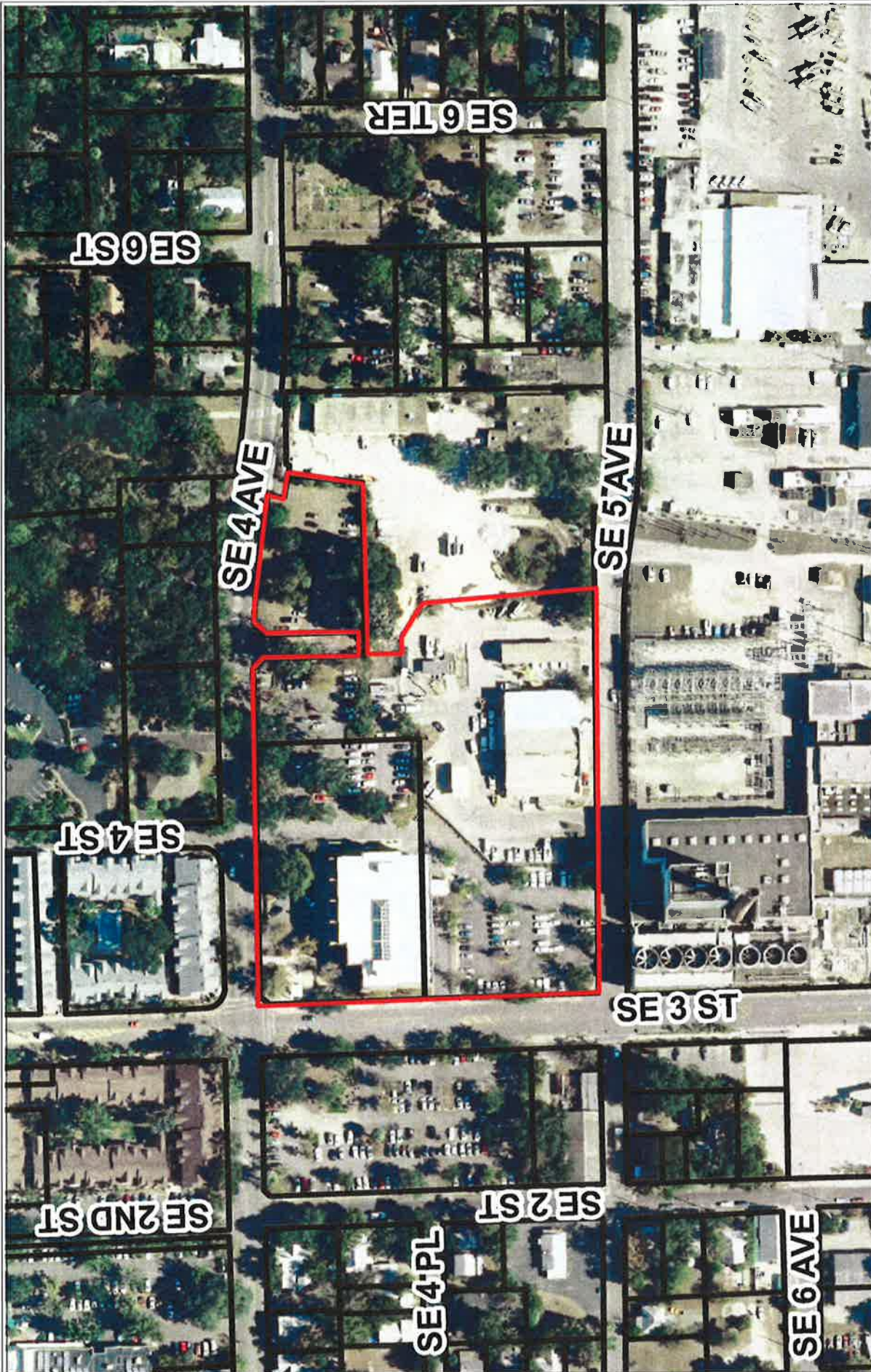


Appendix B Supplemental Documents



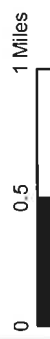
AERIAL PHOTOGRAPH

Name	Petition Request	Petition Number
eda engineers-surveyors-planners, inc., agent for the City of Gainesville	Rezone property from Public Services and Operations district (PS) and Central City District (CCD) to Urban Mixed Use 2 district (UMU-2)	PB-14-76 ZON



No Scale

tabbles



City of Gainesville
Prepared by the
Planning & Development Serv
March 2013

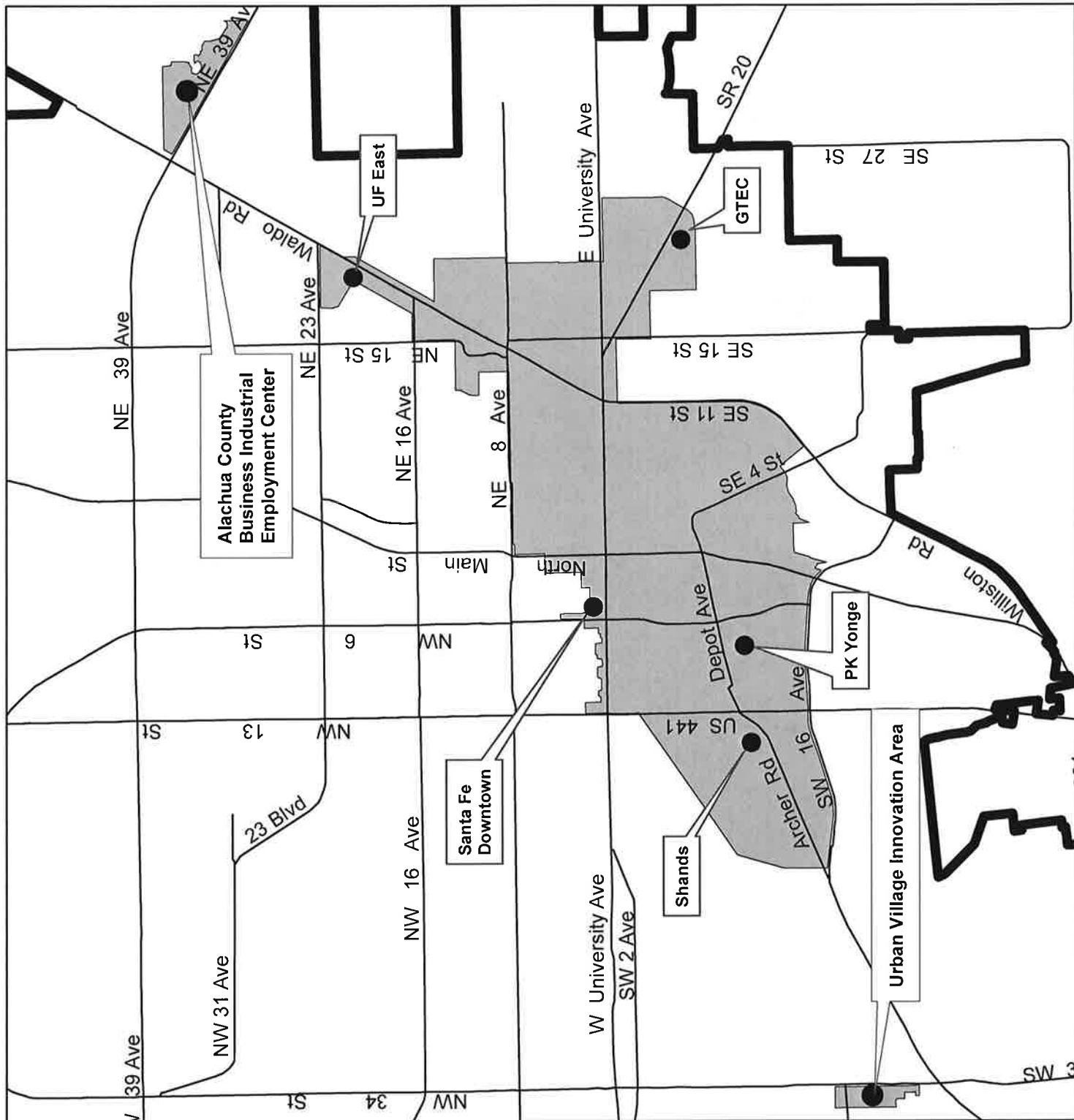
**FUTURE LAND USE
ELEMENT**

Innovation Zone

Innovation Zone

Gainesville City Limits

140030D



tabbles

City of Gainesville Zoning Districts

- RMF-7 8-21 units/acre Multiple-Family Residential
- CCD Up to 150 units/acre Central City Conservation
- CON Public Services and Operations
- PS

Area under petition consideration

..... Division line between two zoning districts



No Scale



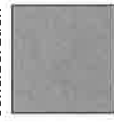
EXISTING ZONING

Name		Petition Request		Petition Number	
eda engineers-surveyors-planners, inc., agent for the City of Gainesville		Rezone property from Public services and operations district (PS) and CCD: Up to 150 units/acre Central City District to UMU-2: 10-100 units/acre urban mixed-use district		PB-14-76 ZON	

City of Gainesville Zoning Districts

- RMF-7** 8-21 units/acre Multiple-Family Residential
- CCD** Up to 150 units/acre Central City Conservation
- CON** Public Services and Operations
- PS** Up to 100 units/acre Urban mixed-use
- UMU-2**

Area under petition consideration



----- Division line between two zoning districts



EXHIBIT
B-4

PROPOSED ZONING

Name		Petition Request		Petition Number	
eda engineers-surveyors-planners, inc., agent for the City of Gainesville		Rezoning property from Public services and operations district (PS) and CCD: Up to 150 units/acre Central City District to UMU-2: 10-100 units/acre urban mixed-use district		PB-14-76 ZON	



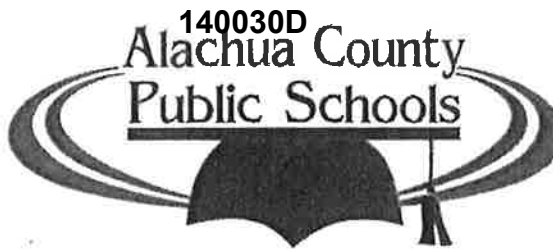
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BOARD MEMBERS

April M. Griffin
Leanetta McNealy, Ph.D.
Carol Oyenarte
Gunnar F. Paulson, Ed.D.
Eileen F. Roy

SUPERINTENDENT OF SCHOOLS

Owen A. Roberts, Ph.D.



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We are committed to the success of every student!

Facilities Department ** 3700 N. E. 53rd Avenue ** Gainesville, Florida 32609 ** 352.955.7400

July 1, 2014

Dean Mimms, AICP
Lead Planner
Planning Department
City of Gainesville
Gainesville, FL



RE: **Petition PB-14-75 LUC / PB-14-76 ZON.** Review of Comprehensive Plan Amendment and Rezoning Petition including a net increase of 118 multi-family dwelling units on 5.15 acres.

Dear Mr. Mimms:

A School Capacity Review for the above referenced project has been completed. The review was conducted in accordance with the City of Gainesville Public School Facilities Element as follows:

POLICY 1.1.2: Coordinating School Capacity with Planning Decisions

The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of a development proposal on school capacity.

POLICY 1.1.3: Geographic Basis for School Capacity Planning.

For purposes of coordinating land use decisions with school capacity planning, the SCSAs that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

POLICY 1.1.5: SBAC Report to City

The School Board shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The School Board shall forward the Report to all municipalities within the County.

POLICY 1.1.6 City to Consider SBAC Report

The City shall consider and review the School Board's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

This review does not constitute a “concurrency determination” and may not be construed to relieve the development of such review at the final subdivision or final site plan stages as by the City of Gainesville Comprehensive Plan. It is intended to provide an assessment of the relationship between the project proposed and school capacity – both existing and planned.

The Petition PB-14-75/76 consists of 118 multi-family units.

Table 1: Petition PB-14-54/55– Projected Student Generation at Buildout

	Elementary	Middle	High	Total
Single Family	0			
Multiplier	0.159	0.080	0.112	0.351
Students				
Multi Family	118			
Multiplier	.042	.016	.019	0.077
Students	5	2	2	9
Total Students*	5	2	2	9

Elementary Schools. The **Petition PB-14-75/76** is situated in the East Gainesville Concurrency Service Area. The East Gainesville Concurrency Service Area currently provides a capacity of 2,399 seats. The current enrollment is 1,798 students representing a 75% utilization compared to an adopted LOS standard of 100%.

Student generation estimates for the **Petition PB-14-75/76** indicate that 5 elementary seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five year planning period and into the ten year planning period.

Middle Schools. The **Petition PB-14-75/76** is situated in the Lincoln Concurrency Service Area. The Lincoln Concurrency Service Area provides a capacity of 1,087 seats. The current enrollment is 707 students representing a 65% utilization compared to an adopted LOS standard of 100%.

No new capacity is planned for the Lincoln Concurrency Service Area during the five, ten and twenty year planning periods.

Student generation estimates for the **Petition PB-14-75/76** indicate that 2 middle seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five, ten and twenty year planning period.

High Schools. The **Petition PB-14-75/76** is situated in the Eastside Concurrency Service Area. The Eastside Concurrency Service Area currently has a capacity of 2,227 seats. The current enrollment is 1,334 students representing a 60% utilization compared to an adopted LOS standard of 100%.

Page 3
July 1, 2014
Mr. Dean Mimms

Student generation estimates for the **Petition PB-14-75/76** indicate that 2 high school seat would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five, ten and twenty year planning period.

Summary Conclusion. Students generated by the **Petition PB-14-75/76** LU / Rezoning at the elementary school, middle school, and high school levels can be reasonably accommodated for the five, ten and twenty year planning periods. From the perspective of school capacity and the efficient utilization of that capacity, new residential development in the CSAs affected by this petition is beneficial and recommended.

This evaluation is based on best projections and upon the 2013-2014 Five Year District Facilities Plan adopted by the School Board of Alachua County. The **Petition PB-14-75/76** project is subject to concurrency review and determination at the final site plan for multi-family and the availability of school capacity at the time of such review.

If you have any questions, please contact this office.

Regards,

A handwritten signature in black ink, appearing to read "Shane L. Andrew". The signature is fluid and cursive, with a large initial "S" and "A".

Shane L. Andrew
Executive Director of Facilities

xc: Vicki McGrath
Gene Boles



PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
PO Box 490, Station 12
Gainesville, FL 32627-0490
P: (352) 334-5023
F: (352) 334-3259

PUBLIC NOTICE SIGNAGE AFFIDAVIT


Petition Name PB-14-75 LUC & PB-14-76 ZON
Applicant (Owner or Agent) eda
Tax parcel(s) 12820-0, 12811-0 & portion of 12149

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7. [Signature]
8. Applicant (signature)

Clay Sweger
Applicant (print name)

<p>STATE OF FLORIDA, COUNTY OF ALACHUA</p> <p>Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this <u>8th</u> day of <u>July</u>, 20<u>14</u>, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.</p> <p><u>Brenna Kathleen French</u> Notary Public My Commission expires: <u>3/7/17</u></p>	<p>RECORDING SPACE</p> 
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------

Form revised on March 11, 2014. Form location: <http://www.cityofgainesville.org/PlanningDepartment.aspx>

FOR OFFICE USE ONLY
Petition Number _____ Planner _____

Appendix B Supplemental Exhibits

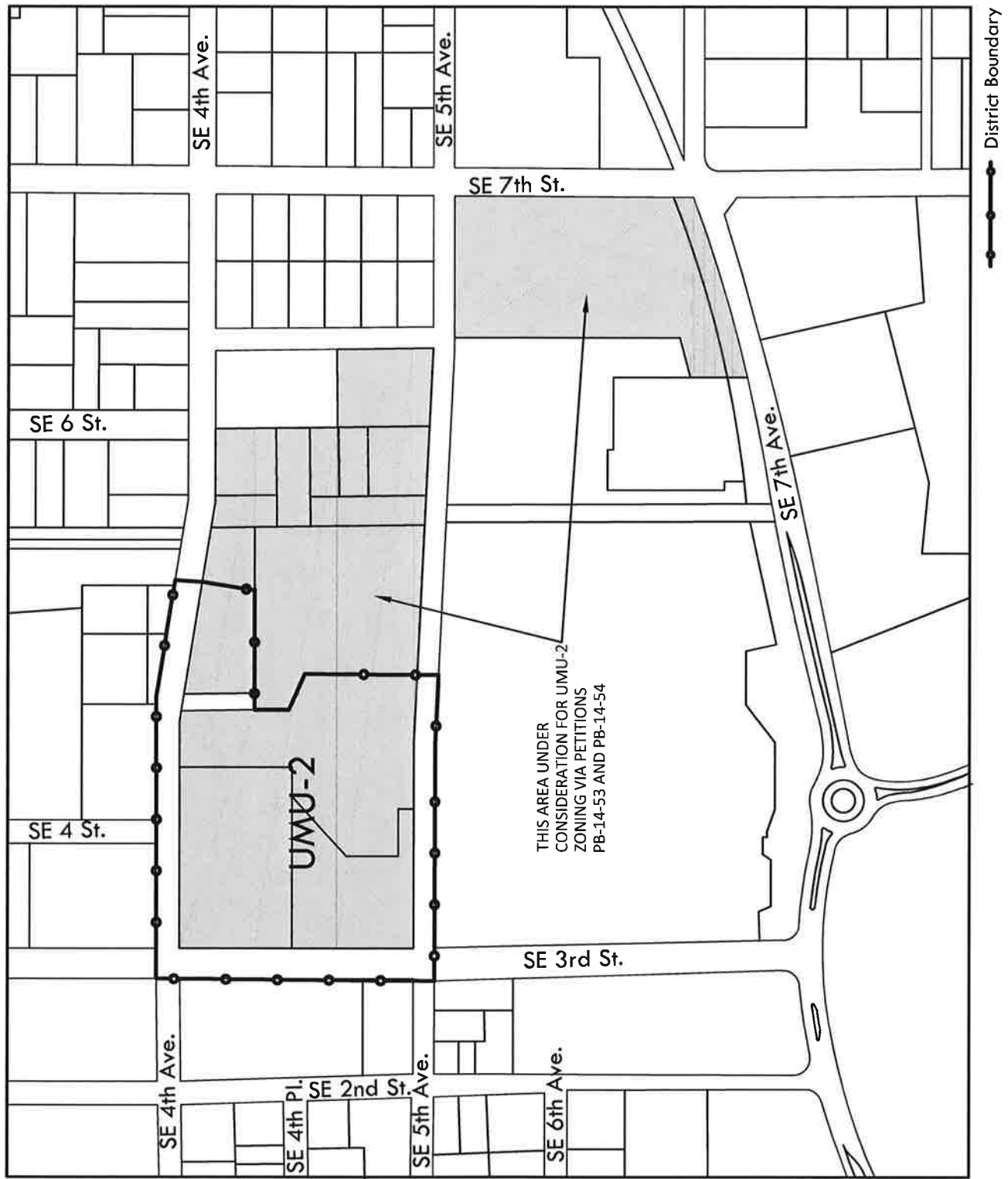
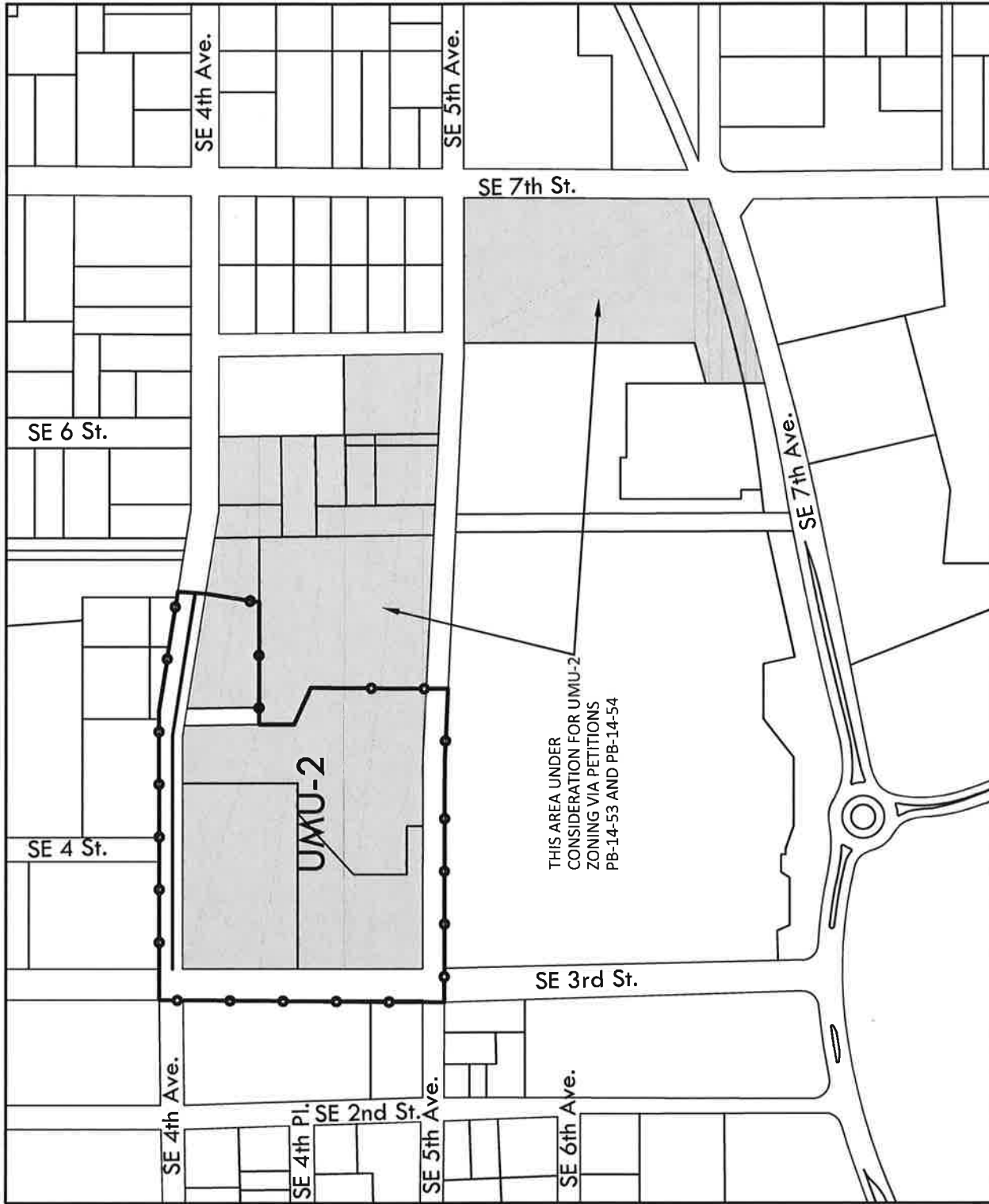


Figure 1.3 District Boundary Map - Power District



District Boundary
Storefront Street

Figure 2.3 Street Types - Power District

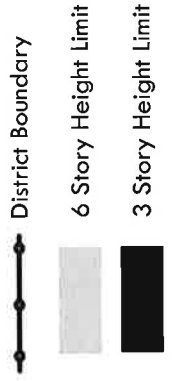
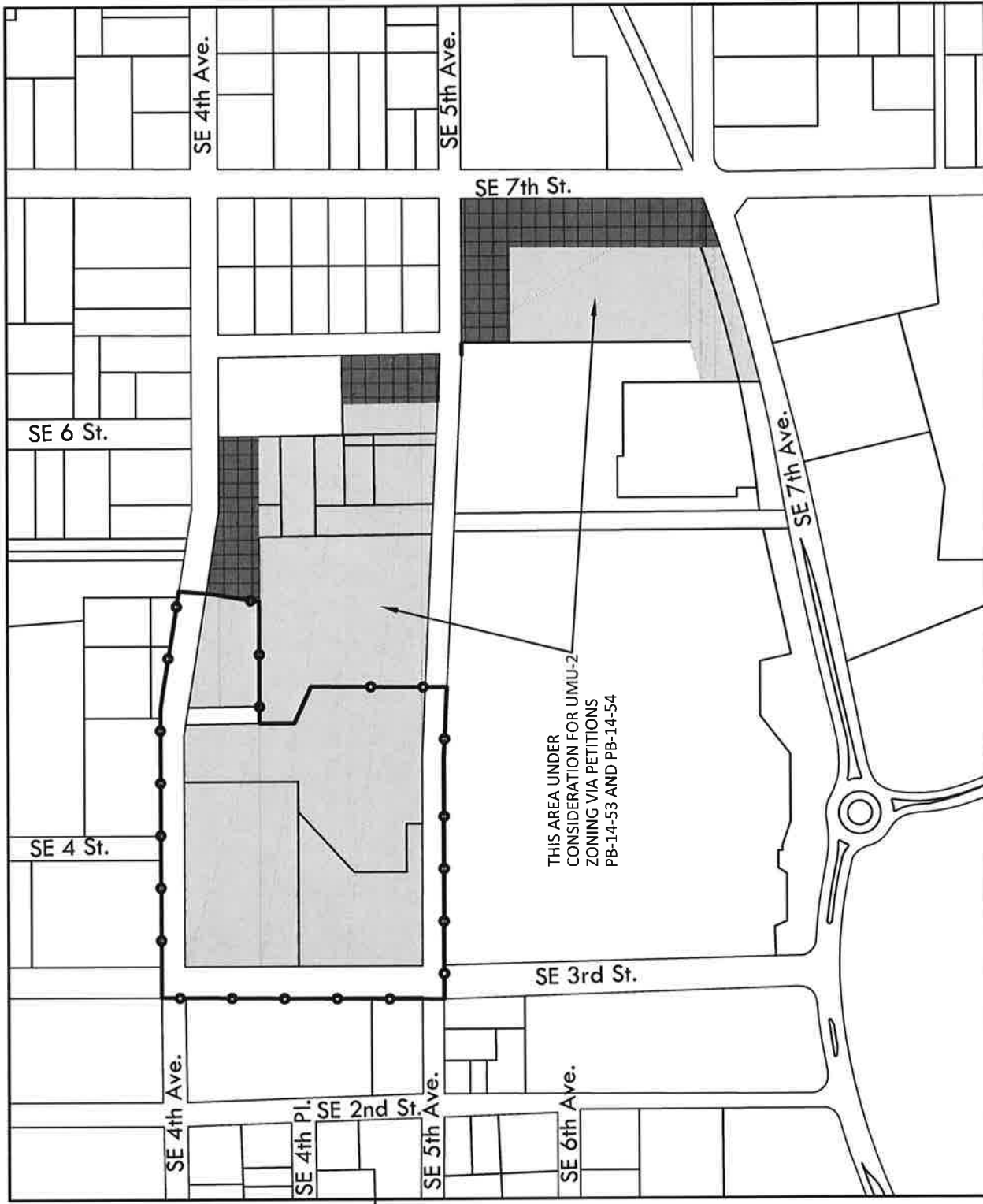


Figure 3.1 Height Limits - Power District