

Petition PB-12-161 LUC
January 24, 2012

Appendix B Supplemental Documents

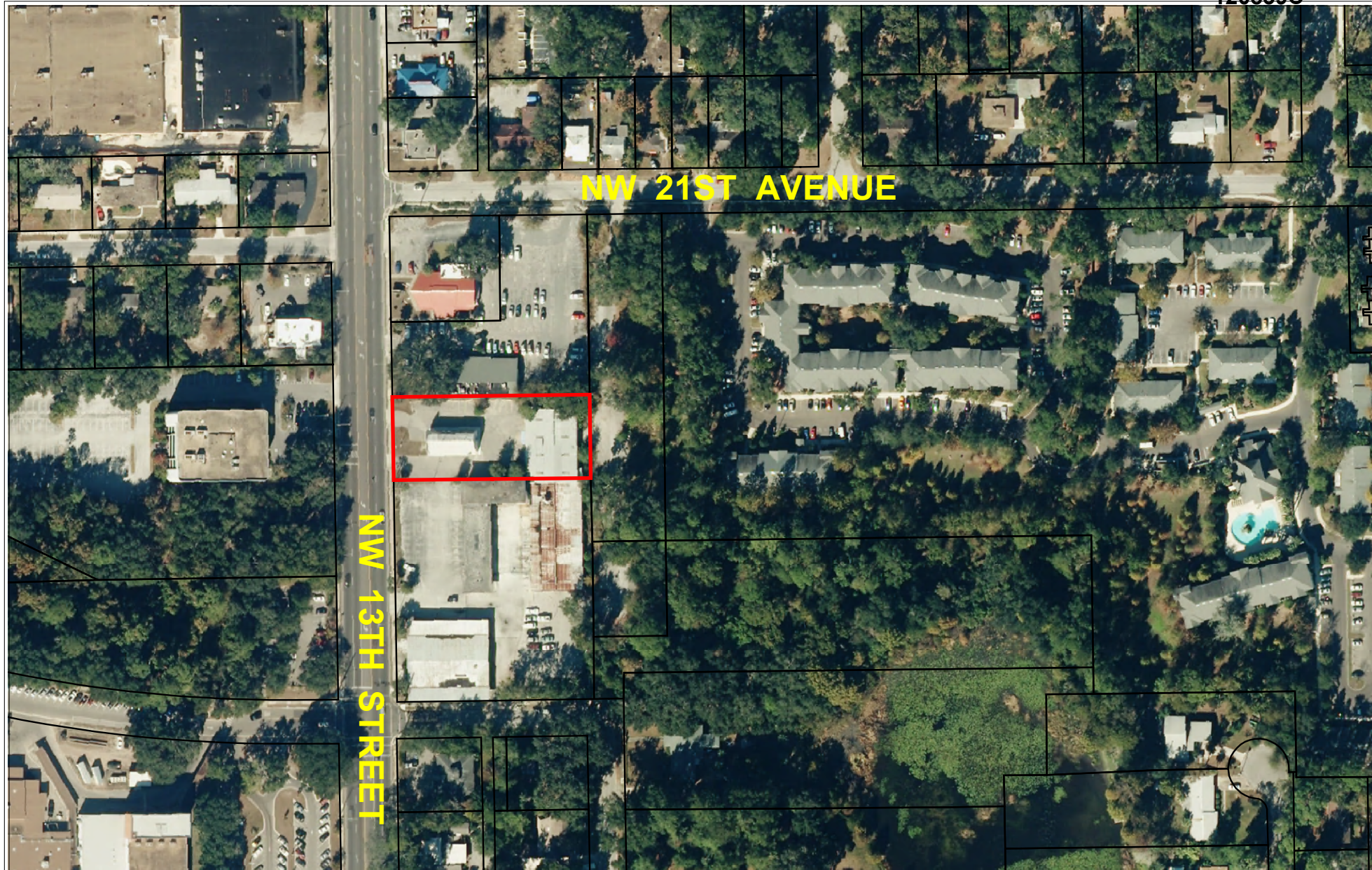


Exhibit B-1

AERIAL PHOTOGRAPH


	Name	Petition Request	Map(s)	Petition Number
 <p>No Scale</p>	Brown & Cullen, Inc agent for Iris McWilliams	Amend FLUM from Commercial (C) to Mixed-Use low intensity (MUL)	3750	PB-12-161 LUC

EXHIBIT
B-2

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)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- O Office
- C Commercial
- E Education
- CON Conservation



Area under petition consideration

Division line between two land use districts

EXISTING LAND USE

Name	Petition Request	Map(s)	Petition Number
Brown & Cullen, Inc agent for Iris McWilliams	Amend FLUM from Commercial (C) to Mixed-Use low intensity (MUL)	3750	PB-12-161 LUC



City of Gainesville Land Use Designations

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Area under petition consideration

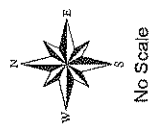
Division line between two land use districts



120839C

PROPOSED LAND USE


Name	Petition Request	Map(s)	Petition Number
Brown & Cullen, Inc agent for Iris McWilliams	Amend FLUM from Commercial (C) to Mixed-Use low intensity (MUL)	3750	PB-12-161 LUC





MEMORANDUM

TO: Dean Mimms, AICP, Lead Planner
Planning & Development Services Department

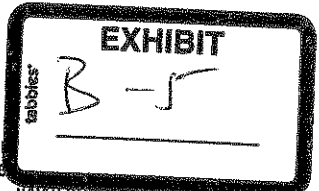
FROM: John Hendrix, Environmental Coordinator 
Planning & Development Services Department

DATE: January 8, 2013

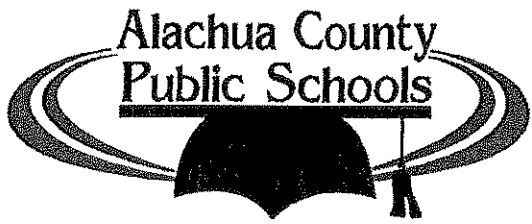
SUBJECT: PB-12-159 LUC and PB-12-160 ZON (Hidden Lake SFR LLC); and PB-12-161 LUC and PB-12-162 ZON (Iris McWilliams), Parcels located at 1015 NW 21st Avenue and 2029 NW 13th Street, respectively.

The subject application for land use and rezoning has been reviewed for considerations relating to environmental resources which may be present on or immediately adjacent to the subject parcels and subparcels located in close proximity on the east side of NW 13th Street and south of NW 21st Avenue, adjacent to the Hidden Lake apartments. The parcels are surrounded by a mix of commercial and residential land uses. Approximately 200 feet southeast offsite from the most proximal location of the subject property, a small lake/surface water (Lake Meta) is present on the southern edge of the Hidden Lake apartments. This pond and its associated wetland fringe are regulated surface waters/wetlands pursuant to LCD 30-300. Based on the information provided in the application and due to the separation distance involved, none of the proposed land use and rezoning changes associated with the petition would be expected to result in development that would encroach into the regulated surface water/wetland or its associated upland buffer. Any application for development approval on the subject properties that would be proposed subsequent to the proposed land use and zoning change would be reviewed for compliance with 30-300 at that time.

Otherwise, no other issues relating to regulated surface waters/wetlands or natural and archaeological resources are known to exist which might present a constraint or otherwise adversely affect the proposed land use and rezoning proposals.



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BOARD MEMBERS

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Elleen F. Roy

SUPERINTENDENT OF SCHOOLS

W. Daniel Boyd, Jr., Ed.D.

January 10, 2013

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

RE: Hidden Lake Phase 2 MUL / MU1 Review Comprehensive Plan Small Scale Amendment and Rezoning.
Tax Parcel 09971-000-000

Dear Mr. Simmons:

Based on data provided by the City of Gainesville, we have completed an updated School Capacity Review for the above referenced project. 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

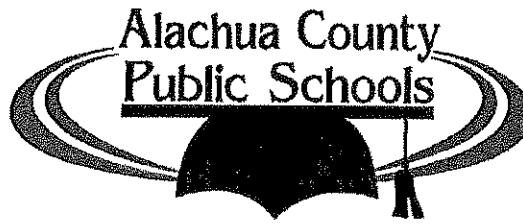
The School Board shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated 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.

BOARD MEMBERS

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SUPERINTENDENT OF SCHOOLS

W. Daniel Boyd, Jr., Ed.D.

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 Hidden Lake Phase 2 consists of 21 multifamily units...

Table 1: University Corners – Projected Student Generation at Buildout

	Elementary	Middle	High	Total
Single Family	0			
Multiplier	0.159	0.080	0.112	0.351
Students	0	0	0	0
Multi Family	21			
Multiplier	.042	.016	.019	0.077
Students	1	0	0	1
Total Students	1	0	0	1

Summary Conclusion. Student generation by the Hidden Lakes Phase 2 MUL/MU1 project at the elementary, middle and high levels is negligible.

This evaluation is based on best projections and upon the 2012-2013 Five Year District Facilities Plan adopted by the School Board of Alachua County. The Hidden Lakes Phase 2 MUL/MU1 project is subject to concurrency review and determination at the final subdivision for single family and 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,

Vicki McGrath
 Director of Community Planning

CC: Gene Boles