

SOHO PROJECT

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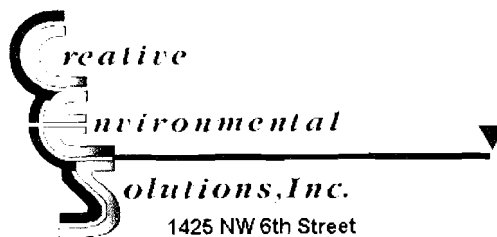
060737

Gainesville, Florida

Prepared For:

**Venture Realty
Gainesville, Florida**

Prepared by:



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Exhibit 3 Traffic Study
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**APPLICATION—CITY PLAN BOARD
DEPARTMENT OF COMMUNITY DEVELOPMENT**

OFFICE USE ONLY

Petition No. _____ Date _____ Fee: \$ _____
 Map No(s). _____ Receipt No. _____
 Staff Mtg. Date and Name: _____ EZ Area No. _____ EZ PD. _____

Owner(s) of Record (please print)	
Name:	Biltmore Corporation of Gainesville
Address:	4907 NW 43rd Street, Suite F
	Gainesville, Florida 32606
Phone:	(352) 331-1111
Fax:	(352) 384-0101
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name:	Creative Environmental Solutions, Inc.
Address:	1425 NW 6th Street
	Gainesville, Florida 32601
Phone:	(352) 371-4333
Fax:	(352) 371-0020

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 [X]	Zoning Map [X]	Master Flood Control Map []
Present designation: Residential Medium Density*	Present designation: Manufactured/Mobile Home Park (RM)*	Other [] Specify:
Requested designation: Mixed-Use Medium-Intensity	Requested designation: Mixed-Use Medium Intensity MU-2	

*Alachua County FLU and Zoning Designations

INFORMATION ON PROPERTY

- Street address: **4400 SW 20th Avenue**
- Map no(s): **4143**
- Tax parcel no(s): **06745-002-000 & 06680-001-000**
- Size of property: **+/- 40.56 acres** acre(s)
*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.*
- Legal description (attach as separate document, using the following guidelines): **See Exhibit 2.**
 - Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
 - 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?

See Figure 2: Surrounding Neighborhood, Figure 3: Existing Future Land Use and Figure 4: Existing Zoning.

Direction	Future Land Use Designation	Zoning Category	Existing Use
North	Conservation; Residential Medium Density*; Institutional*	Conservation*; Residential Multi-Family (R-2)*; and Agricultural*	Sugarfoot Prairie; Vacant Land; Daysville Community Cemetery
South	Recreation*; Residential High Density *	Business, Retail Sales & Service (BR)*; Conservation (C-1)*; Planned Development (PD)*	Forest Plaza; Forest Park and Alachua County Fire Rescue; Ventura Apartments; Pine Rush Villas
East	Residential Medium Density*; Residential High Density*; Residential Low Density*	Residential Single Family (R-1A, R-1C)*; Residential Multi-Family (R-2, R-2A, R-3)*; Planned Development (PD)*	Alamar Gardens Plat; Pinetree Gardens; Woodcrest Apts; Five Oaks Apts; Turtle Oaks Apts; Southern Hills; Mossy Oaks Apts; Townhouses
West	Conservation; Residential Medium Density	Conservation; Multiple Family Medium Density (RMF6)	Sugarfoot Prairie; Cabana Beach Apartments

*Alachua County Future Land Use and Zoning

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 X

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

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:

The SoHo development will include both residential and non residential development. The non-residential development will be placed along SW 20th Avenue west of 43rd Boulevard. Residential development is located adjacent to SoHo on the north and east side. The SoHo non-residential development will not affect residential streets. See Exhibit 3 Traffic Study. The SoHo non-residential development is not anticipated to create adverse affects due to the adjacent development.

- 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 X YES _____ (If yes, please explain below)

SoHo is located adjacent to Hogtown Creek and approximately 6 acres of wetlands are located on-site. An average 150 foot setback will be preserved on Hogtown Creek and a 50 foot buffer will be preserved on all wetlands. No wetlands are proposed for impact. Please see the Justification Report for more information.

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

- a. Property in a historic district or property containing historic structures?
N/A
- b. Property with archaeological resources deemed significant by the State?
A Phase I Cultural Resource Survey was conducted on the site in September 2006 by Suncoast Archaeological Consultants, Inc. and is attached as Exhibit 4. The report was submitted to the Division of Historical Resources on October 17, 2006.

- 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 <u> X </u>	Urban Infill _____
Activity Center _____	Urban Fringe _____
Strip Commercial _____	Traditional Neighborhood _____

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

The SoHo Project will be designed and constructed in a manner to enhance the community's efforts in defining and maintaining a "sense of place and character." An existing mobile home park will be redeveloped to provide for the construction of a mixed-use project including multi-family residences and commercial/retail facilities. Ultimately, SoHo will provide opportunities that will continue to increase the economic vitality and expand the economic market opportunities to Gainesville and neighboring communities.

Approximately 6 acres of wetlands will be preserved on the SoHo Project. By avoiding these wetlands, SoHo will contribute to the neighboring community by providing recreational opportunities, improving water quality, and enhancing flood control.

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

In 2003, Alachua County had an estimated population of 231,296 residents. The city of Gainesville made up about half of the County's population. According to the Gainesville Council for Economic Development, Alachua County is projected to gain about 38,300 residents and Gainesville will gain about 19,500 residents by the year 2015. This projected population growth will have a direct affect on the demand of housing and employment. The SoHo Project will provide both housing and economic benefits to the community on a local and regional scale.

As a mixed-use development, the SoHo Project will maximize the use of public investment and infrastructure and preserve some of Alachua County's most environmentally sensitive lands. The SoHo Project will provide a source of local employment that can be conveniently accessed by pedestrians or bicyclists living in the neighboring community. The proposed development will also increase the local tax base and enhance investment potential for lending institutions and investors. In addition, the SoHo Project will provide an atmosphere for transportation options such as walking, biking, and mass transit, which will decrease automobile usage and traffic congestion.

According to the Florida Housing Data Clearinghouse, by the year 2020 the demand for single family housing in Gainesville is projected to increase by 3,109 units and multi-family housing is projected to increase by 2,225 units. The SoHo Project will alleviate some of the projected housing demands and provide affordable and market-rate housing opportunities to the local community.

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

Roadways: See Exhibit 3: Traffic Study for information regarding roadways and the level of service.

Recreation: See the Justification Report. Sufficient capacity exists and the LOS standards will be unchanged.

Water and Wastewater: See the Justification Report. Sufficient capacity exists and the LOS standards will be met.

Solid Waste: See the Justification Report. Sufficient capacity exists and the LOS standards will be met.

Mass Transit: See the Justification Report and Exhibit 3: Traffic Study for information regarding mass transit and the level of service.

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

NO _____

YES X (please explain)

SoHo is located on SW 20th Avenue, which is utilized by Routes 20 and Route 21 of the Gainesville Regional Transit System (RTS). These routes provide direct access to shopping, entertainment, major employers, and the main campus of the University of Florida. Both routes are handicap accessible. According to RTS, an estimated 787,506 passengers utilized Route 20 and 127,506 passengers utilized Route 21 during the 2006 Fiscal Year. Route 20, which runs from the Oaks Mall to McCarty Hall at the University of Florida, is accessible Monday to Friday every 10 minutes from 6:00 a.m. to 6:30 p.m. and every 30 minutes all other times until 2 a.m. On Saturday, Route 20 runs every 30 minutes until 8 p.m. Route 21, which runs from Cabana Beach Apartments to McCarthy Hall at the University of Florida, runs Monday to Friday every 16 minutes from 6:30 a.m. to 4:30 p.m. and every 24 minutes all other times until 6 p.m. There is no service for Route 21 on Saturday.

In addition to convenient service, most of the RTS buses accessible to the SoHo Project have bike racks that hold up to two bicycles. This is particularly useful since many area residents use a combination of public transit and bicycles to commute. There are bike lanes along SW 20th Avenue that connect to other bike lanes on SW 34th Avenue. The bike lanes on SW 34th Avenue provide direct access to Butler Shopping Plaza and the University of Florida. There is a Shared Street Oriented Route (roads with in-street bicycle facilities such as a wide curb lane or parking lane with minimal use) along SW 43rd Street. This route leads to Archer Road and provides direct access to Butler Shopping Plaza.

Pedestrians will also be able to conveniently and safely access SoHo. There is a 6 foot wide sidewalk separated by approximately 10 to 15 foot of landscape buffer that run from SW 34th Street to SW 43rd Street. Pedestrian signals and crosswalks are active at both SW 43rd Street and SW 34th Avenue. In addition, Forest Park, which is across SW 20th Avenue from SoHo, provides pedestrians the opportunity to enjoy the green space and recreational facilities offered by the park.

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:	Biltmore Corporation of Gainesville
Address:	4907 NW 43rd Street, Suite F
	Gainesville, Florida 32606
Phone:	(352) 331-1111
Fax:	(352) 384-0101
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.

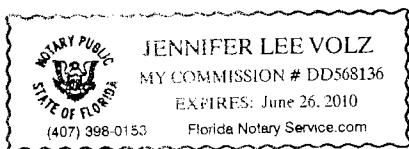
To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

Owner/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF Hatch

Sworn to and subscribed before me this 23rd day of October 2006, by (Name)
Carl Salefrino and John Plo



Signature – Notary Public

Personally Known ☒ OR Produced Identification ☐ (Type) _____

I. DESCRIPTION OF REQUEST

INTRODUCTION

Creative Environmental Solutions, Inc. (CES) was retained by Biltmore Corporation of Gainesville to request a Large-Scale Comprehensive Plan Amendment and Rezoning for a site referred to as SoHo. The site is approximately 40.56 acres and is located at 4400 SW 20th Avenue (Figure 1). SoHo was annexed into the City of Gainesville in July of 2006. This request would change the Future Land Use designation from the current Alachua County designation Residential Medium Density to the City of Gainesville Mixed-Use Medium-Intensity and the Zoning designation from Manufactured/Mobile Home Park (RM) to Mixed-Use Medium Intensity (MU-2).

SoHo will be a mixed-use development that will include residential, commercial, retail and office facilities. Multi-modal transportation opportunities will be encouraged for the residents and patrons of the site. SoHo will promote a pattern of development consistent with the surrounding area and will support transportation choices ranging from transit, bicycling and walking. Approval of this request will provide for a redevelopment project that will increase the city's economic base, promote multi-modal transportation, while preserving environmentally sensitive areas.

PROJECT CHRONOLOGY

- First Step Meeting was held with City of Gainesville staff on July 7, 2006.
- Neighborhood workshop was held at the Alachua County Public Library, Tower Road branch, on October 5, 2006 to provide project information and solicit input. Exhibit 1 provides documentation of the neighborhood workshop including the mailed notice, newspaper notice, workshop summary and sign-in sheets.
- Application submitted by October 23, 2006.

CONTEXT OF THE SITE

SoHo is located along SW 20th Avenue in an area characterized by multi-family residential development. SoHo is centrally located between major commercial, residential, cultural, educational, and institutional facilities. The site is approximately 1.4 miles from Butler Plaza, 1.2 miles from the University of Florida, and 2.2 miles from the Oaks Mall.

The area surrounding SoHo has been extensively researched with regards to development, transportation, environmental and archaeological concerns. A number of new developments are planned within the area including Creekside at Beville Run, Legacy, the expansion of Butler Plaza and several others. The "Urban Village" and Hull Road extension projects have initiated various transportation, environmental and archaeological studies.

SoHo is surrounded by an array of existing uses, zoning classifications, and future land use designations as shown in Table 1 and Figures 2-4.

Table 1: Surrounding Future Land Use and Zoning

Direction	Future Land Use Designation	Zoning Category	Existing Use
North	Conservation; Residential Medium Density*; Institutional*	Conservation*; Residential Multi-Family (R-2)*; and Agricultural*	Sugarfoot Prairie; Vacant Land; Daysville Community Cemetery
South	Recreation*; Residential High Density *	Business, Retail Sales & Service (BR)*; Conservation (C-1)*; Planned Development (PD)*	Forest Plaza; Forest Park and Alachua County Fire Rescue; Ventura Apartments; Pine Rush Villas
East	Residential Medium Density*; Residential High Density*; Residential Low Density*	Residential Single Family (R-1A, R-1C)*; Residential Multi-Family (R-2, R-2A, R-3)*; Planned Development (PD)*	Alamar Gardens Plat; Pinetree Gardens; Woodcrest Apts; Five Oaks Apts; Turtle Oaks Apts; Southern Hills; Mossy Oaks Apts; Townhouses
West	Conservation; Residential Medium Density	Conservation; Multiple Family Medium Density (RMF6)	Sugarfoot Prairie; Cabana Beach Apartments

*Alachua County Future Land Use and Zoning
Source: CES, 2006

URBAN VILLAGE: SOUTHWEST 20TH AVENUE TRANSPORTATION DESIGN PROPOSAL

The *Urban Village: Southwest 20th Avenue Transportation Design Proposal* was prepared by the UF School of Architecture for the North Central Florida Regional Planning Council and the Metropolitan Transportation Planning Organization in 2005. The Urban Village is a research based design proposal for the land located south of Hogtown Creek, north of Archer Road, west of 34th Street, and east of I-75. The design team envisioned “a walkable, dense, urban fabric that will support cycle, transit and automobile transportation modes with high connectivity and low congestion.” The recommendations include three important facets: transportation strategies, promoting mixed use development, and integrated innovative design.

SoHo is located in the western gateway to the Urban Village, the northwest portion along SW 20th Avenue and Hogtown Creek. SoHo seeks to incorporate high-density mixed-use development by amending the FLU and zoning to allow 14-30 dwelling units per acre. Multi-modal transportation will be promoted by the SoHo development including pedestrian and bicycle trail interconnectivity and transit amenities. A portion of the proposed Archer Braid is located within the SoHo project limits. The Archer Braid is a high priority bicycle trail proposed in “Transporting Ecologies: Alachua Countywide Bicycle Master Plan Addendum.” The trail will connect Haile Plantation, Kanapaha Gardens, SW 20th Avenue, and the University of Florida. SoHo will promote connectivity to the Archer Braid and incorporate additional bicycle friendly areas within the development. A bus bay is proposed and will be designed in conjunction with Regional Transit Systems, Alachua County Public Works, and City of Gainesville Public Works. A bus shelter and bicycle parking facilities will also be incorporated into the design. The site is served by two existing bus routes which provide frequent opportunities for transit to the Oaks Mall, the University of Florida, Butler Plaza, Shands and areas in between.

CONCEPTUAL DESIGN

SoHo will be a mixed-use development with multi-family residential units, commercial facilities, and offices. The design strives to create a walkable neighborhood and to provide attractive destinations for residents of SoHo and the surrounding community. Possible commercial facilities will include neighborhood grocery stores, drug stores, restaurants or cafes, and associated retail/entertainment

facilities. It is anticipated that the buildings will be at least two stories in height and may contain offices and retail/commercial services on the upper stories. A mixture of housing types may be incorporated into the conceptual design including apartments, townhouses or rowhouses, courtyard homes or mixed-use units. A stepped density approach may be utilized to concentrate greater density adjacent to SW 20th Avenue while gradually decreasing the density toward the environmentally sensitive wetland areas and Hogtown Creek. Approximately 6 acres of wetlands and a 50 foot wetland buffer will be preserved on-site. By avoiding these wetlands, the SoHo Project will contribute to the community by providing recreational opportunities, improving water quality and enhancing flood control

INFRASTRUCTURE EVALUATION

The infrastructure surrounding the site was evaluated for its viability to support the proposed SoHo request for amendments to the Future Land Use Map and zoning designations. Centralized sewer and water connectivity is available; however, it will need to be updated. The site also has access to existing electric, telephone, and cable services. A traffic study is included as Exhibit 3 which provides detailed traffic circulation information. Additionally, services such as transit, fire protection, police security, medical, and recreational services are in close proximity.

TRANSIT SERVICES

SoHo is located adjacent to SW 20th Avenue, which is utilized by routes 20 and 21 of the Gainesville Regional Transit System (RTS). These routes provide direct access to shopping, entertainment, major employers, and the main campus of the University of Florida. Both routes are handicap accessible. According to RTS, an estimated 787,506 passengers utilized Route 20 and 127,506 passengers utilized Route 21 during the 2006 Fiscal Year. Route 20, which runs from the Oaks Mall to McCarty Hall at the University of Florida, is accessible Monday to Friday every 10 minutes from 6:00 a.m. to 6:30 p.m. and every 30 minutes all other times until 2 a.m. On Saturday, Route 20 runs every 30 minutes until 8 p.m. Route 21, which runs from Cabana Beach Apartments to McCarthy Hall at the University of Florida, runs Monday to Friday every 16 minutes from 6:30 a.m. to 4:30 p.m. and every 24 minutes all other times until 6 p.m. There is no service for Route 21 on Saturday.

FIRE PROTECTION

The site is served by the Alachua County Fire Department Station #19 located across SW 20th Avenue at 1800 SW 43rd Street, Gainesville. This station houses an ALS Engine and crew to provide dual role response. Station #19 is open 24 hours a day, 7 days a week, with a crew consisting of at least 4, with paramedics and fire fighters.

POLICE PROTECTION

The City of Gainesville Police Department, located at 721 NW 6th St, Gainesville, is the responsible party for providing law enforcement services to the proposed development. Calls are dispatched from the communications center at (352) 955-1818.

MEDICAL SERVICES

Shands at the University of Florida is a private, not-for-profit hospital that specializes in tertiary care for critically ill patients. Shands is located at 1600 SW Archer Road, approximately 3.5 miles from the project site. Shands at UF is one of the most comprehensive hospitals and one of the leading referral medical centers in the Southeast. It continually receives recognition as one of the best hospitals in the nation by U.S. News and World Report because of its dedication to patient care, education and research. More than 500 physicians representing 110 medical specialties work with a team of healthcare professionals to provide quality care for patients.

North Florida Regional Medical Center, located at 6500 Newberry Road, is approximately 2.5 miles from the SoHo site. NFRMC is a 278 bed, full service medical and surgical acute care center offering comprehensive heart care, cancer care, women's health, senior care and orthopedic/neurosurgery and spine services. North Florida Regional has more than 425 physicians on staff in 40 different specialties. NFRMC has been recognized eight times as one of the 100 Top Hospitals. North Florida Regional is the only non-teaching hospital to receive this distinction. The hospital's maternity unit has been selected as one of the "Top 10" maternity units in the nation by Child magazine and by HealthGrades.

RECREATIONAL SERVICES

Recreational amenities and greenspace surrounding the site include Forest Park, Sugarfoot Prairie, and Green Acres Park. Forest Park is located south of 20th Avenue, adjacent to the property. The park is operated by the City of Gainesville Nature Operations Division and offers soccer fields, basketball and volleyball courts, picnic areas with shelters, restrooms, and a dog park area. Sugarfoot Prairie is located adjacent to SoHo, west of Hogtown Creek and is part of the larger Hogtown Creek Greenway which includes Broken Arrow Bluff, 29th Road Conservation Area, Forest Park Conservation Area and Sugarfoot Prairie Conservation Area. Green Acres Park is located northwest of SoHo.

PUBLIC SCHOOLS

SoHo will be served by Littlewood Elementary School, Kanapaha Middle School and Buchholz High School. According to the Proportionate Share Mitigation for School Concurrency, the formula to calculate the number of students per dwelling unit for multi-family residential is the number of students per unit multiplied by number of proposed units, as illustrated in Table 2. The permitted capacity, current enrollment and available seats for these three schools is also shown in Table 3.

Table 2: Public School Students per Dwelling Unit by Education Level for Multi-Family Residential

Education Level	Students per Unit	Proposed Units	Total Students
Elementary School	.122	700	85.4
Middle School	.05	700	35
High School	.57	700	39.9
TOTAL PROJECTED STUDENTS:			160.3

Source: Proportionate Share Mitigation for School Concurrency (Department of Community Affairs, May 15, 2006)

Table 3: Current School Capacity

Schools	Permitted Capacity	Current Enrollment	Available Seats
Littlewood Elementary	616	650	-34
Kanapaha Middle	1,079	919	160
Buchholz High	2,054	2,357	-303

Source: School Board of Alachua County: School Capacity vs. Enrollment (Revised September 27, 2006)

DEVELOPMENT SUITABILITY

The SoHo project site is currently utilized as Alamar Gardens Mobile Home Park. The mobile home park contains 224 mobile home lots on approximately 40.56 acres with gross density of 5.5 dwelling units to the acre. The site is bordered to the north and west by Hogtown Creek and approximately 6 acres of wetlands are located on-site associated with Hogtown Prairie. The site has been exclusively utilized as a Mobile Home Park since 1969.

ENVIRONMENTAL SUITABILITY

SoHo is located adjacent to Hogtown Creek and Hogtown Prairie. Hogtown Prairie has been designated as a Strategic Ecosystem by Alachua County and ranked 3rd out of 47 identified ecosystems. The area contains listed species and wildlife habitat. Two major concerns for the Prairie are real estate development and urban runoff (Alachua County Ecological Inventory Project, 1996). SoHo proposes to redevelop an existing site that was constructed in 1969. The site will be constructed to generally accepted engineering principles and will comply with all applicable federal, state, and local stormwater regulations and permits. All LOS standards for stormwater will be met including the treatment of at least 1-inch of runoff.

The new development will preserve approximately 6 acres of wetlands associated with Hogtown Prairie. The wetlands were delineated in November 2005 according to 62.340 F.A.C. The dominant species included red maple (*Acer rubrum*), swamp tupelo (*Nyssa sylvatica*), button bush (*Cephalanthus occidentalis*), swamp chestnut oak (*Quercus michauxii*), sugarberry (*Celtis laevigata*), slash pine (*Pinus elliottii*), royal fern (*Osmunda regalis*), chain fern (*Woodwardia virginica*) and sabal palm (*Sabal palmetto*). Hogtown Creek traverses the western edge of the property boundary. This is a black water stream which runs off-site under SW 20th Ave. An average 150 foot setback will be provided for Hogtown Creek.

HISTORICAL AND ARCHAEOLOGICAL SUITABILITY

SoHo is not located within a historic district as designated by the City of Gainesville although it is located within an area surrounded by previously recorded archaeological sites. A complete Phase 1 Cultural Resource Survey was completed by Suncoast Archaeological Consultants, Inc. in September 2006 and is attached as Exhibit 4.

MOBILE HOME PARK REDEVELOPMENT

SoHo proposes to comply with all applicable laws regulating Mobile Home Parks including Florida Statute 723.081 (Notice of application for change in zoning.) and 723.083 (Governmental action affecting removal of mobile home owners.). Florida Statute 723.081 requires that mobile home park owners must notify each mobile home owner of applications to change the zoning on the mobile home park. A notification letter will be sent to the Alamar Gardens Mobile home owners within five days of the application submittal. Florida Statute 723.083 states that before a rezoning can be approved, there must be proof that “adequate mobile home parks or other suitable facilities exist for the relocation of mobile homes.” Adequate and suitable residential units are available to the displaced mobile home owners in the City of Gainesville and surrounding areas. Of the 224 lots within the Alamar Gardens park, 84 are occupied by renters, 52 are occupied by mobile home owners, 51 mobile homes are vacant, and 37 lots are vacant. Upon approval of the Comprehensive Plan Amendment and Rezoning, these 52 owners must be relocated according to Florida State Law and the Florida Mobile Home Relocation Corporation.

The current rental rates at Alamar Gardens range from \$195 to \$225 per month for lot spaces and \$395 to \$540 per month for mobile home rentals. Preliminary research shows that equivalent mobile home parks exist within close proximity. The following information shown in Table 4 was collected with regards to 6 of the more than 20 mobile home parks in Alachua County. Of these six parks, all are located within the City or Urban Services boundary and 5 are located on routes served by the Gainesville Regional Transit System.

Table 4: Mobile Home Park Lots and Rental Ranges

Mobile Home Park	Available Lots	Lot Rental Range
1	3	\$175-\$180
2	40	\$230-\$235
3	9	\$233-\$243
4	100	\$241-\$249
5	2	\$267-\$270
6	3	\$275-\$400
	Total: 157	Range: \$175-\$400

Source: CES, 2006.

CONCLUSION

The SoHo project will provide for the redevelopment of an existing mobile home park to increase density and provide mixed-use development in an appropriate location served by existing and proposed infrastructure. The project site is suitable for the proposed plan and is served by existing infrastructure with the capacity for redevelopment. SoHo will preserve ecologically sensitive areas and serve as a mixed use center promoting multi-modal transportation mechanisms such as transit, bicycling and walking. The land surrounding SoHo has been studied extensively and the recommendations promote compact, mixed-use development to promote an interconnected village that lessens the burden on public infrastructure and natural resources. SoHo will be designed to incorporate these recommendations and to complement the surrounding area, both existing and projected.

II. CONSISTENCY WITH THE CITY OF GAINESVILLE 2000-2010 COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

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 1.1: Adopt city design principles which adhere to timeless (proven successful), traditional principles.

Policy 1.1.1: To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, work places, 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.

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.

SoHo will be a mixed-use development which will include multi-family housing, retail/commercial facilities, and offices to promote a compact development. SoHo may incorporate different types of multi-family dwellings such as apartments, townhouses, condominiums, or courtyard homes.

Omitted Policies 1.1.4-1.1.6

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

SoHo is accessible by two transit lines, bicycle lanes, and sidewalks. A bus bay and shelter will be incorporated into the design to promote transit ridership. Additionally, bicycle and pedestrian paths will be designed throughout the site.

Omitted Policy 1.2.1-1.2.2

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

SoHo is a planned mixed-use community centrally located between development along SW 20th Avenue, SW 62nd Boulevard, and SW 43rd Street. Several residential developments are within close proximity, which could utilize the proposed retail, commercial and office facilities planned for the site.

Omitted Policy 1.2.4-1.2.5

Policy 1.2.6: The City should encourage or require buildings to put “eyes on the street” with front facade windows and doors.

The development plan for SoHo will incorporate “eyes on the street” design where feasible, including the mixed use buildings along SW 20th Avenue.

Omitted Policies 1.2.7-1.2.9

Policy 1.2.10: The City should amend the land development code to require that multiple-family developments be designed to include orientation of the front door to a neighborhood sidewalk and street

The multi-family residential units will be designed with front doors facing streets and sidewalks where feasible.

Omitted Policies 1.2.11-1.2.12, Objective 1.2

Objective 1.3: Adopt land development regulations that guide the transformation of conventional shopping centers into walkable, mixed use neighborhood (activity) centers.

SoHo will promote a walkable mixed-use community by providing neighborhood retail and commercial facilities to the residents of SoHo and the numerous communities within walking distance.

Policy 1.3.1: When feasible, neighborhood centers should be designed to include a gridded, interconnected street network lined with street-facing buildings and buildings at least 2 stories in height

SoHo residential development will be at least two stories in height and will be designed to provide interconnectivity to the retail/commercial development along SW 20th Avenue.

Policy 1.3.2: Centers should be pleasant, safe, and convenient for pedestrians and bicyclists and contain a strong connection to transit service.

SoHo will incorporate a bus bay and shelter to promote transit ridership on the two existing routes, which currently service the site.

Policy 1.3.3: Centers should, to the extent feasible, contain a range of mixed land use types - preferably within a one-quarter mile area--including such uses as neighborhood-scaled retail, office, recreation, civic, school, day care, places of assembly and medical uses. The uses are compact, and vertically and horizontally mixed. Multiple connections to and from surrounding areas should be provided along the edges of a mixed use area.

SoHo may contain mixed uses such as multi-family residential units of various housing types, restaurants, offices, drug stores, and a grocery store. This area is located within the “Urban Village” which includes the land south of Hogtown Creek, north of Archer Road, east of I-75 and west of SW 34th Street. This Urban Village area was designated by the University of Florida College of Architecture in the researched based design proposal “Urban Village: Southwest 20th Avenue Transportation Design Proposal.” The Urban Village is in close proximity to the existing and proposed medical and cultural facilities associated with the University of Florida. There are existing recreational, retail, commercial and institutional facilities within the Urban Village in close proximity to the SoHo project. This area is proposed as a compact mixed-use village area, which is walkable and bikeable. SoHo will incorporate these design ideas and types of development as feasible.

Omitted Policies 1.3.4-1.3.5

Objective 1.4: Adopt land development regulations that promote mixed-use development within the city.

Omitted Policy 1.4.1

Policy 1.4.2: The City should require strategies such as traffic calming and transportation demand management to reduce traffic impacts experienced by residences in mixed-use areas.

Policy 1.4.3: Mixed-use development should emphasize transit design and compatible scale – compatible scale especially when facing each other on a street.

Policy 1.4.4: In mixed-use zoning districts, the City should prohibit or restrict land uses that discourage pedestrian activity and residential use, including car washes, motels (hotels are acceptable), storage facilities, auto dealerships, drive-throughs, warehouses, plasma centers, and street-level parking lots.

SoHo will be designed to incorporate pedestrian friendly design including inter- and intra-development connectivity and buildings oriented toward streets or sidewalks.

Omitted Policy 1.4.5

Objective 1.5: Discourage sprawling, low-density dispersal of the urban population.

Omitted Policies 1.5.1-1.5.8

Policy 1.5.9: The land use map should designate appropriate areas for multi-family residential development in close proximity to neighborhood centers and important transit routes. When appropriate and in a way not detrimental to single-family neighborhoods, the City should encourage the establishment of residential, retail, office, and civic uses within ½-mile of the center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling.

SoHo is located in an area currently characterized by multi-family residential development. The SoHo project proposes to incorporate Smart Growth design by allowing for a live/work community including residential, retail, commercial and office facilities. Pedestrian and bicycling trails will be provided throughout the development in an effort to decrease vehicle usage by capturing trips internally.

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 2.1.1: The City shall continue to develop recommendations for areas designated as redevelopment areas, neighborhood centers and residential neighborhoods in need of neighborhood enhancement and stabilization.

- a. The City should consider the unique function and image of the area through design standards and design review procedures as appropriate for each redevelopment area:

- b. The City should include in its redevelopment plans recommendations regarding economic development strategies, urban design schemes, land use changes, traffic calming, and infrastructure improvements;
- c. The City should identify potential infill and redevelopment sites; provide an inventory of these sites; identify characteristics of each parcel including land development regulations, infrastructure availability, major site limitations, and available public assistance; and develop a strategy for reuse of these sites;
- d. The City should encourage retail and office development to be placed close to the streetside sidewalk

SoHo is a proposed redevelopment project which seeks to provide for a well-designed, compact commercial and residential mixed-use area. Design concepts may include stepped density of various residential housing types, grocery stores, retail, eating establishments and office facilities.

Omitted Policies 2.1.2-2.1.5

GOAL 3: ACHIEVE THE HIGHEST LONG-TERM QUALITY OF LIFE FOR ALL GAINESVILLE RESIDENTS CONSISTENT WITH SOUND SOCIAL, ECONOMIC AND ENVIRONMENTAL PRINCIPLES THROUGH LAND DEVELOPMENT PRACTICES THAT MINIMIZE DETRIMENTAL IMPACTS TO THE LAND, NATURAL RESOURCES AND URBAN INFRASTRUCTURE

Objective 3.1: The City shall protect environmentally sensitive land, conserve natural resources and maintain open spaces identified in the Future Land Use Map Series, through the Development Review Process and land acquisition programs

Policy 3.1.1: At a minimum the following standards and guidelines shall be used to protect environmentally sensitive resources identified in the Environmentally Significant Land and Resources map series within the Future Land Use Map Series. The City shall develop and adopt land development regulations that establish criteria for expansion of the minimum standards addressed below

- a. Creeks: Between 35 and 150 feet from the break in slope at the top of the bank, there is a rebuttable presumption that development is detrimental to the regulated creek. Development must conform to applicable provisions of the land development regulations which prohibit development within a minimum of 35 feet of the break in slope at the top of the bank of any regulated creek
- b. Wetlands: Developments containing wetlands must avoid loss of function or degradation of wetland habitat and/or wetland hydrology as the highest priority.
- c. Lakes: Developments containing or adjacent to a natural lake (or lakes) must not adversely impact the condition of the lake. Dredge and fill shall be prohibited. Development shall be prohibited within 75 feet of the landward extent of a lake
- d. Wetfields: Developments must be consistent with Policy 2.3.2 of the Conservation, Open Space and Groundwater Recharge Element
- e. Major Natural Groundwater Recharge Areas: Developments within this area must be consistent with Policies 2.3.3 and 2.3.5 of the Conservation, Open Space and Groundwater Recharge Element.
- f. Upland Areas: Developments within an area identified as Upland must submit an ecological inventory of the parcel. Based on the inventory, development may be allowed on up to the maximum of 75 percent of the parcel.

SoHo contains approximately 6 acres of wetlands. Development will be clustered away from the environmentally sensitive areas. Hogtown Creek will be protected by a 150 foot setback and 50 foot buffer. SoHo will be designed to minimize any impacts to the environment and ecology of the region.

Omitted Policy 3.1.3-3.1.5, Objective 3.2

Objective 3.3: Provide adequate land for utility facilities and that utility facilities be available concurrent with the impacts of development using the following policies.

Policy 3.3.1: The City shall continue to determine and monitor whether facilities and services serving proposed development meet established Level of Service standards using the Concurrency Management System.

Policy 3.3.2: Prior to the approval of an application for a development order or permit, a concurrency analysis shall be made, and no final development order shall be issued unless existing facilities and services have capacity in accordance with locally adopted Level of Service (LOS) standards and/or the Transportation Concurrency Exception Area, or unless the final development order is conditioned upon the provision of such facilities and services being available at the time the impact of the development will occur.

Policy 3.3.3: No final development order shall be issued unless the required on-site and off-site utilities needed to serve that development have received a development permit concurrent with the proposed development.

Utility facilities will be permitted and approved by the City of Gainesville and Gainesville Regional Utilities.

Omitted Objectives 3.4-3.6

GOAL 4: THE LAND USE ELEMENT SHALL FOSTER THE UNIQUE CHARACTER OF THE CITY BY DIRECTING GROWTH AND REDEVELOPMENT IN A MANNER THAT USES NEIGHBORHOOD CENTERS TO PROVIDE GOODS AND SERVICES TO CITY RESIDENTS, PROTECTS NEIGHBORHOODS, DISTRIBUTES GROWTH AND ECONOMIC ACTIVITY THROUGHOUT THE CITY IN KEEPING WITH THE DIRECTION OF THIS ELEMENT, PRESERVES QUALITY OPEN SPACE, AND PRESERVES THE TREE CANOPY OF THE CITY. THE LAND USE ELEMENT SHALL PROMOTE STATE-WIDE GOALS FOR COMPACT DEVELOPMENT AND EFFICIENT USE OF INFRASTRUCTURE.

Objective 4.1: The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, professional uses and industrial uses at appropriate locations to meet the needs of the projected population and which allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

SoHo is a prime location for redevelopment of an area to provide a mixed-use center which will provide day to day needs and work environments for the existing and projected community surrounding the project site. The site will be designed to preserve ecologically significant wetlands and buffers while providing fo high density development adjacent to SW 20th Avenue.

Policy 4.4.1: Land Use Categories on the Future Land Use Map shall be defined as follows:

Mixed-Use Medium-Intensity (12-30 units per acre). This category allows a mixture of residential, office, business 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 neighborhood center serving multiple neighborhoods. It is not expected that these areas shall be expanded significantly during this planning period. Land development regulations shall ensure a compact, pedestrian environment for these areas; provide guidelines for the compatibility of permitted uses; and ensure that such areas do not serve overlapping market areas of other designated medium-intensity neighborhood centers. Residential development from 12 to 30 units per acre shall be permitted. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by special use permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within ½ mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and community facilities. Buildings in this land use category shall face the street and have modest (or no) front setbacks.

The proposed Future Land Use designation of Mixed-Use Medium-Intensity will allow the construction of retail, commercial, office and multi-family residential dwelling units. The FLU designation will allow street facing commercial and residential development promoting an area characterized by living and working in a compact neighborhood maximizing public infrastructure.

Omitted Policies 4.1.2-4.1.5, Objective 4.2-4.3

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 shall 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.

SoHo was annexed into the City of Gainesville in July 2006. This proposal is to change the FLU and zoning designations to City of Gainesville designations. Both the City of Gainesville and Alachua County LOS standards are analyzed below.

Omitted Objective 4.5-4.11, Goal 5

TRANSPORTATION MOBILITY ELEMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL 1: DEVELOP AND MAINTAIN A SAFE, CONVENIENT AND ENERGY EFFICIENT MOTORIZED AND NON-MOTORIZED TRANSPORTATION SYSTEM TO ACCOMMODATE THE SPECIAL NEEDS OF THE SERVICE POPULATION AND THE TRANSPORTATION DISADVANTAGED AND WHICH PROVIDES ACCESS TO MAJOR TRIP GENERATORS AND ATTRACTORS

Objective 1.1: Create an environment that promotes transportation choices, compact development, and a livable city.

SoHo will be designed to promote compact development by mixing retail, office, and residential uses to maximize the use of public investment and infrastructure. SoHo will promote transit ridership and bicycle route connectivity to help accommodate citizens without vehicular transportation.

Omitted Policies 1.1.1-1.1.10

Policy 1.1.11: Site plans for new developments and redevelopment of non-residential sites shall be required to show any existing and proposed bicycle and pedestrian access to adjacent properties and transit stops.

SoHo proposes to provide bicycle and pedestrian trails through the open space areas of the development and to connect to existing bicycle routes and the proposed Archer Braid. Additionally, a new bus shelter and bus bay will be incorporated into the site plan.

Policy 1.1.12: New development will be encouraged to provide non-motorized vehicle and non-street connections to nearby land uses such as schools, parks, retail, office, and residential when feasible.

Bicycle and pedestrian routes will be located so that nearby land uses and/or existing trails will be connected.

Omitted Policy 1.1.13

Objective 1.2: Ensure that future land use map designations promote transportation objectives by designating residential development of sufficient density in appropriate locations to support transportation choice.

Omitted Policy 1.2.1-1.2.2 Objective 1.3-1.4

GOAL 2: PROVIDE A SAFE, CONVENIENT, CONTINUOUS, COMFORTABLE, AND AESTHETICALLY PLEASING TRANSPORTATION ENVIRONMENT THAT PROMOTES WALKING. DEVELOP A "PARK ONCE" ENVIRONMENT AT EACH CITY NEIGHBORHOOD (ACTIVITY) CENTER.

Objective 2.1: Establish land use designations and encourage site plans which reduce trip distances.

The proposed land use designation is Mixed-Use Medium Intensity which promotes concentrated development and reduces trip distances and promotes pedestrian and non-motorized vehicle usage.

SoHo will contain both multi-family residential units and commercial/retail development which may include restaurants, grocery facilities, and supplemental retail facilities.

Omitted Policies 2.1.2-2.1.6

Policy 2.1.7: Development and redevelopment projects shall be encouraged to provide bicycle and pedestrian access to adjacent properties.

Inter- and intra-developmental connectivity will be provided for bicycles and pedestrians.

Omitted Policies 2.1.8-2.1.9

Policy 2.1.10: In new development or redevelopment, walking and bicycling shall be promoted by establishing modest, human-scaled dimensions such as small street blocks, pedestrian-scaled street and building design, ample sidewalks to carry significant pedestrian traffic in commercial areas.

Omitted Policies 2.1.11-2.1.14

Policy 2.1.15: The City shall amend the Land Development Code to require new development and redevelopment to provide safe and convenient on-site pedestrian circulation with features such as, but not limited to sidewalks, speed tables and crosswalks that connect buildings and parking areas at the development site.

SoHo will promote on-site pedestrian circulation with interconnected sidewalks which join buildings, parking areas and bicycle routes.

Policy 2.1.16: At least 5 feet of unobstructed width shall be maintained on all sidewalks, except as necessitated by specific physical and/or natural feature constraints that require a more narrow dimension for a short length within a standard width sidewalk. Under no circumstances shall the sidewalk be less than 36 inches in width.

Sidewalks will be designed to meet the criteria in Policy 2.1.16 and the appropriate Land Development Regulations.

GOAL 3: CREATE A PREMIERE COMMUNITY TRANSIT SYSTEM THAT PROVIDES A VARIETY OF FLEXIBLE TRANSPORTATION SERVICES THAT PROMOTE ACCESSIBILITY AND COMFORT. THE CITY SHALL BECOME A NATIONAL MODEL FOR EXPANDED AND ENHANCED TRANSIT SERVICE THROUGH AGGRESSIVE EFFORTS TO PROVIDE CONVENIENT SERVICE THROUGHOUT THE CITY AND URBAN AREA. SERVICE SHALL BE PROVIDED WITH THE CLEANEST, QUIETEST, MOST EFFICIENT EQUIPMENT FEASIBLE.

Objective 3.1: Design the City Regional Transit System (RTS) to strike a balance between the needs of those who are transit-dependent, and the need to become a viable service designed for the substantially larger market of those who have a choice about using the bus. Viable service shall be supported by ensuring that the bus system serves major trip generators and attractors such as the UI campus and neighborhood (activity) centers, and that employment and housing are adequately served by safe, pleasant and convenient transit stops, while also providing for the transportation-disadvantaged.

Policy 3.1.3: By 2005, the City shall evaluate the citywide bus stops to identify needs for bus stop improvements such as well-designed shelters, bicycle parking, route information, benches, waste receptacles, or the need for a new bus stop.

Objective 3.2: Increase transit ridership. Strive to carry 8 million riders per year by 2005 and 10 million riders per year by 2010.

Policy 3.2.1: The City shall strive for a residential density of at least 8 units per acre for developments in areas that are or will be served by frequent transit.

The proposed SoHo development will incorporate a new bus bay and shelter and bicycle parking within the residential and retail areas. SoHo is accessible by two major RTS routes (Route 20 and 21) which provide direct access to shopping, entertainment, major employers, and main campus of University of Florida.

Omitted Policies 3.2.2-3.2.6, and Goal 4

GOAL 5: DEVELOP AN INTERCONNECTED TRAILS NETWORK THROUGHOUT THE URBAN AREA.

Objective 5.1: Develop, by 2006, an average of at least one mile of trail designed for bicycles, pedestrians, and wheelchairs annually.

Omitted 5.1.1-5.1.3

Policy 5.1.3: The City shall amend the land development code to require new development and redevelopment to provide pedestrian and bicycle access to nearby trails, where feasible, or to enable a future retrofit connection.

SoHo will have pedestrian and bicycle routes within the site and if feasible, will connect to the proposed Archer Braid bicycle trail.

Omitted Policies 5.1.4-5.1.7

GOAL 6: CREATE AND RETAIN STREETS THAT PROMOTE A MIX OF USES SUCH AS CAR TRAVEL, TRANSIT, AND BICYCLING BY DESIGNING STREETS: (1) FOR SLOW MOTOR VEHICLE SPEEDS; (2) FOR QUIET NEIGHBORHOODS; (3) FOR SAFETY FOR CHILDREN, PEOPLE WITH DISABILITIES, AND SENIORS ALONG RESIDENTIAL STREETS; (3) FOR A LIVABLE COMMUNITY FEATURING NEIGHBORHOOD PRIDE, A SENSE OF PLACE, AND A PLEASANT TREE CANOPY; AND (4) THAT SUPPORT A SIDEWALK SYSTEM SUPPORTIVE OF SOCIALIZING.

Objective 6.1: Revise street design standards and continue installing street design features so that construction of new streets and repair of existing streets will create a safe, balanced, livable street that can be used for all forms of travel -- to the benefit of neighborhoods, local businesses, and the overall community.

Omitted Policies 6.1.1-6.1.5

Policy 6.1.6 The street layout of new developments shall be coordinated with the streets and parking of surrounding areas. This shall be done by establishing street connections to adjacent or potentially adjacent streets and parking lots, when feasible, unless natural features prevent such a connection. When not feasible, the end of the street shall establish a right-of-way connection to adjacent, off-site property so that a future motorized or non-motorized connection to an adjacent street or property is not foreclosed.

SoHo will be designed in conjunction with Alachua County Public Works and City of Gainesville Public Works Department to coordinate with the surrounding streets. Proposed ingress/egress is on SW 20th Avenue.

Omitted Policies 6.1.7-6.1.8 Goals 7-9

CONCURRENCY MANAGEMENT ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL 1. ESTABLISH A TRANSPORTATION CONCURRENCY EXCEPTION AREA, WHICH PROMOTES AND ENCOURAGES:

- a. urban redevelopment;
- b. infill development;
- c. a variety of transportation choices and opportunities including automotive, pedestrian, bicycle and transit;
- d. the City's economic viability;
- e. desirable urban design and form;
- f. a mix of residential and non-residential uses;
- g. streetscaping/landscaping of roadways within the city; and,
- h. pedestrian and bicyclist comfort, safety and convenience.

SoHo was annexed into the City of Gainesville in July 2006. The Transportation Concurrency Exception Area has not been updated to include the project site. Please see the Traffic Study provided as Exhibit 3 for more information.

Omitted Objective 1.1-1.10

HOUSING ELEMENT GOALS, OBJECTIVES AND POLICIES

Omitted Goal 1-3

GOAL 4. ENSURE HOUSING DEVELOPMENT DOES NOT NEGATIVELY AFFECT THE GAINESVILLE ENVIRONMENT.

Objective 4.1: The City shall continue to have Land Development Regulations which ensure that new housing developments, preserve on-site environmental features and conserve environmental resources

Policy 4.1.1: The City shall encourage infill housing and cluster subdivisions in order to protect environmentally sensitive lands and to promote energy conservation.

Policy 4.1.2: The City shall continue to have Land Development Regulations that guide the siting, building orientation and landscaping of new housing developments to promote energy and water

conservation, ensure compatibility with the surrounding area, minimize impacts on the environment, and enhance visual appeal.

The SoHo project is bounded on the west by Hogtown Creek and includes approximately 6 acres of wetlands. The wetlands, a 50 foot wetland buffer and an average 150 foot setback from the creek will be preserved. The SoHo development will be clustered on the upland portion of the project site to preserve environmentally sensitive areas associated with the wetlands and Hogtown Creek.

CONSERVATION, OPEN SPACE, & GROUNDWATER RECHARGE ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL 1: ESTABLISH AND MAINTAIN AN INTEGRATED AND URBAN-DEFINING OPEN SPACE NETWORK THAT PROTECTS AND CONSERVES KEY ENVIRONMENTAL FEATURES

Objective 1.1: Upon adoption of this Plan, the City shall protect all significant environmental lands and resources identified in the Environmentally Significant Land and Resources map series within the Future Land Use Map Series. The City shall continue to identify environmentally significant open space and recreation sites for acquisition.

Policy 1.1.1: At a minimum the following standards and guidelines shall be used to protect environmentally sensitive resources identified in the Environmentally Significant Land and Resources map series within the Future Land Use Map Series. The City shall develop and adopt land development regulations that establish criteria for expansion of the minimum standards addressed below:

- a. Creeks: Between 35 and 150 feet from the break in slope at the top of the bank, there is a rebuttable presumption that development is detrimental to the regulated creek. Development must conform to applicable provisions of the land development regulations which prohibit development within a minimum of 35 feet of the break in slope at the top of the bank of any regulated creek.
- b. Wetlands: Developments containing wetlands must avoid loss of function or degradation of wetland habitat and/or wetland hydrology as the highest priority. Degradation or loss of function that is unavoidable shall be minimized, and the applicant must demonstrate that the project is clearly in the public interest, with final administrative approval by the city commission on appeal, if necessary. The City shall develop and implement land development regulations that at a minimum:
 6. Require that development shall not cause hydrological or wetland impacts off-site;
 7. A minimum buffer distance of 35 ft. and an average buffer distance of 50 feet shall be required between the landward extent of any wetland or surface water and the developed area. Larger buffers may be warranted. The criteria for buffer expansion will be developed in the land development regulations;
 8. Specify that the protections for wetlands shall be extended to all wetlands delineated in accordance with Section 62-340, F.A.C., regardless of whether they are currently mapped by the City of Gainesville;
 10. Outstanding Florida Waters, as listed in Section 62-302.700, F.A.C., shall have a minimum buffer of 200 feet. The City shall develop and implement land development regulations that establish appropriate

setbacks for wetlands containing listed plant or animal species. Where these distance requirements preclude all economic development of a parcel, exceptions can be made upon approval by a majority of the city commission and with appropriate mitigation of wetland loss.

SoHo will preserve approximately 6 acres of wetlands, a 50 foot wetland buffer and an average 150 foot setback from Hogtown Creek. No wetland or hydrological impacts are proposed on-site or off-site. No Outstanding Florida Waters are located on or adjacent to the SoHo project site.

Omitted Policies 1.1.2-1.1.5, Objective 1.2

GOAL 2: MITIGATE THE EFFECTS OF GROWTH AND DEVELOPMENT ON ENVIRONMENTAL RESOURCES.

Omitted Objective 2.1

Objective 2.2: The City shall improve the quality of stormwater entering City lakes and creeks by requiring development and redevelopment to meet the adopted water quality standards of this Element and the Stormwater Management Element.

All stormwater requirements, including but not limited to the Stormwater Management Element, state, federal, and regional regulations, will be adhered to during site design.

Omitted Policies 2.2.1-2.2.6, Objective 2.3-2.6

GOAL 3: IMPROVE URBAN SPACES THROUGH PRESERVATION AND ENHANCEMENT OF THE URBAN FOREST, MAINTAIN THE CITY'S COMMITMENT TO PRESERVATION OF THE URBAN FOREST AND STREET TREES AS A DEFINING FEATURE OF OUR COMMUNITY.

Objective 3.1: The total percentage of tree canopy coverage within the City shall not fall below the 1991 percentage of tree canopy, as estimated by the City Manager or designee, except in the event of natural catastrophe.

Omitted Policy 3.1.1

Policy 3.1.2. The City shall adopt land development regulations for new development that require the following:

- a. Use of native and drought-tolerant plants ("xeriscape") and a reduction in allowable turf area;
- b. Energy conservation through tree and shrub canopy requirements in the Land Development Code that result in shade for buildings and pavement;
- c. Species diversity in new plantings (no more than 50 percent of any one genus on any site plan except those within airport flight paths, or except for street tree plantings, which, on a given street should be uniform with respect to genus, size and shape; however, street tree diversity is to be attained citywide, even though it may not be attained on an individual street) to reduce the effect of loss of a tree species due to insect or disease outbreaks, and
- d. A plan for the removal of invasive trees and shrubs shall be submitted at the time of final development review.

A complete landscaping plan will be required during development plan review. Xeriscape principals, species diversity and invasive plant removal will be utilized during landscape design as required by the Land Development Regulations.

Omitted Policies 3.1.3-3.1.7, Goal 4

RECREATION ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL 1: PROVIDE SUFFICIENT PARK ACREAGE, FACILITIES, AND RECREATION PROGRAMS EFFICIENTLY AND IN CLOSE PROXIMITY TO URBANIZED RESIDENTIAL AREAS.

Omitted Objectives 1.1-1.5

SoHo is located across SW 20th Avenue from Forest Park. Forest Park has soccer fields, basketball and volleyball courts, picnic areas with shelters, restrooms, and a dog park area. Sugarfoot Prairie is located adjacent to SoHo, west of Hogtown Creek and is part of the larger Hogtown Creek Greenway which includes Broken Arrow Bluff, 29th Road Conservation Area, Forest Park Conservation Area, and Sugarfoot Prairie Conservation Area.

GOAL 2: ESTABLISH A PARK AND OPEN SPACE SYSTEM WHICH ENSURES THE VISIBILITY OF, PRESERVATION OF, AND ACCESS TO ENVIRONMENTALLY SIGNIFICANT OPEN SPACES OF THE URBAN AREA.

Objective 2.1. A trail network shall be established by the acquisition and development of proposed and existing parks in a manner that promotes the establishment of such a network. The trail network should include paved and unpaved trails along water bodies, utility corridors, and rail corridors that link environmentally significant natural areas, parks, neighborhoods, schools, shopping areas, cultural centers and job centers to each other and which provide safe and pleasant public access for all citizens, including seniors, children, and the disabled.

Omitted Policies 2.1.1-2.1.6, Objective 2.2, Goal 3

SoHo proposes to connect to the Archer Braid as discussed within “Transporting Ecologies: Alachua Countywide Bicycle Master Plan Addendum” (May 2004). The Archer Braid is the top priority bicycle trail based upon the Master Plan. The Archer Braid is proposed to provide connectivity between Haile Plantation, Kanapaha Gardens and adjacent neighborhoods, SW 20th Avenue and the University of Florida. Additionally, pedestrian and bicycle trails will provide interconnectivity within the SoHo project area.

HISTORIC PRESERVATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: PRESERVE, PROTECT, ENHANCE AND SUPPORT THE HISTORIC ARCHAEOLOGICAL AND CULTURAL RESOURCES WITHIN THE CITY OF GAINESVILLE

A Phase 1 Cultural Resources Survey was completed for the SoHo project site in September 2006 as requested by the City of Gainesville Historic Preservation Department. Please see Exhibit 4 for more information.

CITY OF GAINESVILLE POTABLE WATER/WASTEWATER ELEMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL 1: TO PROVIDE ADEQUATE, SAFE, ECONOMIC, RELIABLE AND ENVIRONMENTALLY SOUND WATER AND WASTEWATER UTILITY SERVICES.

Objective 1.1: Water and wastewater services shall be provided at adequate Levels of Service (LOS) to meet the needs of existing and future populations.

Policy 1.1.1: The following LOS standards shall be adopted for potable water:

- a. Maximum Day (Peak) Design Flow: 200 gallons daily demand per capita; Storage Capacity: 1% of peak day volume in gallons. This requirement may be met by a combination of storage and auxiliary power. (Rev. Ord. 020721, 9/22/03)
- b. Pressure: The system shall be designed for a minimum pressure of 40 psig under forecasted peak hourly demands to assure 20 psig under extreme and unforeseen conditions.
- c. The City shall reserve potable water capacity for the annual water demand projected by the City for the University of Florida and the power plants.

Policy 1.1.2: The following LOS standards shall be adopted for wastewater services: Average Day Standard: 113 gallons daily flow per capita; Peak Standard: 123 gallons daily flow per capita.

According to Policy 4.4.2 of the Future Land Use Element, "Alachua County LOS standards shall apply until newly annexed lands are given land use designations in this Plan." Because SoHo was annexed 1 July 2006, consistency with the Alachua County Comprehensive Plan is provided below. LOS standards for both Alachua County and the City of Gainesville are shown in Tables 5 and 6.

Omitted Policy 1.1.3-1.1.6, Objective 1.2-1.3

Objective 1.4: The use of existing water and wastewater facilities shall be maximized by adopting the following policies:

Policy 1.4.1: All new developments at equivalent residential densities greater than 2 units per acre that require potable water, within the City of Gainesville, shall be required to connect to the centralized potable water system except as specified in Policy 1.4.5. Equivalent development densities shall be determined as estimated by Gainesville Regional Utilities.

Policy 1.4.2: All new developments at equivalent residential densities greater than 2 units per acre that require wastewater treatment, within the City of Gainesville, shall be required to connect to the centralized wastewater system except as specified in Policies 1.4.4 and 1.4.5. Equivalent development densities shall be determined as estimated by Gainesville Regional Utilities. Non-residential development proposed to be on septic tanks must demonstrate that it will not dispose of toxic, hazardous, or industrial waste in the septic tank.

SoHo will upgrade the connections to the central potable water system provided by Gainesville Regional Utilities.

Omitted Policies 1.4.3-1.4.6

ALACHUA COUNTY POTABLE WATER & SANITARY SEWER ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL 1: TO PROVIDE AN ADEQUATE, SAFE, EFFICIENT, ECONOMICALLY RELIABLE, AND ENVIRONMENTALLY SOUND SYSTEM OF POTABLE WATER SUPPLY AND SANITARY SEWER COLLECTION, TREATMENT AND DISPOSAL TO MEET THE NEEDS OF THE CURRENT AND PROJECTED ALACHUA COUNTY POPULATION.

Objective 1: To coordinate with the providers of centralized potable water and sanitary sewer facilities to ensure that adequate facility capacity will be available to serve development concurrent with the demands for such facilities.

Policy 1.1: The following level of service standards for potable water and sanitary sewer service in the unincorporated portion of Alachua County are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development within the appropriate service area for purposes of issuing development orders or building permits.

Potable Water

Raw water and treatment capacity:	Peak Day
Pumping and distribution capacity:	Peak hour = 1.3 times the peak day
Storage capacity:	One-half of peak day volume in gallons. This requirement may be met by a combination of storage and auxiliary power.
Minimum pressure:	The system shall be designed for a minimum pressure of 40 psig under forecasted peak hourly demands to assure 20 psig under extreme and unforeseen conditions.
Fire demand:	As determined using Insurance Services Organization guidelines.

Sanitary Sewerage

Collection System:	1.5 times the peak day
Treatment and Disposal:	Annual average daily flow which allows for anticipated peak hour flow

Municipal Systems

GAINESVILLE

Potable Water:	
Peak Day Residential:	317 daily gallons per dwelling unit;
Peak Day Non-residential:	Average daily demand multiplied by 1.3 as estimated for plant connection fees

Sanitary Sewerage:

Peak Day Residential: 200 daily gallons per dwelling unit.

Peak Day Non-residential: Average daily flow multiplied by 1.15 as estimated for plant connection fees

Private Systems

For private package treatment plants, community water systems, and non-community water systems, the level of service standards shall be the minimum design and operating standards as established by the authorized federal, state, regional, water management districts, and local regulatory agencies.

Omitted Policies 1.2-1.5, Goals 2-8

Table 5: Sanitary Sewer Concurrency

Gainesville/GRU Kanapaha Plant	Current Permitted	Avg. Annual Daily Flow	Capacity Available
Sanitary sewer system capacity (I.) (gpd = gallons per day)	14,900,000 gpd	11,500,000 gpd	3,400,000 gpd
Projected sanitary sewer demand from amendment	Alachua County	City of Gainesville	
Residential (assume 700 units)	200 gpd per du = 140,000 gpd	2.25 persons * 700 du * 200 gpd = 315,000 gpd	
Commercial (assume 40,000 sf)	15 gpd per 100 sq. ft (II.) = 6,000 gpd	30 gpd per 100 sq. ft (III.) = 12,000 gpd	
Residual capacity after amendment	3,254,000 gpd	3,073,000 gpd	

I. Gainesville Regional Utilities, October 2006

II. Florida Administrative Code 64E-6 (Calculation based on 1 employee per 100 square feet)

III. The Final Site Plan will illustrate the type of commercial development. However, based on using 30 gpd per 100 sq. ft, available capacity will be abundant.

Table 6: Potable Water Concurrency

Gainesville/GRU Municipal Services	Current Permitted	Avg. Annual Daily Flow	Capacity Available
Potable water system capacity (I.) (gpd = gallons per day)	54,000,000 gpd	26,000,000 gpd	28,000,000 gpd
Projected potable water demand from amendment	Alachua County	City of Gainesville	
Residential (assume 700 units)	317 gpd per du = 221,000 gpd	2.25 persons * 700 du * 113 gpd = 177,975 gpd	
Commercial (assume 40,000 sf)	15 gpd per 100 sq. ft (II.) = 6,000 gpd	30 gpd per 100 sq. ft (III.) = 12,000 gpd	
Residual capacity after amendment	27,773,000 gpd	27,810,025 gpd	

I. Gainesville Regional Utilities, October 2006

II. Florida Administrative Code 64E-6 (Calculation based on 1 employee per 100 square feet)

III. The Final Site Plan will illustrate the type of commercial development. However, based on using 30 gpd per 100 sq. ft, available capacity will be abundant.

**CITY OF GAINESVILLE SOLID WASTE ELEMENT
GOALS, OBJECTIVES AND POLICIES**

GOAL 1: PROVIDE FOR THE MANAGEMENT OF SOLID AND HAZARDOUS WASTES IN A MANNER WHICH ASSURES PUBLIC HEALTH AND SAFETY, PROTECTS ENVIRONMENTAL RESOURCES, AND CONSERVES ENERGY.

Omitted Objectives 1.1-1.3

Objective 1.4: Establish a level of service (LOS) standard for the disposal of solid waste generated by current and future City waste generators.

Policy 1.4.1: The following LOS standard for disposal and collection capacity shall be established: 0.65 tons of solid waste per capita per year disposed (3.6 pounds of solid waste per capita per day disposed). The City shall continue to maintain contracts with solid waste haulers and landfill operators that require replacement and purchase of collection trucks necessary to collect 1.07 tons of solid waste per capita per year (5.9 pounds per capita per day).

Omitted Policies 1.4.2, Objective 1.5

According to Policy 4.4.2 of the Future Land Use Element, "Alachua County LOS standards shall apply until newly annexed lands are given land use designations in this Plan." Because SoHo was annexed 1 July 2006, consistency with the Alachua County Comprehensive Plan is provided below. LOS standards for both Alachua County and the City of Gainesville are shown in Table 7.

**ALACHUA COUNTY SOLID WASTE ELEMENT
GOALS, OBJECTIVES AND POLICIES**

GOAL 1: TO PROVIDE CLEAN, EFFICIENT, ECONOMICAL, AND ENVIRONMENTALLY SOUND MANAGEMENT OF SOLID WASTE RESOURCES IN ALACHUA COUNTY.

Objective 1.1: Establish level of service standards for solid waste management in order to coordinate capital improvement planning with land use decisions to meet the requirement that adequate solid waste management facilities be available when needed for development concurrent with the impacts of development by implementing Policies 1.1.1 through 1.1.4.

Policy 1.1.1: The level of service (LOS) standard for solid waste disposal, used as the basis for determining availability of disposal capacity to accommodate the demand generated by existing and new development in Alachua County, is hereby established, at a minimum, at 0.73 tons per person per year in 1997 and thereafter.

<i>New River Landfill</i>	<i>Current Permitted Capacity (thru 2018)</i>	<i>Avg. Annual Load</i>	<i>Capacity Available</i>
Current Capacity	180,000 tons per year	170,000 tons per year projected for 2006	10,000 tons per year
<i>Capacity requirement</i>	<i>Alachua County</i>	<i>City of Gainesville</i>	
	Capacity requirement by Policy 1.1 (# of du * avg. 2.42 persons * .73 tons per capita annually)	Capacity requirement by Policy 1.4.1 (# of du * avg. 2.25 persons * .655 tons per capita annually)	
Residential (assume 700 units)	1,237 tons per year	1,032 tons per year	
Commercial (assume 40,000 sf)			
<i>Residual capacity after amendment</i>			

Sources: Alachua County Waste Management, City of Gainesville

Omitted Policies 1-1.2, 1-1.4, Objectives 1-2-1-8

STORMWATER MANAGEMENT ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL 1: DESIGN, CONSTRUCT AND MAINTAIN A STORMWATER MANAGEMENT SYSTEM THAT REDUCES THE INCIDENCE OF FLOODING, AND PROTECTS, PRESERVES AND ENHANCES DESIRABLE WATER QUALITY CONDITIONS, AND TO THE MAXIMUM EXTENT FEASIBLE, PRESERVES AND UTILIZES THE EXISTING NATURAL SYSTEMS.

Objective 1.1: The City shall implement Level of Service (LOS) standards to diminish the occurrence of new flooding and to protect or improve water quality. The LOS standards for Stormwater Management are in the Concurrence Management Element.

All required LOS standards will be adhered to during site design including treating a minimum of one inch of stormwater runoff.

Omitted Objective 1-1.1-11

III. CONSISTENCY WITH THE CITY OF GAINESVILLE LAND DEVELOPMENT CODE

ARTICLE III. VESTED RIGHTS REVIEW AND CONCURRENCY MANAGEMENT

DIVISION 2. CONCURRENCY MANAGEMENT

According to Policy 4.4.2 of the Future Land Use Element, "Alachua County LOS standards shall apply until newly annexed lands are given land use designations in this Plan." Because SoHo was annexed I July 2006, consistency with the Alachua County Comprehensive Plan and City of Gainesville Comprehensive Plan are provided. All Alachua County and City of Gainesville LOS standards will meet concurrency requirements as shown. SoHo will redevelop the existing Alamar Gardens Mobile Home Park which currently contains 224 mobile home lots. With a 110% redevelopment credit, 246 units can be approved according to the current LOS.

Sec. 30-35. Level of service standards.

See Exhibit 3: Traffic Study for more information regarding traffic circulation. All applicable local, regional, state and federal stormwater regulations and LOS standards will be followed during site design. At least one inch of stormwater runoff will be treated on-site. Potable water, wastewater and solid waste facilities have sufficient capacity for the SoHo development as noted above.

(5) Mass transit.

- a. The city shall provide main bus service to each medium and high intensity mixed use area identified on the future land use map of the comprehensive plan unless the city commission determines that there is inadequate ridership to support this service.
- b. The city shall provide main bus service to the medium and high intensity mixed use areas identified on the future land use map of the comprehensive plan with minimum headways of one (1) hour during peak hours. Peak hours shall be operating hours before 9:00 a.m. and between 3:30 p.m. and 7:00 p.m.
- c. The city shall provide main bus service within one-fourth mile of eighty (80) percent of all medium and high density residential areas designated on the future land use map of the comprehensive plan, and within the RTS main bus service area as shown on the existing and future RTS main bus service area map in the mass transit element of the comprehensive plan.
- d. The city shall provide a transit system that can accommodate at least one and three-fourths (1 3/4) percent of all Gainesville urbanized area daily person trips as determined by the FDOT trip generation model developed by John Harris (1986).

SoHo is located on Route 20 and 21 of the Regional Transit System. These two routs are high level service routes with frequent stops and connectivity to the Oaks Mall and the University of Florida.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3999, § 1, 8-8-94; Ord. No. 950801, § 1, 10-23-95)

ARTICLE IV. USE REGULATIONS

DIVISION 1. GENERALLY

Sec. 30-41. Establishment of zoning districts and categories.

(a) In order to classify, regulate and restrict the use of land, water, buildings and structures; regulate the height and bulk of buildings; regulate the intensity of land use; implement the comprehensive plan; and promote orderly urban growth within the corporate area of the city, the following zoning districts/categories are established:

(4) Mixed use districts,

MU-1: 10--30 units/acre mixed use low intensity

MU-2: 14--30 units/acre mixed use medium intensity.

CCD: Up to 150 units/acre central city district.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3955, § 10, 2-14-94; Ord. No. 980735, § 1, 9-27-99)

This application proposes to rezone the SoHo property to MU-2 Mixed Use Medium Intensity to allow for 14-30 units/acre.

Sec. 30-46. Correspondence of zoning districts with future land use categories.

The following table establishes the zoning districts allowable within the future land use categories from the comprehensive plan. Zoning district changes to a new district which fall into a different future land use category shall require a change in the future land use category also.

**CORRESPONDENCE OF ZONING DISTRICTS WITH FUTURE LAND USE CATEGORIES
TABLE INSET:**

Zoning Districts	Future Land Use Category
RS1-1, RS1-2, RS1-3, RS1-4, CON, PD	Single-family
RS1-4, RM1-5, MH, RC, PD	Residential--Low
RM1-6, RM1-7, RM1-8, PD	Residential--Medium
R1E-1, R1E-2, PD	Residential--High
RMU, PD	Mixed use--Residential
MU-1, PD	Mixed use--Low
MU-2, CP, PD	Mixed use--Medium
CCD, PD	Mixed use--High
OR, OF, MD, PD	Office
BA, B1, BUS, W, PD	Commercial
I-1, I-2, W, PD	Industrial
ED, PD	Education
PS, PD	Recreation
CON, PD	Conservation
AGR	Agriculture
AF, PS, PD	Public facilities
PD or rezoning consistent with the underlying land use designation	PUD

(Ord. No. 3777, § 1, 6-10-92)

The proposed Future Land Use is Mixed Use-Medium and the proposed zoning is MU-2 which are compatible according to Sec. 30-46.

DIVISION 4. BUSINESS AND MIXED USE ZONING DISTRICTS

Sec. 30-65. Mixed use medium intensity district (MU-2).

- (a) Purpose. The mixed-use medium intensity district is established for the purpose of providing a mix of employment, retail, professional, service and residential uses in medium level activity centers. The district is intended to encourage a reduction in the number and length of vehicular trips by providing for basic needs and employment opportunities within close proximity to residential areas. Such districts are established to allow uses compatible with each other and with surrounding residential areas to be clustered in a compact urban center. The mixed-use medium intensity district shall be located in areas where analysis of residential characteristics demonstrates that such facilities are required, and where there is limited overlapping of market areas with other mixed-use medium intensity districts.
- (b) Objectives. The provisions of this district are intended to:
 - (1) Coordinate the locations of activity centers with the population and land use needs of adjoining residential areas. It is intended that activity centers have only minimally overlapping market areas.
 - (2) Encourage large, mixed-use developments to locate on land that is physically capable of supporting the proposed development.
 - (3) Ensure that new development within the district is integrated with existing development and is designed to promote pedestrian and nonautomotive access within the district and from surrounding residential areas.
 - (4) Minimize traffic congestion by requiring that large, mixed-use developments be located on appropriate major collector and arterial roadways, and by minimizing the number and location of driveway connections.
 - (5) Encourage proper design review through the utilization of the development plan review process to ensure a harmonious relationship with surrounding development (including adequate ingress and egress).
 - (6) Integrate all outparcel development through landscaping, shared parking, traffic access management and circulation, and stormwater management, and
 - (7) Require appropriate buffering or screening around large mixed-use development to maintain its compatibility with surrounding land uses.
- (c) Requirements for developments of less than 50,000 square feet.
 - (1) Yard setbacks
 - a. Front: The maximum setback shall be the average setback of existing development in the same face block face; however, when there is no existing development in the same block face, the setback shall be between 15 and 80 feet.
 - b. Where the side or rear yard abuts property which is in a residential zoning district or is shown for residential use on the future land use map of the comprehensive plan, the minimum setback shall be 25 feet or the distance created by the 45-degree angle of light obstruction, whichever is greater. If MU-2 zoning abuts a single-family residential zoning district, then the residential portion of the mixed-use development shall be limited to RMF-7 in the area within 100 feet of the property line, plus the required buffers for the single-family residential zoning district. In addition, the multi-family development shall comply with all the regulations in the RMF-7 district and the requirements of section 30-56.
 - (2) Maximum building height: Five stories.
 - (3) Maximum lot coverage: 50 percent.
 - (4) Access: Access shall be designed to integrate all aspects of the development and shall meet all requirements of article IX and Chapter 23. Driveways shall be coordinated or shared insofar as possible.

- (d) Requirements for developments of 50,000 square feet or more. These requirements apply to developments with at least 50,000 square feet of gross leasable area.
 - (1) Location. Nonresidential development shall be located at intersections of arterials or arterials and collectors, as shown in the city comprehensive plan.
 - (2) Dimensional requirements. All principal and accessory structures shall be located and constructed in accordance with the following requirements:
 - a. Minimum lot area: 10,000 square feet.
 - b. Minimum lot width at minimum front yard setback: 100 feet.
 - c. Minimum yard setbacks:
 - 1. Internal to the district. Where there are separate residential uses and nonresidential uses within the MU-2 district, such uses shall have an angle of light obstruction for all principal and accessory structures of 60 degrees.
 - 2. Between different districts. Where the side or rear yard abuts property which is in a residential district, or is shown on the future land use map of the comprehensive plan for residential use, the minimum setback shall be 100 feet or the distance created by a 45-degree angle of light obstruction, whichever is greater. If MU-2 zoning abuts a single-family residential zoning district, then the residential portion of the mixed-use development shall be limited to RME-7 in the area within 100 feet of the property line, plus the required buffers for the single-family residential zoning district. In addition, the multi-family development shall comply with all the regulations in the RME-7 district and the requirements of section 30-56.
 - 3. Front yard. The maximum setback shall be the average setback of existing development in the same face block face; however, when there is no existing development in the same block face, the setback shall be between 45 and 80 feet.
 - d. Maximum lot coverage: 50 percent for single-use projects, 75 percent for mixed-use projects that include residential.
 - e. Maximum building height: Five stories.
 - (3) Multiple structures. The use of multiple structures shall be considered on a case-by-case basis during development plan approval. Approval shall be conditioned upon findings by the development review board or city plan board that all such structures are compatible with the uses and purposes of the center and surrounding uses and traffic patterns and are safely incorporated into the overall transportation system for the center.
 - (4) Outparcels
 - a. Purpose. The proliferation of outparcels contributes to strip commercial development, traffic circulation problems and visual clutter, and obstructs pedestrian and bicycle movement. To mitigate the problems associated with outparcels the following regulations shall apply.
 - b. Creation and design. The creation of outparcels shall be considered on a case-by-case basis during subdivision, lot split approval or development plan approval. Approval shall be conditioned upon findings by the plan board, development review board or staff, as applicable, that the center and all outparcels are integrated through the use of landscaping and buffers; shared parking; traffic access management and circulation; and stormwater management.
 - c. Dimensional requirements for outparcels. Outparcels with unified circulation systems with adjoining shopping centers shall not be required to meet the minimum lot area, lot depth, and lot width requirements; however, outparcels shall be required to meet the yard setback, lot coverage and floor area ratio requirements for the MU-2 district.
 - (5) Access.

- a. Vehicular access. Access to the shopping centers shall be in accordance with the provisions of article IX, Division 3, of this chapter, Chapter 23 of the Code of Ordinances, and section 30-67(f) of the Code of Ordinances. Parking areas, including maneuvering space, ingress and egress roads and driving lanes, shall be improved in accordance with the provisions of Division 3 of article IX, pertaining to access management. All loading and unloading shall be done on the property. Areas used by motor vehicles shall be physically separated from public streets by landscaped buffer areas.
- b. Bicycle, greenway and pedestrian access. Provisions shall be made to safely incorporate travel ways for bicycle and pedestrian usage into development projects. Where bikeways, greenways or sidewalks are presently adjoining the property, provisions shall be made to safely link the internal bicycle and pedestrian system with adjoining facilities. During development plan review, the development review board shall also review the relationship of the mixed-use development to adjoining properties and may require appropriate access for bicycles or pedestrians at locations where vehicular access is prohibited.

(f). General requirements. All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-67 and article IX (Ord. No. 3777, § 4, 6-10-92; Ord. No. 3918, § 5, 11-15-93; Ord. No. 3963, § 6, 5-14-94; Ord. No. 4075, § 8, 5-8-95; Ord. No. 950364, § 1, 8-28-95; Ord. No. 950862, § 6, 11-13-95; Ord. No. 951420, § 5, 7-8-96; Ord. No. 980273, § 4, 11-9-98; Ord. No. 990299, § 4, 10-25-99; Ord. No. 002469, §§ 7-9, 3-17-03; Ord. No. 020590, § 3, 4-14-03).

SoHo will comply with all requirements of Section 30-67 and Article IX.

ARTICLE VIII. ENVIRONMENTAL MANAGEMENT

DIVISION 1. GENERALLY

Sec. 30-250. Purpose; objectives.

- (a). Purpose. This article is established for the purpose of protecting the immediate and long-term public health, safety and general welfare by preserving, enhancing, conserving or restoring the natural environment. Development and other activities within the city shall be in accordance with this purpose.

SoHo will be designed to preserve the most environmentally sensitive areas, the wetlands, buffers and creek. An average 150 foot setback will be preserved from the creek and a 50 foot buffer will be preserved on all wetlands.

DIVISION 2. LANDSCAPE AND TREE MANAGEMENT, STORMWATER MANAGEMENT AND WATER/WASTEWATER CONNECTION POLICIES

Subdivision I. Landscape and Tree Management

All items within Subdivision I shall be adhered to during site design and development order review including landscaping, buffering, tree removal, and tree protection.

Subdivision II. Stormwater Management

- c. Hogtown Creek Basin; additional standards
 - 1. Within the Hogtown Creek Basin, systems must be designed to retain any increase in volume of runoff over the predevelopment volume for a 72-hour period.

The stormwater management facilities will be constructed in compliance with Subdivision II especially Section 30-270, (b)2.c.

Subdivision III. Water/Wastewater Connection Policies

Sec. 30-271. Centralized water and wastewater facilities.

All property within the city shall be subject to the following requirements except as provided by section 30-272. These requirements do not lessen or exempt compliance with any other section of the Code of Ordinances where the regulations may be more stringent.

- (1) Provision of centralized water systems. Developments which require potable water shall connect to the city's centralized potable water system when equivalent residential densities are greater than two units per acre. Equivalent residential density shall be calculated using peak daily demand as estimated for level of service purposes as indicated in subsections 30-35(3)a.1. and 2.
- (2) Provision of centralized wastewater systems. Developments which require wastewater treatment shall connect to the city's centralized wastewater treatment system when equivalent residential densities are greater than two units per acre. Equivalent residential density shall be calculated using peak daily demand as estimated for level of service purposes as indicated in subsections 30-35(3)b.1. and 2.
- (3) Septic tanks or on-site disposal systems for nonresidential development. Any nonresidential development proposing the use of a septic tank or on-site disposal system must demonstrate that toxic, hazardous or industrial waste will not be disposed of in the septic tank or on-site disposal system.
- (4) Exemptions. The following exemptions to the requirements for mandatory hookup to the centralized water and wastewater systems, as provided in subsection 30-271(1) and/or (2), shall apply unless more stringent code requirements apply:
 - a. Development on lots in platted subdivisions and other legal lots of record which existed as of June 10, 1992, shall be considered exempt from the requirements of subsection 30-271(1) and/or (2) unless there are existing distribution and/or collection facilities in the right-of-way or easements abutting the property.
 - b. Developments which provide temporary package wastewater plants shall be exempt from the requirements of subsection 30-271(2), but only to the extent provided for in subsection 30-272.

(Ord. No. 3834, § 3, 2-15-93)

SoHo will upgrade the connection to the centralized potable water and wastewater systems as required by Alachua County Public Works, City of Gainesville Public Works and Gainesville Regional Utilities.

DIVISION 3. ENVIRONMENTAL OVERLAYS

Subdivision II. Flood Control District

All applicable sections of Subdivision II will be followed for the portion of the SoHo project within the AE floodzone (Figure 9).

Subdivision III. Surface Waters and Wetlands District

Sec. 30-301. Regulated surface waters and wetlands.

- a) The regulated creeks, lakes, and wetlands are as follows:
 1. Creeks and lakes delineated on the map entitled: "Surface Waters and Wetlands District", on file with the public works department, the department of community development and

the clerk of the commission, and other creeks and lakes that are "waters in the state" as defined in F.S. § 373.019(17).

2. All wetlands, as delineated pursuant to Rule 62-340.300, F.A.C.,
- b) In the event the city annexes property containing one or more creeks, lakes, or wetlands, the affected annexed property will be included in the district. All creeks and lakes that are "waters in the state" and all wetlands delineated pursuant to Rule 62-340.300 which are located in the city, including those in the annexed areas, are regulated by this article.
(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3911, § 10, 10-4-93; Ord. No. 4046, § 5, 12-12-94; Ord. No. 020461, § 4, 4-12-04)

Approximately 6 acres of wetlands are located with the SoHo project area (Figure 8). These wetlands were delineated according to Rule 62-340.300 F.A.C.

Sec. 30-302. General requirements and procedures.

- a) *Platted lots.* It is the policy of the city that wetlands and required wetland buffers not be included within any platted lots or blocks for lots or blocks of any subdivision (not including lot splits and minor subdivisions) which are approved after April 12, 2004.
- b) *Buffers.* Except as otherwise provided, there shall be no development in, on or over a surface water or wetland, or within 75 feet of the landward extent of a regulated lake, or within 35 feet of the break in slope at the top of the bank of any regulated creek as referred to in section 30-304.

A minimum buffer distance of 35 feet and an average minimum buffer distance of 50 feet shall be required between the developed area and the landward extent of any wetland or surface water, other than (as provided in the preceding paragraph) a regulated lake or creek. Figure 1 depicts the minimum 50-foot buffer distance without encroachment. Wherever the buffer distance is less than 50 feet, the amount of such encroachment along the 50-foot buffer line shall be mitigated along an equal length of buffer line contiguous to the encroachment. Such mitigation shall consist of increasing the minimum buffer distance so that the average minimum buffer distance of 50 feet is maintained at that location. Figures 2 and 3 depict encroachment of the 50-foot distance with required mitigation contiguous to the encroachment. The required increase in minimum buffer distance can be provided along an equal length of buffer line not contiguous to the encroachment only if greater protection of wetland resources can be attained, subject to the approval of the city manager or designee or appropriate reviewing board. See Figure 4 for depiction of increased minimum buffer distance along equal length of buffer line not contiguous to the encroachment.

The average minimum distance of 50 feet shall be maintained under all circumstances unless it is established, prior to permitting, by competent, substantial evidence that a distance greater than 50 feet is required for the protection of wetland functions, as required by this article. Buffers shall remain in an undisturbed condition except for drainage features that will not adversely affect wetland functions and public infrastructure exempted by section 30-304. Outfall structures from stormwater retention or detention basins can be allowed within required buffers. The buffer shall not apply to surface waters or wetlands created by humans, except those wetlands that are created for mitigation. The buffer shall be clearly delineated with permanent markers.

Within required wetland or surface water buffers, there shall be no placement of impervious surfaces or sod, except as otherwise allowed pursuant to this article. All invasive, non-native plant species listed in section 30-251(7)g, shall be removed prior to issuance of the certificate of occupancy. All plants listed on the Noxious Weed List, Section 5B-57.007, F.A.C., shall be removed prior to issuance of the certificate of occupancy. Native vegetation shall be retained and/or installed in order to protect wetland and surface water environmental features.

Approximately 6 acres of wetlands are located within the SoHo project area, these wetlands and a 50 foot buffer will be preserved.

- c) Outstanding Florida Waters, as listed in Section 62-302.700, F.A.C., shall have a minimum buffer of 200 feet.

No Outstanding Florida Waters are located on the SoHo project or within 200 feet of the property boundary.

- d) For development activity between 35 and 150 feet from the break in slope at the top of the bank of any regulated creek, it is a rebuttable presumption that the development activity is detrimental to the regulated creek and is therefore prohibited unless approval is granted as set forth below.
- e) Development plans for lots within 150 feet of any regulated creek shall demonstrate compliance with the following standards (standards (2) and (3) shall not be applied to residential single-family lots):
 - 1. The development will not introduce erosion and sediment pollution to the creek both during and after construction;
 - 2. The first one inch of runoff or appropriate water management district standards, whichever is greater, will either be retained or detained through filtration on the project site;
 - 3. There will be no net increase in the rate of runoff from the site;
 - 4. There is no threat to the stability of the creek bank;
 - 5. There will be no placement of buildings, structures, impervious surfaces, or sod that would require the removal of vegetation integral to the creek's ecological value. All invasive, non-native plant species listed in section 30-251(7)g, shall be removed prior to issuance of the certificate of occupancy. All plants listed on the Noxious Weed List, Section 5B-57.007, F.A.C., shall be removed prior to issuance of the certificate of occupancy. Native vegetation shall be installed and/or retained to protect surface water or wetland environmental features.

An average setback of 150 feet from Hogtown Creek will be preserved. If development must occur within 150 feet of Hogtown Creek, Items 1-5 will be followed.

- f) The development will not modify groundwater levels so as to have an adverse impact on the hydrological regime of a surface water or wetland. For the purposes of this provision, adverse impact is defined as a change that prevents the surface water or wetland from maintaining a structure and function equivalent to pre-development levels.

Since the development will utilize city water, groundwater levels will not be adversely impacted by the redevelopment of the SoHo project site. Pre-development levels should be maintained post-development.

- g) If a proposed development requires development plan review pursuant to Article VII of this Code, the showing of compliance with the requirements of the surface waters and wetlands sections of Article VIII shall be made in development plan review. The petition for development plan review shall provide both a hydrological report and construction plans prepared by a qualified engineer registered in the state.

- h) If a proposed development does not require development plan review, a showing of compliance shall be certified by the city manager's designee prior to issuance of any building permit. To demonstrate compliance with the requirements concerning quality and control of erosion and sediment pollution, the development plan may employ the city's "General Criteria for Controlling Erosion and Sediment," in the design manual, or equivalent practices, rather than employing the more elaborate hydrological and soil reports used in development plan review. Compliance with the measures required by "General Criteria for Controlling Erosion and Sediment" shall be presumed sufficient to meet the standards in subsections 30-302(c)(1), (2) and (3). The development plan shall provide enough information to demonstrate compliance with the remaining standards, but need not ordinarily be prepared by a registered engineer. A professional land surveyor certified by the state shall provide the lot boundaries survey and topographical information.

All appropriate reports and construction plans will be submitted to the City of Gainesville during development plan review.

Sec. 30-302.1. Avoiding loss or degradation of wetlands.

Wetlands within and around the City of Gainesville provide environmental benefits such as water quality improvement, floodplain and erosion control, groundwater recharge and wildlife habitat, especially for species listed as endangered, threatened or of special concern by state and federal agencies, plus recreational, aesthetic and educational opportunities for people. These functions may be provided regardless of wetland size. Wetlands damaged or degraded shall either be restored to their function and condition prior to such damage, or mitigated pursuant to the mitigation requirements in the comprehensive plan, this Code, and in accordance with appropriate water management district standards.

- a) *Purpose and intent.* The purpose of this section is to avoid loss or degradation of wetland functions, to minimize unavoidable degradation or loss of wetland functions and to require mitigation that fully offsets any unavoidable loss or degradation of wetland functions. In addition, it is the purpose of this section to ensure that development activities that cause the unavoidable degradation or loss of wetland function are clearly in the public interest and fully offset any degradation or loss of wetland functions through sustainable mitigation. This section should contribute to the restoration of wetlands functions in the city.
- b) *Applicability.* Except as provided below, this section shall be applicable to all wetlands within the City of Gainesville. This section shall not apply to the maintenance of permitted stormwater systems.
- c) *Delineation.* Wetlands shall be delineated pursuant to Rule 62-340.300, F.A.C.. Delineations performed by the State of Florida pursuant to Rule 62-340.300, F.A.C., shall be binding on the city for the purposes of this section.
- d) *Avoidance through minimization.* Avoidance of loss of wetland function and wetland habitat is of the highest priority. The owner shall avoid loss of wetland function and wetland habitat by implementing practicable design alternatives to minimize adverse impacts to wetlands, except as permitted in this section:

The adverse impacts remaining after practicable design modifications have been made shall be offset by mitigation as provided herein. A development activity cannot cause a net adverse impact on wetland functions, wetland habitat, or surface water functions, if such activity is not offset by mitigation.

Avoidance through practicable design modifications is not required when the ecological value of the function provided by the area of wetland is low and the proposed mitigation will provide greater long-term ecological value than the area of wetland to be affected

The SoHo project proposes to preserve approximately 6 acres of wetlands on-site and the required buffers. The wetlands were delineated pursuant to Rule 62-340.300 F.A.C.

- e) *Conditions for the issuance of a development permit for property upon which wetlands are located.* The city manager or designee or appropriate reviewing board shall review all permit applications based on the conditions set forth below. No development of property containing wetlands shall be permitted unless the owner provides reasonable assurance that the activity:
1. Will not adversely impact the value of wetland functions provided to fish and wildlife and listed species;

The redevelopment of the SoHo project site will have no additional impact on the value of wetland functions.

2. Will not cause adverse secondary or cumulative impacts to water and wetland resources.

No additional secondary or cumulative impacts will be caused by the redevelopment of SoHo.

3. Will be capable, based on generally accepted engineering and scientific principles, of being performed and of functioning as proposed;

SoHo will be constructed to generally accepted engineering and scientific principles.

4. Will be conducted by an entity with the sufficient financial, legal and administrative capability to ensure that the activity will be undertaken in accordance with the terms and conditions of the permit, if issued;

All financial bonds and/or surety agreements will be provided at the appropriate development stage to ensure consistency with permitted activities.

5. Will comply with criteria for buffer zones set forth herein;

A 50 foot wetland buffer will be preserved on all wetlands.

6. Is consistent with the owner's stormwater management permit, if required; and

SoHo will be consistent with any required permits.

7. Is clearly in the public interest based on a balancing of the following criteria:
 - a. Whether the development activity requires location in, on, or over wetlands or surface waters in order to fulfill its basic function;

No development will occur in, on or over wetlands.

- b. The effect of the development activity on the public health, safety, or welfare or the property of others;

SoHo Project

Neighborhood Meeting

You're invited to attend a Neighborhood Workshop to discuss a proposed Large Scale Comprehensive Plan Amendment and Rezoning, referred to as the SoHo Project. The purpose of the neighborhood meeting is to inform neighboring property owners about the nature of the proposal and to seek written and oral comments. We look forward to seeing you there!

Neighborhood Meeting

Date: Thursday, October 5, 2006

Time: 6:00 p.m. 7:00 p.m.

Place: Tower Branch Library
3020 SW 75th Street
Gainesville, FL 32607
(352) 333-2840

Project Description

Project Name: SoHo Project

Applicant: Creative Environmental Solutions, Inc.

Address: 4400 SW 20th Avenue, Gainesville

Acreage: 40.56 acres

Location: In the City of Gainesville, on SW 20th Avenue at SW 43rd Street

Parcels: 06745-002-000 & 06680-001-000

Current Land Use Designation: Residential Medium Density (4-8 du/acre)

Proposed Land Use Designation: Mixed-Use Medium-Intensity (12-30 units per acre)

Current Zoning District: Manufactured/Mobile Home Park (RM)

Proposed Zoning District: Mixed-Use Medium-Intensity (MU-2)

This is a proposal for a Large Scale Comprehensive Plan Amendment to the Future Land Use Map (described in the City of Gainesville Comprehensive Plan) on the SoHo Project site from Residential Medium Density to Mixed Use Medium-Intensity. The SoHo Project also seeks to rezone the property from Manufactured/Mobile Home Park (RM) to Mixed-Use Medium-Intensity (MU-2).

**Project Maps are provided on the reverse side*

More Information:

- For more information on the Comprehensive Plan Amendment and Rezoning procedure, please contact Dean Mimms, City of Gainesville Community Development Department, (352) 334-5022.
- For more information on the meeting or project, please contact Creative Environmental Solutions, Inc. at (352) 371-4333.
- Affected parties may submit additional comments or evidence prior to the meeting or at the public hearing being held at a later date.