area currently has a capacity of 2,182 seats. The current enrollment is 1,824 students representing a 83.6% utilization compared to an adopted LOS standard of 100%..

One new high school is projected for the twenty year planning period to be located in the western portion of the County.

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## SUPERINTENDENT OF SCHOOLS

W. Daniel Boyd, Jr., Ed.D.

Student generation estimates for the **Brasington Site** indicate that 1 high school seat would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five, ten and twenty year planning period.

**Summary Conclusion.** Students generated by the **Brasington Site** at the elementary, middle levels can be reasonably accommodated for the five, ten and twenty year planning periods.

This evaluation is based on best projections and upon the 2012-2013 Five Year District Facilities Plan adopted by the School Board of Alachua County. The **Brasington Site** 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 black ink, appearing to read "Vicki McGrath", written over a horizontal line.

Vicki McGrath  
Director of Community Planning

CC: Gene Boles