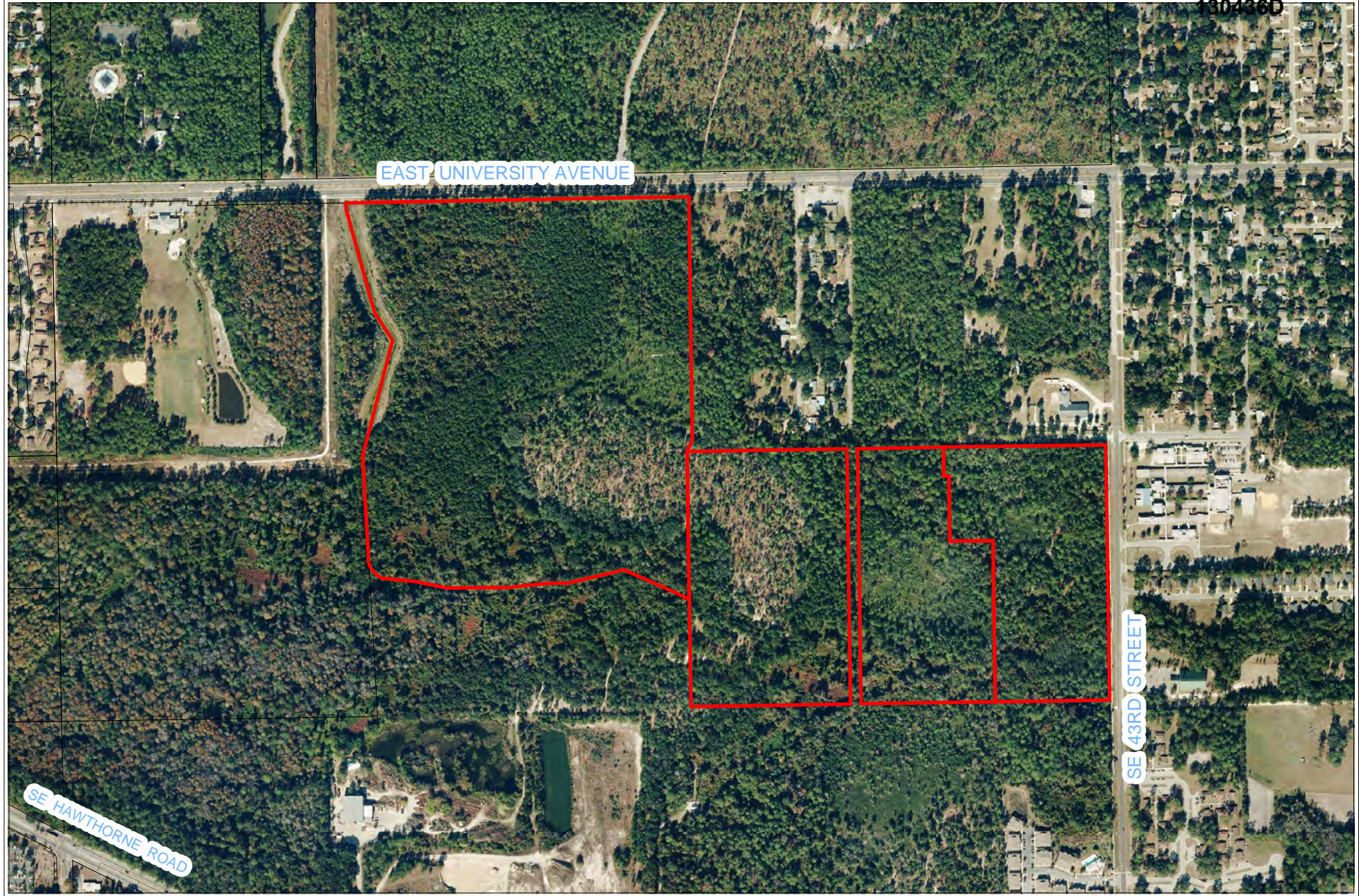


**Appendix B Supplemental Documents**



130436D




EAST UNIVERSITY AVENUE

SE 43RD STREET

SE HAWTHORNE ROAD

### Exhibit B-1

### AERIAL PHOTOGRAPH

 No Scale	Name	Petition Request	Petition Number
	City Plan Board, applicant	Amend City of Gainesville FLUM from Alachua County Medium Density Residential (4-8 du/acre) to City of Gainesville Residential Low-Density (up to 12 units/acre)	PB-13-94 LUC



### City of Gainesville Land Use Designations

E Education  
 REC Recreation  
 CON Conservation

### Alachua County Land Use Designations

COMM Commercial  
 COMM-ENC Commercial Enclaves  
 LOW Low Density Res (1-4 DU/acre)  
 MED Medium Density Res (4-8 DU/acre)  
 MU-LOW Mixed-Use Low Density Res (1-4 DU/acre)  
 MU-MED Mixed-Use Medium Density Res (4-8 DU/acre)  
 MU-MED/HIGH Mixed-Use Med-High Density Res (8-14 DU/acre)  
 OFF-RES Office-Residential (2-4 DU/acre)  
 INST Institutional  
 IND-H Heavy Industrial


----- Division line between two land use categories  
 ——— City Limits

Area  
under petition  
consideration



**Exhibit B-2**

**EXISTING LAND USE**

 No Scale	Name	Petition Request	Petition Number
	City Plan Board, applicant	Amend City of Gainesville FLUM from Alachua County Medium Density Residential (4-8 du/acre) to City of Gainesville Residential Low-Density (up to 12 units/acre)	PB-13-94 LUC

## City of Gainesville Land Use Designations

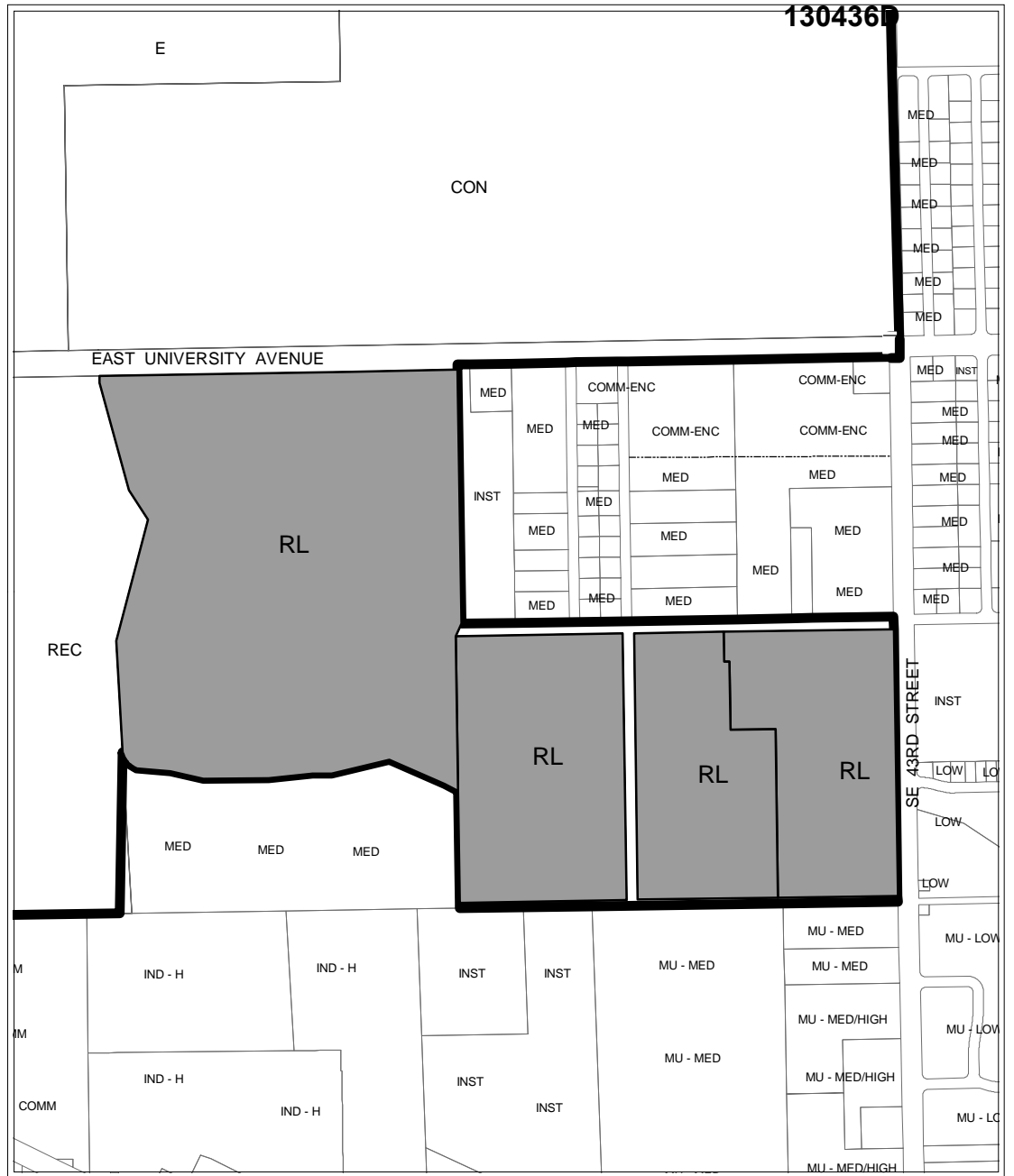
E	Education
REC	Recreation
CON	Conservation
RL	Residential Low-Density (up to 12 units/acre)

## Alachua County Land Use Designations

COMM	Commercial
COMM-ENC	Commercial Enclaves
LOW	Low Density Res (1-4 DU/acre)
MED	Medium Density Res (4-8 DU/acre)
MU-LOW	Mixed-Use Low Density Res (1-4 DU/acre)
MU-MED	Mixed-Use Medium Density Res (4-8 DU/acre)
MU-MED/HIGH	Mixed-Use Med-High Density Res (8-14 DU/acre)
OFF-RES	Office-Residential (2-4 DU/acre)
INST	Institutional
IND-H	Heavy Industrial


----- Division line between two land use categories  
**—** City Limits

Area  
under petition  
consideration

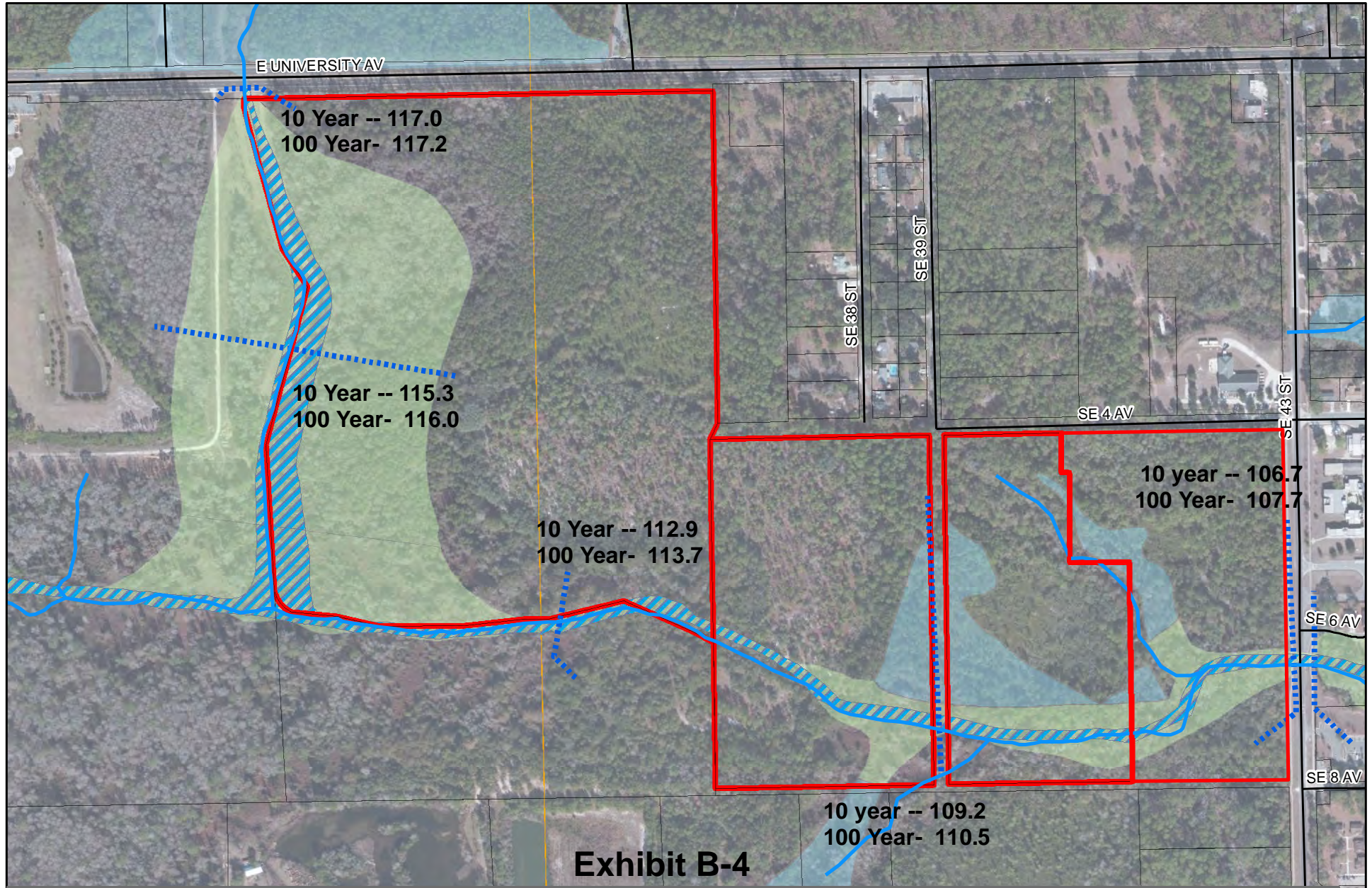


**Exhibit B-3**




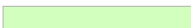
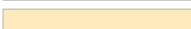


**PROPOSED LAND USE**

 No Scale	Name	Petition Request	Petition Number
	City Plan Board, applicant	Amend City of Gainesville FLUM from Alachua County Medium Density Residential (4-8 du/acre) to City of Gainesville Residential Low-Density (up to 12 units/acre)	PB-13-94 LUC

This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size, or location. The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map.



**Exhibit B-4**

	Subject Parcels		A
	10 Year Flood Line		AE
			AO
			X
			X500

N  
▲

1 inch = 500 feet

BFE elevation data , NAVD 1988,  
from FEMA FIS June 2006  
Aerial Image shown from 2011








**CITY OF GAINESVILLE**

**INTEROFFICE COMMUNICATION**

**TO: Dean Mimms, AICP, Lead Planner**  
**Planning and Development Services Department**

**FROM: John Hendrix, Environmental Coordinator** 

**SUBJECT: Environmental Review and Comments**  
**Petitions PB-13-94 LUC and PB-13-95 ZON, City of Gainesville,**  
**133 Acre Property at East University Avenue and SE 43<sup>rd</sup> Street.**

**DATE: October 7, 2013**

---

The subject petitions for proposed changes in land use and zoning for four (4) contiguous parcels (10890-000-000, 10889-000-000, 10889-003-000 and 10889-002-000), located on East University Avenue immediately east of Cone Park, have been reviewed for considerations relating to regulated environmental resources which may be present on or immediately adjacent to the property. The petitions propose that a City land use category of Residential Low-Density (up to 12 units per acre) be designated for the subject property, which was voluntarily annexed into the City of Gainesville in 2012 and currently retains its prior Alachua County land use of Residential Medium Density (4-8 units per acre). Current County zoning of R-1B (Residential Single Family) and R-2 (Residential Multi-Family) is proposed to be replaced with City zoning of RMF-5 (12 units/acre single-family/multiple-family residential district). The area of the four-parcel group as recorded by the Alachua County Property Appraiser is 123.58 acres. Other GIS calculations show the property to be approximately 133.23 acres.

The property has been reviewed to determine if any environmental resources are present on or immediately adjacent which would be regulated by City Land Development Code 30-300 Surface Waters and Wetlands, or 30-310 Natural and Archaeological Resources. Site visits were performed in 2011 and 2012 to inspect creeks, wetlands, and natural habitats which had been previously identified and described in environmental inventories and assessments performed by consultants for the property owner, and by staff of the City's Parks, Recreation and Cultural

Affairs Department. The property is situated in a vital position in maintaining the Eastside Greenway corridor between Morningside Park and Paynes Prairie.

The subject property (Exhibit 1) is an undeveloped, wooded tract which is bounded by East University Avenue on the north, by Lake Forest Creek on the east and south, and by SE 43<sup>rd</sup> Street on the east. The northeast sides of the property abut single family residential and institutional land uses. Morningside Nature Center is located adjacent to the north, across University Avenue from the property. One tributary of Lake Forest Creek flows into the property from Morningside Park, under University Avenue, and runs along the western side of the property to a point of confluence with an inflowing western branch at the southwest corner of the property. The combined stream flows east across the south margin of the property to SE 43<sup>rd</sup> Street, and continues to the east, eventually discharging to Newnans Lake. The primary channels of Lake Forest Creek were extensively excavated and ditched several decades ago for drainage and flood management in the poorly drained flatwoods that dominated the east side of Gainesville, and the creek segments on the project site were no exception. The streams today run through relatively straight, steep-sided ditch channels flanked by berms and mounds of earth spoil deposited during that past excavation process. Most of these old spoil mounds are forested with natural tree cover today. These changes significantly altered the hydrologic characteristics of the area, generally lowering water tables, altering surficial runoff patterns, and increasing peak flow and velocity in the incised, down-cutting stream channel beds. The ecological effect of this historic drainage work on wetlands of the Lake Forest Creek basin has been a reduction in the extent, quality, and function of the wetlands of the basin, particularly of those adjacent to the creek, which has contributed to general degradation in water quality of the major receiving surface waters (Newnans Lake and Orange Lake). In addition to the presence of these primary channels of Lake Forest Creek on the property, a small, natural tributary exists which mostly originates on the property and drains some of the immediately adjacent residential areas. Much of the flow of this minor natural stream has been intercepted by an upland cut ditch which runs south from SE 39<sup>th</sup> Street along an existing City right of way situated between parcels 10889-000-000 and 10889-003-000.

#### Regulated Surface Waters and Wetlands

As described above, regulated creeks of the Lake Forest Creek drainage basin are present on the property. Approximately 65 acres of forested and vine covered wetland areas are associated with the creeks, either as riparian zones or as broad floodplain flats. The areas of surface waters/wetlands which meet current State and City jurisdictional determination criteria, and are regulated pursuant to City of Gainesville Land Development Code (LDC) Section 30-300, *Regulated Surface Waters and Wetlands*, have not been defined through professional field

delineation and verified through regulatory agency review. Thus, the exact location and extent of these areas, which represent a significant part of the property, have not been established. The historical extent of wetlands on the property was undoubtedly greater than today, prior to the hydrologic alterations of the stream channelization described above, as well as from surrounding roadway, utility, and land use development. The delineation which will be required to establish current wetland boundaries will involve a complex assessment of poorly defined indicators, within densely vegetated, drained and physical disturbed terrain. As such, a considerable range in the potential extent of wetlands exists and estimates made to date are very approximate. This element of the environmental assessment for this property is very important in evaluating options for use and development potential, and can only be clarified through a field determination process.

Future development on the property will be required to avoid impacts to surface waters and wetlands to the maximum extent practicable. Where impacts are unavoidable, development must minimize loss of wetland functions through design and construction measures, and finally, mitigation must be provided to compensate for the loss of wetland structure and functions due to impacts which are unavoidable. Upland buffers of creeks (35 to 150 feet from top of bank/break in slope) and wetlands (35 feet minimum, 50 feet average) are included in the provisions required under this section, depending on characteristics of the specific surface water and wetland resource feature, and may be incorporated with any related upland areas which may be set aside or otherwise protected pursuant to LDC Division 4. *Regulated Natural and Archaeological Resources*.

#### Regulated Natural and Archaeological Resources

(Please reference Exhibit 2.) The subject property falls within or contains areas of natural resources regulated by the City pursuant to LDC 30-310 *Natural and Archaeological Resources*. The property supports some of the last remaining contiguous natural habitat in east Gainesville. Lake Forest Creek and its riparian and wetland forests extend across the west and south areas of the property, and along with adjacent upland forests, some of which are Significant Natural Communities, provide habitat for listed species and a substantial natural corridor for regional wildlife movement. The two western parcels (10890-000-000 and 10889-000-000) of the property have been identified as a top priority land acquisition by the City for several years due to the presence of diverse, contiguous natural habitats, including scrubby flatwoods, xeric hammock, and an excellent quality xeric sandhill community dominated by longleaf pine and xeric oaks. This Significant Natural Community occurs to a very limited extent in Alachua County, and is the best example of its type inside the City limits.



(Please reference Exhibit 3.) This 23-acre block of sandhill habitat is located near the center of the property and supports a population of gopher tortoises, listed as a Threatened species by the State of Florida, as well as a characteristic association of fire-adapted trees, shrubs, and a relatively undisturbed ground cover. Other listed animals such as the indigo snake, gopher frog, Florida pine snake, and Florida mouse, which are commensal species often associated with tortoise burrows, may be present as well. Listed wading birds and plant species which are known to occur on Morningside Park to the north can be expected to occur in the riparian creek forests, flatwoods, and xeric habitats of the property. Listed birds which are likely to occur include little blue heron, snowy egret, tricolored heron, and wood stork, all of which are particularly attracted to the open sections of channelized creeks. Listed plants which are likely to occur include woodland poppymallow, variable-leaf crownbeard, Catesby's lily, yellow-fringed orchid, rosebud orchid, giant orchid, and the common State listed plants, royal fern, cinnamon fern, and greenfly orchid.

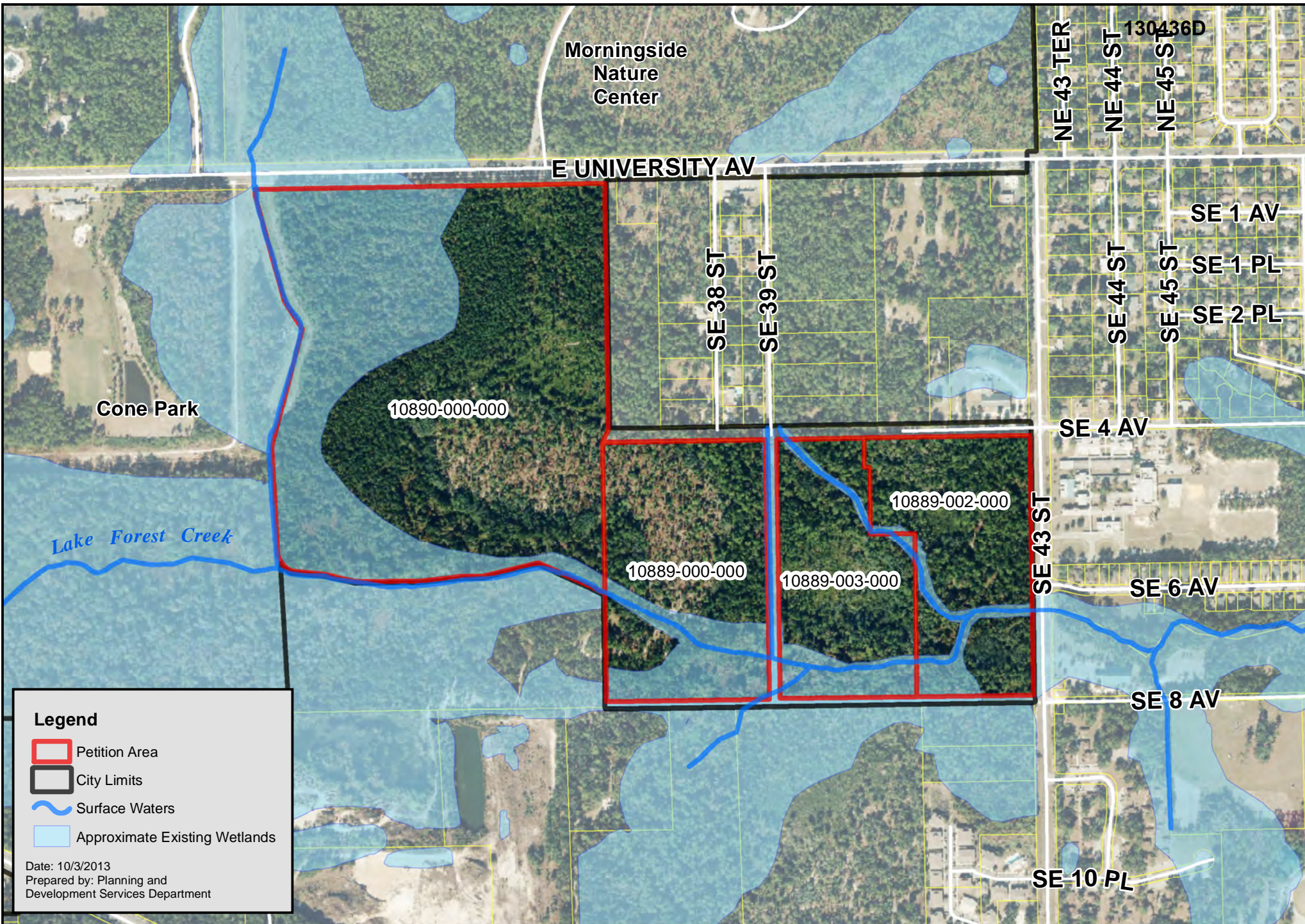
(Please reference Exhibit 4.) The Eastside Greenway Strategic Ecosystem overlaps most of the subject property, and is a regulated area of Natural and Archaeological Resources. The Eastside Greenway designates a geographic area of east Gainesville (Exhibit 4) in which linkage of remaining relatively undeveloped areas is recognized, much of which is associated with the creeks and riparian forests of the Lake Forest basin. In its overall configuration, this complex strategic ecosystem unit of approximately 3221 acres involves a large number of owners and is bisected by three major roads. Lands within this strategic ecosystem include a diversity of habitats which support abundant, diverse wildlife, considering its proximity to downtown Gainesville. The undeveloped lands of the Eastside Greenway provide corridors for wildlife movement which support conservation of regional wildlife populations. They are particularly significant in maintaining wildlife habitat connectivity between Morningside Nature Center, other eastside natural areas, and the major state parklands and conservation areas associated with Gum Root Swamp to the north, Newnans Lake to the east, and Paynes Prairie to the south.

(Please reference Exhibit 5.) The majority of the subject property is located within this Strategic Ecosystem area, including all the aforementioned creeks, wetlands, and upland Significant Natural Communities. The key wildlife corridor linkage from Morningside Park to Paynes Prairie runs through the subject property. This linkage is of high quality due to the extensive system of creeks and riparian forests which exist on this land. The important considerations of the conservation purpose and wildlife corridor functions of the Eastside Greenway Strategic Ecosystem will be integrated with the other policies and regulatory measures mentioned above during the assessment and development review process for the other regulated environmental resource areas of the site.

### Summary

(Please reference Exhibit 6.) The proposed land use and zoning for the property will allow uses and densities for development designs which must meet the requirements for avoidance, minimization, buffering, mitigation, and conservation area/set-aside management provided under City code sections LDC 30-300 and 30-310. A verified surface water/wetland jurisdictional determination, and the results of the natural and archaeological resources assessment which is required pursuant to Section 30-310.1, will give clarity to the type, extent, and form of the combined regulated resource areas existing on the property. The uplands within the area of precluded development use, or set-aside area, will consist of a contiguous configuration of the upland buffers of surface waters and wetlands, along with upland areas of high quality Significant Natural Communities, Listed Species Habitat, and wildlife corridor zones. The set-aside areas will be determined at the development plan stage after ground-truthing and will be optimized for management capability and sustainment of ecological functions. The dedication of a Conservation Management Area for the set-aside areas will be required to provide perpetual protection, maintenance, and ecological restoration through professional conservation land management. Provisions for transfer of development rights through methods such as clustering shall be allowed within the property or through alternative compliance, where applicable, pursuant to Section 30-310.2, when set-asides for resource protection are required. Future project layouts and actual unit yields for the property may be significantly affected by these regulations, the sum of which will preclude development use of most surface waters and wetlands, as well as up to 50% of all uplands within the overlap area of Strategic Ecosystem. Separate requirements by the State of Florida or federal government for permitting and mitigation relating to surface waters, wetlands, or the conservation and management of listed species and habitats, may result in additional regulatory restrictions or conservation measures on this property that exceed City requirements.





**Legend**

- Petition Area
- City Limits
- ~ Surface Waters
- Approximate Existing Wetlands

Date: 10/3/2013  
 Prepared by: Planning and  
 Development Services Department

**Exhibit 1 -  
Wetlands & Creeks**

**Petition Request**

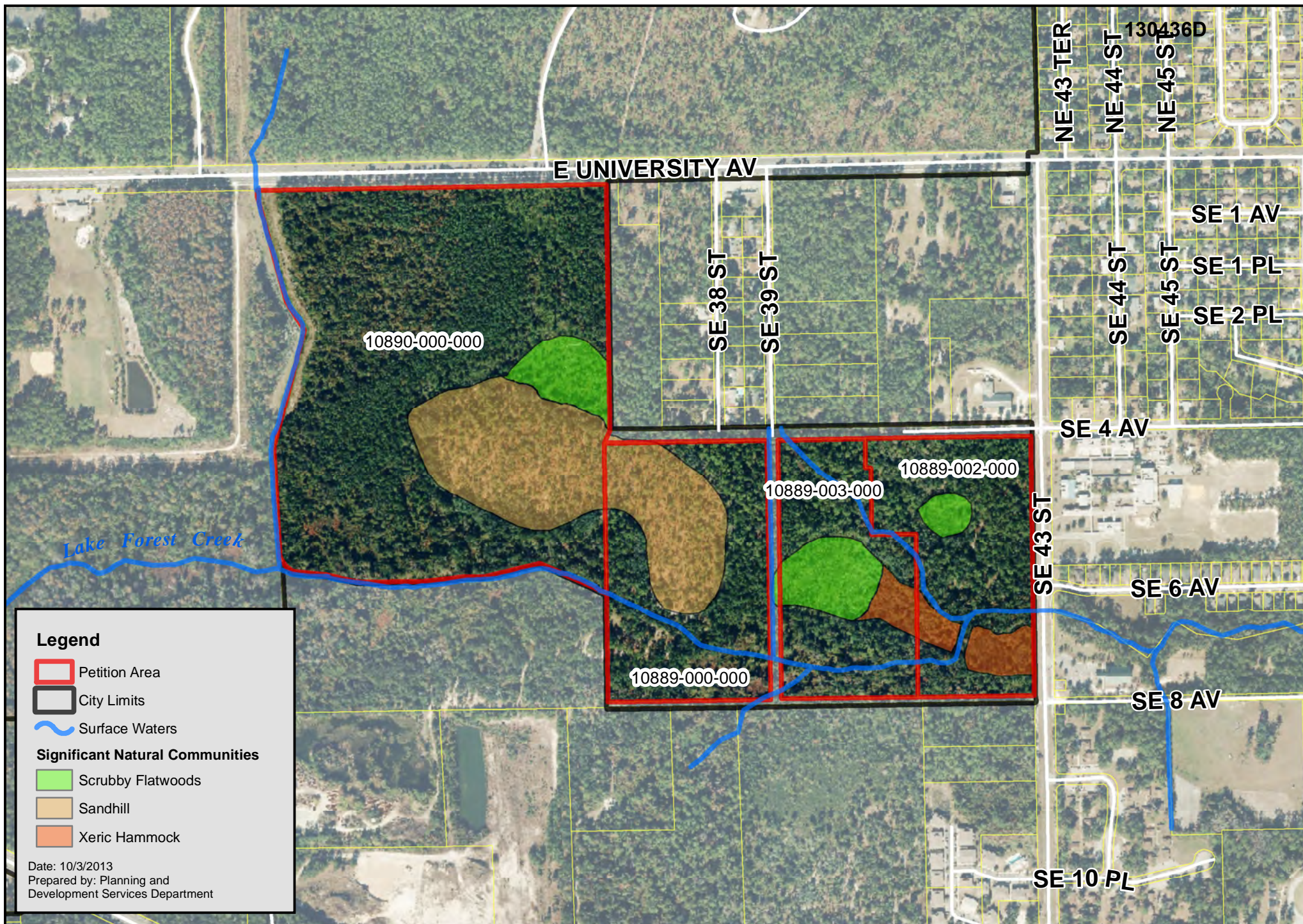
--Amend FLUM from Alachua County Medium Density Residential (4-8 du/ac)  
 to City of Gainesville Residential Low-Density (up to 12 units per acre)  
 --Rezone property from Alachua County R-1b and R-2 districts to City of Gainesville RMF-5 district

**Petition Number**

PB-13-94 LUC  
 PB-13-76 ZON







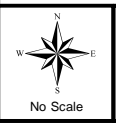
**Legend**

- Petition Area
- City Limits
- ~ Surface Waters

**Significant Natural Communities**

- Scrubby Flatwoods
- Sandhill
- Xeric Hammock

Date: 10/3/2013  
 Prepared by: Planning and Development Services Department



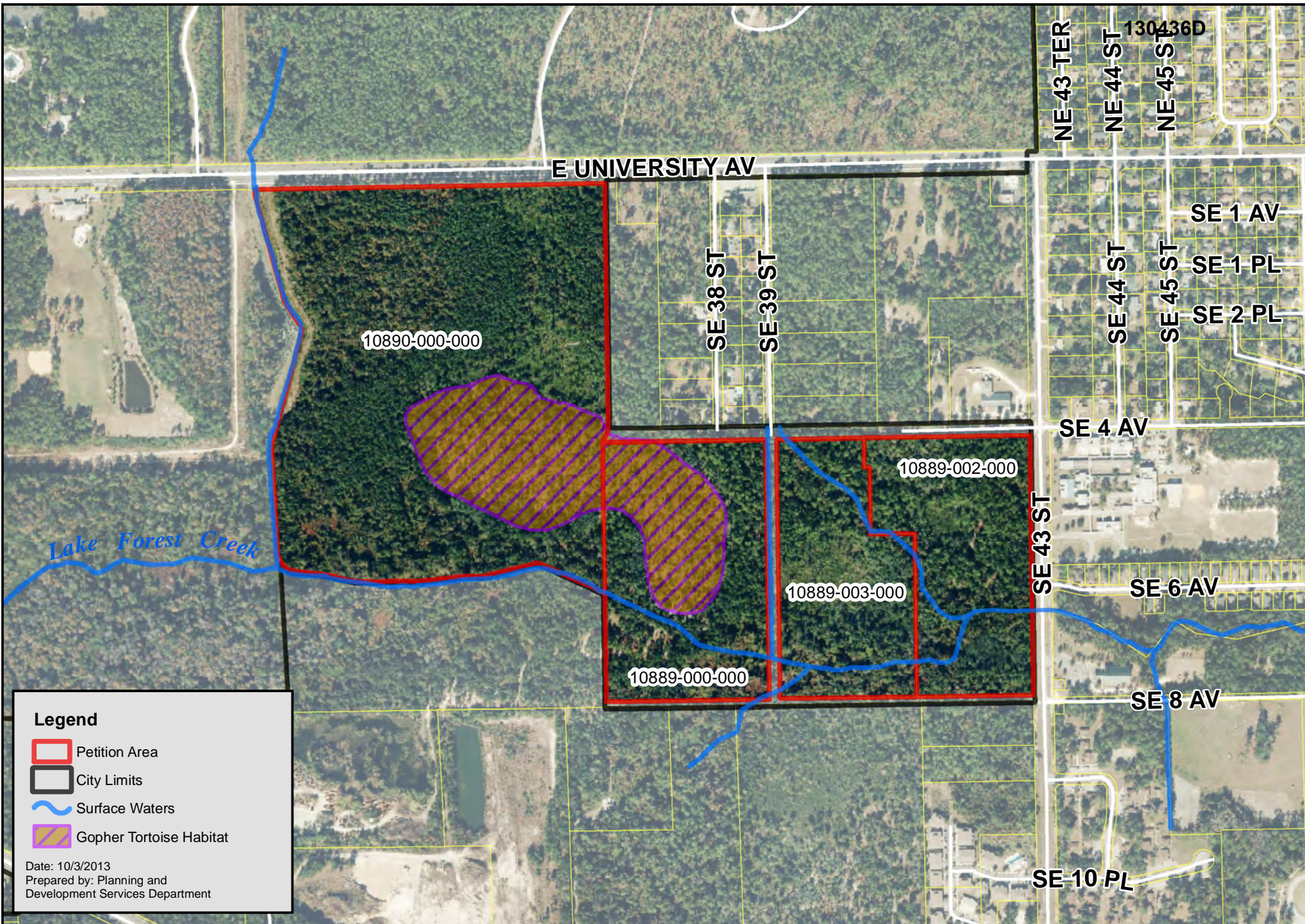
**Exhibit 2 - Significant Natural Communities**

Petition Request
--Amend FLUM from Alachua County Medium Density Residential (4-8 du/ac) to City of Gainesville Residential Low-Density (up to 12 units per acre) --Rezone property from Alachua County R-1b and R-2 districts to City of Gainesville RMF-5 district

Petition Number
PB-13-94 LUC PB-13-76 ZON



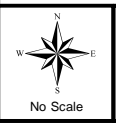




**Legend**

- Petition Area
- City Limits
- ~ Surface Waters
- Gopher Tortoise Habitat

Date: 10/3/2013  
 Prepared by: Planning and Development Services Department



**Exhibit 3 -  
Listed Species  
Habitat**

**Petition Request**

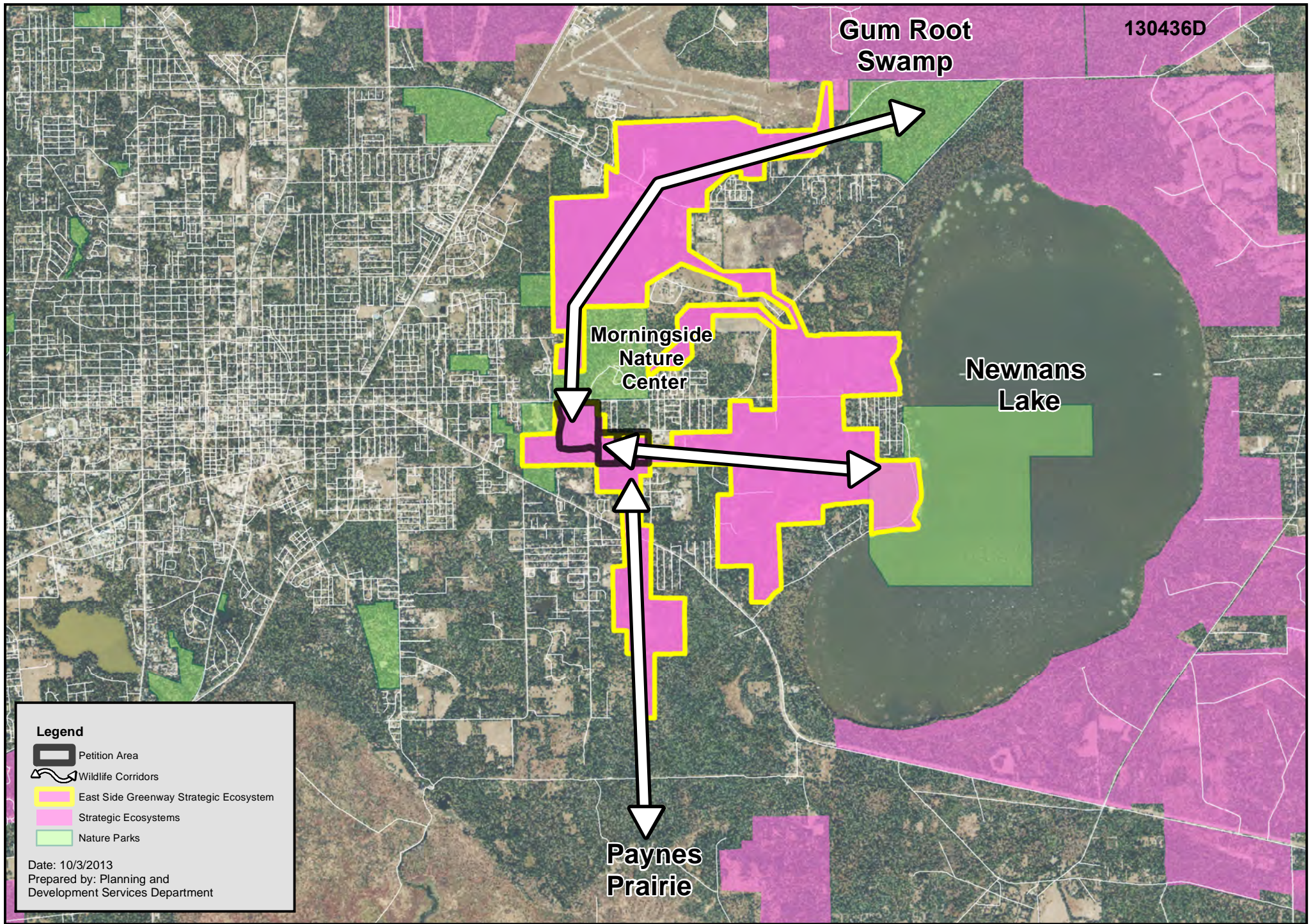
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**Petition Number**

PB-13-94 LUC  
 PB-13-76 ZON



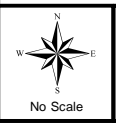




**Legend**

-  Petition Area
-  Wildlife Corridors
-  East Side Greenway Strategic Ecosystem
-  Strategic Ecosystems
-  Nature Parks

Date: 10/3/2013  
 Prepared by: Planning and Development Services Department



**Exhibit 4 -  
 East Side Greenway  
 & Wildlife Corridors**

**Petition Request**

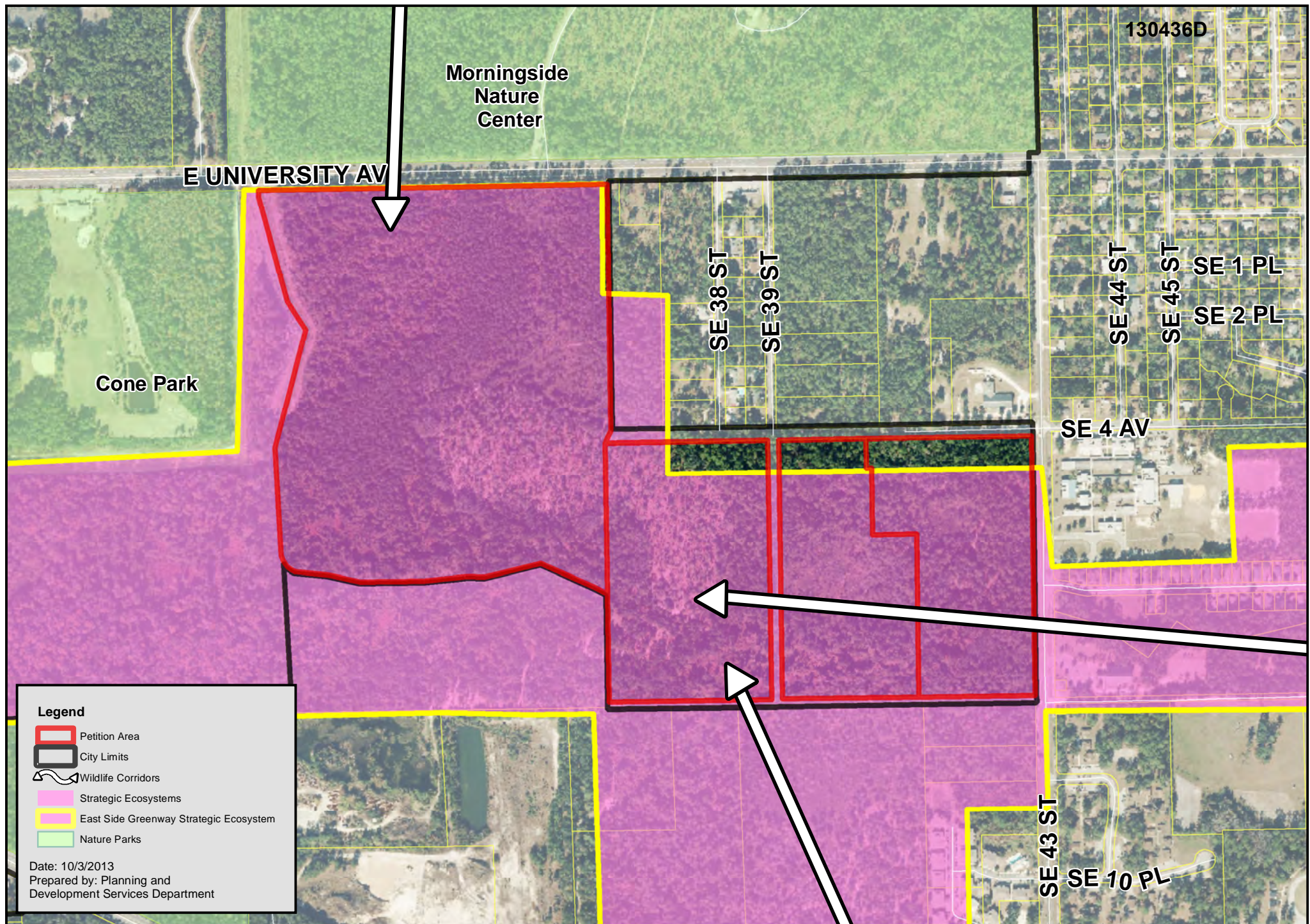
--Amend FLUM from Alachua County Medium Density Residential (4-8 du/ac) to City of Gainesville Residential Low-Density (up to 12 units per acre)  
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**Petition Number**

PB-13-94 LUC  
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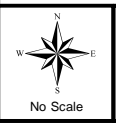




**Legend**

- Petition Area
- City Limits
- Wildlife Corridors
- Strategic Ecosystems
- East Side Greenway Strategic Ecosystem
- Nature Parks

Date: 10/3/2013  
 Prepared by: Planning and Development Services Department



**Exhibit 5 - Strategic Ecosystem on Petition Area**

**Petition Request**

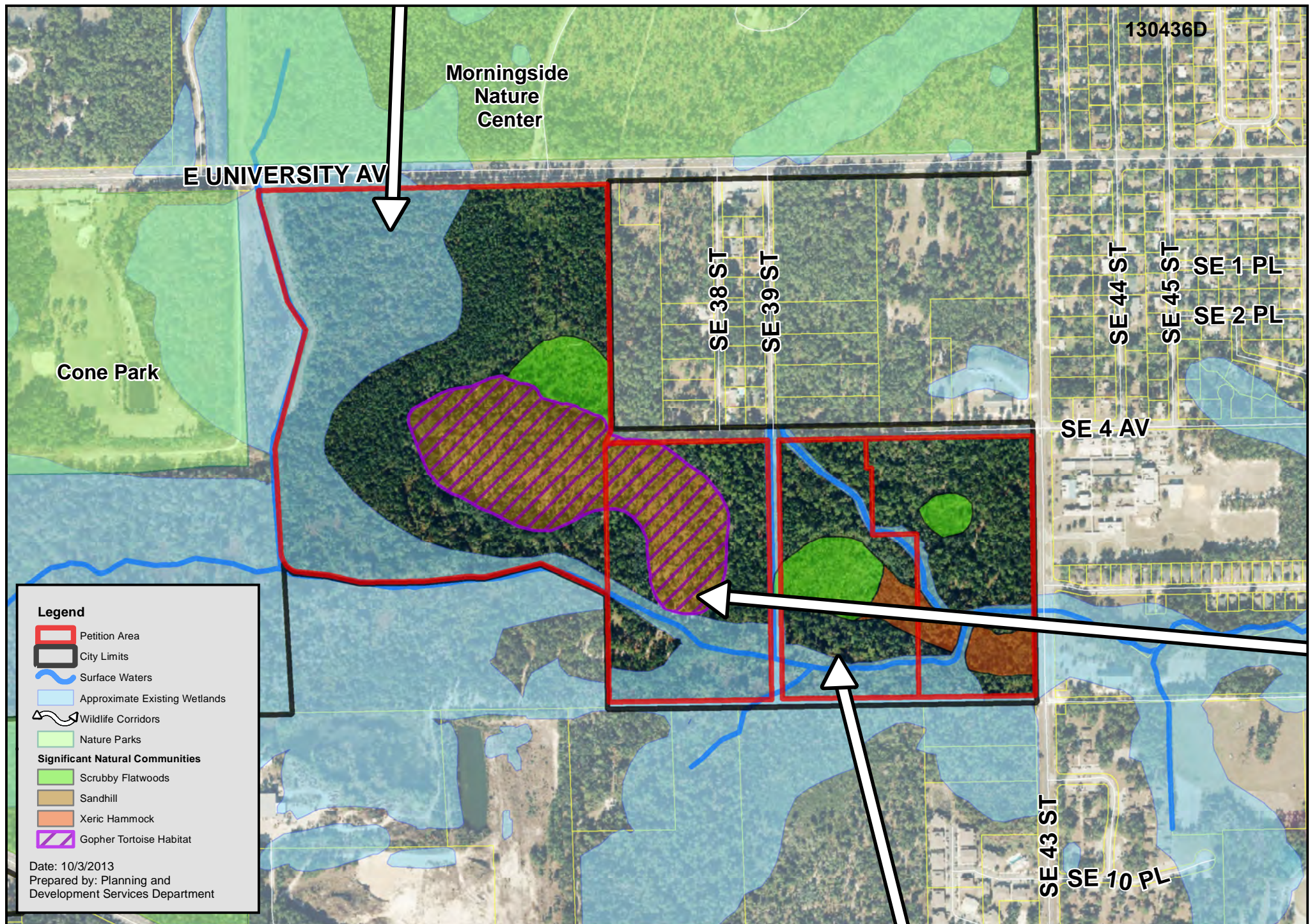
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**Petition Number**

PB-13-94 LUC  
 PB-13-76 ZON



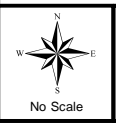




**Legend**

- Petition Area
- City Limits
- Surface Waters
- Approximate Existing Wetlands
- Wildlife Corridors
- Nature Parks
- Significant Natural Communities**
- Scrubby Flatwoods
- Sandhill
- Xeric Hammock
- Gopher Tortoise Habitat

Date: 10/3/2013  
 Prepared by: Planning and Development Services Department



**Exhibit 6 - Overall Environmental Resources**

**Petition Request**

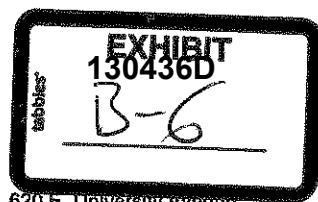
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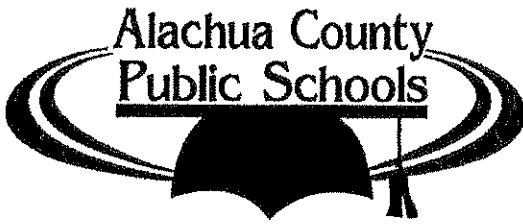






**BOARD MEMBERS**

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



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Suncom Fax 625-6700

**SUPERINTENDENT OF SCHOOLS**

Hershel H. Lyons, Interim Superintendent

*We are committed to the success of every student!*

October 7, 2013

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

**RE: Demetree Annexation.** Review of Comprehensive Plan Amendment and Rezoning Petition including 1,608 single-family units on approximately 134 acres. Tax Parcels 10890-000-000, 10889-000-000, 10889-002-000 and 10889-003-000.

Dear Mr. Mimms:

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 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 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 Demetree Annexation consists of 1,608 multi family units.

**Table 1: Demetree Annexation – Projected Student Generation at Buildout**

	Elementary	Middle	High	Total
<b>Single Family</b>	<b>1,608</b>			
Multiplier	0.159	0.080	0.112	0.351
Students	256	129	181	566
<b>Multi Family</b>	<b>1,608</b>			
Multiplier	.042	.016	.019	0.077
Students	68	26	31	125
<b>Total Students*</b>	<b>256</b>	<b>129</b>	<b>181</b>	<b>566</b>
* Analysis presumes all units will be single family				

**Elementary Schools.** The **Demetree Annexation** is situated in the East Gainesville Concurrency Service Area. The East Gainesville Concurrency Service Area currently provides a capacity of 2,800 seats. The current enrollment is 1,810 students representing a 64.6% utilization compared to an adopted LOS standard of 100%.

Student generation estimates for the **Demetree Annexation** indicate that 256 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 **Demetree Annexation** is situated in the Lincoln Concurrency Service Area. The Lincoln Concurrency Service Area provides a capacity of 1,105 seats. The current enrollment is 683 students representing a 61.8% utilization compared to an adopted LOS standard of 100%.

No new capacity is planned for the Lincoln 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 **Demetree Annexation** indicate that 129 middle seats 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 **Demetree Annexation** is situated in the Eastside Concurrency Service Area. The Eastside Concurrency Service Area currently has a capacity of 2,231 seats. The current enrollment is 1,344 students representing a 60.2% 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.

Student generation estimates for the **Demetree Annexation** indicate that 181 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 **Demetree Annexation** Rezoning at the elementary, middle levels can be reasonably accommodated for the five, ten and twenty year planning periods. From the perspective of school capacity and the efficient utilization of that capacity, new residential development in the CSAs affected by this petition is beneficial and recommended

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 **Demetree Annexation** project 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.

Best Regards,

A handwritten signature in black ink, appearing to read 'Vicki McGrath', with a long horizontal line extending to the right.

Vicki McGrath

CC: Gene Boles