

TO: City Plan Board

Item Number: 4

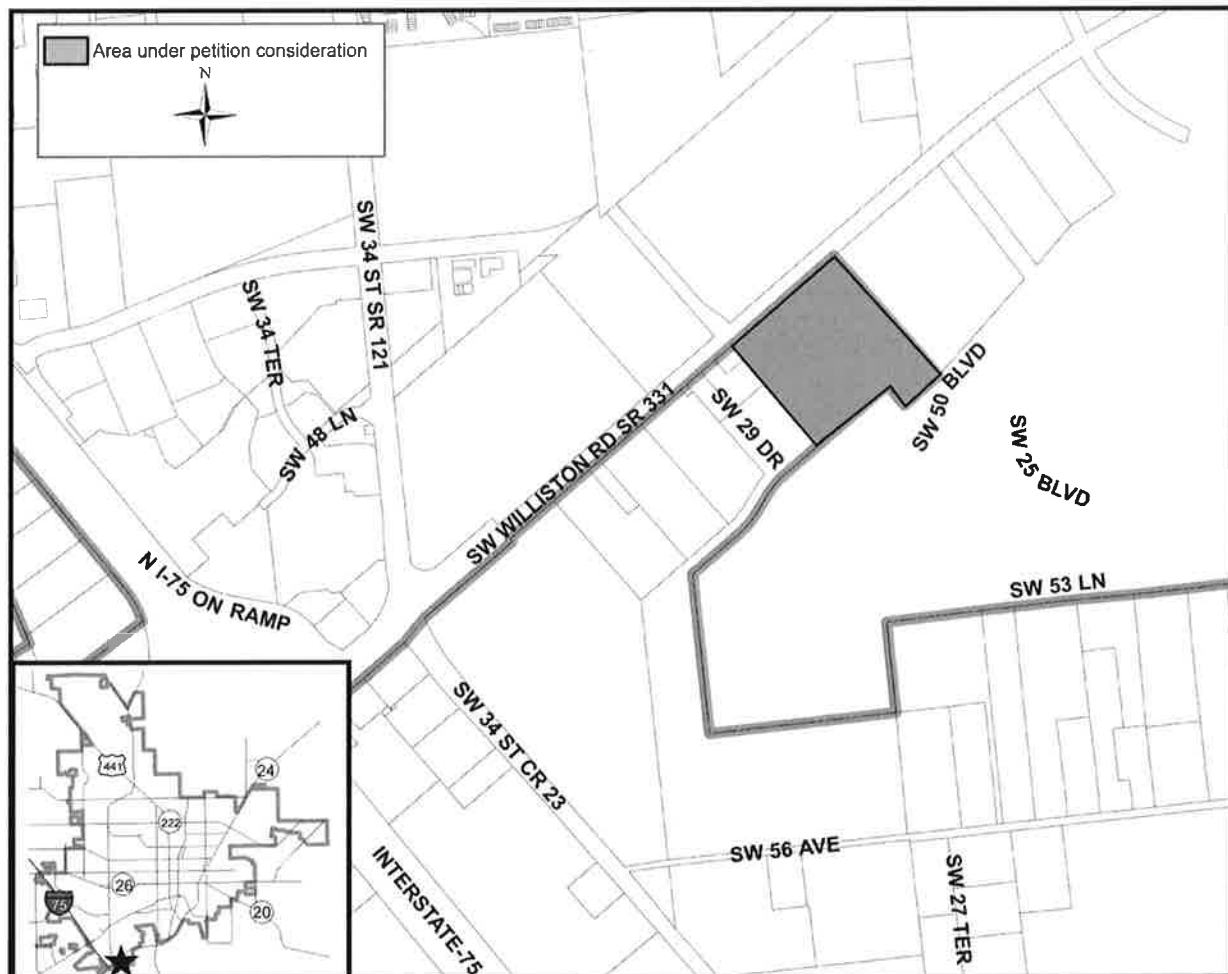
FROM: Planning & Development Services Department
 Staff

DATE: April 28, 2016

SUBJECT: Petition PB-16-45 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map for property designated Alachua County Institutional and Office /Residential to City of Gainesville Residential – Medium Density (8-30 units/acre). Located at 2801 SW Williston Road. Related to PB-16-46 ZON.

Recommendation

Staff recommends approval of Petition PB-16-45 LUC.



Description

This approximately 13.33-acre property (see map on previous page) is currently in the process of being voluntarily annexed into the City by Ordinance 150818. The City Commission approved the annexation petition request on March 17, 2016 and adopted the ordinance on 1st reading on April 21, 2016. Second reading of the ordinance is scheduled for May 5, 2016 at which point the annexation will become effective immediately. The proposed large-scale land use change from Alachua County Office/Residential (4-8 DU/acre) and Institutional to City of Gainesville Residential Medium-Density (8-30 units per acre) pertains to a developed property located at the southeastern corner of Williston Road and SW 29th Dr. The easternmost portion of the property is developed with a 3,100 square foot office building.

The property consists of two parcels located directly west and north of the Oak Hammock development, a university-related continuing care retirement community. The Campus Lodge multi-family development is located to the north of the property on the opposite side of SW Williston Road. The property is bordered to the west by SW 29th Dr. and the Alachua Fire Extinguisher Company.

This petition is related to Petition PB-16-46 ZON, which proposes rezoning from Alachua Residential and Professional (RP) to City of Gainesville RMF-7 (8—21 units/acre multiple-family residential district).

This large-scale amendment, if approved, will facilitate future residential development of the property. The proposed Residential Medium-Density land use provides an increase in maximum potential density over the 8 units per acre under the existing Alachua County Office/Residential land use category. However, the RMF-7 zoning district proposed by the associated rezoning petition would limit the density on the site to 14 units/acre by right with the option for 7 additional units/acre by utilizing the density bonus points and meeting certain development criteria outlined in the Density Bonus Points Manual.

See Exhibit B-1 for an aerial photograph of the property and surrounding area. Exhibits B-2 and B-3 are maps illustrating the existing and proposed land use. Exhibit C-1 is the application. Also see Exhibit B-4 (Memorandum from City of Gainesville Environmental Coordinator) concerning the environmental features on the site.

Key Issues

- This is an annexed property that requires a City land use designation.
- The proposed large-scale amendment to Residential Medium-Density (8-30 units per acre) (RM) is consistent with the City's Comprehensive Plan.
- Future development of this property will be subject to the applicable development review process and Land Development Code requirements.

Basis for Recommendation

The staff recommendation is based on the factors stated in the Future Land Use Element and on State statute criteria, which are discussed below: Consistency with the Comprehensive Plan;

Petition PB-16-45 LUC
April 28, 2016

Compatibility and surrounding land uses; Environmental impacts and constraints; Support for urban infill and redevelopment; Impacts on affordable housing; Impacts on the transportation system; An analysis of the availability of facilities and services; Need for the additional acreage in the proposed future land use category; Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6) (a)9, F.S.; Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and, Need to modify land use categories and developmental patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

1. Consistency with the Comprehensive Plan

The proposed land use change from Alachua County Office/Residential (4-8 DU/acre) and Institutional to City of Gainesville Residential Medium-Density (8-30 units per acre) is consistent with Future Land Use Policy 4.4.1, Objective 4.4, and Policies 4.4.1, below. See Exhibit A-1 for other relevant Gainesville Comprehensive Plan policies.

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

Residential Medium-Density (8-30 units per acre)

This land use classification shall allow single-family and multi-family development at densities from 8 to 30 dwelling units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land shown as Residential Medium-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family, and medium-intensity multi-family development. Land development regulations shall determine gradations of density and specific uses. Land development regulations shall specify criteria for the siting of appropriate medium-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.

Objective 4.4 Newly annexed lands shall retain land uses as designated by Alachua County until the Future Land Use Element of this Plan is amended.

Policy 4.4.1 Land use amendments should be prepared for all annexed properties within one year of annexation.

2. Compatibility and Surrounding Land Uses

This developed property is adjacent to unincorporated Alachua County to the west and to the City of Gainesville to the north, east, and south. The properties to the north are designated with the Residential Medium-Density land use and are part of the Campus Lodge development which consists of 360 apartment units. The Oak Hammock development to the east and south is

comprised of medical and recreational facilities as well as 453 residential units and has a Planned Use District land use. Both properties are zoned Planned Development district (PD).

The proposed RM land use designation is compatible with the adjacent properties and surrounding area. See Table 1 of this document for a tabular summary of adjacent existing uses and adjacent land use and zoning categories. As noted in the Description section of this report, see Exhibit B-1 for the aerial photograph, and Exhibits B-2 and B-3 for maps of the existing and proposed land use for the property and surrounding area.

3. Environmental Impacts and Constraints

The April 14, 2016 dated memorandum (Exhibit B-4) from the City's Environmental Coordinator provides an explanation of the environmental characteristics and constraints of this property. Excerpts from that memorandum follow.

As depicted in the aerial photograph, the western half of the tract adjacent to SW 29th Drive has fallow upland field/pasture conditions with scattered individual as well as small groupings of hardwood trees; particularly laurel oak and live oak. The eastern half tract is an upland hardwood hammock dominated by species of live oak, laurel oak, hickory and sweet gum.

In terms of regulated surface waters and wetlands, the parcel has a small (less than 0.2-acre) low-quality sinkhole wetland located along the eastern property boundary. The southern half of the parcel is located within an area designated as the "Serenola Forest Strategic Ecosystem," however it has been two decades since establishment of the strategic ecosystems (SE) and those designations were primarily based on aerial determination. Upon preliminary site review, the southwest pasture area doesn't qualify for SE criteria and appears only a small portion of the southeast forested portion of the property (approximately 3-4 acres) still retains enough features to potentially qualify.

Based on the preliminary evaluation of the site, there is nothing to indicate there might be major environmental conditions that should restrict annexation of this parcel into the City or the proposed land use and zoning.

4. Support for Urban Infill and/or Redevelopment

This proposed large-scale land use amendment for a partially developed property is consistent with the City goals for infill development as embodied in Goal 2 of the Future Land Use Element of the Comprehensive Plan and further described by Object 2.1 and the associated policies. The property is bordered to the east and south by the Oak Hammock development and by multi-family development to the north. Several larger office complexes are located west of the property (Nationwide Insurance and CH2M Hill).

5. Impacts on Affordable Housing

The proposed RM land use allows for a maximum residential density of 30 units per acre. Objective 1.3 of the Housing Element directs the City to allocate sufficient acreage in

Petition PB-16-45 LUC
April 28, 2016

appropriate locations to meet the housing needs of the City's residents. Residential development of the site will provide the opportunity for provision of affordable housing.

6. Impacts on the Transportation System

There are no major transportation issues associated with this proposed large-scale land use amendment. The property is served by two existing roads: SW Williston Road (a four-lane arterial) and SW 29th Drive (a two-lane private local road). The property is also served by RTS Route 35 with service (Every 9-15-22-44 minutes on weekdays, and every 44 minutes on Saturdays and Sundays) along SW Williston Rd. Once annexed, it will be located within Zone C of the Gainesville Transportation Mobility Program Area (TMPA). At the time of development plan review, this 13.33-acre property will be subject to the Zone C requirements of Policies 10.1.4 and 10.1.7 of the Transportation Mobility Element.

7. Availability of Facilities and Services

This developed property is in an urban service area that is served by public utilities and other public services. Potable water and wastewater services are adjacent to the property along SW Williston Road and to the rear of the site from the Oak Hammock property.

The proposed land use will not impact adopted levels of service for potable water and wastewater, recreation, water supply, solid waste, or public schools which will be reviewed for concurrency at the time of development plan review.

Stormwater level of service requirements will have to be met when a development plan for the site is submitted.

8. Need for the Additional Acreage in the Proposed Future Land Use Category.

Currently, there are approximately 1,977.34 acres of land with the RM land use designation. Of that total, approximately 271.37 acres are vacant/undeveloped (14%). The proposed large-scale land use amendment from Alachua County Institutional and Office/Residential (4-8 du/ac) to City of Gainesville Residential Medium-Density (8-30 units per acre) will add 13.33 acres, resulting in a total of 284.7 undeveloped acres of RM land use. This land use change will help meet future housing needs in southwest Gainesville, and is supportive of economic development.

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

Sub-section 163.3164 (51), F.S. states that "Urban sprawl" means a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses. Sub-section 163.3177(6) (a) 9 requires that the future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

Petition PB-16-45 LUC
April 28, 2016

This amendment to the future land use element discourages the proliferation of urban sprawl because it meets the following criteria of Sub-section 163.3177(6) (a) 9 b.:

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

Yes. As previously stated, the City's Environmental Coordinator found no significant environmental features that would be adversely affected by the proposed land use and related rezoning petitions. The site is located proximate to other multi-family residential developments in the immediate area and will support economic development in southwest Gainesville.

- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Yes. Existing potable water and wastewater lines are adjacent to the property. Connections to existing public utilities in the vicinity will be required for future development of the property. Two roadways (with sidewalks) adjoin the property, and RTS already provides transit service along SW Williston Road. The site is located within the Transportation Mobility Program Area Zone C and will be required to comply with the relevant Transportation Mobility Element policies associated with Zone C during the future development of the site.

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

Yes. The adjacent roadways (SW Williston Road and SW 29th Dr.) have sidewalks and are served by transit, which are two components of a multimodal transportation system. Future development of the site will be required to comply with the access management regulations found in the Land Development Code which require sidewalk connections to the development from the public sidewalk system and provision of bicycle facilities.

- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Yes. This is neither an agricultural nor silvicultural property. It has an existing urban designation from Alachua County.

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Yes. As previously stated, the property is currently developed with a 3,100 square foot office building. The Residential Medium-Density land use designation will be implemented by the related rezoning petition (PB-16-46 ZON). The proposed RMF-7 zoning stipulates a

Petition PB-16-45 LUC
April 28, 2016

maximum lot coverage amount of 35% thereby ensuring that the property will maintain an adequate amount of open space in accordance with the City's Land Development Code.

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

The proposed land use change provides for additional density that may increase the potential for future development of this property in southwest Gainesville. Additional residential units could help with job creation by creating an additional market for commercial services in the area.

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

This is not applicable because the property does not contain a subdivision.

Respectfully submitted,



Andrew Persons, LEED GA, AICP
Interim Principal Planner

Petition PB-16-45 LUC
April 28, 2016

Table 1

Adjacent Existing Uses

North	SW Williston Road; Campus Lodge Apartments
South	Oak Hammock retirement community
East	Oak Hammock retirement community
West	SW 29 th Dr.; Alachua Fire Extinguisher Co.

Adjacent Zoning and Land Use and Zoning

	Land Use Category	Zoning Category
North	Residential Medium-Density	Planned Development (PD)
South	Planned Use District	Planned Development (PD)
East	Planned Use District	Planned Development (PD)
West	Commercial	Highway Oriented Business (BH)

Petition PB-16-45 LUC
April 28, 2016

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Appendix B Supplemental Documents

Exhibit B-1 Aerial Photograph

Exhibit B-2 Map: Existing Land Use

Exhibit B-3 Map: Proposed Land Use

Exhibit B-4 Memorandum from City of Gainesville Environmental Coordinator

Appendix C Application

Exhibit C-1 Application

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Conservation, Open Space & Groundwater Recharge Element

Objective 2.4 The City shall amend its land development regulations as necessary to conserve natural systems of surface waters and wetlands; areas subject to high rates of Floridan aquifer recharge; listed species of plants and animals; significant natural communities, and other significant natural and archaeological resource areas, including strategic ecosystems and significant geological resource features; and minimize the spread of invasive vegetation. The adopted regulations shall be designed to maintain these characteristics and resources, and the functions and values which they provide, and allow development activities which are compatible with the conservation of these resource areas as identified in the Comprehensive Plan or by provisions of the Land Development Code.

Policy 2.4.2 The City shall maintain land development regulations that protect listed species of plants and animals, significant natural communities, significant geological resource features, and strategic ecosystems as based on areas identified and described in the KBN/Golder Associates Report, "Alachua County Ecological Inventory Project" (1996). These regulations shall require that applications for development on parcels within the environmentally significant areas shall include an ecological inventory of the parcel that meets requirements specified in the Land Development Code.

Policy 2.4.6 The City shall maintain land development regulations for regulated surface waters and wetlands that require:

- a. Buffers and/or setbacks from regulated surface waters and wetlands;
- b. Development to minimize erosion and sediment pollution to regulated surface waters and wetlands;
- c. No net increase in the rate of runoff from development sites adjacent to regulated surface waters and wetlands;
- d. Retention or detention of runoff from developments adjacent to regulated surface waters and wetlands, through on-site filtration in accordance with the Public Works Design Manual;
- e. Retention of vegetation integral to the ecological value of regulated surface waters and wetlands;
- f. Compliance with the City's adopted criteria for controlling sediment and erosion;
- g. Allowance of a transfer of development intensity and density from lower to higher elevations of a site; and
- h. Prohibition on the installation of all septic tanks.

Petition PB-16-45 LUC
April 28, 2016

- Policy 2.4.10** The City's land development regulations shall protect environmentally significant lands and resources by:
- a. Providing opportunities for alternative and innovative site development;
 - b. Providing setback and parking standards;
 - c. Providing mandatory mitigation to ensure no net loss of functions and values when wetlands are unavoidably lost;
 - d. Allowing for, or requiring the clustering of development away from environmentally significant resources;
 - e. Restricting on-site waste disposal systems; and,
 - f. Allowing transfer of land use density and/or intensity to retain development potential from set-aside areas that are required to meet the goals, policies, and regulations of this element and the Land Development Code.

Intergovernmental Coordination Element

- Policy 1.4.7** Upon the annexation of any land, the City shall amend the Comprehensive Plan to reflect data and analysis changes, establish land uses on newly annexed areas, and provide services to meet adopted LOS standards.
- Policy 1.4.8** In the interim period between annexation and the amendment of the Comprehensive Plan to include the newly annexed areas, the City shall implement Alachua County's adopted Comprehensive Plan and Land Development Regulations.

Transportation Mobility Element

- Policy 10.1.1** All property within city limits is included in the Gainesville Transportation Mobility Program Area (TMPA); however, the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category. When annexed properties are designated with a City land use category, they shall be assigned to the most physically proximate TMPA zone as mapped in the Transportation Mobility Element Data and Analysis Report and in the GIS Map Library on the City's Planning and Development Services Department website.
- Policy 10.1.2** All land uses and development located in the TMPA shall meet the TMPA policies specified in this Element.
- Policy 10.1.3** Zone A shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida. Except as shown in Policy 10.1.4 and Policy 10.1.14, funding for multi-modal transportation in Zone A shall be provided to the maximum extent feasible by the City, Community Redevelopment Agency, federal or state governments, and other outside sources such as grant funds.

Policy 10.1.4 For any development or redevelopment within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;
- b. Cross-access connections/easements or joint driveways, where available and economically feasible;
- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;
- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in the Access Management portion of the Land Development Code; and
- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

Policy 10.1.5 For any development or redevelopment within Zones B, C, D, E, or M, the developer shall provide all of the items listed in Policy 10.1.4 and shall provide the transportation mobility requirements as specified in Policies 10.1.6, 10.1.7, 10.1.9, 10.1.11, 10.1.13, and 10.1.14, as applicable. The developer shall also provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

Petition PB-16-45 LUC
April 28, 2016

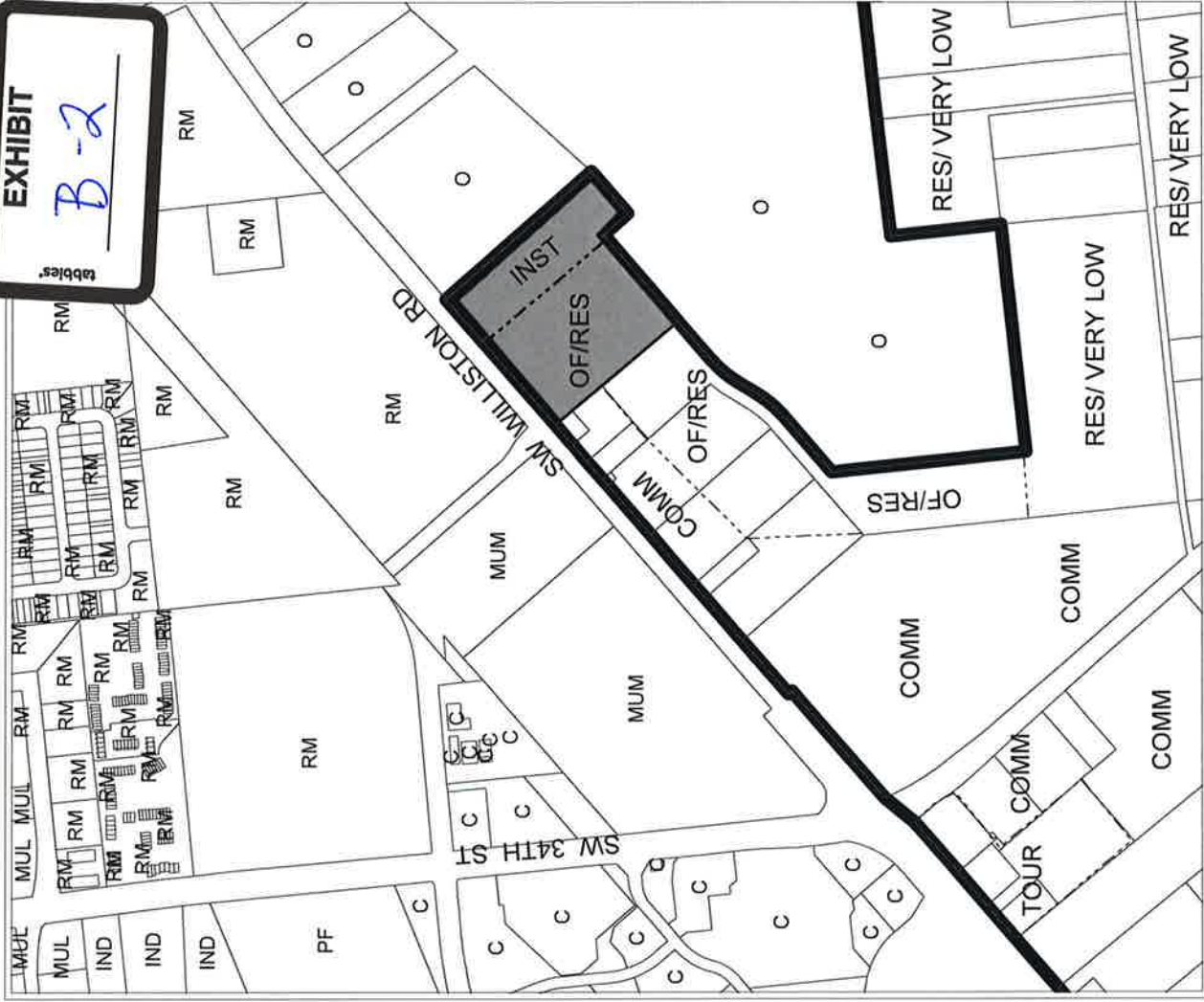
Appendix B Supplemental Documents



AERIAL PHOTOGRAPH

<p>Petition Number</p> <p>PB-16-45 LUC</p>	<p>Petition Request</p> <p>Amend the Future Land Use Map for property designated Alachua County Institutional and Office/Residential to City of Gainesville Residential-Medium density (8-30 units/acre)</p>	<p>Name</p> <p>City of Gainesville, applicant</p>	 <p>No Scale</p>
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EXHIBIT
B-2



Area under petition consideration

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

EXISTING LAND USE

Name	Petition Request	Petition Number
City of Gainesville, applicant	Amend the Future Land Use Map for property designated Alachua County Institutional and Office/Residential to City of Gainesville Residential-Medium density (8-30 units/acre)	PB-16-45 LUC

**City of Gainesville
Land Use Categories**

- R-M Residential Medium-Density (8-30 units per acre)
- MU-L Mixed-Use Low Intensity (8-30 units per acre)
- MU-M Mixed-Use Medium Intensity (12-30 units per acre)
- O Office
- C Commercial
- IND Industrial
- PF Public and Institutional Facilities

**Alachua County
Land Use Categories**

- COMM Commercial
- TOUR Tourist/Entertainment
- OF/RES Office/Residential (4-8 du/acre)
- RES/VERY LOW Residential Very Low Density (0-2 du/acre)
- INST Institutional

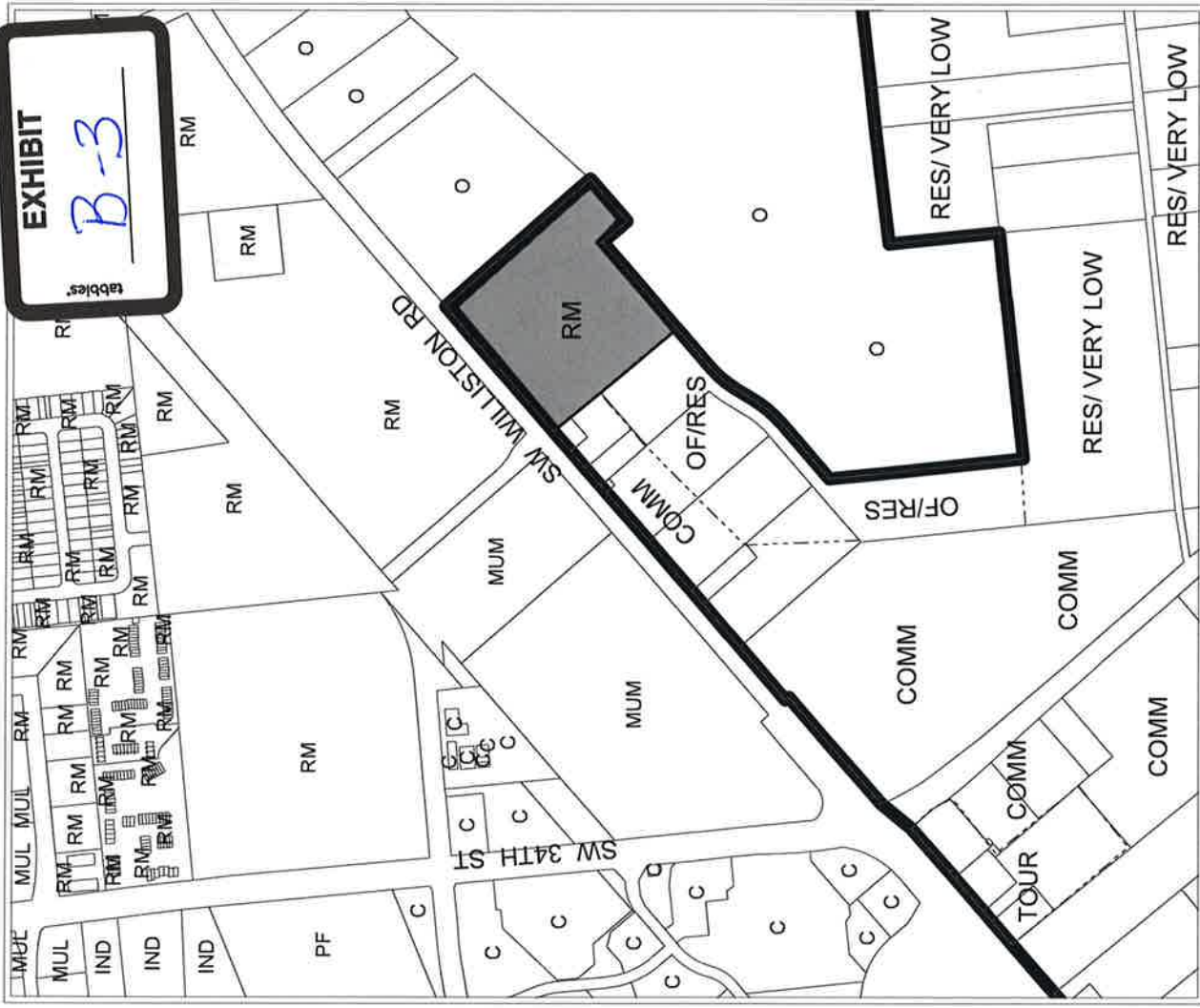


City of Gainesville Land Use Categories

- R-M Residential Medium-Density (8-30 units per acre)
- MU-L Mixed-Use Low Intensity (8-30 units per acre)
- MU-M Mixed-Use Medium Intensity (12-30 units per acre)
- O Office
- C Commercial
- IND Industrial
- PF Public and Institutional Facilities

Alachua County Land Use Categories

- COMM Commercial
- TOUR Tourist/Entertainment
- OF/RES Office/Residential (4-8 du/acre)
- RES/VERY LOW Residential Very Low Density (0-2 du/acre)



PROPOSED LAND USE

	Name	Petition Request	Petition Number
<p>No Scale</p>	<p>City of Gainesville, applicant</p>	<p>Amend the Future Land Use Map for property designated Alachua County Institutional and Office/Residential to City of Gainesville Residential-Medium density (8-30 units/acre)</p>	<p>PB-16-45 LUC</p>

Exhibit B-6**CITY OF GAINESVILLE – PLANNING DEPARTMENT**

TO: Andrew Persons, Interim Principal Planner
FROM: Mark Brown, Environmental Coordinator
SUBJECT: Preliminary Environmental Review
Parcel #: 07176-002-000, 2801 SW Williston Road
DATE: April 14, 2016

The subject 12-acre parcel has been petitioned for annexation into the City limits along with a land use amendment and related rezoning. Preliminary evaluation has been conducted to determine potential presence of environmental resources within or immediately adjacent to the parcel which may be regulated by City Land Development Code 30-300 *Regulated Surface Waters and Wetlands*, or 30-310 *Regulated Natural and Archaeological Resources*. As depicted in the aerial photograph, the western half of the tract adjacent to SW 29th Drive has fallow upland field/pasture conditions with scattered individual as well as small groupings of hardwood trees; particularly laurel oak and live oak. The eastern half tract is an upland hardwood hammock dominated by species of live oak, laurel oak, hickory and sweet gum. Even though canopy coverage exceeds 70% in this area, the majority of the individual trees are mature specimens with wide spacings; typically 40-60 feet. Goat grazing has retained minimal understory and ground cover vegetation.



In terms of regulated surface waters and wetlands, the parcel has a small (less than 0.2-acre) low-quality

sinkhole wetland located along the eastern property boundary. A couple upland-cut drainage ditches are present however are not regulated features pursuant to 30-300 so could be modified and/or incorporated into designs for surface and stormwater drainage facilities.

Sinkhole wetland along eastern boundary

The southern half of the parcel is located within an area designated as the “Serenola Forest Strategic Ecosystem,” however it has been two decades since establishment of the strategic ecosystems (SE) and those designations were primarily based on aerial determination. Upon preliminary site review, the southwest pasture area doesn’t qualify for SE criteria and appears only a small portion of the southeast forested portion of the property (approximately 3-4 acres) still retains enough features to potentially qualify. An environmental consultant will be retained by applicant to conduct an assessment as to limited area that may presently qualify for SE classification. This information will be utilized to determine which if any portion of the tract may justify some degree of preservation from development-related activities. There were no observations of listed plant or animal species.

East Half - Wide-Spaced Hardwoods, Upland-Cut Ditch

Based on the preliminary evaluation of the site and conceptual design plans presented by the applicant, there is nothing to indicate there might be major environmental conditions that should restrict annexation of this parcel into the City or approval of the proposed land use and rezoning petitions.

Petition PB-16-45 LUC
April 28, 2016

Appendix C Application



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-16-45LUC</u>	Fee: \$ <u>N/A Govt</u>
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

Owner(s) of Record (please print)	
Name: _____	
Address: _____	
Phone: _____	Fax: _____
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name: <u>City of Gainesville</u>	
Address: <u>306 NE 6th Ave</u>	
<u>Gainesville FL 32601</u>	
Phone: <u>334-5022</u>	Fax: _____

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 <input checked="" type="checkbox"/>	Zoning Map []	Master Flood Control Map []
Present designation: <u>RM</u>	Present designation: _____	Other [] Specify: _____
Requested designation: <u>RM</u>	Requested designation: _____	

INFORMATION ON PROPERTY

1. Street address: <u>2801 SW Williston Rd</u>
2. Map no(s): <u>4547</u>
3. Tax parcel no(s): <u>07176-002-000 & 07176-000-000 (Portion of)</u>
4. Size of property: <u>12</u> 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.*

Certified Cashier's Receipt:

5. Legal description (attach as separate document, using the following guidelines):

- a. Submit on 8 1/2 x 11 in. sheet of paper, separate from any other information.
- b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
- c. Must correctly describe the property being submitted for the petition.
- d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

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

A. What are the existing surrounding land uses?

North Multi-family development

South Oak Hammock complex

East Vacant

West Office and warehousing

B. Are there other properties or vacant buildings within 1/2 mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO

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

N/A annexation

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

Residential streets

N/A annexed property

Noise and lighting

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

NO ___ YES X (If yes, please explain below)

There is a small sink wetland located along NE boundary

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

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

NO X YES ___

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

NO X YES ___

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

Redevelopment ___
Activity Center X
Strip Commercial X

Urban Infill ___
Urban Fringe X
Traditional Neighborhood ___

This is annexed property

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

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

N/A Annexed property

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

Roadways

Recreation

Water and Wastewater

Solid Waste

Mass Transit

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

NO

YES (please explain)

CERTIFICATION

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

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


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

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

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

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

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



Owner/Agent Signature

3-30-16

Date

STATE OF FLORIDIA
COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____ 20____, by (Name)
_____.

Signature – Notary Public

Personally Known ____ OR Produced Identification ____ (Type) _____

APPLICATION FOR ENVIRONMENTAL REVIEW

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-4063	

CHECK ONE:

Basic **Level 1** **Level 2** **Submittal:** **1st** **2nd** **3rd**

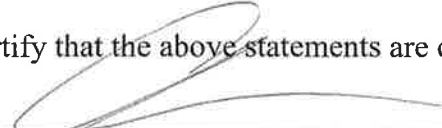
Basic Environmental Review – Submit general environmental assessment with application.
Level 1 Environmental Review – Submit environmental studies with application.
Level 2 Environmental Review – Submit mitigation and/or management plan.
 (Review fees are set in accordance with the most current fee schedule. The environmental review fee includes a maximum of three reviews within 2 years per project.)

Owner(s) of Record (please print)	Applicant(s)/Agent(s) (please print)
Name:	Name: <i>City of Gainesville</i>
Address:	Address: <i>306 NE 6th Ave</i>
	<i>Gainesville, FL 32601</i>
E-mail:	E-mail:
Phone: Fax:	Phone: <i>352-334-5022</i> Fax:
<i>(If additional owners, please include on back)</i>	

PROJECT INFORMATION

Project Name	<i>SW W. Histon Rd Annexation Land use</i>
Check all regulated resources that apply to this development application:	
Regulated Surface Waters & Wetlands (LDC 30-300)	<input checked="" type="checkbox"/> Surface Waters and/or Wetlands
Regulated Parks & Conservation Areas (LDC 30-307)	<input type="checkbox"/> Nature Park and Public Conservation/Preservation Areas District
Regulated Natural & Archaeological Resources (LDC 30-310)	<input type="checkbox"/> Floridan Aquifer High Recharge Area
	<input type="checkbox"/> Significant Natural Communities
	<input type="checkbox"/> Listed Species
	<input checked="" type="checkbox"/> Strategic Ecosystems
	<input type="checkbox"/> Significant Archaeological Resources
	<input type="checkbox"/> Significant Geological Resource Features

I certify that the above statements are correct and true to the best of my knowledge.



 Applicant's signature

3-31-16

 Date

Certified Cashier's Receipt:

SW WILLISTON ROAD VOLUNTARY ANNEXATION

A TRACT OF LAND BEING A PORTION OF LOTS 2 AND 6 OF SERENOLA PLANTATION, AS RECORDED IN DEED BOOK "L", PAGES 480 AND 481 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (HEREAFTER ABBREVIATED PRACF); BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE AS PER CITY ORDINANCE NUMBER 001912 (0-01-57) AT A POINT MARKING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 331 (ALSO KNOWN AS S.W. WILLISTON ROAD) AND THE WEST LINE OF S.W. 29TH DRIVE EXTENSION AS DESCRIBED IN OFFICIAL RECORDS BOOK 2499, PAGE 1000 (HEREAFTER ABBREVIATED ORB, PG), EXHIBIT "B", PRACF; THENCE CONTINUE ALONG SAID CITY LIMIT LINE THE FOLLOWING 3 COURSES: 1.) NORTH 49° 03' 23" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 80.00 FEET TO THE NORTHEASTERLY CORNER OF SAID EXHIBIT "B" ALSO BEING THE NORTHWESTERLY CORNER OF EXHIBIT "C" OR SAID ORB 2499, PG 1000; 2.) NORTH 49° 03' 23" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 419.94 FEET TO THE NORTHEASTERLY CORNER OF SAID EXHIBIT "C", ALSO BEING THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN ORB 3484, PG 1458, PRACF; 3.) NORTH 49° 03' 23" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 250.26 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN ORB 3484, PG 1458, PRACF, ALSO BEING THE NORTHWESTERLY CORNER OF PARCEL I OF LANDS DESCRIBED IN ORB 803, PG 289, PRACF AND A POINT OF INTERSECTION ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE AS PER CITY ORDINANCE NUMBER 030250 (0-03-67); THENCE CONTINUE ALONG SAID CITY OF GAINESVILLE LIMIT LINE THE FOLLOWING 5 COURSES: 1.) LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE EASTERLY LINE OF SAID PARCEL (ORB 3484, PG 1458), SOUTH 40° 54' 00" EAST, 871.55 FEET TO A CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF SAID PARCEL (ORB 3484, PG 1458) ALSO BEING THE SOUTHWESTERLY CORNER OF PARCEL I, DESCRIBED IN ORB 803, PG 289, PRACF; 2.) THENCE SOUTH 49° 05' 43" WEST, 250.26 FEET TO A CONCRETE MONUMENT FOUND AT THE SOUTHWESTERLY CORNER OF SAID PARCEL (ORB 3484, PG 1458); 3.) THENCE NORTH 40° 54' 00" WEST ALONG THE WEST BOUNDARY OF SAID PARCEL (ORB 2028, PG 254) A DISTANCE OF 144.98 FEET; 4.) THENCE SOUTH 49° 05' 14" WEST, PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 331, A DISTANCE OF 419.94 FEET TO THE SOUTHEASTERLY CORNER OF AFOREMENTIONED LANDS DESCRIBED IN ORB 2499, PG 1000 EXHIBIT "B" (SW 29TH DRIVE EXTENSION); 5.) THENCE SOUTH 49° 05' 14" WEST, PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 331, A DISTANCE OF 80.00 FEET TO THE SOUTHWESTERLY CORNER OF AFOREMENTIONED LANDS DESCRIBED IN ORB 2499, PG 1000 EXHIBIT "B" (SW 29TH DRIVE EXTENSION); THENCE LEAVING SAID EXISTING CITY OF GAINESVILLE LIMIT LINE PER ORDINANCE NUMBER 030250 (0-03-67) AND ALONG THE WEST LINE OF SAID EXHIBIT "B", NORTH 40° 54' 00" WEST A DISTANCE OF 725.71 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 13.33 ACRES MORE OR LESS.