

CITY  
-----OF----- INTER-OFFICE COMMUNICATION  
GAINESVILLE

Item No. 5

**TO:** City Plan Board **DATE:** March 16, 2006

**FROM:** Planning Division Staff

**SUBJECT:** Petition 12PDA-06 PB. Buck Bay, Ltd. Text amendment to allow “site-built” homes to be constructed within the existing Buck Bay development. Zoned: PD (Planned development). Located at 7700 Northwest 22<sup>nd</sup> Street.

**Recommendation**

Planning Division staff recommends approval of Petition 12PDA-06 PB.

**Explanation**

The purpose of this petition is to amend the Alachua County zoning resolution that governed the development of the Buck Bay subdivision. The text to amend would include language within Zoning Resolution Z-82-43 and within Zoning Application ZOM-15-82, which is specifically referenced within the resolution as an exhibit.

This development was approved and developed prior to annexation of this area in 1992. The development was completed in 1983 and has operated as a land-lease manufactured home community. Since 1983, in addition to the annexation of the property into the City of Gainesville, a significant change in the area is the development of the Hidden Lake subdivision immediately south of Buck Bay. The petitioners would like to amend the Zoning Resolution to allow the construction of conventional “site-built” housing. However, nothing in this amendment will prevent the continued use of manufactured homes in the Buck Bay development as a use by right. Staff is recommending a condition be added to the resolution that clearly states that manufactured homes are still an allowed use within the development.

There was a concern about this proposal regarding stormwater management requirements. If manufactured homes are replaced by conventional single-family housing, the additional square footage of impervious area may require additional stormwater management facilities in the development. This petition does not address whether additional stormwater management facilities are required. However, the petitioners

have met with the City Public Works Department and have provided calculations indicating that limiting the size of a home to 2,100 square feet would not have an adverse effect on the present drainage system (see Attachment 1). The petitioner has proposed the following language to address this issue:

Such homeowner's association documents shall include the following limitation on the size of any "site-built" homes to be constructed: "Excluding typical driveways and sidewalks, the impervious area on any one lot, including concrete-slab patios, shall not exceed 2,100 square feet."

In considering this proposed planned development amendment for approval, the City Plan Board and the City Commission shall evaluate the proposal in consideration of the following criteria:

#### **Conformance with the PD Objectives and Comprehensive Plan**

The proposed PD amendment to allow site built housing to be constructed in the existing PD development is consistent with the policies of the Comprehensive Plan.

#### **Concurrency**

Concurrency is not affected by this proposal because the number of residential lots in the development will remain the same.

#### **Internal and External Compatibility**

The subject property has PD (Planned development) zoning and land use designations of RL (Residential Low Density, up to 12 units per acre) and CON (Conservation). The subject property is surrounded on the north, east and west by vacant timberland. To the south is the Hidden Lake single-family residential subdivision. The proposal for site built housing in Buck Bay is compatible with the existing development and with Hidden Lake to the south.

#### **Intensity of Development**

The proposed amendment does not alter the existing development plan or increase the density of the development.

### **Useable Open Spaces, Plazas and Recreation Areas**

The proposed amendment does not alter the existing development plan, so no new open spaces, plazas or recreation areas are proposed, and no existing common open space will be impacted.

### **Environmental Constraints**

Allowing site built homes will increase the amount of impervious surface in the development, which may trigger additional stormwater management requirements.

### **Internal and External Transportation Access**

The internal and external transportation access for this PD will not change as a result of the proposed amendment.

### **Conclusion**

Staff recommends approval of Petition 12PDA-06 PB. The proposed planned development amendments would allow “site-built” homes in the Buck Bay development, add language limiting the size of any single-family home and add language clearly stating that manufactured homes are still allowed within the development. The proposed changes to Zoning Application ZOM-15-82 are noted as follows and as shown in Attachment 2:

On page 2 of 6, number 13 in Table 1, strikethrough “Mobile Home.” [Mobile Home Lots] On page 5 of 6, the explanation is amended as follows:

The PUD zoning allows us to limit the number of units per acre to five rather than the eight allowed under regular mobile home zoning. It also allows us to use narrower streets (2’) and narrower rights-of-ways (8’) thereby keeping more of the trees. (The entire sight is heavily wooded in pines and hardwoods.) The PUD will also facilitate the development of the recreation areas which will consist of a wooded walkway down to the edge of the lake, a small fishing dock, and a series of tables near the lake with bar-b-que grills. We also may want to provide laundry facilities as the project is completed, which would be easier with PUD zoning.

The proposed changes to Zoning Resolution Z-82-43 are noted as follows and as shown in Attachment 3. Condition number 3 is amended as follows:

3. The lot and building requirements shall be as stated in the application except that setbacks shall be by RM zoning as shown on the recorded plat.

Condition number 6 is amended as follows:

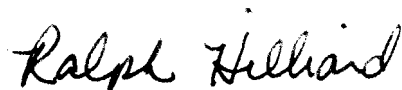
6. No lots shall be sold until the homeowner's association is in place to provide for road maintenance. Such homeowner's association documents shall include the following limitation on the size of any "site-built" homes to be constructed: "Excluding typical driveways and sidewalks, the impervious area on any one lot, including concrete-slab patios, shall not exceed 2,100 square feet."

A new condition number 8 is added as follows:

8. Nothing in this resolution shall prevent the continued use of this development as a land-lease manufactured home community or as a location that allows the use of manufactured homes by right.

Also included with this report for the purpose of providing backup information is Attachment 4, which includes Zoning Resolution Z-82-43, Zoning Application ZOM-15-82 and the Alachua County staff report to the Alachua County Planning Commission.

Respectfully submitted,







Ralph Hilliard  
Planning Manager

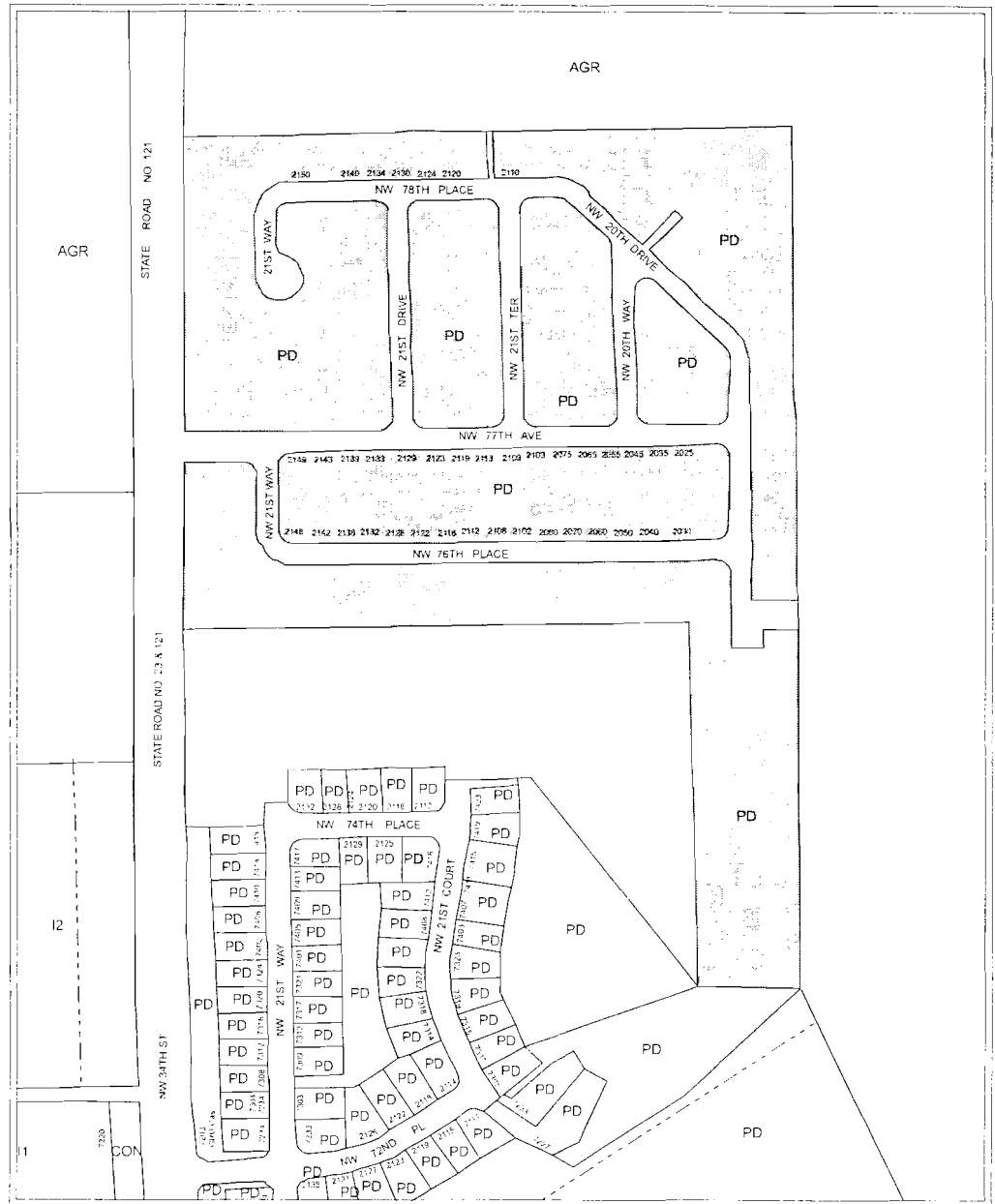
RH: JS

# Zoning Districts

- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (10-30 du/acre)
- MU2 Mixed Use Medium Intensity (14-30 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

-  Historic Preservation/Conservation District
-  Special Area Plan
-  Division line between two zoning districts
-  City Limits

Area under petition consideration



## ZONING



No Scale

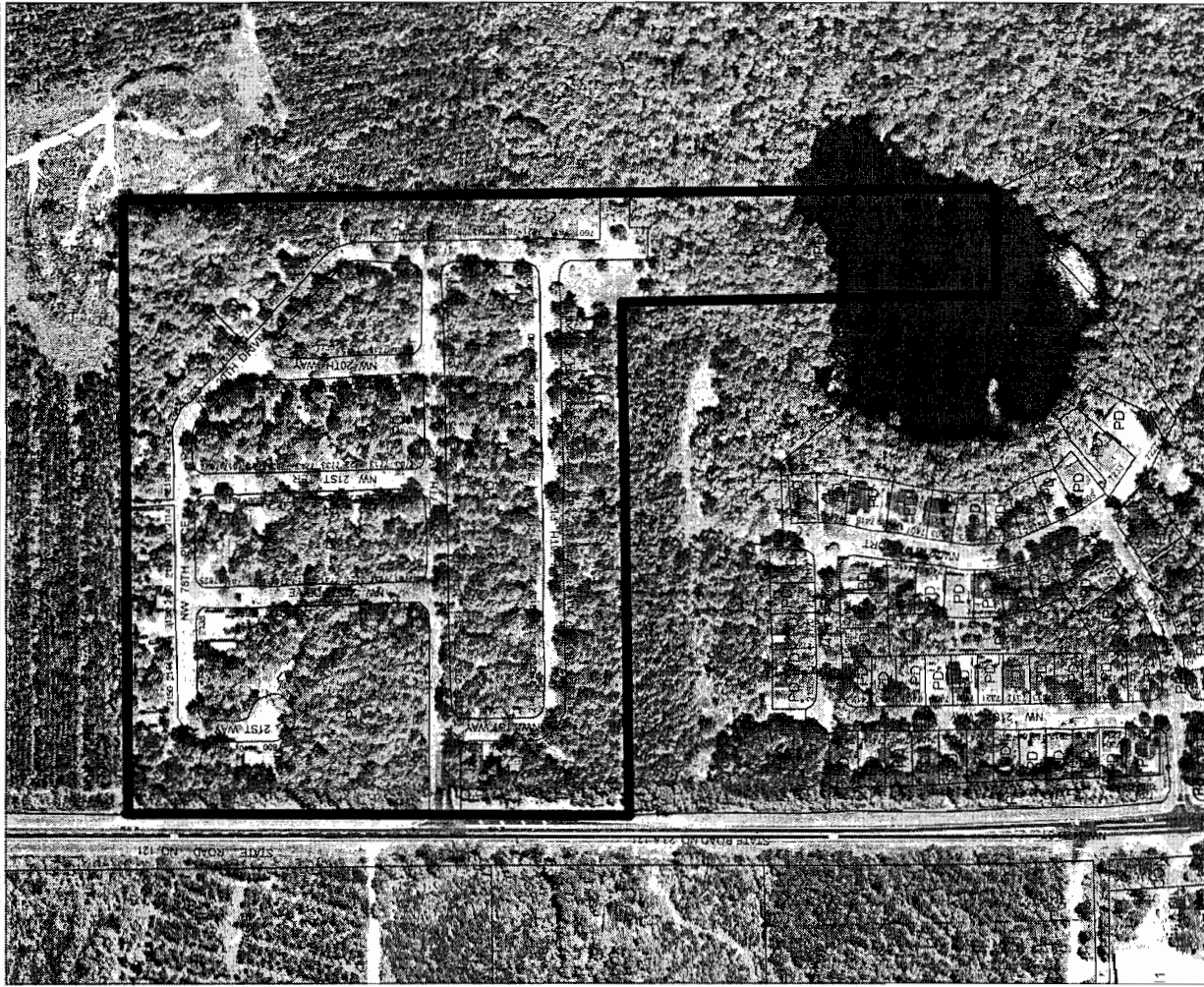
Name	Petition Request	Map(s)	Petition Number
Buck Bay, Ltd.	Planned Development Text Ammendment	2948	12PDA-06PB

## Zoning Districts

- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
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- BT Tourist-Oriented Business
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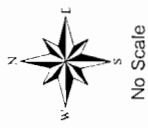
- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits

Area under petition consideration



**AERIAL**

Name	Petition Request	Map(s)	Petition Number
Buck Bay, Ltd.	Planned Development Text Amendment	2948	12PDA-06PB




No Scale

# COPY

Attachment 1

**BUCK BAY**  
Mobile Home Community



TO: Teresa Scott  
Rick Melzer  
FROM: Tom Spain   
John Kish  
DATE: 2/2/06  
COPY: Jason Simmons, Planning Division

Thank you for meeting with us recently regarding our application to the Plan Board for a Text Change Amendment to the Buck Bay PUD to allow the building of single family homes.

Please find attached the requested run-off coefficient calculations for performed by Todd Dunn, P.E., for your evaluation. In our Text Change Amendment application for Buck Bay, which will go before the Plan Board on February 16<sup>th</sup>, we have proposed language that would limit each home to a maximum of 2100 SF of impervious area including patios. The attached calculations support that position.

I believe this was the only "Public Works" related issue with our application (other than the flood plain issue, which we are dealing with but which will take longer to resolve). If you concur with Mr. Dunn's position that with a limit of 2100 SF of impervious area per lot, there will be no significant change in the performance of the drainage system, please advise Jason Simmons in the Planning Division so that he might present your department's approval at the Plan Board hearing.

Thank you again for your attention to this matter.

RECEIVED  
FEBRUARY 2 2006  
GAINESVILLE  
PLANNING DIVISION

Location: 7700 N.W. 34<sup>th</sup> Street Extension  
Mailing Address: 2321-A2 N.W. 41<sup>st</sup> Street · Gainesville, FL 32606  
(352) 372-7700



# DUNN ENGINEERING Of Gainesville, Inc.

P.O. Box 13705 • Gainesville, Florida 32604 • (352) 377-6259

## MEMORANDUM

To: Whom It May Concern

From: T. O. Dunn, P.E.

Subject: Proposed Runoff Coefficient for Buck Bay Subdivision

Date: January 29, 2006

Given: Total lot area = 730,799 SF (from plat)  
Total number of lots = 144 (from plat)  
Average lot size =  $730,799/144 = 5075$  SF

Assumptions: Average lot width = 52 ft.  
Each lot will be developed with a 2100 SF single family home  
Each lot will have a driveway of 300 SF  
One half of the 20 ft. paved frontage road will be calculated as part of the lot, for a total impervious surface of  $2100 + 300 + (52)(10) = 2920$  SF/lot  
Total lot size including  $\frac{1}{2}$  of frontage road =  $5075 + (52)(20) = 6115$  SF

Determine Runoff Coefficient:

$$"c" = 2920(0.9) + 3195(0.2) / 6115 = 0.53$$

With a 24-year history of no recorded flooding, it is my opinion that the difference between 0.53 and the original 0.51 (see attached) will not have an adverse effect to the present drainage system, nor cause future flooding.

T.O. Dunn, P.E.





BUCK BAY

Drainage Calculations

- Assumptions:
- 1) The culvert under S.R. 121 is flowing full into Pond "A". (24" RCP at 0.23% slope = 10.9 cfs)
  - 2) The internal overflow shall be designed to handle both the incoming flow above and that which is generated onsite.
  - 3) The onsite drainage has a coefficient of runoff based on three areas: the proposed development, the existing pond and the undeveloped buffer areas. The combined "c" is calculated as  $3.28 (0.51) + 1.83 (0.90) + 1.00 (0.50) / 6.11 = 0.63$ . Based on a time of concentration of 29 minutes, the maximum rate of runoff will be  $6.11 (0.63)(4.67) = 18.0$  cfs.
  - 4) The total flow rate into Pond "A" =  $10.9 + 18.0 = 28.9$  cfs.

- Design:
- 1) The overflow inlet shall be designed so that the 100 - year flood plain will not exceed 187.60. A Type "D" inlet with a steel grate and an 8"x 49" throat has the following characteristics:

$$\begin{aligned} \text{Grate perimeter} &= 14.33 \text{ ft.} \\ B \text{ (throat)} &= 4.08 \text{ ft.} \\ h \text{ (throat)} &= 0.67 \text{ ft.} \end{aligned}$$

$$\begin{aligned} \text{The throat can carry } Q &= 3.33 h^{1.5} (B - 0.2h) \\ &= 7.2 \text{ cfs} \end{aligned}$$

The grate must therefore handle the remainder, or 21.7 cfs.

$$\begin{aligned} Q &= 3.0 Pd^{1.5} \\ d^{1.5} &= 21.7/3.0 (14.33) \\ d &= 0.63 \text{ ft.} \end{aligned}$$

The grate should therefore be set at  $187.60 - 0.63 = 186.97$  and the throat at  $186.97 - 0.67 = 186.30$ . Based on inlet control, the 24" culvert must be surcharged with a headwater depth of 3.80 ft. (from Exhibit 3-9 of the Field Engrg. Manual by the U.S. Soil Conservation Service) in order to carry the required 28.9 cfs. Therefore the flowline of the 24" RCP should be set at  $187.60 - 3.80 = 183.80$ .

- 2) The overflow culvert has an available slope of  $183.80 - 177.00 / 1100 \text{ ft.} = 0.62\%$ . When the water level reaches the throat elevation, the culvert flows under a head of  $186.30 - 183.60 = 2.50 \text{ ft.}$  for a carrying capacity of 18.5 cfs. As indicated above, this rate increases to 28.9 cfs as the water table increases to the design high water elevation of 187.60.
- 3) The sedimentation pond shall be designed to handle the first  $1/2''$  of rainfall on the 7.02 acres being served by this pond. Therefore the storage volume required is  $7.02 (43,560) (1/24) = 12,741 \text{ cf.}$  The pond as designed has a volume of  $2880 (2.0 \text{ ft}) = 5760 \text{ cf}$  in the southern portion and  $6120 (1.5 \text{ ft}) = 9180 \text{ cf}$  in the excavated area, for a total volume of  $14,940 \text{ cf.}$  This provides a safety factor of  $14,940/12,741 = 1.17$ . In order for the basin to empty in the required 72 hrs. and assuming a permeability rate of 10 ft/day through the filter media, a filter bed has been designed as indicated on Sheet 2 & 9 of the plans.

8/23/82

Attachment 2

2

REZONING AND LAND USE AGREEMENT

Alachua County Department of Planning and Development  
Room 201, County Administration Building  
Gainesville, Florida 32601  
(904) 374-5249

APPLICATION NO: LU Z-6-82 ZOM-15-82 DATE 3/26/82

NOTE: This application MUST be approved for rezoning by the Development Review Committee (DRC) before filing with the Department of Planning and Development. Application for the Development Review Committee MUST be made through the Department of Codes Enforcement.  
Date reviewed by DRC: Feb. 25, 1982

\*1. Name of Title Holder(s) Owens-Illinois Forest Products Division  
Address P.O. Box 1048 Valdosta, GA Zip 31601 Phone (912) 559-7911

\*2. Any other persons having any ownership, interest in subject property? Yes x No       
If Yes, list such persons: Spain Construct on Co., Inc., Custom Homes by Gene, Kish Construction Co., Inc., Barry Rutenberg & Associates, Inc., & John

\*3. Title Holder's Representative(Agent) Tom Spain  
Address 3333 NW 38th Street Gainesville, FL Zip 32606 Phone 376-6372

\*4. Notification Representative Tom Spain  
Address 3333 NW 38th Street Gainesville, FL Zip 32606 Phone 376-6372

I hereby certify that I understand the Alachua County Zoning Regulations pertaining to the above described property and that I will observe same; that all information supplied in this application is correct to the best of my knowledge; and that permission is granted for the erection of any signs or other material on the subject property, which is deemed necessary to give public notice of this application.

(Signed) 

(THIS FORM MUST BE SIGNED BY THE TITLE HOLDER(S) OR AGENT)

NOTE: 1. This application form and the information requested herein shall be a require-

- \* 5. Name of proposed PUD Buck Bay
- \* 6. Location or Address of Property East side of State Road 121, 1 mile north  
of its intersection with US 441
- \* 7. Land Use Category: Present: Ag Cat. 15 Requested: ~~PUD~~ Cat 10
- \* 8. Zone Classification: Present: Ag Requested: PUD
- \* 9. Previous request for rezoning, land use changes, and variances, (Historical) on the subject property;  
NONE

The following information must be supplied in addition to the maps and drawings required by Article VIII of the Alachua County Zoning Regulations.

- \*10. Attach a Statement of Objectives of the PUD, including: (a) General purpose, (b) General character, and (c) Unique characteristics of the PUD which make it differ from conventional zoning districts and/or subdivisions.
- \*11. Attach a legal description of the property.
- \*12. Surrounding Land Uses: East Ag  
West Ag  
North Ag  
South MS
- \*13. From the PUD Plan, provide the following information:  
(a) TABLE 1: Complete for each category of land use.

LAND USE	ACRES	% TOTAL SITE	NO. OF UNITS	DENSITY
Developed Recreation	3.78	12.1		
Common Open Space	8.10	26.0		
Detention Areas	3.93	12.6		
Natural Areas, Buffers	2.01	6.4		
Streets	5.18	16.7		
Other Land Uses:*				
<del>Mobile Home</del> Lots	17.68	56.8		1.55
Laundry	0.17	0.5		
Note: Acreages included in items 1, 3 & 4 above are also included in item 2.				
TOTAL	31.13	100%		4.98

\*Provide subtotals for categories such as single family, duplex, multi-family, commercial, etc.

\* (b) TABLE 2: Complete for each category of land use (see next page).

\* (c) Name the facilities which are to be provided in the developed recreation area(s): Existing lake available for fishing & canoeing.  
\_\_\_\_\_  
\_\_\_\_\_

\* (d) Roads or Streets are to be private? Yes Roads or Streets are to be dedicated to the County? No.  
Length and Acreage of roads or streets:  
Length 5100 ft. Acreage 5.18 acres  
Type of roadway to be constructed: \_\_\_\_\_  
22 ft. inverted crown

\* (e) Storm Water Drainage: Increased runoff will flow to: \_\_\_\_\_  
existing detention area or existing lake  
via easements ditches canals basins X other(explain) \_\_\_\_\_  
a system of inlets and culverts

\* (f) State or attach list of Development Commitments not otherwise covered which will be important to the success of the project: \_\_\_\_\_  
Not Applicable  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* (g) Attach economic justification for Proposed Commercial PUD's.  
Not Applicable

\* (h) TABLE 3: Complete the following:

	AVAILABLE	SUPPLIER
Central Water	Yes	City of Gainesville
Central Sewer	Yes	Same
Natural Gas	No	
Telephone	Yes	Southern Bell
Electricity	Yes	City of Gainesville
Other:		

\* 14. What type of legal instruments will be created for the management of common use areas? Management of the common use areas shall be by an Owners Association, and will be so noted in the Restrictive Covenants.  
\_\_\_\_\_  
\_\_\_\_\_

TABLE 2

ITEM <sup>1</sup>	SINGLE FAMILY	MULTI-FAMILY BY TYPE				CLUSTER	PARTO	OTHER RES.	COMMERCIAL	OFFICE	INDUSTRIAL	OTHER NON-RES. (Laundry)
min. lot area (in sq. feet)	4,500	N/A			N/A	N/A	N/A	N/A	N/A	N/A	7400	
min. lot width (at bldg line)	50'										50'	
min. lot depth	90'										90'	
min. front yard	15'										15'	
min. rear yard	15'										15'	
min. side yard (interior)	7'										7'	
min. side yard (street)	14'										14'	
max. % lot coverage	16%										30%	
max. % rear yard coverage	N/A										N/A	
max. bldg height	15'										15'	
# living units/bldg.	1										N/A	
min. setback/accessory bldgs:												
-rear	15'										N/A	
-side	7'										N/A	
building spacing:												
-front to front	62'										N/A	
-front to rear	38'										N/A	
-rear to rear	14'										N/A	
-front to side	46'										N/A	
-rear to side	22'										N/A	
-side to side	30'										N/A	
building setbacks from:												
-centerline of rivers, streams or canals	N/A										N/A	
-high waterline of lakes	50'										N/A	
-other man-made or natural features which would be affected by encroachment	12 inches vertically											
floor area ratios <sup>2</sup>											30%	
maximum ground coverage <sup>2</sup>											30%	
area in 100 year flood plain	N/A										N/A	

\*NOTES: 1. If an item is not applicable to your proposed PUD, please mark "N/A"  
 2. For non-residential uses only.

- \* 15. Specify and explain what requirements of regular zoning districts, as specified by the Alachua County Zoning Ordinance, that are different in your proposed PUD (such as height, building spacing, setbacks, parking requirements, etc.):

The PUD zoning allows us to limit the number of units per acre to five rather than the eight allowed under regular mobile home zoning. It also allows us to use narrower streets (2') and narrower rights-of-ways (8') thereby keeping more of the trees. (The entire site is heavily wooded in pines and hardwoods.) The PUD will also facilitate the development of the recreation areas which will consist of a wooden walkway down to the edge of the lake, a small fishing dock, and a series of tables near the lake with bar-b-que grills. ~~We also may want to provide laundry facilities as the project is completed, which would be easier with PUD zoning.~~

\*LAND USE PLAN AMENDMENT APPLICATION SUPPLEMENT

NOTE: This sheet MUST be filled out the by applicant if this PUD request requires an amendment to the Land Use Element of the Comprehensive Plan.

Applicaiton No.: LUZ - 6 - 82

Applicant: Timber Properties

Name of Proposed PUD: Buck Bay

Location of Address of Property: East side of State Road 121, 1 mile north of its intersection with US 441

Request: \_\_\_\_\_

\*The applicant is of the opinion that this request would be an appropriate land use for the above-described property for the following reasons:

The property immediately to the south is zoned for industrial, (as is the property across 121 and to the south) and this would be a good step-down zoning from industrial. There is a need for lower cost housing in the northwest, and this is a good location because it is not close to any neighborhood of conventional homes, the owner's of which might object to mobile homes near by. With the building of the beer can lid plant and rapid growth of the entire area as a commercial center will come the need for lower cost housing. There are no other areas that allow mobile homes in the northwest quadrant of the urban area.



Attachment 3

Area 1  
S 7, T 9 0 S, R 20 E  
2948  
3048

~~\_\_\_\_\_~~  
- BUCK BAY

—ZONING RESOLUTION  
Z-82-43

WHEREAS, Zoning Application ZOM-15-82 has been duly filed and was considered by the Alachua County Planning Commission at its meeting of April 28, 1982; and,

WHEREAS, the application was considered by the Alachua County Board of County Commissioners at its meetings of May 4, 1982, and May 18, 1982;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Zoning Application ZOM-15-82, as summarized in Exhibit "A" of this Resolution, is hereby approved, and the real property described within the application shall, unless changed in accordance with law, hereafter bear the zoning district classification of Planned Unit Development, upon the following conditions:

1. There shall be no development within the 100-year flood plain.
2. The maximum development density shall be 4.98 units per acre.
3. The lot and building requirements shall be as stated in the application except that setbacks shall be by RM zoning as shown on the recorded plat.
4. The laundry and maintenance facilities shall be located as shown on the Master Plan. Should these facilities not be constructed and the applicant desires to convert that area to residential lots, this application shall be brought back through the zoning process.

5. The buffers being provided abutting MS zoning to the South and SR-121 to the West shall remain in their natural state and shall be maintained by the owner.

6. No lots shall be sold until the homeowner's association is in place to provide for road maintenance.

Such homeowner's association documents shall include the following limitation on the size of any "site-built" homes to be constructed: "Excluding typical driveway's and sidewalks, the impervious area on any one lot, including concrete-slab patios, shall not exceed 2,100 square feet."

7. Final Development Plan approval is contingent on the County Engineer assurance that the County road performance standards are being met.

8. Nothing in this resolution shall prevent the continued use of this development as a land-lease manufactured home community or as a location that allows the use of manufactured homes by right.

Upon adoption of this Resolution, the Alachua County Director of Codes Enforcement, his designee or other authorized agent of Alachua County, shall make such change on the Alachua County Zoning Atlas as is necessary to effect this Resolution.

This Resolution shall take effect upon its adoption.

DULY ADOPTED in regular session this 18th day of May, A.D., 1982.

BOARD OF COUNTY COMMISSIONERS OF  
ALACHUA COUNTY, FLORIDA

By: Edwin B. Turlington  
Edwin B. Turlington, Chairman

ATTEST:

A. Curtis Powers  
A. Curtis Powers, Clerk

(SEAL)

Area 1  
S7, T90S, R20E

~~████████████████████~~  
- BUCK BAY

ZONING RESOLUTION  
Z-82-43

AMS  
6/13

WHEREAS, Zoning Application ZOM-15-82 has been duly filed and was considered by the Alachua County Planning Commission at its meeting of April 28, 1982; and,

WHEREAS, the application was considered by the Alachua County Board of County Commissioners at its meetings of May 4, 1982, and May 18, 1982;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Zoning Application ZOM-15-82, as summarized in Exhibit "A" of this Resolution, is hereby approved, and the real property described within the application shall, unless changed in accordance with law, hereafter bear the zoning district classification of Planned Unit Development, upon the following conditions:

1. There shall be no development within the 100-year flood plain.
2. The maximum development density shall be 4.98 units per acre.
3. The lot and building requirements shall be as stated in the application except that setbacks shall be by RM zoning.
4. The laundry and maintenance facilities shall be located as shown on the Master Plan. Should these facilities not be constructed and the applicant desires to convert that area to residential lots, this application shall be brought back through the zoning process.
5. The buffers being provided abutting MS zoning to the South and SR-121 to the West shall remain in their natural state and shall be maintained by the owner.
6. No lots shall be sold until the homeowner's association is in place to provide for road maintenance.

7. Final Development Plan approval is contingent on the County Engineer assurance that the County road performance standards are being met.

Upon adoption of this Resolution, the Alachua County Director of Codes Enforcement, his designee or other authorized agent of Alachua County, shall make such change on the Alachua County Zoning Atlas as is necessary to effect this Resolution.

This Resolution shall take effect upon its adoption.

DULY ADOPTED in regular session this 18th day of May, A.D., 1982.

BOARD OF COUNTY COMMISSIONERS OF  
ALACHUA COUNTY, FLORIDA

By: Edwin B. Turlington  
Edwin B. Turlington, Chairman

ATTEST:

A. Curtis Powers  
A. Curtis Powers, Clerk

(SEAL)

ALACHUA COUNTY PLANNING COMMISSION

Room 201 - County Administration Building  
Gainesville, Florida 32601  
Phone #374-5249

Planning Commission Members:

John A. Nattress, Chairman  
W.T. Coram, Jr.  
Herb R. Edwards  
Ann B. Green  
Karl R. Owens, Jr.  
Dale Thompson  
Jane B. Walker

Board of County Commissioners:

Jack Durrance, Chairman  
Edwin B. Turlington  
Thomas Coward  
Walter "Sonny" Lee  
John Schroepfer

Director of Planning & Development

Alvin H. Lewis

Director of Codes Enforcement

Robert Holton.

Notice is hereby given that the Alachua County Planning Commission will hold a public hearing at 7:30 p.m., on Wednesday, April 28, 1982 in Room 209 of the Alachua County Administration Building to consider the following:

Application #LUZ-6-82: A request by Spain Construction Company, Inc., Custom Homes by Gene, Inc., Barry Rutenberg & Associates, Inc., & John Kish Construction Company, Inc., as agent for Owens-Illinois Forest Products Division, owner to amend the Land Use Element of the Comprehensive Plan from Category 15 (Agriculture 1 unit/AC) to Category 10 (Medium Density Mobile Home 8 units/AC).

Application # ZOM-15-82: A request by Spain Construction Company, Inc., Custom Homes by Gene, Inc., Barry Rutenberg & Associates, Inc., & John Kish Construction Company, Inc., as agent for Owens-Illinois Forest Products Division, owner, to rezone from "Agr" (Agriculture 1 unit/AC) to "PUD" (Planned Unit Development) District.

Legal Description of Property: A parcel of land situated in Section 7, Township 9 South, Range 20 East, Alachua County, Florida; said parcel of land more particularly described as follows: Commence at the Southwest corner of Section 7, T9S, R20E, and run N 00 deg. 07' 20" E along the west line of said Section 7, 1521.49 feet; thence run S 89 deg. 56' 58" E. 536.09 feet to a point on the easterly right of way line of State Road 121; thence run northerly along said easterly right of way line with a curve concave easterly, said curve having a central angle of 01 deg. 30' 09", a radius of 11,399.16 feet, an arc length of 298.92 feet and a chord bearing and distance of N 00 deg. 23' 39" E. 298.94 feet; thence continue along said easterly right of way line N 01 deg. 08' 44" E, 437.78 feet to the Point of Beginning; thence continue along said easterly right of way line N 01 deg. 08' 44" E, 1,000 feet; thence run S 89 deg. 56' 58" E, 1,200 feet; thence S 01 deg. 00' 59" W, 1,736.68 feet; thence run N 80 deg. 56' 58" W, 204.32 feet; thence run N 00 deg. 03' 02" E, 736.62 feet; thence run N 89 deg. 56' 58" W, 985.52 feet to the point of beginning; said parcel of land containing 31.13 acres more or less.

Location of Property East side of State Road 121, 1 mile north of its intersection with US 441.

Permitted Use -Existing Zoning:

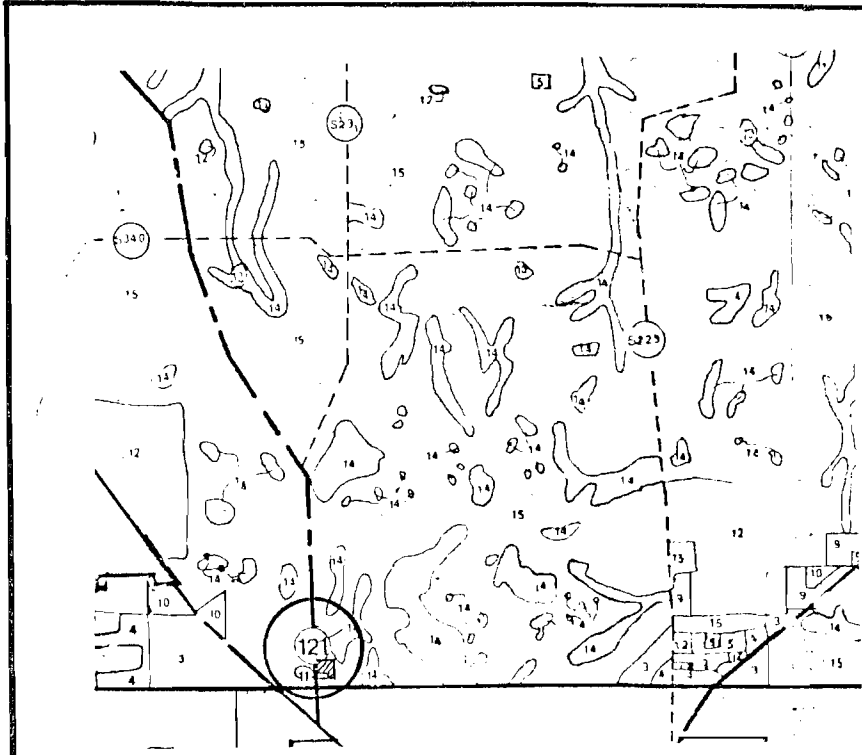
"Agriculture" Single family dwellings and mobile homes on basis of one dwelling per acre. Public parks and recreation areas, golf courses, game preserves, historical areas, churches, and private schools. General agricultural uses.

Application # LUZ-6-82  
ZOM-15-82

Page 2.

Permitted Use - If Rezoning is Granted:

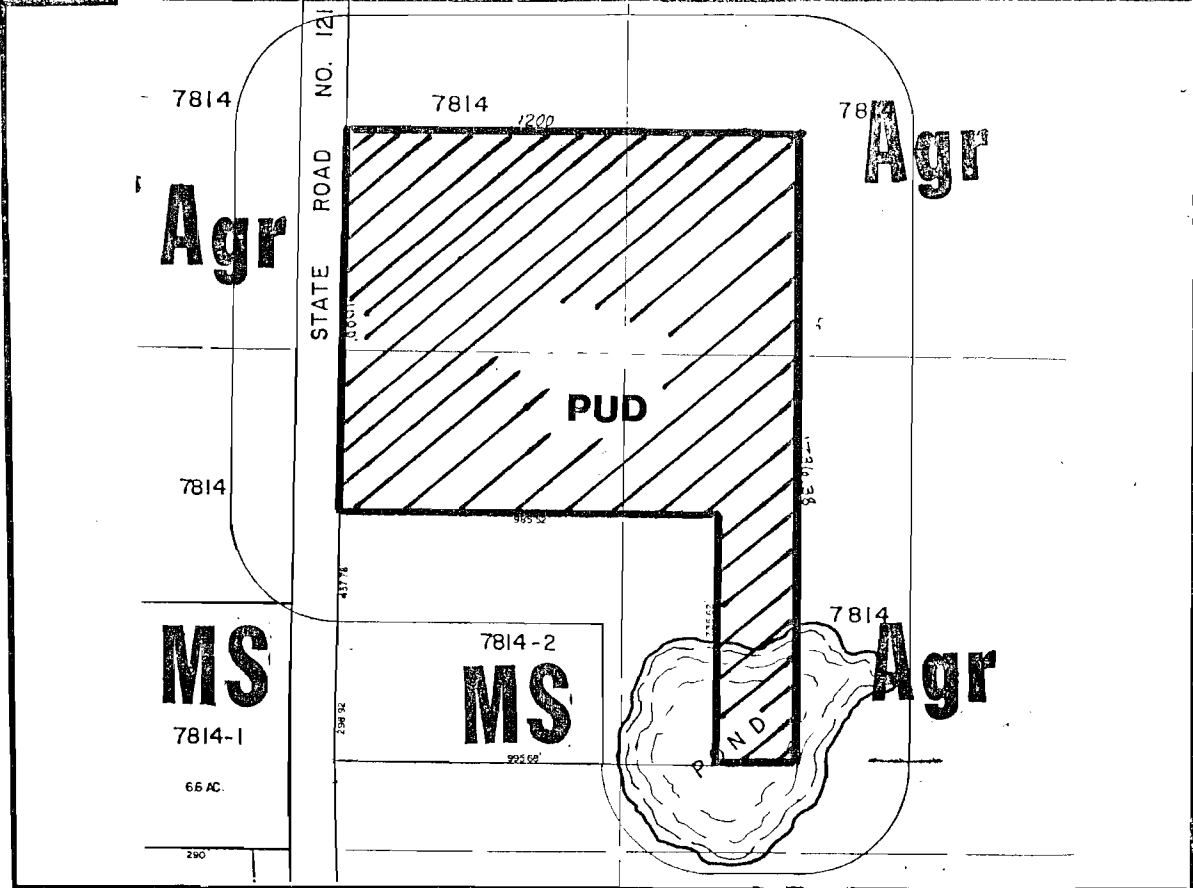
"PUD" (Planned Unit Development) District, Single  
Family Mobile Home Development.



**LAND USE CATEGORIES**

- 1 COMMERCIAL
- 2 OFFICE
- 3 SUBURBAN RESIDENT.
- 4 VERY LOW DENSITY
- 5 LOW DENSITY SINGLE FAMILY
- 6 MED. DENSITY S/F LOW DENSITY M/
- 7 MED. DENSITY M/F
- 8 HIGH DENSITY M/F
- 9 LOW DENSITY M/H
- 10 MED. DENSITY M/H
- 11 INDUSTRIAL
- 12 INSTITUTIONAL
- 13 WATER
- 14 CONSERVATION/ RECLATION
- 15 AGRICULTURE
- 16 NOISE SENSITIVE DISTRICT

**LAND USE PLAN FOR SUBJECT AREA**



**SUBJECT PARCEL & SURROUNDING ZONING**

**COMMISSION MEETING**

**4-28-82**

**ZOM-15-82**

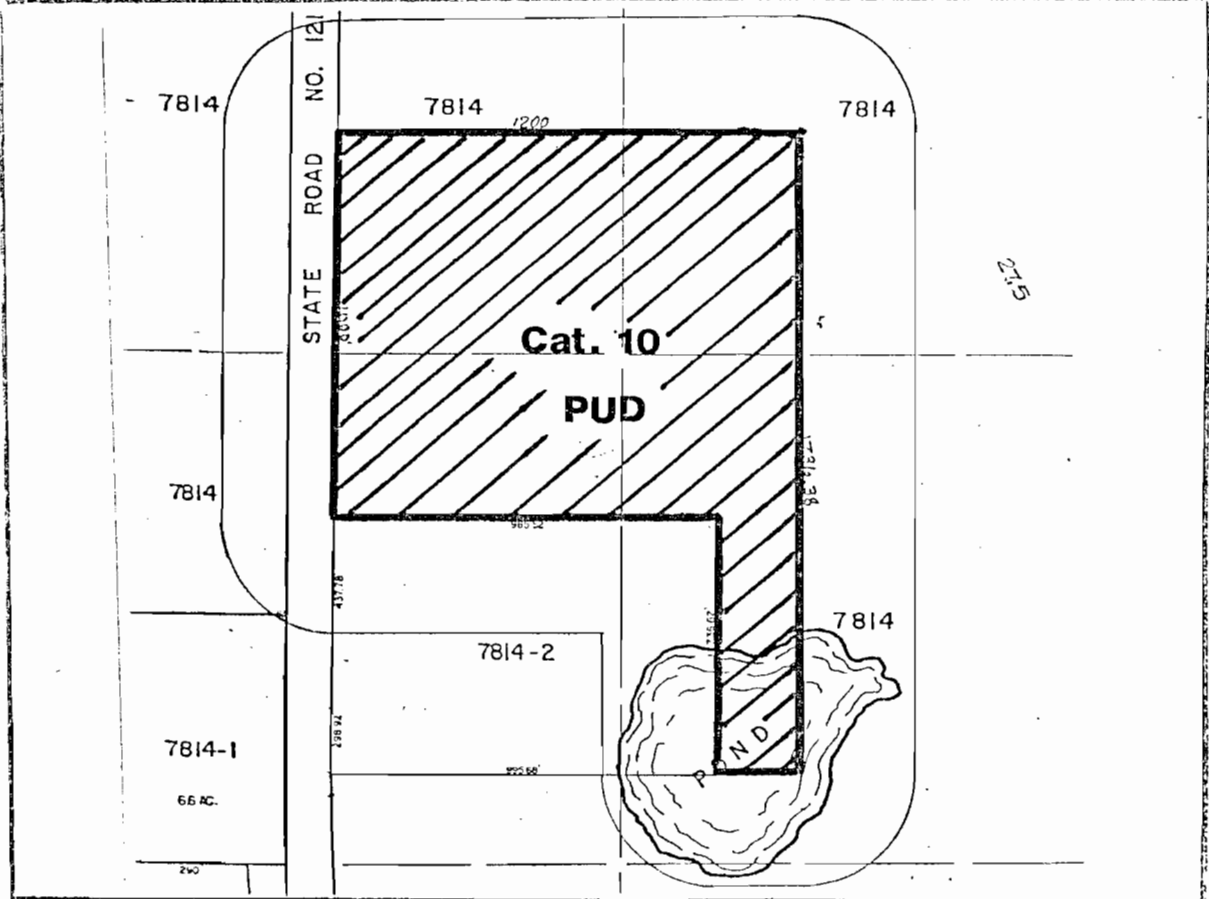


NO SCALE

300'	
<u>2</u>	Number of adjacent property owners.
<u>1</u>	Number of adjacent property owners answering for.
<u>0</u>	Number of adjacent property owners answering against.
<u>2,101,500</u>	*Square feet of adjacent property owners.
<u>0</u>	Square feet of adjacent property owners answering for.
<u>0</u>	Square feet of adjacent property owners answering against.
<u>0</u>	% of square feet answering for.
<u>0</u>	% of square feet answering against.
<u>0</u>	* % of square feet not answering.

\*NOTE: 300' includes Right-of-Way (Streets)

## APPROVAL / DISSENT TABULATION



**AREA LANDOWNERS APPROVING / DISSENTING**  
 PLANNING COMMISSION HEARING **4-28-82** **ZDM-15-82** NO SCALE



STAFF REPORT

Application Number(s): LU LUZ-6-82 Date: 4/20/82  
ZO M-15-82 Date: 4/20/82  
 Applicants Parcel No.: 07814-000-00 Prepared by: Wayne M. Wells  
Marc T. DuPree

GENERAL INFORMATION

1. Applicant: John Kish Construction Co. Inc., Spain Construction Co., Custom Homes by Gene Inc., Barry Rutenberg & Associates.
2. Status of Applicant: Agent for Owens Illinois Forest Products Division
3. Requested Action
  - a. Land Use Amendment: Amend from Cat. 15 (Agriculture) to Cat. 10 (Medium Density - Mobile Home 8 units/acre)
  - b. Zoning: Rezone from Agriculture to "PUD" (Planned Unit Development)
4. Location: East side of SR-121, 1 mile north of US 441.
5. Purpose: Single Family Mobile Home Development.
6. Size: 31.13 Acres
7. a. Current Land Use Category: Category 15 (Agriculture) 1 unit/acre.  
 b. Current Zoning: Agr. (Agriculture)
8. Present Land Use: Vacant
9. Surrounding Areas:

	Land Use Category	Zoning	Present Use
North	Cat. 15	Agr.	Planted Pines
South	Cat. 11	MS.	Planted Pines (Proposed Industrial Park)
East	Cat. 15	Agr.	Planted Pines
West	Cat. 15	Agr. &MS	Warehouses and vacant.

10. Zoning History: Zoned Agriculture since zoning adopted.

11. Applicable Regulations:
- |                                |                     |
|--------------------------------|---------------------|
| a. Min. Lot Area _____         | f. Min. Setbacks:   |
| b. Min. Lot Width _____        | Front _____         |
| c. Min. Lot Depth _____        | Rear _____          |
| d. Max. Lot Coverage (%) _____ | Side (int.) _____   |
| e. Max. Height _____           | Side (Street) _____ |

SPECIAL INFORMATION

Public Utilities: Gainesville Regional Utilities

Public Services: Fire Protection provided by Fire Station #7 (5601 N.W. 43rd St.)  
Police protection provided by Alachua County Sheriff's Department

Transportation: SR- 121.

Parking: Two (2) Spaces per unit.

Physical Characteristics:

Application LUZ-6-82 (Spain/O.I.)

This is a request to amend the Land Use Element of the Comprehensive Plan. The following Goal and Objectives for Land Use and Development conflict with this proposal: (Alachua County Comprehensive Plan 1975-1995, Vol. 1, Page 25.)

LAND USE AND DEVELOPMENT

**GOAL:**

To encourage the orderly, harmonious, and judicious use of land, and to provide the extension of the useful life of the land.

**OBJECTIVES:**

1. Provide for the orderly conversion of land to urban uses by:
  - a) applying the urban cluster configuration in the Land Use Plan
  - d) encouraging timed phasing of development

The Comprehensive Plan is centered around the urban cluster concept whereby urban-type densities are limited to the area within the cluster as depicted in the plan document. This proposal is for a medium density mobile home category permitting 8 units per acre which is considered an urban density.

Staff recommends denial. Staff feels that the location of this property is not suitable for medium density residential development at this time. Surrounding land uses are predominantly agricultural and the location of this application is 1-1/2 mile outside of the Urban Cluster. Approving this application would be in conflict with the objectives for Land Use and Development and would set an undesirable precedence of isolated medium to high intensity development in this portion of the County.

SITE DATA

EXISTING ZONING	AG	
PROPOSED ZONING	P.U.D.	
TOTAL ACREAGE	31.13 AC.	
ROADWAYS	5.18 AC.	16.7 %
UNDISTURBED GREEN AREA	8.10 AC.	26.0 %
LAUNDRY	0.17 AC.	0.5 %
MOBILE HOME LOTS	12.68 AC.	56.8 %
DENSITY	4.95 UNITS/ACRE	
RECREATION REQUIRED	1.56 AC.	5.0 %
RECREATION PROVIDED	3.78 AC.	12.1 %
MIN. LOT SIZE	4500 SF	
AVG. LOT SIZE	5000 SF	
FLOOR AREA RATIO	16.0 %	

PROPOSED UTILITIES:

SEWER FACILITIES WILL BE MADE AVAILABLE BY THE CITY IN THE SW CORNER OF THE SITE CAPABLE OF HANDLING THE WESTERN HALF OF THIS PROJECT. A LIFT STATION WILL BE REQUIRED FOR THE REMAINDER OF THE SITE.

POTABLE WATER FACILITIES WILL BE MADE AVAILABLE BY THE CITY ALONG S.R. 121. INDIVIDUAL METERS & FIRE PROTECTION SHALL BE PROVIDED ON SITE.

STORM DRAINAGE SHALL BE BY A SYSTEM OF INLETS IN THE INVERTED CROWN ROADWAYS DRAINING TO EITHER THE DETENTION AREA OR THE LAKE. AN OVERFLOW CULVERT WILL BE PROVIDED CONNECTING THE TWO AS A SAFETY FEATURE.

MINIMUM SETBACKS:

FRONT - 8 FT.

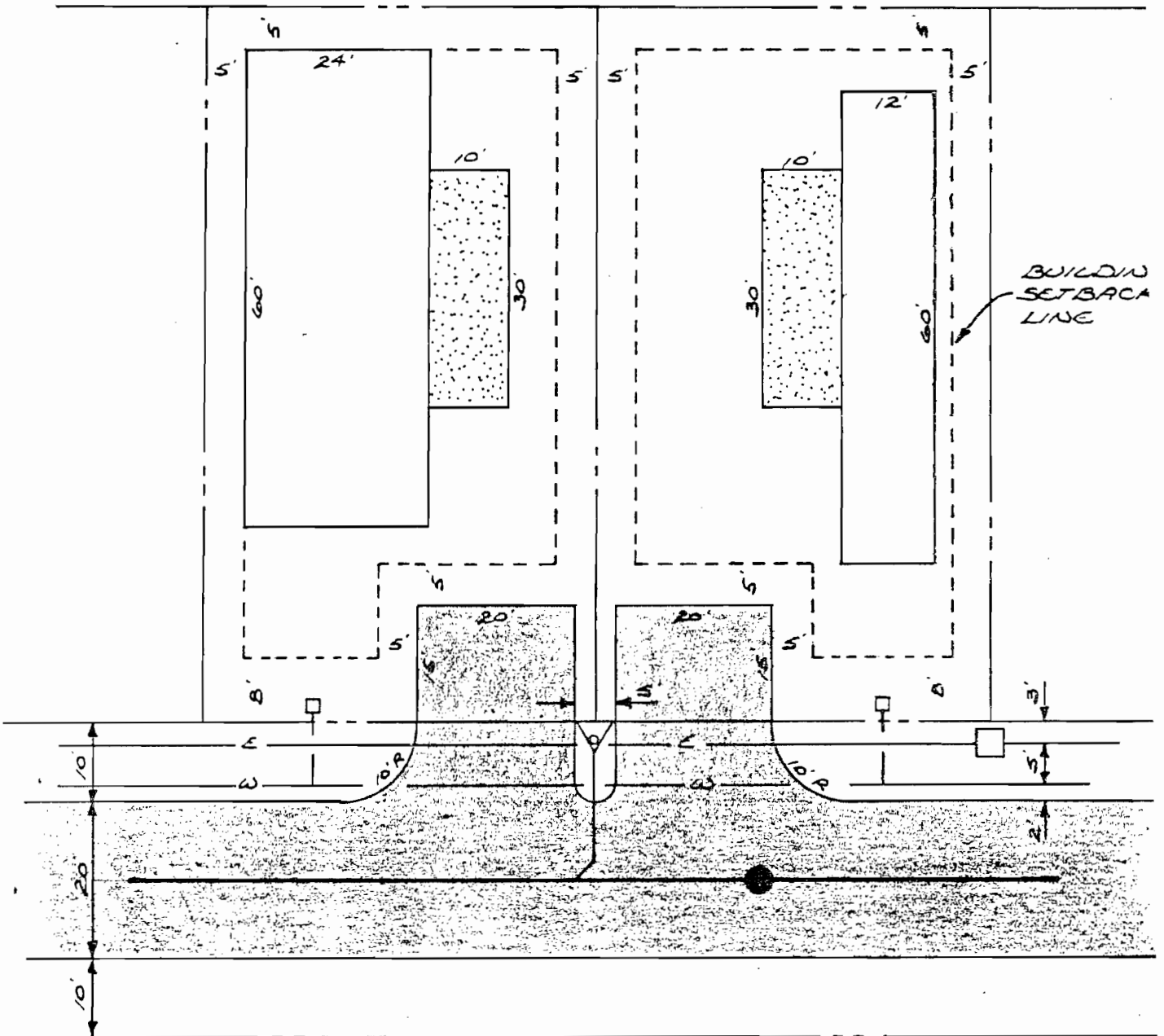
REAR - 5 FT.

SIDE - 5 FT.

DRAINAGE SWALE R/W

0.31 AC.

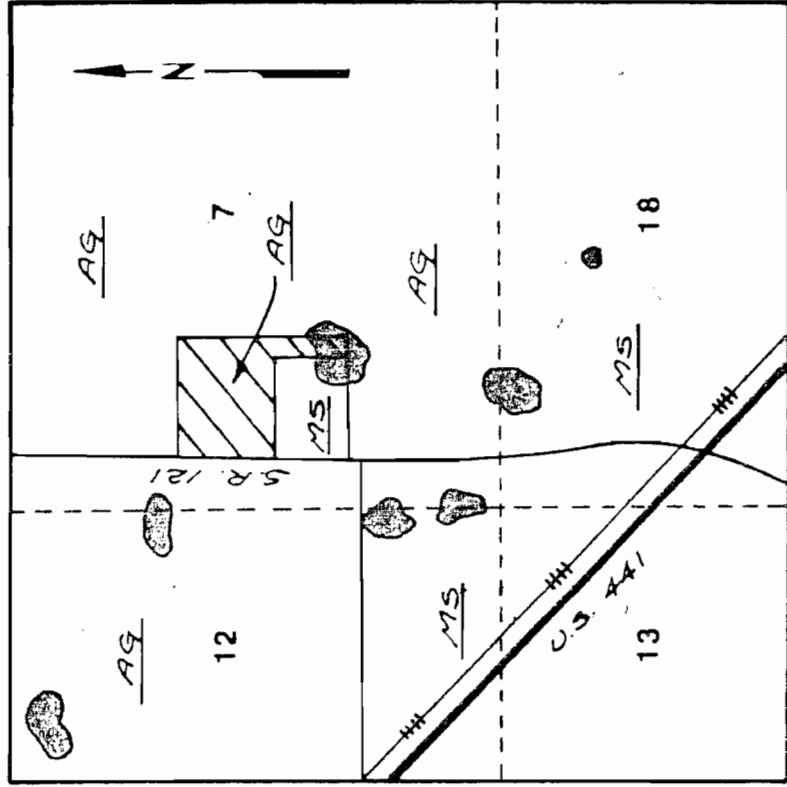
1.0 %



TYPICAL LOT LAYOUT

THE TWO AS A SAFETY FEATURE.

TOWNSHIP 23 - RANGE 20 E



SITE ANALYSIS:

THE TWO AREAS SUBJECT TO PERIODIC FLOODING ARE THE PERIMETER OF THE LAKE AND THE AREA INDICATED FOR STORM WATER DETENTION. HEAVY TREE COVER IN BOTH AREAS INDICATE THIS FLOODING TO BE OF SHORT DURATION HOWEVER.

THERE ARE NO GROUND SLOPES EXCEEDING 5%.

THE MAJORITY OF THE SITE IS IN PLANTED PINE, WITH SOILS CONSISTING OF PELHAM, WAUCHULA & MONTECHA LOAMY SANDS.

OTHER THAN THE LAKE ITSELF, THE ENTIRE SITE IS HEAVILY WOODED.

MINIMUM SETBACKS:

FRONT	15'
REAR	15'
SIDES	?

VICINITY MAP

1" = 2000'

ALACHUA COUNTY  
DEPARTMENT OF PLANNING AND DEVELOPMENT

ADMINISTRATION BUILDING - ROOM 201  
GAINESVILLE, FLORIDA 32601  
(904) 374-5249

May 19, 1982

Tom Spain  
3333 NW 38th Street  
Gainesville, Fl. 32606

Re: Applications #LUZ-6-82 and #ZOM-15-82

Dear Mr. Spain:

At its meeting held Tuesday, May 18, 1982, the Alachua County Board of County Commissioners approved your request for Spain Construction Company, Inc., Custom Homes by Gene, Inc., Barry Rutenberg and Associates, Inc., and John Kish Construction Company, Inc., as agent for Owens-Illinois Forest Products Division, to amend the Land Use Element of the Comprehensive Plan from Category 15 to Category 10 (Medium Density Mobile Homes, 8 units per acre) and to rezone from "Agr" (Agriculture) to "PUD" (Planned Unit Development) on a 31.13 acre parcel, located on the east side of SR-121, one mile north of its intersection with US-441, subject to the following stipulations:

1. There shall be no development within the 100 year flood plain.
2. The maximum density shall be 4.98 units per acre.
3. Lot and building requirements shall be as stated in the application except that setbacks shall be by RM zoning.
4. Laundry and maintenance facilities shall be located as shown on the Master Plan. Should these facilities not be constructed and the applicant desires to convert that area to residential lots, this application shall come back through the zoning process.
5. The buffers being provided abutting "MS" zoning to the south and SR-121 to the west shall remain in their natural state and shall be maintained by the owner.
6. No lots shall be sold until the Homeowner's Association is in place to take care of road maintenance.
7. Final Development Plan approval is contingent on the County Engineer assuring that the County road performance standards are being met.

Tom Spain

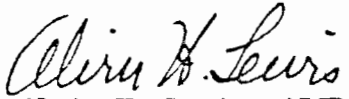
- 2 -

May 19, 1982

We request that a letter accepting the conditional approval of the above stipulations be submitted to the Department of Planning and Development within thirty (30) days from approval by the Board of County Commissioners.

If you have any questions, please call the above number.

Sincerely,

  
Alvin H. Lewis, AICP  
Director

xc: Larry P. Glorius, Manager  
Woodlands Services  
Owens-Illinois Forest Products Division