

Legislative #

150943

CHECKLIST FOR EXPEDITED STATE REVIEW & STATE COORDINATED REVIEW

Legistar #: 150943

Petition #: PB-16-45 LUC

Title of Agenda Item: LAND USE CHANGE - 2801 SW WILLISTON ROAD

1st Reading June 16, 2016

Date transmitted to State Land Planning Agency and other agencies: June 20, 2016

Cycle # (DEO No.) 16-2ESR

Comment Letters Received & City Responses (attach copies of comment letters and City staff response letters)

State Land Planning Agency	yes <u>X</u>	no _____	City staff response letter _____
Regional Planning Council	yes <u>X</u>	no _____	City staff response letter _____
St. Johns Water Management District	yes <u>X</u>	no _____	City staff response letter _____
Suwannee River Water Management District	yes _____	no _____	City staff response letter _____
Department of Environmental Protection	yes <u>X</u>	no _____	City staff response letter _____
Department of State	yes _____	no _____	City staff response letter _____
Department of Transportation	yes <u>X</u>	no _____	City staff response letter _____
Department of Education (if related to public schools)	yes <u>X</u>	no _____	City staff response letter _____
Alachua County	yes _____	no _____	City staff response letter _____
Other agencies/entities	yes _____	no _____	City staff response letter _____

Deemed withdrawn date (180 calendar days from the date of receipt of the 1st agency's comment letter) 6-27-16; Extension granted until _____ (must attach agreement and notices of extension to State Land Planning Agency and persons/agencies who commented)

2nd Reading Date: _____

Date(s) sent to reviewing agencies that provided comments on 1st reading: June 20th

Date of receipt of State Land Planning Agency letter of completeness (attach copy) June 27th

If State Coordinated Review, date of notice of intent (attach copy) _____

Checklist completed by: Andrew Puccia

Date checklist completed: Aug 1

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

July 22, 2016



The Honorable Lauren Poe
Mayor, City of Gainesville
P.O. Box 490, Station 19
Gainesville, FL 32627-0490

Dear Mayor Poe:

The Department has completed its review of the proposed plan amendment for the City of Gainesville (Amendment No. 16-2ESR), which was received on June 22, 2016. We have reviewed the proposed amendment pursuant to the expedited review process in Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comment related to important state resources and facilities within the Department of Economic Opportunity's authorized scope of review that will be adversely impacted by the amendment if adopted.

The City is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the City. If other reviewing agencies provide comments, we recommend the City consider appropriate changes to the amendment based on those comments. If unresolved, such comments could form the basis for a challenge to the amendment after adoption.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department of Economic Opportunity and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

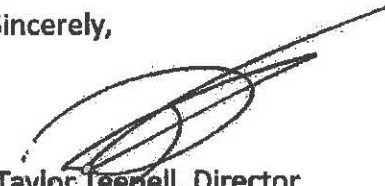
The Honorable Lauren Poe

July 22, 2016

Page 2 of 2

If you have any questions concerning this review, please contact Robin Branda, at (850) 717-8495, or by email at Robin.Branda@deo.myflorida.com

Sincerely,



Taylor Teepell, Director
Division of Community Development

TT/rb

cc: Mr. Scott Koons, AICP, Executive Director, North Central Florida Regional Planning Council
Mr. Ralph Hilliard, Planning Manager, City of Gainesville



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June 24, 2016

Mr. Dean Mimms, AICP, Lead Planner
City of Gainesville
P.O. Box 490, Mail Station 11
Gainesville, FL 32627

RE: Regional Review of City of Gainesville Comprehensive Plan Draft Amendment
Item PB-16-45 LUC

Dear Dean:

At its regularly scheduled meeting held June 23, 2016, the Council reviewed the above-referenced items. Subsequent to their review, the Council voted to adopt the enclosed report.

If you have any questions concerning this matter, please do not hesitate to contact Steven Dopp, Senior Planner of the Planning Council's Regional and Local Government Programs staff, at 352.955.2200, extension 109.

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

cc: Ray Eubanks, Florida Department of Economic Opportunity
Sherry Spiers, Florida Department of Economic Opportunity

v:\house\letters\gville.160624.ltr.docx

Handwritten note:
Answer
For you
Action
1/1/16
LUC

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl
Review Date: 6/23/16
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 107
Local Government: City of Gainesville
Local Government Item No.: PB-16-45 LUC
State Land Planning Agency Item No.: 16-2ESR

Date Mailed to Local Government and State Land Planning Agency: 6/24/16 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The amendment reclassifies approximately 13.3 acres of recently-annexed land from County Institutional and Office/Residential to City Residential Medium Density (up to 30 units per acre. See attached).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The subject property of the amendment is located within one-half mile of Interstate Highway 75 as well as State Roads 121 and 331, which are identified in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. The subject property is also located within City Transportation Mobility Program Area C and is subject to the requirements of City Transportation Mobility Element Objective 10.1 and associated policies (see attached). The City Transportation Element objective requires the implementation of one or more practices consistent with Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.1 states that within municipalities where local government comprehensive plans contain goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately mitigated and local government plans and plan amendments are not subject to a Regional Planning Council determination impacts to the Regional Road Network. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

The subject property of the amendment is located within a Stream-to-Sink Watershed which is identified and mapped in the regional plan as a Natural Resource of Regional Significance. Nevertheless, significant adverse impacts are not anticipated to occur to the natural resources as, the City Comprehensive Plan contains adequate policy direction consistent with the regional plan to mitigate adverse impacts to the natural resources (see attached).

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendments?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Not Applicable	<input type="checkbox"/>		<input type="checkbox"/>

It is recommended that these findings be forwarded to the City and the Florida Department of Economic Opportunity.

Council Action: At its June 23, 2016 meeting, the Council voted to adopt this report.



St. Johns River Water Management District

Ann B. Shortelle, Ph.D., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500
On the Internet at www.sjrwmd.com.

July 15, 2016

Mr. Ralph Hilliard
Planning Manager
City of Gainesville
P.O. Box 490, Station 11
Gainesville, FL 32627

Re: City of Gainesville Proposed Comprehensive Plan Amendment #16-2ESR

Dear Mr. Hilliard:

St. Johns River Water Management District (District) staff have reviewed the above-referenced proposed comprehensive plan amendment. District staff review, as outlined in *Florida Statutes*, focused on flood protection and floodplain management, wetlands and other surface waters, and regional water supply as they relate to important state resources and facilities that will be adversely impacted by the amendment if adopted. District staff have no comments on the proposed amendment because no adverse impacts to important state resources and facilities were identified. However, technical assistance related to surface water is provided below.

Technical assistance

According to District maps, the property subject to the proposed future land use map change is located within the District's Sensitive Karst Area Basin. Please note that any environmental resource permit (ERP) application for the property must meet the District's additional surface water management basin criteria in Rule 40C-41, *Florida Administrative Code*, in addition to the basic ERP criteria in other rules.

If you have any questions or need additional information, please contact me at (386) 312-2369 or sfitzgib@sjrwmd.com.

Sincerely,

Steve Fitzgibbons, AICP, Intergovernmental Planner
Governmental Affairs Program

cc: Ray Eubanks, Florida Department of Economic Opportunity

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Ron Howse
COCOA

Persons, Andrew W.

From: Mimms, Dean L.
Sent: Monday, July 11, 2016 6:19 PM
To: Persons, Andrew W.
Cc: Hilliard, Ralph W.
Subject: FW: Gainesville 16-2ESR Proposed

Here you go Andrew, from FDEP.

Dean.

From: Ray, Suzanne E. [<mailto:Suzanne.E.Ray@dep.state.fl.us>]
Sent: Monday, July 11, 2016 12:52 PM
To: Hilliard, Ralph W.; Mimms, Dean L.; DCPexternalagencycomments
Subject: Gainesville 16-2ESR Proposed

To: Ralph Hilliard, Planning Manager

Re: Gainesville 16-2ESR – Expedited Review of Proposed Comprehensive Plan Amendment

*Please note the new contact information below.

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Feel free to contact me at Suzanne.e.ray@dep.state.fl.us or (850) 717-9037 for assistance or additional information. Please send all amendments, both proposed and adopted, to plan.review@dep.state.fl.us or

Florida Department of Environmental Protection
Office of Intergovernmental Programs, Plan Review
2600 Blair Stone Rd. MS 47
Tallahassee, Florida 32399-2400





Florida Department of Transportation

RICK SCOTT
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

JIM BOXOLD
SECRETARY

July 15, 2016

Messrs. Ralph Hilliard and Dean Mimms
City of Gainesville
PO Box 490, Station 11
Gainesville, FL 32627
hilliardrw@cityofgainesville.org
mimmsdl@cityofgainesville.org

SUBJECT: *City of Gainesville Transmitted Comprehensive Plan Amendment (DEO 16-2 ESR)*

Amendment Summary

FDOT has reviewed the proposed amendment, 16-2 ESR, submitted by the City of Gainesville. The proposed amendment seeks to modify the Future Land Use Map designation for 13.33 acres, located at 2108 SW Williston Road, from Alachua County Institutional and Office/Residential to City of Gainesville Residential Medium-Density (RM). The property has recently been voluntarily annexed into the City of Gainesville. The property is located in proximity to several state facilities including SR 331, SR 121, US 441 and I-75. It should be noted that SR 331 and I-75 are Strategic Intermodal System (SIS) facilities. No capacity projects are programmed in the vicinity of the subject property. The easternmost portion of the property is developed with a 3,100 square foot office building.

The land use change is accompanied by a proposed ordinance to amend the City's Zoning Map Atlas for the property from Alachua County Residential and Professional District (RP) to City of Gainesville Multiple-Family Residential District (MF-7). This zoning district will increase the maximum potential density for the property to 14 units/acre, with the option of an additional 7 units/acre using density bonus points. This allows a maximum of 21 units/acre.

Comments

A traffic analysis was not provided as a part of the comprehensive plan amendment package. The following FDOT analysis is based on the maximum potential 21 units/acre allowed by the proposed zoning district. Please include the following analysis prior to an adoption phase.

Trip Generation

Table 1 shows the trip generation based on the maximum potential development allowed using ITE's *Trip Generation Manual, 9th Edition*.

Table 1

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Multi-Family Residential	220	280	DU	1,820	141	172

Roadway Capacity

Table 2 shows the PM peak hour and maximum level of service volumes for nearby state facilities according to FDOT's 2014 Florida State Highway System Level of Service Report, dated September 2015.


Table 2

Road	Map ID	Segment	FDOT LOS Standard	Maximum Service Volume	2014 Peak Hour Volume	Current LOS
I-75	3	SR 121 to SR 24	D	10,060	5,850	B
US 441/SR 25	53	SR 331 to SR 226	D	3,580	1,701	C
SR 331	104	I-75 to US 441	D	3,580	2,250	C
SR 121	105	SR 331 to SR 24	D	5,390	2,284	C

The FDOT does not identify any potential adverse impacts at this time.

If you have any questions, please do not hesitate to contact me by email: Ameera.Sayeed@dot.state.fl.us or call: (904) 360-5647.

Sincerely,



Ameera Sayeed, AICP, GISP
FDOT D2 Growth and Development/Modeling Supervisor

Persons, Andrew W.

From: Suber, Tracy <Tracy.Suber@fldoe.org>
Sent: Friday, July 22, 2016 1:33 PM
To: Hilliard, Ralph W.; Mimms, Dean L.
Cc: pearsonaw@cityofgainesville.org; Vicki McGrath; DCPexternalagencycomments; Spiers, Sherry A.
Subject: City of Gainesville 16-2ESR

Dear Mr. Hilliard and Mr. Mimms –

Thank you for the opportunity to review the City of Gainesville's proposed 16-2ESR amendment package, which the Florida Department of Education received on July 8, 2016. According to the department's responsibilities under section 163.3184(3)(b), Florida Statutes, I reviewed the amendment considering provisions of chapter 163, part II, F.S., and to determine whether the proposal, if adopted, would have the potential to create adverse effects on public school facilities.

The proposal would amend the future land use map to apply the city's Residential Medium Mixed Use designation to a 13.33-acre parcel, currently designated as County Institutional and Office/Residential. Upon request, city staff provided supplemental information regarding the proposal's effects on school capacity as analyzed by Alachua County Public Schools. The proposal has the potential to increase residential density by an additional 304 dwelling units.

According to the April 19, 2016, School Capacity Review, the estimated demand for middle school and high school capacity can be reasonably accommodated in the short-term and long-term planning periods. The affected elementary school concurrency service area, however, is currently deficient and no capacity improvement projects are programmed; the school district is reviewing options to resolve the level of service issue.

Given this, the city should continue to work closely with the school district to monitor available elementary school capacity in the affected area. The timing of future residential development on the property should be conditioned on a finding that sufficient capacity is available or that mitigation of the development impacts is provided, as detailed within the interlocal agreement and section 163.3180(6)(h), F.S.

Again, thank you for the opportunity to review and comment. Please contact me at 850-245-9312 or Tracy.Suber@fldoe.org, if you have questions, or if I may be of assistance.

Sincerely,
Tracy Suber

Tracy D. Suber
Growth Management and Facilities Policy Liaison
Office of Educational Facilities
325 West Gaines Street, Suite 1014, Tallahassee, Florida 32399-0400
850-245-9312 Office



ORDINANCE NO. 150943

An ordinance amending the Future Land Use Map of the City of Gainesville Comprehensive Plan by changing the land use category of approximately 13.33 acres of property that is generally located at 2801 SW Williston Road near the southeastern corner of Williston Road and SW 29th Drive, as more specifically described in this ordinance, from Alachua County Institutional and Office/Residential to City of Gainesville Residential Medium-Density (RM); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, notice was given as required by law that the Future Land Use Map of the City of Gainesville Comprehensive Plan be amended by changing the land use category of the subject property; and

WHEREAS, the City Plan Board, which acts as the local planning agency pursuant to Section 163.3174, Florida Statutes, held a public hearing on April 28, 2016, and voted to recommend that the City Commission approve this Future Land Use Map amendment; and

WHEREAS, an advertisement no less than two columns wide by ten (10) inches long was placed in a newspaper of general circulation and provided the public with at least seven (7) days' advance notice of this ordinance's first public hearing (i.e., transmittal hearing) to be held by the City Commission in the City Hall Auditorium, located on the first floor of City Hall in the City of Gainesville; and

WHEREAS, after the first public hearing, the City of Gainesville transmitted copies of this proposed amendment to the reviewing agencies and any other local government unit or state agency that requested same; and

WHEREAS, a second advertisement no less than two columns wide by ten (10) inches long was placed in the aforesaid newspaper and provided the public with at least five (5) days' advance notice of this ordinance's second public hearing (i.e., adoption hearing) to be held by the

1 City Commission; and

2 **WHEREAS**, public hearings were held pursuant to the notice described above at which
3 hearings the parties in interest and all others had an opportunity to be and were, in fact, heard;
4 and

5 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered
6 any written comments received concerning this Future Land Use Map amendment.

7 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
8 **CITY OF GAINESVILLE, FLORIDA:**

9 **Section 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is
10 amended by changing the land use category of the following property from Alachua County
11 Institutional and Office/Residential to City of Gainesville Residential Medium-Density (RM):

12 See legal description attached as **Exhibit A** and made a part hereof as if set forth
13 in full. The location of the property is shown on **Exhibit B** for visual reference.
14 In the event of conflict or inconsistency, **Exhibit A** shall prevail over **Exhibit B**.

15
16 **Section 2.** Within ten (10) working days of the transmittal (first) hearing, the City
17 Manager or designee is authorized and directed to transmit this Future Land Use Map
18 amendment and appropriate supporting data and analyses to the reviewing agencies and to any
19 other local government or governmental agency that has filed a written request for same with the
20 City. Within ten (10) working days of the adoption (second) hearing, the City Manager or
21 designee is authorized and directed to transmit this amendment to the state land planning agency
22 and any other agency or local government that provided comments to the City regarding the
23 amendment.

1 City Commission; and

2 **WHEREAS**, public hearings were held pursuant to the notice described above at which
3 hearings the parties in interest and all others had an opportunity to be and were, in fact, heard;
4 and

5 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered
6 any written comments received concerning this Future Land Use Map amendment.

7 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
8 **CITY OF GAINESVILLE, FLORIDA:**

9 **Section 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is
10 amended by changing the land use category of the following property from Alachua County
11 Institutional and Office/Residential to City of Gainesville Residential Medium-Density (RM):

12 See legal description attached as **Exhibit A** and made a part hereof as if set forth
13 in full. The location of the property is shown on **Exhibit B** for visual reference.
14 In the event of conflict or inconsistency, **Exhibit A** shall prevail over **Exhibit B**.

15
16 **Section 2.** Within ten (10) working days of the transmittal (first) hearing, the City
17 Manager or designee is authorized and directed to transmit this Future Land Use Map
18 amendment and appropriate supporting data and analyses to the reviewing agencies and to any
19 other local government or governmental agency that has filed a written request for same with the
20 City. Within ten (10) working days of the adoption (second) hearing, the City Manager or
21 designee is authorized and directed to transmit this amendment to the state land planning agency
22 and any other agency or local government that provided comments to the City regarding the
23 amendment.

1 **Section 3.** The City Manager or designee is authorized and directed to make the
2 necessary changes to maps and other data in the City of Gainesville Comprehensive Plan in
3 order to comply with this ordinance.

4 **Section 4.** If any word, phrase, clause, paragraph, section or provision of this ordinance
5 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
6 finding shall not affect the other provisions or applications of this ordinance that can be given
7 effect without the invalid or unconstitutional provision or application, and to this end the
8 provisions of this ordinance are declared severable.

9 **Section 5.** All ordinances or parts of ordinances in conflict herewith are to the extent of
10 such conflict hereby repealed.

11 **Section 6.** This ordinance shall become effective immediately upon adoption; however,
12 the effective date of this amendment to the City of Gainesville Comprehensive Plan, if the
13 amendment is not timely challenged, shall be 31 days after the state land planning agency notifies
14 the City that the plan amendment package is complete in accordance with Section 163.3184,
15 Florida Statutes. If timely challenged, this Comprehensive Plan amendment shall become
16 effective on the date the state land planning agency or the Administration Commission enters a
17 final order determining the amendment to be in compliance with Chapter 163, Florida Statutes.
18 No development orders, development permits, or land uses dependent on this Comprehensive
19

1 Plan amendment may be issued or commenced before this amendment has become effective.

2 **PASSED AND ADOPTED** this _____ day of _____, 2016.

3

4

5

LAUREN POE

6

MAYOR

7

8 Attest:

Approved as to form and legality:

9

10

11

12 _____
KURT LANNON

NICOLLE M. SHALLEY

13 CLERK OF THE COMMISSION

CITY ATTORNEY

14

15 This ordinance passed on (first) transmittal hearing this ____ day of _____, 2016.

16

17 This ordinance passed on (second) adoption hearing this ____ day of _____, 2016.

1 Plan amendment may be issued or commenced before this amendment has become effective.

2 **PASSED AND ADOPTED** this _____ day of _____, 2016.

3

4

5

6

7

LAUREN POE
MAYOR

8 Attest:

Approved as to form and legality:

9

10

11

12 _____
KURT LANNON
CLERK OF THE COMMISSION

NICOLLE M. SHALLEY
CITY ATTORNEY

14

15 This ordinance passed on (first) transmittal hearing this ____ day of _____, 2016.

16

17 This ordinance passed on (second) adoption hearing this ____ day of _____, 2016.

SW WILLISTON ROAD VOLUNTARY ANNEXATION

A TRACT OF LAND BEING A PORTION OF LOTS 2 AND 6 OF SERENOLA PLANTATION, AS RECORDED IN DEED BOOK "L", PAGES 480 AND 481 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (HEREAFTER ABBREVIATED PRACF); BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE AS PER CITY ORDINANCE NUMBER 001912 (0-01-57) AT A POINT MARKING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 331 (ALSO KNOWN AS S.W. WILLISTON ROAD) AND THE WEST LINE OF S.W. 29TH DRIVE EXTENSION AS DESCRIBED IN OFFICIAL RECORDS BOOK 2499, PAGE 1000 (HEREAFTER ABBREVIATED ORB, PG), EXHIBIT "B", PRACF; THENCE CONTINUE ALONG SAID CITY LIMIT LINE THE FOLLOWING 3 COURSES: 1.) NORTH 49° 03' 23" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 80.00 FEET TO THE NORTHEASTERLY CORNER OF SAID EXHIBIT "B" ALSO BEING THE NORTHWESTERLY CORNER OF EXHIBIT "C" OR SAID ORB 2499, PG 1000; 2.) NORTH 49° 03' 23" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 419.94 FEET TO THE NORTHEASTERLY CORNER OF SAID EXHIBIT "C", ALSO BEING THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN ORB 3484, PG 1458, PRACF; 3.) NORTH 49° 03' 23" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 250.26 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN ORB 3484, PG 1458, PRACF, ALSO BEING THE NORTHWESTERLY CORNER OF PARCEL I OF LANDS DESCRIBED IN ORB 803, PG 289, PRACF AND A POINT OF INTERSECTION ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE AS PER CITY ORDINANCE NUMBER 030250 (0-03-67); THENCE CONTINUE ALONG SAID CITY OF GAINESVILLE LIMIT LINE THE FOLLOWING 5 COURSES: 1.) LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE EASTERLY LINE OF SAID PARCEL (ORB 3484, PG 1458), SOUTH 40° 54' 00" EAST, 871.55 FEET TO A CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF SAID PARCEL (ORB 3484, PG 1458) ALSO BEING THE SOUTHWESTERLY CORNER OF PARCEL I, DESCRIBED IN ORB 803, PG 289, PRACF; 2.) THENCE SOUTH 49° 05' 43" WEST, 250.26 FEET TO A CONCRETE MONUMENT FOUND AT THE SOUTHWESTERLY CORNER OF SAID PARCEL (ORB 3484, PG 1458); 3.) THENCE NORTH 40° 54' 00" WEST ALONG THE WEST BOUNDARY OF SAID PARCEL (ORB 2028, PG 254) A DISTANCE OF 144.98 FEET; 4.) THENCE SOUTH 49° 05' 14" WEST, PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 331, A DISTANCE OF 419.94 FEET TO THE SOUTHEASTERLY CORNER OF AFOREMENTIONED LANDS DESCRIBED IN ORB 2499, PG 1000 EXHIBIT "B" (SW 29TH DRIVE EXTENSION); 5.) THENCE SOUTH 49° 05' 14" WEST, PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 331, A DISTANCE OF 80.00 FEET TO THE SOUTHWESTERLY CORNER OF AFOREMENTIONED LANDS DESCRIBED IN ORB 2499, PG 1000 EXHIBIT "B" (SW 29TH DRIVE EXTENSION); THENCE LEAVING SAID EXISTING CITY OF GAINESVILLE LIMIT LINE PER ORDINANCE NUMBER 030250 (0-03-67) AND ALONG THE WEST LINE OF SAID EXHIBIT "B", NORTH 40° 54' 00" WEST A DISTANCE OF 725.71 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 13.33 ACRES MORE OR LESS.

City of Gainesville Land Use Categories


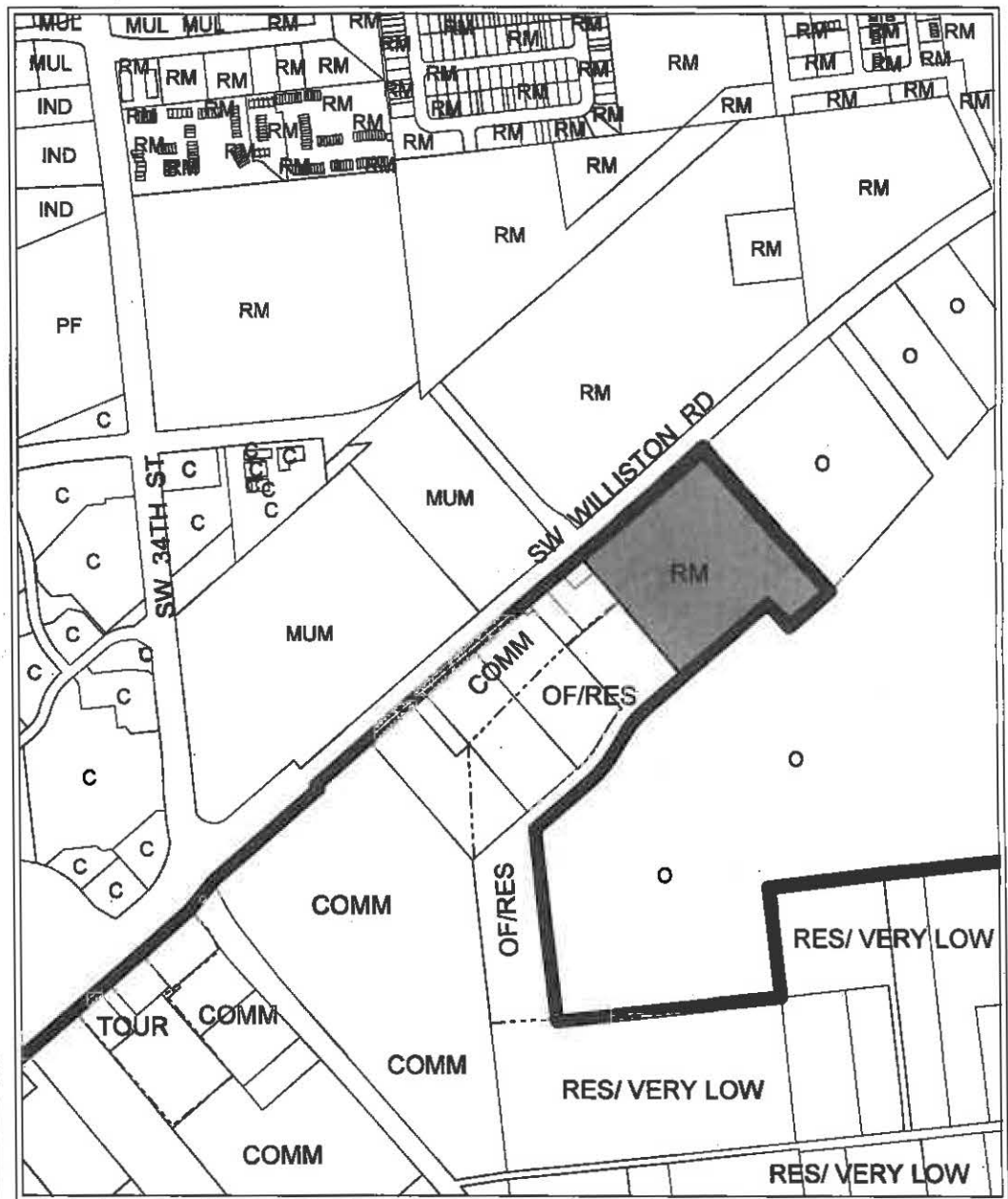
- R-M Residential Medium-Density (8-30 units per acre)
- MU-L Mixed-Use Low Intensity (8-30 units per acre)
- MU-M Mixed-Use Medium Intensity (12-30 units per acre)
- O Office
- C Commercial
- IND Industrial
- PF Public and Institutional Facilities

Alachua County Land Use Categories


- COMM Commercial
- TOUR Tourist/Entertainment
- OF/RES Office/Residential (4-8 du/acre)
- RES/VERY LOW Residential Very Low Density (0-2 du/acre)

- Division line between two land use categories
- City Limits

Area under petition consideration

PROPOSED LAND USE

 No Scale	Name	Petition Request	Petition Number
	City of Gainesville, applicant	Amend the Future Land Use Map for property designated Alachua County Institutional and Office/Residential to City of Gainesville Residential-Medium density (8-30 units/acre)	PB-16-45 LUC

City of Gainesville Land Use Categories

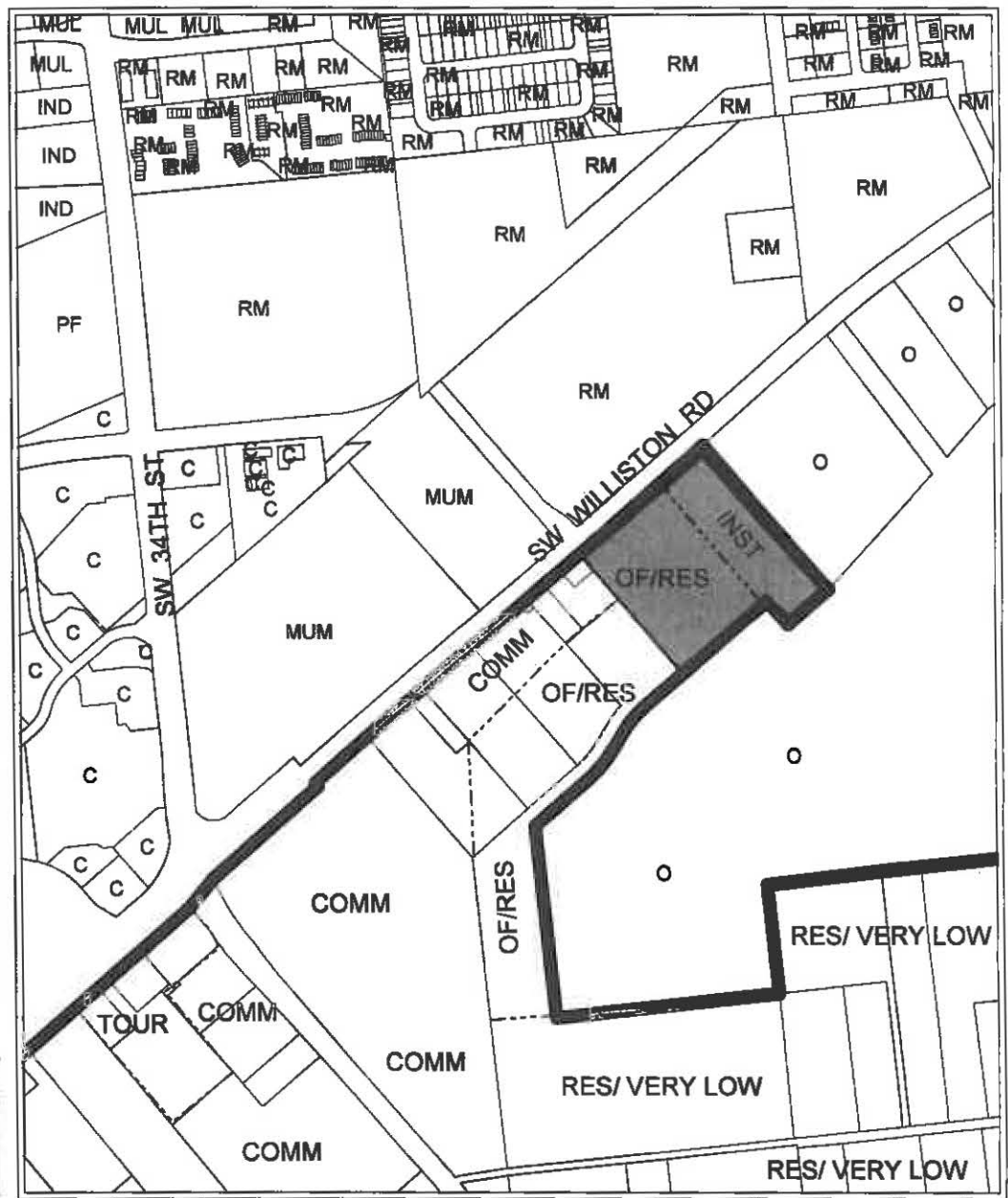
- R-M Residential Medium-Density (8-30 units per acre)
- MU-L Mixed-Use Low Intensity (8-30 units per acre)
- MU-M Mixed-Use Medium Intensity (12-30 units per acre)
- O Office
- C Commercial
- IND Industrial
- PF Public and Institutional Facilities

Alachua County Land Use Categories

- COMM Commercial
- TOUR Tourist/Entertainment
- OF/RES Office/Residential (4-8 du/acre)
- RES/VERY LOW Residential Very Low Density (0-2 du/acre)
- INST Institutional

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

Area
under petition
consideration

EXISTING LAND USE



No Scale

Name	Petition Request	Petition Number
City of Gainesville, applicant	Amend the Future Land Use Map for property designated Alachua County Institutional and Office/Residential to City of Gainesville Residential-Medium density (8-30 units/acre)	PB-16-45 LUC