



City of Gainesville  
Department of Sustainable Development  
Planning Division

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## CITY PLAN BOARD STAFF REPORT

**PUBLIC HEARING DATE:** August 27, 2020  
**ITEM NO:** 2  
**PROJECT NAME AND NUMBER:** PB-20-66 ZON  
**APPLICATION TYPE:** Legislative  
**RECOMMENDATION:** Approve  
**CITY PROJECT CONTACT:** Nathaniel Chan

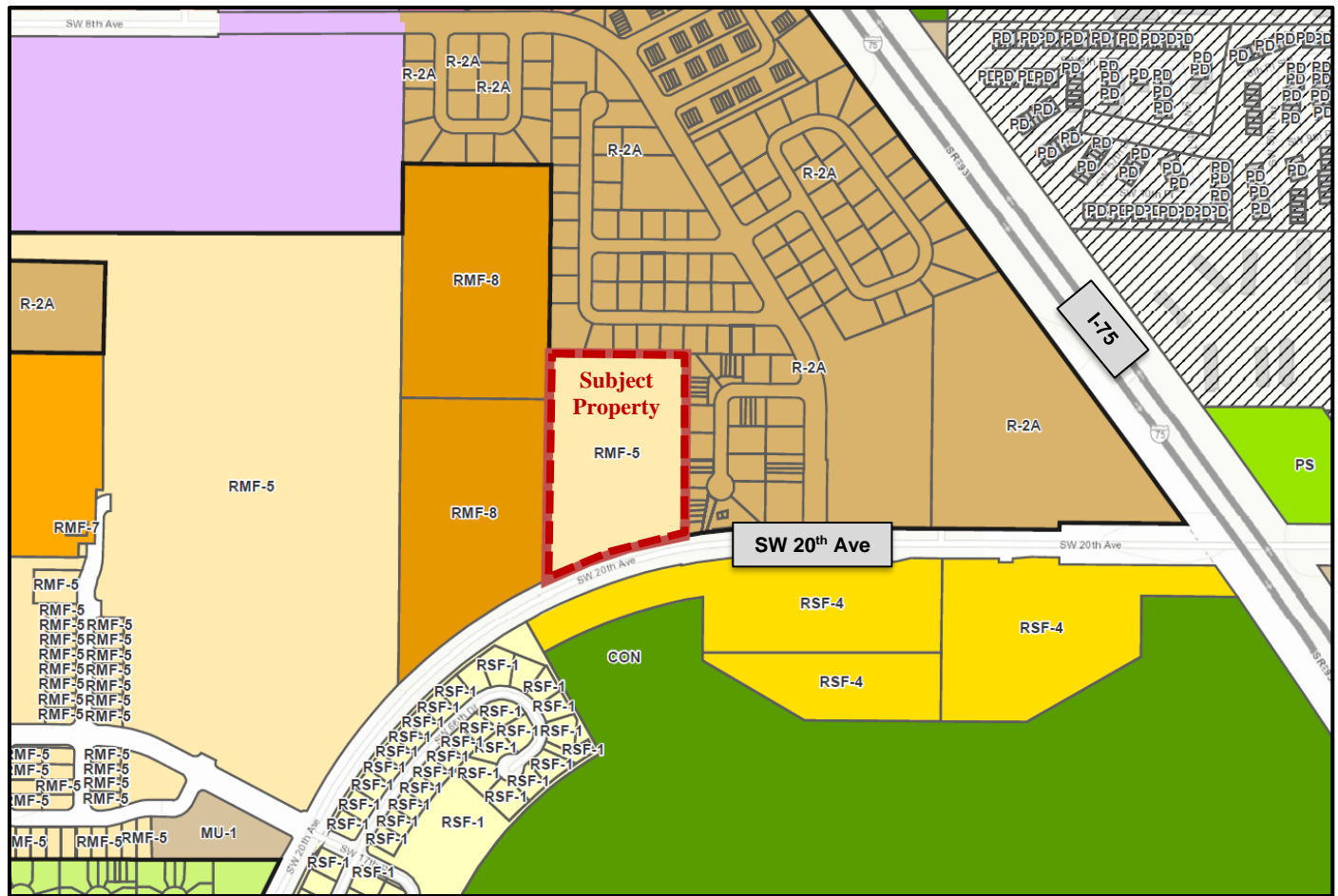


Figure 1: Location Map, Existing Zoning

**APPLICATION INFORMATION:**

**Agent/Applicant:** eda consultants, inc.

**Property Owner(s):** David Duncan

**Related Petition(s):** PB-20-67 LUC

**Legislative History:** Annexation 170256, November 2, 2017. Rezoned and amended Future Land Use Category to City of Gainesville Residential Low-Density (RL) and Residential Single/Multi-family (RMF-5) (Ordinances 170625 and 170626, May 3, 2018).

**Neighborhood Workshop:** Held on May 11<sup>th</sup>, 2020.

**SITE INFORMATION:**

**Address:** 6224 SW 20<sup>th</sup> Avenue

**Parcel Number(s):** 06675-006-000

**Acreage:** 8.33 +/- acres

**Existing Use(s):** Vacant Parcel

**Land Use Designation(s):** Residential Low-Density (RL)

**Zoning Designation(s):** Residential Single/Multi-family (RMF-5)

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

**Transportation Mobility Program Area (TMPA):** Zone D

**Census Tract:** 22.18

**Annexed:** November 2, 2017 (Ordinance 170256).

**Code Violations:** N/A

**ADJACENT PROPERTY CHARACTERISTICS:**

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Multi-family dwellings (primarily duplexes)	Alachua County High Density Residential (14-24 du/acre)	Alachua County Multi-family R-2A (8-14 du/acre)
South	Immediate South: SW 20 <sup>th</sup> Ave South of SW 20 <sup>th</sup> : Vacant	City Single Family Residential (up to 8 du/acre)	City RSF-4 (up to 8 du/acre)

	<b>EXISTING USE(S)</b>	<b>LAND USE DESIGNATION(S)</b>	<b>ZONING DESIGNATION(S)</b>
<b>East</b>	Multi-family dwellings (attached units and duplexes)	Alachua County High Density Residential (14-24 du/acre)	Alachua County Multi-family R-2A (8-14 du/acre)
<b>West</b>	Multi-family dwellings (apartments/townhomes and vacant)	City Residential Medium (8-30 du/acre)	City RMF-8: Multiple-Family Residential (8-20 du/acre by right; up to 25 du/acre with density bonus points)

**PURPOSE AND DESCRIPTION:**

This petition is privately initiated by the property owner and eda consultants, Inc. and proposes a rezoning of the subject property located at 6224 SW 20<sup>th</sup> Avenue (Tax Parcel Number 06675-006-000). The proposed rezoning is to change the property from RMF-5 (Residential Single/Multi-Family) to RMF-8 (Multi-Family). This petition is related to Petition PB-20-67 LUC, which proposes a Small-Scale Comprehensive Plan Amendment (land use change) of the subject property from RL (Residential Low-Density, up to 15 units per acre) to RM (Residential Medium-Density, 8-30 units per acre).

**STAFF ANALYSIS AND RECOMMENDATION:**

The staff recommendation is based on the factors stated in Section 30-3.14. Rezoning Criteria of the Land Development Code. The following factors are stated below:

- A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.
- B. The character of the district and its suitability for particular uses.
- C. The proposed zoning districts of the property in relation to surrounding properties and other similar properties.
- D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.
- E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.
- F. The needs of the city for land areas for specific purposes to serve population and economic activities.

- G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.
- H. The goals, objectives, and policies of the Comprehensive Plan.
- I. The facts, testimony, and reports presented at public hearings.

## **ANALYSIS**

### **A. Compatibility of permitted uses and allowed intensity and density with surrounding uses.**

The permitted uses in the proposed RMF-8 zoning district are mainly multi-family residential uses. This includes residential uses such as adult day care homes, assisted living facilities, community residential homes (up to 6 residents), family child care homes, multi-family dwellings, single-family dwellings, and others. The abutting properties to the north, east, and west all contain existing multi-family developments. The abutting property to the west was recently annexed in 2019 and given the zoning district RMF-8 and future land use category RM to conform with the existing multi-family development on the site. The abutting properties to the north and east are zoned Alachua County Multi-family R-2A and have Alachua County High Density Residential land use designations. The abutting north and eastern properties also have existing multi-family developments, primarily duplexes and attached dwellings. The property south of SW 20<sup>th</sup> Street is vacant, and zoned RSF-4. The uses surrounding the subject property are compatible with the proposed RMF-8 zoning district because they are all multi-family uses (Appendix C Permitted Use Comparison Table).

The subject property's proposed RMF-8 zoning district is compatible with the allowed intensity and density of surrounding uses. RMF-8 allows for 8-20 dwelling units per acre by right; with density bonus points, there is a maximum of up to 25 dwelling units per acre. The abutting property to the west has existing multi-family development under the RMF-8 zoning district; additionally, the maximum 20 dwelling units per acre by right within RMF-8 zoning is 6 du/acre higher than the Alachua County Multi-family R-2A zoning districts to the east and north (maximum 14 du/acre).

### **B. The character of the district and its suitability for particular uses.**

The RMF-8 zoning district is primarily a multi-family district with a range of allowed residential uses, including multi-family dwellings, family child care homes, community residential homes (up to 6 residents), single-family dwellings, and others. The RMF-8 zoning district also allows other uses such as Places of Religious Assembly and Assisted

Living Facilities. The proposed RMF-8 zoning district is suitable for a variety of residential uses present within the vicinity of the subject property.

C. The proposed zoning districts of the property in relation to surrounding properties and other similar properties.

The proposed zoning district for the subject property is RMF-8, which is a multi-family development district. The abutting properties to the north, west, and east all have existing multi-family developments with similar densities to the proposed RMF-8 zoning district. The adjacent property to the west is zoned RMF-8, which is the proposed zoning for the subject property.

D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.

The subject property is currently vacant. Multi-family developments represent a majority of the surrounding future land use categories and zoning districts. The most appropriate use of land on the subject property is multi-family residential to allow for continuity of existing uses surrounding the site.

E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools neighborhoods, stormwater management and housing.

The subject property falls within the UF Context Area; prior to development of the subject property, the property owner must provide a signed UF Context Area agreement and the associated fee. Additionally, the site falls within Transportation Mobility Program Area (TMPA) Zone D; certain criteria for development must be met in accordance with TMPA Zone D requirements upon development review.

F. The needs of the city for land areas for specific purposes to serve population and economic activities.

The proposed rezoning would change the existing RMF-5 zoning district to RMF-8 zoning. There are few vacant parcels within city limits that have existing RMF-8 zoning. Rezoning of the subject property from RMF-5 to RMF-8 would provide housing opportunities in proximity with the University of Florida, Celebration Pointe, Butler Plaza, and Oaks Mall.

G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.

The character surrounding the subject property has undergone several changes since the subject property's annexation in 2017. In 2019, the abutting property to the west was annexed into city limits and given RMF-8 zoning with an RM (Residential Medium) land use category. This matches the proposed RMF-8 rezoning and RM land use change for the subject property and sets precedence for this application. Additionally, some parcels to the east of I-75 along SW 20<sup>th</sup> Ave were given mixed-use zoning and multi-family development continues within this area. Another multi-family development was proposed on the abutting property to the west, thus increasing the amount of multi-family development in the area. Besides these changes, there have been no substantial changes in the character or development of the area.

H. The goals, objectives, and policies of the Comprehensive Plan.

The proposed rezoning of the subject property from RMF-5 to RMF-8 is consistent with the goals, objectives, and policies of the Comprehensive Plan, as outlined below:

Future Land Use Element

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.

Objective 1.5

Discourage the proliferation of urban sprawl.

Policy 1.5.7

The Future 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 1/4 mile of the center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling.

Objective 4.1

The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that 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. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.

I. The facts, testimony, and reports presented at public hearings.

The proposed rezoning and accompanying land use change will be presented to the City Plan Board and the City Commission. The Neighborhood Workshop associated with this proposal and the accompanying land use change was held on Monday, May 11<sup>th</sup>, 2020.

**RECOMMENDATION**

Staff recommends approval of Petition PB-20-66 Rezoning of parcel 06675-006-000 from City of Gainesville Residential Single/Multi-Family RMF-5 (up to 12 dwelling units per acre) to City of Gainesville Residential Multi-Family RMF-8 (8-20 dwelling units per acre).

**DRAFT MOTION FOR CONSIDERATION**

I move to approve Petition PB-20-66 Rezoning of parcel 06675-006-000 from City of Gainesville Residential Single/Multi-Family RMF-5 (up to 12 dwelling units per acre) to City of Gainesville Residential Multi-Family RMF-8 (8-20 dwelling units per acre).

**POST-APPROVAL REQUIREMENTS:**

Requirements to be met after the vote on the rezoning include compliance with any conditions that may be imposed by the City Plan Board.

**LIST OF APPENDICES:**

**Appendix A Application Documents**

**Appendix B Comprehensive Plan Goals, Objectives, and Policies**

**Appendix C Maps and Tables**

**Appendix D Environmental Memo**



Appendix A

Application Documents



**APPLICATION—CITY PLAN BOARD**  
**Planning & Development Services**

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

<b>Owner(s) of Record (please print)</b>	
Name: David Duncan	
Address: 1835 Edwards Drive	
Point Roberts, WA 98281	
Phone: _____	Fax: _____
<b>(Additional owners may be listed at end of applic.)</b>	

<b>Applicant(s)/Agent(s), if different</b>	
Name: eda consultants, inc.	
Address: 720 SW 2nd Ave	
South Tower, Suite 300	
Gainesville, FL 32601	
Phone: (352) 373-3541	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 <input checked="" type="checkbox"/>	Master Flood Control Map <input type="checkbox"/>
Present designation: RL	Present designation: RMF-5	<b>Other</b> <input type="checkbox"/> Specify: _____
Requested designation: RM	Requested designation: RMF-8	

**INFORMATION ON PROPERTY**

1. Street address: 6224 SW 20th Avenue
2. Map no(s): _____
3. Tax parcel no(s): 06675-006-000
4. Size of property: 8.33 +/- acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more <b>must</b> be accompanied by a market analysis report.</i>

**Certified Cashier's Receipt:**

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

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

A. What are the existing surrounding land uses?

North            See Justification Report

South

East

West

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

NO \_\_\_\_\_

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

The property is not owned by the applicant and is connected with an abutting existing residential development known as Treebecka Park Apartments. That vacant property also contains a large portion of FEMA floodplain.

- 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- RMF-8 is a residential zoning district

Noise and lighting      N/A- RMF-8 is a residential zoning district

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

NO       YES       (If yes, please explain below)

A small portion of the property is located in Flood Zone A

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

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

NO       YES

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

NO       YES

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

Redevelopment   
Activity Center   
Strip Commercial

Urban Infill   
Urban Fringe   
Traditional Neighborhood

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

See Justification Report

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

See Justification Report

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

Roadways      See Justification Report

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 X (please explain)

See Justification Report

CERTIFICATION

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

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

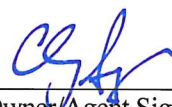
Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

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

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

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

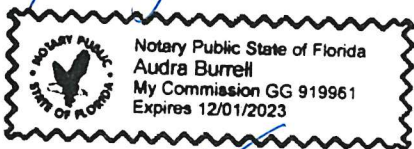
To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

  
 \_\_\_\_\_  
 Owner/Agent Signature

5/7/20  
 \_\_\_\_\_  
 Date

STATE OF FLORIDA  
COUNTY OF Alachua

Sworn to and subscribed before me this 7th day of May 2020 by (Name)  
Clay Sweger



  
 \_\_\_\_\_  
 Signature – Notary Public

Personally Known  OR Produced Identification \_\_\_\_\_ (Type) \_\_\_\_\_



# ***Land Use Change & Rezoning Justification Report***

***Duncan Property***

**Prepared for Submittal to:**

City of Gainesville

**Prepared by:**

**eda** consultants, inc.

*May 14, 2020*

## **Table of Contents**

Proposal and Background	1
Existing Future Land Use Designation and Zoning District	2
Statement of Proposed Change / Proposed Future Land Use Designations and Zoning Districts	3
Basic Level Environmental Review	8
Responses to City Application Questions	12
A. Surrounding/Adjacent Land Uses	12
B. Development Pattern & Community Contribution	13
C. Potential long-term economic benefits	14
D. Level of Services Analysis	14
a. Land Use & Zoning Development Scenarios (Existing and Proposed)	14
b. Transportation	15
c. Potable Water and Wastewater	16
d. Solid Waste	16
e. Recreation	16
f. Mass Transit	17
g. Public Schools	17
E. Site Accessibility	17
Analysis for Changes to the Future Land Use Map	18
Analysis for Changes to Zoning	25
Conclusion	28

## **List of Figures**

Figure 1: Location Map
Figure 2: Existing Future Land Use Map
Figure 3: Existing Zoning Map
Figure 4: Proposed Future Land Use Map
Figure 5: Proposed Zoning Map
Figure 6: Wetlands
Figure 7: Strategic Ecosystem
Figure 8: FEMA Floodplain
Figure 9: Topographic Map
Figure 10: Soils Map
Figure 11: Adjacent Property Characteristics Table



## **Proposal and Background**

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This application proposes a Small-Scale Comprehensive Plan Amendment (land use change) and rezoning for a vacant 8.33 +/- acre property located at 6224 SW 20<sup>th</sup> Avenue (Tax Parcel Number 06675-006-000). The proposed future land use amendment is to take the property from Residential Low-Density (RL): up to 15 units per acre to Residential Medium-Density (RM): 8-30 units per acre. The proposed rezoning is to change the property from the RMF-5 (Residential Single/Multi-Family) district to RMF-8 (Multi-family).

The property was voluntarily annexed into the City on November 2, 2017 (Ordinance 170256). On May 3, 2018, Ordinance 170625 was adopted by the City Commission, and it changed the future land use category of the annexed property from Alachua County High-Density Residential to City of Gainesville Residential Low-Density (RL). On that same date, the companion rezoning ordinance (170626) was adopted and amended the zoning from Alachua County Multi-Family Medium-High Density (R-2A) to City of Gainesville Residential Single/Multi-family (RMF-5).

The property is located in the urbanized section of southwest Gainesville and is served by centralized utilities that are suitable to accommodate urban development. Vehicular access will be provided to the property from SW 20<sup>th</sup> Avenue (a County-maintained road).

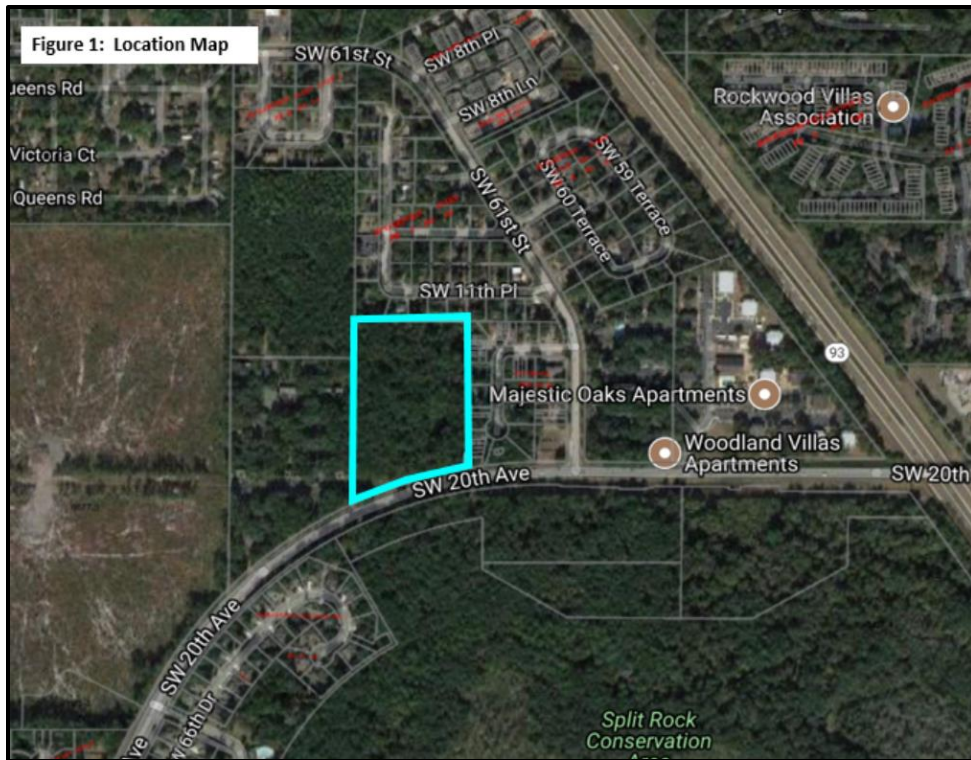
The property is west of I-75, north of SW 20<sup>th</sup> Avenue and south of the Sugarfoot Oaks Subdivision lots 10-14. The property is east of Treebecka Park (formerly known as The Grove Villas) (on tax parcel 06675-004-000) and west of lots 4-8 in the Sugarlane Subdivision (on SW 61<sup>st</sup> Terrace). Properties to the west and south fall within Gainesville city limits. Properties to the north and east are located in unincorporated Alachua County.

The properties to the north and east of the subject property have an Alachua County future land use designation of Residential High Density (> 14 – 24 dwelling units/acre). To the south of SW 20<sup>th</sup> Avenue, there is property designated with City Single Family on the future land use map. To the west, is an abutting property that was annexed into the City on April 4, 2019 (Ordinance 180614). It was given a future land use designation of Residential Medium-Density (RM): 8-30 units/acre on January 16, 2020 (Ordinance 190289).

The abutting property to the east is in unincorporated Alachua County and contains existing multi-family development. To the north are multi-family (primarily duplexes) dwellings (with an Alachua County R-2a zoning that allows 8-14 dwelling units per acre). The abutting property to the west contains existing multi-family development (Treebecka Park Apartments) and a vacant lot north of Treeback Park. To the south of SW 20<sup>th</sup> Avenue, the property is vacant.

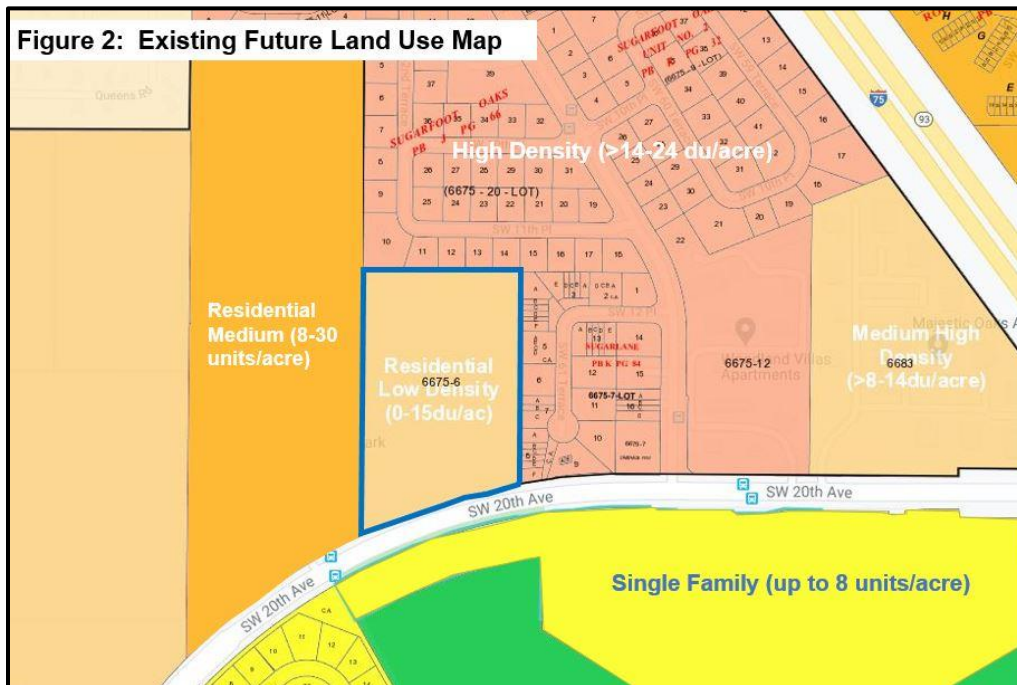
The property is located in Zone D of the Transportation Mobility Program Area (TMPA). Any future development of the site will be subject to the Zone D requirements in the Transportation Mobility Element. The site is also within the University of Florida (UF) Context Area.

The aerial photo below (Figure 1) indicates the property location north of SW 20<sup>th</sup> Avenue and west of I-75:

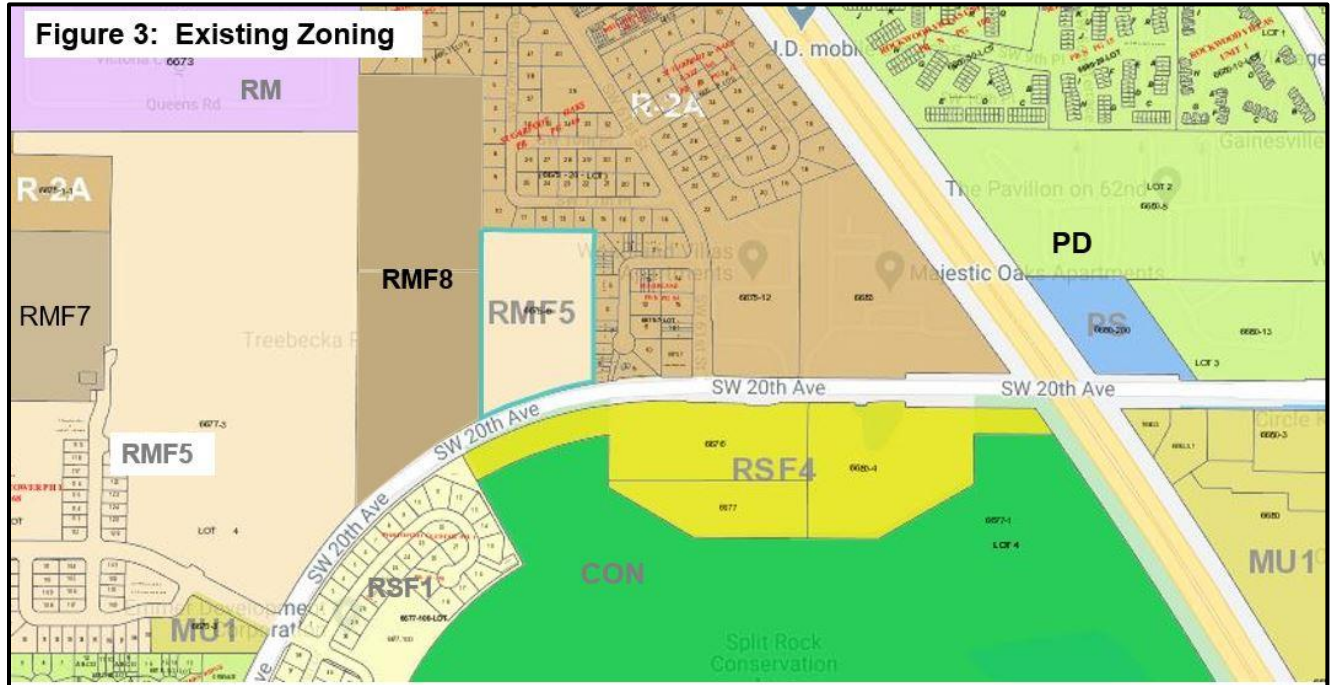


**Existing Future Land Use Designation and Zoning District**

The current future land use designation of the property is City of Gainesville Residential Low-Density (RL) (up to 15 units/acre) as indicated in Figure 2 below:



The existing residential zoning district on the property is RMF-5. This zoning district allows up to 15 dwelling units per acre. The current zoning is illustrated on Figure 3 below:



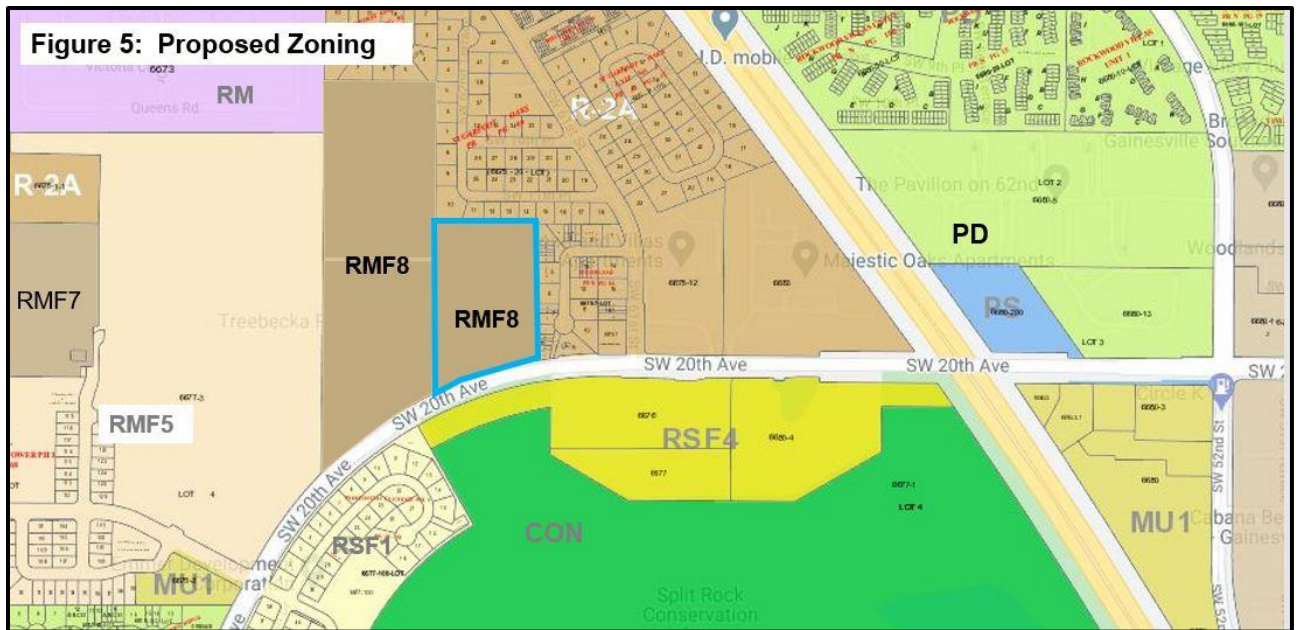
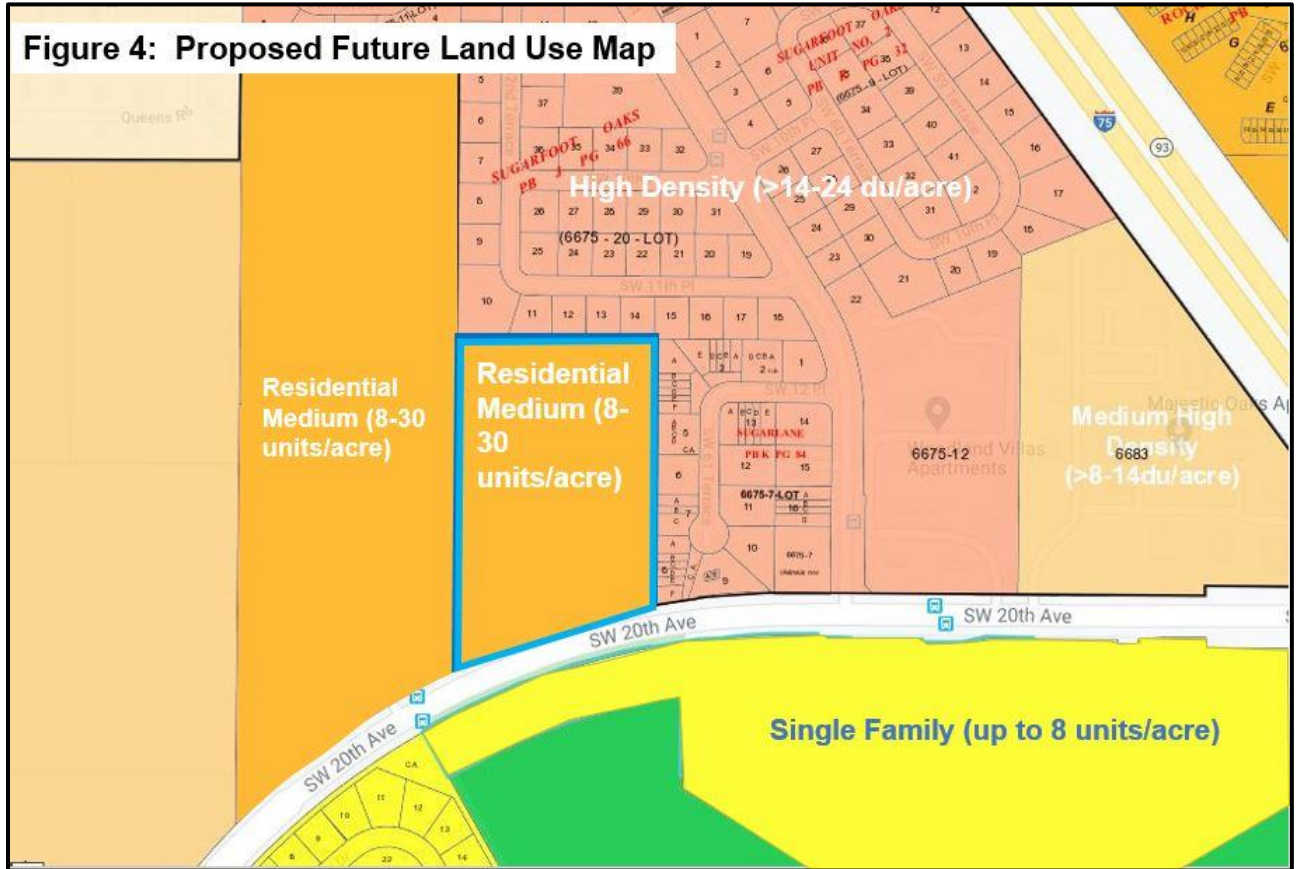
**Statement of Proposed Change / Proposed Future Land Use Category and Zoning District**

As stated above, the site currently has a future land use (FLU) designation of Residential Low and a zoning district of RMF-5. These designations were made after the property was annexed as part of the procedure to place appropriate City land use and zoning on annexed parcels. Subsequent to the annexation of the subject property and placement of City land use and zoning designations on it, the abutting property to the west was annexed in 2019. City land use (Residential Medium) and zoning (RMF-8) were placed on the abutting property on January 16, 2020.

In light of the abutting property to the west being placed in the Residential Medium land use category and being given the RMF-8 zoning district, the applicant now finds that the Residential Medium future land use category is a more appropriate designation for the subject property and that the RM designation will better facilitate development of the property. Similarly, the applicant believes that the RMF-8 zoning district is appropriate and consistent with the abutting property to the west and will facilitate infill development on the site.

The proposed land use category and zoning district for the subject property are consistent with each other and appropriate with the surrounding residential development pattern in the area. The proposed Residential Medium (8-30 units/acre) land use category with RMF-8 zoning would result in a lower density allowed by right (maximum of 20 units per acre) than what is currently permitted under the upper end of the County’s land use category (14-24 unit/acre). With the maximum number of density bonus points, the City’s RMF-8 zoning district would allow up to 25 dwelling units/acre, which is compatible with the upper end of the County’s High Density Residential future land use category (14-24 units/acre).

Figures 4 & 5 below indicate the proposed future land use and zoning designations for the subject property:



The proposed land use and zoning designations will create an opportunity for urban infill residential development that is consistent with the existing and future residential development pattern in the area. Under the proposed designations and under the existing City of Gainesville Land Development Regulations, future development activity within the subject property can occur in harmony with surrounding land uses and will occur in compliance with all applicable regulations associated with the Comprehensive Plan and Land Development Code. Future development on the property will create an asset to the City that will help spur development and redevelopment in southwest Gainesville. The proposed residential development will support major commercial centers such as the Oaks Mall, Butler Plaza and Celebration Pointe. It is in close proximity to the educational and employment opportunities at the University of Florida. In addition, this area is served by GRU centralized utilities with adequate capacity and two transit routes: RTS Route 75 (Oaks Mall to Butler Plaza Transfer Station) and Route 76 (Santa Fe College to Haile Market Square).

City of Gainesville Comprehensive Plan Policy 4.1.1 defines the proposed Residential Medium future land use designation as follows:

***Residential Medium-Density (RM: 8-30 units per acre***

*This land use category 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 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.*

The City of Gainesville Land Development Code Sec. 30-4.16 establishes the permitted uses in the RMF-8 (Residential Multi-family) zoning district, and Sec. 30-4.17 sets the residential density limits for RMF-8 at 8 – 20 units per acre by right and up to 25 units per acre with the maximum number of density bonus points.

The table below illustrates the permitted uses for the RMF-8 zoning district and shows that most of the permitted uses in RMF-8 are already allowed under the existing RMF-5 zoning. The primary differences in permitted uses between the two districts are:

- Larger Community Residential Homes are allowed in RMF-8 (7 – over 14 residents)
- Dormitories are permitted in RMF-8 and not in RMF-5
- Emergency shelters are allowed in RMF-8 and not in RMF-5
- Skilled nursing facilities are allowed by Special Use Permit (SUP) in RMF-8 and not in RMF-5
- Social service homes/halfway houses are allowed by SUP in RMF-8 and not in RMF-5

***Permitted Uses***

<b>USES</b>	<b>Use Standards</b>	<b>RMF-5</b>	<b>RMF-6 to 8</b>
Accessory dwelling units	30-5.33	A	A
Adult day care homes	30-5.2	P	P
Assisted living facilities		P	P
Attached dwellings (up to 6 attached units)		P	P
Bed and breakfast establishments	30-5.4	P	P
Community residential homes (up to 6 residents)	30-5.6	P	P
Community residential homes (7 to 14 residents)	30-5.6	-	P
Community residential homes (over 14 residents)	30-5.6	-	P
Day care centers	30-5.7	P	P
Dormitory, small	30-5.8	-	P
Dormitory, large	30-5.8	-	S
Emergency shelters		-	P
Family child care homes	30-5.10	P	P
Multi-family dwellings		P	P
Multi-family, small-scale (2-4 units per building)		P	P
Places of religious assembly	30-5.21	P	P
Libraries		S	S
Public parks		P	P
Schools (elementary, middle and high)		P	P
Single-family dwellings		P	P
Skilled nursing facility		-	S
Social service homes/halfway houses	30-5.26	-	S

Legend: P=Permitted by right; S=Special Use Permit; A=Accessory; Blank=Use not allowed

*Dimensional standards*

	RSF-1	RSF-2	RSF-3	RSF-4	RC	MH	RMF-5	RMF-6	RMF-7	RMF-8
<b>DENSITY/INTENSITY</b>										
Residential density (units/acre)										
Min.	None	None	None	None	None	None	None	8 <sup>1</sup>	8 <sup>1</sup>	8 <sup>1</sup>
Max. by right	3.5	4.6	5.8	8	12	12	12	10	14	20
With density bonus points	-	-	-	-	-	-	-	See Table V-6	See Table V-6	See Table V-6
Nonresidential building coverage	35%	35%	40%	40%	50%	50%	50%	50%	50%	50%
<b>LOT STANDARDS</b>										
Min. lot area (sq. ft.)	8,500	7,500	6,000	4,300	3,000	3,000	3,500	None	None	None
Min. lot width (ft.)										
Single-family	85	75	60	50	35	35	40	40	40	40
Two-family <sup>2</sup>	NA	NA	NA	NA	70	NA	75	75	75	75
Other uses	85	75	60	50	35	35	85	85	85	85
Min. lot depth (ft.)	90 <sup>3</sup>	90 <sup>3</sup>	90 <sup>3</sup>	80 <sup>3</sup>	None	None	90	90	90	90
<b>MIN. SETBACKS (ft.)</b>										
Front	20 <sup>3</sup>	20 <sup>3</sup>	20 <sup>3</sup>	20 <sup>3</sup>	10 <sup>4</sup>	15	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.
Side (street)	10	10	7.5	7.5	NA	NA	15	15	15	15
Side (interior) <sup>5,6</sup>	7.5	7.5	7.5	7.5	5	5	10	10	10	10
Rear <sup>6,7</sup>	20	20	15	10	20	15	10	10	10	10
Rear, accessory	7.5	7.5	5	5	5	5	5	5	5	5
<b>MAXIMUM BUILDING HEIGHT (stories)</b>										
By right	3	3	3	3	3	3	3	3	3	3
With building height bonus	NA	NA	NA	NA	NA	NA	NA	5	5	5

**LEGEND:**

1 = Parcels 0.5 acres or smaller existing on November 13, 1991, are exempt from minimum density requirements.

2 = Assumes both units on one lot. Lot may not be split, unless each individual lot meets minimum lot width requirement for single-family.

3 = Lots abutting a collector or arterial street shall have a minimum depth of 150 feet and a minimum building setback of 50 feet along that street.

4 = Attached stoops or porches meeting the standards in sections 30-4.13 and 30-4.14 are permitted to encroach up to five feet into the minimum front yard setback.

5 = Except where the units are separated by a common wall on the property line of two adjoining lots. In such instances, only the side yard setback for the end unit is required.

6 = Accessory pre-engineered or pre-manufactured structures of 100 square feet or less and one story in height may be erected in the rear or side yard as long as the structure has a minimum yard setback of three feet from the rear or side property line, is properly anchored to the ground, and is separated from neighboring properties by a fence or wall that is at least 75 percent opaque.

This property is an appropriate area for the placement of RMF-8 zoning because it will allow for future residential development with a development type and density that is consistent and compatible with the existing and future residential development pattern in the area. The subject property abuts property to the west with a City Residential Medium future land use category and RMF-8 zoning. And, as stated earlier in this report, the proposed Residential Medium (8-30 units/acre) land use category with RMF-8 zoning would result in a lower density allowed by right (maximum of 20 units per acre) than what is currently permitted under the upper end of the County's future land use category (14-24 unit/acre) for abutting properties to the north and east. With the maximum number of density bonus points, the City's RMF-8 zoning district would allow up to 25 dwelling units/acre, which is compatible with the upper end of the County's High Density Residential future land use category (14-24 units/acre).

Further, the project site is located in close proximity to commercial centers such as the Oaks Mall, Butler Plaza and Celebration Pointe. It is in close proximity to the educational and employment opportunities at the University of Florida. In addition, this area is served by GRU centralized utilities with adequate capacity and two transit routes (RTS Routes 75 and 76). There are existing bike lanes on both sides of SW 20<sup>th</sup> Avenue in the vicinity of the property.

### **Basic Level Environmental Review**

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The subject property does not contain any wetlands, strategic ecosystem, or regulated natural or archaeological resources. There is a small area on the southwestern border of the property that falls within Zone A of the FEMA Flood Zone (1% chance of flood hazard with no base flood elevations). The remainder of the property falls within Zone X (outside the 0.2% annual chance of flood hazard).

The figures below illustrate the environmental aspects of the property. Figure 6 below is a wetlands map indicating that, according to the National Wetlands Inventory mapping, there are no wetlands on the property site.



**Figure 6: Wetlands**



Figure 7 below illustrates that, while the Hogtown Prairie Strategic Ecosystem is designated south of the subject property, there is no Strategic Ecosystem on the property site.

**Figure 7: Strategic Ecosystem**

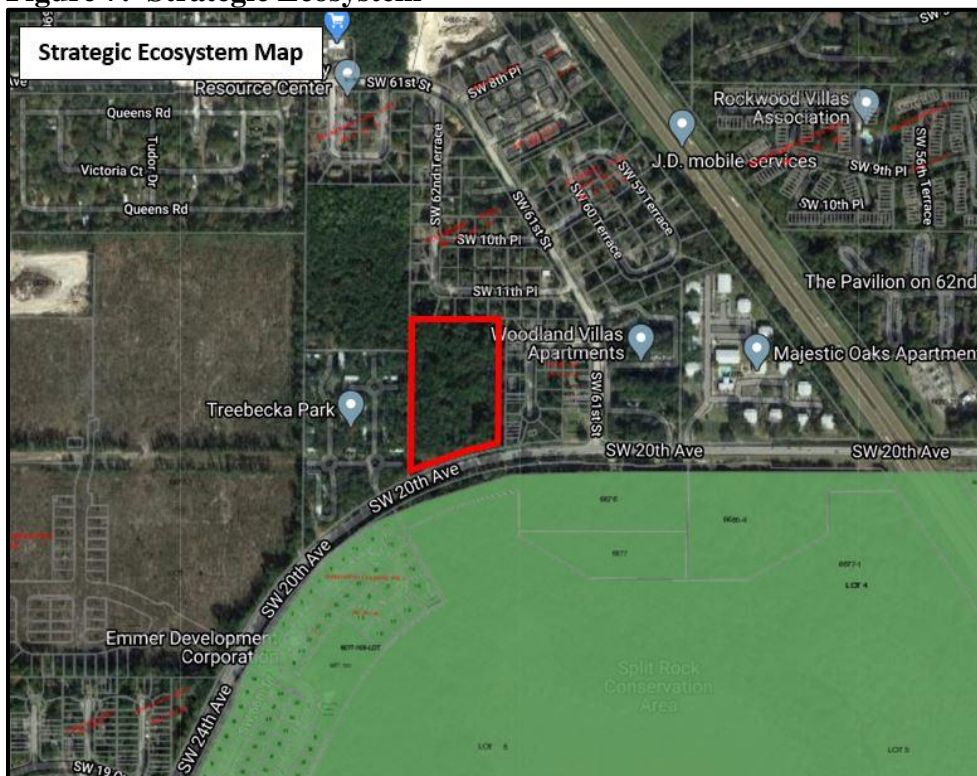
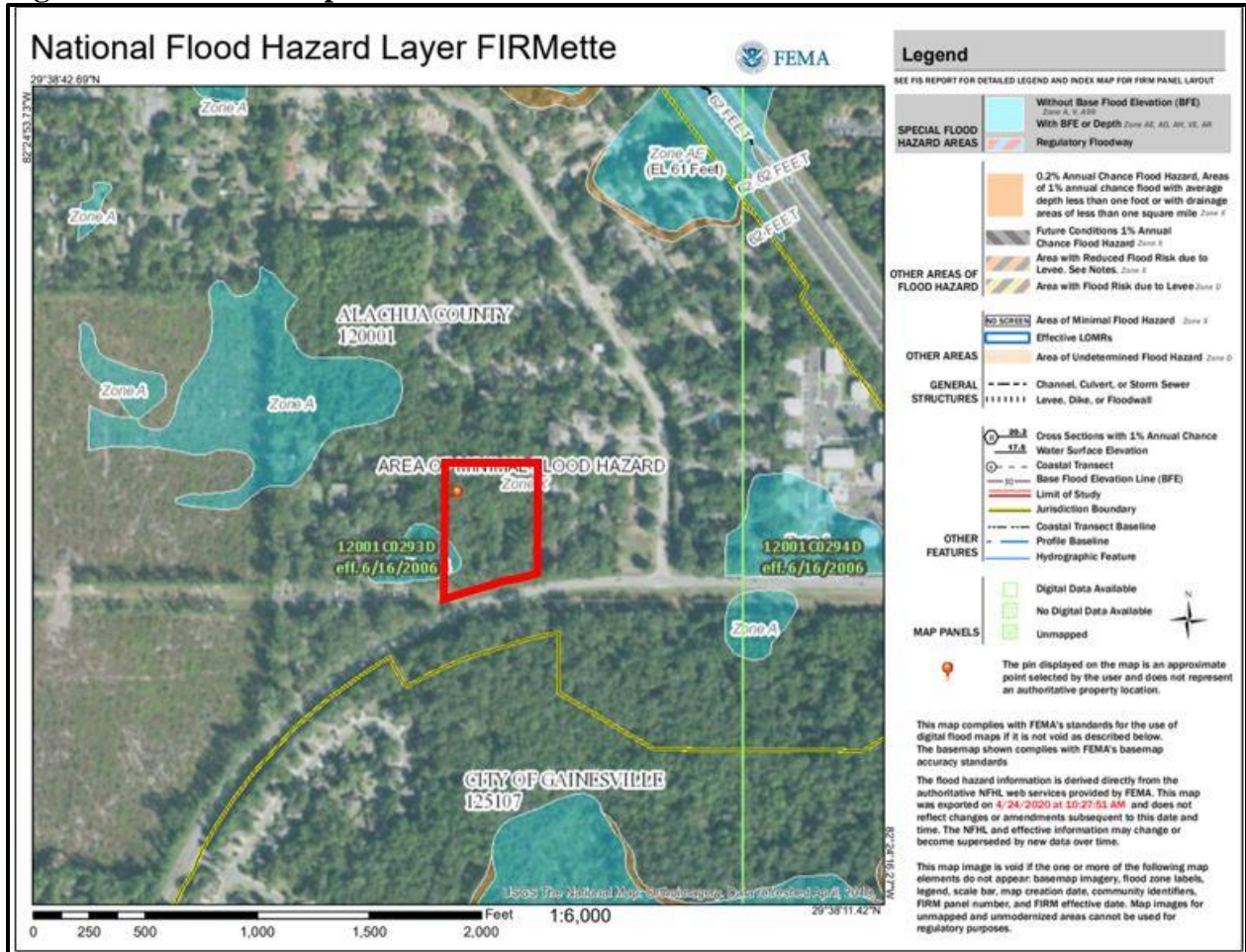


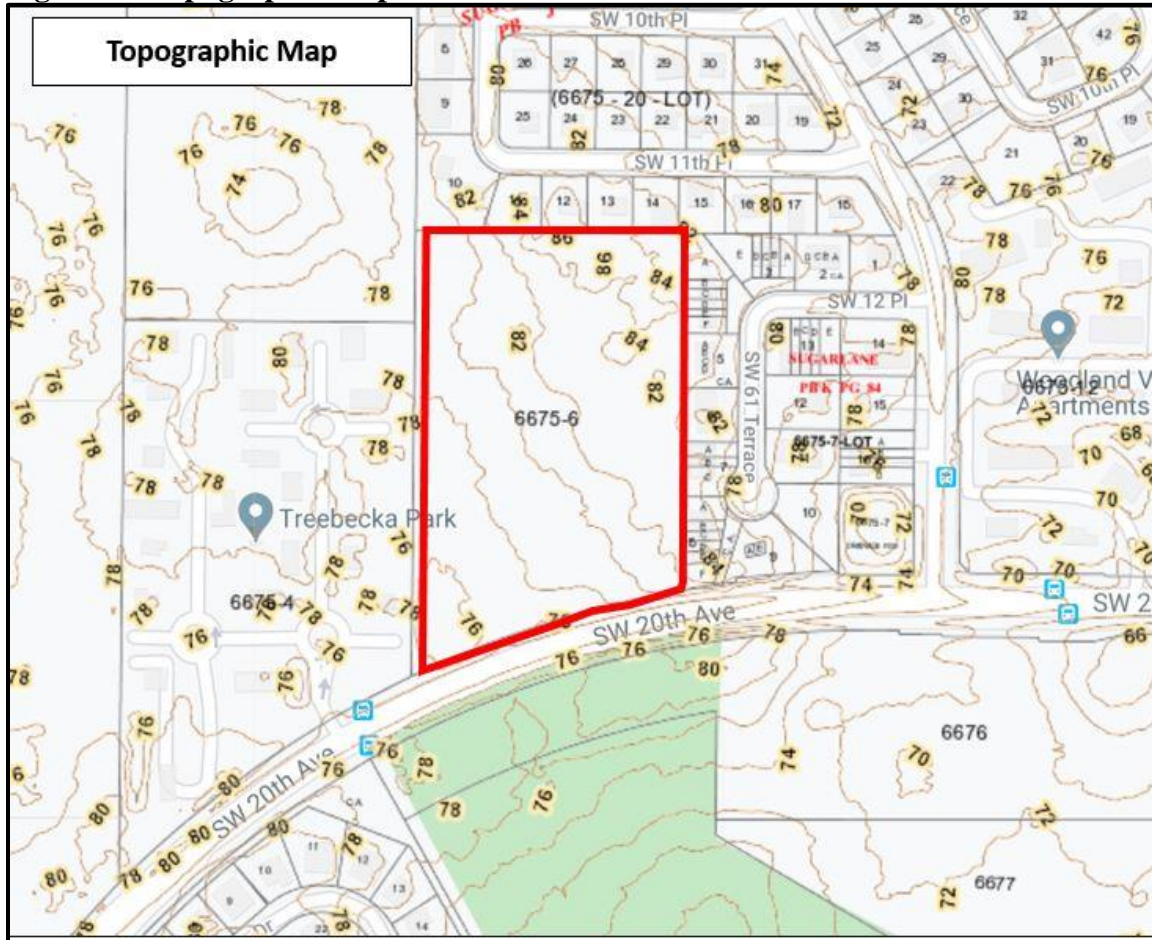
Figure 8 below illustrates the small FEMA Zone A area on the subject property (southwestern area of the site).

**Figure 8: FEMA Floodplain**



The subject property gently slopes from an elevation of 86 feet in the northwest corner to 76 feet in the southwestern corner. Figure 9 below illustrates the site topography.

**Figure 9: Topographic Map**



The soils on the site consist primarily of Tavares Sand (0-5 percent slopes) as illustrated in the Soil Map in Figure 10 below. A small area of the site in the southwestern portion has Arredondo Fine Sand (0-5 percent slopes). Both of these soil types are suitable for urban development.

As described in the Soil Survey of Alachua County, Tavares sand (0-5 percent slopes) is “a nearly level to gently sloping, moderately well drained soil. It is on slightly convex slopes in broad areas of the flatwoods and along gentle slopes of the rolling uplands....This soil has slight limitations for dwellings without basements, small commercial buildings, and local roads and streets.”

Arredondo fine sand (0-5 percent slopes), is “a nearly level to gently sloping, well drained soil in both small and large areas of uplands....This soil has only slight limitations as sites for homes, small commercial buildings, absorption fields for septic tanks, and local roads and streets and as a source of material for roadfill.”

**Figure 10: Soils Map**



## Responses to Application Questions

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### 6. A. Surrounding/Adjacent Land Uses

The project area lies within an area that contains multi-family dwellings and undeveloped land.

*North:* Sugarfoot Oaks multi-family subdivision (unincorporated Alachua County).

*South:* To the immediate south of the subject property is SW 20<sup>th</sup> Avenue. To the south of SW 20<sup>th</sup> Avenue is vacant land in City limits with a single-family land use designation.

*East:* Sugarlane development (attached single-family & multi-family) (unincorporated Alachua County).

*West:* To the west of the subject property are multi-family units in the Treebecka Park Apartments development and a vacant property in the same ownership as Treebecka Park Apartments.

**Figure 11: Adjacent Property Characteristics Table**

	<b>Existing Use</b>	<b>FLU Designation</b>	<b>Zoning District</b>
<b>North</b>	Multi-family dwellings (primarily duplexes)	Alachua County High Density Residential (14-24 du/acre)	Alachua County Multi-family R-2A (8-14 du/acre)
<b>South</b>	SW 20 <sup>th</sup> Ave. & Vacant	City Single-family Residential (0-8 du/acre)	City RSF-4 (up to 8 du/acre)
<b>East</b>	Multi-family dwellings (primarily attached units or duplexes)	Alachua County High Density Residential (14-24 du/acre)	Alachua County Multi-family R-2A (8-14 du/acre)
<b>West</b>	Multi-family dwellings & vacant	City Residential Medium (8-30 du/acre)	City RMF-8 (8-20 du/acre by right; up to 25 du/acre with density bonus points)

Upon analyzing these existing land use pattern, the proposed land use and zoning change will not negatively impact the nature of the existing development pattern in the area. The existing development pattern and land use & zoning mapping in the area is primarily multi-family residential with vacant single-family land use designated to the south across SW 20<sup>th</sup> Avenue. The proposed land use and zoning changes will place the property into the RMF-8 zoning district, which is compatible with the aforementioned existing and future development patterns.

The land use and zoning change allows for compatible infill residential development in the urban services area in close proximity to service, employment, and educational activities as supported in Comprehensive Plan Policy 4.1.1. The RMF-8 zoning district will allow multi-family dwellings with the potential to enhance affordable housing opportunities.

**6. B. See response on application**

**6. C. See response on application**

**6. D. See response on application and the Environmental Resources section of this report**

**6.E. See response on application.**

**6. F. Development Pattern and Community Contribution**

The subject property is located within an existing urban service area with developed properties to the north, east, and west. Thus, the development pattern would be characteristic of urban infill. The properties to the north generally have been developed as multi-family (primarily duplexes) for over 35 years (from 1979 – 1984). Treebecka Park Apartments to the west was developed in 1976 (over 40 years ago). Properties to the east in Sugarlane were developed in the 1980s (over 30 years ago) and are primarily duplexes or attached townhome type units.

As an infill site, there is existing transportation and utility infrastructure to support residential use of the land. SW 20<sup>th</sup> Avenue is a County-maintained arterial. The site is

served by two transit routes (Routes 75 & 76). Bus stops, on both sides of SW 20<sup>th</sup> Avenue, for the transit routes are located proximate to the subject property (within 135 +/- feet of the western property line and 635 +/- feet of the eastern property line). There are existing bike lanes on both sides of SW 20<sup>th</sup> Avenue. As part of the construction project on SW 20<sup>th</sup> Avenue, Alachua County is adding sidewalks on both sides of the street, which will enhance pedestrian mobility. Electric, sewer, and potable water utilities are available to serve the development (and already serve surrounding developments).

The proposed land use and zoning for the subject property will provide residential support for nearby commercial developments (Oaks Mall, Butler Plaza, and Celebration Pointe). It will contribute to the community by providing additional multi-family development to encourage affordable housing.

**6. G. Potential long-term economic benefits**

Future development on the site will support overall economic prosperity and economic development opportunities in southwest Gainesville. The additional housing units will add to the City’s tax base and promote construction jobs during the development phase.

**6. H. Level of Service Analysis**

The following level of service analysis calculates the impacts of the proposed maximum development scenarios for permitted uses under the existing and proposed future land use and zoning categories.

**a. Land Use & Zoning Development Scenarios (Existing and Proposed)**

The proposed change in future land use and zoning will change approximately 8.33 acres of land from the current City future land use designation of Residential Low and RMF-5 zoning to City Residential Medium future land use and RMF-8 zoning. The maximum development scenario comparing the existing land use designation and the proposed maximum development scenario based on the proposed City land use and zoning designations, as indicated below:

**Existing Land Use & Zoning**

Related to the approximately 8.33-acre project area, the following table indicates the estimated allowable density and intensity that could be accomplished under the standard land use and zoning regulations, as permitted by right under the current future land use and zoning categories:

<b>Site Area</b>	<b>Density Range</b>	<b>Minimum / Maximum Residential Units</b>
8.33 acres Residential Low FLU Category	Up to 15 d.u./acre	0 - 124 Dwelling Units
8.33 acres RMF-5 District	Up to 12 d.u./acre	0 - 99 Dwelling Units

**Proposed FLU and Zoning Designations**

Related to the approximately 8.33-acre project area, the following table indicates the estimated allowable residential density by right that could be accomplished under the proposed City Residential Medium FLU and RMF-8 zoning, as permitted by right under these designations:

<b>Project Area</b>	<b>Density Range</b>	<b>Minimum / Maximum Residential Units</b>
8.33 acres Residential Medium FLU Category	8 to 30 d.u./acre	66 - 249 Dwelling Units
8.33 acres RMF-8 Zoning	8 to 20 d.u./acre	66 - 166 Dwelling Units

**Net Change between FLU and Zoning Designations**

<b>Maximum Development Scenario Existing FLU</b>	<b>Maximum Development Scenario Proposed FLU</b>	<b>Net Change in Maximum Development Scenario (Existing vs. Proposed)</b>
124 Dwelling Units	249 Dwelling Units	+ 125 Dwelling Units

<b>Maximum Development by right Scenario Existing Zoning</b>	<b>Maximum Development by right Scenario Proposed Zoning</b>	<b>Net Change in Maximum Development Scenario (Existing vs. Proposed)</b>
99 Dwelling Units	166 Dwelling Units	+ 67 Dwelling Units

**b. Transportation**

The property will be placed within the Transportation Mobility Program Area (TMPA) Zone D of the City’s Transportation Mobility Program Area (TMPA) as part of the land use amendment process. Development within Zone D is required to meet applicable Level of Service standards within Policy 10.1.9 of the Comprehensive Plan Transportation Mobility Element. The trip generation for the proposed change (based on maximum development land use scenario alternative) is based on the net increase in the number of units from what exists under the current Residential Low future land use category to what will exist under the proposed Residential Medium category. The trip generation analysis for net, new trips is presented below:

**Trip Generation (Existing and Proposed FLU)**

The table below indicates the estimated trip generation for the maximum 249 dwelling unit development scenario (125 dwelling units more than the currently permitted density of 124 dwelling units under the existing FLU category). (Note: for the permitted residential units, it is assumed that all of the units will be apartments):

**Potential Net Trip Generation Table**

ITE Land Use	Units	Daily Rate	Daily Trips	PM Peak Rate	PM Trips
Proposed: Multifamily (Low Rise) ITE 220	249	7.32	1,823	.56	139
Existing: Multifamily (Low Rise) ITE 220	124	7.32	908	.56	69
<b>Net New Trip Generation</b>			<b>915</b>		<b>70</b>

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

As indicated in the table above, the proposed land use and zoning change in the maximum development scenario could result in an anticipated increase of 70 PM Peak trips and 915 average daily trips.

Ultimately, when development occurs at the site, the trips associated with the proposed development at the time of application will be used to determine the number of criteria that must be met for development in TMPA Zone D. Because the site is located in the UF Context Area, any proposed development also will be required to meet Transportation Mobility Element Policy 10.1.14 requirements concerning the funding of capital transit costs.

***c. Potable Water & Wastewater***

The site is currently served or is available to be served by both potable water and wastewater by Gainesville Regional Utilities (GRU) from the south along SW 20<sup>th</sup> Avenue. According to GRU, development / redevelopment within this area can be served by these existing utilities with adequate capacity. On-site provision of wastewater service to the project area will require developer-funded improvements, which will include the extension of these lines into the site area.

***d. Solid Waste***

The proposed change in future land use and zoning will not cause the City’s solid waste system to operate below the adopted LOS. Solid waste will not exceed Gainesville’s established Level of Service Standard of 0.655 tons of solid waste per capita per year disposed (3.6 pounds solid waste per capita per day disposed). There is adequate capacity to meet the required demand from any proposed development.

***e. Recreation***

The City of Gainesville is currently meeting all LOS standards for recreation. The proposed land use and zoning change will not significantly affect the required LOS. As additional residential development occurs, each development shall be required to demonstrate compliance with the adopted recreation Level of Service standards.



*f. Mass Transit*

Transit services are currently in place to serve the site. The property has access to Regional Transit System (RTS) routes 75 and 76 along SW 20<sup>th</sup> Avenue.

*g. Public Schools*

A Public School Student Generation Calculation Form has been submitted as part of this application package. The potential units used on the form are based on the maximum number of units allowed by the proposed City FLU designations. It should be noted, however, that student generation based on the net change in units would result in a lesser student demand than the calculations shown (at the time of the Residential Low land use change associated with the annexation of this property, a Public School Student Generation Calculation Form was submitted and subsequently approved by the Alachua County School Board). In addition, any proposed development at a future time would be required to provide a school impact form based on a proposed unit count at that time.

**B. Site Accessibility**

**Vehicular Accessibility**

The project area is located within the urbanized portion of the City of Gainesville and has direct access to SW 20<sup>th</sup> Avenue to the south. This roadway currently functions with capacity to accommodate use of the land as residential use as a result of the proposed land use & zoning change. In addition, any future development within the project site will provide opportunities for interconnectivity between internal land uses, adjacent undeveloped properties and these adjoining roadways. Currently, there is roadway construction on SW 20<sup>th</sup> Avenue in the vicinity of the subject property that includes: intersection improvements, sidewalk construction, landscape plans, and signalization plans. The roadway construction covers an approximately 1.42 mile section of SW 20<sup>th</sup> Avenue.

**Multi-Modal Accessibility**

The subject property is currently served by Regional Transit Service (RTS) bus route 75 (Oaks Mall to Butler Plaza Transfer Station) and 76 (Santa Fe College to Haile Market Square). These transit routes will allow for alternate commute options for future residents within the site to local employment centers, including Newberry Road, Tower Road and Archer Road. Because Route 75 connects to the Butler Plaza Transit Transfer Station, it is possible to access all transit routes from there, including connections to the UF campus.

There are existing bike lanes on both sides of SW 20<sup>th</sup> Avenue in the vicinity of the subject property. In addition, as part of the roadway construction project currently underway on SW 20<sup>th</sup> Avenue, sidewalks are being installed on both sides of the road.

## Analysis for Changes to the Future Land Use Map

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Future Land Use Element Policy 4.1.3 sets the 11 review criteria for proposed changes to the Future Land Use Map. Each of the 11 criteria are listed below and responses are provided:

### *1. Consistency with the Comprehensive Plan*

#### **Response:**

**The proposed Residential Medium future land use category and RMF-8 zoning district are consistent with the City's Comprehensive Plan. The following objectives and policies are applicable to the proposed designations:**

#### *FLU 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.*

**Consistency:** The proposed change to the future land use map will allow for a range residential unit types (RM allows single-family and medium intensity multi-family in a range of density from 8-30 units per acre that will allow for varying price points and lot sizes) in the urbanized portions of SW Gainesville in close proximity to existing offices, retail, and the University of Florida.

#### *Objective 4.1*

*The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility and institutional uses at appropriate locations to meet the needs of the proposed population and that 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.*

**Consistency:** The proposed Residential Medium land use category for the subject property will directly contribute to the City by providing area appropriate for infill development that utilizes existing infrastructure within close proximity to commercial and employment activities. The surrounding areas east, north, and west consist of compatible multi-family properties that were developed decades ago. As indicated earlier in this report, there are no environmental conditions on this site that would preclude development at multi-family medium densities.

***Policy 4.1.1 Land use categories on the Future Land Use Map shall be defined as follows: Residential Medium-Density (RM: 8-30 units per acre***

***This land use category 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 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.*

**Consistency:** The proposed land use designation will create a planning framework for residential infill development that is consistent with the existing and future residential development pattern in the area. It will provide for additional housing stock at medium densities in an area with appropriate soil conditions, topography, and environmental conditions within the urbanized portion of Gainesville. Under the proposed designations and under the existing City of Gainesville Land Development Regulations, future development activity within the subject property can occur in harmony with surrounding land uses and will occur in compliance with all applicable regulations associated with the Comprehensive Plan and Land Development Code.

This property is an appropriate area for the placement of Medium Density Multi-family land use as it will allow for future residential development at a development type and density that is consistent with the existing and future residential development pattern in the area. As explained in this report, the permitted land use density is consistent with the surrounding properties.

#### *Objective 1.5*

*Discourage the proliferation of urban sprawl.*

**Consistency:** The proposed land use change is on property that is surrounded on the east, north, and west by existing development that has been in place since the 1979 – 1984 time period. In addition, the surrounding area is served by existing utilities and infrastructure such as roads and transit service. As an infill area, development on the property would discourage urban sprawl.

#### *2. Compatibility and surrounding land uses*

##### **Response:**

The subject property is presently undeveloped but does contain land use and zoning designations that permit multi-family development. Abutting properties to the north, east, and west contain existing multi-family development. To the south of the property is SW 20<sup>th</sup> Avenue.

An analysis of the existing land use pattern indicates that the proposed land use and zoning change will not negatively impact the nature of the existing development pattern in the area. The property abutting to the west was recently (January 2020) designated Residential Medium, which is the designation being requested in this application. The existing development pattern and land use & zoning mapping in the area is primarily multi-family residential with vacant single-family land use designated to the south across SW 20<sup>th</sup> Avenue. Due to similar allowable uses in the abutting County land use category

and the City Residential Medium abutting to the west, compatible uses on the subject property would be anticipated under the proposed RMF-8 zoning district (which is compatible and implements the RM future land use category).

The land use and zoning change allows for compatible infill residential development in the urban services area in close proximity to service and employment activities as supported in Comprehensive Plan Policy 4.1.1. If development occurs the subject property, any residential development would be required to provide the appropriate setbacks and buffering between adjacent uses to further ensure compatibility.

*3. Environmental impacts and constraints*

**Response:**

The site contains one isolated FEMA Flood Zone A area and will be subject to the Land Development Code regulations for FEMA flood zones. No other environmental resources are known to be located on the project site. See the Basic Level Environmental Review section of this report for further information and mapping of environmental features.

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

**Response:**

The subject property is within the urbanized portion of the City of Gainesville. Urban land uses, centralized utilities, transit service, bike lanes, and public roadways are located adjacent to the project area. Due to its location and proximity to necessary public facilities, the property is suitable for urban infill development. Such development activity will support the existing commercial and employment centers located in the area. As indicated earlier, the subject property is characteristic of urban infill because it is a vacant parcel surrounded by developments to the east, north, and west that occurred as early as 1979 and continued through 1986.

*5. Impacts on affordable housing*

**Response:**

The proposed land use change to Residential Medium allows a variety of allowable housing types including single-family, duplexes, attached units (townhouses), and multi-family buildings, which will promote the construction of a range of housing stock, serving a range of income and age ranges and will therefore have a positive impact of affordable housing in the area. Additional density on the site may allow for more units, which can result in more affordable housing opportunities by lowering the unit and land costs associated with construction.

6. *Impacts on the transportation system*

**Response:**

No development activity is proposed as part of the proposed land use and zoning change. However, an analysis of the net increase in trips was provided in the Responses to Application Questions section of this report (see pages 15-16). That analysis noted that the net, new average daily trips is anticipated to be 915 at a maximum development scenario and an increase of 70 p.m. peak hour trips. Any future development on the site will require development plan review by the City and at that time, a more detailed detailed traffic analysis would occur and must demonstrate compliance with the applicable transportation mobility program in effect at that time. The site is located in Zone D of the Transportation Mobility Program Area. Any development at the site will be required to meet the applicable number of criteria stated in the Transportation Mobility Element for Zone D. In addition, the site is located in the University of Florida Context Area, which means that Transportation Mobility Element Policy 10.1.14 is applicable and will require the funding of transit capital costs.

Currently the site is served by RTS Routes 75 and 76. There are existing bike lane facilities in SW 20<sup>th</sup> Avenue, and sidewalks are being constructed in the area as part of a County roadway project that is underway.

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

**Response:**

The property is located in the urbanized portion of Gainesville with available potable water, wastewater, and electric services. The site is accessed by roadways that have adequate capacity to serve future development on-site. There is existing transit service to the site. Bike lanes are available on both sides of SW 20<sup>th</sup> Avenue. Sidewalks that will serve the development along SW 20<sup>th</sup> Avenue are currently under construction. Please refer to the section within this report titled 'Level of Service Standards' for additional details. The applicant has submitted a Public School Student Generation Calculation Form as part of the land use and zoning change application process.

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

**Response:**

The proposed change in future land use is from Residential Low to Residential Medium for 8.33 +/- acres of land. At the time of the land use change for the abutting property to the west, the staff report for that land use amendment (PB-19-68 LUC) provided information about the amount of land in the RM category. With the addition of the 20.74 acres associated with the western abutting property into the RM category, there would be 1,984.41 +/- acres in that category. Of that total, 117.29 acres are vacant (5.9% of the total). With the addition of the 8.33 +/- acres, there would be 1,992.74 +/- acres in the RM category, with 125.62 +/- acres vacant (6.3%). The addition of the subject property

**to the RM category adds only approximately 0.4% to the category total. With such a small percentage of vacant land in the category, there is a need for additional acreage in the RM future land use category.**

*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.*

**Response:**

**The proposed change on the future land use map does not promote urban sprawl as defined in Section 163.3164, F.S. In fact, the proposed amendment discourages urban sprawl by increasing density on the property. The site is located in the urban services area with existing development located in each direction when examining the existing land use patterns in the immediate area. The use of this land as residential is considered infill in nature and will allow for residential uses in a variety of densities and sizes within close proximity to service, employment, and educational areas.**

**Section 163.3177(6)(a)9.b., F.S. provides criteria to determine whether a land use amendment discourages the proliferation of urban sprawl. These criteria are listed below with responses.**

*b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:*

*(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.*

**Response:**

**Any future development will be required to protect natural resources according to the stringent environmental protection standards found in the City of Gainesville Land Development Code, including LDC Chapter 30, Article VIII, Division 3 (Environmental Overlays) and Division 4 (Regulated Natural and Archaeological Resources). The Basic Level Environmental Analysis indicated that, aside from a small portion of the property that is in FEMA Flood Zone A, there are no known natural resources or wetlands on the site. The site is surrounded by existing development that has existed since the 1980s.**

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

**Response:**

**The site is in an area surrounded by uses served by existing public facilities and services (including transit) and therefore, can be served by these services in an efficient manner.**

*(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.*

**Response:**

**The proposed land use change allows for residential development at a density that will promote compact development within the urban area on property that will provide interconnectivity through connections between the subject property, adjacent undeveloped properties and SW 20<sup>th</sup> Avenue and utilization of existing mass transit services via RTS Routes 75 and 76. There are existing bike lanes on both sides of SW 20<sup>th</sup> Avenue. Public sidewalks on both sides of SW 20<sup>th</sup> Avenue are under construction as part of an Alachua County roadway project that is currently under construction.**

*(IV) Promotes conservation of water and energy.*

**Response:**

**The project site is in an area surrounded by uses served by existing public facilities and services, thereby reducing sprawl and wasteful allocation of resources, including water use via wells and non-centralized systems. All future development on the project site will be required to connect to centralized potable water public facilities. Transportation energy costs are reduced because of the proximity of the site to existing commercial, office, and education facilities. The availability of transit service, bike lanes, and future sidewalks also reduces transportation energy costs. Because the site is vacant, new construction on the site will be required to meet the current energy efficiency standards.**

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

**Response:**

**The proposed land use change does not include any existing agricultural areas or activities. Agricultural uses are not presently conducted on the project site. The current RL future land use category is a multi-family residential category that does not allow agricultural activities. Thus, there is no reduction in agricultural land as a result of this proposed future land use amendment.**

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

**Response:**

**The subject property currently is not in a Conservation or public lands category (it is in the Residential Low category). Therefore, there is no reduction in current open space or recreational area that will occur as a result of the proposed future land use change. Any future development on the site will be required to protect natural resources according to**

**the stringent environmental protection standards found in the City of Gainesville Land Development Code, thus providing designated open, natural spaces on the site as part of future site development.**

*(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

**Response:**

**The proposed change to the future land use map to Residential Medium allows for a mix of residential building types (single-family; duplexes; attached units; and multi-family) to provide housing choice for the residential needs of the community. This will support major existing commercial sectors, employment centers (such as UF), and the need for student housing.**

*(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

**Response:**

**The proposed land use change to RM increases density in an urban portion of Gainesville that has urban services and facilities available to support the increase in density. Transit is already available to serve any future development at the site.**

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

**Response:**

**The proposed land use change will increase the development potential of the site by increasing the allowable density. As previously stated, the site lies within the urban services area, which the Comprehensive Plan promotes for urban infill development. Any future development of this property with private capital investment will lead directly to job creation and an increased tax base for the City, which are economic development goals for the City. Further, additional residential development will support existing and commercial and employment areas in proximity to the project area.**

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

**Consistency:**

**The subject property does not include any antiquated subdivisions as defined in Section 163.3164, F.S. Therefore, this provision is not applicable.**



## **Analysis for Changes to Zoning**

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Section 30-3.14 of the City's Land Development Code establishes the criteria for review of rezoning proposals. There are 10 review criteria listed as shown below. Responses to each of the criteria are provided.

*Sec. 30-3.14. - Rezoning criteria.*

*Applications to rezone property shall be reviewed according to the following criteria:*

- A. *Compatibility of permitted uses and allowed intensity and density with surrounding existing development.*

**Response:**

**The permitted uses in the proposed RMF-8 zoning district are primarily multi-family residential in nature (see the Permitted Uses table on page 6. The abutting properties to the east, north, and west all contain existing multi-family developments at densities similar to the proposed RMF-8 zoning district. The property abutting to the west has RMF-8 zoning, which is the requested zoning for the subject property. Properties to the north and east have Alachua County R-2A zoning that allows a maximum of 14 dwelling units per acre. The RMF-8 maximum permitted density by right is 20 units per acre, which is a slightly higher density than allowed by County zoning.**

- B. *The character of the district and its suitability for particular uses.*

**Response:**

**The proposed RMF-8 zoning district is suitable for residential uses (single-family, multi-family, duplexes, attached townhouses) that currently exist in the vicinity of the rezoning proposal. A limited number of other uses are allowed in the district that are compatible with residential uses (such as Places of Religious Assembly and Assisted Living Facilities) are also included in the RMF-8 zoning district.**

- C. *The proposed zoning district of the property in relation to surrounding properties and other similar properties.*

**Response:**

**The abutting properties to the east, north, and west all contain existing multi-family developments at densities similar to the proposed RMF-8 zoning district. The property abutting to the west has RMF-8 zoning, which is the proposed zoning for the subject property. Properties to the north and east have Alachua County R-2A zoning that allows a maximum of 14 dwelling units per acre.**

- D. *Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.*

**Response:**

**The subject property is vacant. Given the surrounding future land use categories and zoning districts and the existing development on those properties, the most appropriate use of this land is for multi-family development. The site does not have**

**environmental constraints that would make it inappropriate for multi-family residential development.**

- E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.*

**Response:**

**The site falls within Transportation Mobility Program Area Zone D, which will require that certain criteria be met at the development plan stage based on the proposed development's trip generation. The property also falls within the UF Context Area, which means that when development occurs there will be a requirement for making payments for transit capital costs. Alachua County is currently implementing roadway improvement plans with ongoing construction (including sidewalk construction) for SW 20<sup>th</sup> Avenue, which is where the site frontage is located.**

- F. The needs of the city for land areas for specific purposes to serve population and economic activities.*

**Response:**

**The proposed change zoning change is from RMF-5 to RMF-8 for 8.33 +/- acres of land. There is limited vacant land suitable for development in the RMF-8 zoning category. Development of this property will provide housing opportunities in close proximity to the University of Florida (for both student and employee housing), Butler Plaza, Oaks Mall, and Celebration Pointe. The increased density in the RMF-8 zoning district could lower land and construction costs, which potentially would add additional affordable housing.**

- G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.*

**Response:**

**Conditions have changed in the area near the subject property. These changes include:**

- a. Annexation of the property abutting to the west with the property being designated with RMF-8 zoning as appropriate for the use and density of that property.**
- b. Construction of roadway improvements by Alachua County (including sidewalks on both sides of SW 20<sup>th</sup> Avenue) is occurring at the property frontage. A new traffic signal is being installed a short distance to the west of the subject property.**
- c. Construction of the Tanglewood Development (309 single-family dwelling cluster subdivision) is occurring west of the subject property along SW 20<sup>th</sup> Avenue.**

H. *The goals, objectives, and policies of the Comprehensive Plan.*

**Response:**

Rezoning of this property is being proposed to increase the infill prospect for the site, consistent with the goals, objectives, and policies of the City's Comprehensive Plan as indicated in the following goals, objectives, and policies. It should also be noted that the RMF-8 zoning district is an implementing district for the proposed Residential Medium future land use category.

*FLU 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.*

*FLU Objective 1.5*

*Discourage the proliferation of urban sprawl.*

*FLU Policy 1.5.7*

*The Future 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 ¼ mile of the center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling.*

*Objective 4.1*

*The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility and institutional uses at appropriate locations to meet the needs of the proposed population and that 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.*

I. *The facts, testimony, and reports presented at public hearings.*

**Response:**

**This report will be presented to the City Plan Board at a future public hearing in 2020. The Neighborhood Workshop was held on Monday, May 11, 2020. The submittal includes information about the Neighborhood Workshop and all the required application forms.**

J. *Applications to rezone to a transect zone shall meet the following additional criteria:*

1. *The proposed T-Zone shall provide a logical extension of an existing zone, or an adequate transition between zones.*
2. *The area shall have had a change in growth and development pattern to warrant the rezoning to a more or less urban T-Zone.*
3. *The request shall be consistent with the overall City of Gainesville vision for growth and development as expressed in the City of Gainesville Comprehensive Plan.*

4. *If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of ten acres.*

**Response:**

**This is not an application for rezoning to a transect zone.**

## **Conclusion**

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As stated in this report, the proposed small-scale land use amendment and rezoning for this property are consistent with the City of Gainesville Comprehensive Plan and Land Development Code. The subject property contains vacant land that is surrounded by urban, multi-family development (some of which was developed as far back as 1979). The land use change and rezoning are being proposed to spur infill in this area west of I-75 that is close to the University of Florida, Oaks Mall, Butler Plaza, Celebration Pointe, and the Urban Village. The recent annexation of abutting property to the west and current road construction improvements on SW 20<sup>th</sup> Avenue are changed conditions for this property that provide new opportunities for development at a higher density than currently exists for the site. The Residential Medium future land use category with implementing RMF-8 zoning will provide opportunities for a variety of housing types to enhance housing diversity in the City of Gainesville.

Appendix B

Comprehensive Plan Goals, Objectives, and Policies



# Future Land Use Element

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

**Objective 1.1**      **Adopt urban design principles that 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, workplaces, schools, parks and civic facilities essential to the daily life of the residents.

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

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.

Policy 1.1.4      The City and its neighborhoods, to the extent possible, shall have a center focus that combines commercial, civic, cultural, and recreational uses.

Policy 1.1.5      The City, to the extent possible, should contain an ample supply of squares, greens, and parks with frequent use encouraged through placement, definition and design.



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.

Policy 1.4.5 When considering the acquisition and establishment of public facilities such as parks, libraries, and neighborhood centers, the City should, to the extent appropriate, select a location and/or design the facility in such a way that collocation of the facility with a public school is either achieved with an existing school, or can be retrofitted for such a collocation.

**Objective 1.5 Discourage the proliferation of urban sprawl.**

Policy 1.5.1 The City shall continue robust code enforcement and law enforcement to discourage flight from the city due to excessive noise, excessive lighting, blight, illegal parking of cars, ill-kept properties, and illegal signage.

Policy 1.5.2 The City should collaborate with the School Board of Alachua County to enhance schools within city limits, particularly to make the schools more accessible to students without a car.

Policy 1.5.3 The City should create more well-defined squares and parks within walking distance of residences, offices and shops.

Policy 1.5.4 The City should prioritize core areas to receive the first enhancements when the City has planned citywide public improvements such as sidewalks, street re-paving, undergrounding utilities, street lights, and public parks.

Policy 1.5.5 The City recognizes Alachua County's use of the Urban Cluster, as adopted on their Future Land Use Map, as an urban growth boundary.

Policy 1.5.6 The City certifies that the entire area within current city limits meets the definition in Chapter 163, F.S., of an urban service area, as supported by the Data and Analysis Report.

Policy 1.5.7 The Future 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 1/4 mile of the center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling.

**GOAL 2 REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN A MANNER THAT PROMOTES QUALITY OF LIFE,**



Policy 3.6.2      Wherever possible, the natural terrain, drainage, and vegetation of the city should be preserved with superior examples contained within parks or greenbelts.

Policy 3.6.3      To the extent feasible, all development shall minimize alteration of the existing natural topography.

**GOAL 4            THE FUTURE 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 FUTURE LAND USE ELEMENT SHALL PROMOTE STATEWIDE GOALS FOR COMPACT DEVELOPMENT AND EFFICIENT USE OF INFRASTRUCTURE.**

**Objective 4.1      The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that 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. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.**

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

**Single-Family (SF): up to 8 units per acre**

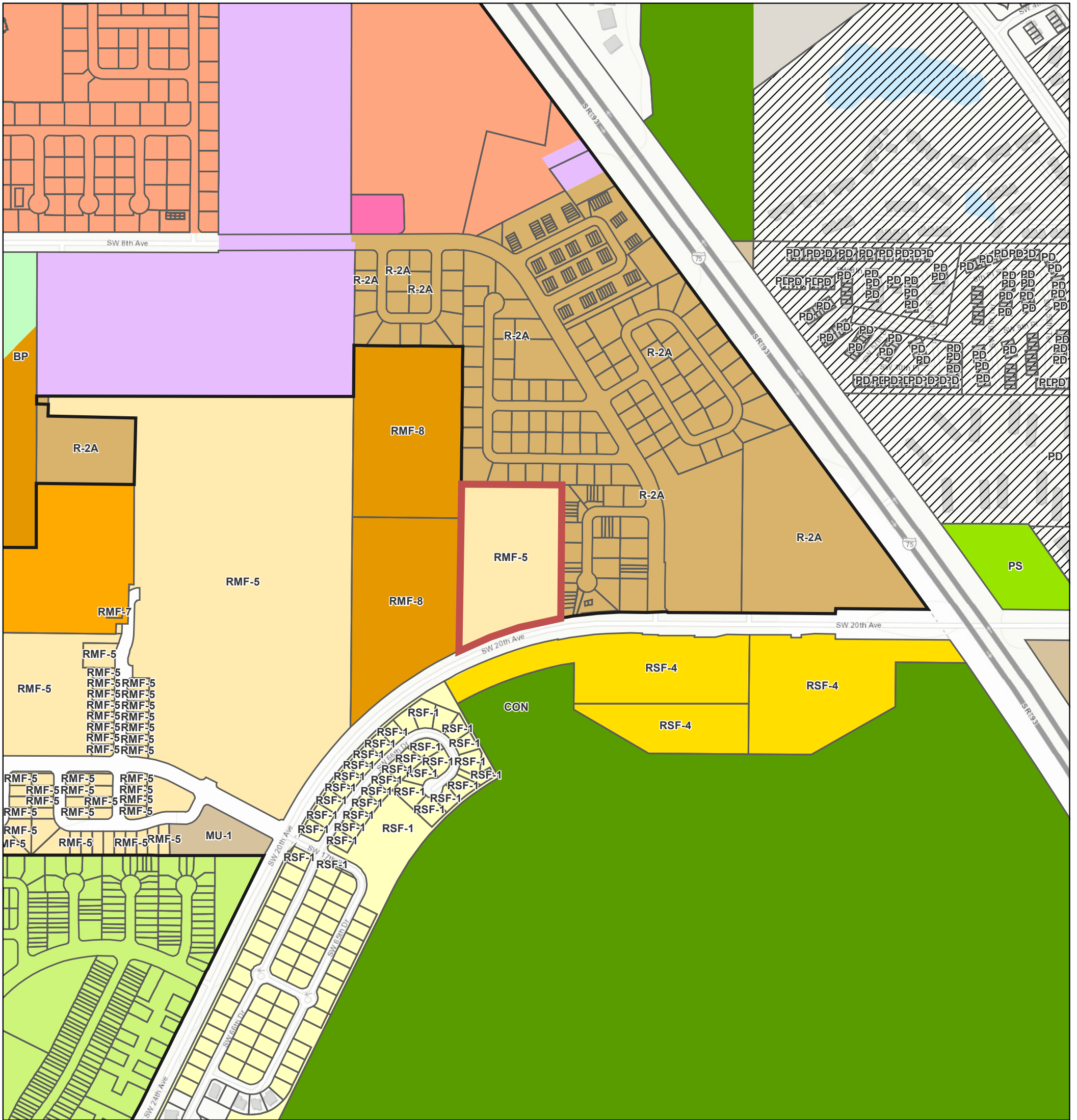
This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.



## Appendix C

### Maps and Tables

# Petition PB-20-66 ZON Existing Zoning



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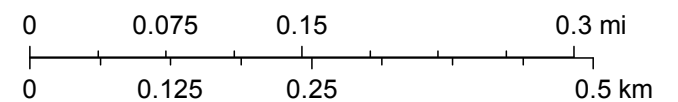
- Gainesville City Limits
- Public Parcel

**City of Gainesville Zoning**

- CON: Conservation
- MU-1: Mixed Use Low Intensity
- PD: Planned Development
- PS: Public Services and Operations
- RMF-5: Single-Family/Multiple-Family Residential
- RMF-7: Multiple-Family Residential
- RMF-8: Multiple-Family Residential
- RSF-1: Single-Family Residential
- RSF-4: Single-Family Residential

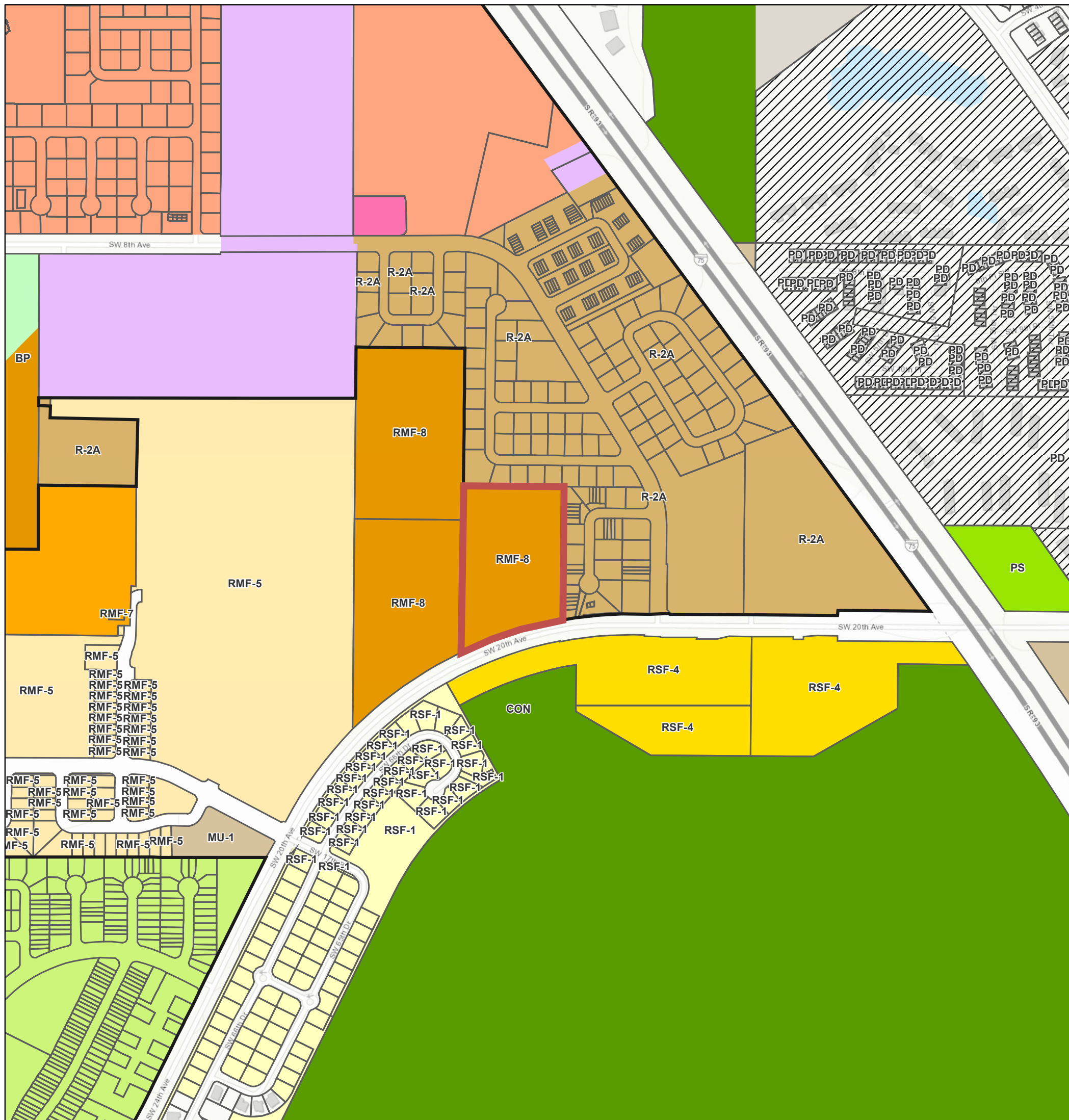
**Alachua County Zoning**

- (A) Agricultural
- (BP) Business/Professional
- (BR) Business, Retail Sales/Service
- (PD) Planned Development
- (R-2A) Multi-family Residential
- (R-3) Multi-family Residential
- (RM) Manufacturing/Mobile Home Park



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

# Petition PB-20-66 ZON Proposed Zoning



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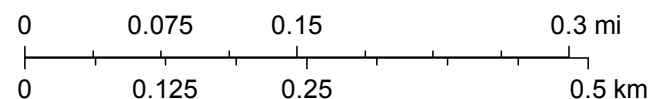
- Gainesville City Limits
- Public Parcel

### City of Gainesville Zoning

- CON: Conservation
- MU-1: Mixed Use Low Intensity
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- RSF-1: Single-Family Residential
- RSF-4: Single-Family Residential

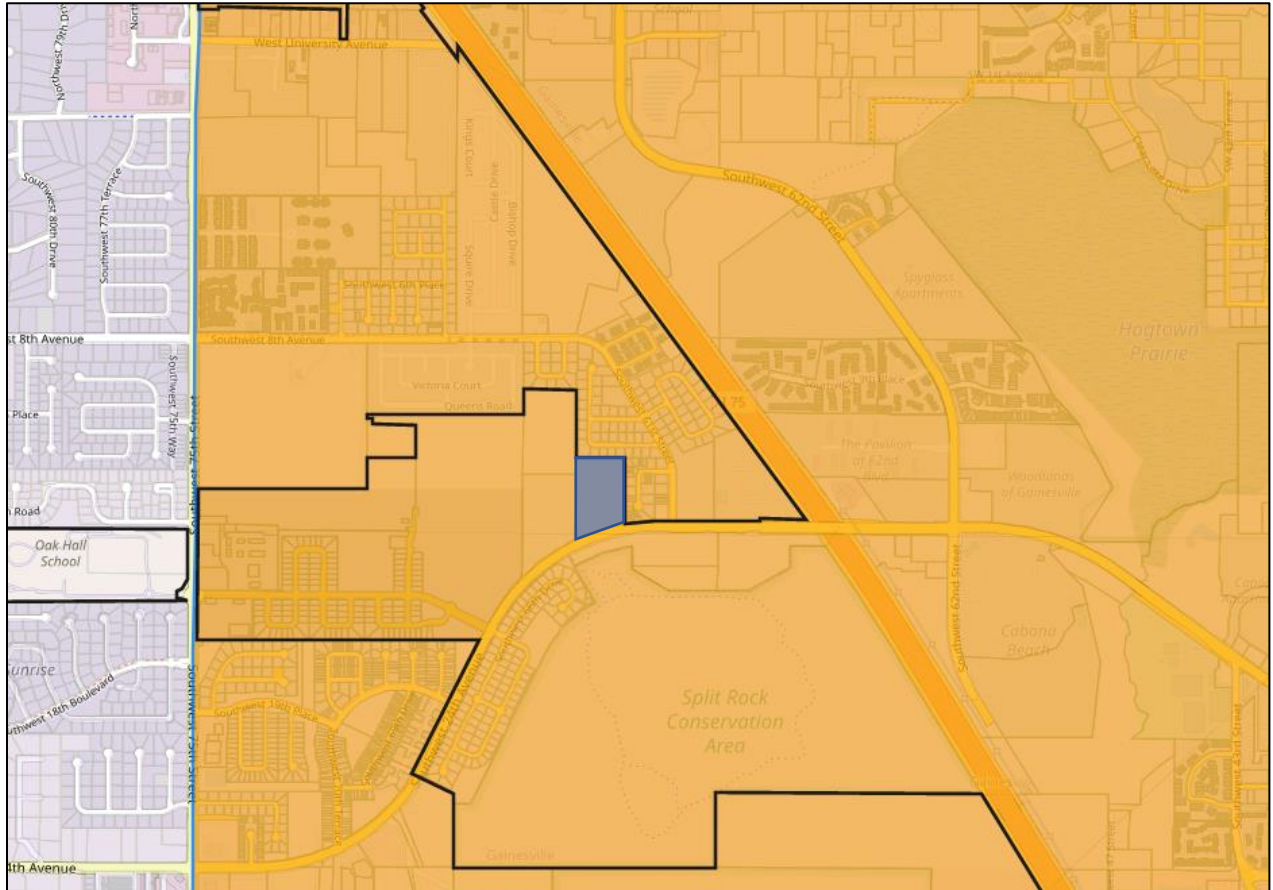
### Alachua County Zoning

- (A) Agricultural
- (BP) Business/Professional
- (BR) Business, Retail Sales/Service
- (PD) Planned Development
- (R-2A) Multi-family Residential
- (R-3) Multi-family Residential
- (RM) Manufacturing/Mobile Home Park






Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

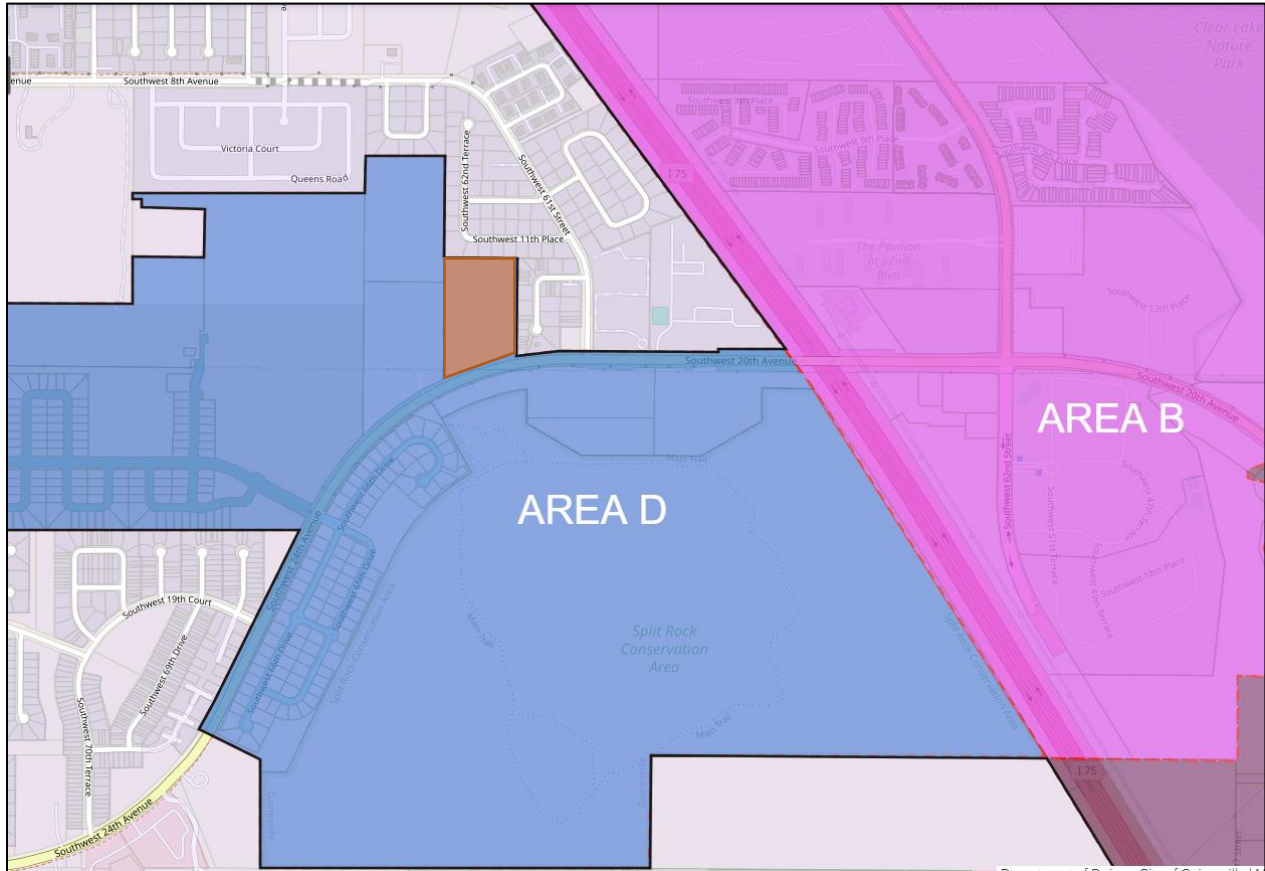
# PB-20-66 ZON & PB-20-67 LUC – UF Context Area



## LEGEND

-  City Boundary
-  Subject Property
-  UF Context Area

# PB-20-66 ZON & PB-20-67 LUC – Transportation Mobility Program Area



## LEGEND

Transportation Mobility Program Area



A



B



C



D



E



M



TBD

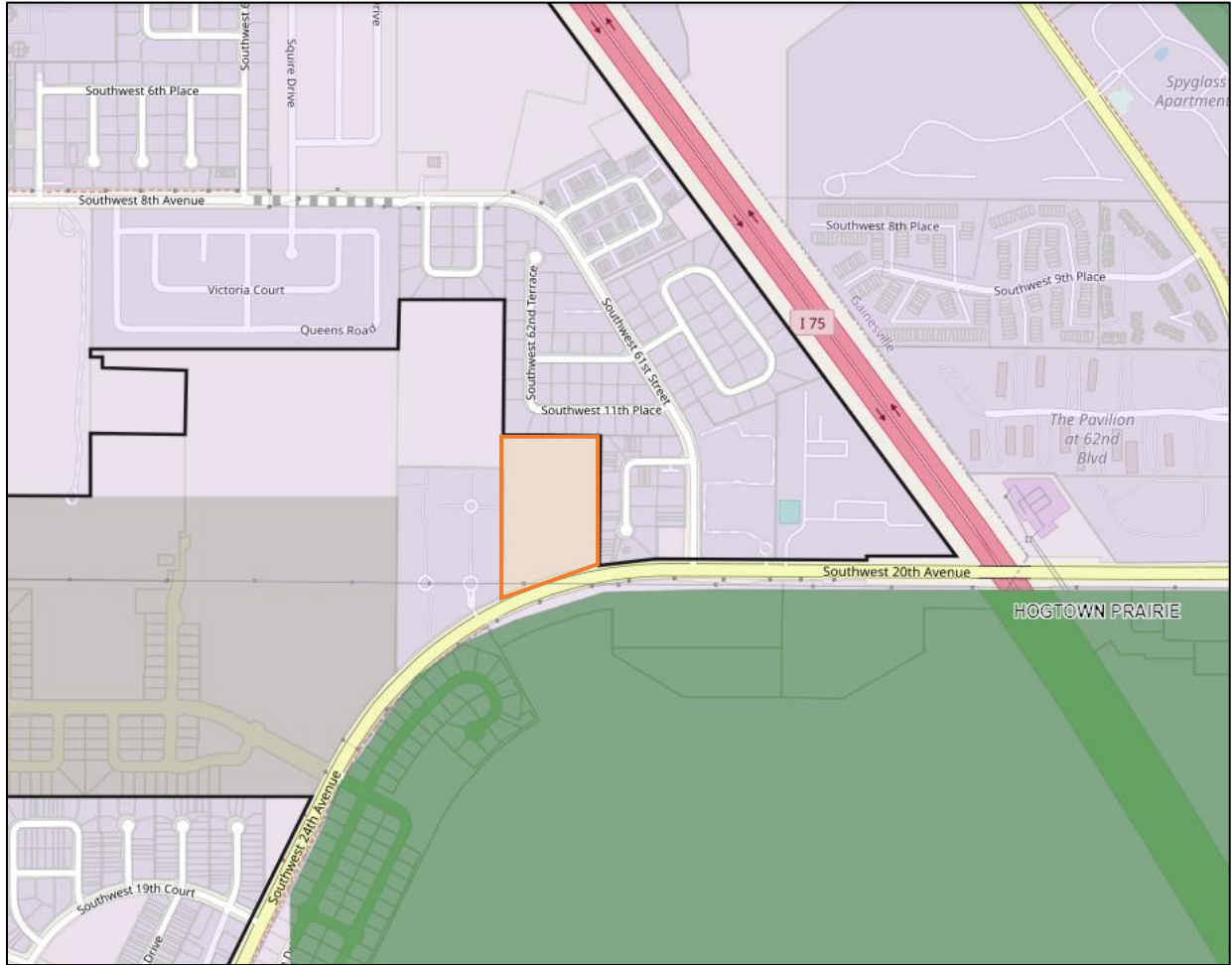


City Boundary






Subject Property

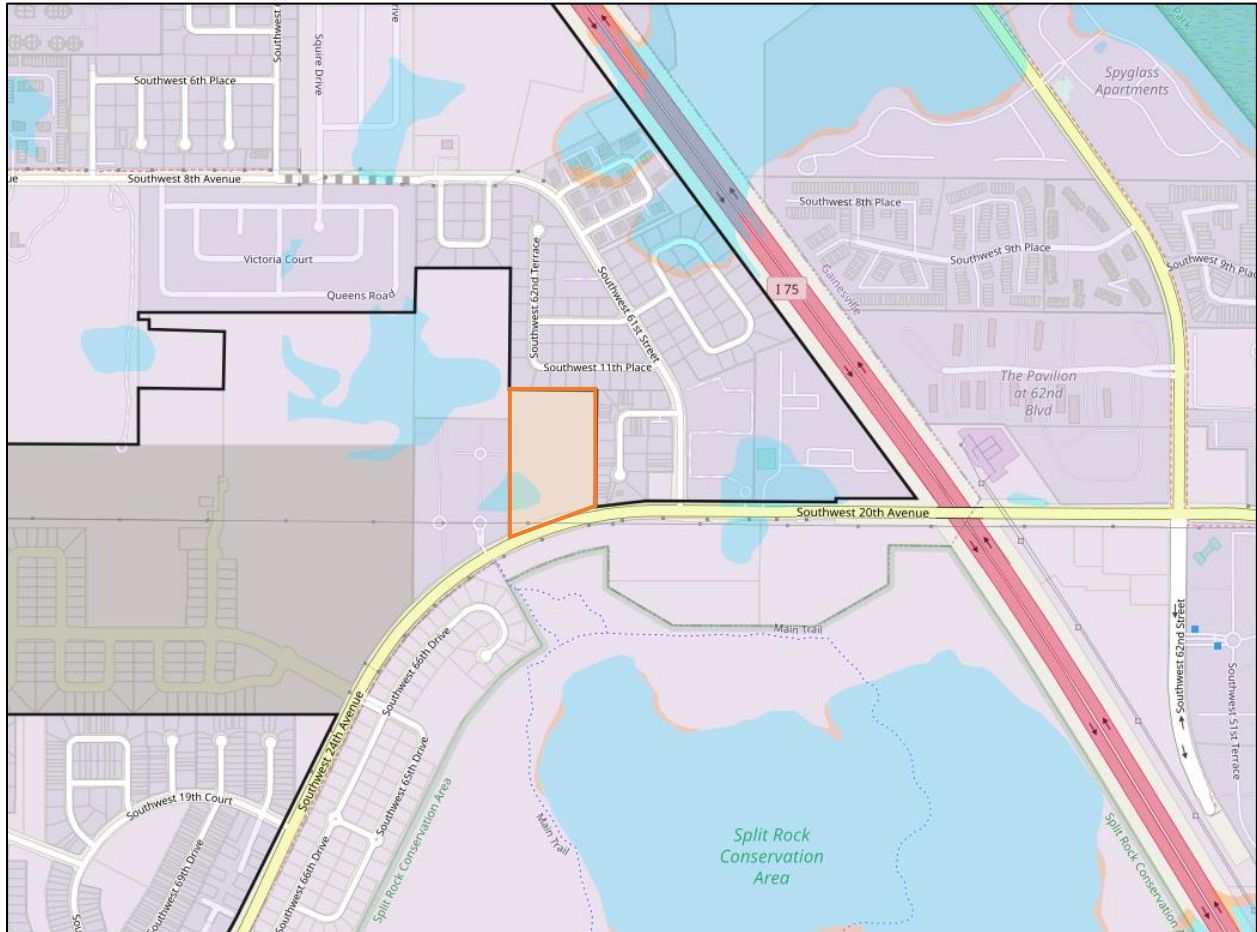
# PB-20-66 ZON & PB-20-67 LUC – Strategic Ecosystems



## LEGEND

-  City Boundary
-  Subject Property
-  Hogtown Prairie

# PB-20-66 ZON & PB-20-67 LUC – Flood Hazard Zones



## LEGEND



### Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee

# PB-20-66 ZON Permitted Uses Comparison Table

RESIDENTIAL USES	USE STANDARDS	RSF-4	RMF-5	RMF-6 to 8	MU-1
Accessory Dwelling Units	30-5.33	-	A	A	A
Adult day care homes	30-5.2	P	P	P	P
Assisted living facilities		-	P	P	P
Attached Dwellings (up to 6 attached units)		-	P	P	P
Bed and breakfast establishments	30-5.4	S	P	P	P
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P
Community residential homes (7-14 residents)	30-5.6	-	-	P	P
Community residential homes (over 14 residents)	30-5.6	-	-	P	-
Day care centers	30-5.7	-	P	P	P
Dormitory, small	30-5.8	-	-	P	S
Dormitory, large	30-5.8	-	-	S	-
Emergency shelters		-	-	P	P
Family child care homes	30-5.10	P	P	P	P
Fowl or livestock (as an accessory use)	30-5.36	-	-	-	-
Mobile homes		-	-	-	-
Multi-family dwellings		-	P	P	P
Multi-family, small-scale (2-4 units per building)		-	P	P	P
Places of religious assembly	30-5.21	S	P	P	P
Libraries		-	S	S	-
Public parks		P	P	P	S
Schools (elementary, middle and high)		S	P	P	P
Simulated gambling establishments		-	-	-	-
Single-family dwellings		P	P	P	P
Skilled nursing facility		-	-	S	P
Social service homes/halfway houses	30-5.26	-	-	S	S



Appendix D

Environmental Memo



# City of Gainesville

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## Memo

To: Nathaniel Chan, Planner I  
From: Liliana Kolluri, Environmental Coordinator  
Date: 6/29/2020  
Re: Petitions PB-20-00066 & PB-20-00067 – Duncan Environmental Assessment

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The subject petitions include a proposed change in land use and zoning to parcel 06675-006-000, located on the north side of SW 20<sup>th</sup> Avenue, west of I-75. The proposed activities have been reviewed for considerations relating to environmental resources which are regulated by the City's Land Development Code (LDC) Article VIII, Division 3, *Natural and Archaeological Resources*, or Division 4, *Surface Waters and Wetlands*.

There are no known wetlands, surface waters, or natural resources regulated by Divisions 3 and 4 of the LDC within the parcel. The Hogtown Prairie strategic ecosystem overlay, which includes the Split Rock Conservation Area, is located immediately to the south of SW 20<sup>th</sup> Avenue; however, the subject property is not included in the overlay and is therefore not required by Division 3 to be reviewed for strategic ecosystem resources.

There is also one archaeological site, the Kerii's Postal Site (AL03404), located immediately to the south, with the southern portion of the subject parcel being included within the survey area. However, according to survey forms, the artifacts found were considered "unexceptional" with no further site work recommended.