



Department of Doing
Planning Division
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TO: City Plan Board

Item Number: 2

FROM: Department of Doing

DATE: December 5, 2017

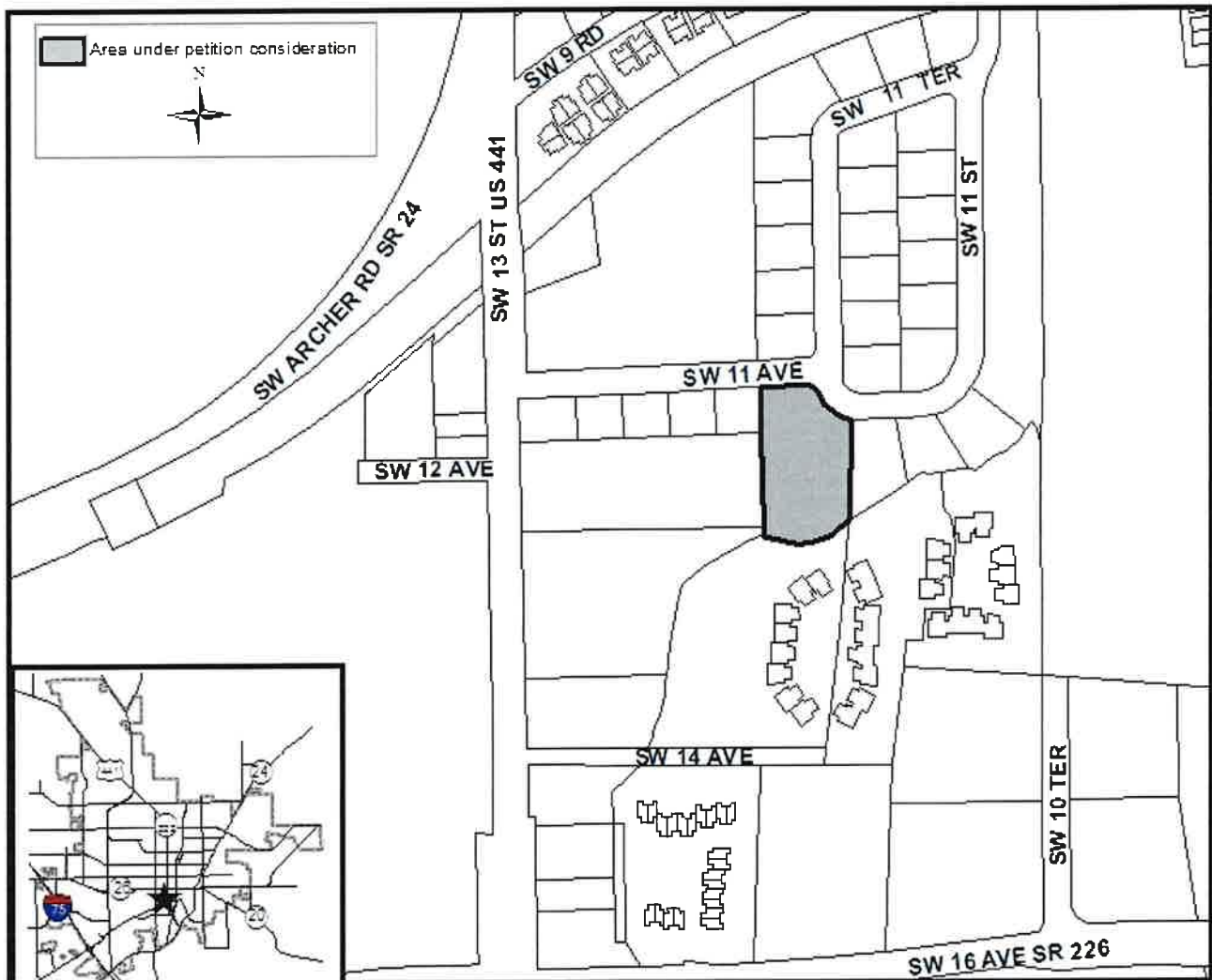
Submitted by: Andrew Persons, AICP
Planning Consultant

Prepared by: Dean Mimms, AICP
Planning Consultant

SUBJECT: Petition PB-17-115 ZON. CHW, Inc. agent for Carolyn H. Jordan, owner.
Rezone property from Single-Family (RSF-1) district to Urban 9 (U-9) district, on ±
1.48 acres. Located at 1135 SW 11th Avenue. Related to PB-17-114 LUC.

Recommendation:

Staff recommends approval of Petition PB-17-115 ZON.



Description

The proposed rezoning from Single-Family (RSF-1) district to Urban 9 (U-9) district will allow a mix of residential and non-residential uses and will substantially increase the redevelopment potential for this property that is proximate to a major corridor (SW 13th Street/US 441) and is within walking distance of the P.K. Yonge Developmental Research School (K-12), the University of Florida, UF Health hospitals, and the Veterans Administration hospital. The property is in the UF Context Area and is in the College Park/University Heights Community Redevelopment Area.

This petition pertains to an approximately 1.48-acre, developed, single-family, residential property at the southwest corner of SW 11th Avenue and SW 11th Terrace. It is adjacent and east of the 3.7-acre, 4-story, 188-unit, multi-family development called “The Nine” (Phase 1) that is under construction (and that was approved by Petition DB-16-146 SPL on January 24, 2017 by the Development Review Board). The applicant’s intention (stated in the Neighborhood Workshop Notice for the September 27, 2017 neighborhood workshop – see Exhibit C-1 – Application Package) “is to construct a second phase to The Nine apartment complex.”

The 4-story, 201-unit, Wildflower Apartments complex ((Wildflower PD, Ordinance No. 030454) is to the northeast across SW 11th Avenue, a 24-lot single-family residential enclave is to the north and east, and the P.K. Yonge Developmental Research School is one block to the east along SW 11th Street. The property is approximately 560 feet to the east of SW 13th Street/US 441, and is in a part of the City that has been steadily changing from single-family residential to multiple-family and mixed-use land use in recent years.

Table 1: Adjacent Existing Uses

North	SW 11 th AVE (north of which is single-family residential)
South	Multi-family residential
East	Single-family residential
West	Multi-family residential (“The Nine” - Phase 1)

Adjacent Land Use and Zoning

	Land Use Category	Zoning Category
North	SW 11 th AVE (beyond which is Single-Family (SF): up to 8 units per acre)	SW 11 th AVE (beyond which is RSF-1: Single-Family Residential)
South	Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit	Planned development district (PD)
East	Single-Family (SF): up to 8 units per acre	RSF-1: Single-Family Residential
West	Urban Mixed-Use High Intensity (UMUH): 10-100 units per acre; and up to 25 additional units per acre by Special Use Permit	Urban 9: Urban Mixed-Use High

See Exhibit B-1 for an aerial photograph of the property and surrounding area. See Exhibits B-2 and B-3 for maps that show the existing and proposed zoning categories.

This petition is related to Petition PB-17-114 LUC, which proposes a land use change from Single-Family: up to 8 units per acre (SF) to Urban Mixed-Use High Intensity: 10-100 units per acre; and up to 25 additional units per acre by Special Use Permit (UMUH).

Key Issues

- The proposed rezoning Single-Family (RSF-1) to Urban 9 (U-9) is consistent with the City's Comprehensive Plan and supports infill development and redevelopment at a central location in the urbanized area.
- The proposed rezoning to U-9 will increase the development potential by substantially increasing the potential amount of residential and non-residential development relative to the current RSF-1 zoning.

Basis for Recommendation

The staff recommendation is based on the five following factors, which are discussed below:

- Conformance with the Comprehensive Plan;
- Conformance with the Land Development Code;
- Changed Conditions;
- Compatibility; and
- Impacts on Affordable Housing.

1. Conformance with the Comprehensive Plan

The requested rezoning will substantially increase the potential development opportunities for this property by allowing increased residential density and by allowing mixed-use (residential and non-residential).

Future development of this property in accordance with the proposed Urban 9 (U-9) district (which will implement the related, proposed Urban Mixed-Use High Intensity: 10-100 units per acre; and up to 25 additional units per acre by Special Use Permit (UMUH) land use category) is supportive of the City's objectives of discouraging urban sprawl, encouraging infill development and redevelopment, and promoting transportation choice.

The proposed zoning is consistent with the overall goal (Goal 1 of the Future Land Use Element (FLUE)) of the City to improve the quality of life and achieve a sustainable development pattern, in part by ensuring that a percentage of land uses are mixed. The proposed rezoning to a mixed-use category is also consistent with Future Land Use Element Policies 1.2.3, Objective 1.5, Goal 2, Objective 2.1, Objective 4.2, and Policy 4.2.1. Please see below for these policies and for the Urban Mixed-Use High Intensity category under Policy 4.1.1.

Future Land Use Element

Goal 1 Improve the quality of life and achieve a superior, sustainable, development pattern in the City by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.

Policy 1.2.3 The City should encourage mixed-use development, where appropriate.

Objective 1.5 Discourage the proliferation of urban sprawl.

GOAL 2 Redevelop areas within the City, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

Objective 2.1 Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Urban Mixed-Use High Intensity (UMUH): 10-100 units per acre; and up to 25 additional units per acre by Special Use Permit

This land use category allows residential, office/research, retail, and service uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed as specially regulated by the Land Development Code. The Urban Mixed-Use High-Intensity category is distinguished from other mixed-use categories in that it is specifically established to support research and development in close proximity to the University of Florida main campus. An essential component of the category is orientation of structures to the street and the multi-modal character of the area. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 10 to 100 units per acre with provisions to add up to 25 additional units per acre by Special Use Permit as specified in the land development regulations. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Building height shall be limited to 6 stories and up to 8 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate zoning densities: the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

Objective 4.2 The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

Policy 4.2.1 The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low-intensity uses by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and tree canopy.

The proposed land use change is also consistent with Policy 10.3.1 of the Transportation Mobility Element.

Transportation Mobility Element

Policy 10.3.1 Within the transect zoning districts, land development regulations shall address urban form in terms of: street types, maximum block perimeter sizes, required new streets or urban walkways, building frontage requirements, building setbacks, location of parking, glazing requirements, building façade articulation, and building entrance location.

See Exhibit A-1 - Comprehensive Plan - Transportation Mobility Element GOPs, for other transportation-related policies relevant to this proposed amendment.

2. Conformance with the Land Development Code

The proposed rezoning from Single-Family (RSF-1) district to Urban 9 (U-9) district will implement the UMUH land use category proposed by related Petition PB-17-114 LUC. See Exhibit B-4 - LDC Article IV, Sections 30-4.11 – 30-4.13) for regulations pertaining to this transect zoning district. -Any proposed development or redevelopment, at the time of development plan review, will be required to meet all applicable Land Development Code requirements.

3. Changed Conditions

The SW 13th Street/US 441 corridor near to the University of Florida, UF Health hospitals, and the Veterans Administration hospital has been redeveloping with substantial increases in residential density in particular for many years.

A major changed condition is the 188-unit, 4-story, multi-family development (“The Nine, Phase 1”) on the adjacent 3.7-acre property that was approved in January 2017 by the Development

Review Board with a street side setback of 10 feet along SW 11th Avenue (20 feet was required with the UMU-1 zoning then in effect, but the variance for the reduced setback requested in Petition PB-17-02 VAR was approved on February 13, 2017 by the Board of Adjustment). This development is under construction and is anticipated to be completed in 2018.

Another changed condition is the developer's intention to develop the subject 1.48-acre property as "The Nine, Phase 2".

4. Compatibility

The proposed Urban 9 (U-9) zoning is compatible with the adjacent mixed-use and adjacent or proximate multi-family land use, and with the overall surrounding urbanized area. Compatibility with adjacent (and non-adjacent but nearby) single-family land use will be assured by meeting all applicable requirements of the Land Development Code. These include but are not limited to the Development Compatibility provisions (Exhibit B-5 – LDC Article IV, Sec. 4.8. Development Compatibility), limitations on number of bedrooms per unit, required setbacks, height limitations, landscape buffers, lighting and noise regulations. The Development Compatibility requirements are not subject to variances or waivers, and include a 3-story and 36-foot building height maximum within 100 feet of Single-Family zoning. Single-Family zoning is adjacent to and east of the subject 1.48-acre property.

See Table 1 on Page 2 for a tabular summary of adjacent existing uses and adjacent zoning and land use categories.

5. Impacts on Affordable Housing

This proposed Urban 9 (U-9) zoning will increase the allowable residential density and therefore may increase the supply of potential affordable housing in the City.

The proposed rezoning may have a positive impact on the supply of potential affordable housing in the City. The proposed U-9 zoning will increase the potential for future residential development for this 1.48-acre parcel that currently has Single-Family (RSF-1) zoning, which has a maximum density of 3.5 units per acre. Urban 9 (U-9) zoning allows for a potential maximum density by right of 100 units per acre (additional 25 units per acre by special use permit).

Transportation

There are no major transportation issues associated with this proposed zoning change for this developed site that is located within Zone A of the Gainesville Transportation Mobility Program Area (TMPA) and is proximate to (within 1,000 feet) of the University of Florida/UF Health campus. The University of Florida/Shands/VA Hospital is an Existing Transit Hub (see Exhibit B-6 for map of Existing Transit Hubs & Transit-Supportive Areas, which is from the Transportation Mobility Map Series of the Comprehensive Plan).

This 1.48-acre property located on the south side of SW 11th Avenue (local street with sidewalks on both sides) and the west side of SW 11th Terrace (local street with sidewalk on one side) is accessible by transit, bicycle and walking from SW 13th ST/US 441 (four-lane arterial roadway with bicycle lanes and sidewalks on both sides) to the west.

Transit service along nearby SW 13th Street/US 441 property is provided 7 days per week by the following RTS Routes:

- Route 8 (Shands to North Walmart Super Center),
- Route 13 (Beaty Towers to Cottage Grove Apartments), and
- Route 16 (Beaty Towers to Sugar Hill).

Monday-Friday transit service (no weekend service) along SW 13th Street/US 441 is provided by RTS Route 17 (Beaty Towers to Rosa Parks RTS Downtown Station).

The City rescinded transportation concurrency with the adoption of its updated Comprehensive Plan. Therefore, development within TMPA Zone A is not required to meet level of service (LOS) requirements for concurrency, but is required to comply with the TMPA Zone A requirements of Policies 10.1.3 and 10.1.4 of the Transportation Mobility Element (see Exhibit A-1, Comprehensive Plan GOPs).

The proposed land use change from Single-Family (up to 8 units per acre) (SF) to Urban Mixed-Use High Intensity: 10-100 units per acre; and up to 25 additional units per acre by Special Use Permit (UMUH) increases the allowable maximum density, allows for non-residential development, and increases the number of trips generated by future development.

In The Nine Phase II – Level of Service Addendum (see [Exhibit C-2](#) - LOS Addendum), the applicant has estimated the net (relative to the 5 single-family units possible with Single-Family land use for the 1.48-acre property) trip generation for hypothetical development scenarios consisting of 148 multi-family residential units (518 persons based on 3.5 bedrooms per unit) without a non-residential component (Table 1), and with a non-residential component of 5,000 square feet of specialty retail development (Table 2). The net PM peak hour trips are estimated to be 202 for multi-family development alone, and 216 for multi-family and non-residential development combined. The respective, net AADT (Average Annual Daily Trips) are 1,667 and 1,889 trips. Planning staff has reviewed the potential net trip generation and found it to be acceptable.

Table 1: Potential Net Trip Generation (Multi-Family Development)

Category ¹	Units	AADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Existing							
Single-Family Residential (ITE 210)	5	9.52	48	0.75	4	1.00	5
Proposed							
Apartment (ITE 220)	518 Persons ²	3.31	1,715	0.28	145	0.40	207
Total Net Trips		-	1,667	-	141	-	202

1. Source: ITE Trip Generation Manual, 9th Edition

2. Note: As discussed with City staff, an average of 3.5 bedrooms per unit is utilized for the trip generation estimates

Table 2: Potential Net Trip Generation (Multi-Family + Non-Residential Development)

Category ¹	Units	AADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Existing							
Single-Family Residential (ITE 210)	5	9.52	48	0.75	4	1.00	5
Proposed							
Apartment (ITE 220)	518 Persons ²	3.31	1,715	0.28	145	0.40	207
Specialty Retail (ITE 826)	5,000 sq. ft.	44.32	222	6.84	34	2.71	14
Total Net Trips		-	1,889	-	175	-	216

1. Source: ITE Trip Generation Manual, 9th Edition

2. Note: As discussed with City staff, an average of 3.5 bedrooms per unit is utilized for the trip generation estimates

Environmental Impacts and Constraints

In a November 14, 2017 e-mail, Andy Renshaw of the City of Gainesville Public Works Department, Floodplain Management Services stated that:

The property is entirely in FEMA Special Flood Hazard Area (SFHA) zone A (Annual 1% Chance – 100 Year zone) per FEMA Flood Insurance Rate Map (FIRM) dated June 16, 2006. However, in 2005 the City of Gainesville contracted for a new flood study for the Tumblin Creek Watershed. The completed analysis was sent to FEMA as part of the application to revise the flood map for Tumblin Creek, and is under FEMA Case # 06-04-BD54P. Using the data from the new study, the community determined a 100 year Base Flood Elevation (BFE) for the parcel is 86.09 feet NAVD of 1988. This new study effectively places the SFHA Zone A within the southern 90 feet of the parcel. The new study data is what would be used for any City of Gainesville permitting or regulatory action concerning flood zones.

Please see Exhibit B-7 – Map: FIRM (Flood Insurance Rate Map).

The City's Environmental Coordinator, Mark Brown, PWS, CPSS, provided a comprehensive memorandum dated October 31, 2017 (See Exhibit B-8 - Memorandum from City's Environmental Coordinator). Key excerpts from Mr. Brown's memorandum follow.

The subject property has been reviewed for considerations relating to the presence of environmental resources regulated through the City's Land Development Code (LDC), Article VIII, *Division 3 - Natural and Archaeological Resources* and *Division 4 - Surface Waters and Wetlands*. Environmental evaluations have been conducted and reported by CHW and ERC. The subject property is dominated by a scattered canopy of oak species over maintained lawns associated with residential structures. There are no observed or documented environmental resources that require protection per LDC-Division 3 criteria.

In association with *Division 4* criteria, Tumblin Creek is located along the southern limits of Phase II. The existing channel of Tumblin Creek is the result of historic mechanical excavation predominantly within the historic creek channel. Site review confirmed the presence of a remnant small channel adjacent to the existing dredged creek channel. Although this small channel represents a remnant of the historical creek and even though it hasn't functioned as a creek in decades, there are features and components of note along the limits of the existing and historic channels.

The design of the adjacent Phase I of The Nine required a minimum 35 ft. buffer from the top-bank associated with Tumblin Creek. In comparing creek-side conditions at the two phases, there is an increased risk of potential creek erosion at the Phase II subject site. As a result, it has been recommended to CHW and ERC that Phase II design plans incorporate a minimum 50 ft. buffer setback from the delineated jurisdictional limits of Tumblin Creek for proposed construction activities and/or any associated structures. By retaining this buffer distance, the referenced remnant creek channel and many of the larger canopied trees can be preserved that in turn will further protect wetland habitat and slope conditions associated with Tumblin Creek. Depending on other components of the proposed Phase II design, incorporating this recommended condition may adequately and appropriately address requirements associated with LDC-*Division 4* criteria.

List of Appendices

Appendix A Comprehensive Plan GOPs (Goals, Objectives and Policies)

Exhibit A-1 Comprehensive Plan - Transportation Mobility Element GOPs

Appendix B Supplemental Documents

Exhibit B-1 Aerial Photograph
Exhibit B-2 Map: Existing Zoning
Exhibit B-3 Map: Proposed Zoning
Exhibit B-4 LDC Article IV, Sections 30-4.11. – 30-4.13.
Exhibit B-5 LDC Article IV, Sec. 4.8. Development Compatibility
Exhibit B-6 Map: Existing Transit Hubs & Transit-Supportive Areas
Exhibit B-7 Map: FIRM (Flood Insurance Rate Map)
Exhibit B-8 Memorandum from City's Environmental Coordinator

Appendix C Application

Exhibit C-1 Application Package
Exhibit C-2 LOS Addendum

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Transportation Mobility Element

- Policy 2.1.2** The City shall promote transportation choice, healthy residential and non-residential development, safety, and convenience.
- Objective 7.1** Provide multi-modal opportunities and mixed-use development areas to reduce single-occupant automobile trips and reduce vehicle miles traveled.
- Policy 10.1.2** All land uses and development located in the TMPA shall meet the TMPA policies specified in this Element.
- Policy 10.1.3** Zone A shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida. Except as shown in Policy 10.1.4 and Policy 10.1.14, funding for multi-modal transportation in Zone A shall be provided to the maximum extent feasible by the City, Community Redevelopment Agency, federal or state governments, and other outside sources such as grant funds.
- Policy 10.1.4** For any development or redevelopment within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.
- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;
 - b. Cross-access connections/easements or joint driveways, where available and economically feasible;
 - c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;
 - d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined

- in the Access Management portion of the Land Development Code;
and
- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

Policy 10.1.14 Within the portion of the University of Florida (UF) Context Area that is located inside city limits (as mapped in the Campus Master Plan), all new multi-family residential development shall fund the capital transit costs associated with transit service needs. Transit capital costs include transit vehicles, maintenance facilities, passenger facilities such as transit shelters, and technology equipment (such as GPS). Payments shall be based on a proportionate share contribution for any additional transit service enhancements needed to serve the proposed development and maintain existing service levels (frequencies) in the RTS a.m. and p.m. peak hours. The projected new trips shall be based on the expected mode split of all development trips that will use transit. If the development is within ¼ mile of UF, there shall be a 25% reduction in the required payment in recognition of the pedestrian and bicycle trips that may occur. Any transit payments required under this policy shall not count towards meeting TMPA criteria in Zones B, C, D, or M.

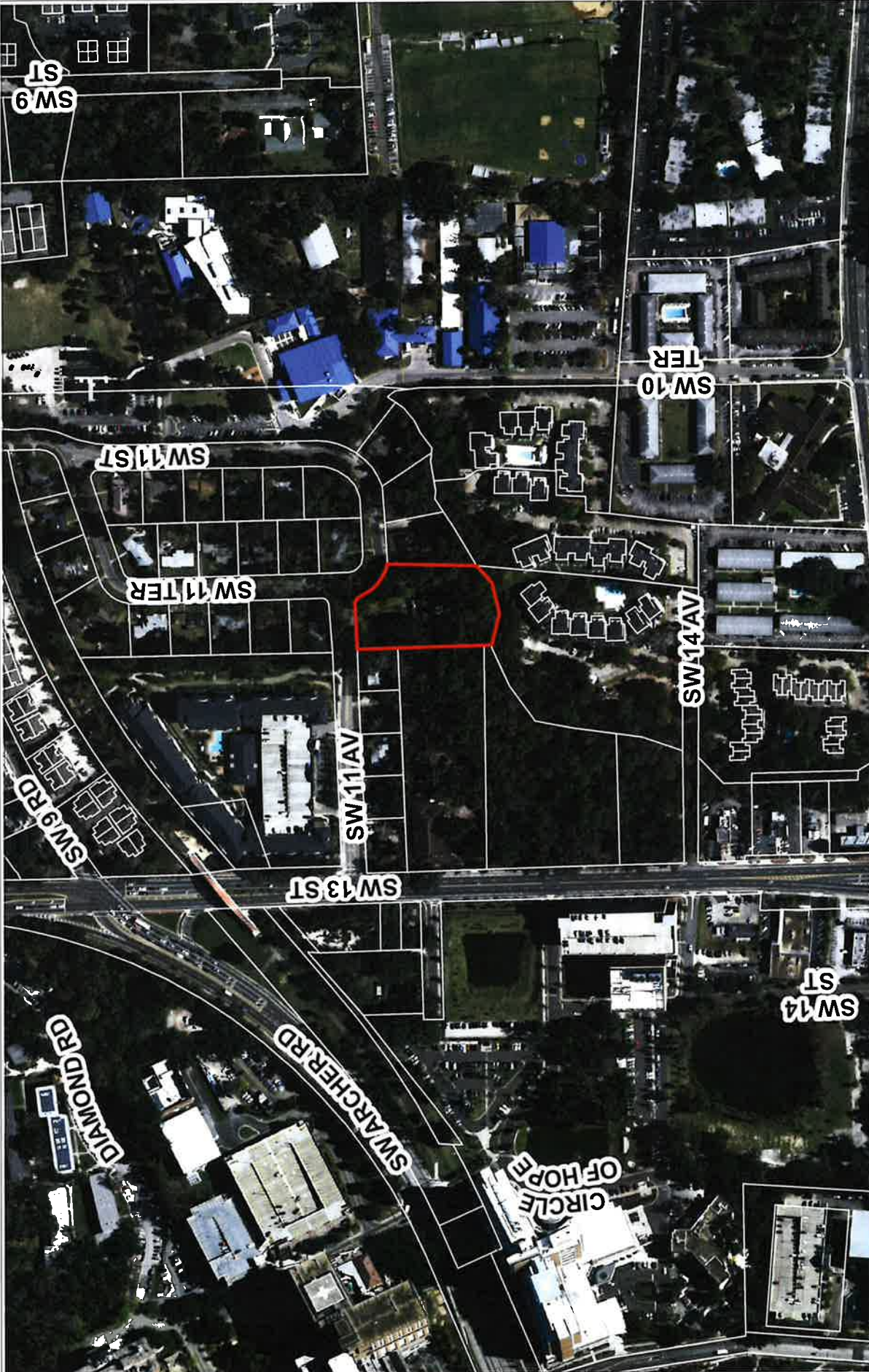
Policy 10.1.20 The City may require special traffic studies within the TMPA, including, but not limited to, information about trip generation, trip distribution, trip credits, and/or signal warrants, to determine the need for transportation modifications for improved traffic operation and/or safety on impacted road segments.

Policy 10.2.5 In order to encourage the redevelopment of properties within the TMPA, reduce or prevent blight, and encourage development in close proximity to transit, the following redevelopment trip credits shall apply to projects that are located within ¼ mile of the property lines of an existing transit hub or projects that are located in transit-supportive areas (as shown in the Existing Transit Hubs and Transit-Supportive Areas Map adopted in the Transportation Mobility Element) and are within ¼ mile of an existing transit route. The City shall reduce by 25% the net, new average daily trip generation for any redevelopment project or any project that expands or converts a building to a new use. The City shall reduce by 40% the net, new average daily trip generation for any mixed-use project that includes both a residential and non-residential component where residential dwelling units equal at least 10% of the floor area of commercial/office uses.

Objective 10.3 The City's Land Development Code shall provide standards for all new developments and redevelopment within the TMPA. Within the transect zoning district areas, the Land Development code shall regulate urban form to ensure a compact, pedestrian-friendly environment that supports multi-modal opportunities.

Appendix B Supplemental Documents

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EXHIBIT
 B-1




AERIAL PHOTOGR	
Name	Petition Request
CHW, Inc. agent for Carolyn H Jordan, owner	Rezone subject property from RSF-1: Single-Family to U9: Urban 9 district
Petition Number	
	PB-17-115 ZON



No Scale

**Petition
PB-17-115 ZON
Existing Zoning Districts**

 Area under petition consideration

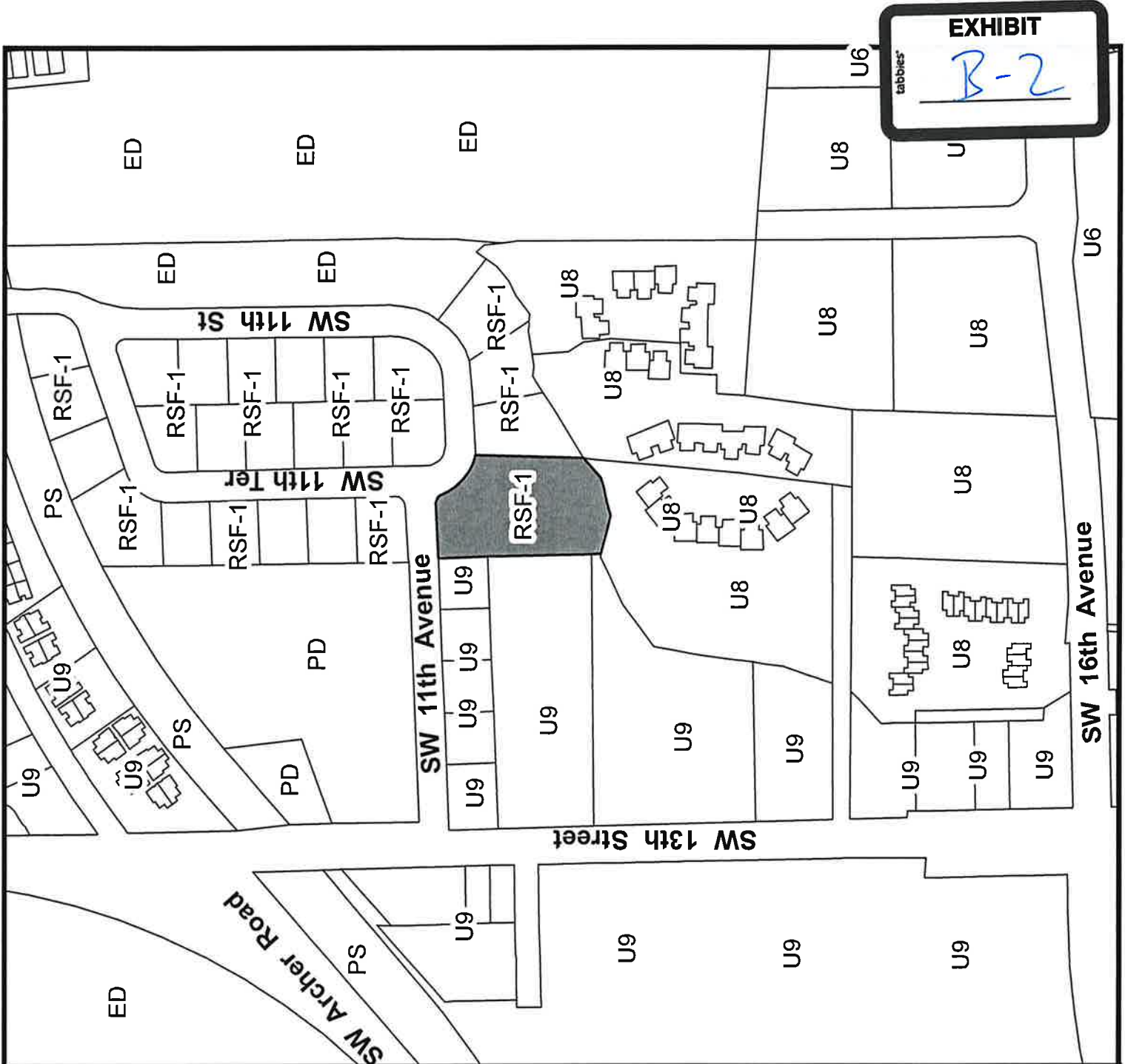
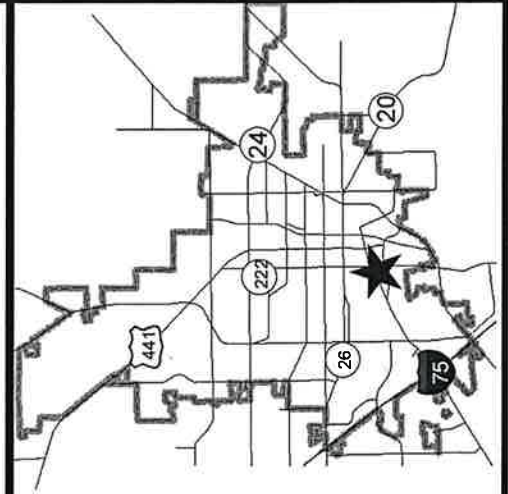
**City of Gainesville
Zoning Districts**

- ED Educational Services
- PS Public Services & Operations
- PD Planned Development
- RSF-1 Single-Family
- U6 Urban 6
- U8 Urban 8
- U9 Urban 9


CHW, Inc. agent for Carolyn H Jordan,
owner

Rezoned subject property from RSF-1:
Single-Family to U9: Urban 9
district

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



**Petition
PB-17-115 ZON
Proposed Zoning District**

 Area under petition consideration

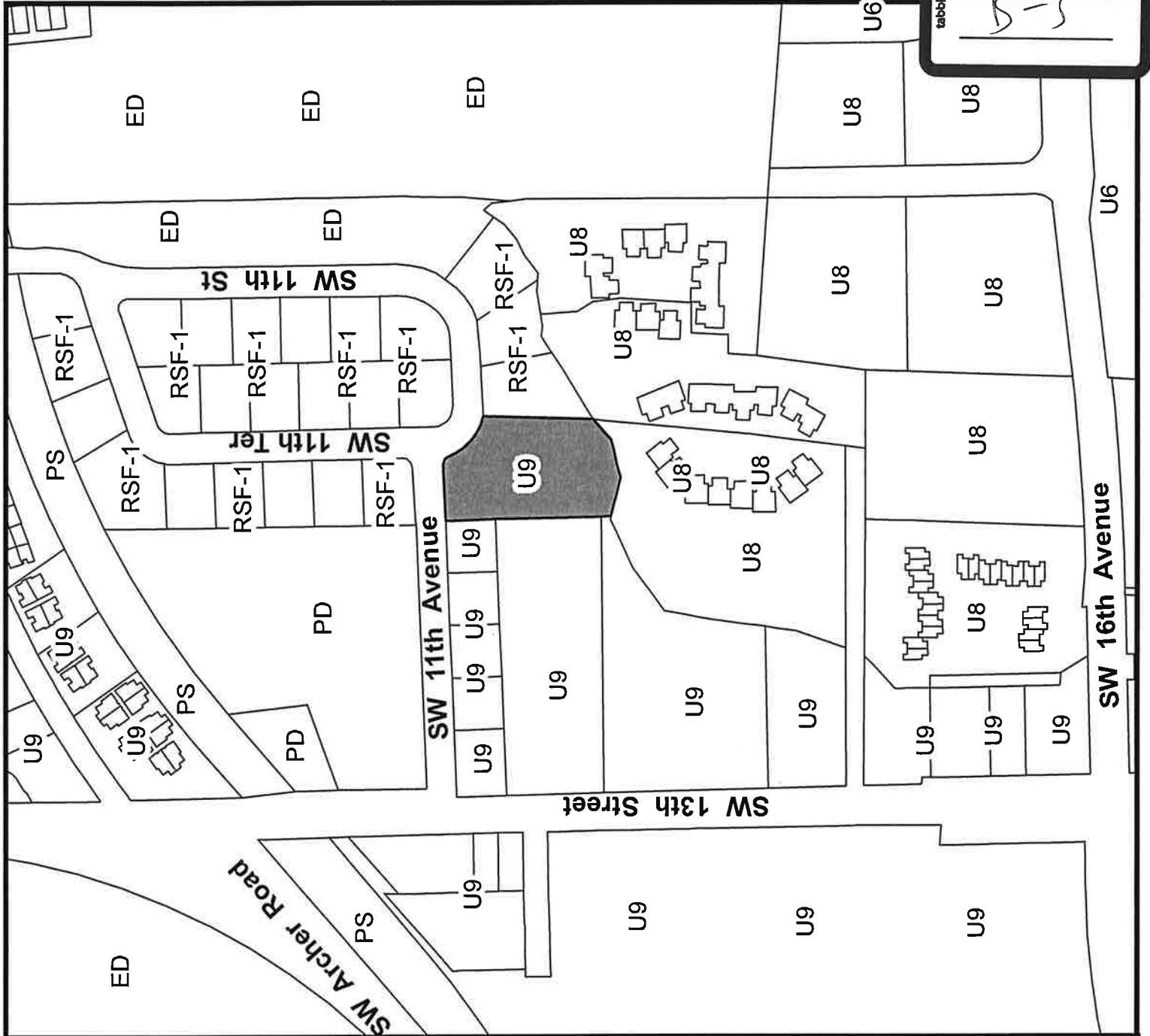
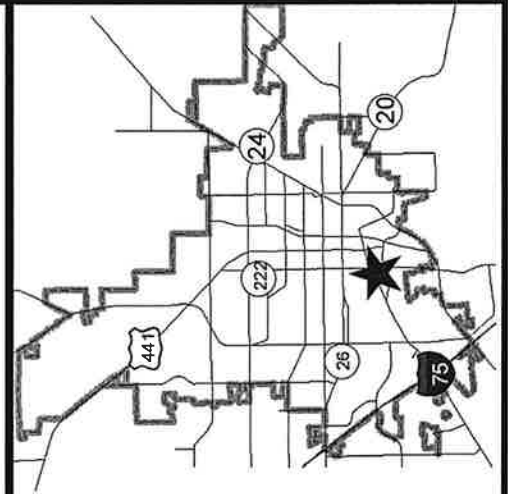
**City of Gainesville
Zoning Districts**

- ED Educational Services
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- PD Planned Development
- RSF-1 Single-Family
- U6 Urban 6
- U8 Urban 8
- U9 Urban 9

CHW, Inc. agent for Carolyn H Jordan,
owner

Rezoned subject property from RSF-1;
Single Family to U9; Urban 9
district

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

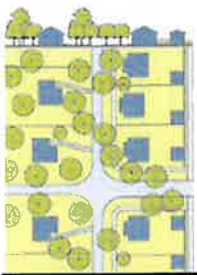

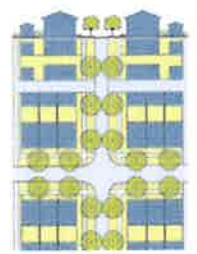
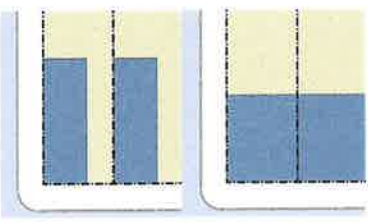
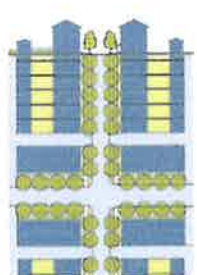



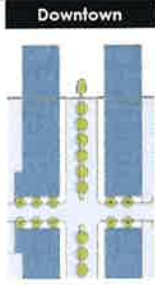
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EXHIBIT
B-3

1 DIVISION 2. TRANSECTS

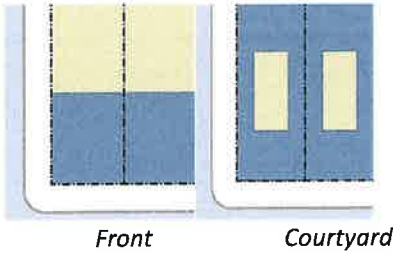
2 Section 30-4.11. Generally.

- 3 A. *Intent.* The intent of this division is to establish development standards that will encourage a more
 4 efficient and sustainable urban form by allowing a range of housing, employment, shopping and
 5 recreation choices and opportunities in a compact, pedestrian-friendly environment.
- 6 B. *Transects.* A transect is a geographical cross-section of a region that reveals a sequence of
 7 environments that ranges from rural to urban. Using the transect to regulate development ensures
 8 that a community offers a full diversity of development types, and that each has appropriate
 9 characteristics for its location. There are typically six transects organizing the components of place-
 10 making: Natural Zone, Rural Zone, Urban Neighborhood Zone, General Urban Zone, Urban Center
 11 Zone, and Urban Core. This code assigns transects that are tailored to the unique character of the
 12 City of Gainesville. The allowable uses, dimensional standards, and development requirements for
 13 these zones are described within this division.

	ZONE DESCRIPTION	INTENDED SITE LAYOUT
<p>Urban Zone 1</p> 	<p>Urban Zone 1 Consists of predominantly low to medium density residential areas, adjacent to higher intensity zones where neighborhood services and mixed use are permitted.</p>	 <p style="text-align: center;"><i>Edge</i></p> <p>Buildings typically occupy the center of the lot with setbacks on all sides. The front yard is intended to be visually continuous with the yards of adjacent buildings.</p>
<p>Urban Zones 2-5</p> 	<p>Urban Zones 2 - 5 Consists of a wide range of residential building types. Higher number zones provide for the integration of offices and neighborhood services within an increasingly urban fabric. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.</p>	 <p style="text-align: center;"><i>Side</i> <i>Front</i></p> <p>Buildings typically occupy one side of the lot leaving a setback to the other side to allow for access or privacy. In many instances, the building occupies the entire lot frontage. A shallow frontage setback defines a more urban condition.</p>
<p>Urban Zones 6-9</p> 	<p>Urban Zones 6 - 9 Consists of higher density mixed use buildings that accommodate retail, offices, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	 <p style="text-align: center;"><i>Front</i> <i>Courtyard</i></p> <p>The building typically occupies the full frontage, leaving the rear of the lot as the sole yard. The continuous facade steadily defines the public street. In its residential form, this type is the attached dwelling. The rear yard can accommodate substantial parking.</p>



Downtown
 Consists of the highest density and height development, with the greatest variety of uses, and civic buildings of regional importance. Streets have steady street tree planting and buildings are set close to wide sidewalks.



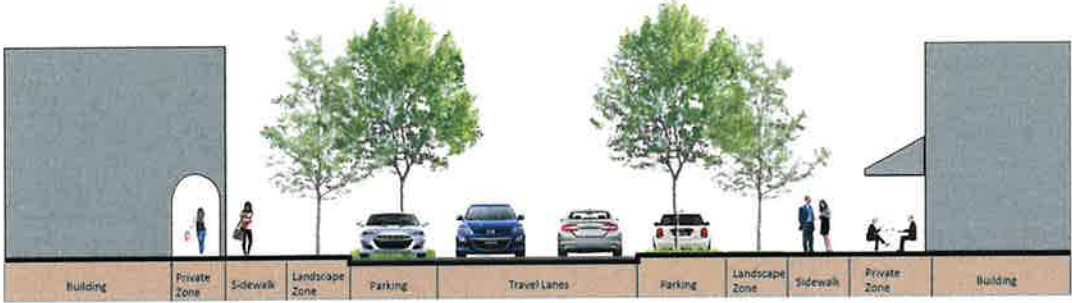
The building occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public street.

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C. *Streets.* Within the transects, new developments shall connect to the existing street network. Where the existing street network is deficient with respect to gridded connectivity, the development shall provide new street connections to meet the block perimeter requirements.

The zoning map identifies a hierarchy of street types that determine the relationship of buildings to the street and the standards for the design of street landscaping and sidewalks. Street types include: Storefront, Principal, Thoroughfare, and Local Streets. All undesignated existing streets are assumed to be Local Streets. Below is a detailed description of the general function, character, and elements of each street type. Final street design for new development shall be in accordance with this article and the Design Manual, subject to review and approval by the City Manager or designee in the development review process. In the event of a conflict between the standards in this article and the Design Manual, the Design Manual shall govern.

a. *Storefront.* Storefront streets are designed to encourage a high level of pedestrian activity. Higher intensity and density uses front this street type. Due to the level of pedestrian activity on this street type, first floor residential development requires a 1.5 foot elevation above grade (3 feet recommended) for the privacy and comfort of residents. Building front entrances shall be oriented to this street type when there are multiple street frontages for the property.



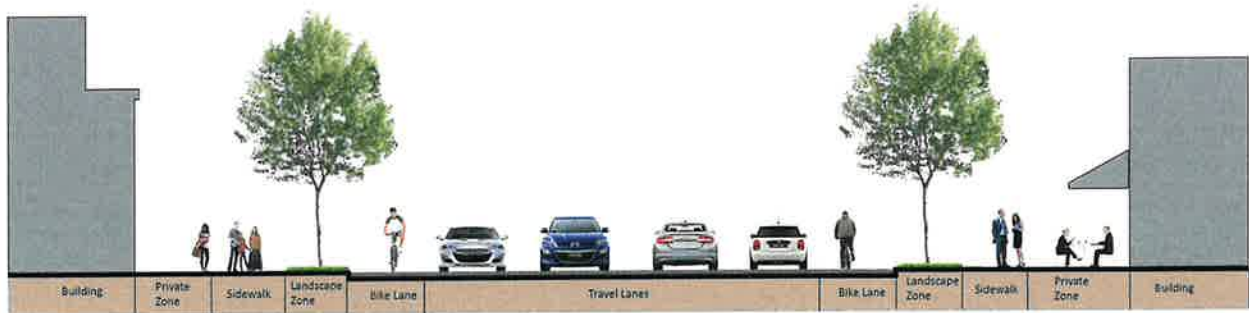
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b. *Principal.* Principal streets include lower levels of pedestrian activity compared to storefront streets. This street type is located in mixed-use areas where the traffic volume is anticipated to be higher than on local streets. This street type allows for some auto-oriented uses with a special use permit.



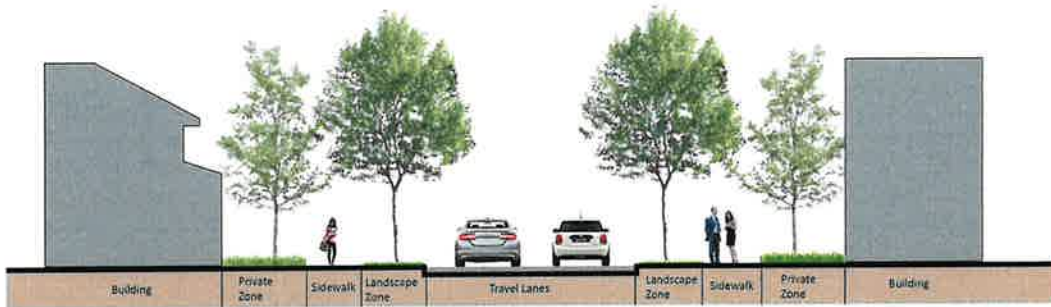
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c. **Thoroughfares.** Thoroughfares are streets that carry high volumes of through traffic at higher speeds with less pedestrian activity and higher vehicular speeds than other street types. These streets are often fronted by larger scale commercial development and are usually 4-lane or 6-lane streets.



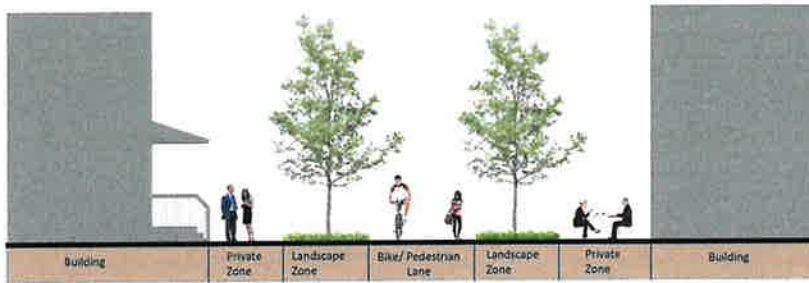
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d. **Local.** Local Streets are intended to have slow speeds and provide for connections within neighborhoods and between residential areas and commercial areas. Local Streets are not identified on the zoning map, but make up the vast majority of the street types within the transects. Any street that is not identified as a Storefront, Principal, or Thoroughfare street should be assumed to be a Local Street.



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e. **Urban Walkways.** Urban Walkways are pedestrian/bicycle pathways that serve to improve pedestrian/bicycle connectivity, delineate blocks and provide for expanded pedestrian space. These may be established as alternatives to new streets in some locations.



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f. *Alleys*. Alleys are narrower streets that are primarily used for service access to developments, or vehicular access to rear parking areas. Alleys are encouraged to be preserved, improved, or established in conjunction with development.



5

Section 30-4.12. Permitted Uses.

6

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section shall be allowed.

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Table V - 1: Permitted Uses within Transects.

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	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
RESIDENTIAL											
Single-family house		P	P	P	P	P	P	P	P	P	P
Attached dwellings (up to 6 attached units)		-	P	P	P	P	P	P	P	P	P
Multi-family, small-scale (2-4 units per building)		-	P	P	P	P	P	P	P	P	P
Multi-family dwelling		-	-	P	P	P	P	P	P	P	P
Accessory dwelling unit	30-5.33	-	P	P	P	P	P	P	P	-	-
Adult day care home	30-5.2	P	P	P	P	P	P	P	P	P	P
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	P	P	P	P	-	-
Community residential homes (more than 6 residents)	30-5.6	-	-	P	P	P	P	P	P	P	-
Dormitory (small)	30-5.8	-	P	P	P	P	P	P	P	P	P

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
Dormitory (large)	30-5.8	-	-	P	P	P	P	P	P	P	P
Family child care home	30-5.10	P	P	P	P	P	P	P	P	P	-
NONRESIDENTIAL											
Alcoholic beverage establishment	30-5.3	-	-	-	-	-	-	P	P	P	P
Assisted living facility		-	-	-	P	-	P	P	P	P	P
Bed & Breakfast establishments	30-5.4	-	S	P	P	P	P	P	P	P	P
Business services		-	-	-	P	-	P	P	P	P	P
Car wash facilities	30-5.5	-	-	-	-	-	-	P	P	-	-
Civic, social & fraternal organizations		S	P	P	P	P	P	P	P	P	P
Day care center	30-5.7	-	S	S	P	P	P	P	P	P	P
Drive-through facility	30-5.9	-	-	-	-	-	P	P	P	P	P
Emergency shelter		-	-	-	-	P	P	P	P	P	P
Equipment rental and leasing, light		-	-	-	-	-	-	P	P	P	P
Exercise studios		-	-	-	P	-	P	P	P	P	P
Farmers market	30-5.11	-	-	-	-	-	P	P	P	P	P
Food distribution for the needy	30-5.12	-	-	-	-	-	-	-	S	S	S
Food truck	30-5.35	-	-	-	A	-	P	P	P	P	P
Funeral homes and crematories		-	-	-	-	-	P	P	P	P	P
Gasoline/alternative fuel station	30-5.13	-	-	-	-	-	S ¹	P	P	-	-
Hotel		-	-	-	-	-	-	P	P	P	P
Laboratory, medical & dental		-	-	-	P	-	P	P	P	P	P
Library		-	-	-	-	S	P	P	P	P	P
Light assembly, fabrication and processing	30-5.16	-	-	-	-	-	P	P	P	P	P
Medical marijuana dispensaries		-	-	-	-	-	-	-	P	P	P
Microbrewery Microwinery Microdistillery ²	30-5.17	-	-	-	-	-	S	P	P	P	P
Mini-warehouse/self-storage	30-5.18	-	-	-	-	-	-	-	P	P	-
Museums and art galleries		-	-	-	P	S	P	P	P	P	P
Office		-	-	-	P	P ³ / S ⁴	P	P	P	P	P
Office- medical, dental, & other health related services		-	-	-	P	-	P	P	P	P	P

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
Parking, surface (principal use)	30-5.20	-	-	-	-	-	-	-	-	S	S
Parking, structured (principal use)		-	-	-	-	-	-	P	P	P	P
Passenger transit station		-	-	-	-	-	-	-	P	P	P
Personal services		-	-	-	S	-	P	P	P	P	P
Places of religious assembly	30-5.21	S	P	P	P	P	P	P	P	P	P
Professional school		-	-	-	P	P	P	P	P	P	P
Public administration buildings		-	-	-	S	S	S	P	P	P	P
Public parks		P	P	P	P	P	P	P	P	P	P
Recreation, indoor ²		-	-	-	-	-	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	-	P	P	P	-
Research development & testing facilities		-	-	-	-	-	-	P	P	P	P
Residences for destitute people	30-5.22	-	-	-	-	-	-	-	S	S	S
Restaurant		-	-	-	S	-	P	P	P	P	P
Retail sales		-	-	-	-	-	P	P	P	P	P
School, elementary, middle & high (public & private)		S	S	S	P	P	P	P	P	P	P
Scooter and electric golf cart sales		-	-	-	-	-	-	P	P	P	-
Simulated gambling establishments		-	-	-	-	-	-	-	-	-	-
Social service facilities	30-5.25	-	-	-	-	-	-	-	P	P	P
Skilled nursing facility		-	-	-	P	-	P	P	P	P	P
Vehicle sales and rental (no outdoor display)		-	-	-	-	-	-	P	P	P	P
Vehicle services	30-5.28	-	-	-	-	-	-	P	P	-	-
Vehicle repair	30-5.28	-	-	-	-	-	-	P	-	-	-
Veterinary services	30-5.29	-	-	-	P	-	P	P	P	P	P
Vocational/Trade school		-	-	-	-	-	S	P	P	P	P
Wireless communication services	See 30-5.30										

1 **LEGEND:**

2 P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

3 1 = When located along a Principal Street.

4 2 = Prohibited where adjacent to single-family zoned property.

5 3 = Office uses as a home occupation.

6 4 = Office uses up to 20% of the building square footage and shall be secondary to a principal residential
7 use. No outdoor storage allowed.

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Section 30-4.13. Building Form Standards.

This section contains the building form standards that determine the location, scale and massing of all buildings within the transects.

Table V - 2: Building Form Standards within Transects.

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
A. BLOCK STANDARDS										
Block perimeter (max feet)	2,600'								2,000'	1,600'
B. LOT CONFIGURATION										
Lot width (min feet)	34'	18'							18'	18'
C. DEVELOPMENT INTENSITY										
Nonresidential building coverage (max)	60%	80%							90%	100%
Residential density by right/with SUP ¹ (max units per acre)	8	15	20	20	75	50/60	50/60	60/80	100/125	150/175
D. BUILDING FRONTAGE										
Primary frontage (min)	50%	60%							70%	80%
Secondary frontage (min)	30%	40%							50%	60%
E. BUILDING PLACEMENT										
min-max from curb										
min landscape/min sidewalk/min building frontage										
Storefront Street	15'-20' 5'/5'/5'	15'-20' 5'/5'/5'							16'-21' 5'/6'/5'	15'-20' 4'/6'/5'
Principal Street	17'-37' 6'/6'/5'	17'-27' 6'/6'/5'							17'-27' 6'/6'/5'	17'-27' 6'/6'/5'
Thoroughfare Street	19'-100' 6'/6'/5'	19'-100' 8'/6'/5'							19'-100' 8'/6'/5'	19'-100' 8'/6'/5'
Local Street	15'-35' 5'/5'/5'	15'-20' 5'/5'/5'							16'-21' 5'/6'/5'	15'-20' 4'/6'/5'
F. BUILDING SETBACKS										
Side interior setback (min)	5'	5'	5'	5'	5'	5'	5'	0'	0'	0'

Rear setback (min)	15'	3' (alley) 10' (no alley)	3' (alley) 5' (no alley)	3' (alley) 0' (no alley)
--------------------	-----	------------------------------	-----------------------------	-----------------------------

- 1 **LEGEND:**
2 1 = See Section 30-4.8 for development compatibility standards.
3

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT

G. BUILDING HEIGHT										
Min feet	NA	NA	NA	NA	NA	NA	18	18	18	18
Max stories (by right ¹ /with bonus ²)	3	3	3	3	4	4/5	4/6	5/6	6/8	12/14
Max feet (by right/with bonus ²)	36	36	36	42	60	60/74	60/88	74/88	88/116	172/200
H. FLOOR HEIGHT										
Min first floor height (residential / nonresidential)	NA/10'	NA/12'	NA/12'	NA/12'	NA/12'	NA/12'	12'/12'	12'/15'	12'/15'	12'/15'
Min first floor elevation (residential only)	-	-	-	-	1.5 ft.	1.5 ft.	1.5 ft.	1.5 ft.	1.5 ft.	1.5 ft.
I. GLAZING										
Min first floor - nonresiden	-	30%			50%			65%		

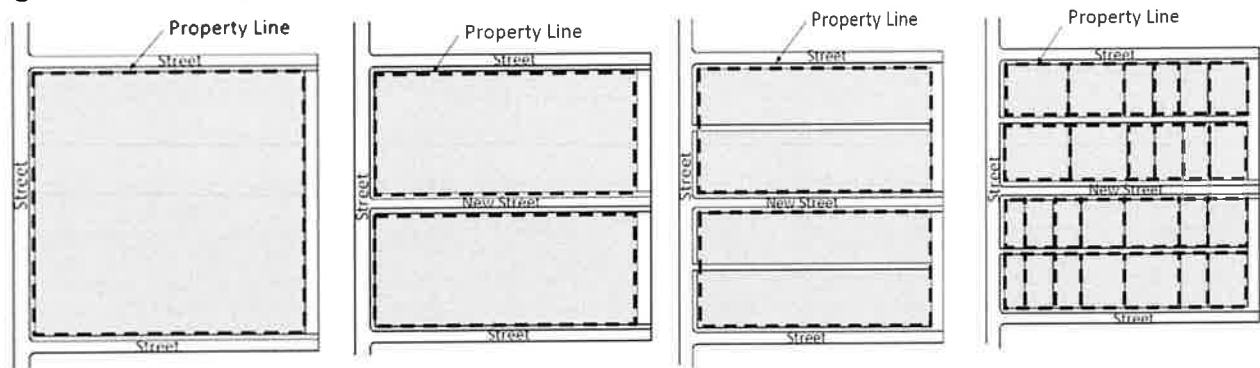
tial				
Min first floor - multi-family	-		30%	
Min upper floors - nonresidential and multi-family	-		15%	

- 1 **LEGEND:**
- 2 1 = See development compatibility standards in Section 30-4.8.
- 3 2 = See bonus system requirements in Section 30-4.9.

1 A. *Block standards.*

2 1. *Maximum block perimeter.* Maximum block perimeters are defined Table V-2 for each transect.
3 When development cumulatively includes 50% or more of the total project area, it shall be
4 required to include new local streets or urban walkways and the resulting block(s) shall not
5 exceed the prescribed maximum block perimeter. Figure V-1 below depicts a recommended
6 approach to breaking down large blocks to provide a new street grid on a large site.

7 **Figure V - 1: Creating Blocks**



8

9 Step 1-original site; Step 2-introduce streets; Step 3-introduce alleys; Step 4-introduce lots.
10

11 2. *Construction of new streets.*

- 12 a. The required local streets or urban walkways shall be constructed at the expense of the
13 owner/developer as part of the development review process and shall be constructed
14 according to the appropriate city standards, but may be sited and configured in a manner so
15 that they provide the most appropriate access to the development. Where a street is
16 planned to continue beyond the extent of a development, the development shall provide for
17 the continuation of the street by stubbing out the improvements as close as is practicable to
18 edge of the property boundary.
- 19 b. The required local streets, multi-use paths or urban walkways shall provide for public access
20 and may be dedicated for public right-of-way after construction, if the city desires to accept
21 same for maintenance.
- 22 c. Notwithstanding any other provision in this chapter, a development may receive final
23 approval prior to construction of the required local streets or urban walkways if the city,
24 upon approval of the City Commission, has executed a binding agreement with the
25 owner/developer that:
- 26 i. Requires the city and/or the Community Redevelopment Agency to construct the
27 required local streets as public streets within two years of final approval; and
 - 28 ii. Provides for the conveyance or dedication of the associated right-of-way from the
29 property owner to the city, at no cost to the city.

30 The city may enter into such an agreement only when the city determines that doing so
31 would be in the public interest and when the city and/or the Community Redevelopment
32 Agency has budgeted legally available funds for the construction of the required local

1 streets. The form and content of the agreement shall be provided by and acceptable to the
2 city in its sole discretion.

- 3 d. Board modifications from the requirement to construct new streets may be granted in
4 accordance with the procedures and criteria for a variance, with specific consideration given
5 to situations where the construction of a street is limited by: access management standards,
6 regulated environmental features, regulated natural or archeological resources, public
7 stormwater facilities, existing utility facilities, contamination sites, inconsistencies with plans
8 for a future city street network, parks, or schools. Where a variance from these
9 requirements is approved, the block perimeter shall be completed with the provision of
10 sidewalk and bicycle connections, and multi-use paths or urban walkways, subject to
11 approval by the city.

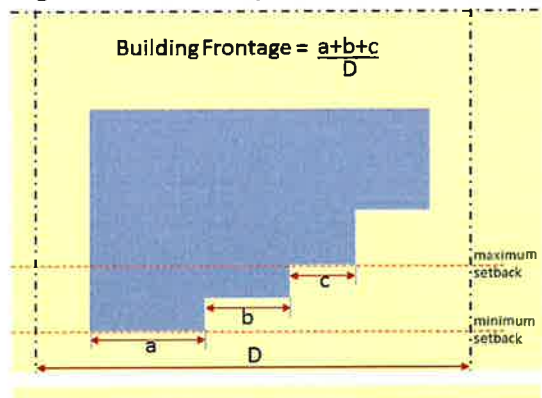
12 3. *Urban walkways.* When required new streets or urban walkways are constructed as part of a
13 subdivision or development, their design and construction shall conform to the following
14 standards and applicable design manual standards:

- 15 a. New streets or urban walkways shall connect to existing streets on abutting properties, or
16 be constructed in alignment with planned public streets on abutting properties.
- 17 b. Where a portion of a new street or urban walkway is newly constructed, it shall be designed
18 to be extended to abutting property. Stub-outs shall extend to the property line.
- 19 c. Urban walkways shall be a minimum of 26 feet wide and may be designed with a single or
20 divided paved pathway. The pathway(s) shall be at least 10 feet wide in total width and shall
21 provide for both bicycles and pedestrians. An urban walkway shall be landscaped with
22 shade trees on minimum 50-foot centers on both sides of the paved path. Unpaved areas
23 may also contain stormwater facilities. Urban walkways may contain benches, fountains,
24 outdoor cafes or other outdoor uses as long as a minimum sidewalk width as specified
25 above is maintained.

26 B. *Building frontage.* Building frontage requirements shall create a continuous building presence along
27 streets.

28 1. The building frontage standards are a proportion
29 of the building length relative to the width of
30 the development site measured at the site
31 frontage line, (see Figure V - 3).

Figure V - 3: Building Frontage



32 2. *Frontage hierarchy.*

- 33 a. Where a development has frontage along
34 multiple street types that do not include a
35 thoroughfare, the urban street (Storefront
36 or Principal, in that order of hierarchy) shall
37 be considered the primary street for the
38 front face of the building.
- 39 b. Where a development has frontage on a
40 thoroughfare and any other street type, the thoroughfare shall be considered the primary
41 street.

1 c. Where a development has frontage on two streets of equal type, then the City Manager or
 2 designee shall make a determination as to which street frontage shall be considered
 3 primary.

4 3. In the case where the required building frontage cannot be met
 5 due to the need to provide vehicular access from the primary
 6 frontage, a gateway, arch or similar feature may be provided to
 7 preserve the block continuity and may be counted toward
 8 meeting the building frontage requirement, (see Figure V - 4).

9 4. The ground floor along the street frontages shall contain active
 10 uses oriented to the street. Active uses may include, but are not
 11 limited to, display or floor areas for retail uses, waiting and
 12 seating areas for restaurants, atriums or lobbies for offices,
 13 lobbies or dining areas for hotels or multi-family residential
 14 buildings, and hotel rooms or multi-family residential units with
 15 street facing entrances.

Figure V - 4: Example of Gateway



16 C. **Building placement and setbacks.** The placement of a building on a site is critical to creating a vital
 17 and coherent public realm. The building placement and setback standards shall shape the public
 18 realm and strengthen the physical and functional character of the area. Figure V-5 depicts the types
 19 of setbacks.

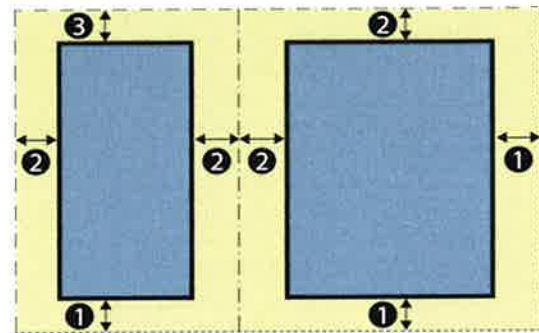
20 1. Building placement requirements shall be
 21 measured from the back of curb instead of the
 22 front property line, with the following
 23 exceptions:

- 24 a. In the absence of curbs, shall be measured
 25 from the edge of pavement.
- 26 b. Where the required building placement falls
 27 within a public right-of-way, it shall be
 28 shifted to the property line instead.

29 2. Building placement requirements shall be
 30 comprised of a landscape zone, a public
 31 sidewalk zone and a building frontage zone.
 32 Figure V-6 depicts the required configuration of these zones in relation
 33 to the street curb and building. The required minimum widths for the
 34 landscape and sidewalks zones are listed within Table V - 2. The
 35 building frontage zone shall be a minimum of 5
 36 feet in all locations. Section 30-4.13 D contains
 37 additional standards for the design of the
 38 building frontage zone.

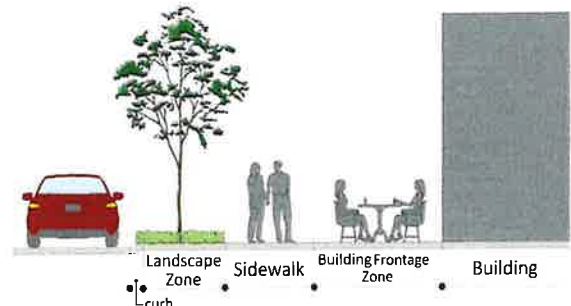
39 3. Side and rear setbacks are minimums and shall
 40 be measured from shared property lines.

Figure V - 5: Building Setbacks



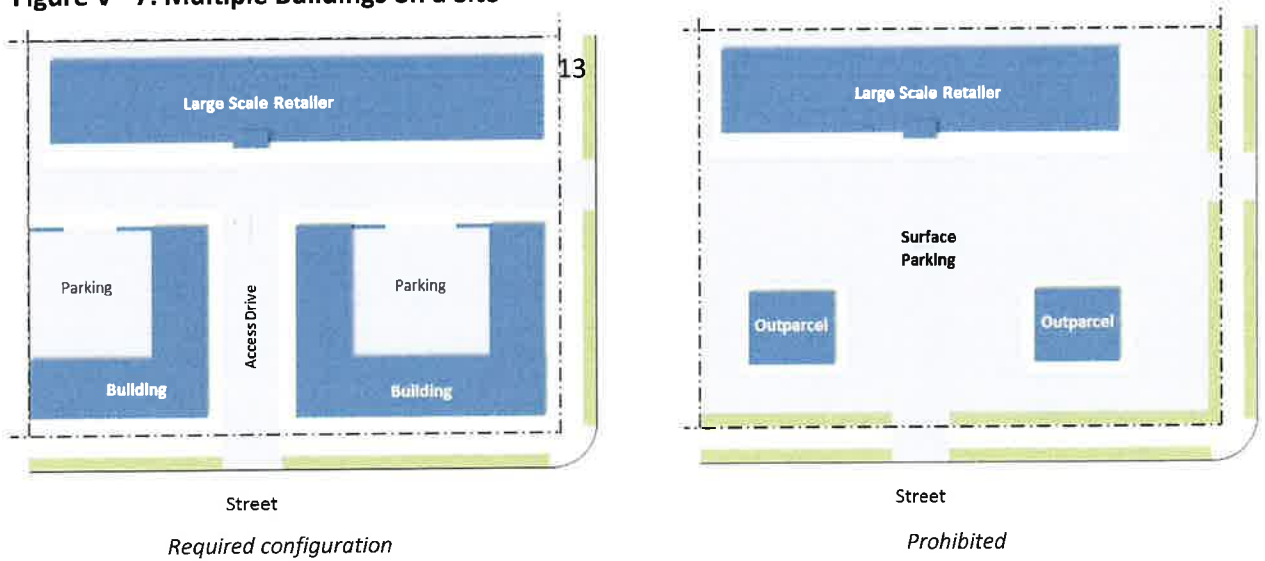
- ① Street Setback
- ② Side Setback
- ③ Rear Setback

Figure V - 6: Public Realm Zones



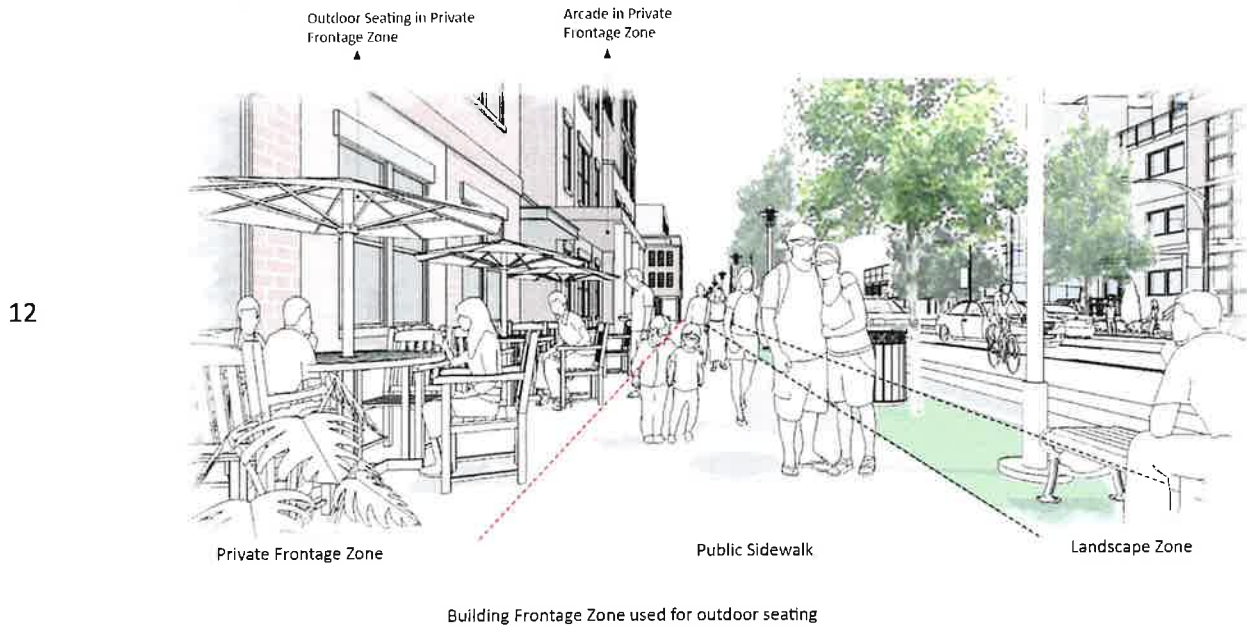
- 1 4. Street furniture such as benches, trash receptacles and bicycle racks shall not be located within
 2 the public sidewalk zone.
- 3 5. Where multiple buildings are proposed within a development, the placement of buildings at the
 4 rear of a site is allowed as long as one or more buildings are placed along the front of the site
 5 meeting the building placement and setback and building frontage requirements of this division.
 6 Figure V-7 depicts the required configuration of multiple buildings on a site, such as within a
 7 shopping center. Streets or access drives shall be incorporated into the site to break it down into
 8 smaller lots/blocks (platting will not be required). The primary access drive shall be centered on
 9 the anchor building and shall be lined with buildings, which shall meet the required frontage
 10 standards along the street and access drive.

11 **Figure V - 7: Multiple Buildings on a Site**



1 D. *Building frontage zone requirements.* All development shall provide a minimum 5-foot wide building
 2 frontage zone behind the public sidewalk, and buildings shall have at least one type of building
 3 frontage incorporated into its design. Table V-3 contains the dimensional requirements for the
 4 various types of building frontages allowed. The intent of the building frontage zone is to provide a
 5 transition between the public street/sidewalk and the building. The type of activity conducted in the
 6 private frontage zone depends on the nature of the proposed use (Figure V-8). For a commercial
 7 building, the intent of the private frontage zone is to attract customers into the business. For a
 8 residential site, the intent of the private frontage zone is to provide for a private outdoor space and
 9 establish a separation from the public sidewalk for the ground floor rooms.

10 **Figure V - 8: Examples of Building Frontage Zone Activity**
 11



1 Table V - 3: Building Frontage Dimensional Standards

Storefront	Gallery	Arcade
<p>1. Width: 25% of façade width min. 2. Depth: 5' min. 3. Clear Height: 8' min.</p>	<p>1. Width: 75% of façade width min. 2. Depth: 8' min. 3. Clear Height: 12' min. (1st floor)</p>	<p>1. Width: 75% of façade width min. 2. Depth: 8' min. 3. Clear Height: 12' min. (1st floor)</p>
Courtyard	Stoop	Porch
<p>1. Width: 10' min to 50% of façade width max. 2. Depth: 10' min/20' max. 3. Elevation: 18" max above grade.</p>	<p>1. Width: 5' min to 16' max. 2. Depth: 5' to 8' 3. Clear Height: 8' 4. Elevation: 21" min above grade.</p>	<p>1. Width: 12' min. 2. Depth: 8' min. 3. Clear Height: 8' min. 4. Elevation: 21" min above grade.</p>

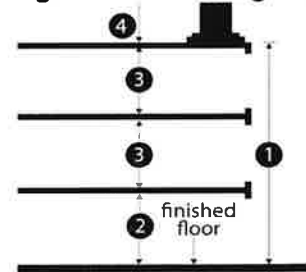
2 Note: See Article II for definitions of frontages.

- 1 1. *Building frontage standards, general.*
- 2 a. In addition to the encroachments shown in Table V-3, cantilevered balconies, bay windows
- 3 and roof overhangs are allowed to encroach into the building frontage zone.
- 4 b. Street furniture such as benches, trash receptacles, or bicycle racks may be installed within
- 5 the building frontage zone.
- 6 2. *Standards for storefronts, awnings and canopies.*
- 7 a. Storefront doors shall not be recessed more than 5 feet from the front façade. Recessed
- 8 doors shall have angled walls leading to the door to promote the visibility of the entrance.
- 9 b. Awnings and canopies shall not cover building architectural elements including but not
- 10 limited to cornices or ornamental features.
- 11 c. High gloss or plasticized fabrics and aluminum are not allowed for awnings.
- 12 d. Backlit awnings are not permitted.
- 13 e. Awning shall match the width of the window or door opening and shall enhance the
- 14 architectural features of the building.
- 15 3. *Standards for galleries and arcades.*
- 16 a. Along urban Storefront streets, gallery/arcade openings shall align with storefront
- 17 entrances.
- 18 b. Galleries may be one or two stories.
- 19 c. Arcades and galleries shall have consistent depth along a frontage.
- 20 4. *Standards for courtyards.*
- 21 a. Courtyards shall be paved and a minimum of 20% of the total courtyard area shall be
- 22 enhanced with either above-ground or in-ground landscaping.
- 23 5. *Standards for stoops and porches.*
- 24 a. Stoops shall align directly with the building entry.
- 25 b. Porches may be one or two stories.
- 26 c. Porches may encroach into the building frontage zone.

27 E. *Building height.*

- 28 1. The heights of parking structures shall be limited in accordance
- 29 with the maximum feet within each district, but shall not be
- 30 limited to the maximum number of stories.
- 31 2. Mezzanines that meet the definition and requirements of the
- 32 Florida Building Code shall not be counted as an additional
- 33 story.
- 34 3. The building height limitations contained in Table V - 2 do not
- 35 apply to spires, belfries, cupolas, antennas, water tanks,

Figure V - 9: Building Height



- 1 Building height
- 2 Floor height (ground floor)
- 3 Floor height (upper floors)
- 4 Exceptions to maximum height

- 1 ventilators, chimneys or other appurtenances required to be placed on the roof and not
- 2 intended for human occupancy. Other exceptions include:
- 3 a. Roof structures above eave line can vary in height up to a maximum of 15 feet above eave
- 4 line.
- 5 b. Trellises may extend above the maximum height up to 8 feet.

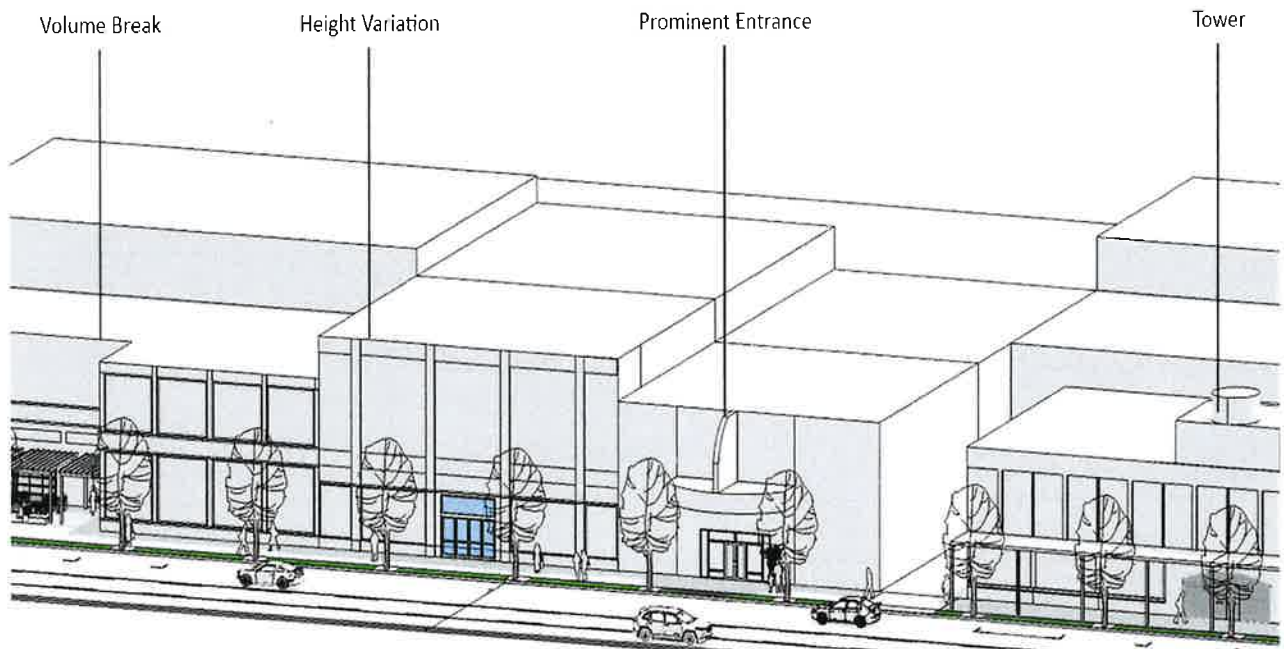
6 **F. Floor height.**

- 7 1. Floor height shall be measured as provided in the Florida Building Code.
- 8 2. Parking garages are exempt from the minimum floor height requirements.

9 **Section 30-4.14. Building Design Standards.**

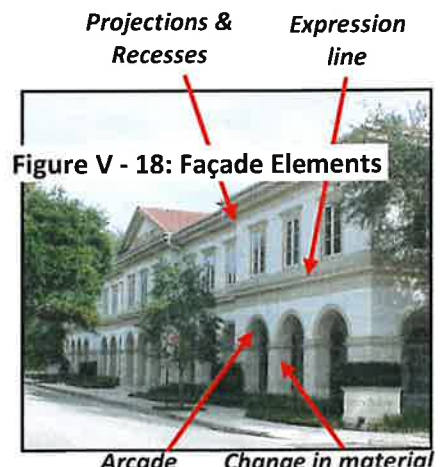
10 **A. Building massing.** Large building volumes shall be divided to appear as smaller volumes grouped
 11 together. Volume breaks may be achieved by volume projections and recesses, and varying heights
 12 and roof lines. Therefore, building facades shall not exceed 60 feet along a street frontage without
 13 providing a substantial volume break such as a volume projection or recess, a tower or bay, or an
 14 architecturally prominent public entrance. The recesses and projections shall have a minimum
 15 depth and width of 10 feet.

16 **Figure V - 16: Building Massing**



18 **B. Façade articulation.** The standards contained in this section apply to multi-family, nonresidential and mixed-use buildings. Building
 19 facades along streets shall maintain a pedestrian scale by
 20 integrating the following architectural elements:

- 21 1. Façades shall not exceed 20 horizontal feet without including
- 22 at least one of the following elements:
- 23 a. A window or door.
- 24



- 1 2. Chiller plants consistent with the screening and design requirements of Article VI.
2 F. Utility uses exceeding the above requirements shall require PS zoning and special use permit
3 approval.

Section 30-4.7. Phasing.

5 Development phases shall be required to meet code independently from other phases. No phase shall
6 be dependent on the completion of subsequent phases to be consistent with any required approvals
7 and/or conditions, including but not limited to setbacks, building frontage, and building placement,
8 configuration, function and design. The required landscaping and parking improvements shall be
9 provided within each phase.

Section 30-4.8. Development Compatibility.

11 A. *Setbacks.*

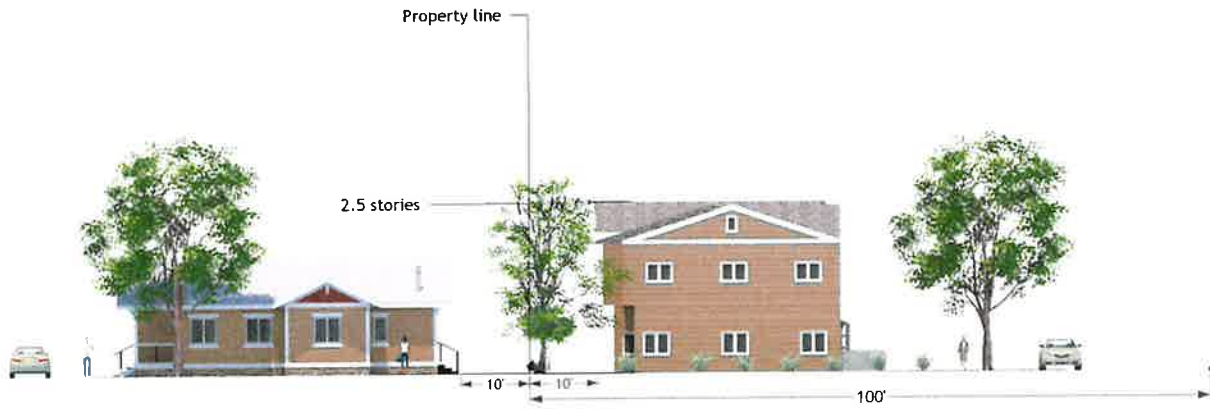
- 12 1. Whenever a zero foot setback is allowed in a zoning district, it may only be used if the abutting
13 property is within a district that allows the same setback.
14 2. The minimum required side and rear setback for nonresidential and multi-family buildings
15 located on property abutting a single-family zoning district or the U1 district shall be the same as
16 the setback required on the adjacent residential lot or as determined by the required buffer,
17 whichever is greater.

18 B. *Limitations on uses.* All industrial or commercial activity and uses, except storage of equipment and
19 parking, shall be conducted within completely enclosed buildings when located within 300 feet of
20 any property that is in a single-family zoning district or the U1 district.

21 C. *Building height and massing.*

Within 100' of the Following Districts:	Max Building Height	
Single-Family Zoning	3 stories and 36' • Measured to the roof peak with a hip, gable, mansard or similar roof where the 3 rd floor is above the roof line, or • Measured to the top plate of the 3 rd floor with a flat or similar roof.	Building facades shall not exceed 60' unless a substantial volume break is provided, such as a volume recess with a minimum 10' depth.
U1		
Historic District (except University Heights-South)		
University Heights-South Historic District	4 stories and 60' • Measured to the top plate of the 4 th floor.	
Within the Following Districts:	Max Building Height	
Pleasant Street Historic District	3 stories and 36'	
Power District	6 stories, but 3 stories when adjacent to residential zoning, with a step-back of 15' per additional building story up to max permitted.	

1 **Figure 1: Height Compatibility Pitched Roof Example**



2
3 **Figure 2: Height Compatibility Flat Roof Example**

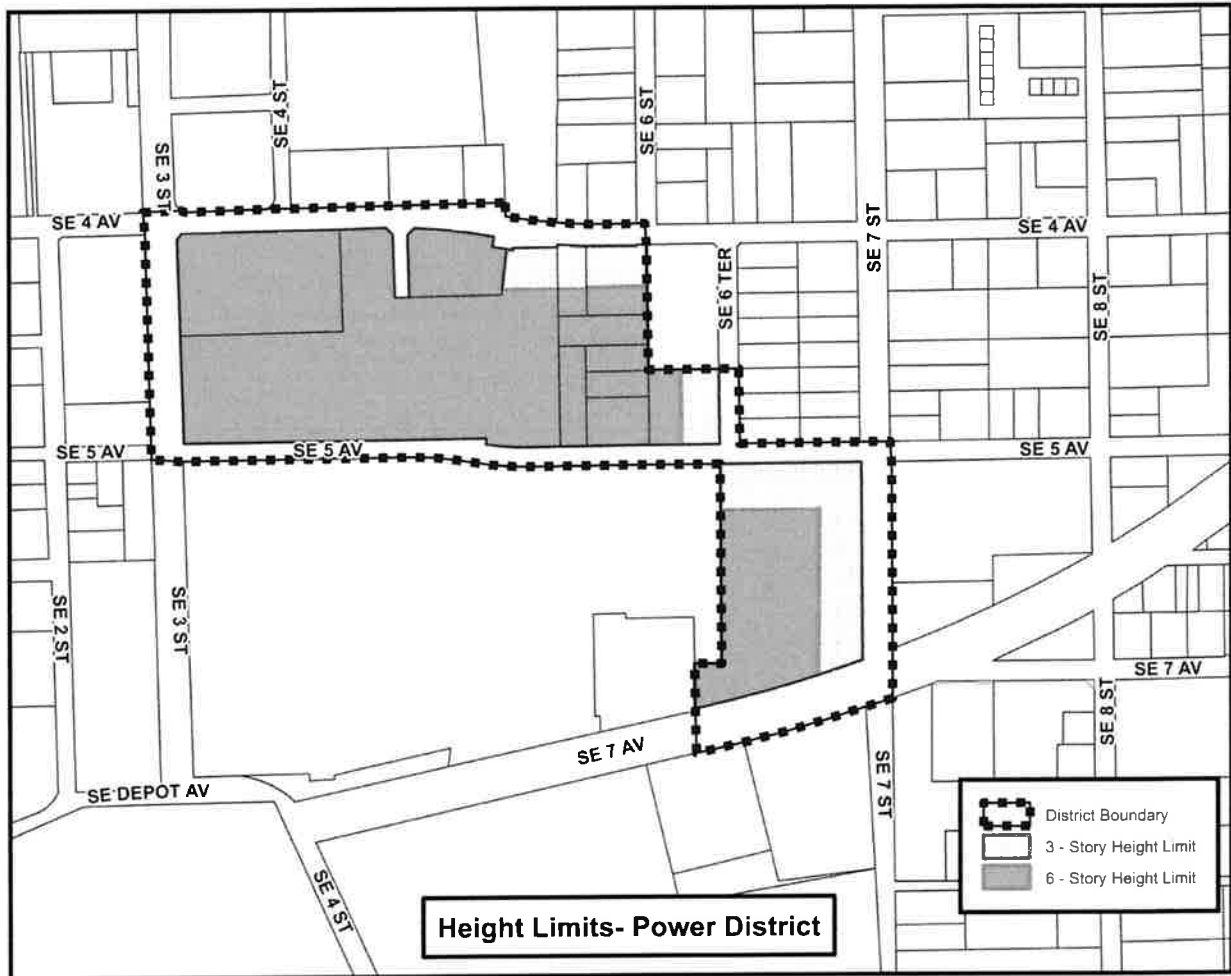


4
5

1 **Figure 2: Height Compatibility University Heights**



2



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D. *Multi-family developments.*

1. *Generally.* Multi-family development shall contain no more than six dwelling units per building and shall be in the form of single-family dwellings, attached dwellings, or small-scale multi-family when located within 100 feet of any property that is in a single-family zoning district, the U1 district, or a designated historic district.
2. *Abutting single-family property.* All new multi-family projects, whether stand alone or part of a mixed-use project, abutting property in a residential district or a planned development district with predominantly residential uses shall comply with the following regulations:
 - a. There shall be no outdoor recreation areas or uses allowed within any required building setback area or landscape buffer between abutting multi-family development and single-family designated properties.
 - b. Active recreation areas (including swimming pools, tennis courts, basketball, and volleyball courts) shall be located away from abutting single-family designated properties and shall be oriented in the development to minimize noise impacts on single-family designated properties.

- 1 c. There shall be no car washing areas, dumpsters, recycling bins, or other trash/waste
2 disposal facilities placed in the required setback area between multi-family development
3 and properties zoned for single-family use.
- 4 d. Parking lots and driveways located in the area between multi-family and abutting single-
5 family designated properties shall be limited to a single-loaded row of parking and a two-
6 way driveway.
- 7 e. A decorative masonry wall (or equivalent material in noise attenuation and visual screening)
8 with a minimum height of six feet and a maximum height of eight feet plus a Type B
9 landscape buffer shall separate multi-family residential development from properties
10 designated single-family residential. However, driveways, emergency vehicle access, or
11 pedestrian/bicycle access may interrupt a continuous wall. If, in the professional judgment
12 of city staff or other professional experts, masonry wall construction would damage or
13 endanger significant trees or other natural features, the appropriate reviewing authority
14 may authorize the use of a fence and/or additional landscape buffer area to substitute for
15 the required masonry wall. There shall be no requirement for a masonry wall or equivalent if
16 buildings are 200 or more feet from abutting single-family properties. In addition, the
17 appropriate reviewing authority may allow an increased vegetative buffer and tree
18 requirement to substitute for the required masonry wall.
- 19 f. The primary driveway access shall be on a collector or arterial street, if available. Secondary
20 ingress/egress and emergency access may be on or from local streets.
- 21 3. *Bedroom limit.* Maximum number of bedrooms in multi-family developments located within the
22 University of Florida Context Area.
- 23 a. Multi-family developments shall be limited to a maximum number of bedrooms based on
24 the development's maximum residential density allowed by the zoning district multiplied by
25 a 2.75 multiplier.
- 26 b. If additional density is approved through a Special Use Permit, then the multiplier is applied
27 to the total approved density inclusive of any additional units approved by Special Use
28 Permit.
- 29 c. In the case of decimal places, the maximum bedrooms shall be rounded down to the next
30 whole number.
- 31 d. The bedroom mix in the development (i.e., the number of units with a specific number of
32 bedrooms) is not regulated by these provisions.
- 33 e. Developments with Planned Development (PD) zoning are not subject to the bedroom
34 multiplier.

35 **Section 30-4.9. Building Height Bonus System.**

- 36 A. *Eligible improvements.* Development projects may be eligible to construct additional building
37 stories and allow for the corresponding increase in overall building height up to the limit allowed
38 with bonuses as specified for the applicable zoning district. The bonus may be approved based on
39 the provision of certain development improvements that exceed the minimum standards of this
40 article, as follows:
- 41 1. *Usable Open Space.* If a development provides onsite usable open space that is accessible to the
42 public (minimum size of 20'x 20'), additional building square footage above the number of

TRANSPORTATION MOBILITY ELEMENT

Existing Transit Hubs & Transit-Supportive Areas

(#) Existing Hubs

1. NW 13th Street Mixed Use Area
2. Oaks Mall/North Florida Regional Medical Center
3. University of Florida/Shands/VA Hospital
4. Rosa Parks Downtown Transfer Station
5. Butler Plaza/Archer Road

(#) Transit-Supportive Areas

6. Northwood Shopping Area/Walmart/Senior Recreation Center
7. Exchange Center
8. Winn/Dixie/Big Lots/Greyhound Station
9. Millhopper/Thornbrook Village
10. Main Street Shopping Center
11. Waldo Road Walmart
12. Corporate Park
13. Westgate/Plaza Royale
14. Downtown MU-H area/Santa Fe College Downtown Campus
15. Five Points
16. Health Department/Tiger Bay/Mixed-Use Area
17. South Main Street & South 16th Avenue
18. Innovation Square
19. Urban Village
20. Magnolia Park
21. Shoppes of Williston Road
22. Airport/Plan East Gainesville Employment Center

P&R Park & Ride Facility

23. Ham Museum
24. UF Conference Center
25. Walmart Northwood

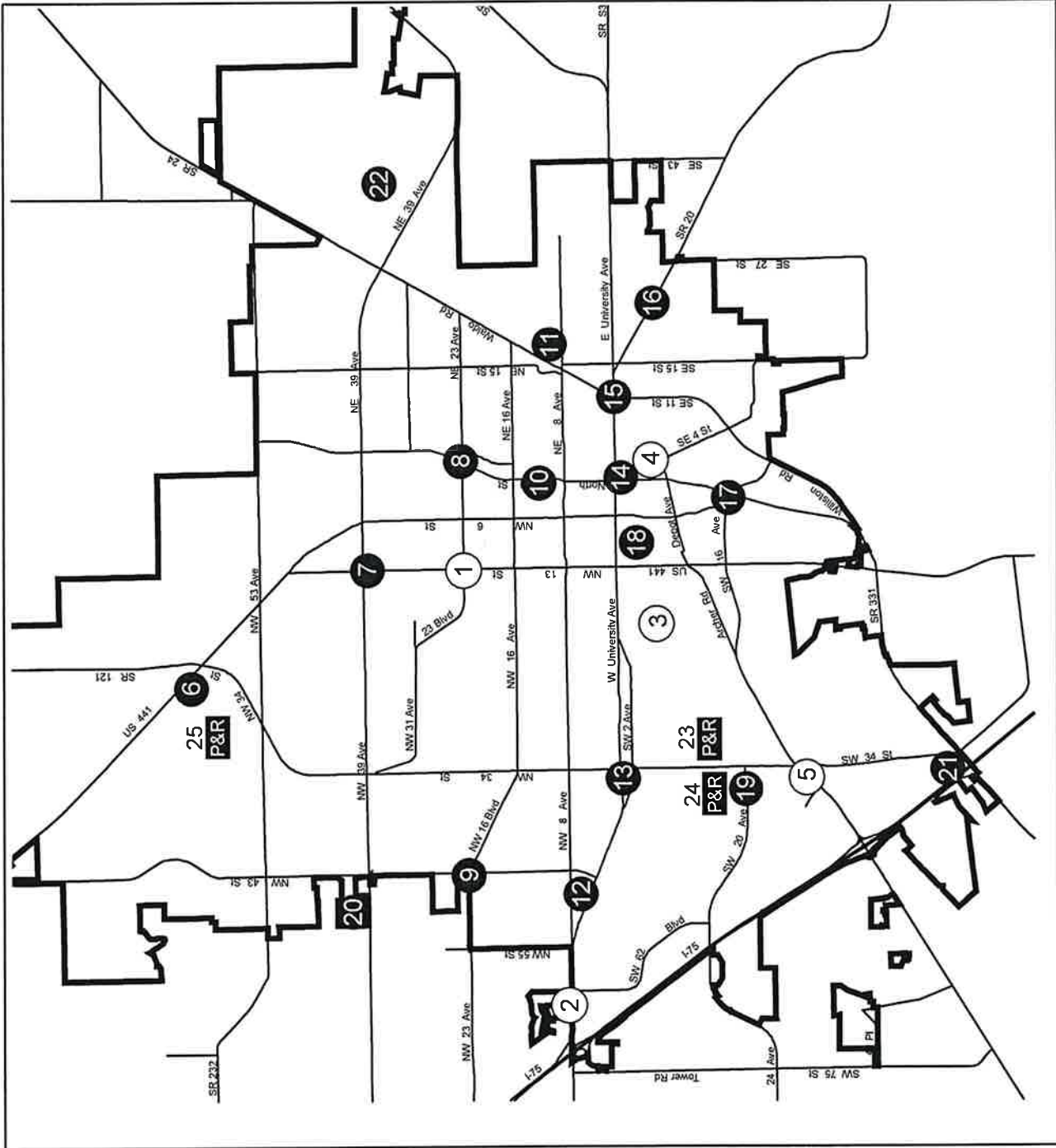


City of Gainesville Gainesville, Florida

Prepared by Planning & Development Services
November 2012

0 1 2 Miles

EXHIBIT
B-6



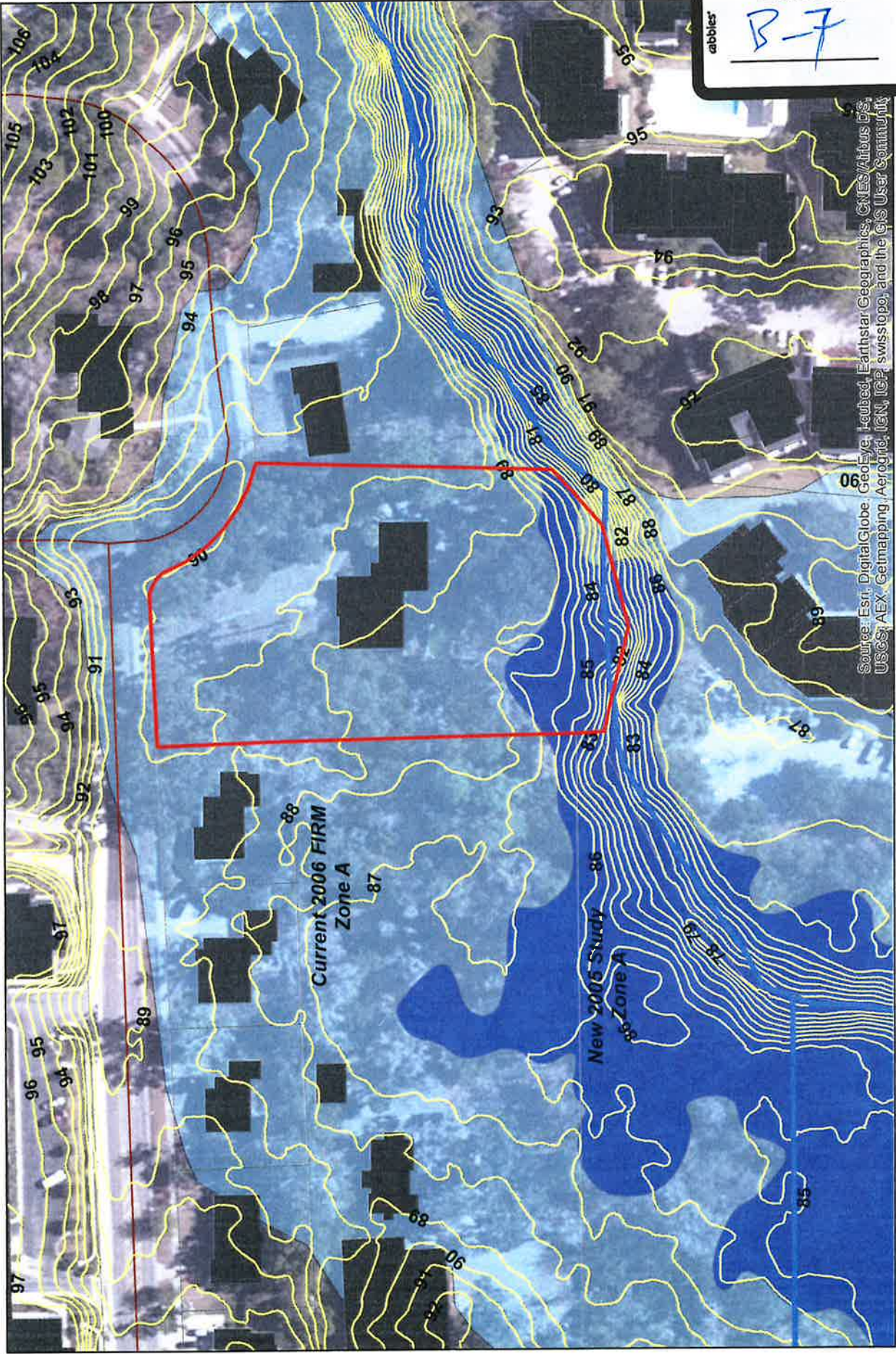


EXHIBIT
B-7

abbies

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AEX, Geomatics, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Tax Parcel # 15601-034-000

2005 Tublin Creek Flood Study (Zone A)

Current FIRM

- A-- Annual 1% chance- 100 year
- AE-- Annual 1% chance- 100 year- Elevations known
- X-- Low Risk
- X500-- Low Risk, area of minimal flooding protected by Levy

LIDAR Contour Data:
NAVD 1988 Datum
1 inch = 100 feet

North Arrow

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

TO: Dean Mimms, AICP, Planner 3

FROM: Mark Brown, PWS, CPSS, Environmental Coordinator **DATE:** October 31, 2017
Mark Brown

SUBJECT: Environmental Memorandum
Petition – The Nine Phase 2 –
Small-scale Comprehensive Plan Amendment (Ss-CPA) and Rezoning Applications
1135 SW 11th Avenue, (PB-17-114 LUC, PB-17-115 ZON)

The subject CPA application requests to change the Single Family (SF) Future Land Use (FLU) designation to Urban Mixed-Use High Intensity (UMUH). The rezoning application requests changing the zoning designation from Single-Family Residential (RSF-1) to Urban 9 (U9). The project site (Alachua County Tax Parcel 15601-034-000) is 1.4 acres and located adjacent to the eastern boundary of The Nine – Phase I (aerial figure below, red line).

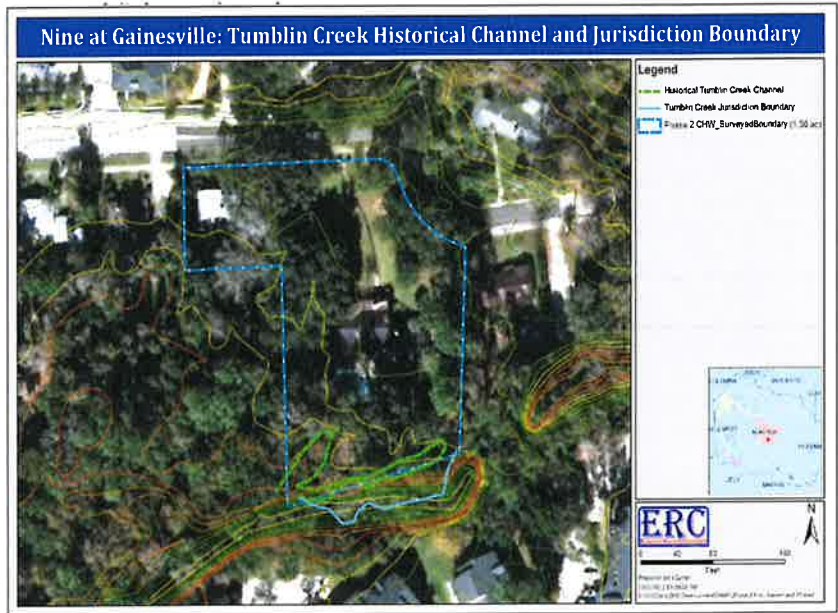
The subject property has been reviewed for considerations relating to the presence of environmental resources regulated through the City’s Land Development Code (LDC), Article VIII, **Division 3 - Natural and Archaeological Resources** and **Division 4 - Surface Waters and Wetlands**. Environmental evaluations have been conducted and reported by CHW and ERC. The subject property is dominated by a scattered canopy of oak species over maintained lawns associated with residential structures. There are no observed or documented environmental resources that require protection per LDC-Division 3 criteria.

In association with Division 4 criteria, Tumblin Creek is located along the southern limits of Phase II (right figure). The existing channel of Tumblin Creek is the result of historic mechanical excavation predominantly within the historic creek channel. Site review confirmed the presence of a remnant small channel adjacent to the existing dredged creek channel;



depicted as a green dashed-line on the figure below. Although this small channel represents a remnant of the historical creek and even though hasn't functioned as a creek in decades, there are features and components of note along the limits of the existing and historic channels:

- The remnant channel is only 15-20 feet north of the top-of-bank associated with Tumblin Creek (blue line on figure).
- As a result of past excavations, the existing Tumblin Creek channel and associated wetland habitat has sheer vertical sideslopes; dropping 4-5 feet from the top-of-bank.



- There is substantial coverage of large canopied trees present between the two channels, as well as along the northern limits of the historic channel. Several of these trees are regulated per Article VIII, **Division 2 – Trees and Landscape**.
- With undulating topography adjacent to the two channels, the extensive tree canopy and dense ground cover vegetation are critical components retaining soil and slope stabilization.

The design of the adjacent Phase I of The Nine required a minimum 35 ft. buffer from the top-bank associated with Tumblin Creek. In comparing creek-side conditions at the two phases, there is an increased risk of potential creek erosion at the Phase II subject site. As a result, it has been recommended to CHW and ERC that Phase II design plans incorporate a minimum 50 ft. buffer setback from the delineated jurisdictional limits of Tumblin Creek for proposed construction activities and/or any associated structures. By retaining this buffer distance, the referenced remnant creek channel and many of the larger canopied trees can be preserved that in turn will further protect wetland habitat and slope conditions associated with Tumblin Creek. Depending on other components of the proposed Phase II design, incorporating this recommended condition may adequately and appropriately address requirements associated with LDC-Division 4 criteria.



The Nine Phase 2 Rezoning – Application Package October 2, 2017

Prepared for:
City of Gainesville Department of Doing

Prepared on behalf of:
Carolyn H. Jordan Life Estate

Prepared by:
CHW

PN# 17-0342

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavits
4. Legal Description
5. Property Appraiser Datasheets and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
8. Attachments
 - a. Environmental Review Application
 - b. Public School Concurrency Form
 - c. Map Set

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October 2, 2017

Forrest Eddleton
City of Gainesville Department of Doing
Thomas Center B
306 NE 6th Avenue
Gainesville, FL 32601

Re: The Nine Phase 2 –
Small-scale Comprehensive Plan Amendment (Ss-CPA) and Rezoning Applications
(Tax Parcel No. 15601-034-000)
Gainesville, Florida

Dear Forrest,

On behalf of 908 Development Group, CHW submits 7 copies of the Ss-CPA and Rezoning applications, which include the following items:

- The required City of Gainesville Ss-CPA and Rezoning applications;
- Property Owner Affidavits; and
- Justification Reports summarizing the applications' request, estimating public facility impacts, and stating Comprehensive Plan and Land Development Code (LDC) consistency; and
- Other supporting information for each application.

Also submitted with each application is a CD-ROM with all application materials, and the following application fees:

- Check No. 100227 for Ss-CPA: \$1,736.50;
- Check No. 100226 for Rezoning: \$3,229.75.

The Ss-CPA application requests to change the Urban Mixed-Use High-Intensity (UMUH) Future Land Use (FLU) designation to Urban Mixed-Use High Intensity and the Rezoning application requests changing the zoning designation from Single-Family Residential (RSF-1) to Urban 9 (U9). The project site is located on Alachua County Tax Parcel 15601-034-000, a ±1.48-acre site adjacent to The Nine Phase 1's eastern property boundary. The applications' intent is to permit a second phase to The Nine apartments.

Adjacent uses consist of both multi- and single-family residences. Approval of these applications will increase density in an urban environmental that has direct access to RTS (transit) and bike/ped systems that connect to UF Health, UF's main campus, and downtown. Accompanying these applications is a memorandum from Ecosystems Research Corporation (ERC), which consists of a preliminary evaluation of Tumblin Creek, which is located along the site's southern property boundary, and the site's other natural features.

We trust this submittal will be sufficient for your review and subsequent approval by the City Plan Board and City Commission. If you have any questions or need additional information, please call me at (352) 331-1976.

Sincerely,
CHW

Ryan Thompson, AICP
Project Manager

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APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit []	

Owner(s) of Record (please print)	
Name: Carolyn H. Jordan	
Address: 1135 NW 11th Avenue	
Gainesville, FL 32601	
Phone: contact agent	Fax: contact agent
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name: CHW	
Address: 132 NW 76th Drive	
Gainesville, FL 32607	
Phone: 352-331-1976	Fax: 352-331-2476

Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.

REQUEST

Check applicable request(s) below:

Future Land Use Map []	Zoning Map [X]	Master Flood Control Map []
Present designation:	Present designation: RSF-1	Other [] Specify:
Requested designation:	Requested designation: U9	

INFORMATION ON PROPERTY

1. Street address: 1135 SW 11th Avenue, Gainesville, FL 32601
2. Map no(s):
3. Tax parcel no(s): 15601-034-000
4. Size of property: ±1.48 _____ acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i>

Certified Cashier's Receipt:

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
 - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
 - c. Must correctly describe the property being submitted for the petition.
 - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. **INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES** (NOTE: *All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.*)

A. What are the existing surrounding land uses?

North
Single-family

South
Multi-family, age restricted

East
Single-family

West
US-441/Institutional

B. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO

YES _____ If yes, please explain why the other properties cannot accommodate the proposed use?

Exhibit C-1

- C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets

Although permitted, non-residential is not anticipated onsite. Please see Justification Report for further explanation.

Noise and lighting

Although permitted, non-residential is not anticipated onsite. Please see Justification Report for further explanation.

- D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO YES (If yes, please explain below)

See attached memo prepared by Ecosystem Research Corporation (ERC) regarding onsite environmental features.

- E. Does this request involve either or both of the following?

- a. Property in a historic district or property containing historic structures?

NO YES

- b. Property with archaeological resources deemed significant by the State?

NO YES

- F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment <input type="checkbox"/>	Urban Infill <input checked="" type="checkbox"/>
Activity Center <input type="checkbox"/>	Urban Fringe <input type="checkbox"/>
Strip Commercial <input type="checkbox"/>	Traditional Neighborhood <input type="checkbox"/>

Explanation of how the proposed development will contribute to the community.

Please see the Justification Report for an explanation of this item.

G. What are the potential long-term economic benefits (wages, jobs & tax base)?

Please see the Justification Report for an explanation of this item.

H. What impact will the proposed change have on level of service standards?

Roadways

Please see Justification Report.

Recreation

Please see Justification Report.

Water and Wastewater

Please see Justification Report.

Solid Waste

Please see Justification Report.

Mass Transit

Please see Justification Report.

I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO

YES (please explain)

Please see Justification Report.

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

[Signature]
Owner/Agent Signature

9/29/17
Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 29 day of September 2017, by (Name)
Ryan Thompson



[Signature]
Signature – Notary Public

Personally Known OR Produced Identification (Type) _____

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PROPERTY OWNER AFFIDAVIT

Owner Name: <u>Carolyn Jordan</u>			
Address: <u>1135 SW 11th Ave</u> <u>Gainesville, FL 32601</u>		Phone: <u>contact agent</u>	
Agent Name: <u>CHW</u>			
Address: <u>132 NW 76th Dr</u> <u>Gainesville, FL 32607</u>		Phone: <u>352-331-1976</u>	
Parcel No.: <u>15601-034-000</u>			
Acreage: <u>± 1.48</u>	S: <u>08</u>	T: <u>10</u>	R: <u>20</u>
Requested Action: <u>Requesting Comprehensive Plan Amendment and rezoning.</u>			

I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: *Carolyn Jordan*

Printed name: Carolyn E. Jordan

Date: 9-27-17

The foregoing affidavit is acknowledged before me this 27th day of September, 2017, by Carolyn E. Jordan, who is/are personally known to me, or who has/have produced N/A - Personally Known as identification.

NOTARY SEAL *Daniel K Mancini*

Signature of Notary Public, State of Florida.



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LEGAL DESCRIPTION

Achua County Tax Parcel 15601-034-000:

“LOT 34, REPLAT OF AUDUBON PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "D", PAGE 78 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.”

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This Instrument Prepared By:
Jonathan P. Culver, Esquire
2145 NE Second Street
Ocala, Florida 34470

Return to:
Jonathan P. Culver, Esquire
2145 NE Second Street
Ocala, Florida 34470

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2423473 2 PGS
2008 APR 29 11:19 AM BK 3777 PG 921
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#370067
Doc Stamp-Deed: 0.70



QUIT-CLAIM DEED

This Quit-Claim Deed, executed this 7 day of April, 2008, by **CAROLYN H. JORDAN**, whose mailing address is: 1135 SW 11TH Avenue, Gainesville, Florida 32601, hereinafter called the First Party, to **CAROLYN H. JORDAN (Life Estate) and to CAROLYN ELIZABETH JORDAN-LAWSON (the Remainder)**, whose mailing address is: 1135 SW 11TH Avenue, Gainesville, Florida 32601, hereinafter called the Second Party.

(Wherever used herein the terms "First Party" and "Second Party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the First Party, for and in consideration of the sum of **TEN DOLLARS (\$10.00)**, in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, and for other valuable consideration, does hereby remise, release, and quit-claim to **CAROLYN H. JORDAN**, a Life Estate, with the Remainder going to **CAROLYN ELIZABETH JORDAN-LAWSON**, to the following described lot, piece or parcel of land, situate, lying and being in the County of Alachua, State of Florida, to-wit:

AUDUBON PARK PB D-45 AUDUBON PARK REPLAT
PB D-78 LOT 34 OR 518/36

Subject to covenants, restrictions, easements of record and taxes for
the current year.

PARCEL NUMBER: 15601-034-000

TO HAVE AND TO HOLD the same together with all appurtenances which belong or which in any way pertain, and all the estate, right, title, lien, equity and claim whatsoever of the First Party, either in law or equity, to the only proper use, benefit of the Second Party, as outlined in this deed.

IN WITNESS WHEREOF, the First Party has signed and sealed these presents on the day and year first written above.

chy

Signed, sealed and delivered in our presence.

Jonathan P. Culver
Witness Signature

Carolyn H. Jordan
Carolyn H. Jordan

JONATHAN P. CULVER
Printed Name

CAROLYN H. JORDAN
Printed Name

Lori A. DeClue
Witness Signature

Lori A. DeClue
Printed Name

**STATE OF FLORIDA
COUNTY OF ALACHUA**

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared, CAROLYN H. JORDAN, to be known to be the person described in and who executed the foregoing Quit-Claim Deed and that person acknowledged before me that she executed the same of his own will and deed. I relied upon the following form of identification:

CAROLYN H. JORDAN, Florida Drivers License.

WITNESS my hand and official seal in the County and State last aforesaid this 7 day of April, 2008.

Print: Jonathan P. Culver

Signature: Jonathan P. Culver

Notary Public, State of Florida At Large

My Commission Expires: 01/29/2012

NOTE: this deed is prepared by an attorney without the benefit of a title search.



Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 9/12/2017 at 2:37:13 PM'

Printer Friendly Page

Parcel: [15601-034-000](#) [GIS Map](#)

Taxpayer: JORDAN CAROLYN H LIFE ESTATE Mailing: 1135 SW 11TH AVE GAINESVILLE, FL 32601-7842 Location: 1135 SW 11TH AV GAINESVILLE Sec-Twn-Rng: 08-10-20 Property Use: 00100 - Single Family Tax Jurisdiction: Gainesville 3600 Area: Audubon Park Area Subdivision: Audubon Park	Legal: AUDUBON PARK PB D-45 AUDUBON PARK REPLAT PB D-78 LOT 34 OR 518/36 & DEED APPEARS IN ERROR PER OR 3777/0921
--	---

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
TRIM	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Single Family	129800	129800	167900	6000	303700	139350	164350	164350	50000	25000	114350	139350

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School	Total
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable	Taxes
2016	Single Family	129800	129800	156600	6000	292400	131430	160970	160970	50000	25000	110970	135970	2775.34
2015	Single Family	129800	129800	159300	6000	295100	135240	159860	159860	50000	25000	109860	134860	2813.39
2014	Single Family	129800	129800	160000	6000	295800	137200	158600	158600	50000	25000	108600	133600	2807.59
2013	Single Family	129800	129800	162800	6000	298600	142340	156260	156260	50000	25000	106260	131260	2760.13
2012	Single Family	129800	129800	165500	6000	301300	147650	153650	153650	50000	25000	103650	128650	2687.57
2011	Single Family	155700	155700	174300	6000	336000	186820	149180	149180	50000	25000	99180	124180	2625.64
2010	Single Family	181700	181700	151100	6000	338800	191820	146980	146980	50000	25000	96980	121980	2560.41
2009	Single Family	259600	259600	163800	6000	429400	286280	143120	143120	50000	25000	93120	118120	2486.27
2008	Single Family	259600	259600	151300	6000	416900	273920	142980	0	50000	0	92980	0	2295.91
2007	Single Family	259600	259600	148500	6000	414100	275280	138820	0	25000	0	113820	0	2562.71

Land

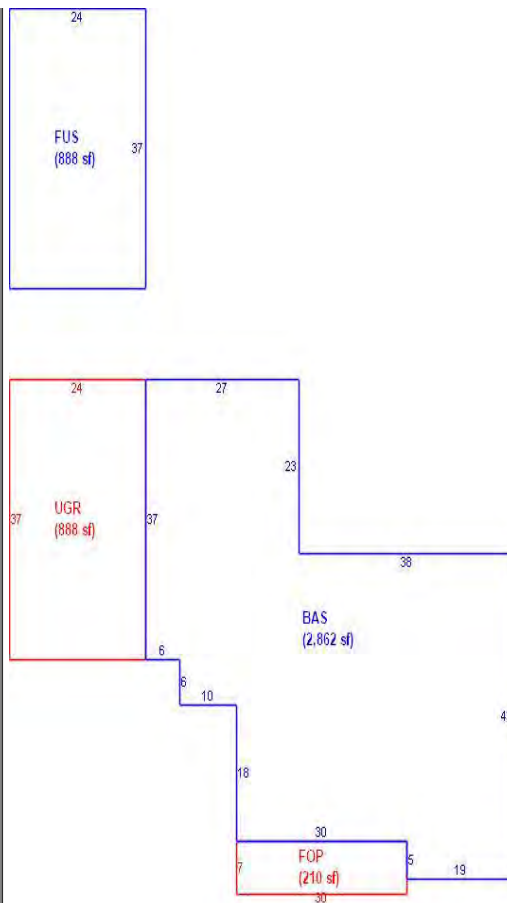
Use	Zoning Type	Zoning Desc	Unit Type	Units
SFR	RSF1		Square Feet	64892
			2016 Certified Land Just Value: 129800	2016 Certified Land Assessed Value: 129800

Building

Actual Year Built	1951
Effective Year Built	1976
Building Quality	Average
Building Style	01
Building Use	0100 - Single Family

Exhibit C-1

Bedrooms	4
Baths	3.0
Stories	2.0
Exterior Wall 1	Cb Stucco
Exterior Wall 2	Common Brick
Interior Wall 1	Plaster
Interior Wall 2	N/A
Floor Cover 1	Hardwood
Floor Cover 2	Carpet
Roof Cover	Asphalt
Roof Structure	Gable/Hip
AC	Central
Heating Type	Forced Air
Heating System	Electric
Total Square Feet	4848
Heated Square Feet	3750
-----	-----
-----	-----
-----	-----
Area Type	Square Footage
BAS (BASE AREA)	2862
FOP (FINISHED OPEN PORCH)	210
FUS (FINISHED UPPER STORY)	888
UGR (UNFINISHED GARAGE)	888



2016 Certified Building Value: 156600

Miscellaneous

Description	Unit Type	Units
0800 - Drive/Walk	SF	1390
0959 - FP 2	UNITS	1
1762 - Pool 2	SF	380
1641 - Patio 1	SF	240
0300 - BBQ	UNITS	1

2016 Certified Miscellaneous Value: 6000

Sale

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
04/07/2008	100	I	U	3777	921	QD	Official Public Record

The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278



2016 Roll Details — Real Estate Account At 1135 SW 11TH AVE

[Print this page](#)

Real Estate Account #15601 034 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2016	2015	2014	2013	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2016-12-29 \$2,916.77

Receipt #16-0069336

Owner: JORDAN CAROLYN H LIFE ESTATE
1135 SW 11TH AVE
GAINESVILLE, FL 32601-7842

Situs: 1135 SW 11TH AVE

Account number: **15601 034 000**

Alternate Key: **1087601**

Millage code: 3600

Millage rate: 23.0735

Assessed value: 160,970

School assessed value: 160,970

Unimproved land value: 129,800

Exemptions

HOMESTEAD: 25,000

HOMESTEAD ADD'L 25K: 25,000



Property Appraiser

Location is not guaranteed to be accurate.

2016 Annual bill

[View](#)

Ad valorem: \$2,758.87

Non-ad valorem: \$248.11

Total Discountable: 3006.98

No Discount NAVA: 0.00

Total tax:

Legal description

AUDUBON PARK PB D-45 AUDUBON PARK REPLAT PB D-78 LOT 34 OR 518/36 & DEED APPEARS IN ERROR PER OR 3777/0921

Location

Book, page, item: 3777-921-

Geo number: 08-10-20-15601034000

Range: 20

Township: 10

Section: 08

Neighborhood: 145408.01

Use code: 00100

Total acres: 1.490



Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Property Appraiser Datasheets and Tax Records
- 6. Neighborhood Workshop Materials**
7. Justification Report
8. Attachments
 - a. Environmental Review Application
 - b. Public School Concurrency Form
 - c. Map Set

Mailed Memorandum



Exhibit C-1

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

MEMORANDUM

TO: Neighbors of SW 13th Street / SW 11th Avenue Area
FROM: Ryan Thompson, AICP
DATE: Wednesday, September 13, 2017
RE: Neighborhood Workshop Notice

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a ±1.72-acre site on Alachua County Tax Parcels 15600-029-000 and 15601-034-000. The request is to change the Future Land Use Map designation from Single-Family (up to 8 units / acre) to Urban Mixed-Use High Intensity (8-75 units / acre) and Zoning from Single-Family Residential (RSF-1) to Urban Mixed-Use High. The intent is to construct a second phase to The Nine apartment complex.

Date: Wednesday, September 27, 2017
Time: 6:00 p.m.
Place: Wyndham Garden Gainesville, Board Room
2900 SW 13th Street
Gainesville, FL 32608
Contact: Ryan Thompson AICP
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you at the workshop.

Mailing Labels

Exhibit C-1

15616-000-000 Nine Phase 2
ARBORS AT TUMBLIN CREEK, LLC
242 INVERNESS CENTER DR
BIRMINGHAM, AL 35242

15600-022-000 Nine Phase 2
ANASTAS & ANASTAS
1132 SW 11TH AVE
GAINESVILLE, FL 32606

15631-220-003 Nine Phase 2
BHARDWAJ & BHARDWAJ
7104 NW 60TH LN
GAINESVILLE, FL 32653

15631-208-001 Nine Phase 2
BONNER & BONNER III
1 LAKE PLACID LN
PALM COAST, FL 32137

15631-224-001 Nine Phase 2
BUITRON, LORENZO
7740 NW 50TH ST #203
FT LAUDERDALE, FL 33351

15601-037-000 Nine Phase 2
CELTIC PROPERTY INVESTMENTS
PO BOX 141764
GAINESVILLE, FL 32614-1764

15633-060-001 Nine Phase 2
CHIAFAIR CATHERINE C
959 BAYSIDE BLUFF RD
JACKSONVILLE, FL 32259

15631-232-006 Nine Phase 2
COOMES & COOMES
600 KINGS ESTATE RD
ST AUGUSTINE, FL 32086

15600-019-000 Nine Phase 2
D'ALESSIO ROBERT
1060 SW 11TH ST
GAINESVILLE, FL 32601-7845

15601-035-000 Nine Phase 2
DONOFRIO, VINCENT & LYNDA
4901 SW 160TH AVE
FT LAUDERDALE, FL 33331

15613-000-000 Nine Phase 2
EPOCH-WILDFLOWER LLC
359 CAROLINA AVE
WINTER PARK, FL 32789

15703-004-000 Nine Phase 2
FREDERICK GARDENS LIMITED, PAR
1620 W UNIV AVE
GAINESVILLE, FL 32603

15600-013-000 Nine Phase 2
FREEMAN DOROTHY
1058 SW 11TH TER
GAINESVILLE, FL 32601-7839

15600-030-000 Nine Phase 2
GAINESVILLE PROPERTIES I LLC
2209 EAST 7TH AVE STE C
TAMPA, FL 33605

15631-208-006 Nine Phase 2
GONZALEZ, CARMEN B
4460 SW 1ST ST
MIAMI, FL 33134

15601-034-000 *** Nine Phase 2
JORDAN CAROLYN H LIFE ESTATE
1135 SW 11TH AVE
GAINESVILLE, FL 32601-7842

15631-216-001 Nine Phase 2
JOSE & ALODIA ORTEGA FAMILY
704 SW 17TH AVE STE 1
MIAMI, FL 33135

15601-036-000 Nine Phase 2
KAYLOR, LIISE
462 GRIDER ST
BUFFALO, NY 14215

15631-204-001 Nine Phase 2
KHAN, NASRULLAH & RUKHSHANDA
281 NW 93RD AVE
PEMBROKE PINES, FL 33024

15631-220-002 Nine Phase 2
KING, RYAN F
4985 NW 41ST LN APT 4108
GAINESVILLE, FL 32606-4602

15600-012-000 Nine Phase 2
LASLEY STEVEN E & CYNTHIA
WELDON
1057 SW 11TH TER
GAINESVILLE, FL 32601-7840

15631-212-006 Nine Phase 2
LEA FAMILY PARTNERHSIP LTD
PO BOX 4050
PLANT CITY, FL 33563-0018

15631-216-002 Nine Phase 2
LI CHRIS
4821 SKY BLUE DR
TAMPA, FL 33548

15631-220-006 Nine Phase 2
LIU & ZHANG
1220 SW 14TH AVE UNIT F
GAINESVILLE, FL 32601

15631-204-002 Nine Phase 2
LOCKWOOD & LOCKWOOD
6301 ALMEDA RD APT 243
HOUSTON, TX 77021-1093

15633-068-006 Nine Phase 2
LUKOWSKI & LUKOWSKI
1068 SW 14TH AVE #F
GAINESVILLE, FL 32601

15600-014-000 Nine Phase 2
MENORDAN & AILEEN
1066 SW 11TH TER
GAINESVILLE, FL 32601

15631-216-006 Nine Phase 2
MERKEL & MERKEL
4231 LANDMARK DR
ORLANDO, FL 32817

15600-016-000 Nine Phase 2
MILLER SUSAN K
1050 SW 11TH ST
GAINESVILLE, FL 32601

15631-228-005 Nine Phase 2
MORRIS & MORRIS
2225 LAKESIDE DR
ORLANDO, FL 32803

Exhibit C-1

15633-032-002 Nine Phase 2
NEWHOUSE EILEEN
4218 SW 130TH AVE
DAVIE, FL 33330

15617-000-000 Nine Phase 2
OAKBROOK HOLDING LLC
845 NE 79TH ST
MIAMI, FL 33138

15600-021-000 Nine Phase 2
OMER, DONNA
3957 NW 9TH CT
GAINESVILLE, FL 32605-4713

15631-212-005 Nine Phase 2
PALM BEACH HOMES TRUST LLC
1100 E PARK AVE STE B
TALLAHASSEE, FL 32301

15633-064-004 Nine Phase 2
PATEL & PATEL
2593 LONGWOOD BLVD
MELBOURNE, FL 32934

15600-020-000 Nine Phase 2
PHEGLEY, BRYAN THOMAS
10 WINNEBAGO RD
SEA RANCH LAKES, FL 33308-2330

15631-208-002 Nine Phase 2
PHELAN, ROBERT J
11717 MERRA LEE CT
JACKSONVILLE, FL 32256-2997

15631-228-001 Nine Phase 2
PORTER, ELIZABETH J
290 PINE ST
ATLANTIC BEACH, FL 32233

15600-027-000 Nine Phase 2
QUINTANA MARIA ELENA
1089 SW 11TH TER
GAINESVILLE, FL 32601-7840

15633-064-001 Nine Phase 2
ROBERTS, MARGARET T
PO BOX 832
NEW SMYRNA BEACH, FL 32170

15601-028-000 Nine Phase 2
SIMONS R W & ERIKA
1122 SW 11TH AVE
GAINESVILLE, FL 32601-7816

15631-232-003 Nine Phase 2
SMITH, ROBERT E & DONNIA W
835 CEDAR COVE DR#C
WELLINGTON, FL 33414

15600-001-000 Nine Phase 2
UF PLANNING, DESIGN &
CONSTRUCTION
ATTN: LINDA DIXON
PO BOX 115050
GAINESVILLE, FL 32611-5050

15600-023-000 Nine Phase 2
VARGAS, ANTHONY C
201 SE 2ND AVE STE 412
GAINESVILLE, FL 32601-5810

15633-032-003 Nine Phase 2
WARSHAWSKY MOSHE
4574 N MICHIGAN AVE
MIAMI BEACH, FL 33140

15600-015-000 Nine Phase 2
WATTS E H & SENGA
1067 SW 11TH TER
GAINESVILLE, FL 32601-7840

15600-029-000 *** Nine Phase 2
WEST PRISCILLA ANN
3458 NW 30TH PL
GAINESVILLE, FL 32605-2611

15633-060-004 Nine Phase 2
YOST & FRIENDS OF OAKBROOK WALK
LAND TRUST
301 W PLATT ST STE 118
TAMPA, FL 33606

Exhibit C-1

Neighborhood Workshop Notice

5th Avenue
ROBERTA PARKS
616 NW 8 ST
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

CITY OF GAINESVILLE
ATTN: MIKE HOGE
PO BOX 490 MS 11
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Azalea Trails
MARIE SMALL
1265 SE 12 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

REGINA HILLMAN
506 NW 30 STREET
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

b

Neighborhood Workshop Notice

Carol Estates South
BECKY RUNNESTRAND
1816 NE 16 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Cedar Grove II
HELEN HARRIS
1237 NE 21 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Creekwood
HELEN SCONYERS
2056 NW 55 BLVD.
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

Northwood at Possum Creek
WES WHEELER
4728 NW 37 WAY
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval
GILBERT S MEANS, SR
2153 SE HAWTHORNE RD, #111
PO BOX 7
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Edgewood Hills
BONNIE O'BRIAN
2329 NW 30 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

LEE NELSON
DIRECTOR OF REAL ESTATE – UF
204 TIGERT HALL
PO BOX 113100
GAINESVILLE, FL 32611-3100

Neighborhood Workshop Notice

Gateway Park
HAROLD SAIVE
1716 NW 10 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Greater Northeast Community
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Grove Street
MARIA HUFF-EDWARDS
1102 NW 4 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Hibiscus Park
CAROL BISHOP
2616 NW 2 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Hidden Lake
GEORGE KASNIC
2116 NW 74 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Highland Court Manor
DAVID SOUTHWORTH
3142 NE 13 ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kensington Park
MAXINE HINGE
5040 NW 50 TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Kingswood Court
JOHN ORTON
5350 NW 8 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Kirkwood
JANE BURMAN-HOLTON
701 SW 23 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Lamplighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Landmark Woods
JACK OSGARD
4332 NW 12 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Las Pampas
PETER JANOSZ
3418 NW 37 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Woodland Terrace
PETER PRUGH
207 NW 35 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Lincoln Estates
DORIS EDWARDS
1040 SE 20 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Mason Manor
JOANNA LEATHERS
2550 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

North Lincoln Heights
ANDREW LOVETTE SR.
430 SE 14 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwood
SUSAN W. WILLIAMS
PO BOX 357492
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Northeast Neighbors
SHARON BAUER
1011 NE 1 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwest Estates
VERN HOWE
3710 NW 17 LN
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pine Park
DELORES BUFFINGTON
721 NW 20 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Pleasant Street
DOTTY FAIBISY
505 NW 3 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
712 SW 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Rainbows East
JOE THOMAS
5014 NW 24 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Rainbows End
SYLVIA MAGGIO
4612 NW 21 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Royal Gardens
DOUGLAS BURTON
2720 NW 27 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Shadow Lawn Estates
CONNIE SPITZNAGEL
3521 NW 35 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

South Black Acres
DEANNA MONAHAN
14 SW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Southeast Evergreen Trails
MAUREEN RESCHLY
1208 SE 22 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springhill/Mount Olive
VIVIAN FILER
1636 SE 14 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Stephen Foster
ROBERT PEARCE
714 NW 36 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Suburban Heights
BETH GRAETZ
4321 NW 19 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
HEATHER REILLY
426 SW 40 TERRACE
GAINESVILLE, FL 32607

Exhibit C-1

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Sutters Landing
PETER REBMAN
3656 NW 68 LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
ATTN: RITA SMITH
8620 NW 13 ST, #210 CLUBHOUSE OFFICE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

University Park
JIMMY HARNSBERGER
402 NW 24 ST
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
1710 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
JUANITA CASAGRANDE
1911 NW 22 DRIVE
GAINESVILLE, FL 32605-3953

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
ASHTON HOMEOWNERS ASSOC
5200 NW 43 ST STE 102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Front Porch Florida, Duval
JUANITA MILES HAMILTON
2419 NE 8 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Porters
RUBY WILLIAMS
237 SW 6 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board
VICK McGRATH
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

University of Florida
LINDA DIXON
PO BOX 115050
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

University Park
MEL LUCAS
620 E UNIVERSITY AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
13840 W NEWBERRY RD
NEWBERRY, FL 32669

Neighborhood Workshop Notice

LARRY SCHNELL
2048 NW 7 LN
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
MARIA PARSONS
439 NW 37 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Bivens North Association
PENNY WHEAT
2530 SW 14 DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

STEWART WELLS
6744 NW 36 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

BELLINGTON'S CUSTOM SERVICE
% BRAXTON LINTON
1907 SE HAWTHORNE RD
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

Newspaper Advertisement

TODAY IN HISTORY

In 1759, during the French and Indian War, the British defeated the French on the Plains of Abraham overlooking Quebec City. In 1814, during the War of 1812, British naval forces began bombarding Fort Mchenry in Baltimore, but were driven back by American defenders in a battle that lasted until the following morning. In 1911, the song "Oh, You Beautiful Doll," a romantic rag by Nat D. Ayer and Seymour Brown, was first published by Jerome H. Remick & Co. In 1928, Miguel Primo de Rivera, the captain general of Catalonia, seized power in Spain.

TODAY'S BIRTHDAYS

Actress **Barbara Bain** is 86. Actress **Eileen Fulton** (TV: "As the World Turns") is 84. Actor **Joe E. Tata** is 81. TV producer **Fred Silverman** is 89. Rock singer **David Clayton-Thomas** (Blood, Sweat & Tears) is 76. Actress **Jacqueline Bisset** is 73. Singer **Peter Cetera** is 73. Actress **Christine Estabrook** is 67. Actress **Jean Smart** is 66. Singer **Randy Jones** (The Village People) is 65. Record producer **Don Was** is 65. Actor **Isiah Whitlock Jr.** is 63. Actress-comedian **Geri Jewell** is 61.

LOTTERY

Tuesday, Sept. 12

Pick 2
Early drawing: 1-6
Night drawing: 9-3

Pick 3
Early drawing: 8-9-5
Night drawing: 6-0-1

Pick 4
Early drawing: 9-1-5-4
Night drawing: 4-3-6-6

Pick 5
Early drawing: 8-1-0-6-2
Night drawing: 6-3-7-4-4

Fantasy 5
15-18-25-33-36

Lucky Money
20-33-39-42-15

MEGA MILLIONS
26-37-41-54-65 PB: 3

Editor's note: Due to Hurricane Irma, Sunday's and Monday's Florida Lottery numbers were drawn Tuesday. For those winning numbers, visit flalottery.com.

Big holdup for borrowers claiming for-profit college fraud

By Maria Danilova
The Associated Press



Sarah Dieffenbacher, poses for a picture March 30, 2015, in Washington. Students who claim to have been defrauded by for-profit colleges may have to wait up to six more months before the Department of Education rules on their claims, according to a court document reviewed by the Associated Press. (ASSOCIATED PRESS FILE PHOTO)

WASHINGTON — Tens of thousands of former students who say they were swindled by for-profit colleges are being left in limbo as the Trump administration delays action on requests for loan forgiveness, according to court documents obtained by The Associated Press.

The Education Department is sitting on more than 65,000 unapproved claims as it rewrites Obama-era rules that sought to better protect students. The rewrite had been sought by the industry.

The for-profit colleges have found allies in the new administration and President Donald Trump, who earlier this year paid \$25 million to settle charges his Trump University misled customers. And it's yet another

example of the administration hiring officials to oversee the industries where they had worked previously.

In August, Education Secretary Betsy DeVos picked Julian Schmoke Jr., a former associate dean at DeVry University, as head of the department's enforcement unit.

She also has tapped a top aide to Florida's attorney general who was involved in the decision not to pursue legal action against Trump University to serve as the agency's top lawyer. More than 2,000 requests for loan forgiveness are pending from DeVry students.

Report: Age matters when it comes to cervical cancer screening

By Lauran Neergaard
The Associated Press

WASHINGTON — Getting checked for cervical cancer isn't one-size-fits-all: Millions of women may soon have to decide between a routine Pap or a newer test that detects if they have a cancer-causing virus.

Draft national guidelines released Tuesday for the first time say either option is reasonable for certain women — those ages 30 to 65.

Paps, a mainstay for women's health for decades, can spot precancerous abnormalities in time to prevent cancer. Newer HPV tests detect the virus that causes nearly all of that cancer, and while they're widely used to confirm Pap results, most U.S. medical groups haven't yet pushed them as a stand-alone

alternative for screening. Tuesday's proposal doesn't signal an imminent end to the Pap era. Paps, not HPV tests, still are recommended for screening women in their 20s, stressed the guidelines from the U.S. Preventive Services Task Force.

And don't let the which-test debate blur the main message: "Screening for cervical cancer saves lives," said Task Force member Dr. Carol Mangione of the University of California, Los Angeles.

Today, too many women still miss out. Some things to know:

Still a threat
Cervical cancer has dropped dramatically over the past half-century thanks to Pap testing. Still, this year an estimated 8,320 U.S. women will be diagnosed with cervical cancer, and about 4,200 will die. Most haven't been screened, or have gone too long between checks.

Age matters
Otherwise healthy women need a Pap every three years from age 21 to 29, agree most U.S. physician groups and the draft Task Force guidelines.

Cervical cancer grows so slowly that regular Paps can find a problem early enough to treat.

What changes at 30
The older you get, the greater the chance that an HPV infection is the years-long, harmful kind. To better catch those cases, today what's called co-testing is increasingly common for women 30 and over — a Pap-plus-HPV test combination. If the results of both tests are negative, women can wait five years to test again.

But both Paps and HPV testing can trigger false alarms, prompting uneeded, and sometimes harmful, additional care to rule out cancer. New studies show co-testing leads to more false alarms than either test alone, without adding benefit.

That spurred Tuesday's Task Force proposal to let women 30 and over choose an HPV test by itself every five years — or a Pap every three years instead. The proposal is open for public comment through Oct. 9, before it will be finalized.

Some countries already are moving to make HPV testing the chief screening tool, including the Netherlands and Australia.

NASA's Cassini spacecraft faces fiery finish at Saturn Exhibit C-1

By Marcia Dunn
The Associated Press

CAPE CANAVERAL, Fla. — After a 20-year voyage, NASA's Cassini spacecraft is poised to dive into Saturn this week to become forever one with the exquisite planet.

There's no turning back: Friday it careens through the atmosphere and burns up like a meteor in the sky over Saturn.

board will be the last thing to go. The dangerous substance was encased in super-dense iridium as a safeguard for Cassini's 1997 launch and has been used for electric power to run its instruments. Project officials said once the iridium melts, the plutonium will be dispersed into the atmosphere. Nothing — not even traces of plutonium — should escape Saturn's deep gravity well.

NASA is hoping for scientific dividends up until the end. Every tidbit of data radioed back from Cassini will help astronomers better understand the entire Saturnian system — rings, moons and all.

The only spacecraft ever to orbit Saturn, Cassini spent the past five months exploring the uncharted territory between the gaseous planet and its dazzling rings. It's darted 22 times between that gap, sending back ever more wondrous photos.

On Monday, Cassini flew past jumbo moon Titan one last time for a gravity assist — a final kiss goodbye, as NASA calls it, nudging the spacecraft into a deliberate, no-way-out path.

During its final plunge early Friday morning, Cassini will keep sampling Saturn's atmosphere and beaming back data, until the spacecraft loses control and its antenna no longer points toward Earth. Descending at a scorching 76,000 mph, Cassini will melt and then vaporize. It should be all over in a minute.

"The mission has been insanely, wildly, beautifully successful, and it's coming to an end," said NASA program scientist Curt Niebur. "I find great comfort in the fact that Cassini will continue teaching us up to the very last second."

Telescopes on Earth will watch for Cassini's burnout nearly a billion miles away. But any flashes will be hard to see given the time — close to high noon at Saturn — and Cassini's minuscule size against the solar system's second largest planet.

The plutonium on of me that's just, it's time. We did it." Cassini was so profoundly, scientifically successful," said Porco, a visiting scholar at the University of California, Berkeley. "It's amazing to me even, what we were able to do right up until the end."

Until Cassini, only three spacecraft had ventured into Saturn's neighborhood: NASA's Pioneer 11 and 2 in the early 1980s. Those were just flybys, though, and offered fleeting glances. And so Cassini and its traveling companion, the Huygens (HOY-gens) lander, actually will watch for Cassini's look at Saturn, its rings and moons. They are named for 17th-century astronomers, Italian Giovanni Domenico Cassini and Dutch Christian Huygens, who spotted Saturn's first moon, Titan. The current count is 62.

NOTICE OF PUBLIC HEARING

The Alachua County Development Review Committee will hold a public hearing Thursday, September 21, 2017 at 1:30 pm in the John R. Jacki Durance Auditorium, room 209, 12 S.E. 1st Street, Gainesville, Florida to consider the following item:

Project 2017061201 - Preliminary and Final Development Plan Review - Fernandez Family Homestead Subdivision - (4 lots on approximately 14.38 acres) - Section 09-110-R18 - Located on Tax Parcel Number 04404-002-000 at 15503 SW 15th Avenue - Stonecpher Surveying, Inc. - agents Rural/Agriculture (1 dwelling unit per 5 acres) Future Land Use Designation: Agricultural (A) Zoning

All interested persons are invited to attend and be heard. Written comments may be filed with the Office of Planning and Development for consideration. In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you have a disability and need an accommodation in order to participate in a program or service of the Growth Management Department, please contact the Growth Management Department at 352-374-5249 at least 2 business days prior to the event. TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

General Information: Staff Reports on the above items will be available on Friday of the meeting at the meeting at the Office of Planning and Development: 10-300 S.W. 2nd Avenue Gainesville, FL 32601. For further information call (352) 374-5249.

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a 1.72-acre site on Alachua County Tax Parcels 15600-029-000 and 15601-034-000. The request is to change the Future Land Use Map designation from Single-Family (up to 8 units / acre) to Urban Mixed-Use High (8-75 units / acre) and change the Zoning from Single-Family Residential (RSF-1) to Urban Mixed-Use High.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00pm on Wednesday, September 27, 2017
Location: Wyndham Garden Gainesville, Board Room, 2900 SW 13th Street, Gainesville, FL 32608
Contact: Ryan Thompson, AICP
Phone Number: (352) 331-1978

CHW
Professional Consultants

This May 4, 2014, image made available by NASA shows the persistent hexagonal cloud pattern on Saturn's north pole, as seen from the Cassini spacecraft. The hexagon is similar to Earth's polar vortex, which has winds blowing in a circular pattern around the polar region, and is nearly 15,000 miles across. Nearly four Earths could fit inside it. (NASA/PL-CALTECH/SPACE SCIENCE INSTITUTE VIA AP)

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Workshop Presentation



The Nine – Phase II
Small-scale Comprehensive
Plan Amendment (Ss-CPA)
& Rezoning Application

Neighborhood Workshop
September 27, 2017

WORKSHOP PURPOSE



- City of **Gainesville** requires **Ss-CPA and Rezoning applicants** to host a neighborhood workshop.
- The workshop's **purpose is to inform neighbors** of the proposed development's nature and to get feedback early in the development process.
- This workshop provides the applicant with an **opportunity to mitigate concerns** prior to the application's submission.

APPLICATION REQUEST & INTENT



Request for Tax Parcel 15601-034-000 (±1.48 ac):

- **Change** the **Future Land Use** Map designation from Single-Family (up to 8 units / acre) to Urban Mixed-Use High-Intensity (8-75 units / acre)
- **Change** the **Zoning** from Single-Family Residential (RSF-1) to Urban 9 (U9)

Intent:

To **permit up to 146 dwelling units onsite** for The Nine – Phase II, a previously-approved multifamily apartment complex.

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PUBLIC NOTIFICATION



CHW

MEMORANDUM

TO: Neighbors of SW 13th Street / SW 1st Avenue Axis
FROM: Ryan Thompson AICP
DATE: Wednesday, September 15, 2017
RE: Neighborhood Workshop/Notice

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a ±1.72-acre site on Alachua County Tax Parcels 15600-029-000 and 15601-034-000. The request is to change the Future Land Use Map designation from Single-Family (up to 8 units / acre) to Urban Mixed-Use High Intensity (8-75 units / acre) and Zoning from Single-Family Residential (RSF-1) to Urban Mixed-Use High. The intent is to conduct a second phase to The Nine apartment complex.

Date: Wednesday, September 27, 2017
Time: 6:00 p.m.
Place: Wyndham Garden Gainesville, Board Room
 2900 SW 13th Street
 Gainesville, FL 32608
Contact: Ryan Thompson AICP
 (352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you at the workshop.

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a ±1.72-acre site on Alachua County Tax Parcels 15600-029-000 and 15601-034-000. The request is to change the Future Land Use Map designation from Single-Family (up to 8 units / acre) to Urban Mixed-Use High (8-75 units / acre) and change the Zoning from Single-Family Residential (RSF-1) to Urban Mixed-Use High.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00pm on Wednesday, September 27, 2017
Location: Wyndham Garden Gainesville, Board Room, 2900 SW 13th Street, Gainesville, FL 32608
Contact: Ryan Thompson, AICP
Phone Number: (352) 331-1976

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APPLICATION REVIEW PROCESS



Neighborhood Workshop	September 27 th
Submit Ss-CPA and RZ application	October 2 nd
Staff Review	October – November
City Plan Board Public Hearing	December 5 th
City Commission Public Hearing	January 5 th (tentative)

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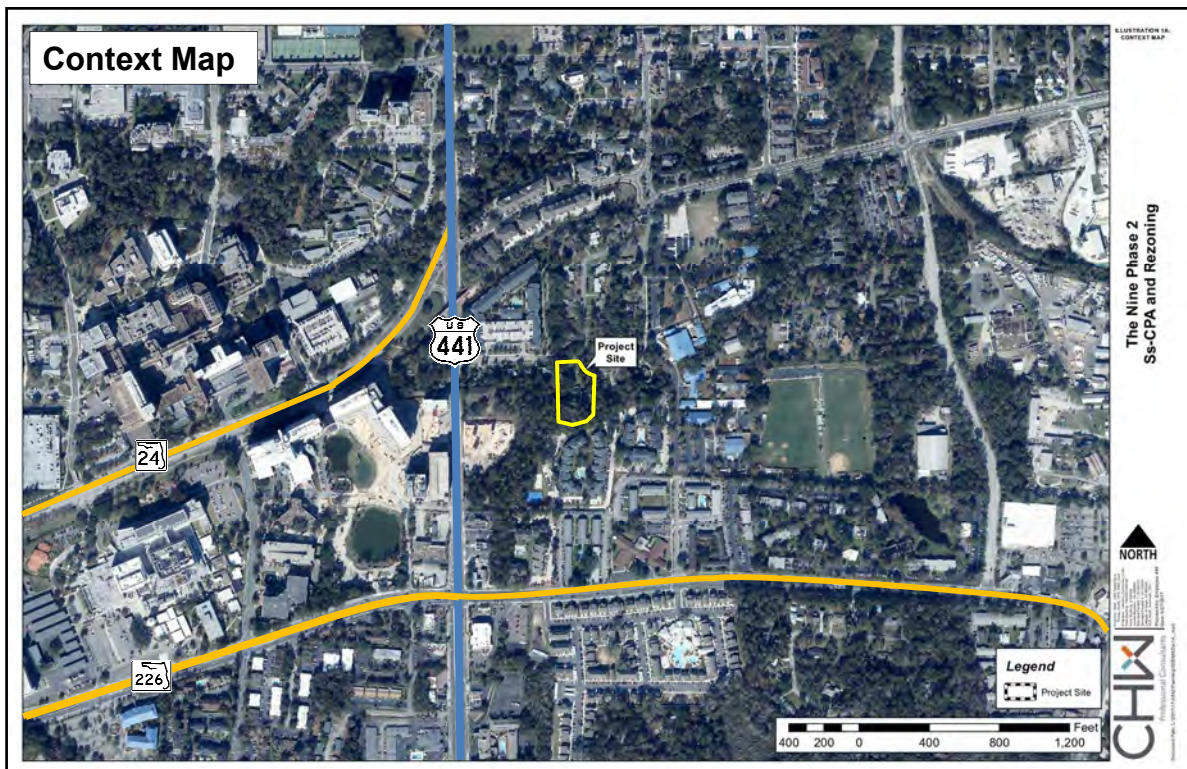


Exhibit C-1

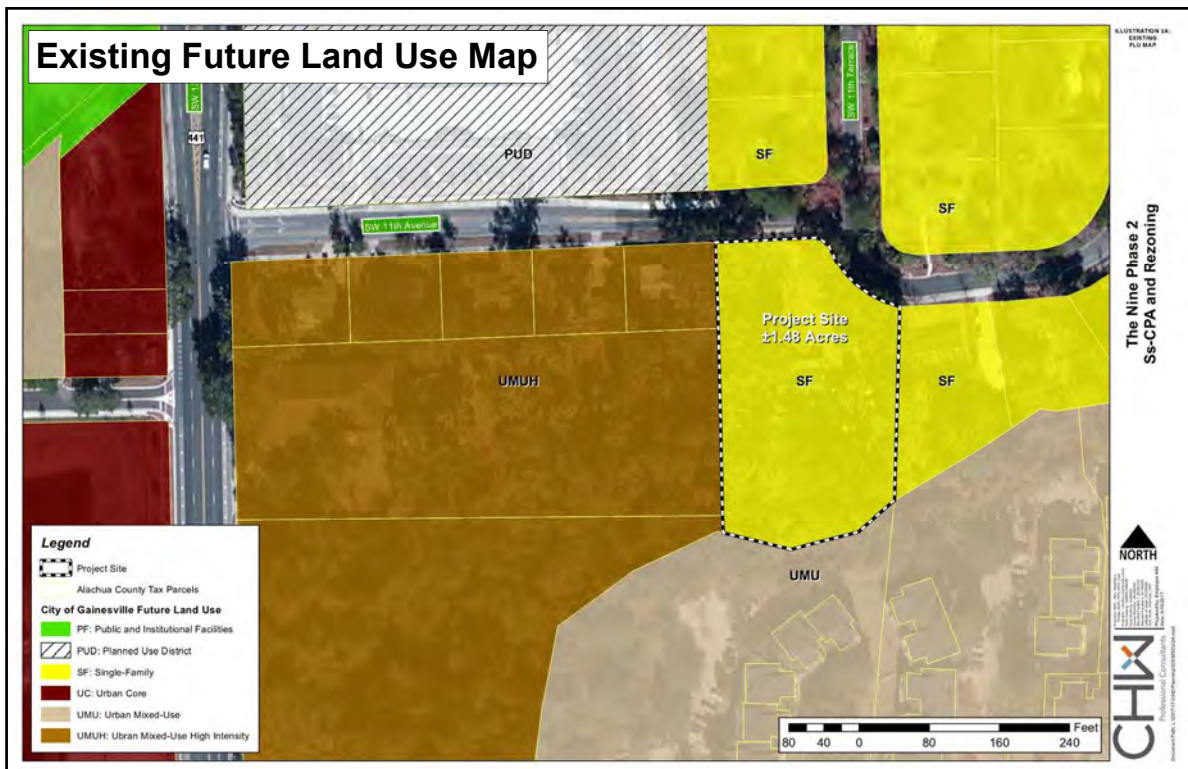


Exhibit C-1

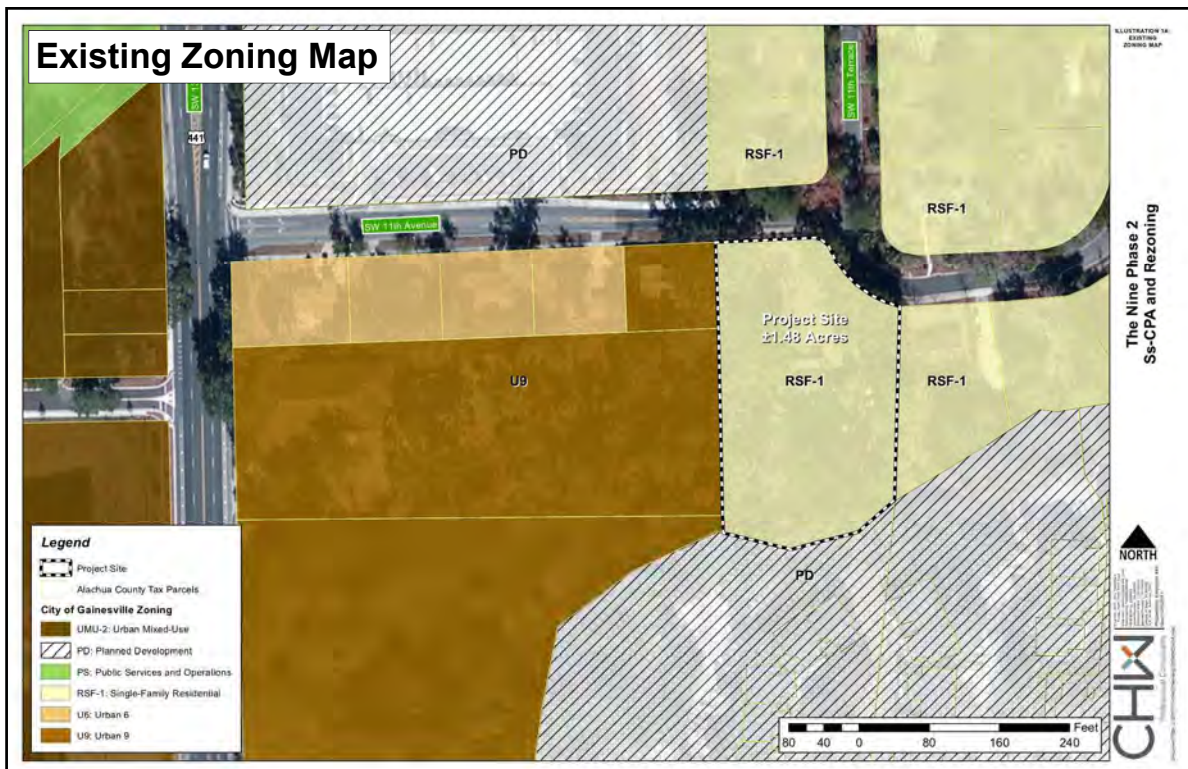
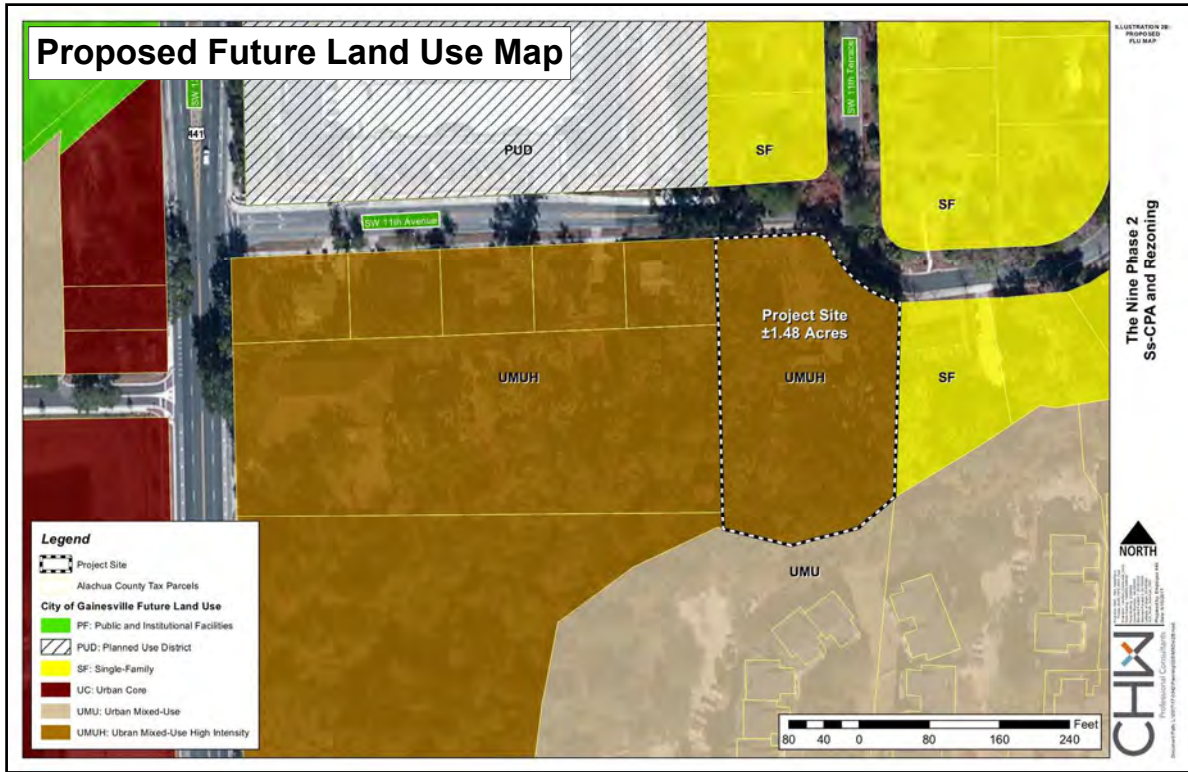
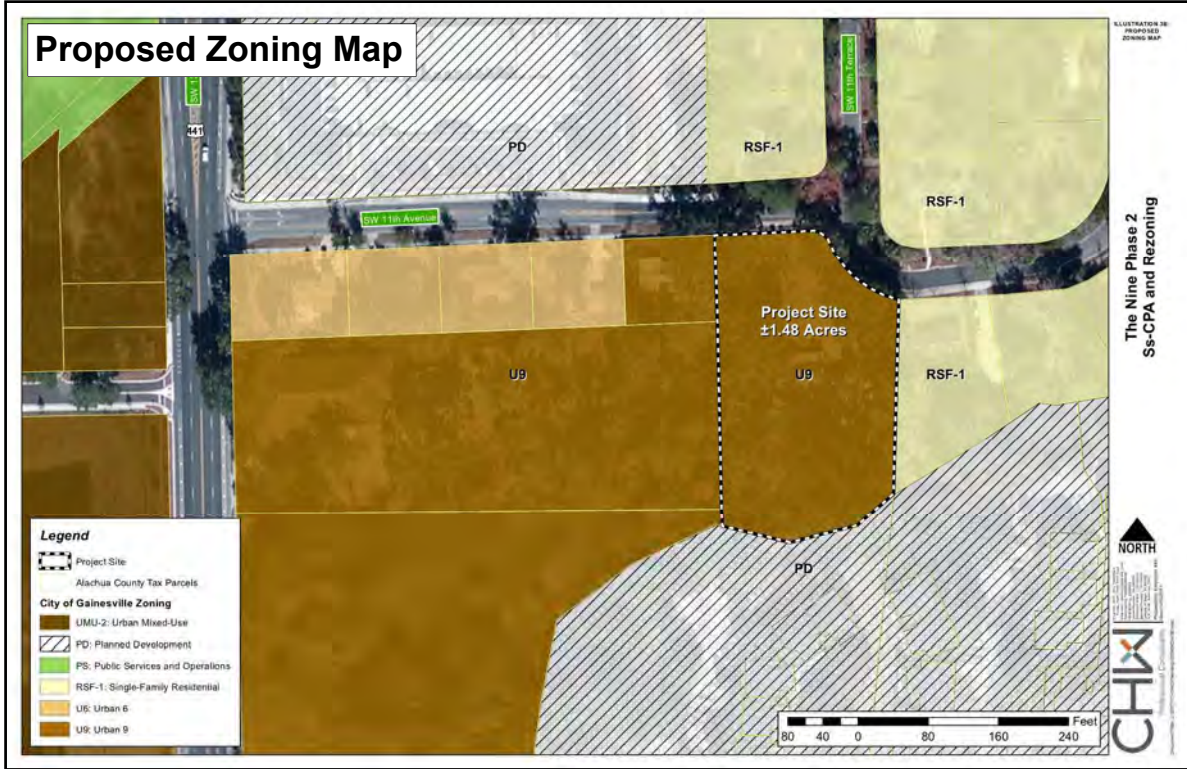


Exhibit C-1



EXISTING SITE CONDITIONS



Subject Property



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ADJACENT PROPERTIES




West of Site, included in The Nine, Phase II




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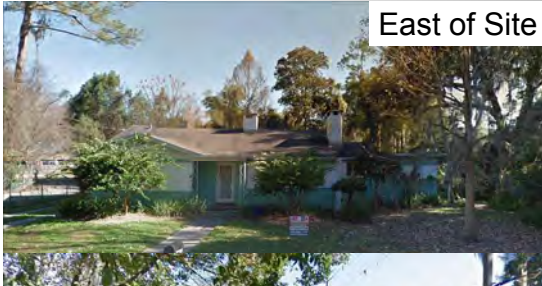
ADJACENT PROPERTIES




East of Site




East of Site



North of Site



North of Site



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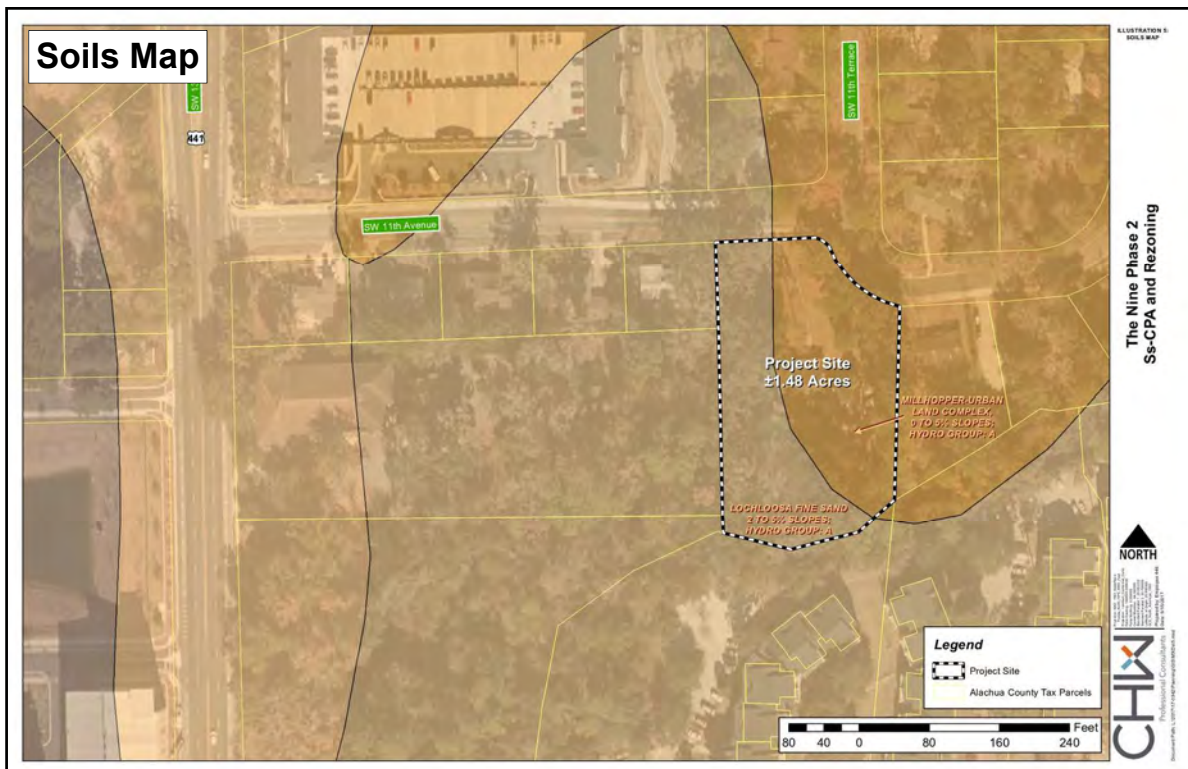
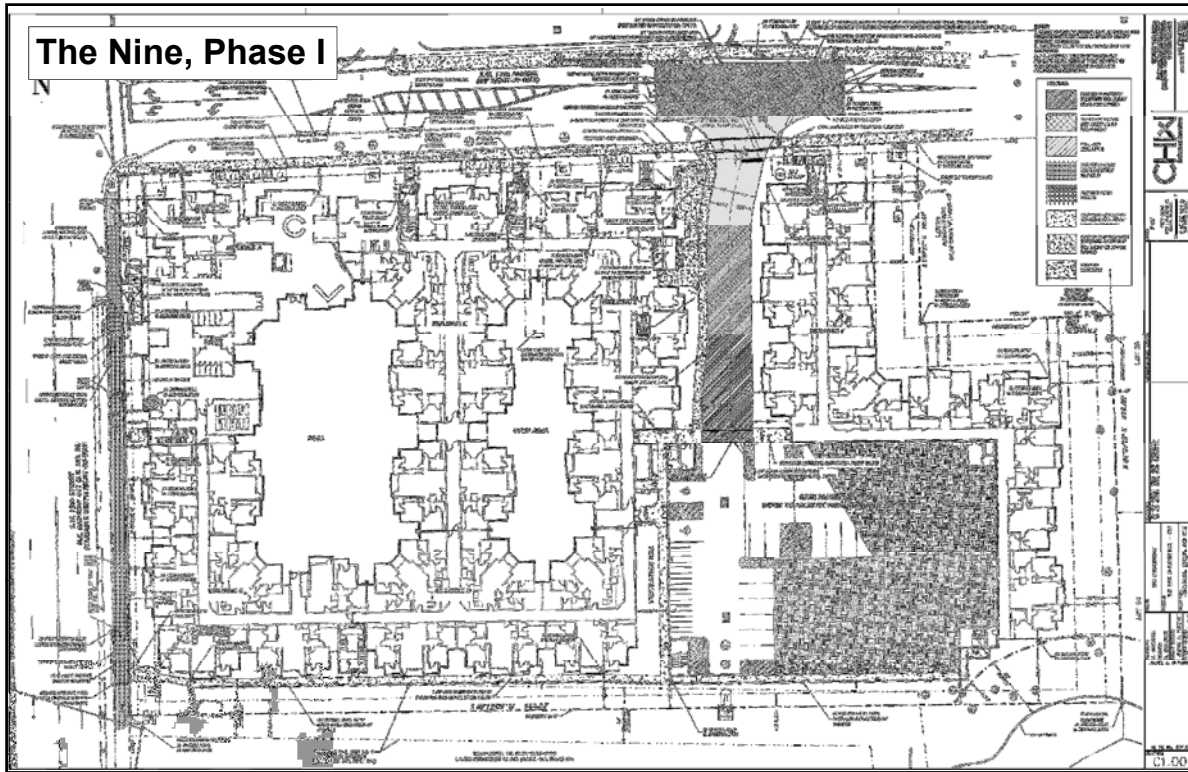
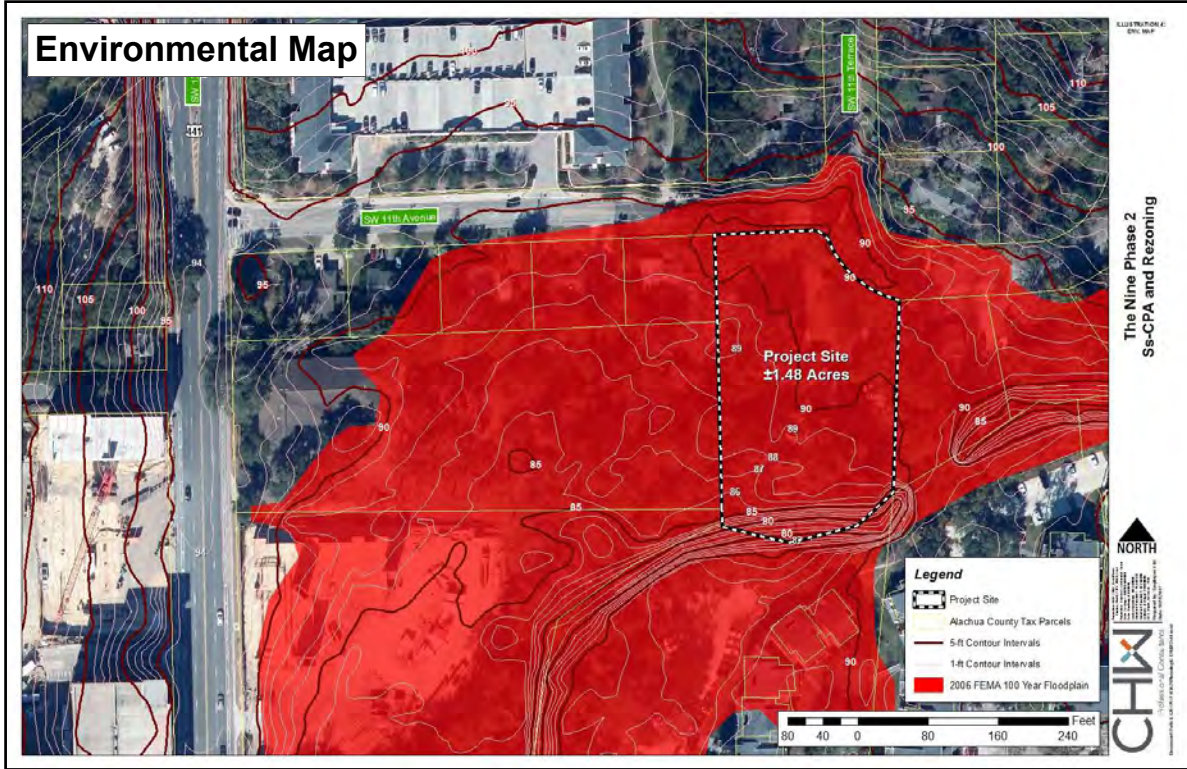


Exhibit C-1



Sign-in Sheet



SIGN-IN SHEET

Event: Neighborhood Workshop
Date/Time: September 27, 2017 at 6:00pm
Place: Wyndham Garden Gainesville
Re: The Nine @ Gainesville, Phase II – Ss-CPA & Rezoning

#	Name	Signature	Address
1	Maria Quintana	M Quintana	2089 SW 11th Terr.
2	SERGIO Quintana	[Signature]	700 SW 16th Pl
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			

Workshop Minutes

NEIGHBORHOOD WORKSHOP MINUTES

The Nine Phase II

Small-scale Comprehensive Plan amendment (Ss-CPA) and Rezoning Applications

September 28, 2017 at 6:00 PM

Wyndham Garden Gainesville Board Room,

2900 SW 13th Street, Gainesville, FL 32608

Recorded and transcribed by CHW staff.

CHW Attendee – Ryan Thompson, AICP

Community Members in Attendance: Two

CHW Staff hosted the required Neighborhood Workshop at the Wyndham Garden. CHW gave a presentation that contained detailed information pertaining to the purpose of the workshop, the application's request and intent, public notification information, the estimated schedule and review process, and various maps illustrating the project site's location and characteristics. Two people, an adjacent homeowner and her brother attended the workshop. Discussion occurred both during a after the presentation. The following is a recount of the discussion, which has been edited for brevity and ease of reading.

Concern: Turning onto SW 11th Avenue from US-441 is a challenge because there is no turn lane and sometimes you must wait extended periods before there is a break in traffic.

Question: Can they put a traffic light at that intersection?

Response: US-441 is maintained by the Florida Department of Transportation (FDOT), who has numerous criteria required prior to permitting an intersection control devise, such as a traffic signal. Following the completion of these applications, a development plan will be submitted to the City for review, which will evaluate traffic impacts and required improvements in detail.

Question: Are you doing any traffic studies for these applications?

Response: For the Ss-CPA and Rezoning applications, we are required to look at the number of vehicle trips generated based on the site's maximum development potential. During the development plan stage, traffic is looked at in much more detail, since an actual development is known at that point. Vehicle trip generation is based on the specific number of dwelling units, and is used to determine roadway capacity following the development's completion as well as how those vehicles will be distributed on adjacent streets. The plan will be reviewed by both FDOT and the City Public Works Department.

Question: Is there going to be a driveway connecting to US-441?

Response: No, the Nine Phase I has a driveway on SW 11th Avenue, across from the existing Wildflower Apartments driveway. [Showed plan sheet for Phase I.] In general, FDOT limits the number of driveways to the maximum extent practicable.

Question: Where will the driveway for Phase II be located?

Response: We have not proceeded with the engineering plans, nor have we created conceptual plans for this site. There is a level of risk going through that effort prior to having the appropriate entitlements (land use and zoning) in place beforehand. So, at this point we are not sure where the driveway will be located. Consideration will be made for the existing intersection of SW 11th Avenue, 11th Terrace, and 11th Street.

Concern: I'm concerned that there will be considerably more traffic on SW 11th Terrace, both vehicles and bike/ped. Currently, SW 11th Street, which goes in front of PK Yonge gets backed up during pick-up/drop-off.

Response: How vehicles are distributed to adjacent roads will be evaluated during the development plan application. And, the City Land Development Code (LDC) has thresholds for required roadway improvements that may be required on adjacent roadways. We do not know now what those will be, if any.

Question: Do you know how many units and what type, student or family?

Response: The maximum number of units permitted based on the land area is 146 units. Whether they are able to achieve that number, I don't know. The units could be student apartments, which typically have three to four bedrooms and a common kitchen/family room. This is similar to the Wildflower Apartments across the street.

Concern: Roadway impacts will be much greater if it is student apartments, rather than family.

Question: Do you know what the height will be?

Response: Up to four stories is permitted by right. Five stories can be achieved using the City's height bonus program. Within 100 feet of single-family residential, the building height is limited to three stories.

Question: Will the building be located right on the street like Phase I?

Response: Yes, although we do not have a development plan, I assume the building placement will reflect what is being built in Phase I. The City LDC has specific requirements for landscape, sidewalk, and building zones, which roughly measuring five feet in width each.

The workshop ended at approximately 6:30 pm.

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Property Appraiser Datasheets and Tax Records
6. Neighborhood Workshop Materials
- 7. Justification Report**
8. Attachments
 - a. Environmental Review Application
 - b. Public School Concurrency Form
 - c. Map Set



The Nine Phase II Rezoning – Justification Report October 2nd, 2017

Prepared for:
City of Gainesville Department of Doing

Prepared on behalf of:
Carolyn H. Jordan Life Estate

Prepared by:
CHW

PN# 17-0342
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Table of Contents

1. Executive Summary..... 1
2. Statement of Proposed Change.....3
3. Impact Analysis7
4. Consistency with City of Gainesville Comprehensive Plan..... 14
5. Consistency with the Land Development Code..... 16

List of Tables

Table 1: Surrounding Future Land Use and Zoning Designations.....3
Table 2: Projected Net Trip Generation9
Table 3: Projected Potable Water Demand 11
Table 4: Projected Sanitary Sewer Demand..... 12
Table 5: Projected Solid Waste Demand 12
Table 6: Projected Public School Demand 13
Table 7: LOS Standards for Parks..... 13

List of Illustrations

Figure 1: Aerial Map 3
Figure 2: Existing Future Land Use Map4
Figure 3: Proposed Future Land Use Map.....5
Figure 4: Existing Zoning Map.....5
Figure 5: Proposed Zoning Map6
Figure 6: Topography, Wetlands, & FEMA Floodplain Map7
Figure 7: Natural Resources Conservation Service (NRCS) Soils Map 8
Figure 8: Existing Potable Water Infrastructure 10
Figure 9: Existing Sanitary Sewer Infrastructure..... 11

1. Executive Summary

To: Ms. Wendy Thomas, AICP, Department of Doing, Director
From: Ryan Thompson, AICP, Project Manager
Date: October 2nd, 2017
Re: The Nine Phase II — Rezoning Application

#17-0342

<p><u>Jurisdiction:</u> City of Gainesville</p>	<p><u>Intent of Development:</u> Multi-family Residential</p>
<p><u>Location:</u> 1135 SW 11th Avenue, Gainesville, FL 32601</p>	
<p><u>Parcel Number:</u> 15601-034-000</p>	<p><u>Acres:</u> ±1.48 acres (ac) (Source: Alachua County Property Appraiser)</p>
<p><u>Existing Future Land Use Classifications:</u> <i>SF: Single-Family (up to 8 dwelling units per acre) (du/ac)</i> The Single-Family land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.</p>	<p><u>Proposed Future Land Use Classification:</u> <i>UMUH: Mixed-Use High-Intensity (up to 150 du/ac)</i> This category allows a mixture of residential, office, business uses and light industrial uses concentrated in mapped areas. This category shall also allow traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. Public and private schools, institutions of higher learning, places of religious assembly and community facilities shall be appropriate in this category. Such development shall function as a center serving the urban area. When in accord with all other land use regulations, residential densities up to 150 units per acre shall be permitted.</p>

1. Executive Summary

<p>Existing Zoning Districts: <i>RSF-1: Single-Family Residential (3.5 du/ac)</i> The single-family districts are established for the purpose of providing areas for low density single-family residential development with full urban services at locations convenient to urban facilities, neighborhood convenience centers, neighborhood shopping centers and activity centers. These districts are characterized by single-family residential structures designed and located so as to protect the character of single-family residential neighborhoods.</p>	<p>Proposed Zoning District: <i>U9: Urban 9 (100 du/ac)</i> The intent of the Transect Districts is to establish development standards that will encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact, pedestrian-friendly environment. Urban Zones 6-9 consists of higher density mixed use buildings that accommodate retail, offices, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>
<p>Existing Max. Permitted Density $\pm 1.48 \text{ ac} \times 3.5 \text{ du/ac (RSF-1)} = 5 \text{ du}$</p>	<p>Proposed Max. Permitted Density¹ $\pm 1.48 \times 100 \text{ du/ac (U9)} = 148 \text{ du}$</p>
<p>Net Change This Rezoning application will result in a net increase of 143 dwelling units permitted on the project site.</p>	

1. Note: Although the U9 district permits both residential and nonresidential uses, this application applies to Phase II of an existing apartment complex. Therefore, only the maximum development potential for residential uses were considered in this request.

2. STATEMENT OF PROPOSED CHANGE

This Rezoning application requests to change the ±1.48-acre site's existing zoning designation from Single-Family Residential (RSF-1) to Urban 9 (U9) on Alachua County Tax Parcel 15601-034-000—consistent with the adjacent parcels to the west. The site is located east of SW 13th Street (US-441) at 1135 SW 11th Avenue and is comprised of one (1) single-family residential lot with an existing home as seen in Figure 1 below:



Figure 1: Aerial Map

This Rezoning application is companion to a Small-scale Comprehensive Plan Amendment (Ss-CPA) that requests the Urban Mixed-Use High-Intensity (UMUH) Future Land Use (FLU) designation on the ±1.48-acre site—also consistent with the adjacent parcels to the west. Table 1 shows the relationship between the site and its surrounding FLU and zoning designations.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	SW 11 th Avenue R.O.W.; SF	SW 11 th Avenue R.O.W.; RSF-1
East	SF	RSF-1
South	Urban Mixed-Use (UMU)	Planned Development (PD)
West	UMUH	U9

The Nine Phase I currently resides adjacent to the project site to the west. This Rezoning and concurrent Ss-CPA is being requested to ensure that onsite FLU and zoning will permit the additional multifamily units that are proposed as part of The Nine Phase II. The Nine Phase I is a previously-approved multifamily apartment complex, with a development plan, that is currently in construction at the time of this application's submittal. If this Rezoning and concurrent Ss-CPA is adopted, a development plan for The Nine Phase II will be submitted that seeks to add up to an additional ±148 multifamily units. Figures 2 through 5 illustrate the proposed changes to existing FLU and Zoning for the ±1.48-acre parcel.



Figure 2: Existing Future Land Use Map

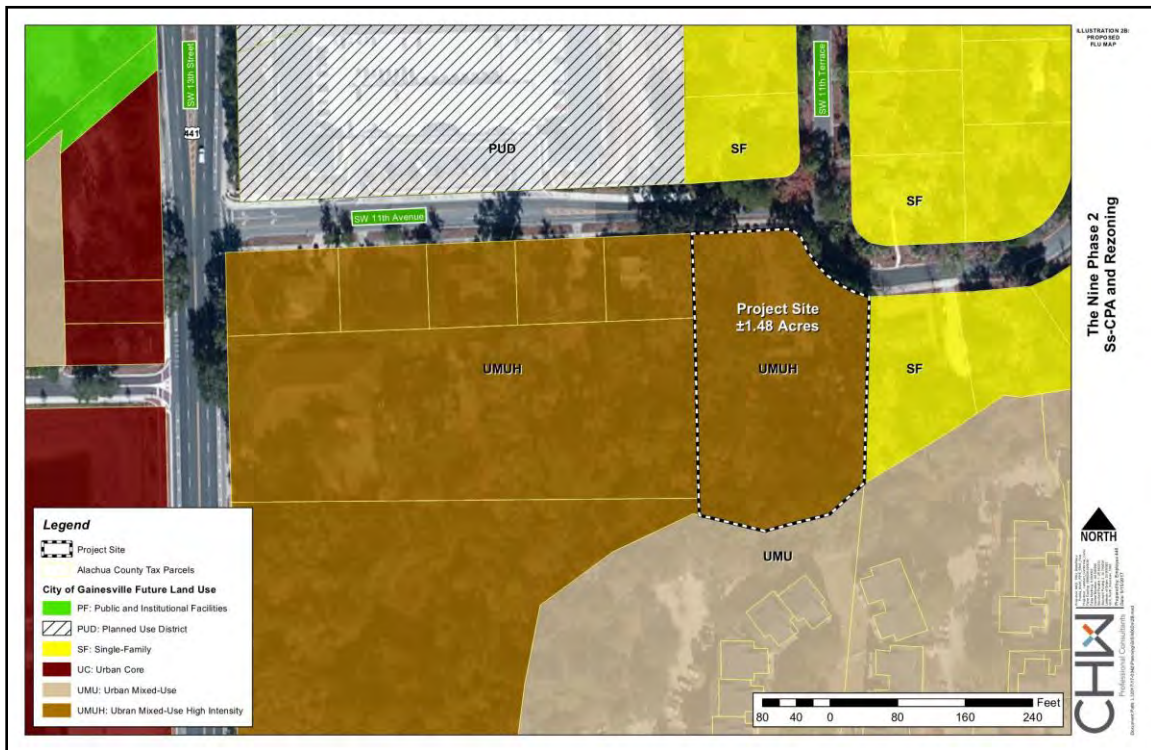


Figure 3: Proposed Future Land Use Map



Figure 4: Existing Zoning Map



Figure 5: Proposed Zoning Map

3. IMPACT ANALYSIS

IMPACT ON RESIDENTIAL STREETS

Approval of these applications and the subsequent development of the project site will have limited impacts on the residential streets to the east. Similar to the multi-family development on the north side of SW 11th Avenue, the majority of project traffic is anticipated to access the project site on 11th Avenue from SW 13th Street. Thus, only a modest percentage of the total estimated trips generated from The Nine Phase II are anticipated to enter into the neighborhood to the east. Additionally, it is anticipated that automobile trips will be minimized due to the project's central location, walkability of the area, and access to public transportation.

IMPACT ON NOISE AND LIGHTING

In addition to the previously-approved The Nine Phase I complex, similar multifamily and multistory uses are located along the SW 13th Street corridor. Appropriate buffers will be provided to minimize impacts to near-by single-family uses and the project's exterior lighting will be in accordance with the City of Gainesville's Land Development Code (LDC) requirements.

ENVIRONMENTAL FEATURES

The project is located in the City of Gainesville's urban, developed area. Tumblin Creek is located to the south of the subject parcel. Onsite buffering and setbacks from Tumblin Creek, if required, will be consistent with City of Gainesville Comprehensive Plan and LDC. Per the National Wetlands Inventory data and the City's Surface Waters and Wetlands District map, there are no identified wetlands on this site. Floodplains located within either Phase of The Nine will be mitigated onsite.

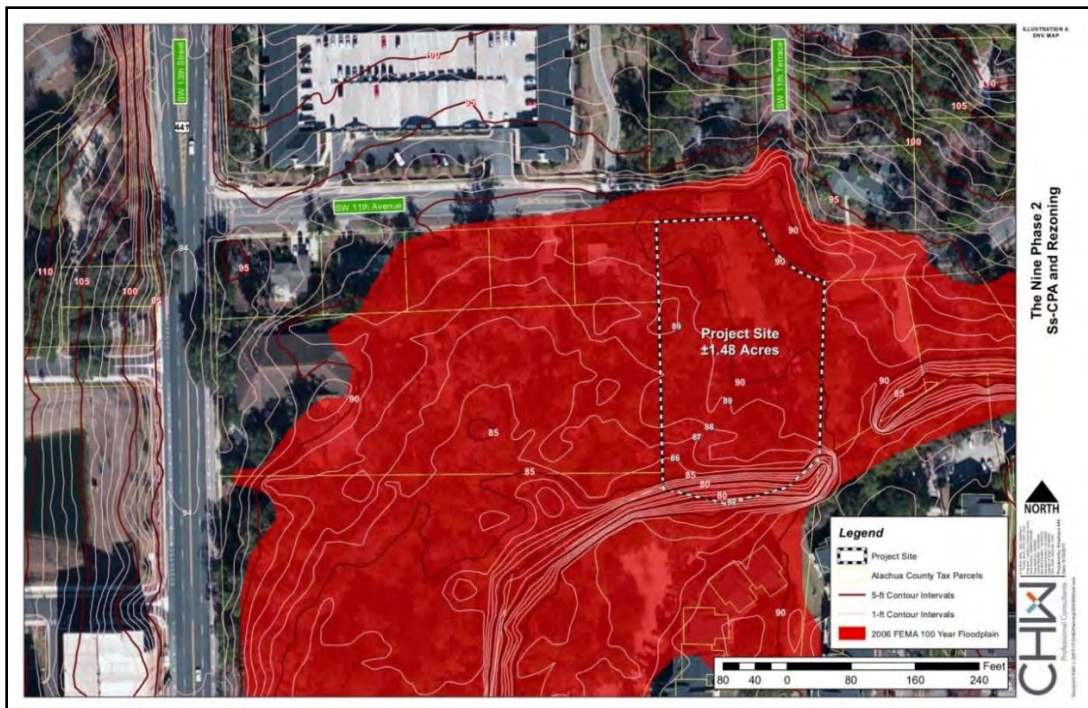


Figure 6: Topography, Wetlands, and FEMA Floodplain Map

According to the National Resources Conservation Service (NRCS) online database, the on-site soil types are Millhopper-Urban Land Complex—0 to 5% slopes and Lochloosa Fine Sand (Figure 7). Both soil types are classified as Hydro Group A which is favorable for urban development. These soil types are present throughout urbanized area of Gainesville and are suitable for urban-type development, as indicated by the existing development on the same soil types nearby.

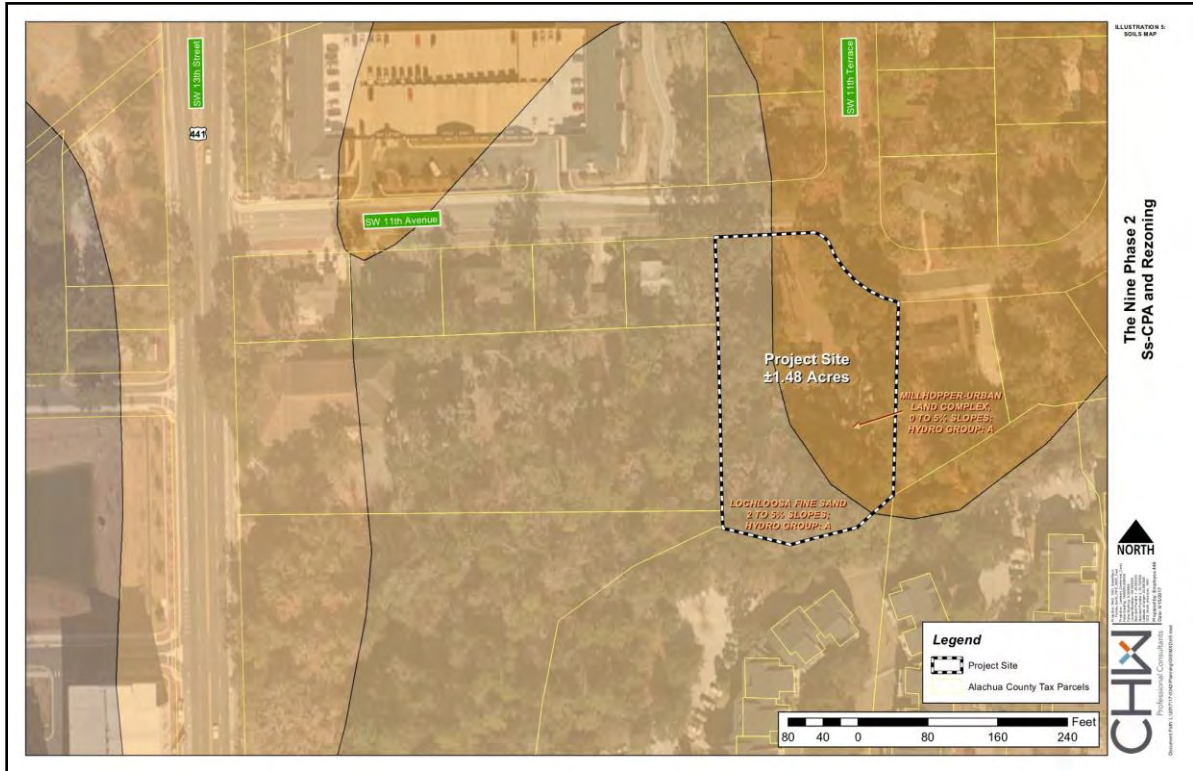


Figure 7: Natural Resources Conservation Service (NRCS) Soils Map

HISTORIC AND ARCHEOLOGICAL RESOURCES

According to the Florida Division of Historical Resources (DHR), no archeological resources are located on the property.

COMMUNITY CONTRIBUTIONS

The proposed Rezoning application is consistent with the City of Gainesville Comprehensive Plan and LDC. The site’s potential development will provide for urban infill within an existing multifamily land development pattern along a major transit route. Urban infill reduces the pressure to develop along the urban area’s fringes and reduces the potential for urban sprawl. The intended development of The Nine Phase II will provide urban-scale housing options within walking distance of both the University of Florida’s (UF) main campus and health facilities. The requested U9 zoning district and corresponding UMUH FLU designation encourages dense development patterns and the efficient use of land.

POTENTIAL LONG-TERM ECONOMIC BENEFITS

The potential mixed-used development will have positive, long-term impacts to the City's economy and tax base. Approval of this application will permit development that will further increase the city's tax base and density within the urban core.

LEVEL OF SERVICE

The following tables summarize the potential net impacts from the proposed rezoning. The current RSF-1 zoning district allows a maximum of 3.5 residential units per acre. The potential net impacts from the proposed rezoning are not anticipated to cause public facilities to operate below the City's adopted LOS standards. Level of Service (LOS) standards were calculated based on the net density increases that may result from a multi-family residential project if developed at the site's maximum permitted density.

Existing FLU / Zoning Max. Permitted Density: ±1.48 ac x 3.5 du/ac (RSF-1) = 5 du total

Proposed FLU / Zoning Max. Permitted Density: ±1.48 x 100 du/ac (U9) = 148 du total

Roadways / Transportation

Table 2: Projected Net Trip Generation

Land Use ¹ (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate ¹	Trips	Rate ¹	Trips	Rate ¹	Trips
Proposed							
Apartment (ITE 220)	148	6.65	984	.55	81	.67	99
Existing							
Single-Family Detached Housing (ITE 210)	-5	9.52	-48	.77	-4	1.02	-5
Net Demand	-	-	936		77		94

1. Source: ITE Trip Generation Manual, 9th Edition

Conclusion: If the project were to be developed utilizing the site's maximum development potential, this Rezoning application's approval would result in a potential increase of **936 net daily vehicle trips**.

The site is located within the City's Transportation Mobility Program Area (TMPA) Zone A. Developments within TMPA Zone A are responsible for providing transportation improvements that are required due to safety and/or operational conditions. Development within TMPA Zone A will be required to provide items a. – e. identified in the City's Comprehensive Plan, Transportation Mobility Element Policy 10.1.4.

- a. Sidewalk connections to existing and planned public sidewalk;
- b. Cross-access connections/easements or joint driveways;
- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities and/or bus shelters;

- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site; and
- e. Provide safe and convenient on-site pedestrian circulation.

The proposed redevelopment allows residents and employees to have walking access to the Regional Transit System’s numerous bus routes that can provide residents access to commercial and institutional uses along US-441 without the use of a personal vehicle. Urban infill along existing bus routes is consistent with the City’s and RTS’s long term plans and policies.

Potable Water

Based on Figure 8, a map provided by Gainesville Regional Utilities (GRU), potable water infrastructure is available to the site. Connection to the project site will either stem from an extension of the existing 12” Cast Iron Pipe (CIP) water main currently serving The Nine Phase I to the west or from the existing 8” Ductile Iron Pipe (DIP) water main that serves the onsite single-family home.

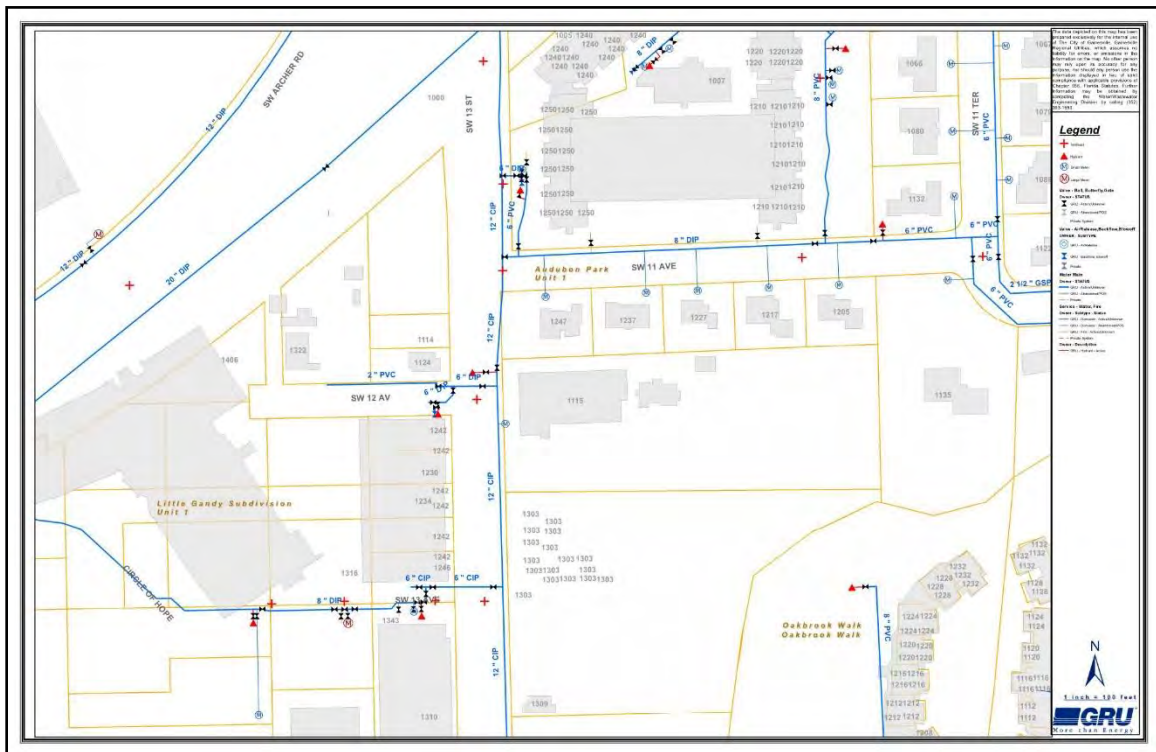


Figure 8. Existing Potable Water Infrastructure

Table 3: Projected Potable Water Demand

Land Use ¹	Maximum Units	Generation Rate ²	Estimated Demand (GPD)
Proposed			
Apartment (ITE 220)	148	200 gal/person/day (2.2 persons per household)	65,120
Existing			
Single-Family Detached Housing (ITE 220)	-5	200 gal/person/day (2.2 persons per household)	-2,200
Net Demand	-	-	62,920

1. Source: ITE Trip Generation Manual, 9th Edition
2. Source: City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element

Conclusion: As shown in Figure 8, the project site will be served by existing Gainesville Regional Utilities potable water infrastructure. If the project were to be developed utilizing the site's maximum development potential, approval of this request would result in a potential increase of **62,920 gallons per day** in estimated onsite potable water demand and *would not* negatively impact the adopted LOS.

Sanitary Sewer

Based on Figure 9, a map provided by Gainesville Regional Utilities (GRU), sanitary sewer infrastructure is available to the site. Connection to the project site will either stem from an extension of the existing gravity main currently serving The Nine Phase I or from the gravity main found in the SW 11th Avenue R.O.W. that serves the onsite single-family home.

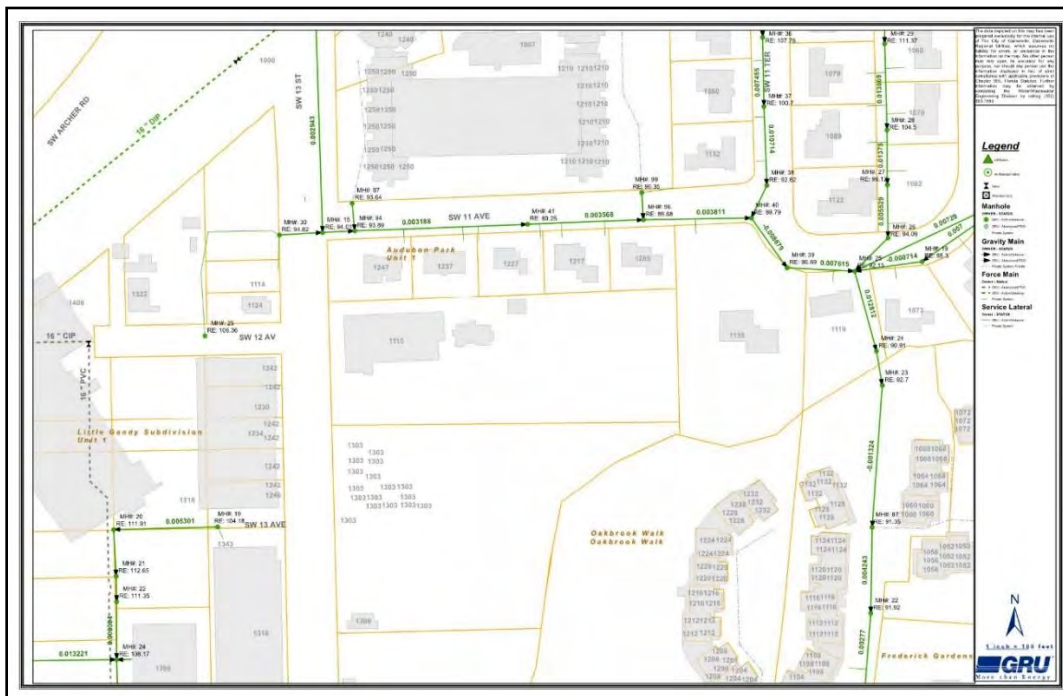


Figure 9. Existing Sanitary Sewer Infrastructure

Table 4: Projected Sanitary Sewer Demand

Land Use ¹	Maximum Units	Generation Rate ²	Estimated Demand (GPD)
Proposed			
Apartment (ITE 220)	148	106 gal/person/day (2.2 persons per household)	34,514
Existing			
Single-Family Detached Housing (ITE 220)	-5	106 gal/person/day (2.2 persons per household)	-530
Net Demand	-	-	33,984

1. Source: ITE Trip Generation Manual, 9th Edition

2. Source: City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element

Conclusion: As shown in Figure 9, the project site will be served by existing Gainesville Regional Utilities sanitary sewer infrastructure. If the project were to be developed utilizing the site’s maximum development potential, this Rezoning application’s approval would result in a potential increase of **33,984 gallons per day** in estimated onsite sanitary sewer demand and *would not* negatively impact the adopted Level of Service (LOS).

Potential Solid Waste Impact

Table 5. Projected Solid Waste Demand and Capacity

Land Use ¹	Maximum Units	Generation Rate ²	Tons Per Year
Proposed			
Apartment (ITE 220)	148	.655 tons/person/day ¹ (2.2 persons per household)	213
Existing			
Single-Family Detached Housing (ITE 220)	-5	.665 tons/person/day ¹ (2.2 persons per household)	-7
Leveda Brown Environmental Park			>20 years

1. Source: ITE Trip Generation Manual, 9th Edition

2. Source: Alachua County Comprehensive Plan, Solid Waste Element

Conclusion: As calculated in Table 5, solid waste facility capacity exists to adequately serve the proposed Rezoning application’s approval. If the project were to be developed utilizing the site’s maximum development potential, this Rezoning approval *would not* negatively impact the adopted LOS. The Leveda Brown Environmental Park and Transfer Station has the capacity to process various components of the solid waste stream for the next 20 years. This facility has adequate capacity to meet the proposed amendment’s demand.

Public School and Recreation Impact

The City of Gainesville requires all Rezoning applications involving residential developments to include an estimated Public School Generation analysis. This is conducted by completing the City’s Public School Student Generation Calculation Form. A completed copy of this form has been included within this application’s submittal. The development’s estimated impact on the City’s Public School System is found in the table below:

Table 6: Projected Public School Demand

Land Use ¹ (ITE)	Units	Elem.		Middle		High	
		Rate ²	Total	Rate ²	Total	Rate ²	Total
Proposed							
Apartment (ITE 220)	148	.08	12	.03	4	.03	4
Existing							
Single-Family Detached Housing (ITE 220)	-5	.15	-1	.07	-1	.09	-1
Net Generation	-	-	11	-	3	-	3

1. Source: ITE Trip Generation Manual, 9th Edition
 2. Source: City of Gainesville School Concurrency Form

If the project were to be developed utilizing the site’s maximum development potential, this Rezoning application’s approval would result in a potential increase of **11** elementary and **3** middle and high school **student stations** to the City’s Public School system.

As evidenced by the LOS Standards for Parks’ table within the City of Gainesville Comprehensive Plan’s Recreation Element, the City’s existing LOS for City Parks exceed the Adopted LOS for all Gainesville park designations. This discrepancy is shown on Table 7 of this report:

Table 7: LOS Standards for Parks

Park	Adopted LOS Standard	Existing LOS
Local Nature/Conservation	6.00 ac.	15.71 ac.
Community Park	2.00 ac.	2.13 ac.
Neighborhood Park	.80 ac.	1.33 ac.
Total Acres per 1000	8.80 ac.	19.73 ac.

1. Source: Alachua County Comprehensive Plan, Recreation Element

If the creation of recreation facilities is deemed appropriate for the project site as a result of this application, the developer will remain consistent with all Recreation design policies required by the City’s Comprehensive Plan and LDC.

4. CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

The proposed rezoning site is currently within the RSF-1 zoning district. The requested rezoning to U9 is consistent with the accompanying Ss-CPA application for an onsite UMUH FLU designation.

The UMUH designation permits a mixture of residential and nonresidential uses designed to promote both pedestrian and transit use in the City of Gainesville’s developed, urban area. The proposed amendment is consistent with the following Comprehensive Plan goals, objectives, and policies:

FUTURE LAND USE ELEMENT

GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

Policy 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.

Policy 1.1.2 To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.

Objective 1.2 Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).

Policy 1.2.3 The City should encourage mixed-use development, where appropriate.

Objective 1.4 Adopt land development regulations that promote mixed-use development.

Objective 1.5 Discourage the proliferation of urban sprawl.

Policy 4.1.3 The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

Support for urban infill and/or redevelopment.

TRANSPORTATION MOBILITY ELEMENT

Transportation Mobility Element Overall Goal

ESTABLISH A TRANSPORTATION SYSTEM THAT ENHANCES COMPACT DEVELOPMENT, REDEVELOPMENT, AND QUALITY OF LIFE, THAT IS SENSITIVE TO CULTURAL AND ENVIRONMENTAL AMENITIES, AND THAT IMPLEMENTS THE VISION OF THE “YEAR 2035 LONG RANGE TRANSPORTATION PLAN” WITHIN THE CITY OF GAINESVILLE. THE TRANSPORTATION SYSTEM SHALL BE DESIGNED TO MEET THE NEEDS OF PEDESTRIANS, BICYCLISTS, TRANSIT, AND AUTO USERS. SAFETY AND EFFICIENCY SHALL BE ENHANCED BY LIMITATIONS AND CARE IN THE LOCATIONS OF DRIVEWAYS, PROVISION OF SIDEWALK CONNECTIONS WITHIN DEVELOPMENTS, AND AN OVERALL EFFORT TO ENHANCE AND ENCOURAGE PEDESTRIAN MOBILITY THROUGHOUT THE COMMUNITY BY IMPROVEMENT AND PROVISION OF SAFE CROSSINGS, COMPLETE SIDEWALK AND TRAIL SYSTEMS, AND SIDEWALKS OF ADEQUATE WIDTHS. BASIC TRANSPORTATION SHOULD BE PROVIDED FOR TRANSPORTATIONDISADVANTAGED RESIDENTS TO EMPLOYMENT, EDUCATIONAL FACILITIES, AND BASIC SERVICES.

Objective 2.1 Create an environment that promotes transportation choices, compact development, and a livable city.

Objective 2.2 Ensure that Future Land Use Map designations promote transportation objectives by designating transit-supportive densities in appropriate locations to support transportation choice.

Objective 3.1 Establish land use designations and encourage development plans that reduce vehicle miles traveled and are transit supportive.

Objective 7.1 Provide multi-modal opportunities and mixed-use development areas to reduce single-occupant automobile trips and reduce vehicle miles traveled.

5. CONSISTENCY WITH THE LAND DEVELOPMENT CODE

The following identifies how this application is consistent with the City of Gainesville's LDC. Language from the LDC is provided in normal font, and the consistency statements are provided in **bold font**.

Division 2. Transects

Section 30-4.11. Generally.

- A. Intent. The intent of this division is to establish development standards that will encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact, pedestrian-friendly environment.

The ±1.48-acre project site consists of a single residential unit less than one block from an arterial roadway, US-441/NW 13th Street. The proposed use, the second phase of an apartment complex is a much more efficient use of this urban location. Approval of this application and the accompanying Ss-CPA will increase the number of housing units adjacent to RTS bus routes (transit), a sidewalk system that includes the Archer Braid, and within walking distance to UF Health and the University of Florida's main campus.

Urban Zones 6-9 consist of higher density mixed use buildings that accommodate retail, offices, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

This application is consistent with the description of the requested U9 Zoning District as it includes apartments, which substantially increases the density on the 1.48-acre subject property. Although a development plan has not yet been prepared, The Nine Phase I is designed with the building close to the street, a landscape zone, and wide sidewalk. Phase II will be designed in similar fashion.

- C. Streets. Within the transects, new developments shall connect to the existing street network. Where the existing street network is deficient with respect to gridded connectivity, the development shall provide new street connections to meet the block perimeter requirements.

The zoning map identifies a hierarchy of street types that determine the relationship of buildings to the street and the standards for the design of street landscaping and sidewalks. Street types include: Storefront, Principal, Thoroughfare, and Local Streets. All undesignated existing streets are assumed to be Local Streets. Below is a detailed description of the general function, character, and elements of each street type. Final street design for new development shall be in accordance with this article and the Design Manual, subject to review and approval by the City Manager or designee in the development review process. In the event of a conflict between the standards in this article and the Design Manual, the Design Manual shall govern.

- d. Local. Local Streets are intended to have slow speeds and provide for connections within neighborhoods and between residential areas and commercial areas. Local Streets are not identified on the zoning map, but make up the vast majority of the street types within the transects. Any street that is not identified as a Storefront, Principal, or Thoroughfare street should be assumed to be a Local Street.

The subject property is located along SW 11th Avenue, which considered a Local Street since the zoning map does not identify it as a Storefront, Principal, or Thoroughfare street. This street serves two existing apartment complexes, and connects US-441 to a single-family neighborhood, PK Yonge School, and eventually Depot Avenue/downtown.

Section 30-4.12. Permitted Uses within Transects.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section shall be allowed.

Per Table V – 1: Permitted Uses Within Transects, “multi-family dwelling” is a permitted use by right within the U9 transect.

Section 30-8.19. Surface Water and Wetlands Review.

A. Scope of review. The following types of applications shall be reviewed to determine whether the proposed development impacts regulated surface waters or wetlands, and if so, whether the proposed development complies with the Comprehensive Plan, the Land Development Code and other applicable law with respect to surface waters and wetlands:

1. Future land use map amendments (including large-scale and small-scale);
2. Rezoning and amendments to zoning ordinances;

This application requests the Rezoning of the subject property from RSF-1 to U9. A Ss-CPA was submitted with and will be reviewed concurrent with this application.

C. Level of review. The level of review shall be classified as follows:

1. Basic review. All applications shall undergo basic review. Basic review shall consist of determining, from available data sources and site visits (where necessary), the potential presence of any regulated surface waters and wetlands. If the basic review indicates the presence of any regulated surface waters or wetlands, then a Level 1 review is required.

A basic review was conducted by Ecosystem Research Corporation (ERC), a professional environmental scientist. Findings are documented in the ERC memorandum submitted with this application.

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Property Appraiser Datasheets and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
- 8. Attachments**
 - a. Environmental Review Application**
 - b. Public School Concurrency Form**
 - c. Map Set**

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MEMORANDUM

2 October 2017

To: Brad Wolfe, Director of Development
908 Group

From: Pete Wallace 

Subject: The Nine at Gainesville, Phase II

Introduction

Ecosystem Research Corporation (ERC) was retained by the **908 Group** to perform a general Environmental Resource Assessment (ERA) at The Nine at Gainesville (The Nine), which is currently under construction. The Nine consists of two phases, Phase I and Phase II, located within the southeast quadrant of the intersection of SW 13th Street (US 441) and SW 11th Avenue (**Figure 1**). Phase I is currently under construction and consists of **3.63** acres. Phase II is proposed for future construction and consists of **1.56** acres. Phase I was historically located on five (5) Alachua County tax parcels (15615-000-000, 15600-033-000, 15600-031-000, 15600-032-000, and 15600-030-000), and Phase II is proposed for Alachua County tax parcels 15600-029-000 and 15601-034-000 (**Figure 2**). The current ERA describes the existing Environmental Resources of the Phase II Project Site and is prepared in support of a Small-Scale Comprehensive Plan Amendment and Zoning Change Application currently being submitted for the Phase II Project Site.

General Environmental Setting

The Project Site is located geographically within the southwest area of the City of Gainesville along the southeast perimeter of the University of Florida. The site is located within the geographic coverage area of the Gainesville East USGS quadrangle map (**Figure 3**). The quad map clearly shows that the site lies along the north boundary of Tumblin Creek, which is a regulated creek as described within the City of Gainesville Land Development Regulations (**Figure 4**).

The LiDAR topography (2001, NAVD88) of the Project Site and surrounding area is shown on **Figure 5** and a close-up of the LiDAR coverage of the Project Site is shown on **Figure 6**. The LiDAR coverage clearly shows the location of the excavated creek channel with steep slopes that define a deeply incised channel. Tumblin Creek, which historically

originated north of University Avenue adjacent to NW 6th Street, has been totally filled for much of the extent from the historical headwaters to SW 5th Avenue. From this area to the terminus at Bivens Arm, the creek was excavated several times from the 1940s to the 1970s. There are **NO** areas of the historical channel remaining in the natural historical condition. The creek has been excavated and filled with dirt, debris, concrete, and various other building type construction debris along its entire length. The creek now functions as a significantly disturbed stormwater conveyance that routes water through southwest Gainesville.

The topography from the LiDAR shows the Phase II area gently slopes upland from the creek from an approximate top-of-bank contour of ± 87 ft (surface water boundary) (**Figure 7**) to a high elevation of ± 92 ft. The bottom contour of the creek bed is represented by the 79-ft contour in the Phase II Project Site area. There is an old remnant channel of the creek that runs along the south boundary of the Project Site between the 86-ft and 88-ft contours (**Figure 7**). This old creek area was used as part of an irrigation area for previous landowners that occupied the onsite dwellings in the late 1940s and 1950. There are currently headwall structures and small check dams present in the old creek that may have been used for onsite irrigation or water retention. This area of the site flooded for a short period during Hurricane Irma but the existing vegetation would not be consistent with describing this feature as a wetland area. However, within the remnant channel there are silt soils and scattered gleyed clays that support the historical origins of the area. There is an old water pump still located in the existing creek channel in the south-central area of the southern site perimeter. The well or pump has an elaborate concrete structure within the existing creek bed that appears to have been associated with a dam that caused water to pool on the upstream side. This dam was probably used in association with the pump to route creek water north to the Project Site. There is a 3–4-inch metal irrigation pipe that is still visible that travels from the pump to somewhere on site. The pipe is visible within the historical extent of the old stream channel.

Also evident on the 2001 LiDAR topography is an old road crossing that extends across the creek that was located off site at the southeast corner of the site. There are remnant culverts at this location, but the road crossing is no longer visible on the ground. There is a constriction in the creek channel at this location, but the roadway was apparently washed away.

The FEMA flood prone map for the site and surrounding area is shown on **Figure 8**. In the area of the Project Site, the FEMA flood zone is mapped as Zone AE in which the base flood elevations of Tumblin Creek have been calculated by the City of Gainesville. The actual flood zone for the area will be regulated by the actual flood contour that will be more rigorously defined on the site topographic survey. The actual flood zone as redefined by the City of Gainesville is most probably substantially less than the area defined by the FEMA flood zone as shown on **Figure 8**.

The Natural Resources Conservation Service (NRCS) soils mapping units found on the Project Site are shown on **Figure 9**. There are two (2) primary mapping units shown and described as Arredondo fine sand, 5 to 8 percent slopes and Lochloosa fine same, 2 to 5 percent slopes. Despite the generally described physical characteristics of these mapping units as defined by NRCS, all onsite soils have been dredged and filled and drained and so significantly altered that the general drainage characteristics that exist today would need to be verified by site-specific geotechnical investigation.

General Results of Field Survey

A field survey was conducted of the Project Site on 29 September 2017 to generally assess the plant communities and habitats present on the Phase II area. The results of the field survey are shown on **Figure 10**, in which the GPS icons represent areas where site-specific data were recorded. Both parcels within the Phase II area are currently occupied by residential areas with usable dwellings. The dwelling located on parcel 15600-029-000 is abandoned while the dwelling on parcel 15601-034-000 is occupied. Both residential areas have significant cover of exotic yard grasses and exotic ornamental species. Tree canopy areas are dominated by live oak (*Quercus virginiana* Mill.), laurel oak (*Quercus hemisphaerica* Bartr.), water oak (*Quercus nigra* L.), sweetgum (*Liquidambar styraciflua* L.), pignut hickory (*Carya glabra* [Mill.] Sweet), and southern magnolia (*Magnolia grandiflora* L.) with many camphor-tree (*Cinnamomum camphora* [L.] Nees & Eberm.) also present. A complete listing of the most common species encountered is shown in **Table 1**. The north boundary of the creek channel has a variable width buffer of large native and exotic tree species. The historical and existing locations and characteristics of the onsite creek channel will be more accurately evaluated when the site topographic survey is complete. There is an erosional area associated with the construction of Phase I in the southeast corner of that project site area. This area will need to be regraded and planted to avoid significant further erosion and instability of the creek bank. Many of the large trees that occur within the creek buffer are nearly at the end of their life expectancy. Many trees have roots exposed within the creek channel and are susceptible to continued erosion and future storm damage.

There were **NO** listed plant or animal species found on the Project Site. A search of the available GIS databases for listed species was performed and the results are presented on **Figure 11**. Based on the results of the data search, there are **NO** eagle nests or wading bird rookeries in the immediate vicinity of the Project Site. The site is located within the historical forage buffer of the River Styx Wood Stork Colony; however, this colony is currently considered to be abandoned. The site is located within an historical red-cockaded woodpecker consultation area but this species is considered extirpated from Alachua County. The site is located within an Eastern Indigo Snake occurrence area but onsite habitat for this species is considered as minimal. Development of the Phase II area will have a very minimal chance to adversely affect transient use of the site by listed animal species.

Final Statement

Based on the results of the field survey and GIS related information, there are **NO** onsite Regulated Natural Resources that would prevent or significantly interfere with development of the Project Site as proposed. The creek buffer that will be required will be more discretely defined when the site topographic survey is complete. If you need any additional information, please do not hesitate to give me a call.

Table 1. Plant Species Recorded within “The Nine” Project Site September 29, 2017.

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
ACE NEG	<i>Acer negundo</i> L.	Box elder	FACW	FACW	NC
ALB JUL	<i>Albizia julibrissin</i> Durazz.	Mimosa	NL	UPL	EW
ARD CRE	<i>Ardisia crenata</i> Sims	Scratchthroat	NL	FAC	EA
BID ALB	<i>Bidens alba</i> (L.) DC.	Beggarticks	NL	UPL	NW
BUX SP.	<i>Buxus</i> sp.	Boxwood	NL	UPL	EW
CAL AME	<i>Callicarpa americana</i> L.	Beautybush	FACU-	UPL	NC
CAR CAR	<i>Carpinus caroliniana</i> Walter	American hornbeam	FAC	FACW	NC
CAR GLA	<i>Carya glabra</i> (Mill.) Sweet	Pignut hickory	FACU	UPL	NC
CEL LAE	<i>Celtis laevigata</i> Willd.	Hackberry	FACW	FACW	NC
CIN CAM	<i>Cinnamomum camphora</i> (L.) J.Presl	Camphortree	FACU	UPL	EA
CON CAN	<i>Conyza canadensis</i> (L.) Cronq.	Dwarf horseweed	FACU	UPL	NW
CRN FLO	<i>Cornus florida</i> L.	Flowering dogwood	FACU	UPL	NC
CYP CRO	<i>Cyperus croceus</i> Vahl	Baldwin's flatsedge	FAC	FAC	NP
DIC COM	<i>Dichanthelium commutatum</i> (Schultes) Gould	Variable witchgrass	FAC	FAC	NC
DIC LAX	<i>Dichanthelium laxiflorum</i> (Lam.) Gould	Openflower witchgrass	FAC	UPL	NC
DIC CAR	<i>Dichondra caroliniensis</i> Michx.	Pony-foot	FACW-	FAC	NP
DIG CIL	<i>Digitaria ciliaris</i> (Retz.) Koel	Southern crabgrass	NL	UPL	NW
DIO TER	<i>Diodia teres</i> Walt.	Poor joe	FACU-	UPL	NP
DIO BUL	<i>Dioscorea bulbifera</i> L.	Air-potato	NL	---	EA
ELA PUN	<i>Elaeagnus pungens</i> Thunb.	Silverthorn	NL	UPL	EW
ELE ELA	<i>Elephantopus elatus</i> Bertol.	Florida elephant's-foot	NL	UPL	NC
ELY CAR	<i>Elytraria caroliniensis</i> (J.F. Gmel.) Pers.	Carolina scalystem	FACW	FAC	NC
EMI FOS	<i>Emilia fosbergii</i> Nicolson	Florida tasselflower	NL	UPL	EW
ERI JAP	<i>Eriobotrya japonica</i> (Thunb.) Lindl.	Loquat	NL	UPL	EW
HED HEL	<i>Hedera helix</i> L.	English ivy	NL	---	EW
HIB SP.	<i>Hibiscus</i> sp. (cultivated)	Hibiscus	---	---	EW
ILL PAR	<i>Illicium parviflorum</i> Michx. ex Vent.	Yellow anisetree	OBL	FACW	NC
IPO COR	<i>Ipomoea cordatotrilobata</i> Dennst.	Tievine	NL	---	NW
JAS MES	<i>Jasminum mesnyi</i> Hance	Japanese jasmine	NL	UPL	EW
JUS BRA	<i>Justicia brandegeana</i> Wassh. & L.B. Sm.	Shrimpplant	NL	UPL	EW
KYL BRE	<i>Kyllinga brevifolia</i> Rottb.	Shortleaf spikesedge	FACW	FACW	EW
LAG IND	<i>Lagerstroemia indica</i> L.	Crapemyrtle	NL	UPL	EW
LAN CAM	<i>Lantana camara</i> L.	Lantana	FACU	UPL	EW
LIG JAP	<i>Ligustrum japonicum</i> Thunb.	Japanese privet	NL	UPL	EW

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
LIG LUC	<i>Ligustrum lucidum</i> W.T. Aiton	Glossy privet	NL	UPL	EA
LIR SPI	<i>Liriope spicata</i> Lour.	Border-grass	NL	UPL	EW
MAC UNG	<i>Macfadyena unguis-cati</i> (L.) A.H.Gentry	Catclawvine	NL	---	EW
MAG GRA	<i>Magnolia grandiflora</i> L.	Southern magnolia	FAC+	UPL	NC
MEL AZE	<i>Melia azedarach</i> L.	Chinaberrytree	NL	UPL	EW
MEL PEN	<i>Melothria pendula</i> L.	Creeping cucumber	FACW-	---	NP
MOR RUB	<i>Morus rubra</i> L.	Red mulberry	FAC	FAC	NC
MUR NUD	<i>Murdannia nudiflora</i> (L.) Brenan	Nakedstem dewflower	FAC	FAC	EW
MUS PAR	<i>Musa x paradisiaca</i> L.	Common banana	NL	UPL	EW
NEP COR	<i>Nephrolepis cordifolia</i> (L.) C. Presl	Tuberous sword fern	NL	FAC	EA
OPL SET	<i>Oplismenus setarius</i> (Lam.) Roem. & Schult.	Woodsgrass	FACU+	FAC	NC
OXA DEB	<i>Oxalis debilis</i> Kunth	Pink woodsorrel	NL	UPL	EW
PAR QUI	<i>Parthenocissus quinquefolia</i> (L.) Planch.	Virginia creeper	FAC	---	NC
PAS NOT	<i>Paspalum notatum</i> Flugge	Bahiagrass	FACU+	UPL	EA
PAS SET	<i>Paspalum setaceum</i> Michx.	Thin paspalum	FAC	FAC	NP
PHY TEN	<i>Phyllanthus tenellus</i> Roxb.	Mascarene island leafflower	NL	UPL	EW
PHY URI	<i>Phyllanthus urinaria</i> L.	Chamber bitter	FAC	FAC	EW
PIN TAE	<i>Pinus taeda</i> L.	Loblolly pine	FAC	UPL	NC
PLE POL	<i>Pleopeltis polypodioides</i> (L.) E.G. Andrews & Windham	Resurrection fern	NL	UPL	NC
PRU CAR	<i>Prunus caroliniana</i> (Mill.) Aiton	Carolina laurelcherry	NL	UPL	NC
QUE HEM	<i>Quercus hemisphaerica</i> Bartr.	Laurel oak	NL	UPL	NC
QUE VIR	<i>Quercus virginiana</i> Mill.	Virginia live oak	FACU+	UPL	NC
RHO SP.	<i>Rhododendron</i> sp.	Azalea	---	---	---
RUE SIM	<i>Ruellia simplex</i> C. Wright	Britton's wild petunia	FAC	FAC	EA
SAB MIN	<i>Sabal minor</i> (Jacq.) Pers.	Bluestem palm	FACW	FACW	NC
SAB PAL	<i>Sabal palmetto</i> (Walter) Lodd. ex Schult. & Schult. f.	Cabbage palm	FAC	FAC	NC
SMA UVE	<i>Smalanthus uvedalia</i> (L.) Mack. ex Small	Hairy leafcup	NL	UPL	NC
SMI BON	<i>Smilax bona-nox</i> L.	Greenbrier	FAC	---	NC
SMI TAM	<i>Smilax tamnoides</i> L.	Bristly greenbrier	FAC+	---	NC
STA FLO	<i>Stachys floridana</i> Shuttlew. ex Benth.	Florida betony	FAC	UPL	NP
STE SEC	<i>Stenotaphrum secundatum</i> (Walter) Kuntze	St. Augustinegrass	FAC	UPL	NW
SYN POD	<i>Syngonium podophyllum</i> Schott	American evergreen	NL	---	EA
THE KUN	<i>Thelypteris kunthii</i> (Desv.) C.V. Morton	Southern shield fern	FACW	FACW	NC
TIL AME	<i>Tilea americana</i> L. var. <i>caroliniana</i> (Mill.) Castig.	Carolina basswood	FACU	FACW	NC
TIL USN	<i>Tillandsia usneoides</i> (L.) L.	Spanish moss	NL	UPL	NC

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
TOX RAD	<i>Toxicodendron radicans</i> (L.) Kuntze	Poison ivy	FAC	---	NC
TRA JAS	<i>Trachelospermum jasminoides</i> (Lindl.) Lem.	Confederate jasmine	NL	---	EW
VER GIG	<i>Vernonia gigantea</i> (Walter) Trel.	Giant ironweed	FAC+	FACW	NC
VIT ROT	<i>Vitis rotundifolia</i> Michx.	Muscadine	FAC	---	NP
XAN SAG	<i>Xanthosoma sagittifolium</i> (L.) Schott	Arrowleaf elephantear	NL	FACW	EW
YOU JAP	<i>Youngia japonica</i> (L.) DC.	Oriental false hawksbeard	FACU	UPL	EW
ZIN ZER	<i>Zingiber zerumbet</i> (L.) Sm.	Bitter ginger	NL	UPL	EW

¹ USFWS (United States Fish and Wildlife Service) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; NL = not listed in the federal list; NI = non-indicator species

² FDEP (Florida Department of Environmental Protection) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; "---" = vine (non-indicator species)

³ Floristic Classifications (a measure of relative desirability): NC = Native Characteristic species (highly desirable); NP = Native Pioneer species (highly desirable); NW = Native Weedy species (slightly desirable); EW = Exotic Weedy species (undesirable); EA = Exotic Aggressive species (very undesirable)

Figure 1. Project location map in relation to local roadways.

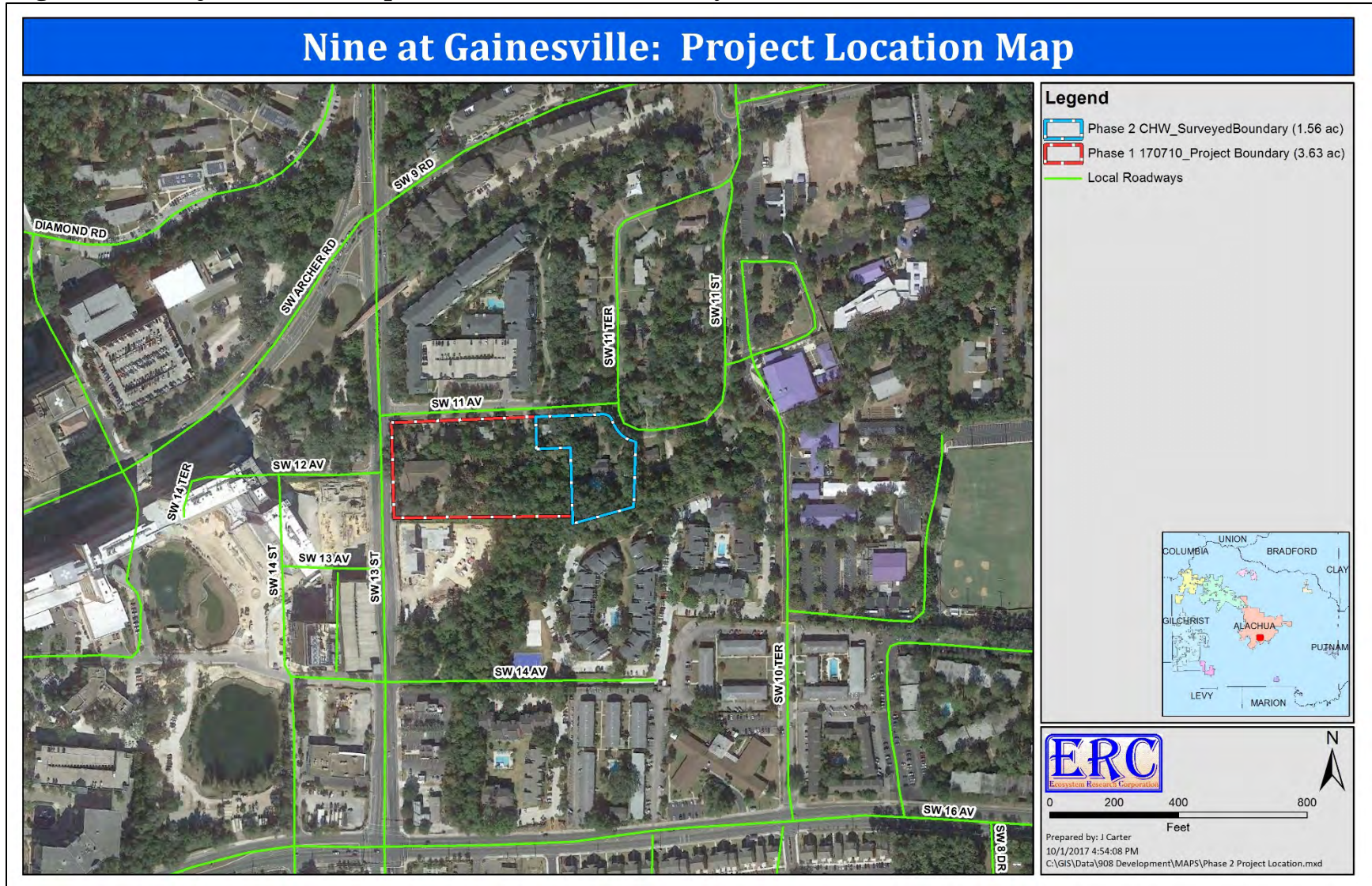


Figure 3. USGS Gainesville East topographic map showing Project Site and adjacent area.

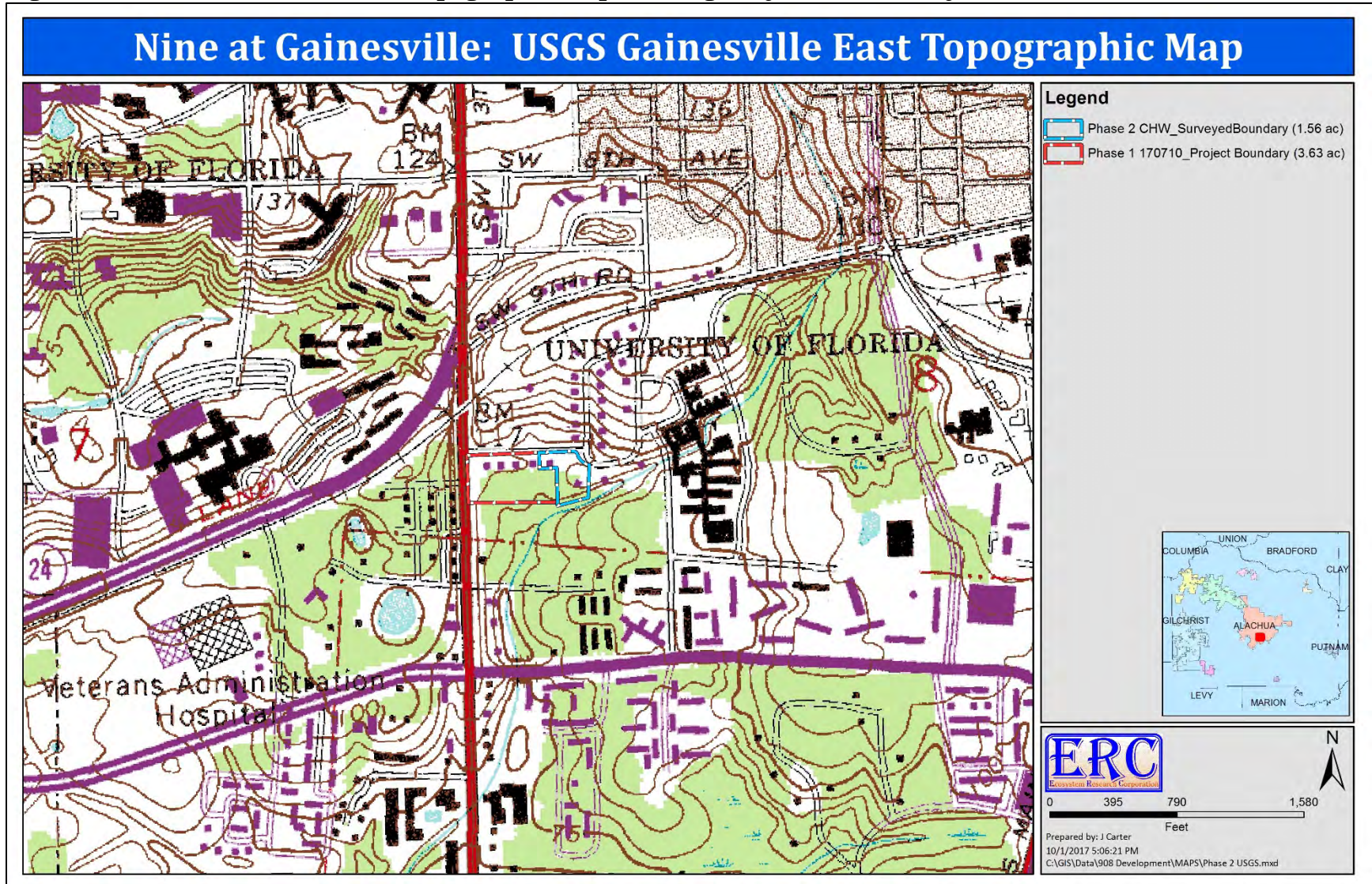


Figure 4. City of Gainesville regulated creeks map.

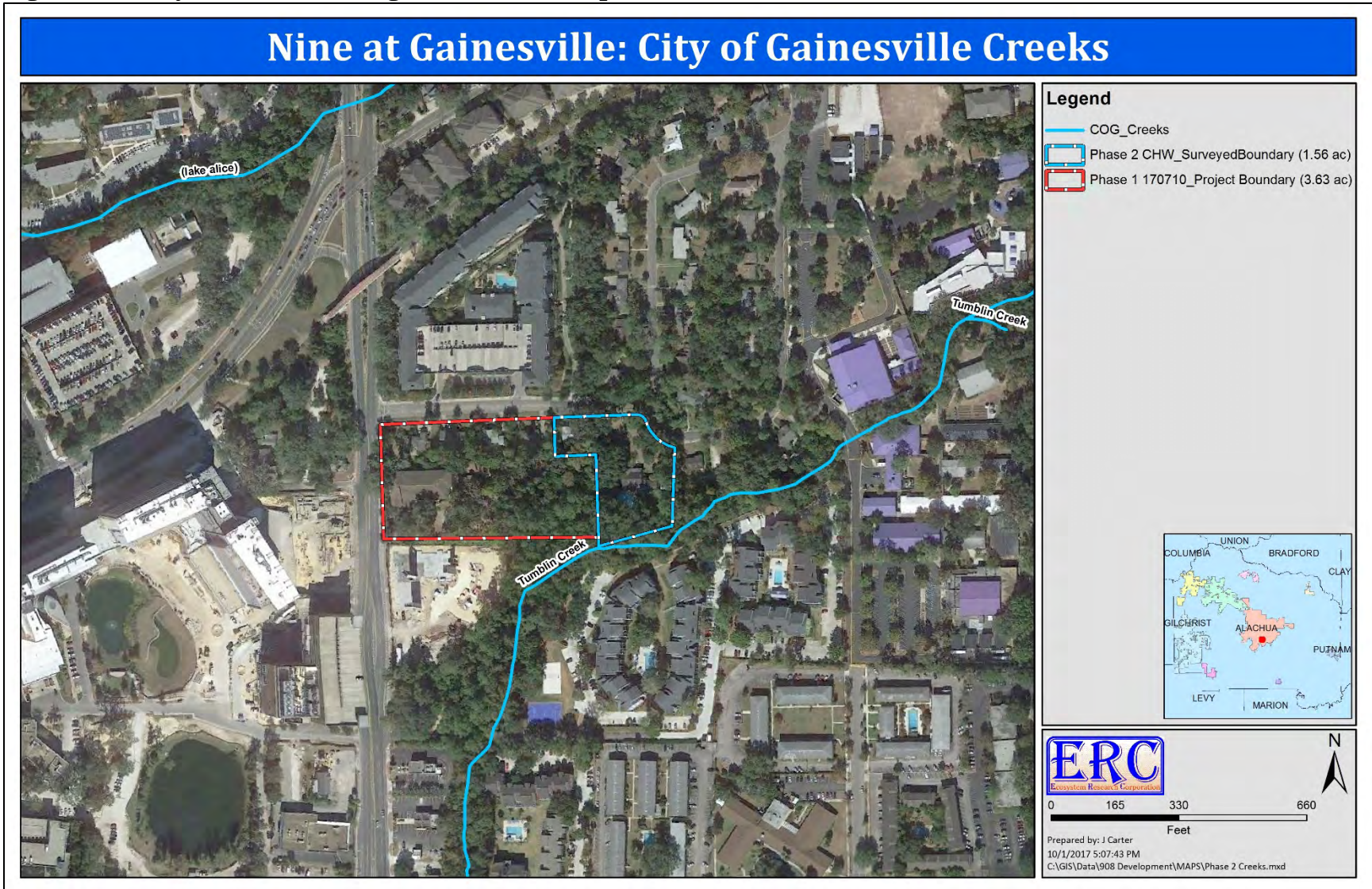


Figure 5. LiDAR topography map of the Project Site and adjacent areas.

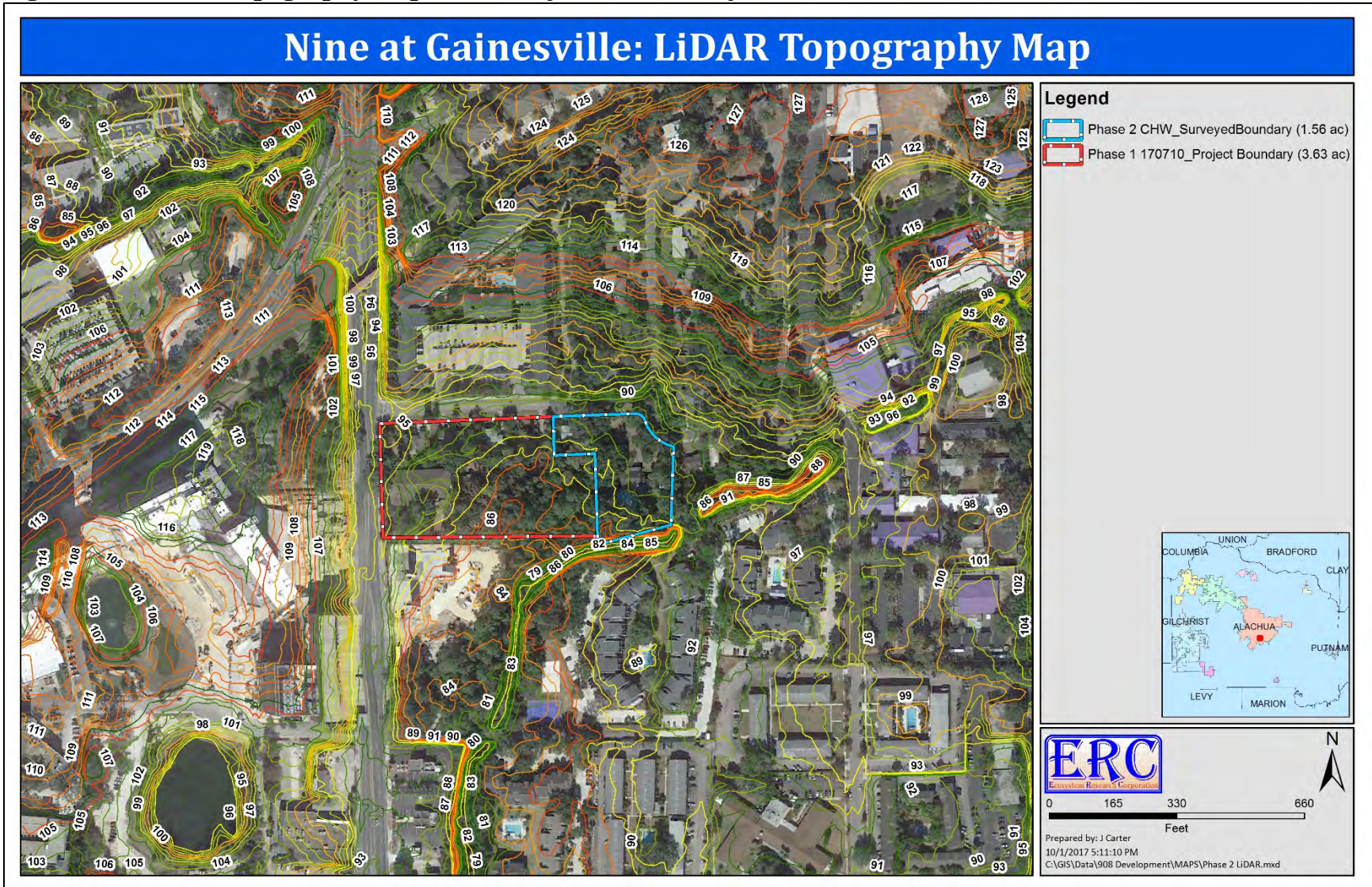


Figure 6. Close-up view of the LiDAR topography map of the Project Site.

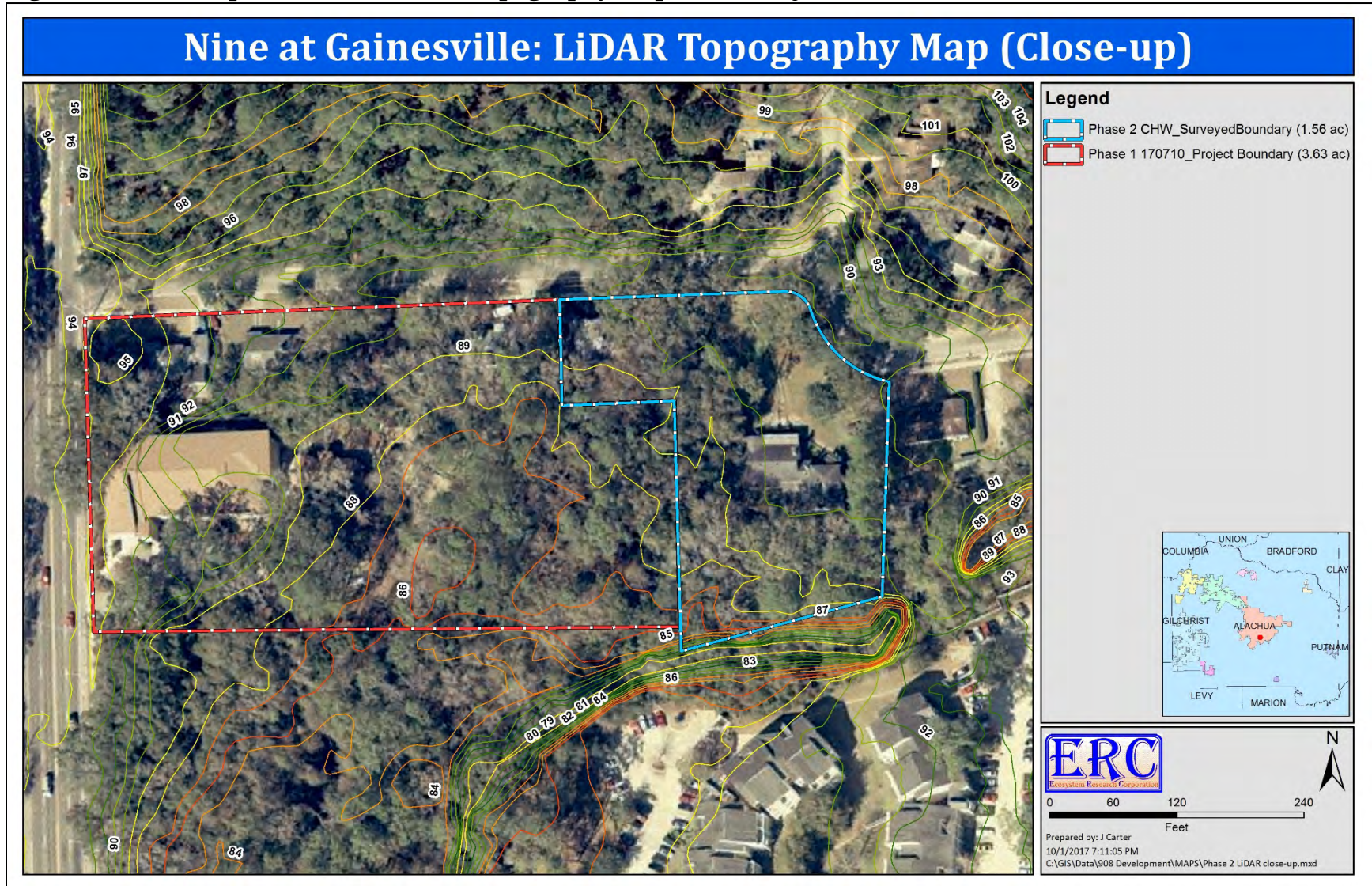


Figure 7. Approximate boundaries of the existing Tumblin Creek surface water and the remnant historical channel that lies north of the creek. These boundaries will be more accurately delineated when the site topographic survey is complete.

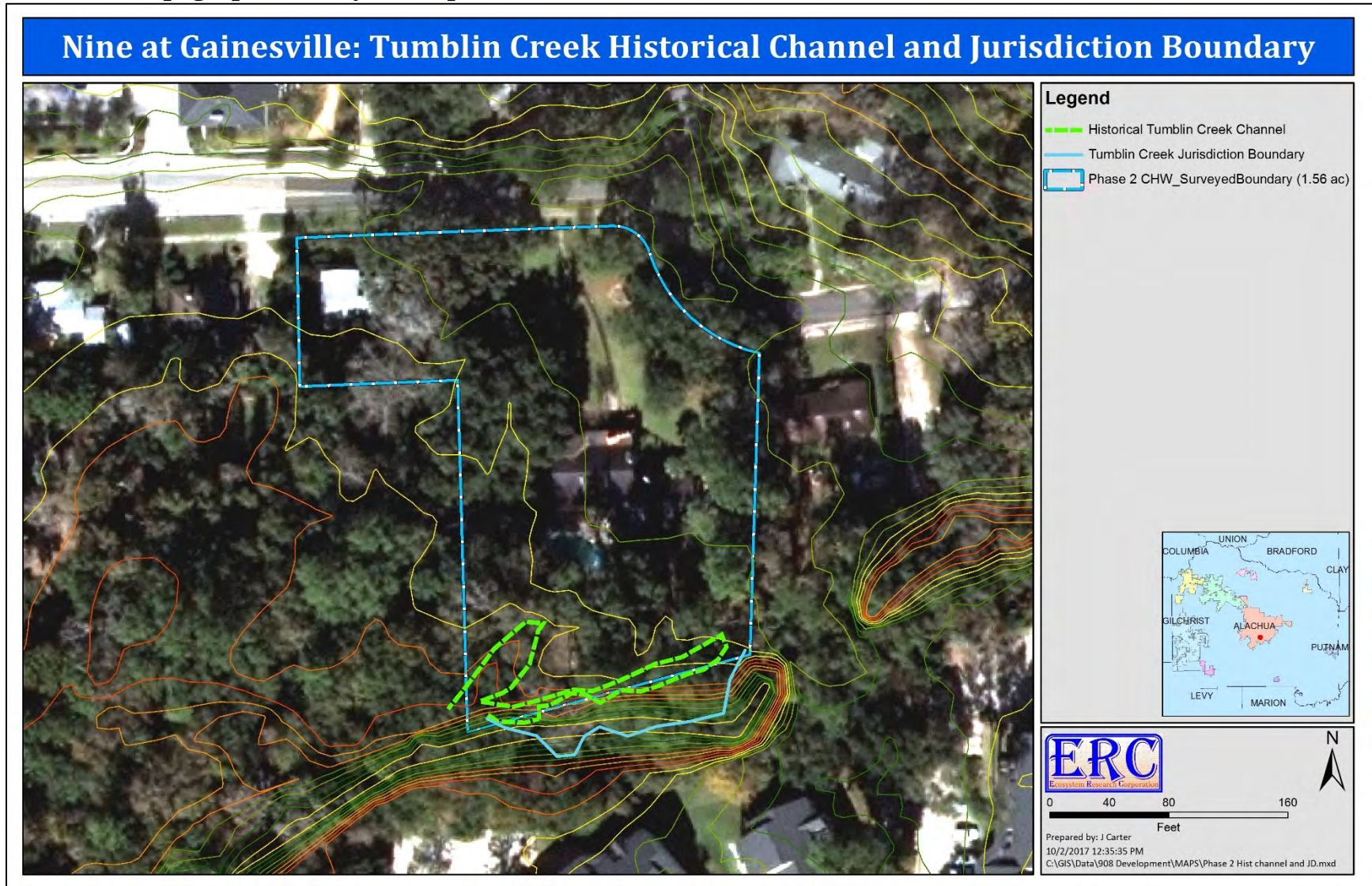


Figure 8. FEMA flood zone map of the Project Site and surrounding area.

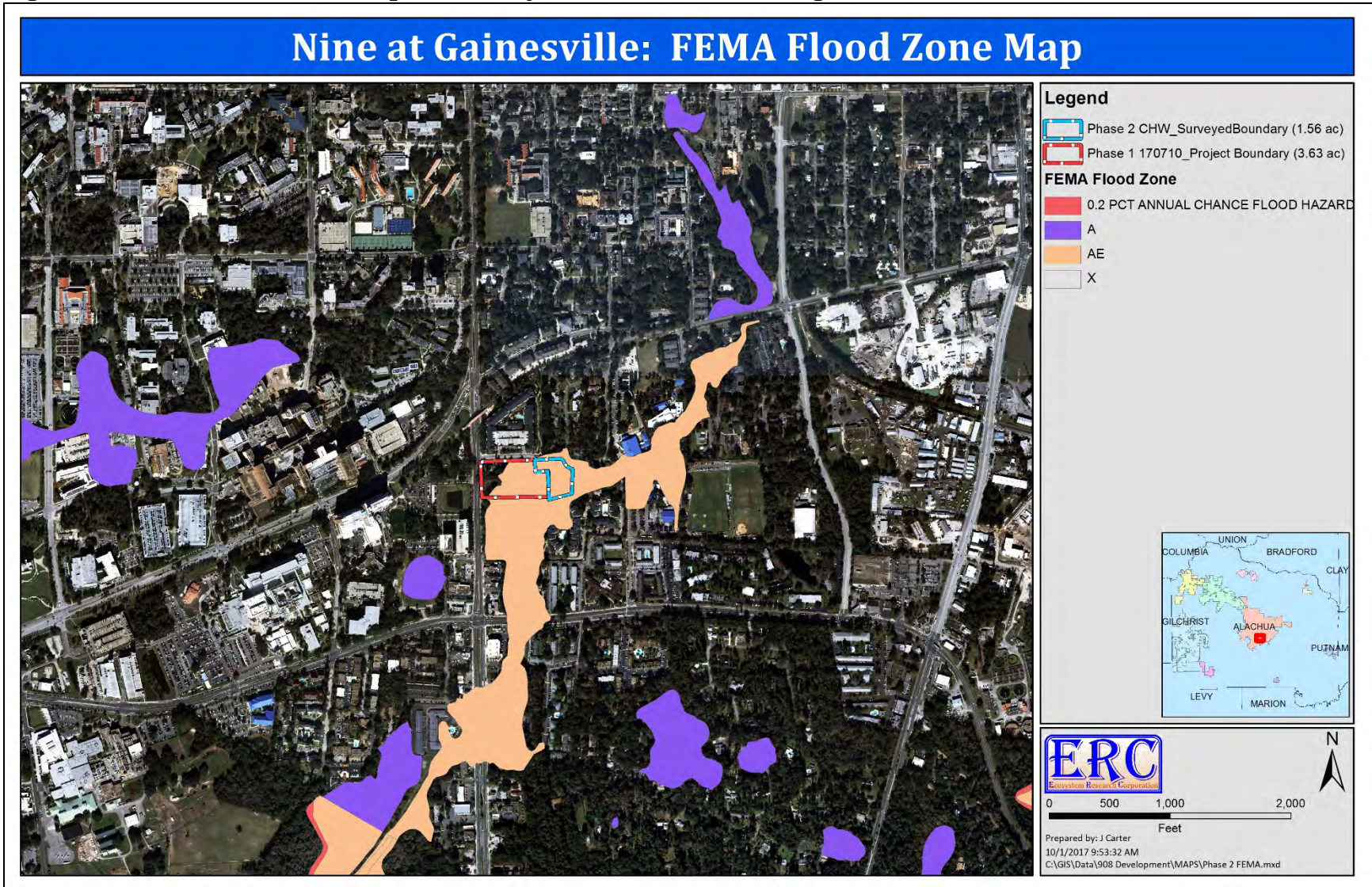


Figure 9. NRCS soils map of the Project Site and surrounding area.

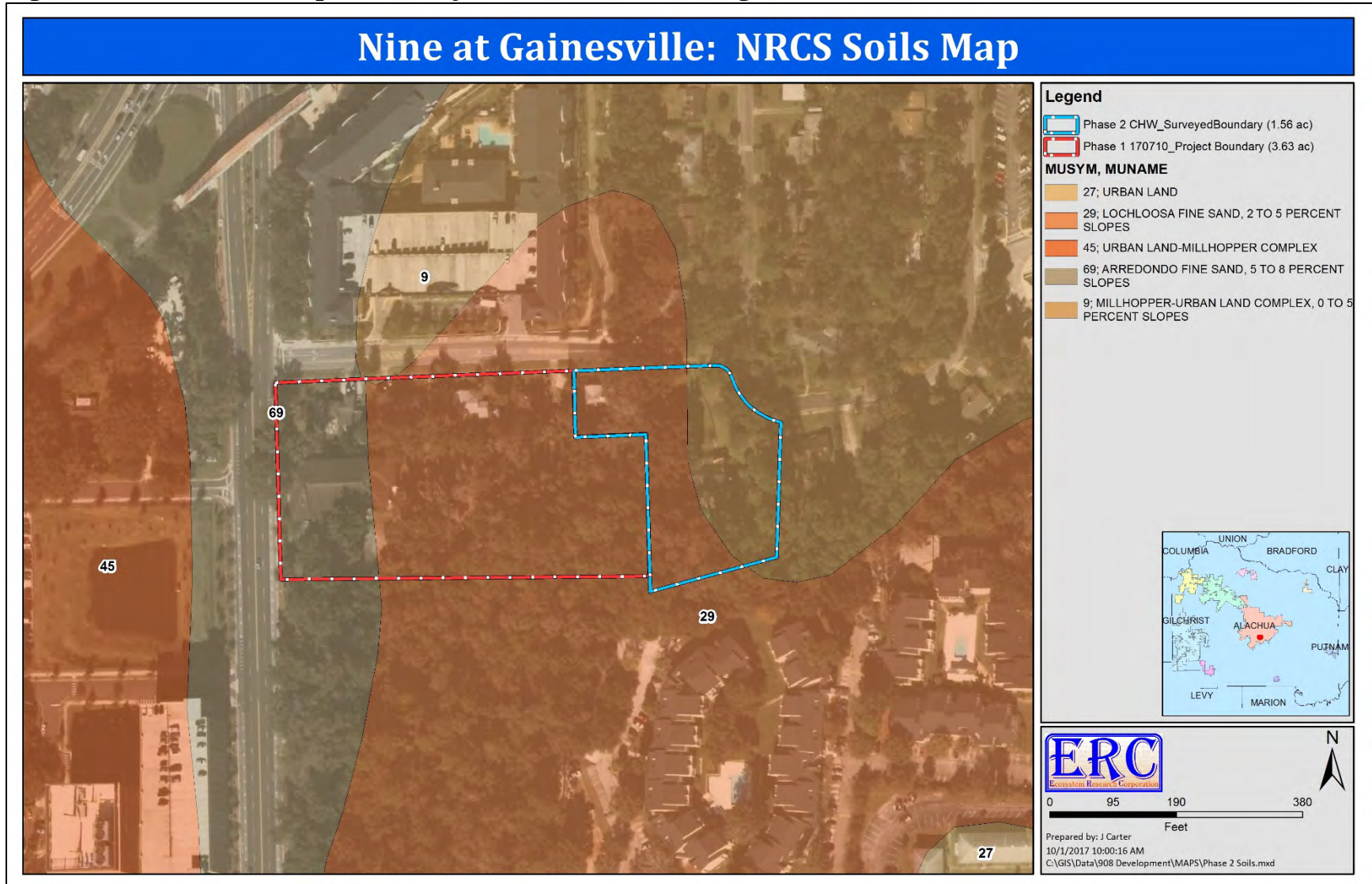


Figure 10. GPS locations where site-specific data were recorded for the Phase II Project Site.

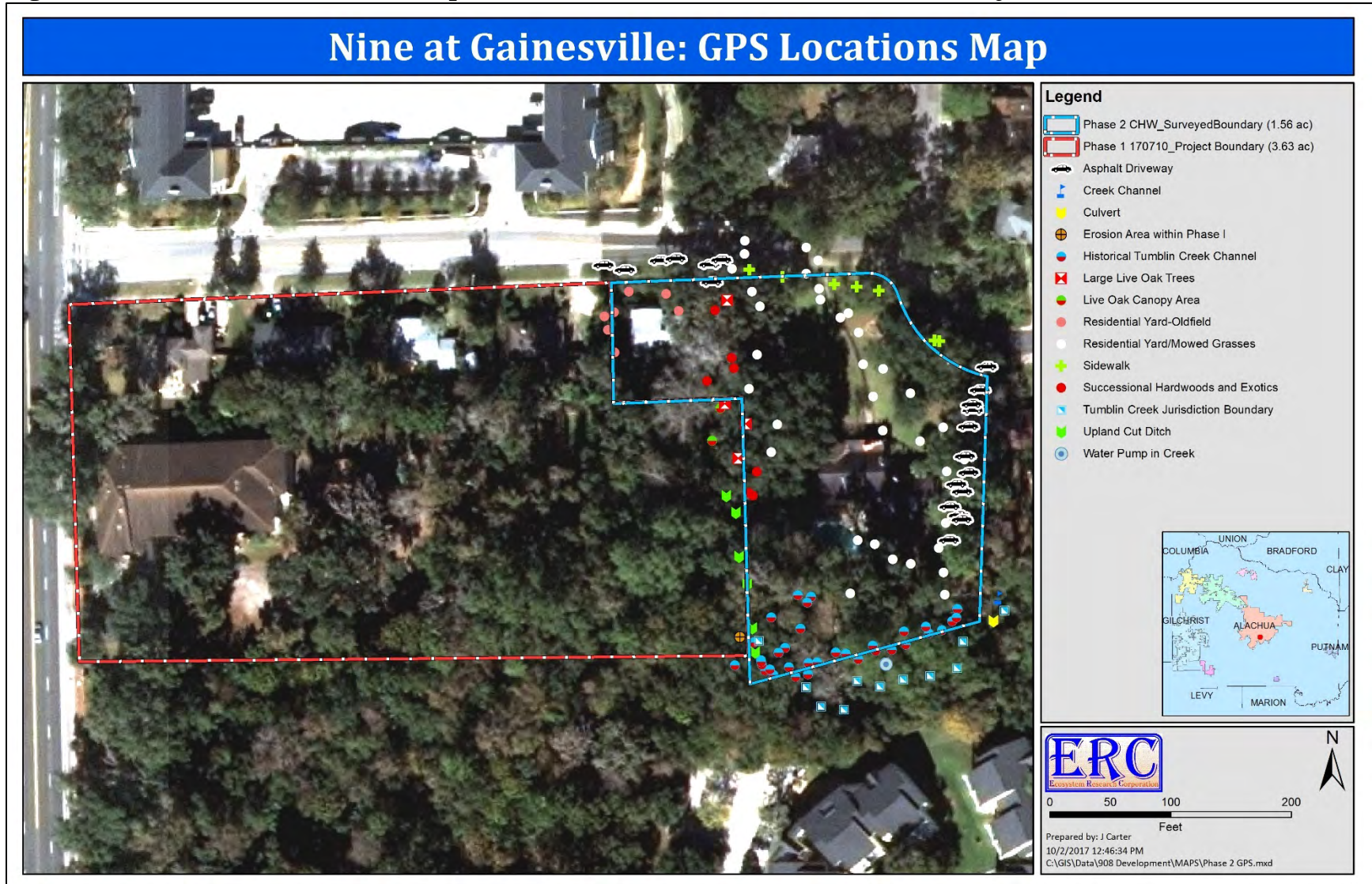
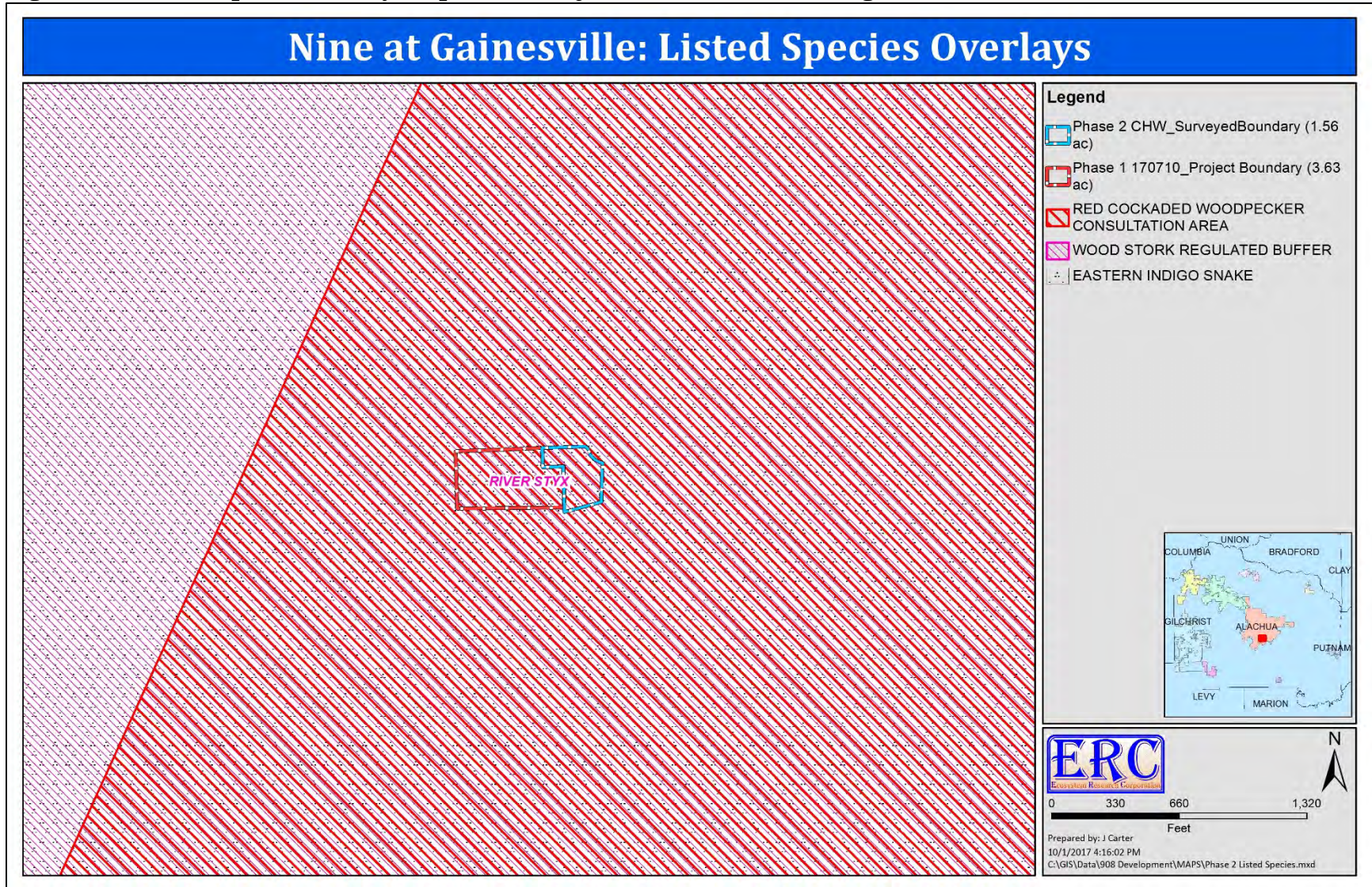


Figure 11. Listed species overlay map of the Project Site and surrounding area.



Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Owner Affidavit
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7. Justification Report
- 8. Attachments**
 - a. Environmental Review Application
 - b. Public School Concurrency Form**
 - c. Map Set

City of Gainesville

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

NAME & DESCRIPTION OF PROJECT

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers

Acreage

DEVELOPMENT DATA (check all that apply)

Single Family	Multi Family	Exempt (See exemptions on page 2)
Number of Units	Number of Units	

Level of Review

Pre-Application Conference Preliminary Final Revised Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs can be obtained from Alachua County Growth Management Department GIS Services by clicking on the "GIS Data" link.

http://growth-management.alachuacounty.us/gis_services/map_gallery/

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary

Middle

High

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	units X 0.15 Elementary School Multiplier	Student Stations
MIDDLE	units X 0.07 Middle School Multiplier	Student Stations
HIGH	units X 0.09 High School Multiplier	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	units X 0.08 Elementary School Multiplier	Student Stations
MIDDLE	units X 0.03 Middle School Multiplier	Student Stations
HIGH	units X 0.03 High School Multiplier	Student Stations

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

Existing legal lots eligible for a building permit

Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired

Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development

Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA

Group quarters that do not generate public school students, as described in the ILA

AUTHORIZED AGENT

Name:
 Mailing Address: 132 NW 76th Drive
 Gainesville, FL 32607
 Phone: 352-331-1976
 Email: ryant@chw-inc.com

PROPERTY OWNER

Name:
 Mailing Address 1135 SW 11th Avenue
 Gainesville, FL 32601
 Phone: contact agent
 Email contact agent

CERTIFICATION

PROJECT NAME :

PROJECT #:

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

Approved based upon the following findings (see 2015-2016 Capacity Tables)

Elementary SCSA

Capacity Required

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

Middle SCSA

Capacity Required

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

High SCSA

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

Denial for reasons stated

Approved by

City of Gainesville Staff

School Board Staff Certification

A complete application for the development project was accepted on

Date:

Vicki McGrath

Community Planning Director
School Board of Alachua County
352.955.7400 x 1423

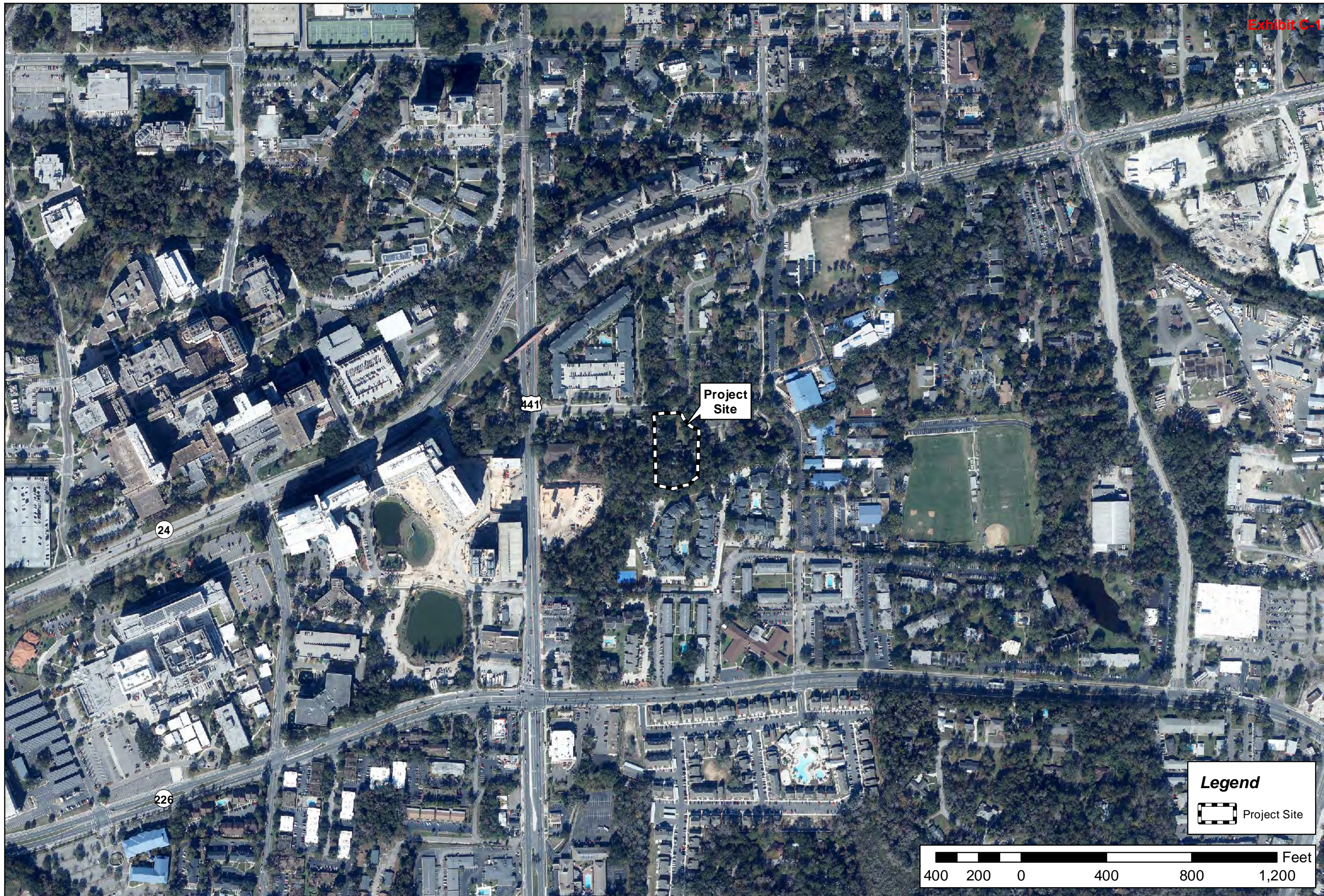
Signed:

Printed Name:

Date:

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Project Site

441

24

226

The Nine Phase 2 Ss-CPA and Rezoning



Projection: NAD, 1983, StatePlane
Footings: Lambert Conformal Conic
False Easting: 1166500.000000
False Northing: 1166500.000000
Central Meridian: -84.500000
Standard Parallel 1: 23.5683333
Standard Parallel 2: 23.5683333
Latitude of Origin: 28.0000000
GCS: North American, 1983
Prepared by: Employee 446
Date: 9/27/2017

Legend

 Project Site

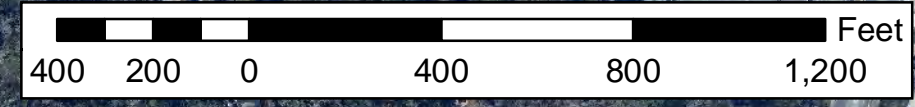
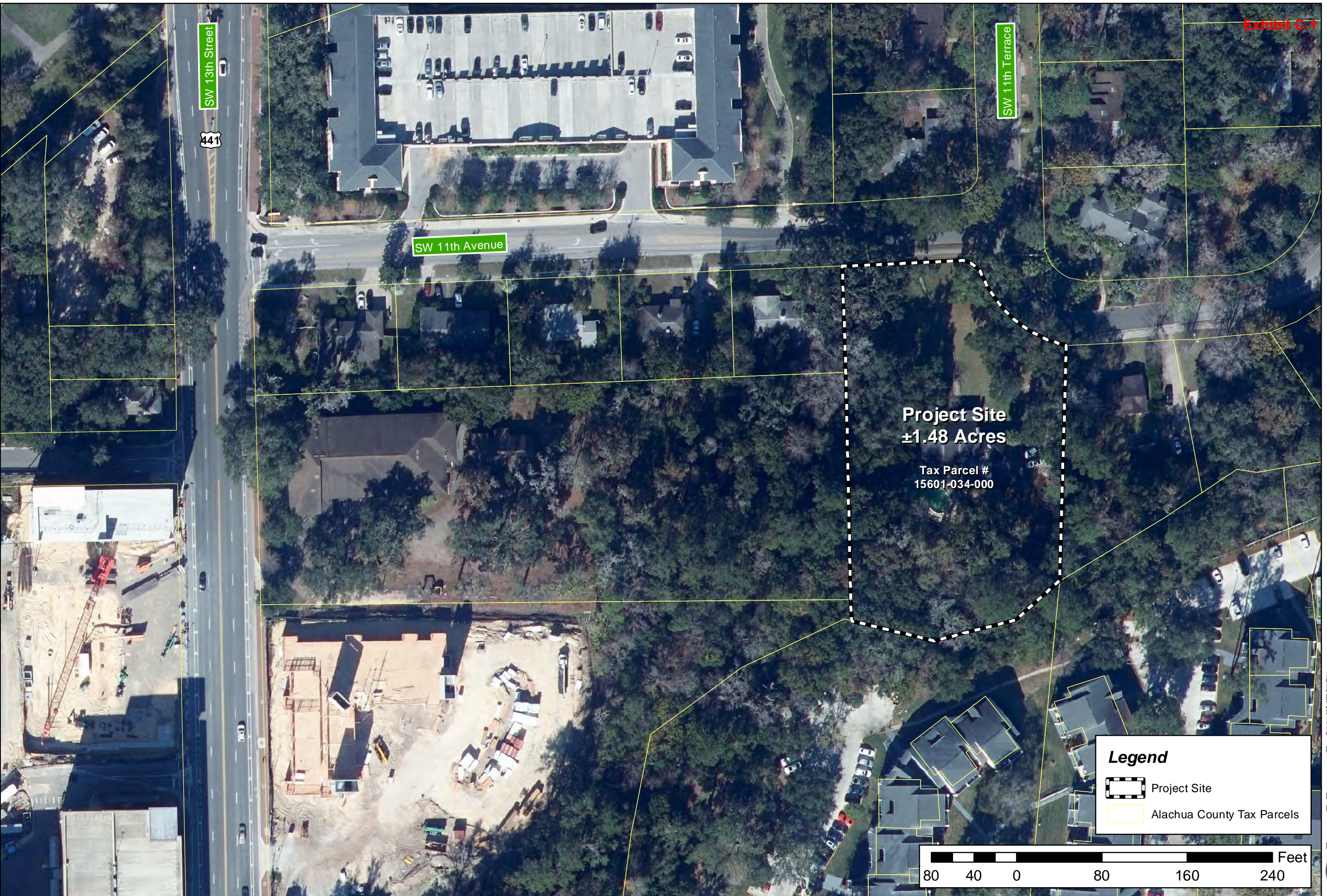


Exhibit C-1



SW 13th Street

441



SW 11th Avenue

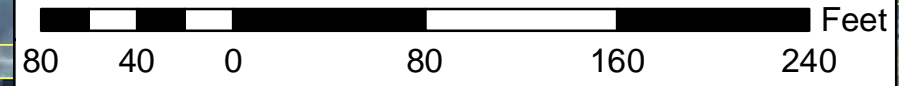
SW 11th Terrace

Project Site
±1.48 Acres

Tax Parcel #
15601-034-000

Legend

-  Project Site
-  Alachua County Tax Parcels



**The Nine Phase 2
Ss-CPA and Rezoning**











Projection: NAD, 1983, StatePlane
 Florida Alachua County
 Feet Easting: 11668000.00000000
 Feet Northing: 16450000.00000000
 Central Meridian: -84.50000000
 Standard Parallel 1: 29.56833333
 Standard Parallel 2: 29.56833333
 Latitude of Origin: 29.00000000
 GCS: North American, 1983



Exhibit C-1

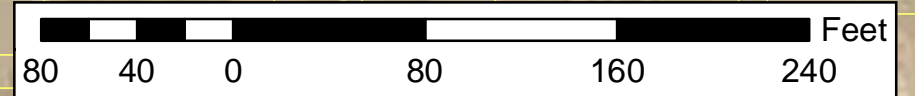
Legend

-  Project Site
-  Alachua County Tax Parcels
- City of Gainesville Future Land Use**
-  PF: Public and Institutional Facilities
-  PUD: Planned Use District
-  SF: Single-Family
-  UC: Urban Core
-  UMU: Urban Mixed-Use
-  UMUH: Urban Mixed-Use High Intensity

**The Nine Phase 2
Ss-CPA and Rezoning**



Projection: NAD 1983 StatePlane
Florida Alachua County Planning
Zone 1500 - Lambert Conformal Conic
False Easting: 1166500.00000000
Central Meridian: -84.50000000
Standard Parallel 1: 29.56333333
Standard Parallel 2: 29.00000000
Latitude of Origin: 29.00000000
GCS: North American 1983
Prepared by: Employee 446
Date: 9/15/2017



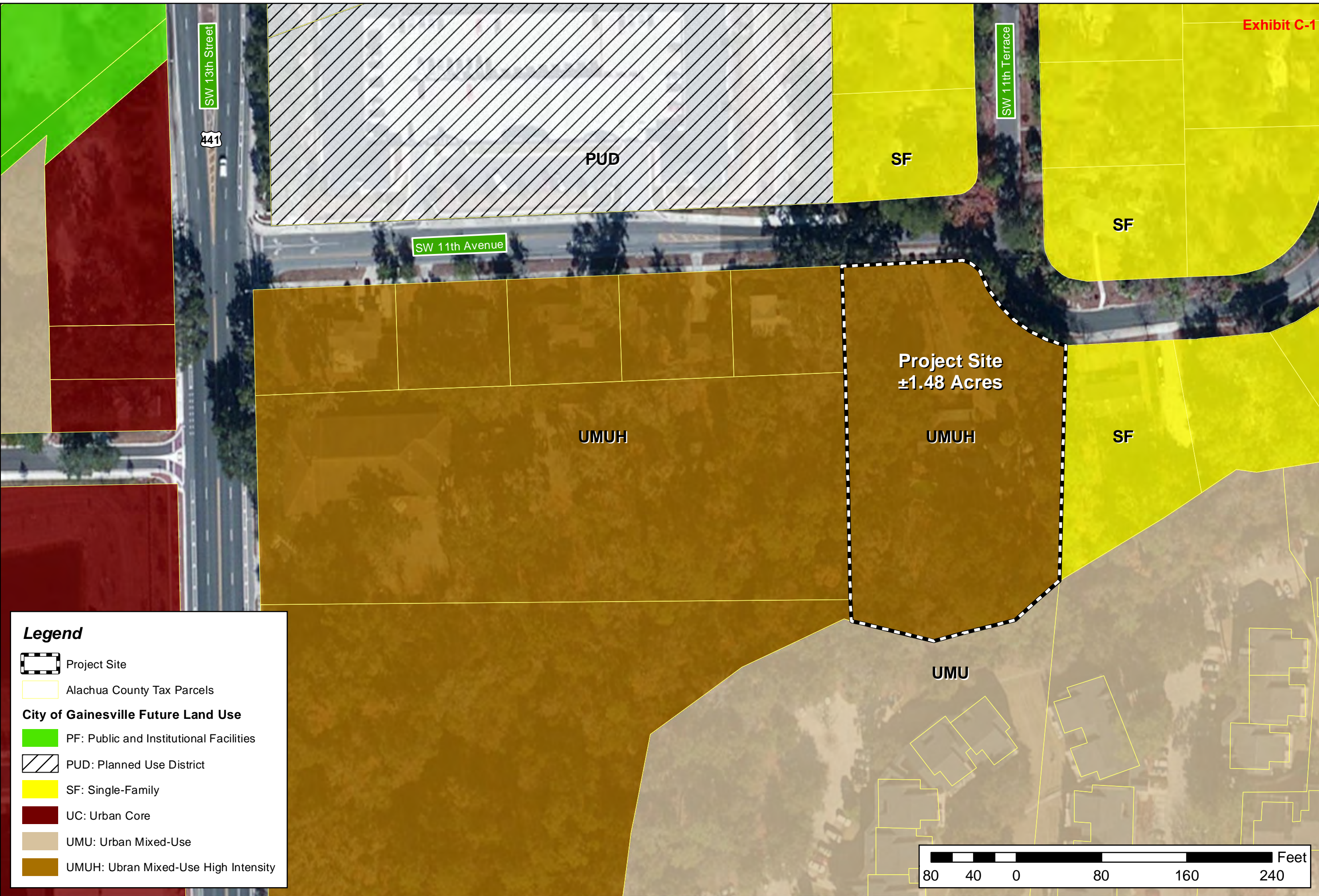


Exhibit C-1

SW 13th Street
441

SW 11th Avenue

SW 11th Terrace

PUD

SF

SF

Project Site
±1.48 Acres









UMUH

UMUH

SF

UMU

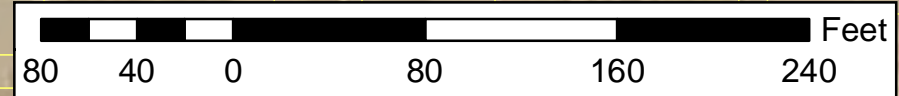
Legend

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-  UC: Urban Core
-  UMU: Urban Mixed-Use
-  UMUH: Urban Mixed-Use High Intensity

**The Nine Phase 2
Ss-CPA and Rezoning**



Projection: NAD 1983 StatePlane
Florida Alachua County
Plane Easting: 1166500.00000000
Central Meridian: -84.50000000
Standard Parallel 1: 29.56333333
Latitude of Origin: 29.00000000
GCS: North American, 1983
Prepared by: Employee 446
Date: 9/15/2017



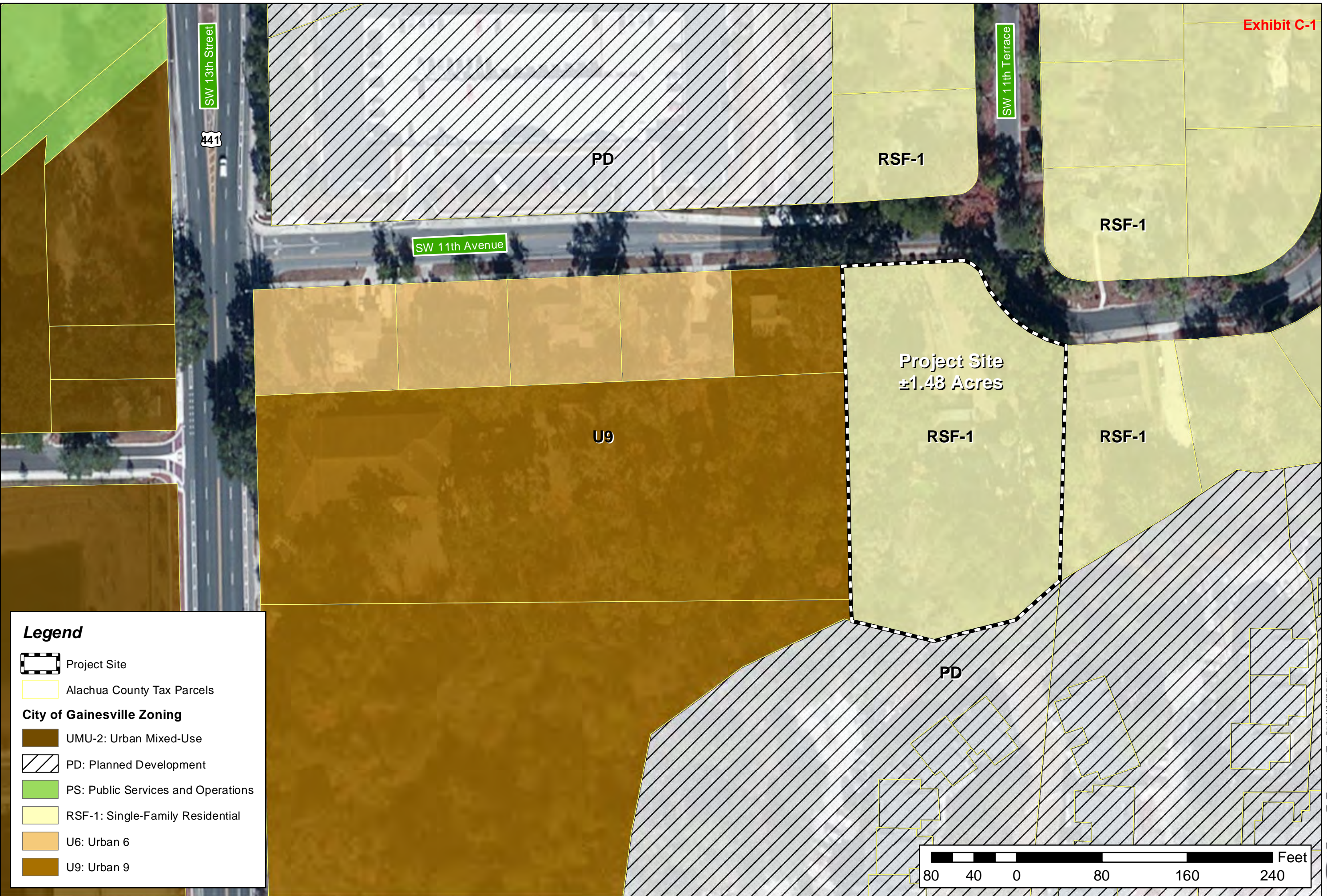


Exhibit C-1

SW 11th Avenue

SW 13th Street

441

SW 11th Terrace

PD

RSF-1

RSF-1

U9









Project Site
±1.48 Acres

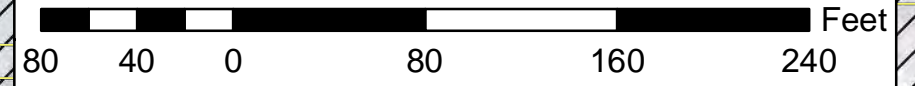
RSF-1

RSF-1

PD

Legend

-  Project Site
-  Alachua County Tax Parcels
- City of Gainesville Zoning**
-  UMU-2: Urban Mixed-Use
-  PD: Planned Development
-  PS: Public Services and Operations
-  RSF-1: Single-Family Residential
-  U6: Urban 6
-  U9: Urban 9



Projection: NAD 1983 StatePlane
Florida Easting: 1166000.00000000
Projection: Lambert Conformal Conic
Central Meridian: -84.50000000
Standard Parallel 1: 29.56333333
Standard Parallel 2: 29.00000000
Latitude of Origin: 28.00000000
GCS: North American 1983
Prepared by: Employee 446
Date: 9/15/2017

**The Nine Phase 2
Ss-CPA and Rezoning**

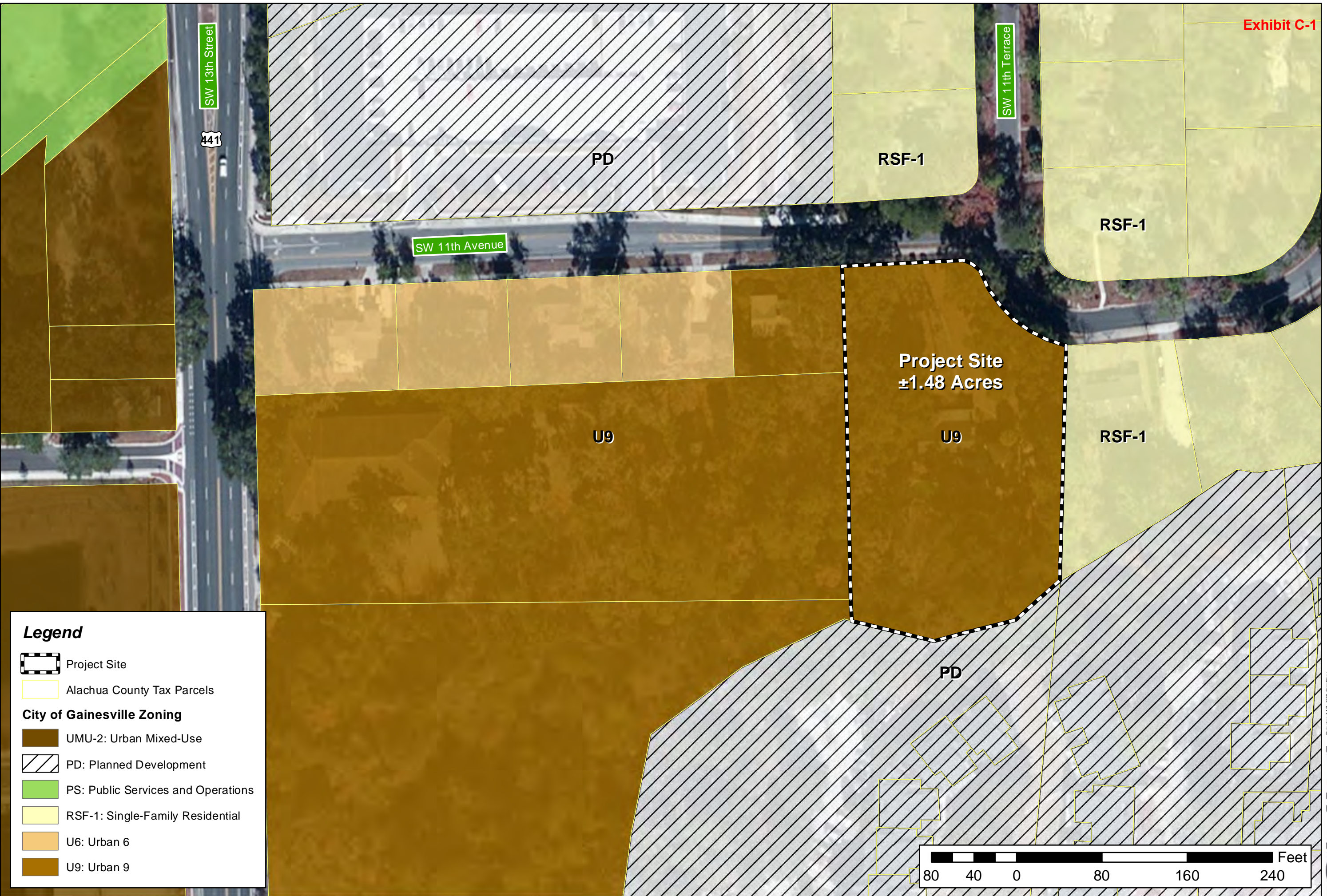


Exhibit C-1

SW 11th Avenue

SW 13th Street

SW 11th Terrace

PD

RSF-1

RSF-1

Project Site
±1.48 Acres









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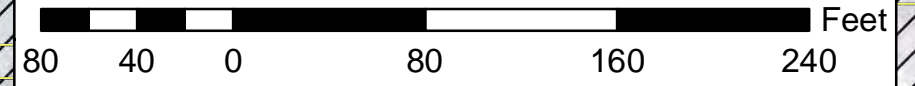
U9

RSF-1

PD

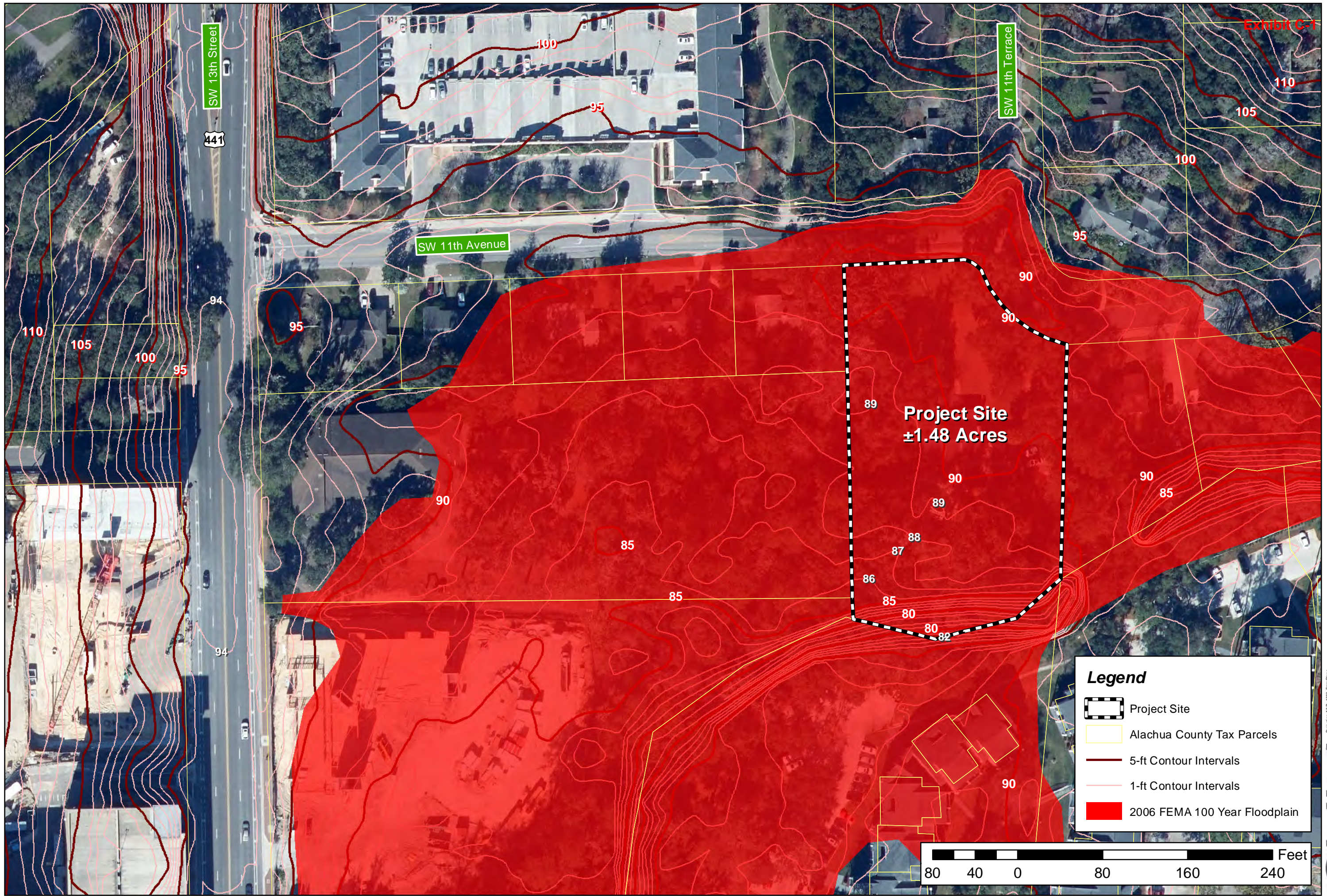
Legend

-  Project Site
-  Alachua County Tax Parcels
- City of Gainesville Zoning**
-  UMU-2: Urban Mixed-Use
-  PD: Planned Development
-  PS: Public Services and Operations
-  RSF-1: Single-Family Residential
-  U6: Urban 6
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Projection: NAD 1983 StatePlane
Florida Easting: 1166000.00000000
Projection: Lambert Conformal Conic
Central Meridian: -84.500000
Standard Parallel 1: 29.563333
Standard Parallel 2: 28.000000
Latitude of Origin: 28.000000
GCS: North American 1983
Prepared by: Employee 446
Date: 9/15/2017






**The Nine Phase 2
Ss-CPA and Rezoning**

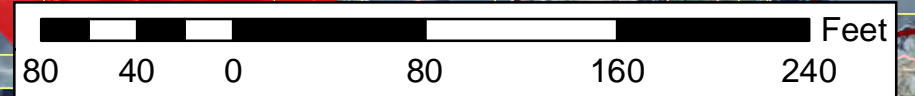


The Nine Phase 2 Ss-CPA and Rezoning



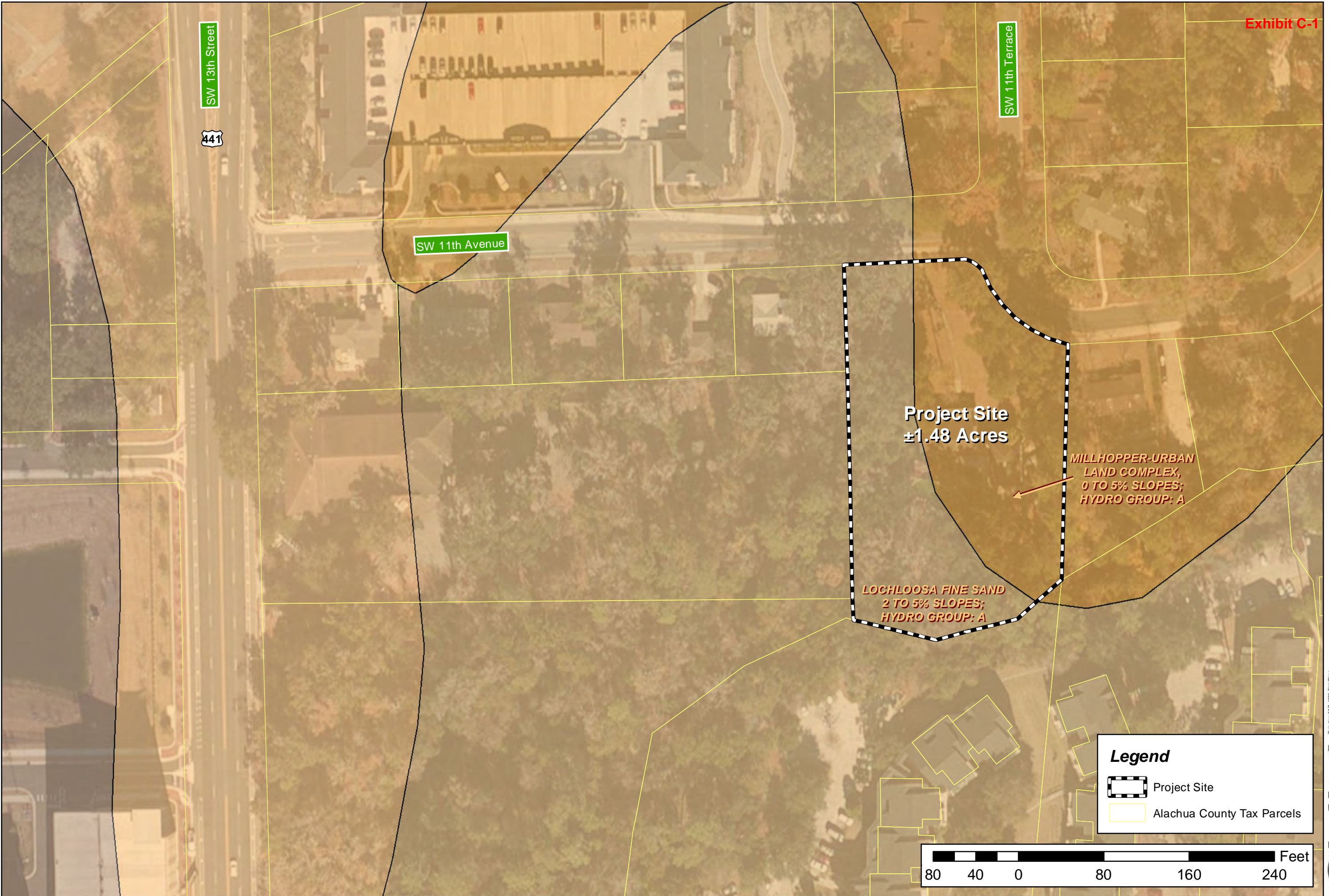
Legend

-  Project Site
-  Alachua County Tax Parcels
-  5-ft Contour Intervals
-  1-ft Contour Intervals
-  2006 FEMA 100 Year Floodplain



Projection: NAD, 1983, StatePlane
 Florida Alachua County
 FIPS Code: 12000, Contoural, Conic
 False Easting: 1166500.00000000
 Central Meridian: -84.50000000
 Standard Parallel 1: 29.56833333
 Latitude of Origin: 29.00000000
 GCS: North American, 1983
 Prepared by: Employee 446
 Date: 9/27/2017

Exhibit C-1



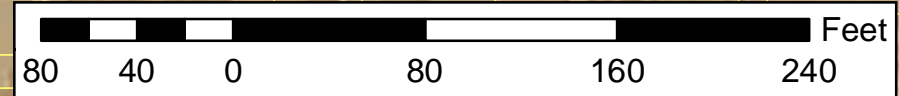
The Nine Phase 2 Ss-CPA and Rezoning



Projection: NAD, 1983, StatePlane
 Florida Alachua County FIPS 5000
 False Easting: 1198500.00000000
 False Northing: 1198500.00000000
 Central Meridian: -84.50000000
 Standard Parallel 1: 29.56333333
 Standard Parallel 2: 29.56333333
 Latitude of Origin: 29.00000000
 GCS: North American, 1983
 Prepared by: Employee 446
 Date: 9/15/2017

Legend

- Project Site
- Alachua County Tax Parcels





ADDENDUM

To: Dean Mimms, AICP, Department of Doing, Planning Consultant
From: Ryan Thompson, AICP, Project Manager 17-0342.01
Date: Wednesday, November 1, 2017
RE: The Nine Phase II – Level of Service Addendum

The following tables summarize the potential net impacts from the proposed rezoning. The current RSF-1 zoning district allows a maximum of 3.5 residential units per acre while the proposed U9 district allows for 100. The original Level of Service (LOS) analysis assumed a multi-family development with a maximum of 148 units for the ±1.48-acre site. However, City of Gainesville staff has since requested that the applicant also evaluate the inclusion of non-residential uses. Therefore, this revised analysis includes two development scenarios: the intended multi-family apartment complex and a multi-family apartment complex plus 5,000 sq. ft. of permitted, non-residential uses.

The potential net impacts from either of these rezoning scenarios are not anticipated to cause public facilities to operate below the City’s adopted LOS standards. LOS standards were calculated based on the net density increases that may result from either development scenario.

Table 1: Potential Net Trip Generation (Multi-Family Development)

Category ¹	Units	AADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Existing							
Single-Family Residential (ITE 210)	5	9.52	48	0.75	4	1.00	5
Proposed							
Apartment (ITE 220)	518 Persons ²	3.31	1,715	0.28	145	0.40	207
Total Net Trips		-	1,667	-	141	-	202

1. Source: ITE Trip Generation Manual, 9th Edition
 2. Note: As discussed with City staff, an average of 3.5 bedrooms per unit is utilized for the trip generation estimates

Table 2: Potential Net Trip Generation (Multi-Family + Non-Residential Development)

Category ¹	Units	AADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Existing							
Single-Family Residential (ITE 210)	5	9.52	48	0.75	4	1.00	5
Proposed							
Apartment (ITE 220)	518 Persons ²	3.31	1,715	0.28	145	0.40	207
Specialty Retail (ITE 826)	5,000 sq. ft.	44.32	222	6.84	34	2.71	14
Total Net Trips		-	1,889	-	175	-	216

1. Source: ITE Trip Generation Manual, 9th Edition
 2. Note: As discussed with City staff, an average of 3.5 bedrooms per unit is utilized for the trip generation estimates

Conclusion: The potential net impacts from either development scenario will not negatively impact the City’s adopted LOS. The site is located within the City’s Transportation Mobility Program Area (TMPA) Zone A. Developments within TMPA Zone A are responsible for providing transportation improvements that are required due to safety and/or operational conditions. Development within TMPA Zone A will be required to provide items a. – e. identified in the City’s Comprehensive Plan, Transportation Mobility Element Policy 10.1.4.

- a. Sidewalk connections to existing and planned public sidewalk;
- b. Cross-access connections/easements or joint driveways;
- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities and/or bus shelters;
- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site; and
- e. Provide safe and convenient on-site pedestrian circulation.

The proposed redevelopment allows residents and employees to have walking access to the Regional Transit System’s (RTS) numerous bus routes. Urban infill along existing bus routes is consistent with the City’s and RTS’s long term transportation plans and policies.

Table 3: Potential Net Potable Water Impact (Multi-Family Development)

Use	Units	Rate	Gallons Per Day
Existing			
Single-Family Residential	5	200 gal/person/day ¹ (2.2 persons per household)	2,200
Proposed			
Multi-Family Residential	148	200 gal/person/day ¹ (2.2 persons per household)	65,120
Total Net Impact			62,920

1. Source: City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element

Table 4: Potential Net Potable Water Impact (Multi-Family + Non-Residential Development)

Use	Units	Rate	Gallons Per Day
Existing			
Single-Family Residential	5	200 gal/person/day ¹ (2.2 persons per household)	2,200
Proposed			
Multi-Family Residential	148	200 gal/person/day ¹ (2.2 persons per household)	65,120
Commercial / Retail	5,000 sq. ft.	0.15 gal/sq. ft. ²	750
Total Net Impact			63,670

1. Source: City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element

2. Source: Ch. 64E-6.008, F.A.C.

Conclusion: As shown in Figure 1, the project site will be served by existing Gainesville Regional Utilities potable water infrastructure. The potential net impacts from either development scenario will not negatively impact the City’s adopted LOS for potable water.

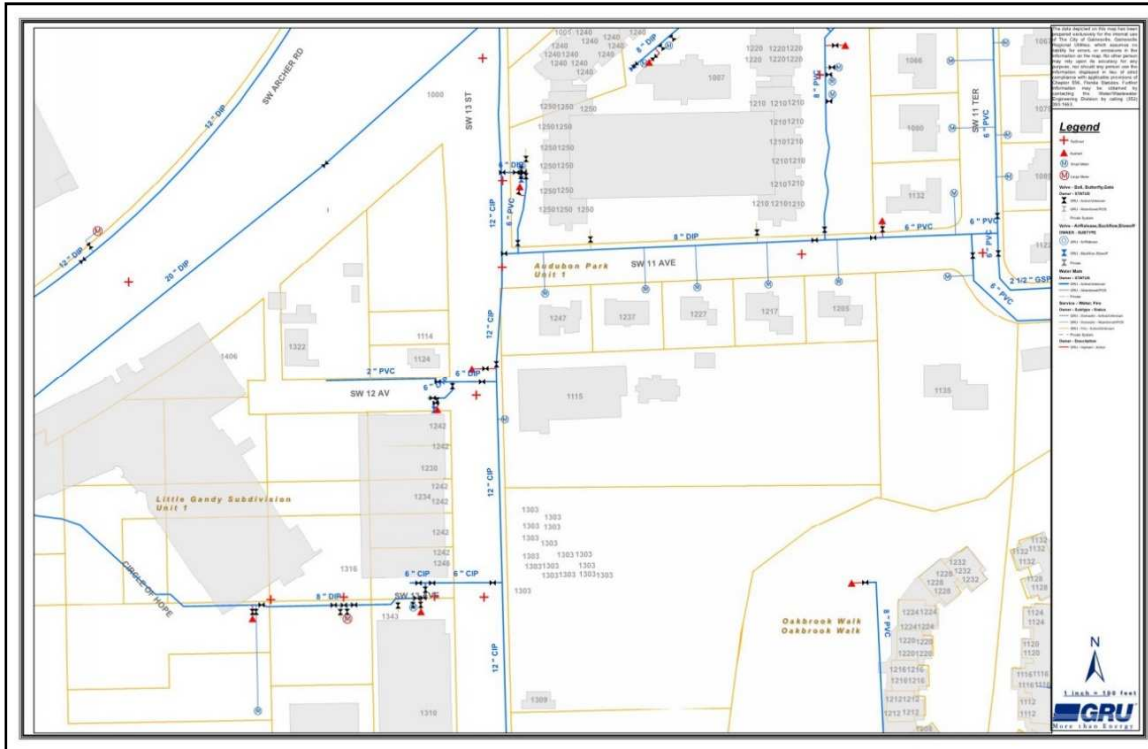


Figure 1: GRU Potable Water Infrastructure

Table 5: Potential Net Wastewater Impact (Multi-Family Development)

Use	Units	Rate	Gallons Per Day
Existing			
Single-Family Residential	5	147 gal/person/day ¹ (2.2 persons per household)	1,617
Proposed			
Multi-Family Residential	148	147 gal/person/day ¹ (2.2 persons per household)	47,863
Total Net Impact			46,246

1. Source: City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element

Table 6: Potential Net Wastewater Impact (Multi-Family + Non-Residential Development)

Use	Units	Rate	Gallons Per Day
Existing			
Single-Family Residential	5	147 gal/person/day ¹ (2.2 persons per household)	1,617
Proposed			
Multi-Family Residential	148	147 gal/person/day ¹ (2.2 persons per household)	47,863
Commercial / Retail	5,000 sq. ft.	0.15 gal/sq. ft. ²	750
Total Net Impact			46,996

1. Source: City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element

2. Source: Ch. 64E-6.008, F.A.C.

Conclusion: As shown in Figure 2, the project site will be served by existing Gainesville Regional Utilities wastewater infrastructure. The potential net impacts from either development scenario will not negatively impact the City's adopted LOS for wastewater.

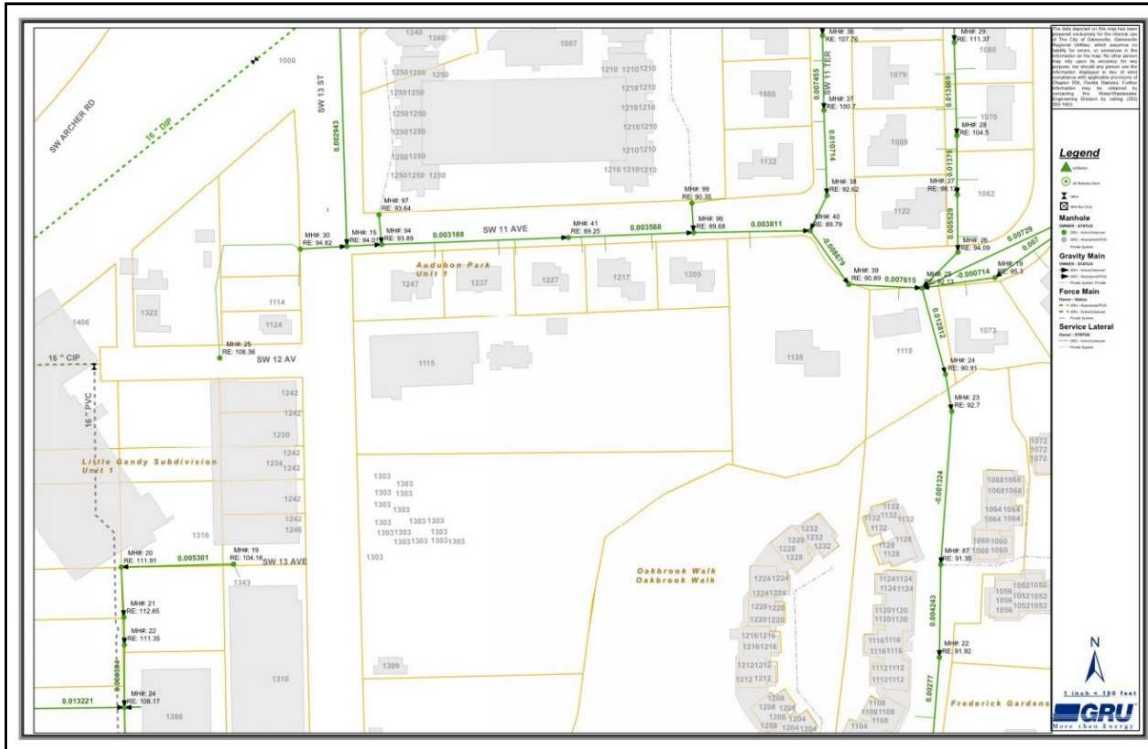


Figure 2: GRU Wastewater Infrastructure

Table 7: Potential Solid Waste Impact (Multi-Family Development)

Use	Units	Rate	Tons Per Year
Existing			
Single-Family Residential	5	0.655 tons/person/year ¹ (2.2 persons per household)	7.21
Proposed			
Multi-Family Residential	148	0.655 tons/person/year ¹ (2.2 persons per household)	213.27
Alachua County Solid Waste Facility Capacity²			>10 years

1. Source: Sincero and Sincero: *Environmental Engineering: A Design Approach*, Prentice Hall, NJ, 1996
 2. Source: City of Gainesville Comprehensive Plan, Solid Waste Element

Table 8: Potential Solid Waste Impact (Multi-Family + Non-Residential Development)

Use	Units	Rate	Tons Per Year
Existing			
Single-Family Residential	5	0.655 tons/person/year ¹ (2.2 persons per household)	7.20
Proposed			
Multi-Family Residential	148	0.655 tons/person/year ¹ (2.2 persons per household)	213.27
Commercial / Retail	5,000 sq. ft.	((12 lbs. / 1000 sq. ft. per day x 5,000 s.f.) x 365)/2,000 ²	10.95
Alachua County Solid Waste Facility Capacity²			>10 years

1. Source: Sincero and Sincero: *Environmental Engineering: A Design Approach*, Prentice Hall, NJ, 1996
 2. Source: City of Gainesville Comprehensive Plan, Solid Waste Element

Conclusion: As calculated in *Tables 7 and 8*, solid waste facility capacity exists to adequately serve either development scenario for the subject property. Thus, approval of this rezoning application will not negatively impact the City’s adopted LOS.

Potential Net Public School Student Generation

Conclusion: A School Concurrency form was submitted as part of the original application package, which is reiterated in Table 9. There is no change in the total number of multi-family units between each scenario. School concurrency will again be calculated at the time of development plan approval.

Table 9: Projected Public School Demand

Land Use	Units	Elem.		Middle		High	
		Rate ²	Total	Rate ²	Total	Rate ²	Total
Existing							
Single-Family Residential	5	.15	1	.07	1	.09	1
Proposed							
Multi-Family Residential	148	.08	12	.03	4	.03	4
Net Generation	-	-	11	-	3	-	3

1. Source: City of Gainesville School Concurrency Form

Potential Net Recreation Impact

There is no change in the total number of multi-family units between each scenario. Therefore, the Recreation demand has not been amended. Table 10 shows that the City’s existing LOS for City Parks exceed the Adopted LOS for all Gainesville park designations.

Table 10: LOS Standards for Parks

Park	Adopted LOS Standard	Existing LOS
Local Nature/Conservation	6.00 ac.	15.71 ac.
Community Park	2.00 ac.	2.13 ac.
Neighborhood Park	0.80 ac.	1.33 ac.
Total Acres per 1000	8.80 ac.	19.73 ac.

1. Source: City of Gainesville Comprehensive Plan, Recreation Element