



City of Gainesville  
Department of Doing  
Planning Division

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## CITY PLAN BOARD STAFF REPORT

**PUBLIC HEARING DATE:** June 28, 2018

**ITEM NO:** 180111

**PROJECT NAME AND NUMBER:** Finley Woods Planned Use District (PB-18-82 LUC)

**APPLICATION TYPE:** Legislative

**RECOMMENDATION:** Staff recommends approval of Petition PB-18-82 LUC based on a finding of compliance with all applicable review criteria.

**DRAFT MOTION FOR CONSIDERATION:** I move to recommend approval of Petition PB-18-82 LUC.

**CITY PROJECT CONTACT:** Andrew Persons

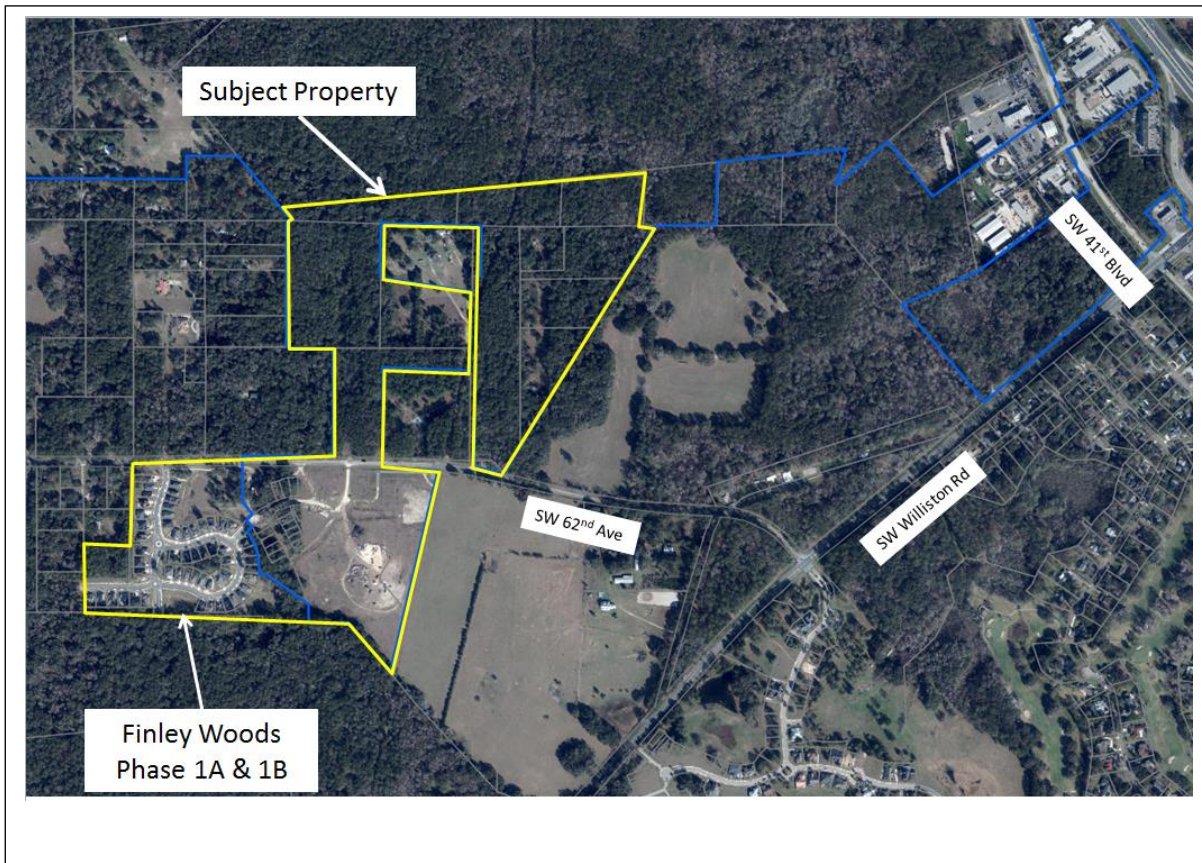


Figure 1: Location Map

**APPLICATION INFORMATION:**

**Agent/Applicant: City of Gainesville**

**Property Owner(s): WWB REAL ESTATE INVESTMENT LLC**

**Related Petition(s): PB-18-83 ZON**

**Legislative History: Alachua County Resolution Z-07-31**

**Annexations: Ord. 160216 (Voluntary 2-16-17); Ord. 170762 (Referendum 6-12-18);**

**Plats: Ord. 170445 (Finley Woods Phase I-C 11-2-17)**

**Neighborhood Workshop: N/A (City initiated triggered by annexation)**

**SITE INFORMATION:**

**Address: N/A**

**Parcel Number(s): 06975-000-000, 06975-001-001, 06975-002-000, 06975-005-000 through 06975-007-000, 06985-010-000 through 06985-010-029, 06985-020-000, 06985-020-030 through 06985-020-055, 06985-030-000, 06985-030-056 through 06985-030-095, 06991-001-000, 07002-001-001, 07007-001-000, 07007-002-000, and 07245-000-000 through 07245-002-000.**

**Acreage: ±118**

**Existing Use(s): Residential subdivision, Vacant land**

**Land Use Designation(s): Alachua County Residential Low Density**

**Zoning Designation(s): Alachua County Planned Development**

**Overlay District(s): N/A**

**Transportation Mobility Program**

**Area (TMPA): Zone D**

**Census Tract: 22.20**

**Water Management District: St. Johns River Water Management District**

**Special Feature(s): N/A**

**Annexed: See legislative history**

**Code Violations: N/A**

**ADJACENT PROPERTY CHARACTERISTICS:**

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Single Family Residential, Vacant land	City of Gainesville Business Industrial	City of Gainesville Business Industrial
South	Single Family Residential, Vacant land	Residential Estate	Agriculture
East	Single Family Residential, Vacant land	Light Industrial, Low Density Residential	Agriculture
West	Single Family Residential, Vacant land	Low Density Residential	Agriculture, R-1C

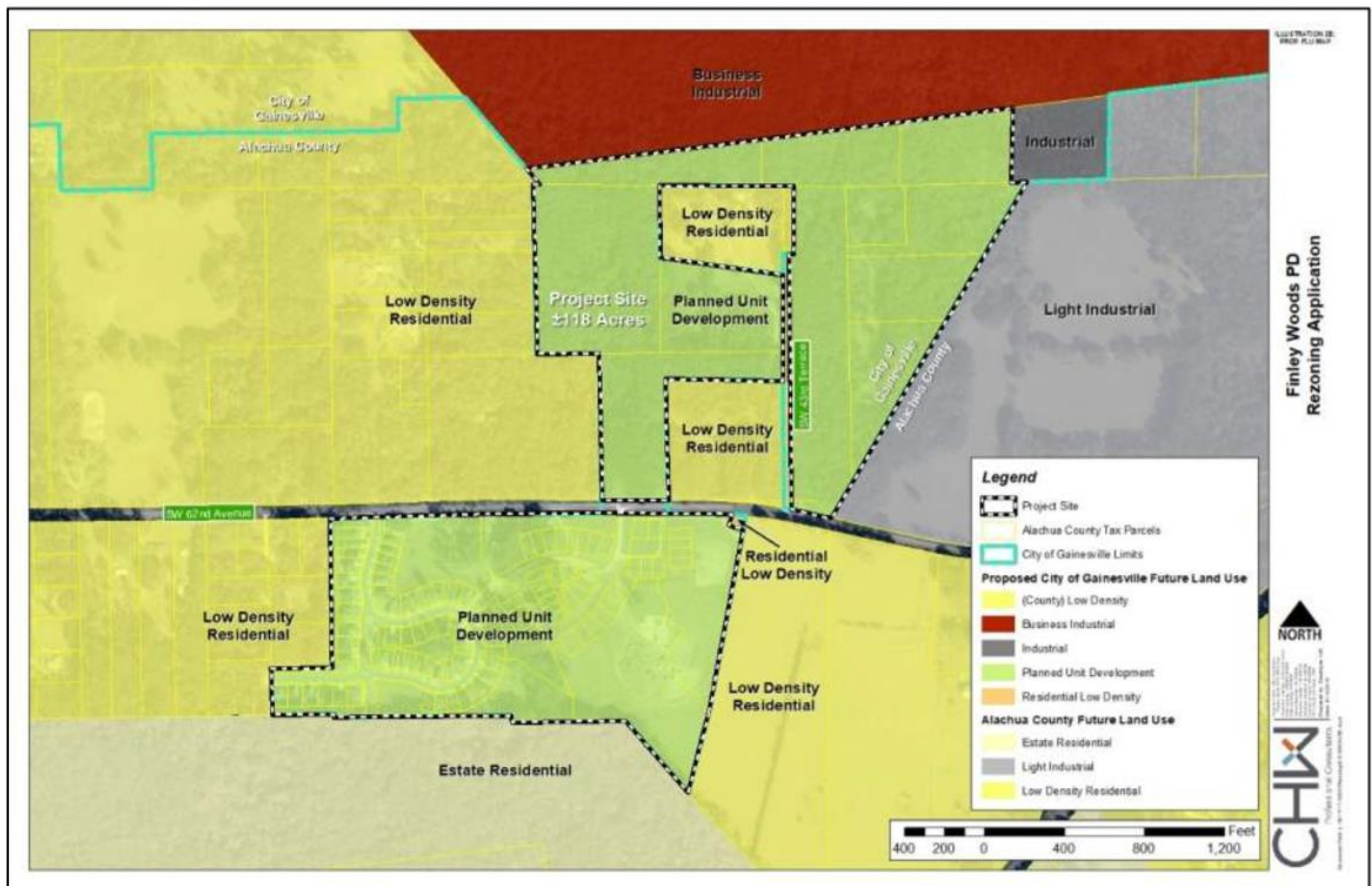


Figure 2: Proposed Future Land Use

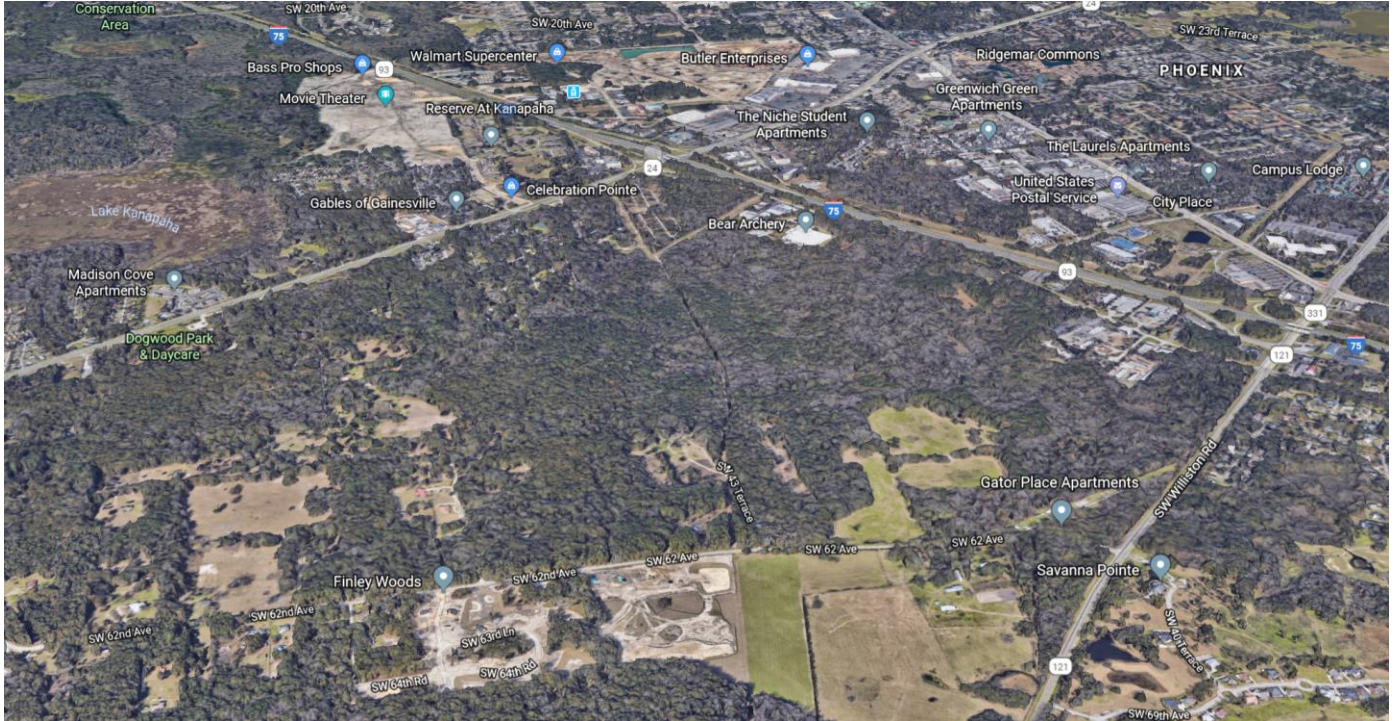


Figure 3: Surrounding area

**PURPOSE AND DESCRIPTION:**

This petition serves to designate the subject properties with a City of Gainesville Planned Use District (PUD) land use category. The proposed large-scale land use amendment from Alachua County Low Density reflects the existing entitlements established while under Alachua County jurisdiction prior to annexations by the City in February 2017 and June 2018.

Together, the properties comprise the entire Finley Woods subdivision and include both developed and undeveloped portions of the master planned community. In accordance with Comprehensive Plan Policy 4.4.1 of the Future Land Use Element, the City shall facilitate incorporation of annexed property by establishing City land use designations and implementing zoning subsequent to annexation. The properties are subject to a related rezoning request from Alachua County Planned Development (PD) zoning to City of Gainesville PD zoning (PB-18-83 ZON).

**Table 1. Proposed Land Use Change (in acres)**

Land Use Category	Existing Acres	Proposed Acres
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<b>Alachua:</b> <b>Low Density Residential</b>	±118	0
<b>Gainesville:</b> <b>Planned Use District</b>	0	±118
<b>Total Acres</b>	±118	±118

**STAFF ANALYSIS AND RECOMMENDATION:**

**ANALYSIS**

The analysis of this application is based on the following factors stated in the Future Land Use Element and on State criteria, which are discussed below.

**1. Consistency with the Comprehensive Plan**

This application is consistent with the Comprehensive Plan, as stated in the finding for each goal, objective and policy listed below. Other applicable comprehensive plan goals, objectives and policies are located in Appendix A:

**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 1.1.3 Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.**

**Finding:** This application will allow a variety of detached, attached, and multifamily housing types which supports a mix of housing options to suit a broader spectrum of socio-economic diversity.

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

**Planned Use District**

**This category is an overlay land use district which may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the**

land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This district allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. This category shall allow traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. Each adopting PUD overlay land use designation shall address density and intensity, permitted uses, access by car, foot, bicycle, and transit, trip generation and trip capture, environmental features and, when necessary, buffering of adjacent uses. Planned Development zoning shall be required to implement any specific development plan under a PUD. In the event that the overlay district has been applied to a site and no planned development zoning has found approval by action of the City Commission within 18 months of the land use designation, the overlay land use district shall be deemed null and void and the overlay land use category shall be removed from the Future Land Use Map, leaving the original and underlying land use in place.

Finding: This application will preserve the existing land use approvals, master planning, and development conditions established by Alachua County prior to annexation into the City of Gainesville. The PUD land use category and associated PD zoning will implement the specific development plan established for the subject property.

## 2. Compatibility and surrounding land uses

The proposed PUD future land use category will allow residential uses consistent with the permitted uses allowed on adjacent properties to the west and south. The undeveloped industrially designated properties to the north and east will be required to meet compatibility and screening requirements contained within the City's land development code in the event of future development. The open space designated on the proposed PD layout plan proposed in conjunction with the associated PD zoning will ensure internal and external compatibility between land uses.

## 3. Environmental impacts and constraints

The subject property contains a 1.42-acre onsite wetland and buffer area which has been identified in the open space area of the PD layout plan in conformance with the City's surface waters and wetland protection provisions of the Land Development Code. No other environmental features that require protection have been identified.

## 4. Support for urban infill and/or redevelopment

This application will allow infill development within the City's newly expanded city limits and within the Urban Cluster and Urban Service Area of Alachua County. The development proposal includes approximately 471 residential units (4 du/acre) which is consistent with similarly sized neighborhoods closer to the center of the City.

## 5. Impacts on affordable housing

The provision of various housing types at a higher density on the subject property can potentially increase the availability of affordable housing units within the City however, the development is not proposing qualified affordable housing.

## 6. Impacts on the transportation system

The proposed development is located along SW 62<sup>nd</sup> Avenue, a County-owned facility, which operates at 35% capacity. As such, the development as proposed is not expected to negatively impact the

corridor. A traffic study will be required in conjunction with the anticipated phased development of the site which will determine any operational deficiencies during peak hours of travel, and if so, will include the scope of mitigation strategies that will be required to alleviate any anticipated impacts. Additionally, the properties are located within Zone D of the City’s Transportation Mobility Program Area (TMPA) in which developers are required to comply with transportation mobility criteria to mitigate transportation impacts on automotive, pedestrian, bicycle and transit facilities. The provision of Zone D criteria is subject to City approval and is recorded in a TMPA agreement between the City and the developer. The proposed land use amendment will not increase the proposed number of trips previously approved by Alachua County (Table 2).

**Table 2. Potential Trip Generation**

Land Use (ITE) <sup>1</sup>	Units	Daily		AM Peak		PM Peak	
		Rate <sup>1</sup>	Trips	Rate <sup>1</sup>	Trips	Rate <sup>1</sup>	Trips
<b>Proposed</b>							
Single-Family Detached Housing (ITE 210)	321	9.44	3,030	.74	237	.99	317
Multifamily Housing (Low-Rise) ITE 220	150	7.32	1,098	.46	69	.56	84
<b>Currently Permitted</b>							
Single-Family Detached Housing (ITE 210)	321	9.44	3,030	.74	237	.99	317
Multifamily Housing (Low-Rise) ITE 220	150	7.32	1,098	.46	69	.56	84
<b>Net Trip Generation</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>0</b>

1. Source: ITE Trip Generation 10<sup>th</sup> Edition

**7. An analysis of the availability of facilities and services**

The subject property has access to public facilities and services that include, but are not limited to, utilities, schools, parks, transportation, fire, police, waste collection, and stormwater management. Gainesville Regional Utilities (GRU) will be able to serve the subject property with potable water, sewer, electric, and gas, as water and wastewater utilities are readily available or can be made available to serve the subject property. Development on this property will require water and wastewater capacity evaluations that will determine if off-site upgrades will be required. According to GRU policy, the developer of the property will be responsible for the cost of extending water and wastewater service connections and for any off-site system improvements that may be necessary to provide service. An allowance to provide water supply capacity for future population growth is included in the Consumptive Use Permit.

This large-scale land use amendment will not adversely impact the adopted level of service (LOS) for schools at the elementary, middle and high school levels. Impacts on adopted levels of service (LOS) for recreation, stormwater and transportation facilities are assessed during the development review process. No final development order is issued until it is determined that adequate facilities and services will be in place at the time the impact of the development occurs.

**8. Need for the additional acreage in the proposed future land use category**

This application will increase the PUD future land use category total acreage, which has declined citywide over a period of five (5) years. (See Table 3.)

**Table 3. Future Land Use Categories Total Acreage for 2013 and 2018**

Land Use Category	Description	Total Acres 2013	Total Acres 2018	Total Reduction /Increase
PUD	Planned Use District	1,285	937.5	-347.5

Note: The data in Table 3 was obtained from the following sources: City of Gainesville “Future Land Use Element Supplemental Data and Analysis Report for the 2013-2023 Planning Period”, prepared by the City of Gainesville, Department of Doing, revised April 2, 2013; and the City of Gainesville, Department of Doing, Graphic Information Systems (GIS) Division.

**9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9.a., F.S.**

Urban sprawl is defined in Subsection 163.3164 (51), F.S. as a “*development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses*”. The following analysis is required to determine whether the proposed large-scale land use amendment contributes to urban sprawl, using the indicators as identified in Subsection 163.3177(6)(a)9.a.,F.S. and listed below.

- I. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. **The proposed land use amendment will include a mix of housing types developed at an urban density.**
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. **The proposed large-scale land use amendment involves the development of multiple properties within Alachua County’s Urban Cluster and the City of Gainesville’s Urban Service Area where development is planned and encouraged to occur.**
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. **The proposed large-scale land use amendment involves multiple properties arranged in a largely compact form within an urbanizing area of the city.**
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems. **As previously stated, the proposed amendment includes an approximately 1.42-acre wetland and associated buffer that has been protected within an area of the property dedicated to open space.**
- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant,



unique, and prime farmlands and soils. **The proposed large-scale land use amendment does not involve property that is adjacent to active or passive agricultural areas and activities.**

- VI. Fails to maximize use of existing public facilities and services. **The proposed large-scale land use amendment involves property that has access to existing public facilities and services. The extent to which existing public facilities and services are used will be determined during the development review process.**
- VII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. **The proposed large-scale land use amendment involves property that has access to existing public facilities and services (e.g., roadways, utilities, schools, etc.), which helps to minimize related costs.**
- VIII. Fails to provide a clear separation between rural and urban uses. **The proposed large-scale land use amendment is located within the urban service area of Gainesville where urban uses are expected and encouraged.**
- IX. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities. **The proposed large-scale land use amendment will facilitate the redevelopment of a low-density scattering of single family dwellings within the urbanized area of the City of Gainesville. The proposed amendment will utilize existing infrastructure in a more efficient manner than the semi-rural development pattern in the surrounding area.**
- X. Fails to encourage a functional mix of uses. **The proposed large-scale land use amendment will allow a mixture of residential uses that complement each other on the subject property.**
- XI. Results in poor accessibility among linked or related land uses. **The proposed large-scale land use amendment will allow access between land uses, in accordance with the City's Comprehensive Plan and Land Development Code, and in coordination with Alachua County.**
- XII. Results in the loss of significant amounts of functional open space. **The proposed large-scale land use amendment and related PD zoning designates significant areas of the property as clustered open space for recreation and resource protection.**

Additional analysis required to determine whether the proposed small-scale land use amendment discourages the proliferation urban sprawl, using at least four (4) of the criteria identified in Subsection 163.3177(6)(a)9.b.,F.S., is as follows:

- I. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems. **The proposed large-scale land use amendment will protect the aforementioned wetland area through open space dedication. The remaining 116-acres do not involve property with significant natural features.**
- II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services. **The proposed large-scale land use amendment involves property that is located within the City's urban area, where public services and facilities are available and within close proximity to help reduce costs.**

- III. Promotes walkable and connected communities and provides for compact development and multimodal transportation system, including pedestrian, bicycle, and transit, if available. **Currently, there are no sidewalks, bicycle lanes, or transit service on SW 62<sup>nd</sup> Avenue. Development of the property will be required to provide sidewalks on both sides of the roads within the development in addition to providing a public sidewalk along SW 62<sup>nd</sup> Avenue in conformance with the access management provisions of the Land Development Code.**
  
- VII. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. **The proposed large-scale land use amendment will allow a mixture of residential uses scaled to support the nonresidential uses within Celebration Pointe and Butler Plaza and on SW 34<sup>th</sup> Street all of which are approximately 1 mile from the property.**

**10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy**

The proposed large-scale land use amendment will support investment within the housing sector and create opportunities for home ownership.

**11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.**

The proposed large-scale land use amendment does not involve property that is located within an antiquated subdivision.

<b>LIST OF APPENDICES:</b>
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**Appendix A Comprehensive Plan Goals, Objectives and Policies**

**Appendix B Supplemental Documents**

## **Appendix A: 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.**
- Objective 1.5**    **Discourage the proliferation of urban sprawl.**
- Policy 1.5.5        The City recognizes Alachua County’s use of the Urban Cluster, as adopted on their Future Land Use Map, as an urban growth boundary.
- Policy 1.5.6        The City certifies that the entire area within current city limits meets the definition in Chapter 163, F.S., of an urban service area, as supported by the Data and Analysis Report.
- 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 3.4.1        The City shall determine and monitor whether facilities and services that will serve proposed development meet adopted LOS standards. The Concurrency Management System shall be used to maintain adopted LOS standards. Transportation LOS is excluded from the Concurrency Management System.
- Objective 4.4**    **Newly annexed lands shall retain land uses as designated by Alachua County until the Future Land Use Element of this Plan is amended.**
- Policy 4.4.1        Land use amendments should be prepared for all annexed properties within one year of annexation.
- Policy 4.4.2        Alachua County LOS standards shall apply until newly annexed lands are given land use designations in this Plan.
- GOAL 5**            **TO ENHANCE THE CITY’S COMMITMENT TO IMPROVE AND MAINTAIN THE VITALITY OF ITS NEIGHBORHOODS. THE NEIGHBORHOOD REPRESENTS THE PRIMARY BUILDING BLOCK OF THE CITY, AND THE HEALTH AND VITALITY OF EXISTING AND NEW NEIGHBORHOODS IS ESSENTIAL TO BUILDING A VIABLE, SUSTAINABLE COMMUNITY.**

**Objective 5.1**     **The City shall partner with neighborhoods to facilitate effective communication between the neighborhood residents and the City and develop specific actions to address neighborhood identified goals and improvements.**

**Transportation Mobility Element:**

Policy 10.1.9     For any development or redevelopment within Zone D, the developer shall, at the developer’s expense, meet the following transportation mobility criteria based on the development’s (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.

<b>Net, New Average Daily Trip Generation</b>	<b>Number of Criteria That Shall Be Met</b>
50 or less	At least 1.5
51 to 100	At least 4
101 to 400	At least 6
401 to 1,000	At least 10
1,001 to 5,000	At least 16
Greater than 5,000	At least 24 and meet either a. or b.: <ul style="list-style-type: none"> <li>a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours.</li> <li>b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years.</li> </ul>

**Zone D Criteria**

- a. Roadway projects that will provide a more interconnected transportation network in the area and/or provide alternate routes to reduce congestion and pressure on arterials. All roadway projects shall include bicycle and pedestrian facilities. Projects may be located outside of Zone D if demonstrated to be a direct benefit to the transportation system in Zone D. Projects may include, but shall not be limited to, the following:
  1. extension of SW 40th Boulevard to connect from its terminus south of Archer Road to SW 47th Avenue; and
  2. extension of streets, deeding of land, or easements to create a more gridded network and provide connectivity.
- b. Deeding of land for right-of-way and/or construction of roadway extensions to City specifications. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.
- c. Design and/or construction studies/plans for projects such as planned roundabouts, road connections, sidewalk systems, and/or bike trails.
- d. Provision of matching funds for transit or other transportation mobility-related grants.
- e. Provision of Park and Ride facilities, built to RTS needs and specifications
- f. Construction of bicycle and/or pedestrian facilities/trails to City specifications. This may include provision of bicycle parking at bus shelters or Transit Hubs (as shown on the Existing Transit Hubs & Transit Supportive Areas Map) or deeding of land for the addition and construction of bicycle lanes or trails. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.
- g. Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria.
- h. Payments to RTS that either increase service frequency or add additional transit service, including Express Transit service and/or Bus Rapid Transit, where appropriate.
- i. Funding for the construction of new or expanded transit facilities.
- j. Construction of bus shelters built to City specifications.

- k. Bus shelter lighting using solar technology designed and constructed to City specifications.
- l. Construction of bus turn-out facilities to City specifications.
- m. Construction of access to transit stops and/or construction of transit boarding and alighting areas.
- n. Business operations shown to have limited or no peak-hour roadway impact.
- o. An innovative transportation-mobility-related modification submitted by the developer, where acceptable to and approved by the City.

Policy 10.1.10 The City establishes the following priority for transportation mobility projects within Zone D and shall collaborate with the Metropolitan Transportation Planning Organization (MTPO) to add these items to the MTPO list of priorities. The City shall also pursue matching grants and other funding sources to complete these projects.

- a. Construction of a southerly extension of SW 40th Boulevard from its current end south of its intersection with Archer Road to the intersection of SW 47th Avenue. This roadway connection shall include bicycle and pedestrian facilities.
- b. Funding for the construction of new or expanded transit facilities.



# FINLEY WOODS

**Planned Use Development (PUD)  
Large-scale Comprehensive Plan  
Amendment (Ls-CPA) –  
Justification Report  
June 15, 2018**

**Prepared for:**  
City of Gainesville

**Prepared on behalf of:**  
Tommy Williams Homes

**Prepared by:**  
CHW

**PN# 17-0050**  
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# Table of Contents

Section	Page No.
1. Executive Summary .....	1
2. Statement of Proposed Change.....	2
3. Public Facilities Analysis.....	6
4. Consistency with City of Gainesville Comprehensive Plan .....	13
5. Urban Sprawl Analysis.....	16

## List of Tables

Table 1: Adjacent Future Land Use and Zoning Designations .....	3
Table 2: Potential Net Trip Generation.....	8
Table 3: Potential Potable Water Impact.....	9
Table 4: Potential Sanitary Sewer Impact.....	10
Table 5: Potential Solid Waste Impact .....	11
Table 6: Potential Public School Demand.....	11
Table 7: Service Level Standards for Parks.....	12

## List of Illustrations

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



# 1. Executive Summary

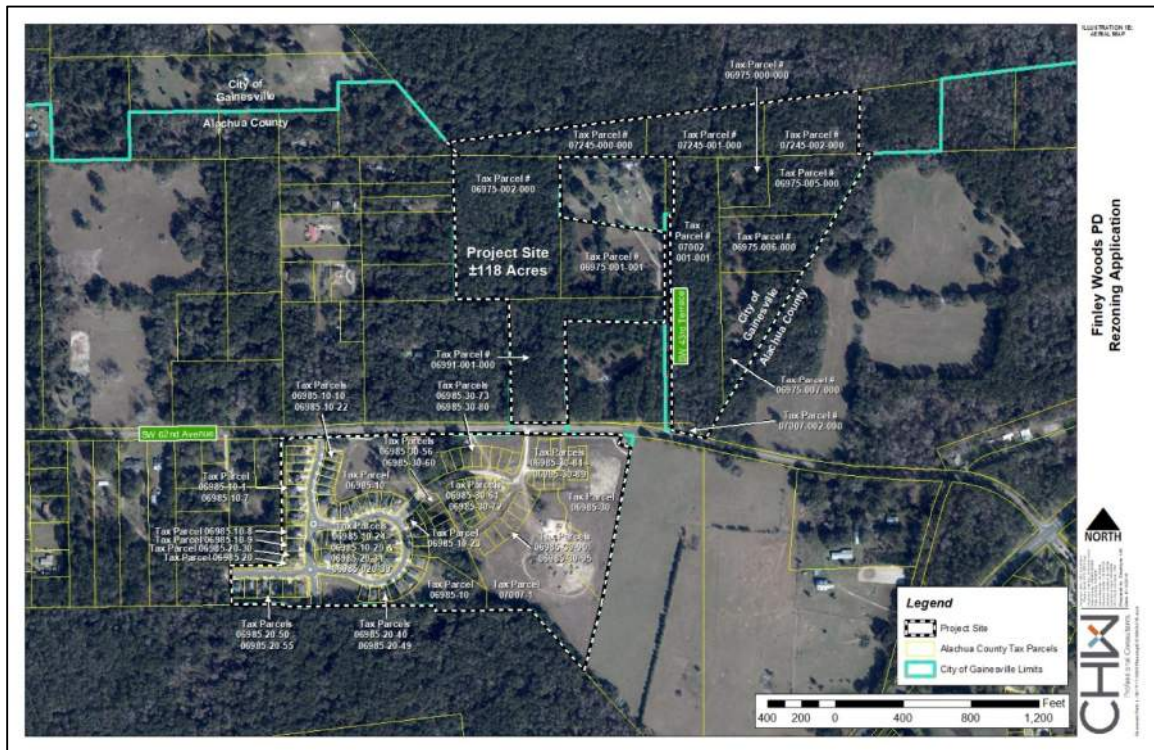
**To:** Wendy Thomas, AICP, Director  
 City of Gainesville Department of Doing  
**From:** C. Ryan Thompson, AICP, Project Manager  
**Date:** June 15, 2018  
**Re:** Finley Woods – Large-Scale Comprehensive Plan Amendment (Ls-CPA)  
 Application

PN #17-0050

<p><b>Jurisdiction:</b>          City of Gainesville</p>	<p><b>Intent of Application:</b>          Apply a City of Gainesville Future Land Use category to the Finley Woods annexation.</p>
<p><b>Physical Address:</b>          SW 62<sup>nd</sup> Avenue, between SR 24 and SR 121.</p>	
<p><b>Parcel Number:</b>          06975-000-000, 06975-001-001, 06975-002-000, 06975-005-000 through 06975-007-000, 06985-010-000 through 06985-010-029, 06985-020-000, 06985-020-030 through 06985-020-055, 06985-030-000, 06985-030-056 through 06985-030-095, 06991-001-000, 07002-001-001, 07007-001-000, 07007-002-000, and 07245-000-000 through 07245-002-000.</p>	<p><b>Acres:</b>          ±118 acres (ac)</p> <p><i>(Source: Alachua County Resolution Z-07-31)</i></p>
<p><b>Existing Future Land Use (FLU) Classification:</b>  <i>Low Density Residential (1-4 du/ac)</i>          This FLU category is established to allow for single family residential detached and attached dwellings. In addition, traditional neighborhood developments (TOD) and planned developments within this FLU designation may include mixed housing types and uses.</p>	<p><b>Proposed Future Land Use (FLU) Classification:</b>  <i>PUD: Planned Use District</i>          This land use category is an overlay land use category that may be applied on any specific property in the City. The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the underlying land use category.</p>
<p><b>Existing Zoning District:</b>  <i>PD: Planned Development</i>          The purpose of this district is to promote the development of land as phased planned communities and the utilization of creative concepts for development planning not otherwise provided in the Unified Land Development Code (ULDC), in a manner that is consistent with the Comprehensive Plan.</p>	<p><b>Proposed Zoning District:</b>  <i>PD: Planned Development</i>          The purpose of this district is to provide a particularized zoning district that recognizes unique conditions, allows design flexibility, and promotes planned diversification and integration of uses and structures, which other zoning districts cannot accommodate, while also retaining the City Commission's authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare.</p>
<p><b>Density/Intensity:</b>  <b>No changes in existing onsite density is being requested as part of this Ls-CPA application.</b></p> <p>Existing/Proposed Maximum Permitted Density: 471 dwelling units (du) (per Alachua County Resolution Z-07-31.) Of the maximum permitted units, 95 single-family lots have been platted in phases 1A, 1B, and 1C, combined.</p>	

## 2. STATEMENT OF PROPOSED CHANGE

This Large-scale Comprehensive Plan Amendment (Ls-CPA) application requests to amend the City of Gainesville Future Land Use Map (FLUM) on ±118 acres (Alachua County Tax Parcels 06975-000-000, 06975-001-001, 06975-002-000, 06975-005-000 through 06975-007-000, 06985-010-000 through 06985-010-029, 06985-020-000, 06985-020-030 through 06985-020-055, 06985-030-000, 06985-030-056 through 06985-030-095, 06991-001-000, 07002-001-001, 07007-001-000, 07007-002-000, and 07245-000-000 through 07245-002-000.) The subject property is located along SW 62<sup>nd</sup> Avenue at SW 43<sup>rd</sup> Street. An aerial of the site's location can be found in Figure 1.



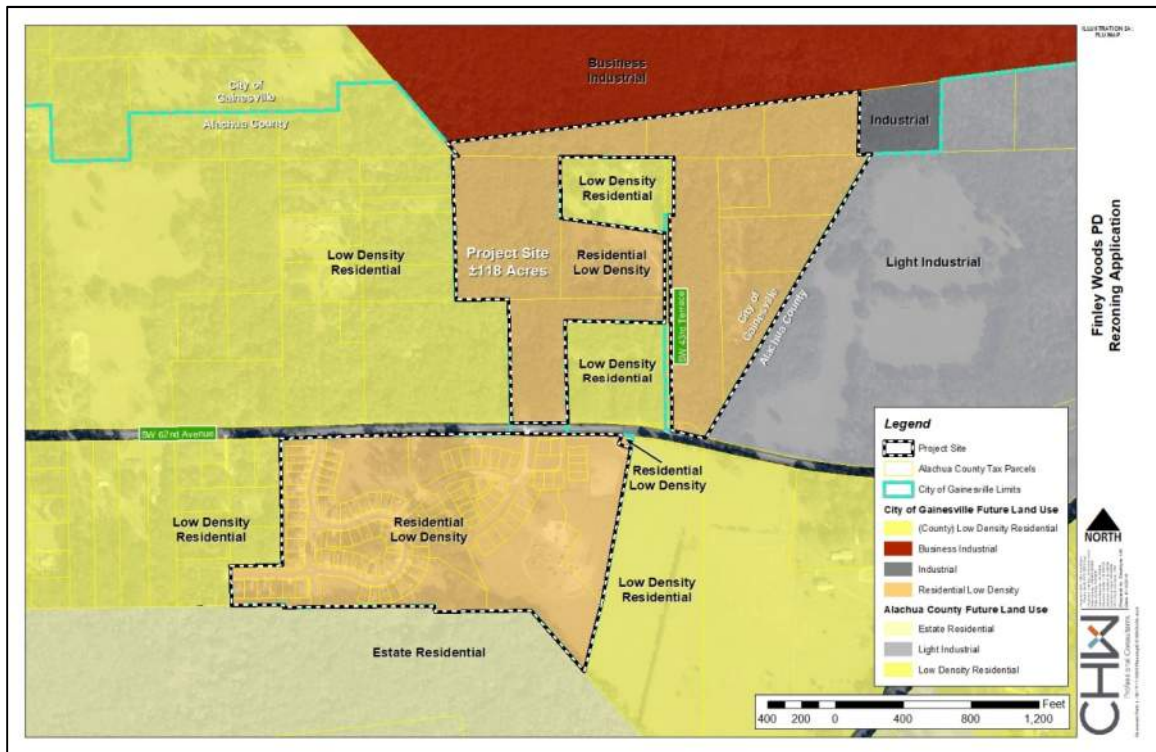
**Figure 1: Aerial Map**

This submittal is a result of Finley Woods Planned Development (PD) annexing into the City of Gainesville. The project site currently retains Alachua County Low Density Residential Future Land Use (FLU) and PD Zoning designations. This Ls-CPA application requests Planned Unit Development (PUD) FLU, which is required within the City of Gainesville to implement a PD Zoning District. The intent is to permit uses, density entitlements, and dimensional standards that reflect the Finley Woods PD, which was adopted per Alachua County Resolution Z-07-31. A companion Rezoning application requesting PD Zoning was also submitted.

Both applications are consistent with City of Gainesville Comprehensive Plan Goals, Objectives, and Policies and Land Development Code (LDC) regulations, as well as the Alachua County FLU and Zoning designations assigned to the property prior to the annexation. Adjacent FLU and Zoning designations are identified in Table 1 and Figures 2-4.

**Table 1: Adjacent Future Land Use and Zoning Designations**

Direction	FLU Designation	Zoning Designation
North	Business Industrial	BI
East	Light Industrial	A
South	Low Density Residential	A
West	Low Density Residential	A/R1-C



**Figure 2: Existing Future Land Use Map**

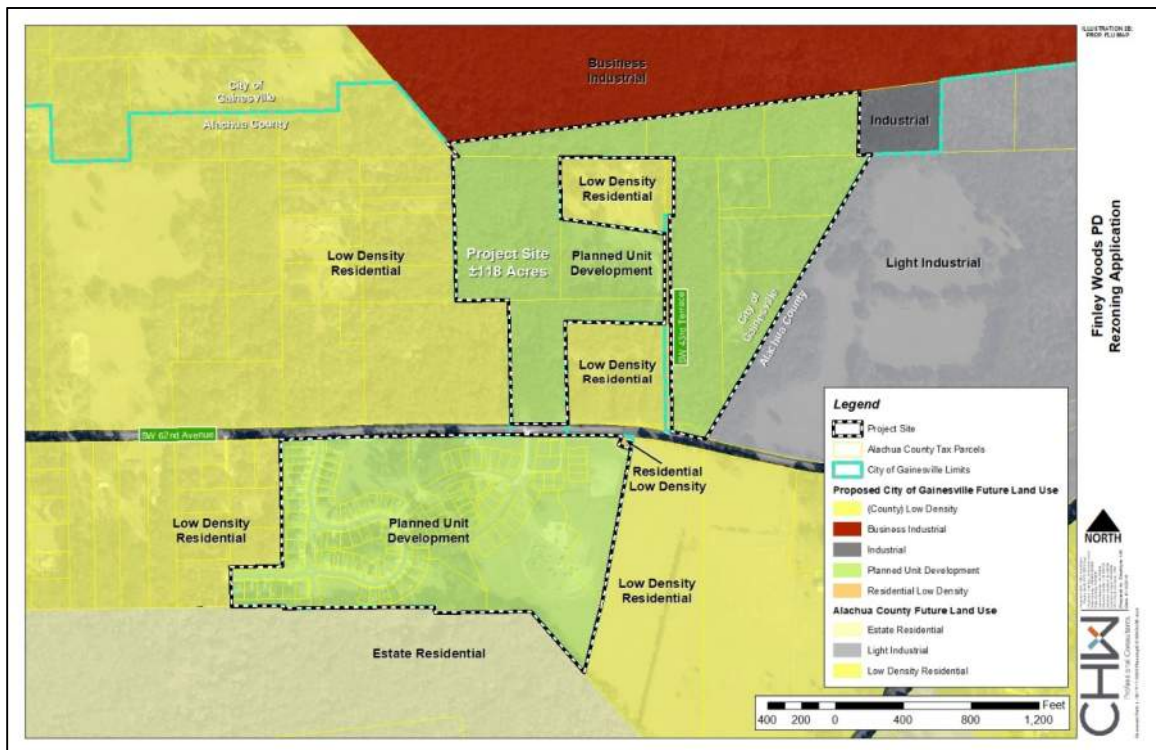


Figure 3: Proposed Future Land Use Map

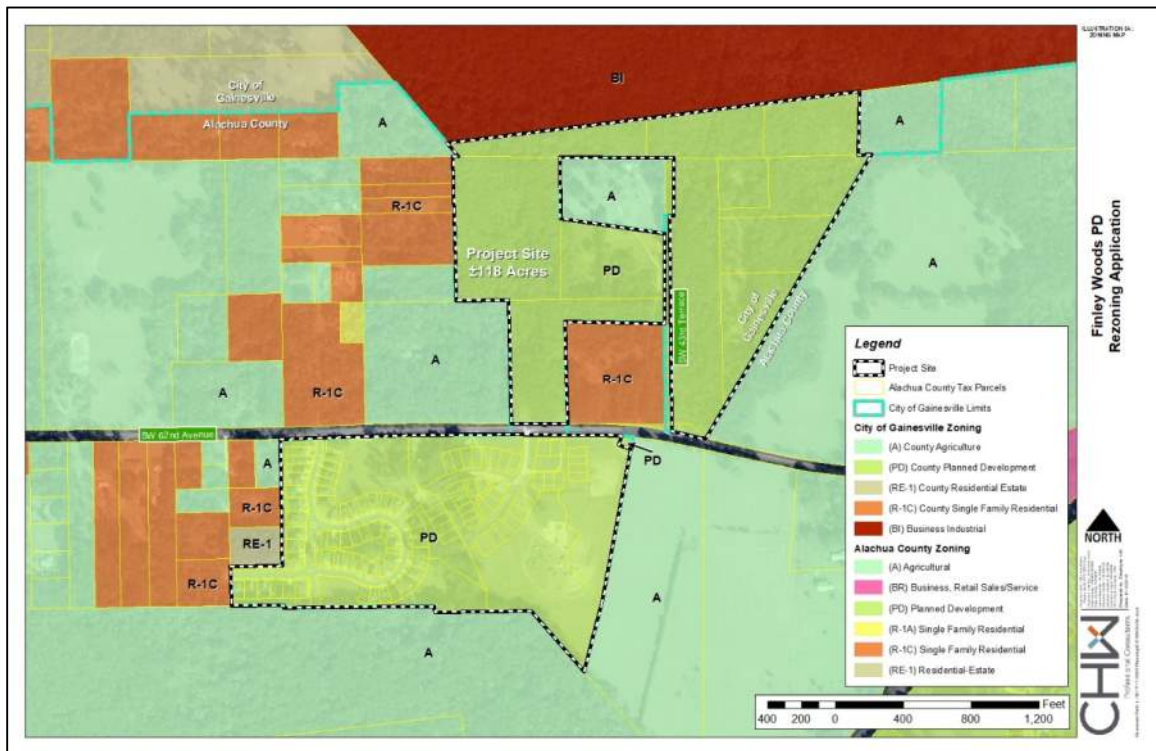


Figure 4: Existing Zoning Map

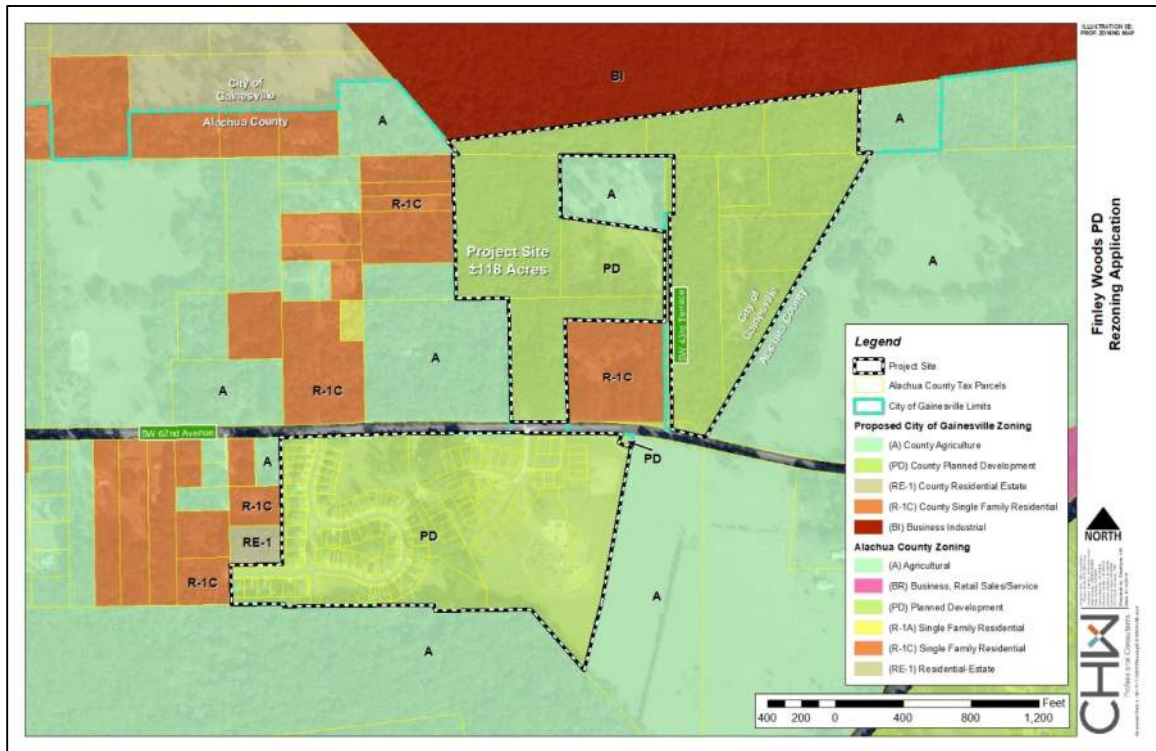


Figure 5: Proposed Zoning Map

### 3. PUBLIC FACILITIES ANALYSIS

#### IMPACT ON RESIDENTIAL STREETS

There are no anticipated impacts to residential streets. Onsite residents will utilize SW 62<sup>nd</sup> Avenue to connect to either SR 24 or SR 121 without having to travel along adjacent residential streets. Proposed uses include single- and multi-family residences.

#### IMPACT ON NOISE AND LIGHTING

Finley Woods is a residential subdivision, which is not anticipated to increase noise and lighting. Street lights will be pedestrian-scale to enhance pedestrian and vehicle traffic, and will have minimal impact on adjacent properties.

#### ENVIRONMENTAL FEATURES

Finley Woods is a planned subdivision that was designed around preserving onsite natural features to the maximum extent practicable. A 1.42-acre onsite wetland and buffer area has been dedicated to open space. No other environmental features that require protection have been identified.

Topography on Finley Woods north of SW 62<sup>nd</sup> Avenue slopes from 80' to 70' towards SW 43<sup>rd</sup> Terrace from the west and back up to 80' at the site's eastern boundary. Finley Woods south of SW 62<sup>nd</sup> Avenue primarily maintains a constant elevation of 70' with the exception of Phase 1A and 1B that slopes up to 80'.

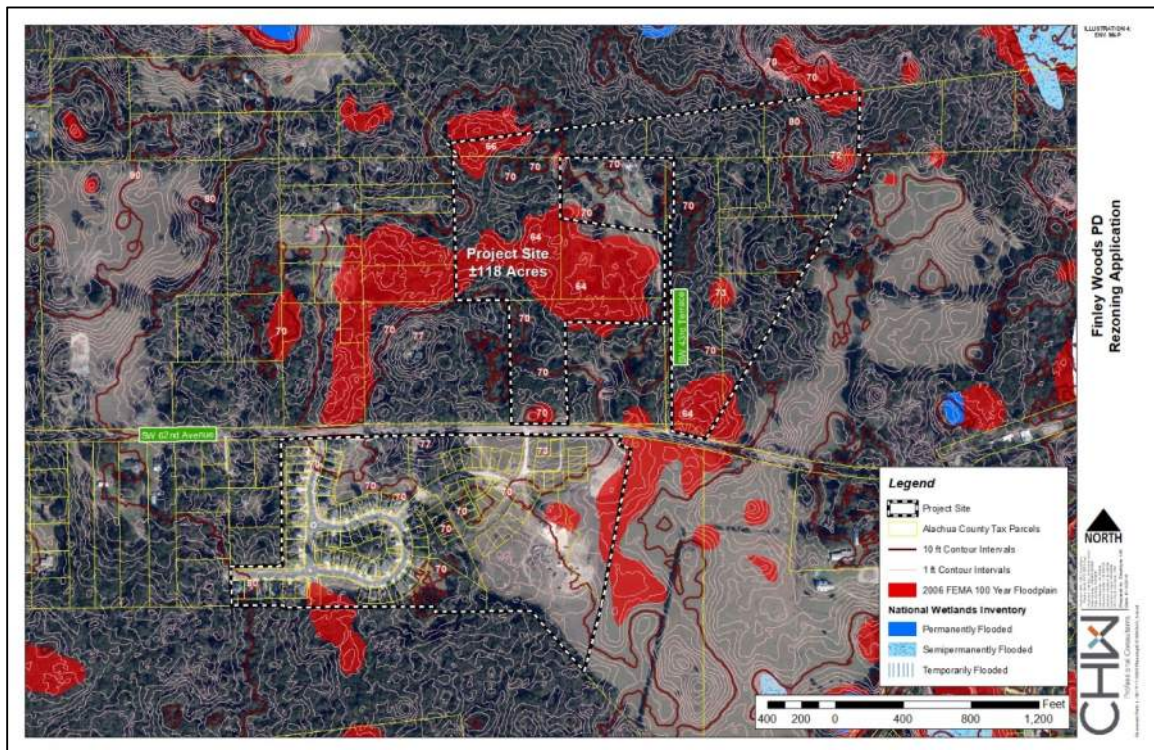
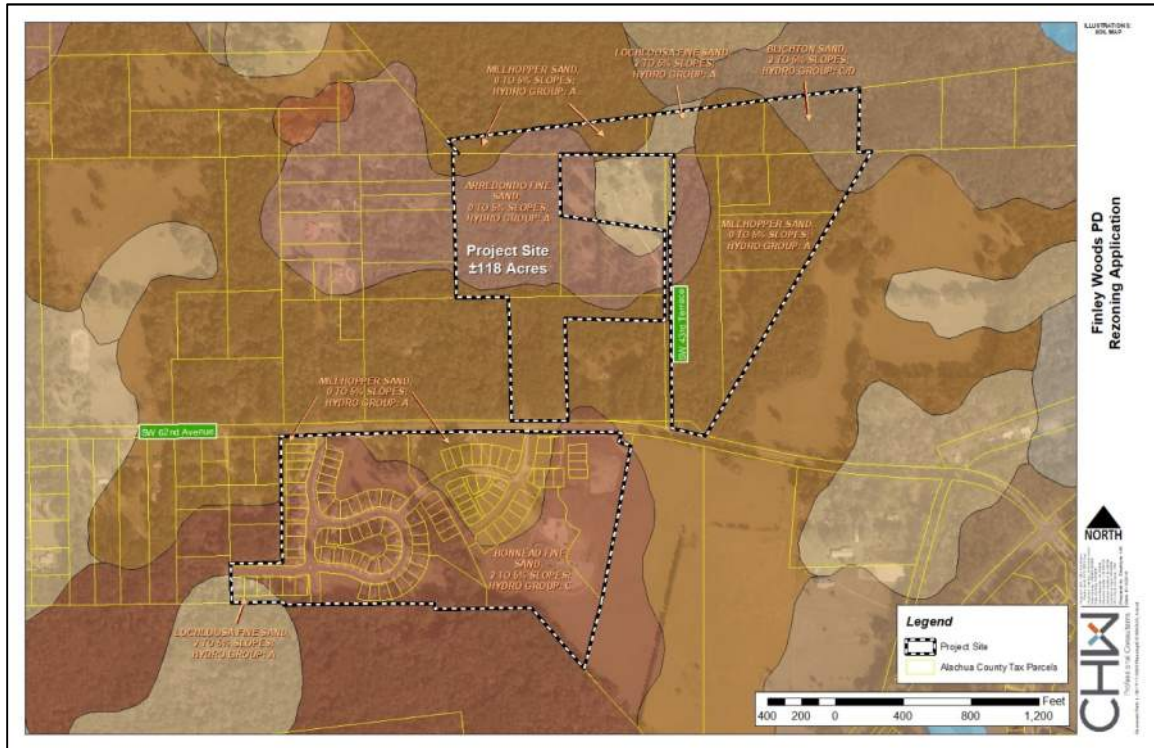


Figure 6: Topography, Wetlands, and FEMA Floodplain Map

Onsite soils are suitable for the proposed development and associated infrastructure include:

- Arredondo Fine Sand, 0 to 5% slopes
- Blycton Sand, 2 to 5% slopes
- Bonneau Fine Sand, 2 to 5% slopes
- Lochloosa Fine Sand, 2 to 5% slopes
- Millhopper Sand, 0 to 5% slopes



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

### *HISTORIC AND ARCHEOLOGICAL RESOURCES*

The site is not located within, nor does it possess, historical sites or structures. If any items of historical significance are discovered within the project site during any phase of permit approval or development, it will be immediately reported to the appropriate governmental body for historical analysis and preservation.

### *COMMUNITY CONTRIBUTIONS*

The residential uses permitted within Finley Woods PD provide almost 500 dwelling units to Alachua County residents and is being constructed by local contractors. Existing and future residents support local businesses to meet daily needs. Residents located proximate to major employers, such as the University of Florida and UF Health, reduces overall vehicle miles traveled for daily commutes, lessening roadway impacts. Onsite natural features shall be protected to the maximum extent practicable.

**POTENTIAL LONG-TERM ECONOMIC BENEFITS**

The almost 500 dwelling units will increase the project site’s tax base, which will have a long-term contribution towards City of Gainesville and Alachua County services. Residents located adjacent to existing development and major arterial roadways reduces vehicle miles traveled, which reduces long-term roadway infrastructure costs.

**LEVEL OF SERVICE (LOS)**

This application requests to change the site’s existing FLUM designation from Alachua County Low Density Residential to City of Gainesville PUD with the intent to permit residential on the remaining portions of Finley Woods PD that has not already been platted within unincorporated Alachua County. Finley Woods PD was adopted per Alachua County Resolution Z-07-31 to allow 471 du. **No changes in the Finley Woods’s permitted density is requested as part of this application.**

Since neither the adopted County Low Density Residential nor the proposed City PUD specifically identify the total number of multi-family dwelling units, this analysis shall be based on 150 multi-family units with the remaining permitted units to be single-family.

Trip Generation Analysis

**Table 2: Potential Net Trip Generation**

Land Use (ITE) <sup>1</sup>	Units	Daily		AM Peak		PM Peak	
		Rate <sup>1</sup>	Trips	Rate <sup>1</sup>	Trips	Rate <sup>1</sup>	Trips
<b>Proposed</b>							
Single-Family Detached Housing (ITE 210)	321	9.44	3,030	.74	237	.99	317
Multifamily Housing (Low-Rise) ITE 220	150	7.32	1,098	.46	69	.56	84
<b>Currently Permitted</b>							
Single-Family Detached Housing (ITE 210)	321	9.44	3,030	.74	237	.99	317
Multifamily Housing (Low-Rise) ITE 220	150	7.32	1,098	.46	69	.56	84
<b>Net Trip Generation</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>0</b>

1. Source: ITE Trip Generation 10<sup>th</sup> Edition

**Conclusion:** Approval of this Ls-CPA application *will not* result in an increase of the site’s theoretical daily trips generated from onsite development. Transportation mitigation will be consistent with the City’s adopted Transportation Mobility Program Area D policies.



## Potable Water Analysis

Based on Figure 8, a map provided by Gainesville Regional Utilities (GRU), potable water infrastructure is available for connection to the site. Connection to the project site will likely stem from an extension of the 12" Ductile Iron Pipe (DIP) water main located in the SW 62<sup>nd</sup> Avenue R.O.W., which will be confirmed with GRU during a later stage of the development plan process.

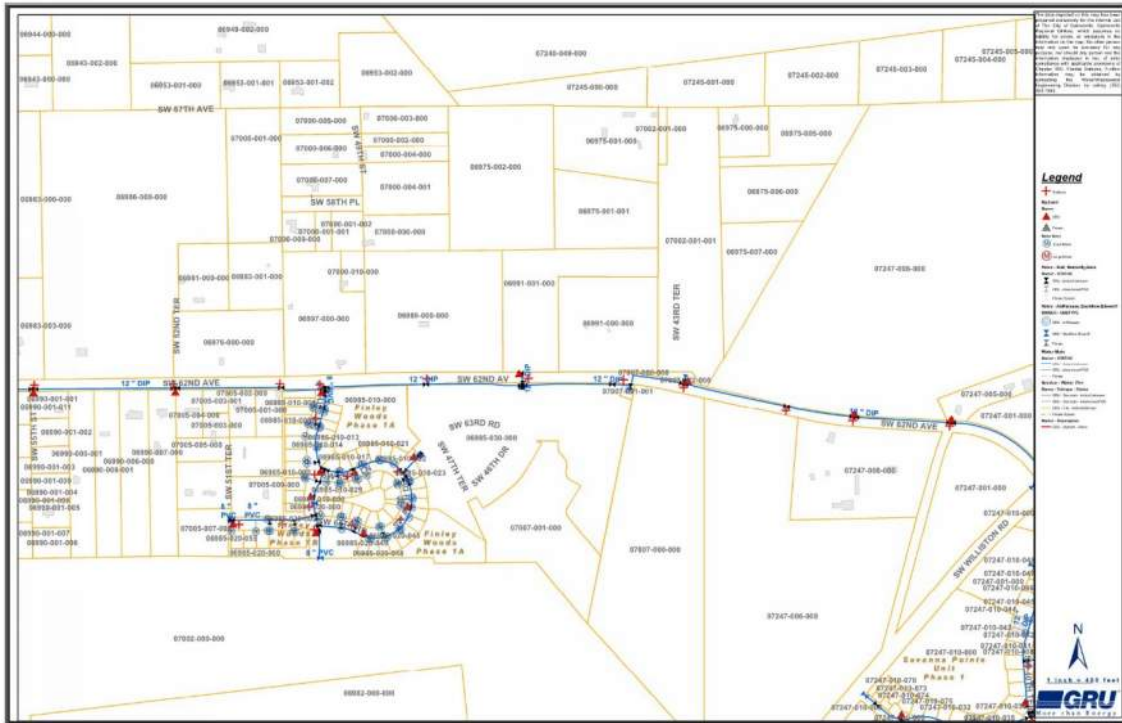


Figure 8: GRU Potable Water Map

Table 3: Potential Potable Water Impact

Land Use	Maximum Units	Generation Rate <sup>1</sup>	Estimated Demand (GPD)
<b>Proposed</b>			
Residential	471	200 gallons / capita / day	217,602
<b>Currently Permitted</b>			
Residential	471	200 gallons / capita / day	217,602
<b>Net Demand</b>	-	-	<b>0</b>

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

**Conclusion:** Approval of this Ls-CPA application *will not* result in an increase of the site's theoretical impact to the County's potable water system by 0 GPD and *will not* cause it to operate below the adopted level of service (LOS).

## Sanitary Sewer Analysis

Based on Figure 9, a map provided by GRU, the project site's southern portion will connect to an existing eight-inch (8") gravity main in the SW 63<sup>rd</sup> Road right-of-way (R.O.W.). The northern portion will tie into an existing gravity main on tax parcel 07707-002-000. Both portions will connect to lift station #199, which is connected to a twelve-inch (12") force main that runs along the southern R.O.W. line of SW 62<sup>nd</sup> Avenue. A meeting will be coordinated with GRU to determine which existing sanitary sewer main is most appropriate for connection during the development plan process.

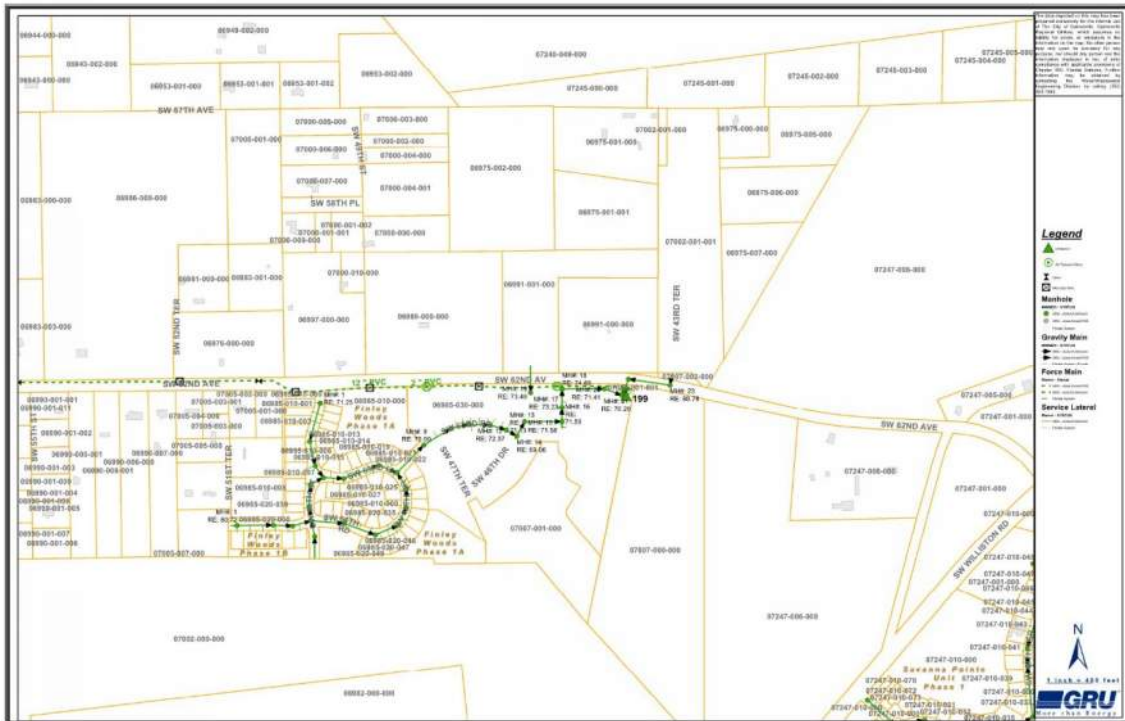


Figure 9: GRU Sanitary Sewer Map

Table 4: Potential Sanitary Sewer Impact

Land Use	Maximum Units	Generation Rate <sup>1</sup>	Estimated Demand (GPD)
<b>Proposed</b>			
Residential	471	106 gallons / capita / day	115,329
<b>Currently Permitted</b>			
Residential	471	106 gallons / capita / day	115,329
<b>Net Demand</b>	-	-	<b>0</b>

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

**Conclusion:** Approval of this Ls-CPA application *will not* result in an increase of the site's theoretical impact to the County's sanitary sewer system by 0 GPD and *will not* cause it to operate below the adopted level of service (LOS).

Solid Waste Analysis

**Table 5: Potential Solid Waste Impact**

Land Use	Maximum Units	Generation Rate <sup>1,2</sup>	Tons Per Year
<b>Proposed</b>			
Residential	471	.73 tons / person / year	794
<b>Currently Permitted</b>			
Residential	471	.73 tons / person / year	794
<b>Leveda Brown Environmental Park<sup>3</sup></b>			<b>&gt;20 years</b>

1. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*, Prentice Hall, New Jersey, 1996.

2. Generation rate estimates 2.31 persons per household.

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

*Conclusion:* Approval of this Ls-CPA application *will not* increase the site’s theoretical impact to the County’s solid waste system or cause it to operate below the adopted LOS. As shown in Table 5 and stated in the Alachua County Comprehensive Plan Solid Waste Element, 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 site’s theoretical demand.

Education Facilities Analysis

The City of Gainesville requires all Ls-CPA applications to evaluate public school concurrency based on the site’s maximum permitted density. Therefore, the site’s theoretical impact on Alachua County’s Public School System is evaluated in the Public School Generation form included with this application and in Table 6 of this document:

**Table 6: Potential Public School Demand**

Land Use	Units	Elem.		Middle		High	
		Rate	Total	Rate	Total	Rate	Total
<b>Proposed</b>							
Single-Family	321	.15	48	.07	22	.09	28
Multi-Family	150	.08	12	.03	5	.03	5
<b>Currently Permitted</b>							
Single-Family	321	.15	48	.07	22	.09	28
Multi-Family	150	.08	12	.03	5	.03	5
<b>Net Generation</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>0</b>

*Conclusion:* Approval of this Ls-CPA application *will not* result in an increase of the site’s theoretical impact the County’s Public School System or cause it to operate below the adopted LOS. During development plan review, these values may be updated to reflect the development’s actual number of proposed single-family and multi-family residential units.

## Recreation Facilities Analysis

As evidenced by Table 7, an excerpt from the City of Gainesville Comprehensive Plan's Recreation Element, the City's Existing LOS for parks exceed the Adopted LOS. This means the City currently has more recreation facilities than the minimum required to serve the existing population.

**Table 7: LOS Standards for Parks**

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

*Source: Alachua County Comprehensive Plan, Recreation Element*

The addition of almost 500 dwelling units may result in approximately 1,000 residents. However, this is not entirely new population growth, as some portion of residents will be relocating from elsewhere within the City of Gainesville. Additionally, the planned subdivision is designed with onsite recreation facilities that are intended to serve onsite residents. Therefore, it is anticipated that City Adopted LOS standards shall be maintained following this application's approval.

#### **4. CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN**

This section identifies specific Alachua County Comprehensive Plan Goals, Objectives, and Policies and explains how this PUD LsCPA application is consistent with each. The Goals, Objectives, and Policies are provided in normal font, and the consistency statements are provided in **bold** font.

PUD FLU – This LsCPA application is companion to a rezoning application which requests a PD Zoning Designation. The project site is compatible with adjacent properties and has access to sufficient public services. The proposed density ( $\pm 4$  du/ac) is consistent with the PUD FLU.

##### 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:

1. Consistency with the Comprehensive Plan;

**This section demonstrates how this Ls-CPA application is consistent with the City of Gainesville Comprehensive Plan. The intent of this application is to assign the PUD FLU category that implements the PD Zoning District onsite. Finley Woods PD was annexed into the City of Gainesville and shall be assigned FLU and Zoning designations comparable to what the subject property had while in the unincorporated County.**

2. Compatibility and surrounding land uses;

**Finley Woods is a Planned Development (PD) subdivision that was approved in unincorporated Alachua County. The development is compatible with adjacent residential and agricultural uses. Phases that have already been platted include appropriately-sized buffers along the site's perimeter where internal lots are adjacent to rural-size, single-family lots.**

3. Environmental impacts and constraints;

**Based on FEMA floodplain data, floodplains may be located onsite (see Figure 8). A 1.42-acre area has been delineated on the associated Zoning Master Plan, which includes a wetland and required buffer. During the design plat review for each phase of the development, natural features that require preservation will be accurately delineated by a professional environmental scientist and site layout will address these features accordingly.**

4. Support for urban infill and/or redevelopment;

**Currently, a portion of the site has been platted for 95 lots while the remainder is undeveloped. Finley Woods PD is considered infill, as the site is conveniently located between SR 24 and SR 121 and has convenient vehicular access to the County's major employers, the University of Florida and UF Health, as well as I-75.**

5. Impacts on affordable housing;

**In addition to the single-family detached and attached housing, a portion of the site may include multi-family units. The variety of potential housing products will provide housing to a range of household income levels.**

6. Impacts on the transportation system;

**This application does not seek an increase in residential units. As demonstrated in Section 3 of this report, the proposed units will not cause adjacent roadways to exceed adopted LOS.**

7. An analysis of the availability of facilities and services;

**Developed portions of Finley Woods are currently served by Gainesville Regional Utilities (GRU), City of Gainesville, and Alachua County. As demonstrated in Section 3 of this report, the proposed units will not cause public services to exceed adopted LOS.**

8. Need for the additional acreage in the proposed future land use category;

**The requested PUD FLU is necessary to implement the PD Zoning District designation the subject property had while within unincorporated Alachua County. No additional dwelling units or other uses are requested with this application.**

9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9., F.S.;

**The project site is conveniently located between SR 24 and SR 121 in an area supported by public services and conveniently located near major employers and I-75.**

10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and

**The construction and development of the project site will help to create jobs within the City. Furthermore, the need for this subdivision demonstrates that the City's population is growing, therefore, the increase in residents will help the economic development and strengthen and diversify the City's economy, through the payment of taxes and patron local stores to meet daily needs.**

11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

**The requested PUD FLU is necessary to implement the PD Zoning District designation the subject property had while within unincorporated Alachua County. Finley Woods is a planned residential subdivision that meets current Alachua County and/or City of Gainesville land development regulations.**

Policy 4.2.2

The City shall adopt land development regulations that encourage better access between residential neighborhoods and adjacent neighborhood centers through the use of street design and the use of pedestrian, bicycle and transit modifications.

**Finley Woods is a planned development with a variety of housing options, amenities, and multi-modal transportation infrastructure, including both pedestrian and bicycle paths that help to facilitate better connections within the neighborhood.**

## 5. URBAN SPRAWL ANALYSIS

Approval of this Ls-CPA does not constitute urban sprawl. As defined in Florida Statutes, 'Urban Sprawl' means "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses" (§ 163.3164(51)).

The thirteen (13) indicators of urban sprawl formerly identified in Chapter 163.3177(6)(a)9.a, Florida Statutes states:

"The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality..."

As demonstrated by the following analysis, the proposed Ls-CPA does not trigger any urban sprawl indicators, and adoption of this application will discourage the proliferation of urban sprawl within the City of Gainesville and Alachua County. All indicators will be shown in normal font, while consistency statements will be provided in **bold**.

1. Promotes, allows or designates for substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

**The project site is located within a developing area of the City. The proposed PUD FLU designation permits a variety of residential types. Finley Woods shall be developed at an urban-scale density of up to four dwelling units per acre.**

2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

**The project site is not located within a rural area, as it is proximate to major shopping employers, and I-75. The site is well suited for the proposed development, as it has sufficient public infrastructure and is compatible with adjacent uses.**

3. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

**Finley Woods PD is a planned community with multi-modal travel, master stormwater management facility, a variety of housing options, recreation facilities, and other onsite amenities.**

4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

**A 1.42-acre portion of the site has been designated common area to protect an onsite wetland with an appropriate buffer. Other natural features have been protected to the maximum extent practical during the master planning stage. During the development plan review for each phase of the development, natural features that require preservation will be accurately delineated by a professional**



**environmental scientist and site layout will address these features accordingly.**

5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

**The site's southern portion is the only portion adjacent to active agriculture. A large ±5-acre stormwater management facility is planned along this boundary. Other adjacent properties are either rural-scale residences or naturally-occurring forests.**

6. Fails to maximize use of existing public facilities and services.

**Onsite uses will continue to utilize existing public facilities and services currently supplied by Gainesville Regional Utilities (GRU), the City of Gainesville, and Alachua County, including potable water, sanitary sewer, electric, roads, sidewalks, transit, and emergency services.**

7. Fails to maximize use of future public facilities and services.

**Future public facilities and services will be incorporated into future development as it is provided.**

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

**Phases 1A, 1B, and 1C (95 units) have already been platted. Residential units are either occupied or under construction, and are connected to sufficient public facilities and services.**

9. Fails to provide a clear separation between rural and urban uses.

**Although Finley Woods PD is adjacent to rural-scale residential and agricultural uses, the site is located half a mile from long-time, established neighborhoods along SR 121, such as The Gainesville Golf and Country Club. Future development is trending towards the project site, and will eventually convert the currently underutilized adjacent sites to more urban-scale uses.**

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

**The subdivision is considered infill development, as it is located on the connection between SR 24 and SR 121 that has sufficient existing infrastructure to support the proposed uses. The site is also conveniently located proximate to major employers (University of Florida and University of Florida Health), large-scale commercial developments (Butler Plaza and Celebration Pointe), and major roadways (SR 24, SR 121, and I-75).**

11. Fails to encourage a functional mix of uses.

**Approval of this Ls-CPA application will further diversify the residential uses**

**within this area, allowing residents to have more housing options. The site is located to the City's predominate nonresidential corridor (I-75).**

12. Results in poor accessibility among linked or related land uses.

**Finley Woods PD is a master planned community with extensive multi-modal connections. Appropriate future connections shall be allocated during development plan review.**

13. Results in the loss of significant amounts of functional open space.

**Currently, the site is privately owned, and does not function as public open space. Future development plans for the project site incorporate natural areas while enhancing native landscaping and removing invasive exotics. Common open spaces shall be easily accessible by community residents.**

In addition to the thirteen (13) indicators of urban sprawl, Florida Statutes section 163.3177(6)(a)9.b identifies eight (8) development pattern or urban form criteria. If four (4) or more of those criteria are met, the presumption is that the amendment discourages urban sprawl. The proposed amendment and corresponding development are found to meet the following four (4) criteria as identified in §163.3177(6)(a)9.b.(I), (II), (III), and (VII).

1. Sec. (163.3177(6)(a)9.b(I)): Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

**The project site is located in an area that is seeing rapid commercial development. By placing a variety of residential options within close proximity to these new/expanded developments will reduce development pressure on lands less suitable for development.**

2. Sec. (163.3177(6)(a)9.b(II)): Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

**Approximately 95 lots have been platted, constructed, and/or occupied. These lots are served by GRU, Alachua County, or City of Gainesville public facilities and services. The master planned community will ensure future phases will also make efficient use of public facilities and services.**

3. Sec. (163.3177(6)(a)9.b(III)): Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

**This PUD application and the associated PD are requested to allow a variety of lot sizes while maintaining a moderate density. The development is master planned in a compact efficient manner that maximizes onsite natural features, provides interconnectivity for multiple transportation modes, and a variety of housing options, including detached, attached, and multi-family.**

4. Sec. (163.3177(6)(a)9.b(VII)): Creates a balance of uses based upon demands of the residential population for the nonresidential needs of an area.

**The site is located near Archer Road, which is characterized as a major commercial corridor. Within walking or biking distance to this intersection are hundreds of commercial and retail facilities. Approval of this Ls-CPA application will diversify the lot sizes of this development and provide more housing options to the residents of the City.**