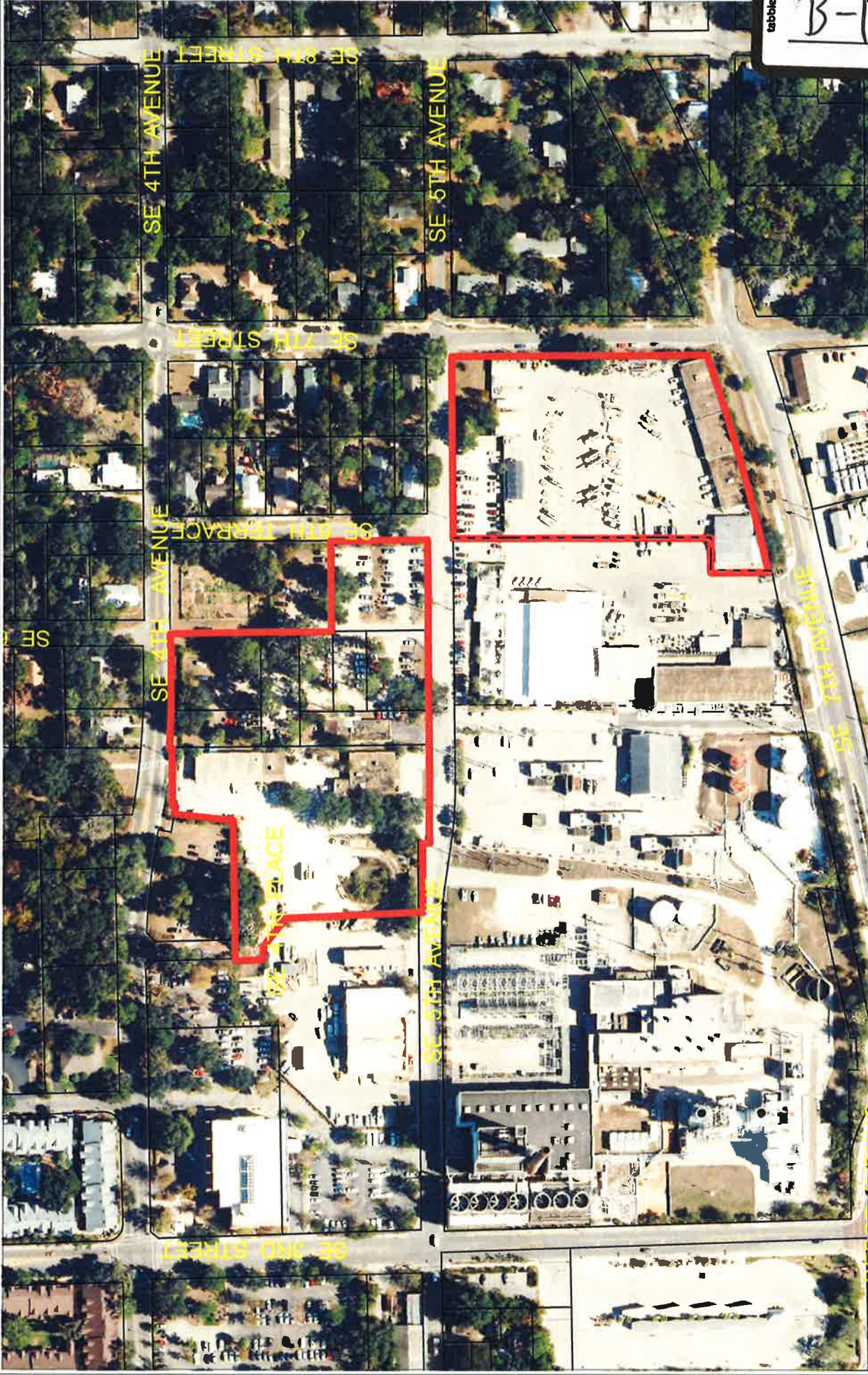


**Appendix B Supplemental Documents**

tabbles  
**EXHIBIT**  
**B-1** 140029C



**AERIAL PHOTOG**

Petition Number	Petition Request	Name	Agency
PB-14-55 LUC	Amend the Future Land Use map (FLUM) from Public and Institutional Facilities (PF) to Urban Mixed Use 2 (UMU-2) category	Eng, Denman & Associates, Inc., agent for Gainesville Community Redevelopment	Agency

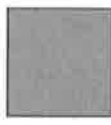


# City of Gainesville Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low-Density (up to 12 du/acre)
- RM Residential Medium-Density (8-30 du/acre)
- MUH Mixed-Use High-Intensity (up to 150 du/acre)
- IND Industrial
- CON Conservation
- PF Public and Institutional Facilities

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

Area  
under petition  
consideration



## EXISTING LAND

Name	Petition Request	Petition Num
Eng, Denman & Associates, Inc., agent for Gainesville Community Redevelopment Agency	Amend the Future Land Use map (FLUM) from Public and Institutional Facilities (PF) to Urban Mixed Use 2 (UMU-2) category	PB-14-55 LUC

**EXHIBIT**  
*B-2*  
**140029C**

# City of Gainesville Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low-Density (up to 12 du/acre)
- RM Residential Medium-Density (8-30 du/acre)
- MUH Mixed-Use High-Intensity (up to 150 du/acre)
- UMU-2 Urban Mixed-Use 2 (UMU-2: 10 to 100 du/acre; & up to 25 additional du/acre by special use permit)
- IND Industrial
- CON Conservation
- PF Public and Institutional Facilities

Area under petition consideration

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Division line between two land use categories



**EXHIBIT**  
B-3  
140029C  
tabbies

PROPOSED LAND	
Name	Petition Request
Eng, Denman & Associates, Inc., agent for Gainesville Community Redevelopment Agency	Amend the Future Land Use map (FLUM) from Public and Institutional Facilities (PF) to Urban Mixed Use 2 (UMU-2) category
	Petition Number: PB-14-55 LUC





### Memorandum of Understanding

This Memorandum of Understanding reduces to writing the agreement between CITY OF GAINESVILLE, Gainesville Regional Utilities (GRU) and City of Gainesville, General Government (GG), with regard to a parcel of land located on SE 4<sup>th</sup> Avenue at SE 6<sup>th</sup> Terrace, known as Parcel No. 12020-17 and legally described as Lots 17, 18, 19, 20 and 21 of Eastview Subdivision.

The subject property was purchased by GRU on May 12, 1983, after approval by the City Commission for future use as parking and site expansion. On April 11, 1991, the site plan amendment for the GRU complex was amended to permit the use of approximately 2/5's of the subject parcel for a mulched parking area and the installation of a 6' chain link fence. The remaining approximately 3/5's of the property has remained undeveloped to date.

On March 10, 1997, the Gainesville City Commission heard a presentation on a proposed Community Gardens Project, at which time, the Parks Department was given direction to develop the program. pending a determination of public interest.

Based on interest by the surrounding neighborhood, GRU hereby agrees to allow GG to use the remaining parcel at SE 4<sup>th</sup> Avenue and SE 6<sup>th</sup> Terrace as a community garden on the following terms:

1. GRU will permit uninterrupted use of the property for a period of five (5) years beginning September 1, 1997. If at any time during that period, interest in the project diminishes and it ceases to be used as a garden, GRU has the right to revoke this permission.
2. After the initial five year term, GG may continue to use the property for the Community Gardens project provided there is continued interest in the program by the surrounding neighborhood and no other use has been identified for the property by GRU. At any time that another use is proposed, GRU will give at least six (6) months' notice of termination of this agreement to GG. At the time of termination of the garden project, any improvements made on the site will be removed by the City Parks Division and the site will be restored to as close to its original condition as possible.
3. The following encumbrances exist on the property : (1) a 10' wide x 40' long Easement to Southern Bell on the north side of the existing fence covering telecommunications equipment; and (2) a permit from the City of Gainesville to install buried cable, conduit and a manhole in the vacated right-of-way of SE 6<sup>th</sup> Street. No encroachment into the easement area will be permitted. Southern Bell should be contacted to locate its lines prior to any digging in the area. Any garden plot planted that encroaches into the easement is at risk for disruption or damage in the event maintenance, repair or replacement of the buried lines, conduit, manhole and/or telecommunications equipment is required. GRU accepts no responsibility for restoring any damaged or disrupted crops.

4. GRU has removed the asphalt from that portion of the vacated 6<sup>th</sup> Street right-of-way which extends through the subject property. GRU makes no warranties or representations as to the condition of the soil on the subject property. Any preparations necessary to tender the soil "tillable" will be the responsibility of the gardeners.

5. GG will administer the Community Gardens project and this site for GRU. GG's administrative responsibilities in this regard will include, but not be limited to, the following

- ❖ The provision of fencing, if needed, and any administrative amendments to the site plan created thereby;
- ❖ Any amendment to the zoning or land use to allow a community garden as a permitted use;
- ❖ All costs associated with extending water service to the site, including meter(s), distribution system and associated appurtenances. Application for water service would be required prior to water being provided;
- ❖ Lot clearing, if any;
- ❖ Lot maintenance, as needed;
- ❖ Notification to surrounding residents and/or GRU of meetings and/or public hearings on the property.

6. GG will also be responsible for developing and entering into agreements, if any, with the individual gardeners with respect to their responsibilities and liabilities. In the absence of agreements covering liability, it is understood and agreed that GG assumes all risks of liability on the property arising from its use as a community gardens.

7. The parties acknowledge that the property is intended to be used as a neighborhood community garden, and as such, traffic generation and parking requirements should be minimal. Since GRU does not enforce parking restrictions in the spaces along the south side of SE 5<sup>th</sup> Avenue, just east of the Operations Center, vehicles associated with the community garden may be accommodated at that location after 5:30 p.m. on weekdays or on weekends, provided that the spaces are not required for emergency response by GRU crews at those times.

City of Gainesville, Gainesville Regional Utilities

By: 

City of Gainesville, General Government

By: 

APPROVED AS TO FORM AND LEGALITY

By: 

Patricia M. Carter, Asst. City Atty  
City of Gainesville, Florida

**BOARD MEMBERS**

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

**SUPERINTENDENT OF SCHOOLS**

Hershel H. Lyons, Interim Superintendent

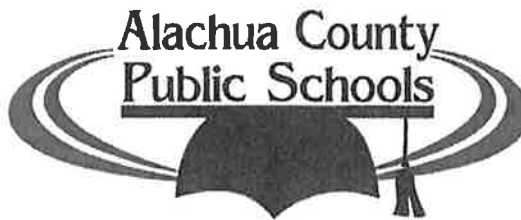


Exhibit  
140029C  
B-5

6  
Gainesville, Florida 32601  
www.sbac.edu  
(352) 955-7300  
Fax (352) 955-6700  
Suncom 625-7300  
Suncom Fax 625-6700

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

May 8, 2014

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

RE: **Petition PB-14-54/55.** Review of Comprehensive Plan Amendment and Rezoning Petition including a net increase of 387 multi-family dwelling units on 7.74 acres.

Dear Mr. Mimms:

A School Capacity Review for the above referenced project has been completed. The review was conducted in accordance with the City of Gainesville Public School Facilities Element as follows:

***POLICY 1.1.2: Coordinating School Capacity with Planning Decisions***

*The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of a development proposal on school capacity.*

***POLICY 1.1.3: Geographic Basis for School Capacity Planning.***

*For purposes of coordinating land use decisions with school capacity planning, the SCSAs that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.*

***POLICY 1.1.5: SBAC Report to City***

*The School Board shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The School Board shall forward the Report to all municipalities within the County.*

***POLICY 1.1.6 City to Consider SBAC Report***

*The City shall consider and review the School Board's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.*

This review does not constitute a “concurrency determination” and may not be construed to relieve the development of such review at the final subdivision or final site plan stages as by the City of Gainesville Comprehensive Plan. It is intended to provide an assessment of the relationship between the project proposed and school capacity – both existing and planned.

The Petition PB-14-54/55 consists of 387 multi family units.

**Table 1: Petition PB-14-54/55– Projected Student Generation at Buildout**

	Elementary	Middle	High	Total
Single Family	<b>0</b>			
Multiplier	0.159	0.080	0.112	0.351
Students	256	129	181	566
Multi Family	<b>387</b>			
Multiplier	.042	.016	.019	0.077
Students	17	7	8	32
<b>Total Students*</b>	<b>17</b>	<b>7</b>	<b>8</b>	<b>32</b>

**Elementary Schools.** The Petition PB-14-54/55 is situated in the East Gainesville Concurrency Service Area. The East Gainesville Concurrency Service Area currently provides a capacity of 2,565 seats. The current enrollment is 1,787 students representing a 69.7% utilization compared to an adopted LOS standard of 100%.

Student generation estimates for the Petition PB-14-54/55 indicate that 17 elementary seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five year planning period and into the ten year planning period.

**Middle Schools.** The Petition PB-14-54/55 is situated in the Lincoln Concurrency Service Area. The Lincoln Concurrency Service Area provides a capacity of 1,053 seats. The current enrollment is 694 students representing a 65.9% utilization compared to an adopted LOS standard of 100%.

No new capacity is planned for the Lincoln Concurrency Service Area during the five, ten and twenty year planning periods.

Student generation estimates for the Petition PB-14-54/55 indicate that 7 middle seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five, ten and twenty year planning period.

**High Schools.** The Petition PB-14-54/55 is situated in the Eastside Concurrency Service Area. The Eastside Concurrency Service Area currently has a capacity of 2,307 seats. The current enrollment is 1,364 students representing a 59.1% utilization compared to an adopted LOS standard of 100%.

Student generation estimates for the Petition PB-14-54/55 indicate that 8 high school seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five, ten and twenty year planning period.

**Summary Conclusion.** Students generated by the Petition PB-14-54/55 Rezoning at the elementary, middle levels can be reasonably accommodated for the five, ten and twenty year planning periods. From the perspective of school capacity and the efficient utilization of that capacity, new residential development in the CSAs affected by this petition is beneficial and recommended.



This evaluation is based on best projections and upon the 2013-2014 Five Year District Facilities Plan adopted by the School Board of Alachua County. The **Petition PB-14-54/55** project is subject to concurrency review and determination at the final site plan for multi-family and the availability of school capacity at the time of such review.

If you have any questions, please contact this office.

Regards,

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

Vicki McGrath

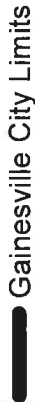
CC: Gene Boles

# FUTURE LAND USE ELEMENT

Innovation Zone



Innovation Zone



Gainesville City Limits

Exhibit  
140029C  
B-6

City of Gainesville

Prepared by the  
Planning & Development Services  
March 2013

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