

**Mallory Square**  
*Comprehensive Plan Amendment Report*

*Prepared for Submittal to:*  
City of Gainesville, Florida

*Prepared on Behalf of:*  
Gainesville Real Estate Management, Inc.

*Prepared by:*



June 2007  
Revised July 2007  
Revised October 2007

## **Mallory Square Land Use Change 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 lies within the City of Gainesville in an existing urbanized area. The project site is currently vacant. The proposed project will develop this site and provide a contemporary mixed-use facility to accommodate population growth and enrich the urban fabric of the City of Gainesville area. Furthermore, the use of this land, which is within an urbanized area, will promote efficient and fiscally sound development.

### **CONCURRENCY MANAGEMENT SYSTEM**

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

### **FUTURE LAND USE ELEMENT**

The amendment proposes changing the Residential Medium Density land use to Mixed Use Low Intensity land use. This change will allow for a gradient of intensity from the higher intensity commercial uses north and west of the site to the residential only uses south and east of the site. The Mixed Use Low Intensity development will allow residential densities similar to the surrounding neighborhood as well as neighborhood-scaled residential uses. 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.

### **TRANSPORTATION ELEMENT**

The site lies within Transportation Concurrency Exception Area (TCEA) Zone C and will thus allow for multi-modal access by residents of the development. Coordination with the Florida Department of Transportation and the City of Gainesville will ensure safe,

appropriate access locations where such authority applies, and designs in conformance with Chapters 14-96 and 14-97, F.A.C.

**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 publicly available utility infrastructure. Efficient design of infrastructure will not decrease the existing facilities service capabilities and may include such elements as looped potable water lines and pressurization devices.

The stormwater management facility (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**

This Comprehensive Plan Amendment proposes changing the existing Residential Medium Density Future Land Use Designation to Mixed-Use Low-Intensity. This change on ±8.3 acres located along Southwest 34<sup>th</sup> Street will permit mixed-use development with residential densities similar to existing multi-family development with the added benefit of up to 30,000 sq. ft. of neighborhood convenience-type development. Furthermore, this mixed-use development will allow for transitional uses from the high intensity Southwest 34<sup>th</sup> Street corridor to the residential neighborhoods located east of the roadway.

Properties surrounding the site currently exist in the Residential Medium Density and Commercial land use categories. To the east of the site are the existing Homestead Apartments (252 units) and Serenola Manor Apartments (40 units). South of the site is the Aspen Ridge Apartment complex (120 units) and New Horizons, a social service home. West of the site, across Southwest 34<sup>th</sup> Street, is Stoneridge Apartments (186 units) as well as vacant land with Commercial land use. North of the site is an automobile-oriented commercial neighborhood convenience center.

**Table 1: Surrounding Property Uses and Future Land Use Designations**

Direction	Property Use	Future Land Use Designation
North	Neighborhood Convenience Center	Commercial
East	Apartment complexes	Residential Medium Density
South	Apartment complexes, social service home	Residential Medium Density
West	Apartment complexes	Residential Medium Density and Commercial

The Southwest 34<sup>th</sup> Street corridor is known for its intense commercial activities, especially around its intersection with Southwest Archer Road, much of the neighborhood-serving activities of the corridor are located a significant distance from the context location and require the use of automobile transportation for access. The proposed change to Mixed-use Low-Intensity will provide for a transitional use between Southwest 34<sup>th</sup> Street and the existing residential neighborhoods and for neighborhood scaled non-residential uses.

Additionally, the change will allow for development of a currently vacant parcel, creating an opportunity for infill development along the Southwest 34<sup>th</sup> Street corridor. Protection of the surface water feature on the site, as required by the City Land Development Code, will ensure compatibility with existing environmental amenities.

## Responses to Application

### Impact on Residential Streets

The site is located adjacent to existing development. However, much of this existing development is strictly multi-family in nature and does not have public or through streets. The project site will have direct access onto Southwest 34<sup>th</sup> Street and will not be required to impact existing residential development for access. Thus, it is not anticipated that the change of use will impact residential streets.

### Impact on noise and lighting

Although the project will incorporate non-residential development, portions will be residential only. These areas, which will be located adjacent to existing residential development, will ensure compatibility with existing development and provide a buffer from non-residential development. Additionally, conformance with existing City of Gainesville standards will ensure that lighting will be designed so as not to impact adjacent properties.

### Environmental Features

The project site has one surface water located in the northeast corner of the site. Consistent with the City's Comprehensive Plan, a minimum buffer of 35 feet will be maintained from the top-of-bank. Additional common area may be provided around the edge to provide an amenity to residents of future and existing development.

An isolated remnant mesic-calcareous hammock exists on the southeastern corner of the site. The area includes 12 trees which meet heritage tree criteria defined in the City's Unified Land Development Code. During development plan review, these trees will be located. Consideration will be given to these trees in developing a finalized site plan.

The endangered plant species *Matelea floridana* (Florida spiny pod) has also been identified on a portion of the site. During the development of the project, a plan for maintenance of these plants on the site will be submitted.

### Community Contribution

The change in future land use for the site will allow for the provision of neighborhood scaled non-residential uses in the context area. Most of the commercial corridor of Southwest 34<sup>th</sup> Street contains larger development which serves a larger portion of the Gainesville area. The integration of these smaller scale uses on the subject site will allow for residents of the area to walk to a greater range of uses.

### Potential Long-term Economic Benefits

Specific tax-base increases are difficult to calculate. However, generally, the allowance for commercial and residential uses will increase the value of the property more than residential uses alone. Thus, it is likely that the land-use change will increase the

potential value of development and thus the 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. The Mixed-Use Low-Intensity future land use allows for employment that is not allowed within the Residential Medium Density future land use. Wages paid to employees of commercial development on the site will likely be similar to industry wages throughout the City.

**Level of Service Standards**

**Roadways:**

The project site is located within TCEA Zone C and must meet the standards established in Concurrency Management Element Policies 1.1.5 and 1.1.7 and other relevant standards. Trip generation is estimated as follows.

**Table 2. Estimated Trip Generation**

Land Use (ITE Code)	Description	24-Hour Two Way	AM Peak Hr Enter/Exit	PM Peak Hr Enter/Exit
Apartment (220)	122 Units	884	13/51	55/30
Specialty Retail (814)	30,000 sq. ft.	1,321	N/A	42/52
Total	N/A	2,205	13/51	97/82

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 provided equation instead of the linear rate.

**Recreation:**

**Table 3. Estimated Recreation Impacts**

	LOS (1 per # of persons)	Inventory (Present)	Impact from Proposed Development	Post-Development Available Capacity
Swim Pool (50 M)	85000	2	0.00	0.57
Swim Pool (25 Yd)	75000	1	0.00	1.38
Softball Field (adult)	14000	12	0.02	3.34
Soccer Field	11000	14	0.02	2.98
Miles of Trail	4500	30	0.06	3.07
Basketball Court	4500	28	0.06	1.07
Tennis Court	6000	22	0.05	1.8
Raquetball Court	12000	14	0.02	3.9
Equipped Play Area	10000	28	0.03	15.88
	LOS (Acres per 1000)	Inventory (Present)	Impact from Proposed Development	Post-Development Available Capacity
Local Nature/Conservation	6.0	2,270.6	1.65	1,543.44
Sports	0.5	103	0.14	42.40
Community Park	2.0	266	0.55	23.61
Neighborhood Park	0.8	161.3	0.22	64.35
Total	9.3	2,800.9	2.55	1,673.8

1. Data presented in this table are taken from the Recreation Element of the City of Gainesville Comprehensive Plan as well as updated data regarding the current recreation infrastructure of the City provided by City staff. Existing City of Gainesville Population is 120,919, the 2006 estimate for the City. Impact is based upon 122 units with 2.25 residents per unit.

**Potable Water:**

**Residential:**

122 units x 2.25 persons per dwelling x 200 gallons per day per person = 54,900 gallons per day

**Commercial:**

3,000 gallons per day x 1.6 (water LOS to wastewater LOS ratio) = 4,800 gallons per day

**Wastewater Flow:**

**Residential:**

122 units  
x 2.25 persons per unit  
x 123 gallons per person per day  
= 33,763.5 gallons per day

**Commercial:**

30,000 square feet  
x 0.1 gallons per square foot per day  
= 3,000 gallons per day

**Solid Waste Generated:**

Solid waste generation rates are based on studies conducted by the Palm Beach County Solid Waste Authority. Solid waste generation will not exceed the City's established level of service of 0.655 tons of solid waste per capita.

**Residential**

1.10 tons/unit/year x 122 units = 134.2 tons/year

**Commercial**

30,000 square feet x 5.34 lbs/square feet/year = 80.1 tons/year

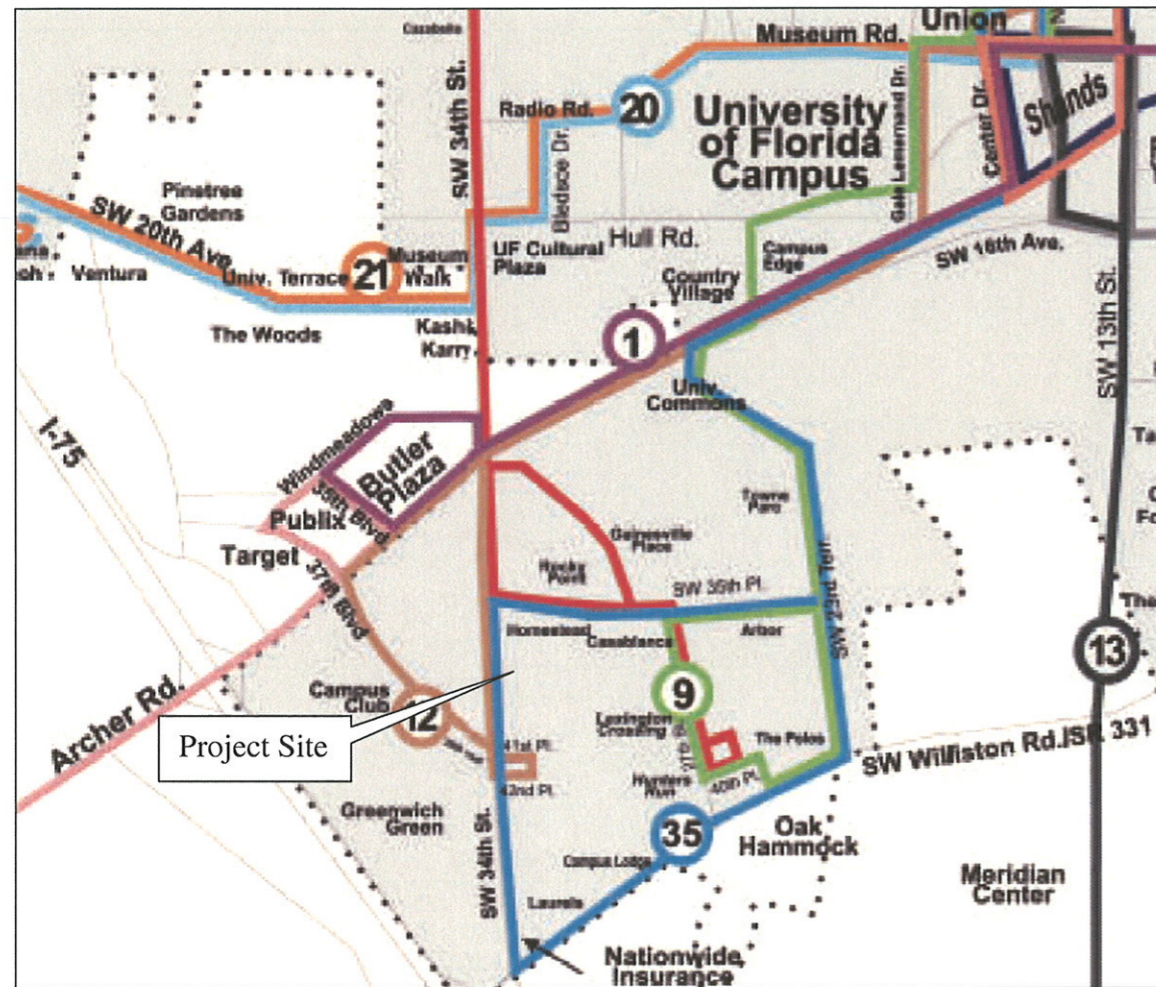
**Access by Transit, Bikeways, and Pedestrian Facilities**

The project site is located on Southwest 34<sup>th</sup> Street, an established transit corridor. The site is directly served by RTS Routes 12 and 35. Route 35 is accessible at Southwest 35<sup>th</sup> Place, a 500 ft. walk from the northern property line of the site. Route 1 is available at Southwest Archer Road and can be reached by Route 12 or a ½ mile walk. Figure 1 illustrates the availability of transit at the site.

RTS Route 12, which connects directly to the University of Florida campus, has a.m. peak headways of 15 minutes, p.m. peak headways of 20 minutes and service varying between 15 and 23 minutes throughout the midday and evening. Route 35, which also has direct service to the University of Florida campus, operates with 15-23 minute headways through the early p.m. peak, with 45 minute headways after that.

The proposed development would also be served by the Later Gator Route B service, which operates late nights Thursday through Saturday. The nearest transit shelter on





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

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

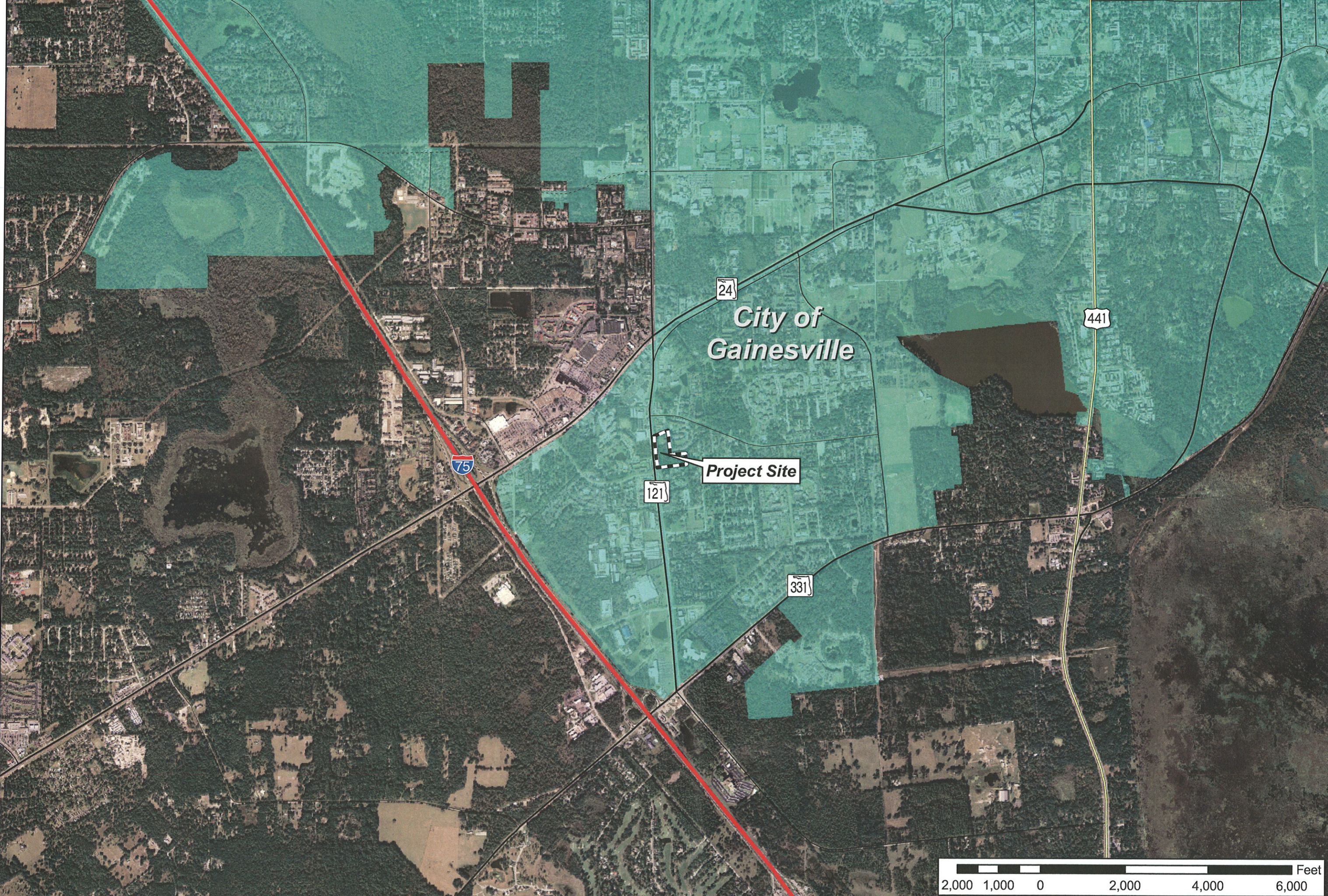
northbound Southwest 34<sup>th</sup> Street is located at University Town Center, approximately 1,400 feet (or a 5 minute walk) from the north edge of the project site. Several bus stops are located within this distance.

Southwest 34<sup>th</sup> 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. Connections to these facilities will be provided from the project site in an appropriate and safe manner. Parking facilities for bicycles will also be provided on-site to allow for this multi-modal connection.

Pedestrian facilities currently exist along both sides of Southwest 34<sup>th</sup> Street at the project site. These facilities will connect the development to the larger context area as well as transit opportunities. Pedestrian and bicycle connections are possible to sites to the north and south via the existing sidewalk network along Southwest 34<sup>th</sup> Street.

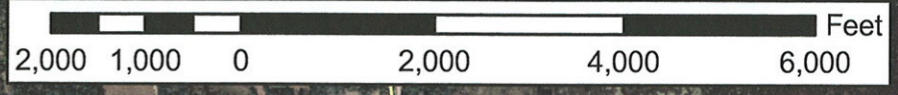
Given that the development to the north has only one pedestrian crossing area, which comes from the intersection of the existing full-access driveway and Southwest 34<sup>th</sup> Street, no additional connection is proposed. Pedestrian and bicycle traffic from the south will be able to access the commercial portions of the property from the existing sidewalk location. This will reduce non-resident pedestrian traffic through the residential portion of the site, thereby providing additional security for residents of Mallory Square.

# Mallory Square Comprehensive Plan Amendment



City of  
Gainesville

Project Site

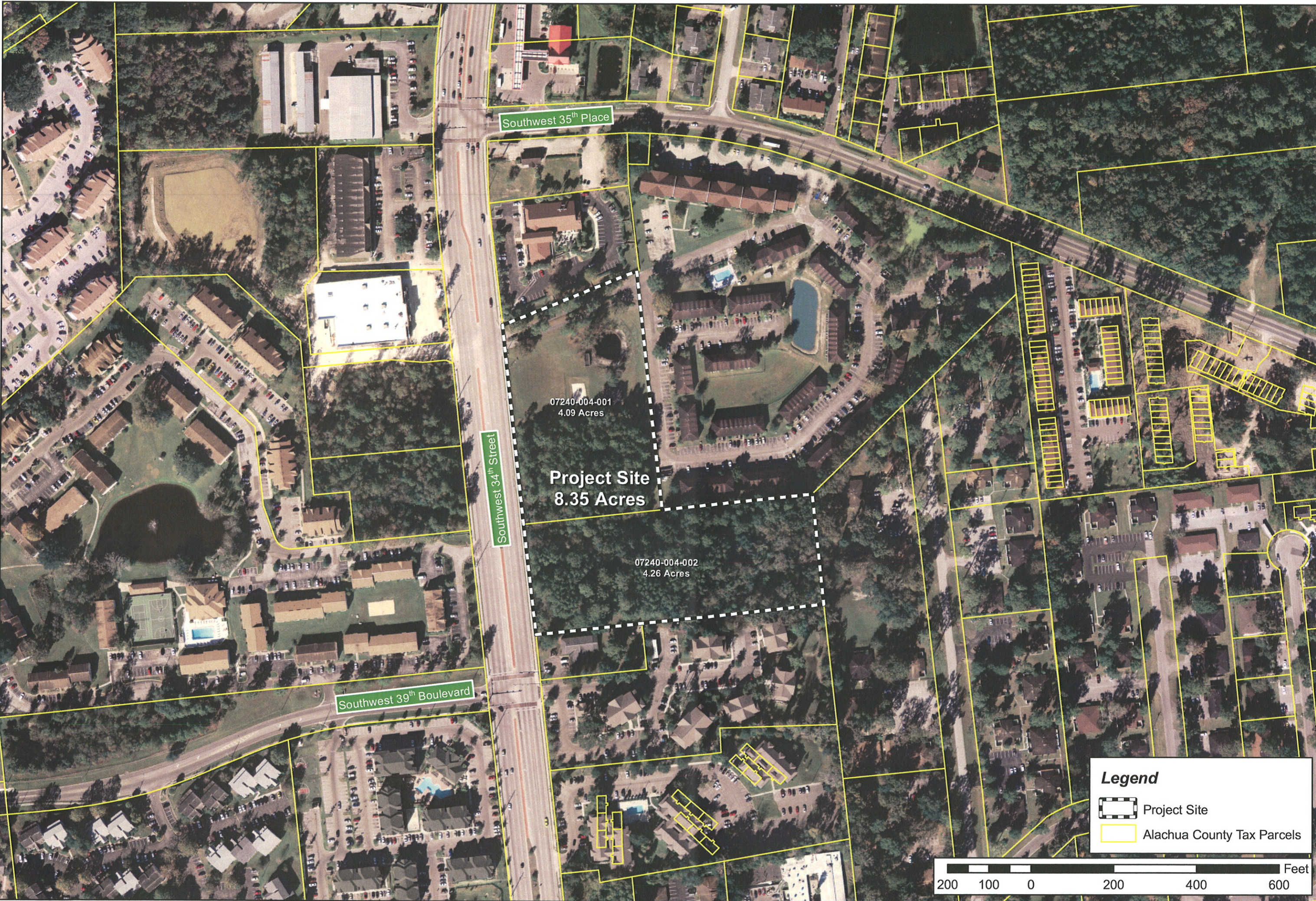


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Standard Parallel 1: 29.583333  
Standard Parallel 2: 30.750000  
Datum: North\_American\_1983

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<http://www.cei-civil.com>



# Mallory Square Comprehensive Plan Amendment



Southwest 35<sup>th</sup> Place

Southwest 34<sup>th</sup> Street

Southwest 39<sup>th</sup> Boulevard

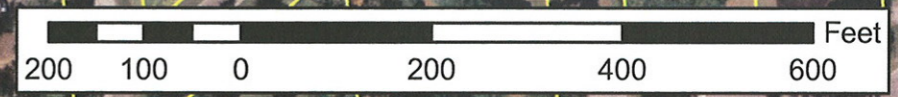
07240-004-001  
4.09 Acres

**Project Site**  
8.35 Acres

07240-004-002  
4.26 Acres

### Legend

-  Project Site
-  Alachua County Tax Parcels



Prepared by: Employee 280  
 Projection: NAD\_1983\_StatePlane  
 Florida\_North\_FIPS\_0903\_Feet  
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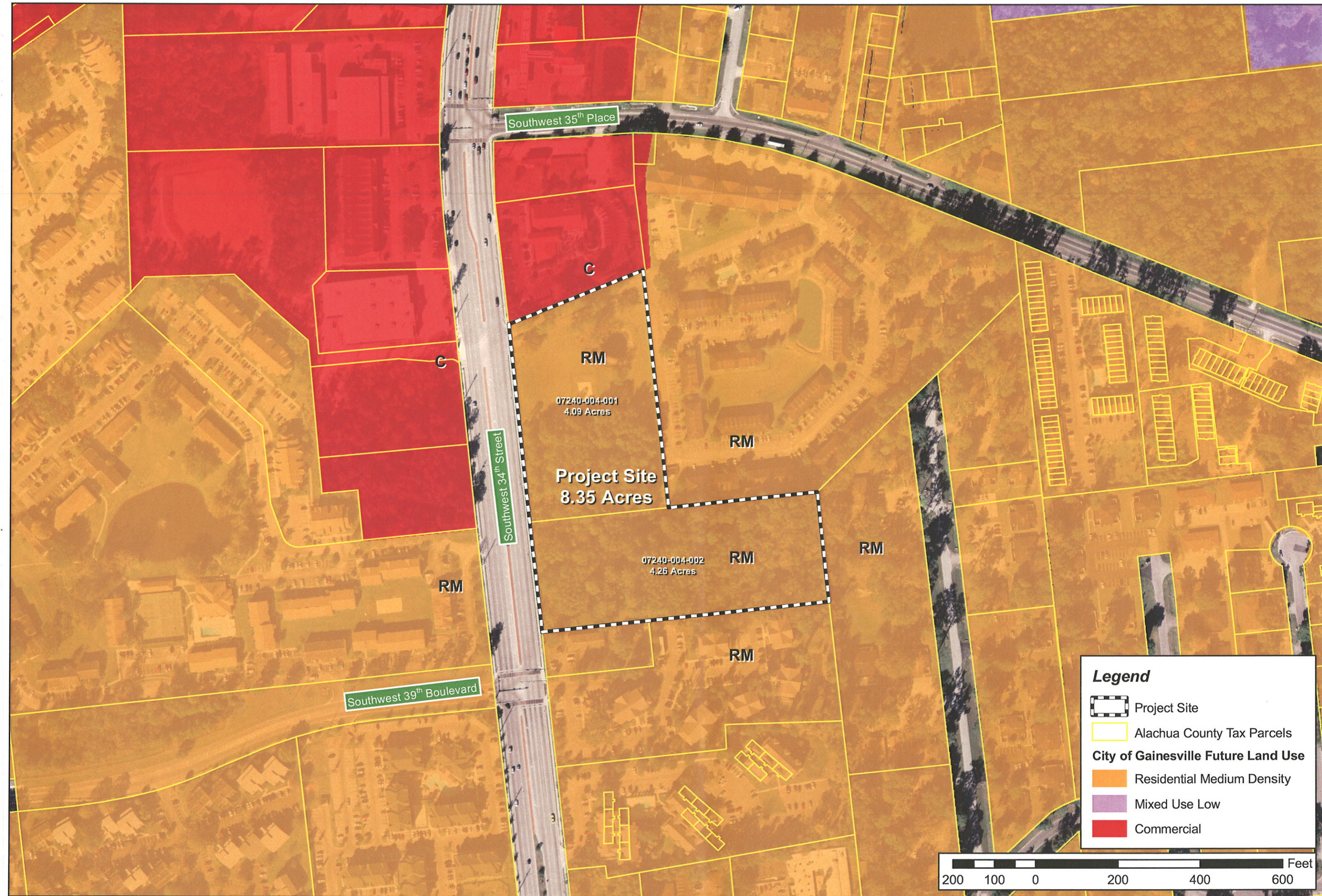
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Date: April 18, 2007  
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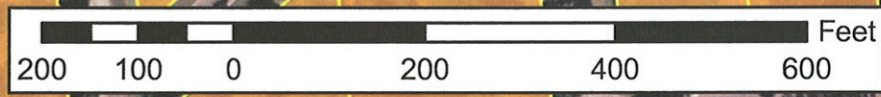


# Mallory Square Comprehensive Plan Amendment



**Legend**

- Project Site
- Alachua County Tax Parcels
- City of Gainesville Future Land Use**
- Residential Medium Density
- Mixed Use Low
- Commercial



Prepared by: Employee 280  
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 Florida North Central Zone  
 Projection: Lambert Conformal Conic  
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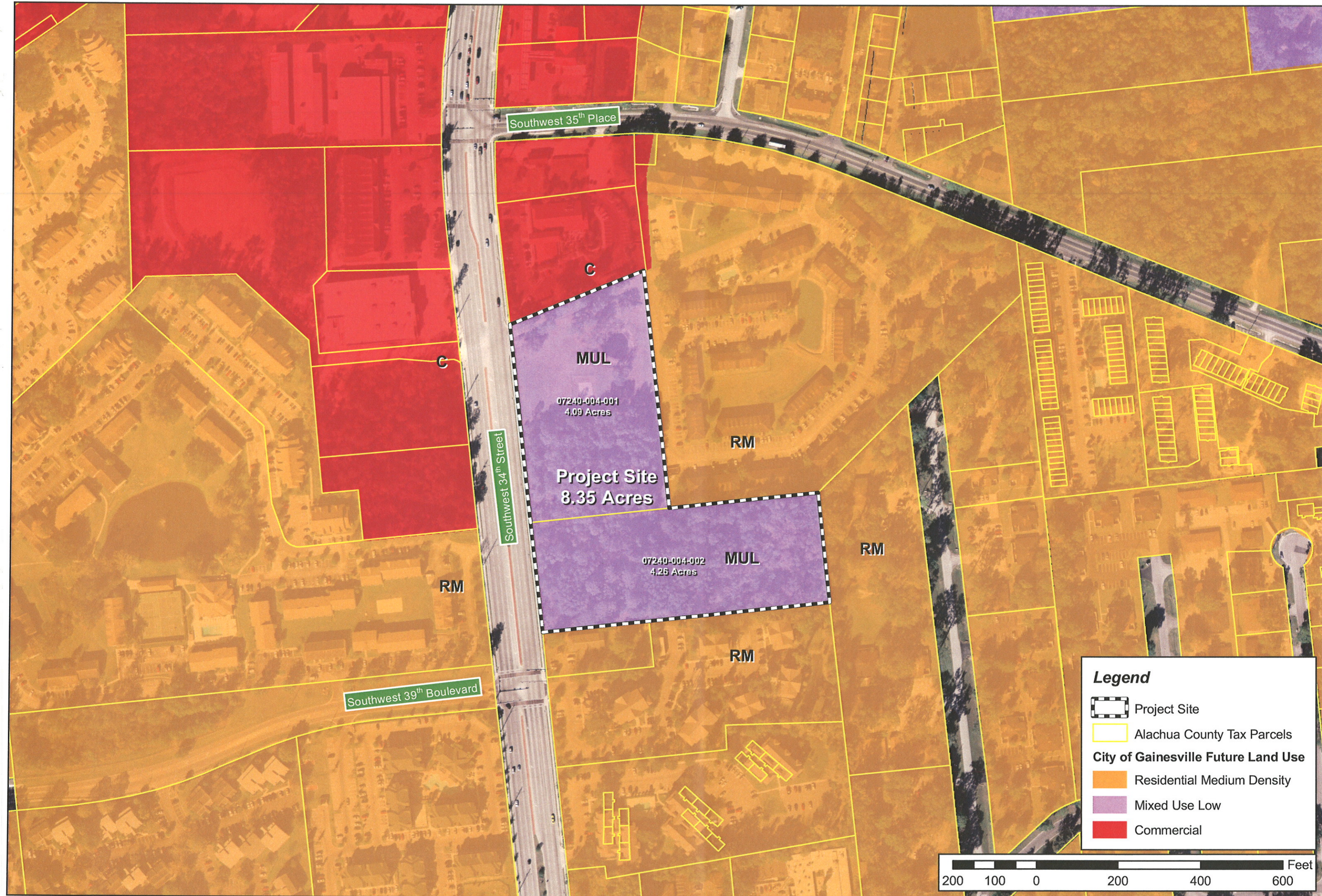
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**CE**

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# Mallery Square Comprehensive Plan Amendment



**Legend**

-  Project Site
-  Alachua County Tax Parcels
- City of Gainesville Future Land Use**
-  Residential Medium Density
-  Mixed Use Low
-  Commercial

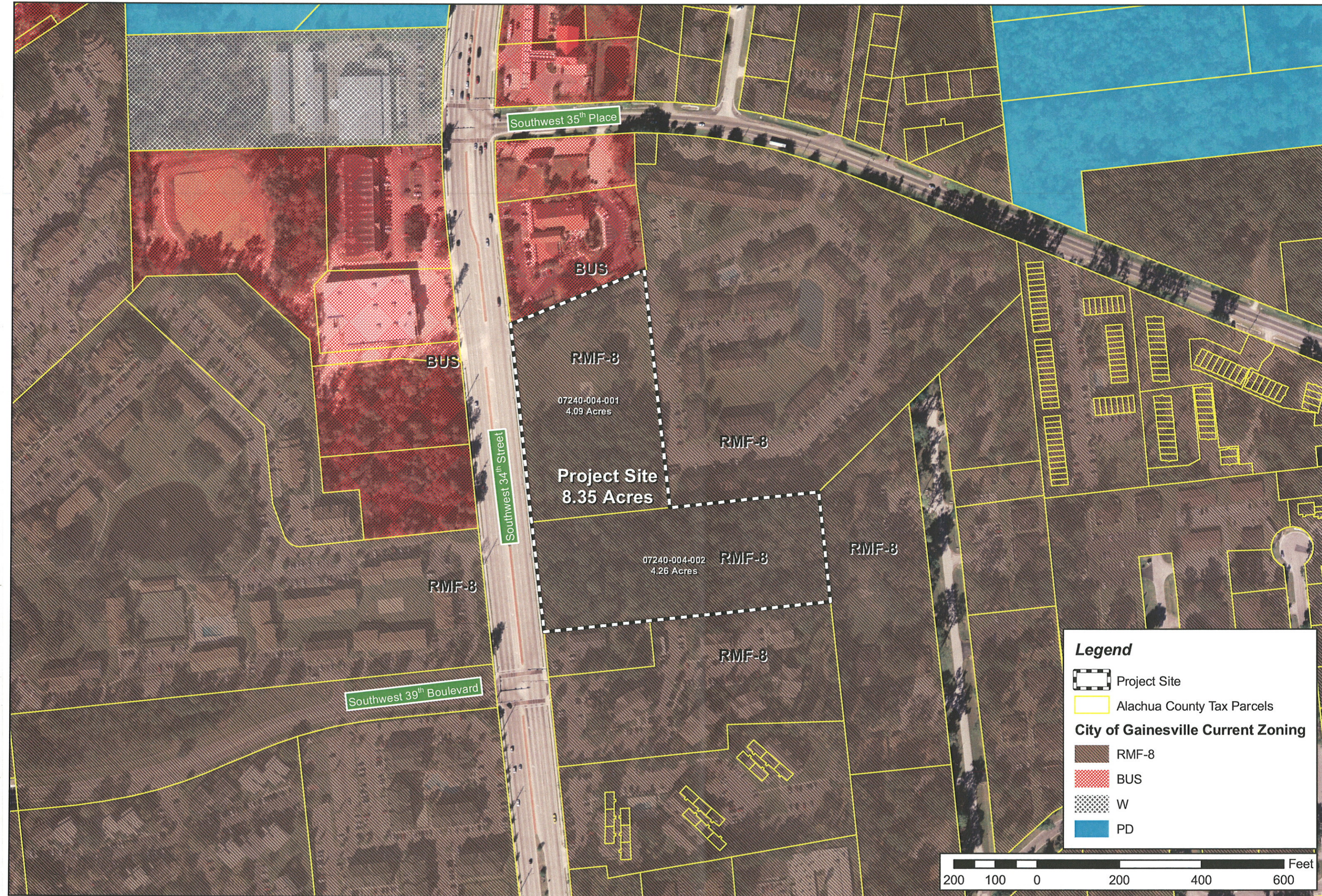


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 GCS: North\_American\_1983

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# Mallory Square Comprehensive Plan Amendment



**Legend**

- Project Site
- Alachua County Tax Parcels

**City of Gainesville Current Zoning**

- RMF-8
- BUS
- W
- PD

Prepared by: Employee 280  
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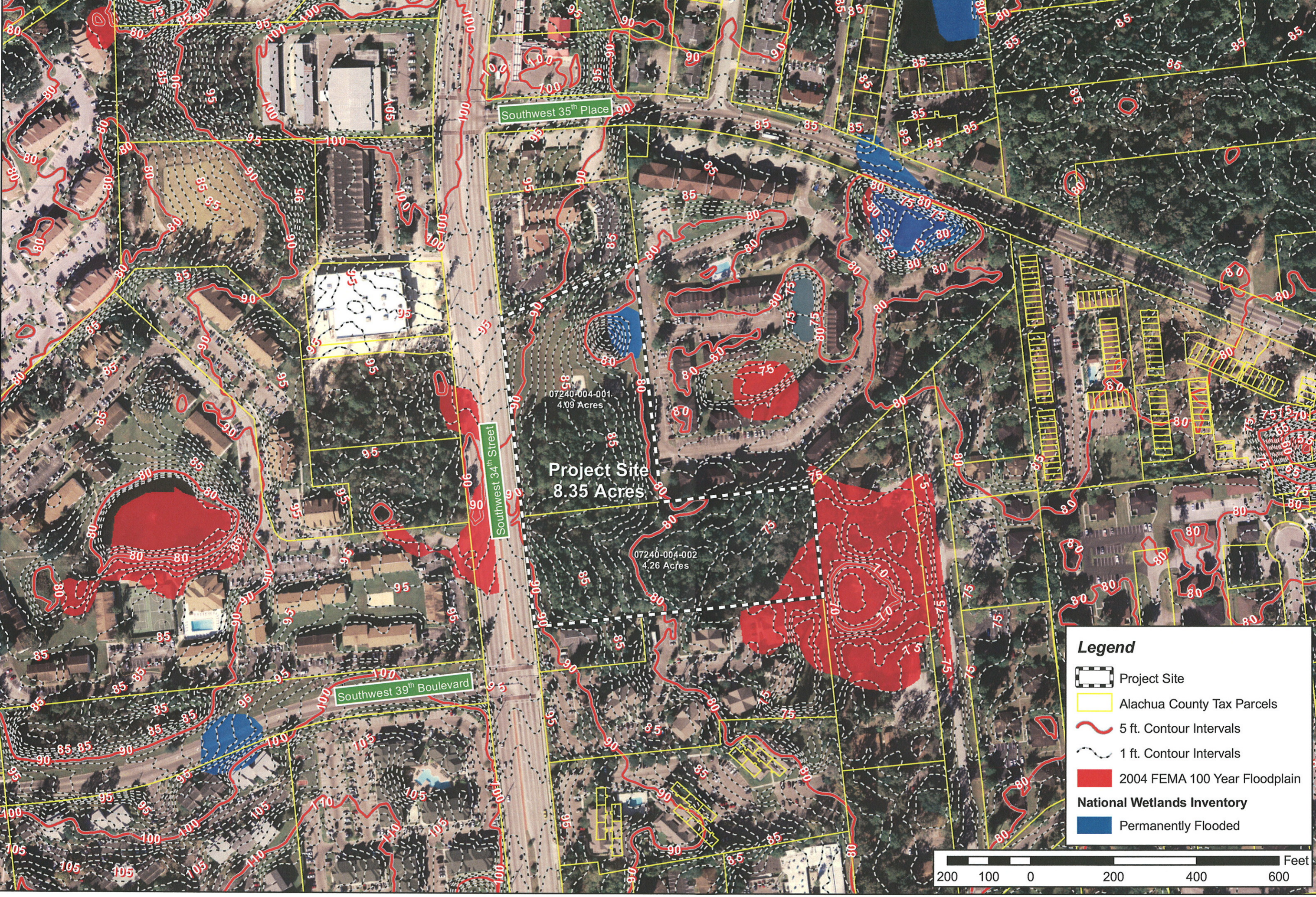
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# Mallery Square Comprehensive Plan Amendment



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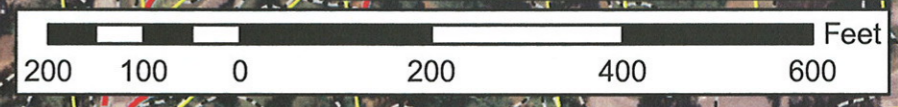


**Legend**

- Project Site
- Alachua County Tax Parcels
- 5 ft. Contour Intervals
- 1 ft. Contour Intervals
- 2004 FEMA 100 Year Floodplain
- Permanently Flooded

**National Wetlands Inventory**

- Permanently Flooded





## 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.

### BIVANS SAND, 2-5% SLOPES

- THIS SOIL HAS SEVERE LIMITATIONS FOR MOST URBAN USES AS SITE FOR SEPTIC TANK ABSORPTION FIELDS, SEWAGE LAGOONS, TRENCH LANDFILLS, DWELLING, SMALL COMMERCIAL BUILDINGS AND LOCAL ROADS AND STREETS. THE HIGH SHRINK-SWELL POTENTIAL OF THE CLAYEY SUBSOIL ARE MAJOR LIMITATIONS FOR DWELLINGS OR SMALL COMMERCIAL BUILDINGS. THE LOW STRENGTH, WETNESS, AND HIGH SHRINK-SWELL POTENTIAL OF THE CLAYEY SUBSOIL ARE MAJOR LIMITATIONS FOR CONSTRUCTING LOCAL ROADS AND STREETS
- HYDROLOGIC SOIL GROUP: D

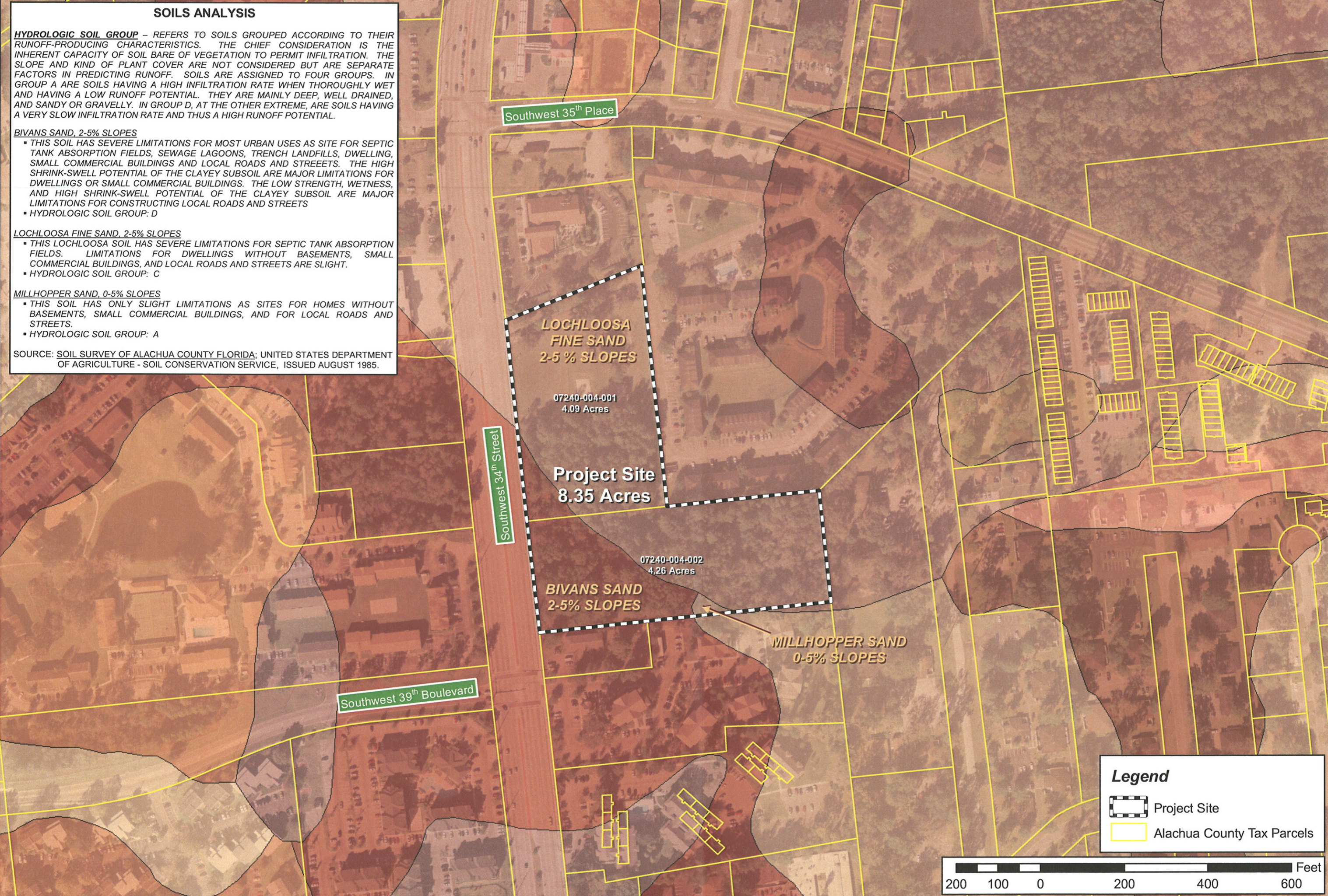
### LOCHLOOSA FINE SAND, 2-5% SLOPES

- THIS LOCHLOOSA SOIL HAS SEVERE LIMITATIONS FOR SEPTIC TANK ABSORPTION FIELDS. LIMITATIONS FOR DWELLINGS WITHOUT BASEMENTS, SMALL COMMERCIAL BUILDINGS, AND LOCAL ROADS AND STREETS ARE SLIGHT.
- HYDROLOGIC SOIL GROUP: C

### MILLHOPPER 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 1985.



Prepared by: Employees 280  
Projection: NAD\_1983\_StatePlane  
Florida\_North\_FIPS\_983\_Feet  
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File: L:\005\2006\06-0790\GIS\SWD04s.mxd

**Legend**

- Project Site
- Alachua County Tax Parcels

