

Appendix B Supplemental Documents

EXHIBIT

tabbler

B-1

15-111D



AERIAL PHOTOGRAPH

Petition Request

Petition Number

Name

Amend the City of Gainesville FLUM from PUD to RL, RM, O and BI

PB-15-44 LUC

eda engineers-surveyors-planners, inc., agent for East Gainesville Development Partners, LLC



City of Gainesville Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- C Commercial
- BI Business Industrial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- PF Public Facilities
- PUD Planned Use District

Alachua County Land Use Designations

- Rural/Ag Rural/Agriculture
- Pres Preservation
- Res Med Residential Medium Density
- Inst Institutional
- Light Ind Light Industrial
- Ind/Manu Industrial and Manufacturing

Division line between two land use categories
City Limits

Area under petition consideration

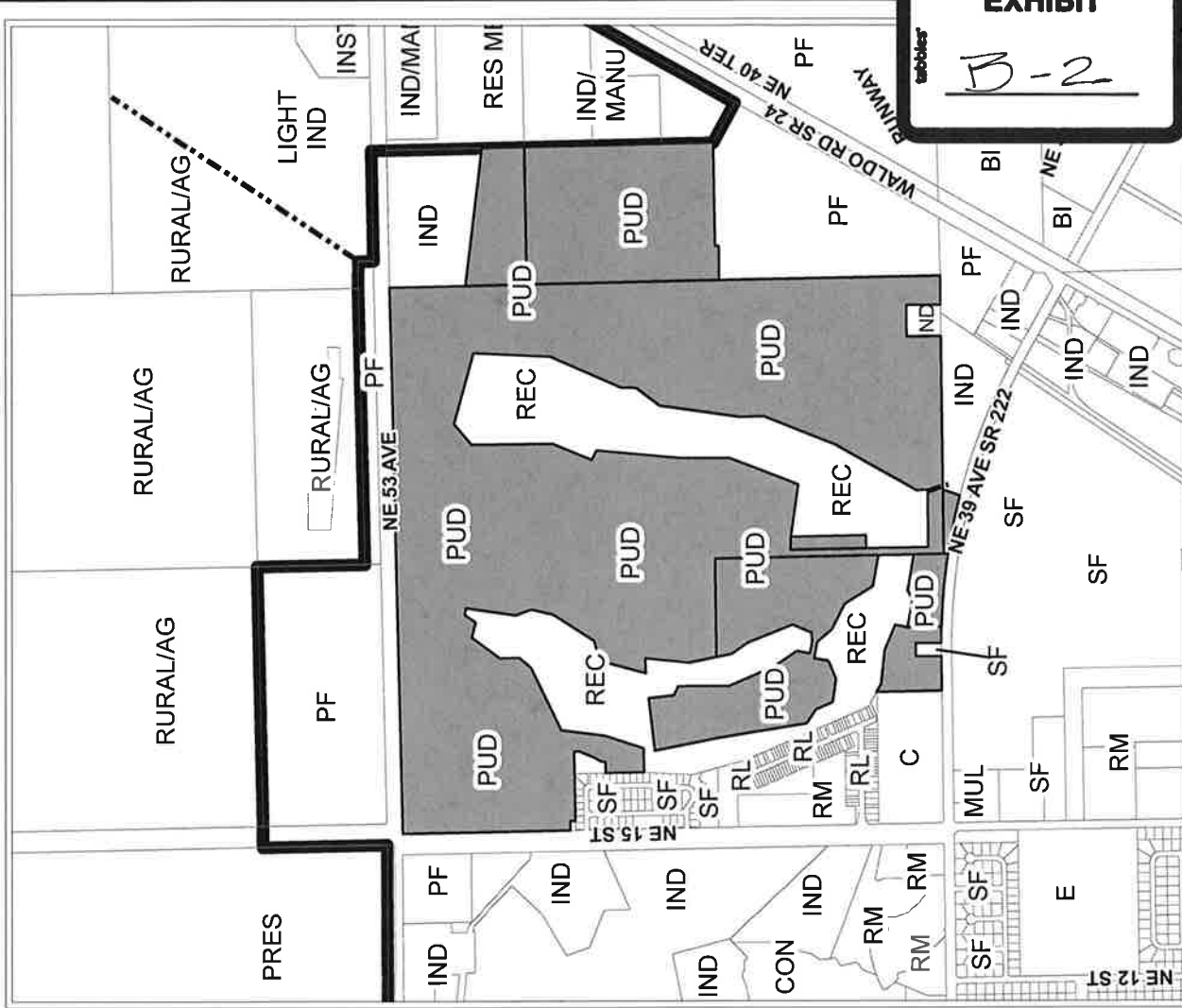


EXHIBIT
B-2

50111D	
EXISTING LAND USE	Petition Number
Petition Request	Petition Number
Amend the City of Gainesville FLUM from PUD to RL, RM, O and BI	PB-15-44 LUC
Name	Petition Request
eda engineers-surveyors-planners, inc., agent for East Gainesville Development Partners, LLC	Amend the City of Gainesville FLUM from PUD to RL, RM, O and BI
 No Scale	

City of Gainesville Land Use Designations

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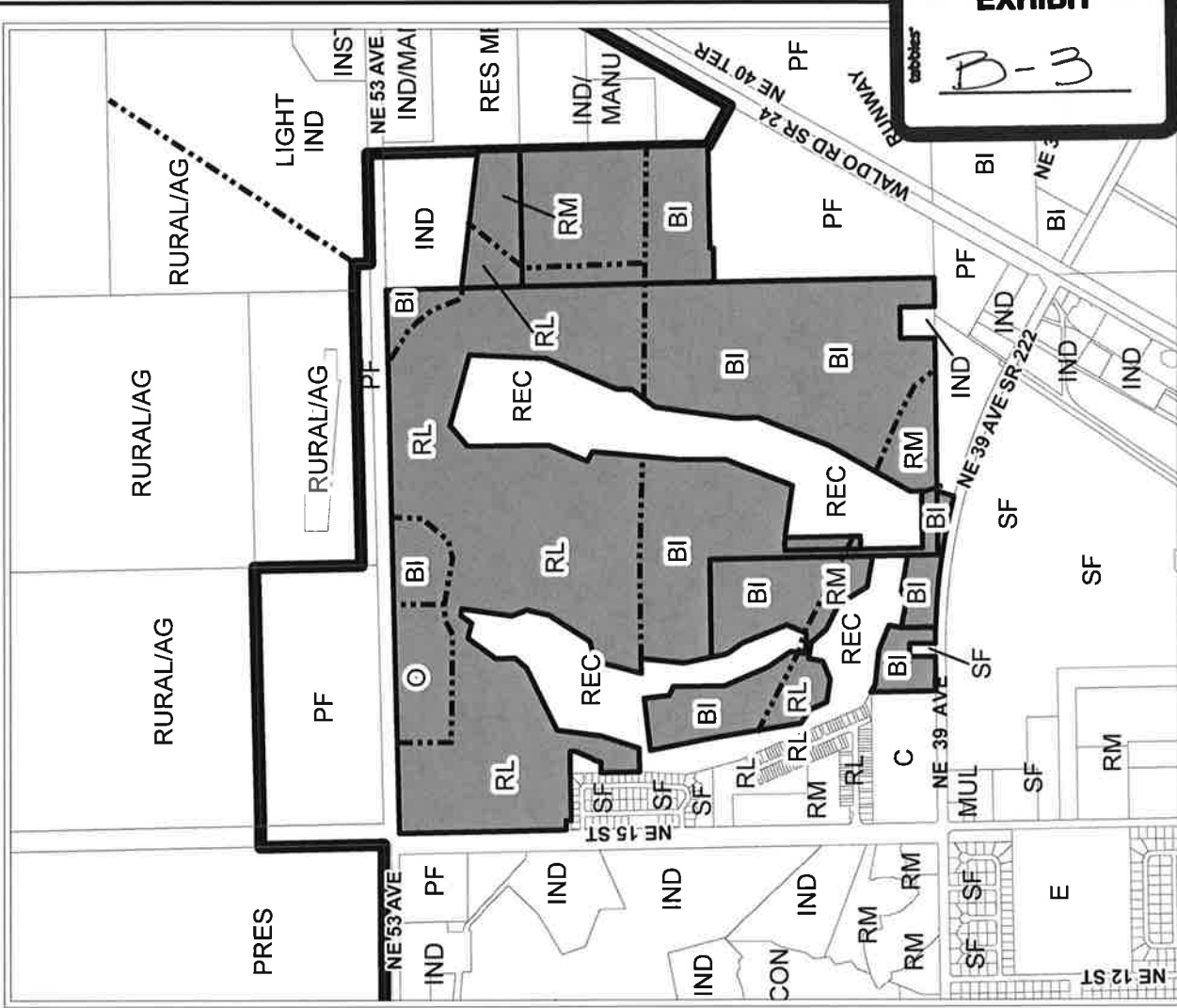
Alachua County Land Use Designations


- Rural/Ag Rural/Agriculture
- Pres Preservation
- Res Med Residential Medium Density
- Inst Institutional
- Light Ind Light Industrial
- Ind/Manu Industrial and Manufacturing

--- Division line between two land use categories

— City Limits

Area under petition consideration



PROPOSED LAND USE	
Name	Petition Request
 No Scale	Amend the City of Gainesville FLUM from PUD to RL, RM, O and BI
Name	Petition Number
eda engineers-surveyors-planners, inc., agent for East Gainesville Development Partners, LLC	PB-15-44 LUC

City of Gainesville Land Use Designations

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Alachua County Land Use Designations

- Rural/Ag Rural/Agriculture
- Pres Preservation
- Res Med Residential Medium Density
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City of Gainesville Airport Noise Zones

- DNL 55
- DNL 60
- DNL 65
- DNL 70
- DNL 75

Division line between two land use categories
 City Limits

Area under petition consideration

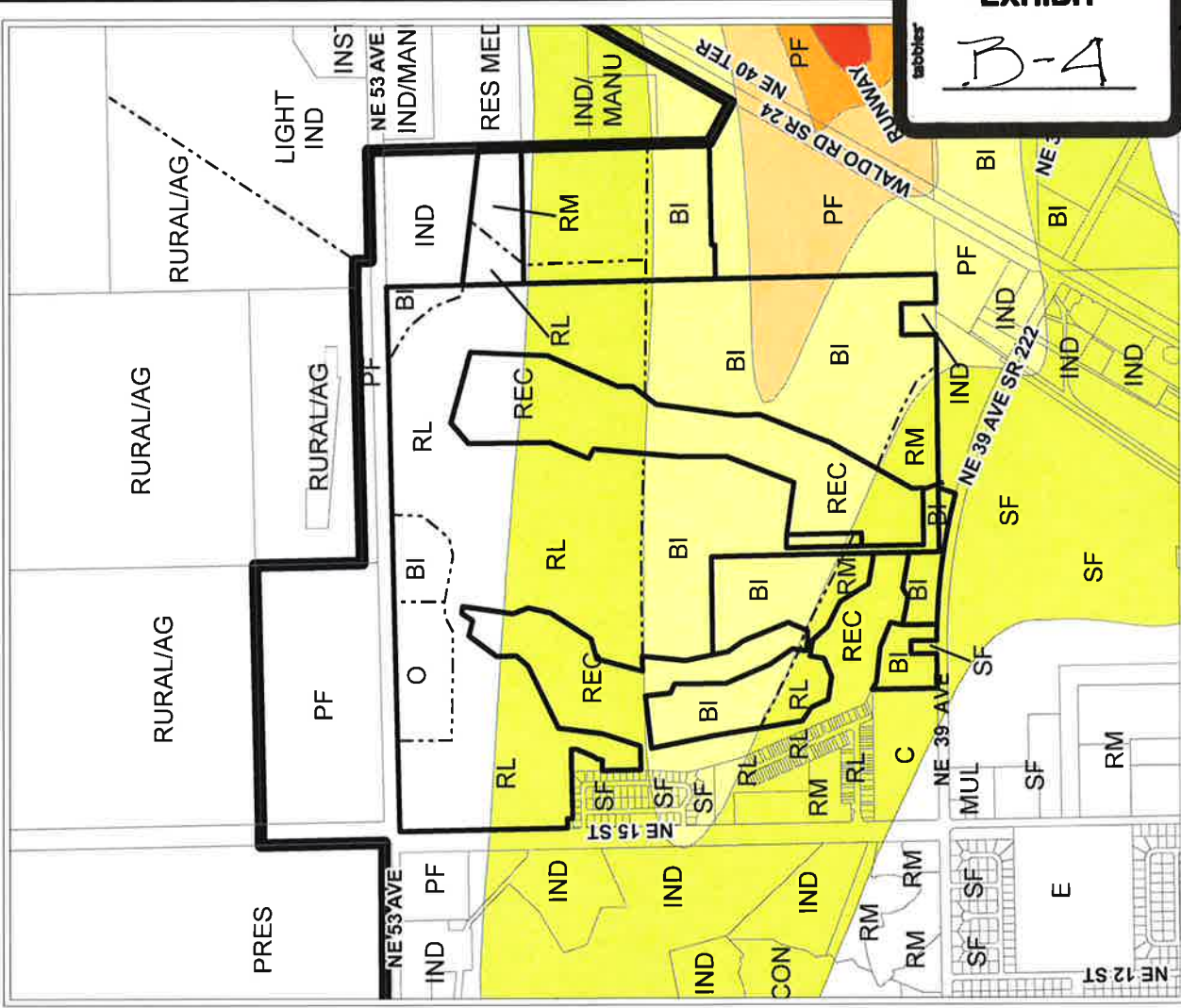
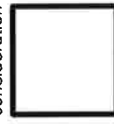


EXHIBIT
 B-4

50111D

Name	Petition Request	Petition Number
eda engineers-surveyors-planners, inc., agent for East Gainesville Development Partners, LLC	Amend the City of Gainesville FLUM from PUD to RL, RM, O and BI	PB-15-44 LUC



City of Gainesville





Land Use Designations

- SF Single Family (up to 8 du/acre)
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- RM Residential Medium Density (8-30 du/acre)
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- CON Conservation
- PF Public Facilities

Alachua County

- Rural/Ag Rural/Agriculture
- Pres Preservation
- Res Med Residential Medium Density
- Inst Institutional
- Light Ind Light Industrial
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City of Gainesville Airport Height Notification Zones 100:1 slope area

-  15,000 feet
-  10,000 feet
-  5,000 feet
-  1,000 feet

Area under petition consideration

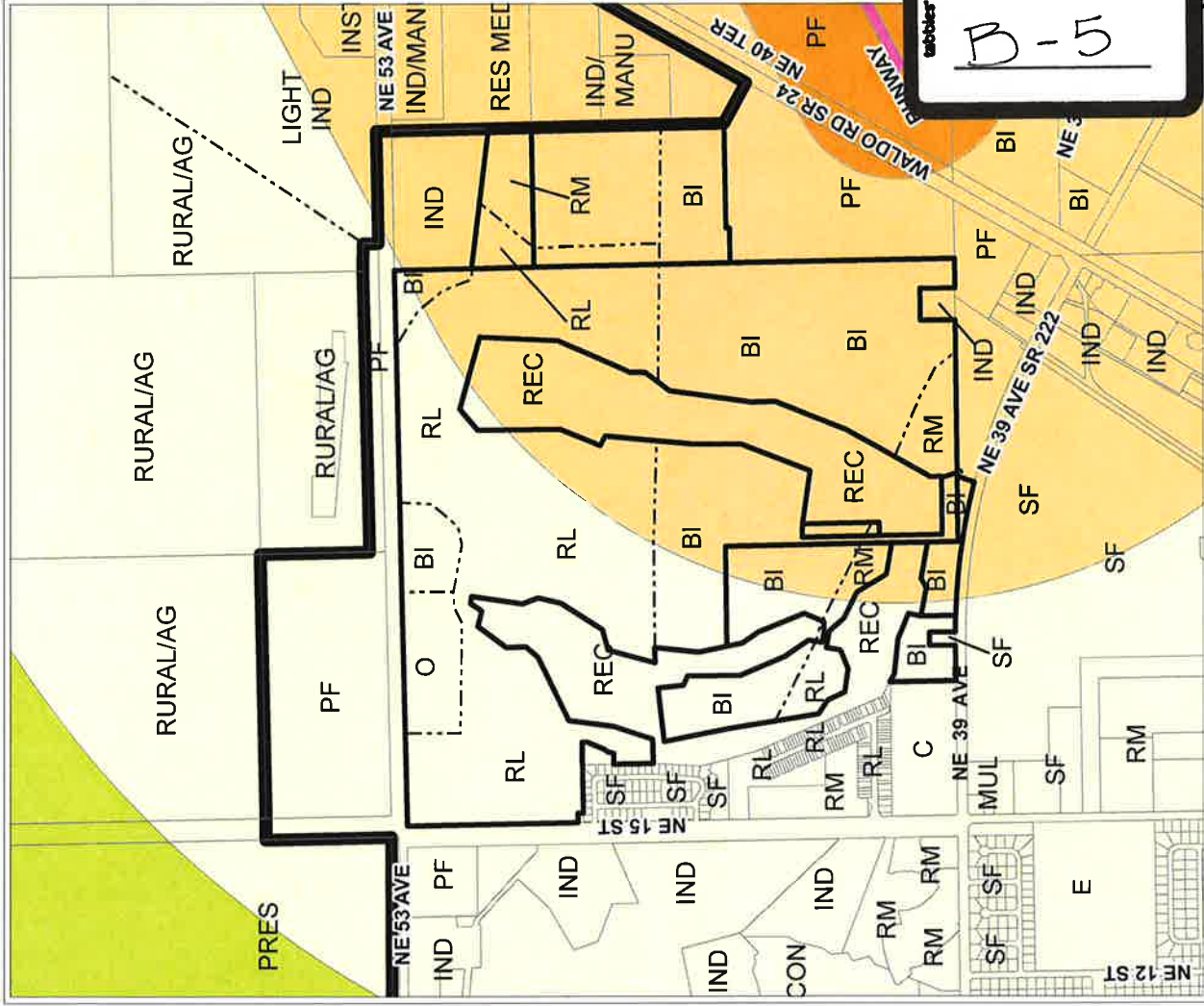


Division line between two land use categories

City Limits



No Scale

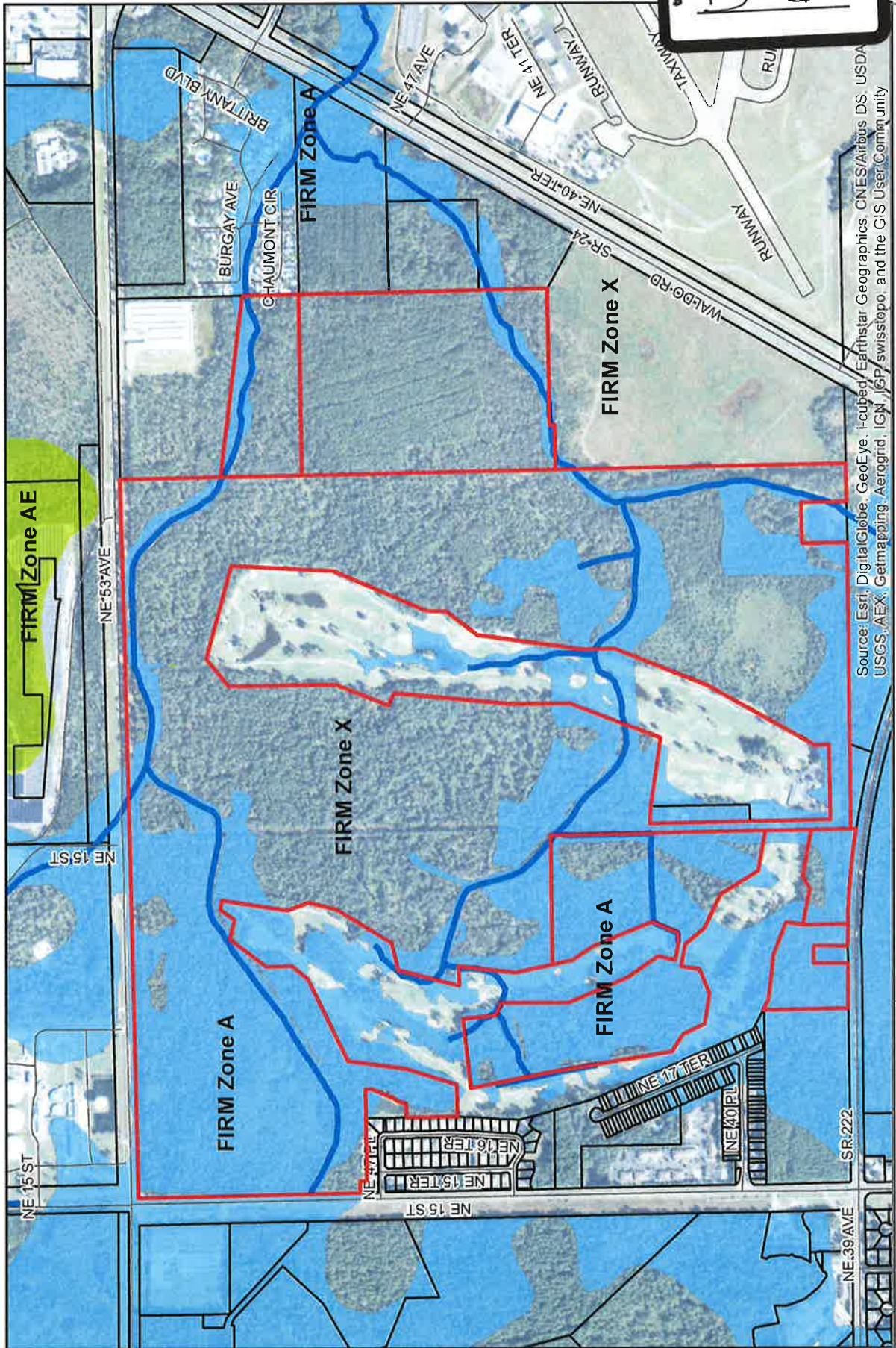


150111D

AIRPORT HEIGHT NOTIFICATION ZONES AND PROPOSED LAND USE

Name	Petition Request	Petition Number
eda engineers-surveyors-planners, inc., agent for East Gainesville Development Partners, LLC	Amend the City of Gainesville FLUM from PUD to RL, RM, O and BI	PB-15-44 LUC

B-6



- Flood Zone**
- A -- 100 Year
 - AE -- 100 Year w/elevation
 - X -- Outside 100 Year Flood Risk



**Hatchet Creek: PB-15-44 LUC & PB-15-43 ZON
FEMA Special Flood Hazard Area (SFHA)**

1 inch = 1,000 feet

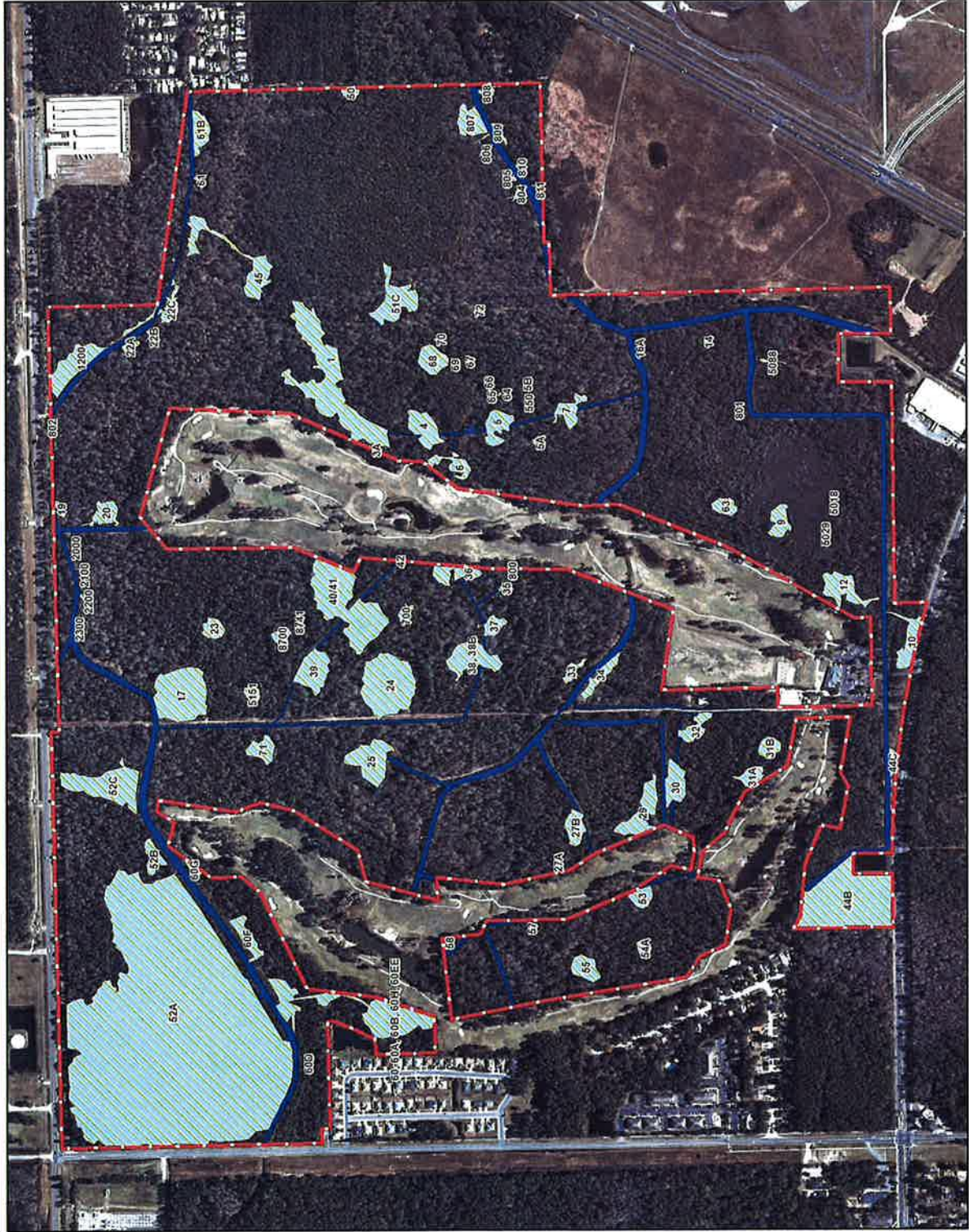
Contour Data: NAVD 1988 Datum

Map Date: June 7, 2015





Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

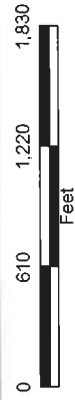
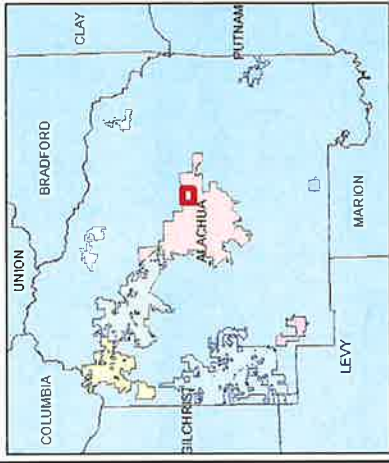
This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size, or location. The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map.

Hatchet Creek Development: Wetlands and Surface Waters



Legend

-  Project Boundary (498.2 ac)
-  Upland (393.95 ac)
-  Surface Waters (20.76 ac)
-  Wetlands (83.49 ac)



Sunday, March 29, 2015 6:52:32 PM
 C:\GIS\Data\Ironwood\MAPS 2015\SW_Wetlands.mxd
 Prepared by: J Carter

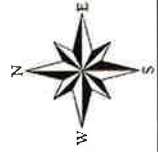


EXHIBIT
 50111D
 B-7

City of Gainesville Land Use Designations

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Alachua County Land Use Designations

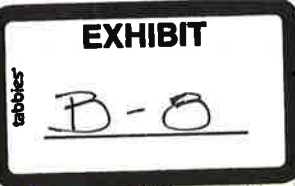
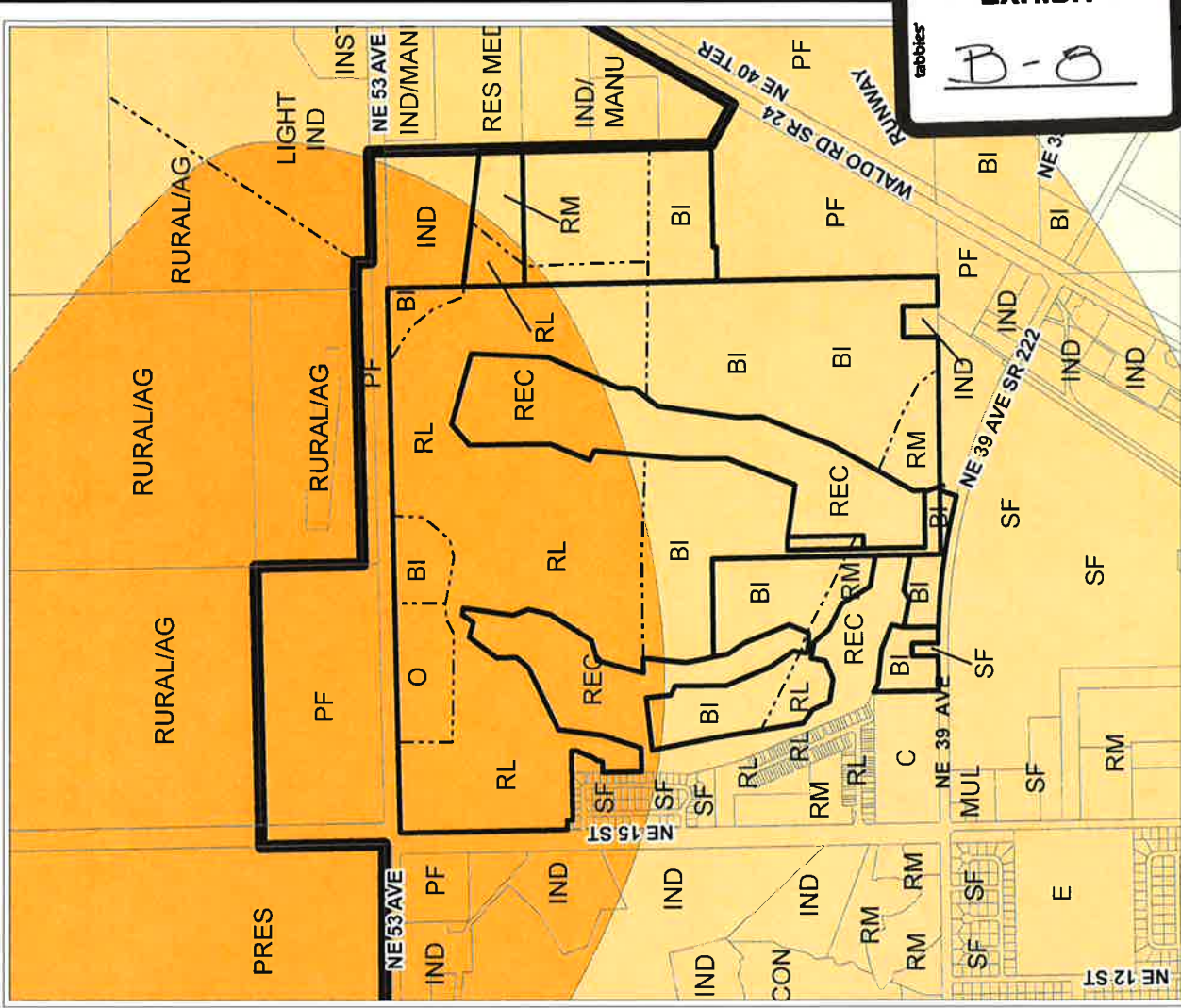
- Rural/Ag Rural/Agriculture
- Pres Preservation
- Res Med Residential Medium Density
- Inst Institutional
- Light Ind Light Industrial
- Ind/Manu Industrial and Manufacturing

Wellfield Protection Zones

- Primary
- Secondary
- Tertiary

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

Area under petition consideration



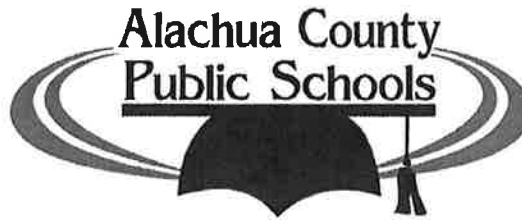
 No Scale		WELLFIELD PROTECTION ZONES AND PROPOSED LAND USE 50111D
	Petition Request Amend the City of Gainesville FLUM from PUD to RL, RM, O and BI	Petition Number PB-15-44 LUC
	Name eda engineers-surveyors-planners, inc., agent for East Gainesville Development Partners, LLC	



620 E. University Avenue
Gainesville, Florida 32601
www.sbac.edu
(352) 955-7880
Fax (352) 955-7255

BOARD MEMBERS

April M. Griffin
Robert P. Hyatt
Leannetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Eileen F. Roy



SUPERINTENDENT OF SCHOOLS

Owen A. Roberts, Ph.D., Superintendent

We are committed to the success of every student!

Facilities Department ** 3700 NE 53rd Avenue ** Gainesville, Florida 32609 ** 352-955-7400

June 8, 2015

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

RE: **Hatchet Creek**. Review of Comprehensive Plan Amendment and Rezoning Petition including a net increase of 235 single family units and 230 multi-family dwelling units on 498 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.

Hatchet Creek consists of 235 single family units and 230 multi-family units.

Table 1: Hatchet Creek – Projected Student Generation at Buildout

	Elementary	Middle	High	Total
Single Family	235			
Multiplier	0.159	0.080	0.112	0.351
Students	37	19	29	85
Multi Family	230			
Multiplier	.042	.016	.019	0.077
Students	10	4	4	18
Total Students*	47	23	33	103

Elementary Schools. Hatchet Creek is situated in the East Gainesville Concurrency Service Area. The East Gainesville Concurrency Service Area currently provides a capacity of 2,540 seats. The current enrollment is 1,793 students representing a 71% utilization compared to an adopted LOS standard of 100%.

Student generation estimates for the Hatchet Creek indicate that 47 elementary 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.

Middle Schools. Hatchet Creek is situated in the Bishop Concurrency Service Area. The Bishop Concurrency Service Area provides a capacity of 1,105 seats. The current enrollment is 776 students representing a 70% utilization compared to an adopted LOS standard of 100%.

Student generation estimates for the Hatchet Creek indicate that 23 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. Hatchet Creek is situated in the Eastside Concurrency Service Area. The Eastside Concurrency Service Area currently has a capacity of 2,186 seats. The current enrollment is 1,446 students representing a 66% utilization compared to an adopted LOS standard of 100%.

Student generation estimates for Hatchet Creek indicate that 33 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 **Hatchet Creek** at the elementary, middle and high levels can be reasonably accommodated for the five, ten and twenty year planning periods.

This evaluation is based on best projections and upon the 2014-2015 Five Year District Facilities Plan adopted by the School Board of Alachua County. The **Hatchet Creek** project is subject to concurrency review and determination at the final subdivision plat for single family and the final site plan for multi-family based on the availability of school capacity at the time of such review.

If you have any questions, please contact this office.

Best Regards,

A handwritten signature in black ink, appearing to read 'Vicki McGrath', followed by a long horizontal line extending to the right.

Vicki McGrath

CC: Gene Boles