



# City of Gainesville

Department of Sustainable  
Development

## CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: September 30, 2021

PROJECT NAME AND NUMBER: Finley Woods Next; PB-21-00116 LUC

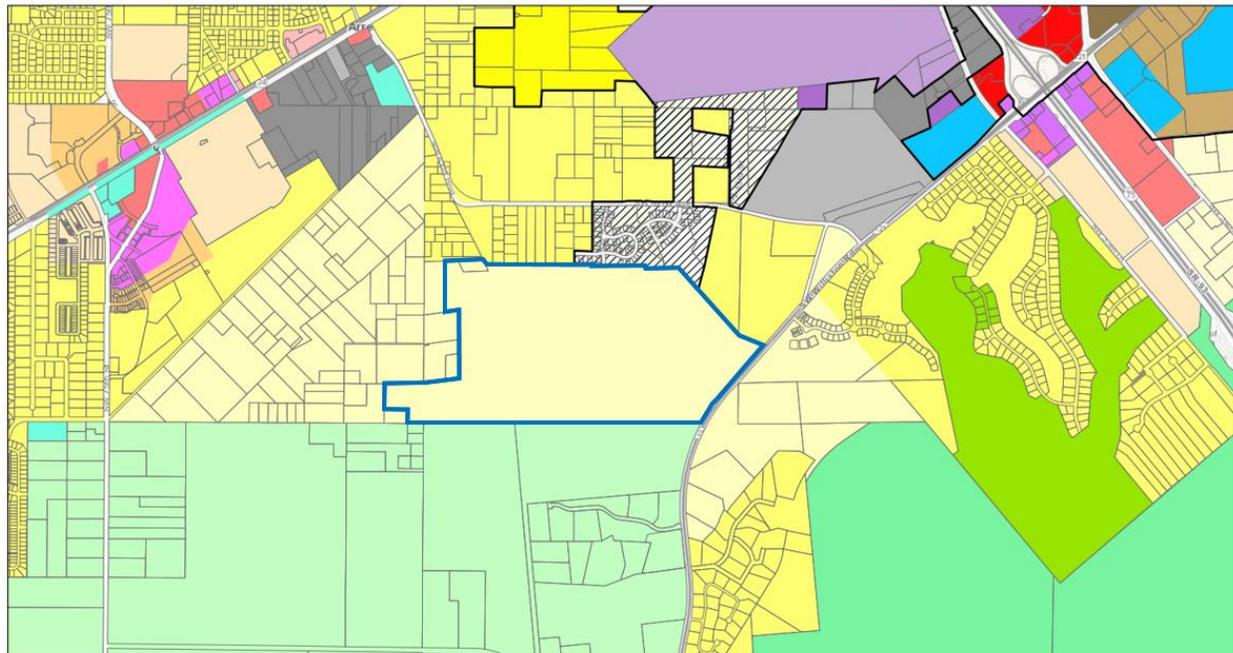
APPLICATION TYPE: Legislative

RECOMMENDATION: Approve

CITY PROJECT CONTACT: Juan Castillo

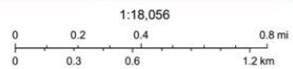
PROPERTY SIZE: ± 283 Acres

Figure 1: Existing Land Use – Alachua County Estate Residential



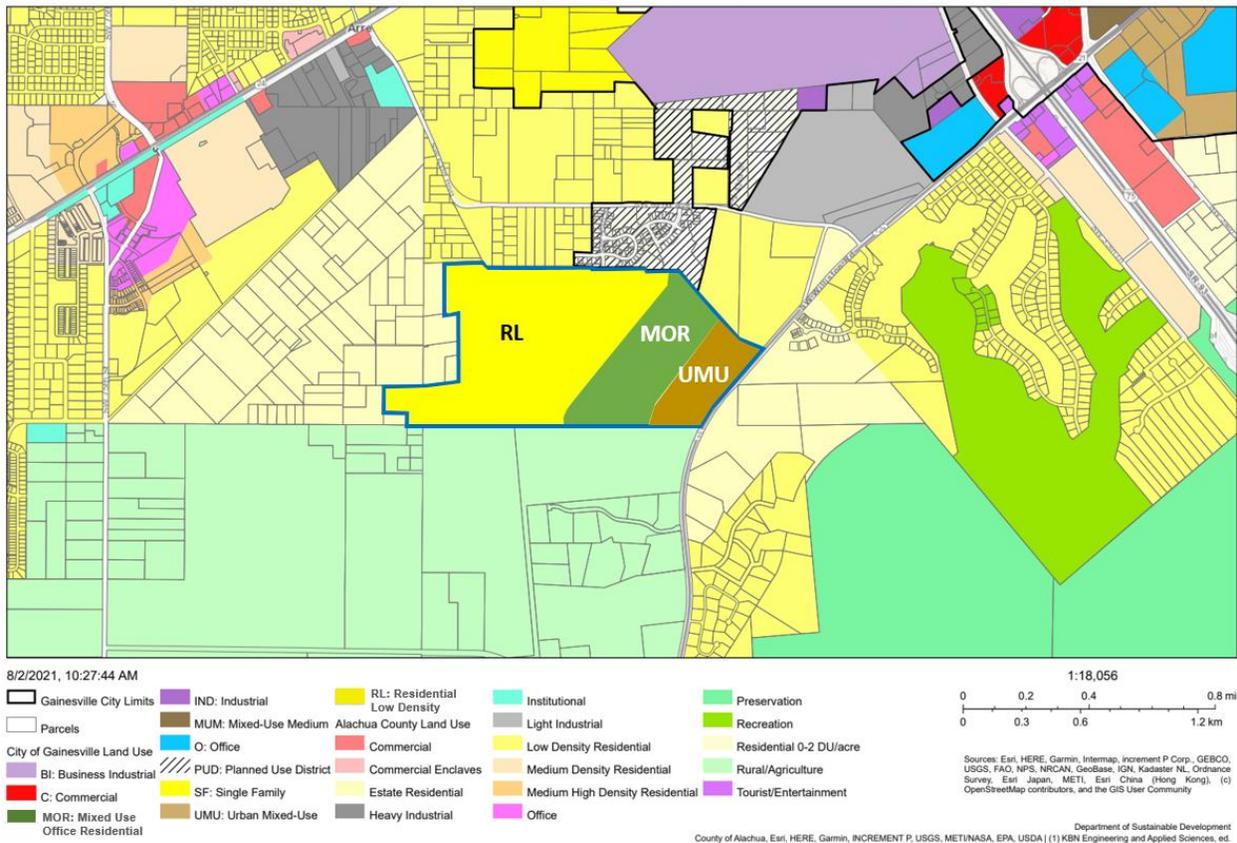
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- |                              |                           |                         |                                 |                         |
|------------------------------|---------------------------|-------------------------|---------------------------------|-------------------------|
| Gainesville City Limits      | IND: Industrial           | Pending City Land Use   | Institutional                   | Preservation            |
| Parcels                      | MUM: Mixed-Use Medium     | Alachua County Land Use | Light Industrial                | Recreation              |
| City of Gainesville Land Use | O: Office                 | Commercial              | Low Density Residential         | Residential 0-2 DU/acre |
| BI: Business Industrial      | PUD: Planned Use District | Commercial Enclaves     | Medium Density Residential      | Rural/Agriculture       |
| C: Commercial                | SF: Single Family         | Estate Residential      | Medium High Density Residential | Tourist/Entertainment   |
|                              | UMU: Urban Mixed-Use      | Heavy Industrial        | Office                          |                         |



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

**Figure: 2 Proposed Land Use – City of Gainesville Residential Low Density (RL), Mixed Use Office Residential (MOR), and Urban Mixed Use (UMU).**



## APPLICATION INFORMATION

**Agent/Applicant:** City of Gainesville

**Property Owner(s):** Dink Henderson, Frederick L. Henderson, and Gary Williams

**Related Petition(S):** PB-21-00117 ZON

**Legislative History:** In the process of being annexed.

## SITE INFORMATION

**Location:** On SW Williston Road, south of Finley Woods subdivision and South of City boundaries.

**Parcel Number(s):** 06982-000-000 and 06980-000-000.

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

**Existing Land Use Designation(s):** Alachua County Estate Residential

**Proposed Land Use Designation(S):** City of Gainesville Residential Low Density (RL), Mixed Use Office Residential (MOR), and Urban Mixed Use (UMU).

**Existing Zoning Designation(s):** Alachua County Agriculture.

**Proposed Zoning Designation (S):** City of Gainesville Urban 2 (U2), Urban 4 (U4), and Urban 6 (U6).

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

**Annexed:** In the process of being annexed.

**Table 1: Adjacent Property Characteristics:**

	Existing Use(s)	Land Use Designation(s)	Zoning Designation(s)
North	Single Family Residential, Vacant	PUD, Alachua County Low Density (1-4 DU/Acre)	PD, Alachua County Single Family Low Density (R-1C) 1 - 4 DU/Acre, Alachua County Agricultural (A)
South	Single Family Residential, Agriculture	Alachua County Rural Agriculture	Alachua County Agricultural (A)
East	ROW, Vacant, Sivilculture	Alachua County Estate (0.5 DU/Acre)	Alachua County Planned Development (PD), Alachua County Agricultural (A)
West	Single Family Residential	Alachua County Estate (0.5 DU/Acre)	Alachua County Agricultural (A)

### Purpose and Description

Section 171.062 of the Florida Statute, Effects of annexations or contractions states that “if the area annexed was subject to a county land use plan and county zoning or subdivision regulation, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.” Additionally, The City of Gainesville Comprehensive Plan Policy 1.4.7 – Intergovernmental Coordination Element reiterates the Florida Statute, “Upon the annexation of any land, the City shall amend the Comprehensive Plan to reflect data and analysis changes, establish land uses on newly annexed areas, and provide services to meet adopted LOS standards.’ Resultantly, after a property is annexed into the City of Gainesville, City categories for Land Use and Zoning must be designated for the property. These designations are made by the city boards with the recommendation(s) of staff.

This petition is a request to amend the Future Land Use Map from Alachua County Estate Residential (0.5 dwelling units per acre) to City of Gainesville Residential Low Density (RL), Mixed Use/Office Residential, and Urban Mixed Use (UMU) for a property generally located on SW Williston Road, south of Finley Woods subdivision and South of City boundaries (see map on page 1) roughly 1.2 miles south of I-75. The request is a result of two parcels (06982-000-000, and 06980-000-000) potential annexation into the City of Gainesville. The requested Large-scale Comprehensive Plan Amendment to the Gainesville Future Land Use Map pertains to a total property area of 283 +/- acres and will allow for the designation of compatible transect zoning districts which would allow for mixed use development.

## Provisions and Regulations

- **Sec. 171.062, F.S. – Effects of annexations or contradictions.**
  2. If the area annexed was subject to a county land use plan and county zoning or subdivision regulations, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.

## Recommendation Criteria

Staff's recommendation is based on the factors stated in the Future Land Use Element Policy 4.1.3 and State Statute criteria.

Those following factors are below:

1. Consistency with the Comprehensive Plan
2. Compatibility and surrounding land uses
3. Environmental impacts and constraints
4. Support for urban infill and redevelopment
5. Impacts on affordable housing
6. Impacts on the transportation system
7. Availability of facilities and services
8. Need for the additional acreage in the proposed 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)9, F.S.
10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy
11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

## ANALYSIS

### 1. Consistency with the Comprehensive Plan

The proposed Low Density, Mixed Use Office Residential, and Urban Mixed Uses have been shown to be consistent with the City's Comprehensive Plan Future Land Use element: Objective 1.5, Objective 3.4, Objective 1.4, Objective 4.1, Policy 4.2.1, and Objective 4.2; the requested future land use category is listed below, under Policy 4.1.1.

*Objective 1.5 Discourage the proliferation of urban sprawl.*

*Objective 3.4 The City shall ensure that services and facilities needed to meet and maintain the Level of Service (LOS) standards adopted in this Plan are provided.*

*Objective 1.4 Adopt land development regulations that promote mixed-use development.*

*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.*

*Objective 4.2 The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.*

*Policy 4.2.1 The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low-intensity use by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of the site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and free canopy.*

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

Residential Low-Density (RL): up to 15 units per acre

This land use category shall allow dwellings at densities up to 15 units per acre. The Residential Low-Density 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, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multifamily development. Land development regulations shall determine gradations of density, specific uses and performance measures. 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; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.

Mixed-Use Office/Residential (MOR): up to 20 units per acre

This land use category allows residential uses and, depending on the implementing zoning district, may allow office, professional, service, and ancillary uses either as stand-alone uses or combined in a mixed-use development format. Some non-office type uses, such as restaurants, may be allowed through a Special Use Permit process established in the Land Development Code. Structures in this category shall be oriented to the street and encourage multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 20 units per acre. Maximum building height shall be limited to 3 stories. Land development regulations shall establish the appropriate uses; design criteria; landscaping and pedestrian/vehicular access for this category. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit

This land use category allows residential, office, retail and serve uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts as specially regulated by the Land Development Code. Structures in this category shall be oriented to the street and encouraged multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use permit as specified in the land development regulations. Maximum building height shall range between 4 to 5 stories, depending upon the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

*Policy 4.1.2 Underlying densities and intensities of development within the future land use categories shall be consistent with the policies in the Conservation, Open Space and Groundwater Recharge, and Future Land Use Elements providing standards and criteria established for the protection of environmentally sensitive land and resources.*

## **2. Compatibility and Surrounding Land Uses**

The applicant's property is surrounded by single family residential units with future multi-family development to the north, SW Williston Road with vacant property to the east, vacant agricultural property to the south, and single family residential units to the west. The proposed land uses provide a transitional progression from low intensity to higher intensity developments from west to east that are consistent with the existing low intensity characteristics of the area. The highest intensity land use is adjacent to SW Williston road providing separation from lower intensity properties to the east. The proposed land uses will provide the opportunity for mixed use development to occur.

## **3. Environmental Impacts and Constraints**

The subject parcels 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*.

Review of National Wetlands Inventory (NWI) and Alachua County wetlands data indicates there may be regulated wetlands on the parcels, particularly within the southeastern portion of parcel 6982-000-000. The true location and extent of wetlands on the parcels must be determined during the resource review. Future development around any regulated wetland areas must comply with the surface water/wetland protection and buffering requirements in Article VIII, Division 4 of the LDC, as well as the Alachua Countywide Wetlands Protection Code. If any manmade wetlands or surface waters are identified, development around these areas would be exempt from surface waters and wetland provisions of the LDC as well as the Countywide Wetlands Code, provided development activities in those areas will not adversely affect natural or mitigation surface waters or wetlands.

A review of data listed in the Florida Master Site File identifies one archaeological site (AL00153) along the southeastern boundary of the planning parcel, adjacent to SW Williston Road. However, this site is not eligible for inclusion on the National Register of Historic Places. Another archaeological site, the Prairie View site (AL02927) may be eligible for inclusion on the National Register of Historic Places. However, while this site is close to the southeastern property boundary, it is located on the opposite side of SW Williston Road.

## **4. Support for Urban Infill and/or Redevelopment**

The subject property is located about 1.25 miles away from I-75 and is adjacent to existing development which includes future multi-family development. Furthermore, the development would densify an otherwise vacant piece of property.

## 5. Impacts on Affordable Housing

The proposed Land Use is not expected to have a negative impact on affordable housing. Development on the site would comprise of mixed use development which is expected to provide a variety of housing types.

## 6. Impacts on the Transportation System

Although development plans for this property have not been submitted as of the writing of this report, scenario calculations for the existing and proposed land uses show an increase of the site's theoretical daily trips generated from onsite development. The trip generation calculations are below and are based upon rates from the ITE Trip Generation Manual.

Land Use	ITE Code	Variable DU, SF	AM Peak			PM Peak			Daily <sup>3</sup>
			Total	In	Out	Total	In	Out	
<b>Existing</b>									
Warehousing	150	1,258.797	176	136	40	179	48	131	2,034
Single-Family Detached Housing	210	144	107	27	80	144	91	53	1,454
<b>Existing Net Total</b>			<b>283</b>	<b>163</b>	<b>120</b>	<b>323</b>	<b>139</b>	<b>184</b>	<b>3,488</b>
<b>Proposed</b>									
Single-Family Detached Housing	210	2,913	2,073	518	1,555	2,586	1,629	957	23,128
Multifamily Housing (Low-Rise)	220	676	293	67	226	324	204	120	5,070
Residential Internal Capture <sup>1</sup>			173	40	133	712	487	225	850
General Office Building	710	1,178.559	1,134	975	159	1,186	190	996	11,613
General Office Internal Capture <sup>1</sup>			157	113	44	271	84	187	2,142
Shopping Center	820	944.352	624	387	237	2,862	1,374	1,488	27,677
Shopping Center Internal Capture <sup>1</sup>			128	72	56	773	303	470	7,153
Pass-by = 34% <sup>2</sup>			169	107	62	710	364	346	9,410
<b>Gross Total</b>			<b>4,124</b>	<b>1,947</b>	<b>2,177</b>	<b>6,958</b>	<b>3,397</b>	<b>3,561</b>	<b>67,488</b>
<b>Proposed Net Total</b>			<b>3,497</b>	<b>1,615</b>	<b>1,882</b>	<b>4,492</b>	<b>2,159</b>	<b>2,333</b>	<b>47,933</b>

1. As multiple land uses are proposed, internal capture is applied in accordance with the ITE Trip Generation Handbook 3rd Edition.
2. The ITE Trip Generation Manual does not provide pass-by rates for daily and AM peaks, therefore the PM rate of 34% is used for all scenarios.
3. The ITE Trip Generation Handbook 3rd Edition does not provide internal capture calculations for daily trips. The average of the AM and PM internal capture rates was applied to determine the Daily internal capture.

**Conclusion:** As shown above, if the project site were to be developed utilizing the site's existing entitlements at the maximum development potential, the site would generate up to **3,488** Net Total Projected Trips. Conversely, this LsCPA application's approval results in a potential maximum of up to **47,833 net daily vehicle trips**, which is an increase of up to **44,445 daily vehicle trips (47,833 - 3,488) from what is presently allowed from the site.**

## 7. Availability of Facilities and Services

The site is currently served by *Gainesville Regional Utilities (GRU)* with water and sewer. Clay electric provides electricity (see Appendix B Exhibits B- 3 through B-8 for service availability

maps). Furthermore, the site will be serviced by the City of Gainesville with Police, Fire, and Waste/Garbage.

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

According to recent statistical analysis of land use patterns in the City, approximately 2,313.19 +/- acres have Residential Low land use (RL) (5.6% of city area), +/- 357.65 acres have Mixed Use/Office residential (MOR) (0.86% of city area), and +/- 1,361.66 acres have Urban-Mixed Use (UMU) (3.3% of City area).

As stated earlier in this report, these land uses meet the comprehensive plan's objective 1.4 where the city shall "Adopt land development regulations that promote mixed-use development." These land use will allow for the companion zoning petition to establish transects zones Urban 2, Urban 4, and Urban 6 which will allow for the possibility of mixed use development. Furthermore, comprehensive plan objective 4.1 directs the City of Gainesville to "...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." Land use designation that allows for the establishment of Urban Zones is one of the ways the city helps to meet this objective.

The small percentages in each of the proposed future land use categories (RL, MOR, and UMU) which will help to satisfy the comprehensive plan stated above shows the need for additional acreage.

### **9. Discouragement of Urban Sprawl as Defined in Section 163.3164, F.S., and Consistent with the Requirements of Subsection 163.3177(6) (a) 9, F.S.**

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

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

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

*YES. The proposed land use amendment will encourage redevelopment of a vacant property in an urbanized area. The recently annexed property has wetlands and/or surface waters and is not exempt from the criteria stipulated in Sec. 30-8.17 (Regulated surface waters and wetlands) of the Land Development Code. The recently annexed property also has no evident or documented natural features that would be subject to the criteria of Sec. 30-8.13 Regulations of Natural and Archaeological Resources. While one archaeological site is located within the property, along the southeastern boundary of parcel 06502-000-000, this site is ineligible for inclusion on the National Register of Historic Places.*

- ii. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

*YES. The subject parcels are located in an urbanized area that is served by public utilities and other public services. This property is served by SW Williston Road and Interstate 75 and is expected to belong to the TMPA Zone D.*

- 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.

*The proposed land use amendment will increase the development potential of the recently annexed properties to incorporate mixed-use development. This area is in close vehicular proximity to retail developments and employment centers such as the Williston Plaza and the future home of the VA hospital. SW Williston Road does not have sidewalks however bike lanes are present.*

- iv. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

*YES. The proposed land use designation will enable the potential for mixed-use development which may increase the variety of homes in the area along with the provision of offices and retail.*

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

The proposed land use amendment will increase the potential for development on the property, which is supportive of the City's economic development goal of encouraging infill development.

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

Property is vacant and does not fall within the definition of an antiquated subdivision as defined in Section 163.3164, F.S.

**RECOMMENDATION**

Staff recommends approval of petition PB-21-00116 Land Use Amendment of parcels 06982-000-000 and 06980-000-000 from Alachua County Estate Residential (0.5 dwelling units per acre) to City of Gainesville Residential Low Density (RL), Mixed Use/Office Residential, and Urban Mixed Use (UMU).

**DRAFT MOTION FOR CONSIDERATION**

Approve PB-21-00116 Land Use Amendment of parcels 06982-000-000 and 06980-000-000 from Alachua County Estate Residential (0.5 dwelling units per acre) to City of Gainesville Residential Low Density (RL), Mixed Use/Office Residential, and Urban Mixed Use (UMU).

**BACKGROUND**

This property is in the process of being annexed into the city of Gainesville. Per Florida statute 171.062 and the City of Gainesville's comprehensive plan Policy 1.4.7 the City shall amend the Comprehensive Plan to reflect data and analysis changes, establish land uses on newly annexed areas, and provide services to meet adopted LOS standards. This Land Use amendment petition and its related rezoning petition PB-21-00117 is intended to satisfy Florida Statute and City of Gainesville requirements for annexed properties.

**LIST OF APPENDICES****Appendix A: Comprehensive Plan Goals, Objectives and Policies**

- A-1 Comprehensive Plan Future Land Use Element
- A-2 Relevant Comprehensive Plan Goals, Objectives, Policies (GOP)
- A-3 Comprehensive Plan – Transportation Mobility Element

**Appendix B: Maps**

- Exhibit B-1 Existing Land Use
- Exhibit B-2 Proposed Land Use
- Exhibit B-3 GRU Electric Services
- Exhibit B-4 GRU Gas Services
- Exhibit B-5 GRU Wastewater Utility Facilities
- Exhibit B-6 GRU Water Utility Facilities
- Exhibit B-7 City Park Services and Facilities
- Exhibit B-8 Strategic Ecosystems

**Appendix C: Land Use Executive Summary from CHW Engineering**

**APPENDIX A: COMPREHENSIVE PLAN GOALS,  
OBJECTIVES AND POLICIES**

**Appendix A:** Comprehensive Plan Goals, Objectives and Policies

**A-1 Comprehensive Plan Future Land Use Element**

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

**Residential Low-Density (RL): up to 15 units per acre**

This land use category shall allow dwellings at densities up to 15 units per acre. The Residential Low-Density 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, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multi-family development. Land development regulations shall determine gradations of density, specific uses and performance measures. 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; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.

**Mixed-Use Office/Residential (MOR): up to 20 units per acre**

This land use category allows residential uses and, depending on the implementing zoning district, may allow office, professional, service, and ancillary uses either as stand-alone uses or combined in a mixed-use development format. Some non-office type uses, such as restaurants, may be allowed through a Special Use Permit process established in the Land Development Code. Structures in this category shall be oriented to the street and encourage multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 20 units per acre. Maximum building height shall be limited to 3 stories. Land development regulations shall establish the appropriate uses; design criteria; landscaping and pedestrian/vehicular access for this category. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

**Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit**

This land use category allows residential, office, retail and serve uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts as specially regulated by the Land Development Code. Structures in this category shall be oriented to the street and encouraged multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use permit as specified in the land development regulations. Maximum building height shall range between 4 to 5 stories, depending upon the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

**A-2 Relevant Comprehensive Plan Goals, Objectives, Policies (GOP)**

**Objective 1.4 Adopt land development regulations that promote mixed-use development.**

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 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.**

**Objective 4.2 The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.**

- Policy 4.2.1 The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low-intensity uses by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and tree canopy.

#### A-3 Comprehensive Plan – Transportation Mobility Element

**Objective 10.1 The Gainesville Transportation Mobility Program Area (TMPA) shall include all property within city limits (although the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category) and shall be subdivided into designated Zones A, B, C, D, E and M as mapped in the Transportation Mobility Element Data and Analysis Report and in the Geographic Information System (GIS) Map Library located on the City’s Planning and Development Services Department website.**

- Policy 10.1.1 All property within city limits is included in the Gainesville Transportation Mobility Program Area (TMPA); however, the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category. When annexed properties are designated with a City land use category, they shall be assigned to the most physically proximate TMPA zone as mapped in the Transportation Mobility Element Data and Analysis Report and in the GIS Map Library on the City’s Planning and Development Services Department website.
- Policy 10.1.2 All land uses and development located in the TMPA shall meet the TMPA policies specified in this Element.

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

Policy 10.1.9 For any development or redevelopment within Zone D, the developer shall, at the developer’s expense, meet the following transportation mobility criteria based on the development’s (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.

Net, New Average Daily Trip Generation	Number of Criteria That Shall Be Met
50 or less	At least 1.5
51 to 100	At least 4
101 to 400	At least 6
401 to 1,000	At least 10
1,001 to 5,000	At least 16
Greater than 5,000	At least 24 and meet either a. or b.: <ul style="list-style-type: none"> <li>a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours.</li> <li>b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years.</li> </ul>

### Zone D Criteria

- a. Roadway projects that will provide a more interconnected transportation network in the area and/or provide alternate routes to reduce congestion and pressure on arterials. All roadway projects shall include bicycle and pedestrian facilities. Projects may be located outside of Zone D if demonstrated to be a direct benefit to the transportation system in Zone D. Projects may include, but shall not be limited to, the following:
  1. extension of SW 40th Boulevard to connect from its terminus south of Archer Road to SW 47th Avenue; and
  2. extension of streets, deeding of land, or easements to create a more gridded network and provide connectivity.
- b. Deeding of land for right-of-way and/or construction of roadway extensions to City specifications. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.
- c. Design and/or construction studies/plans for projects such as planned roundabouts, road connections, sidewalk systems, and/or bike trails.
- d. Provision of matching funds for transit or other transportation mobility-related grants.
- e. Provision of Park and Ride facilities, built to RTS needs and specifications
- f. Construction of bicycle and/or pedestrian facilities/trails to City specifications. This may include provision of bicycle parking at bus shelters or Transit Hubs (as shown on the Existing Transit Hubs & Transit Supportive Areas Map) or deeding of land for the addition and construction of bicycle lanes or trails. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.
- g. Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria.
- h. Payments to RTS that either increase service frequency or add additional transit service, including Express Transit service and/or Bus Rapid Transit, where appropriate.
- i. Funding for the construction of new or expanded transit facilities.

- j. Construction of bus shelters built to City specifications.
- k. Bus shelter lighting using solar technology designed and constructed to City specifications.
- l. Construction of bus turn-out facilities to City specifications.
- m. Construction of access to transit stops and/or construction of transit boarding and alighting areas.
- n. Business operations shown to have limited or no peak-hour roadway impact.
- o. An innovative transportation-mobility-related modification submitted by the developer, where acceptable to and approved by the City.

Policy 10.1.10 The City establishes the following priority for transportation mobility projects within Zone D and shall collaborate with the Metropolitan Transportation Planning Organization (MTPO) to add these items to the MTPO list of priorities. The City shall also pursue matching grants and other funding sources to complete these projects.

- a. Construction of a southerly extension of SW 40th Boulevard from its current end south of its intersection with Archer Road to the intersection of SW 47th Avenue. This roadway connection shall include bicycle and pedestrian facilities.
- b. Funding for the construction of new or expanded transit facilities.

Policy 10.1.16 To encourage redevelopment and desirable urban design and form, any development or redevelopment within Zones B, C, D, E, or M that meets standards such as neo-traditional, new urbanist, transit-oriented development (TOD), or mixed-use development and includes a mix of both residential and non-residential uses at transit-oriented densities shall be provided credits, in relation to the multi-modal amenities provided, toward meeting the criteria in Policies 10.1.6, 10.1.7, 10.1.9, 10.1.11, and 10.1.13, as applicable.

Policy 10.6.1 Parking in excess of that required by the Land Development Code shall be prohibited within the TMPA.

Policy 10.6.2 Developments may apply for a parking reduction within the TMPA, based on criteria in the Land Development Code.

**APPENDIX B: MAPS**

Appendix B: Maps

Exhibit B-1: Existing Land Use

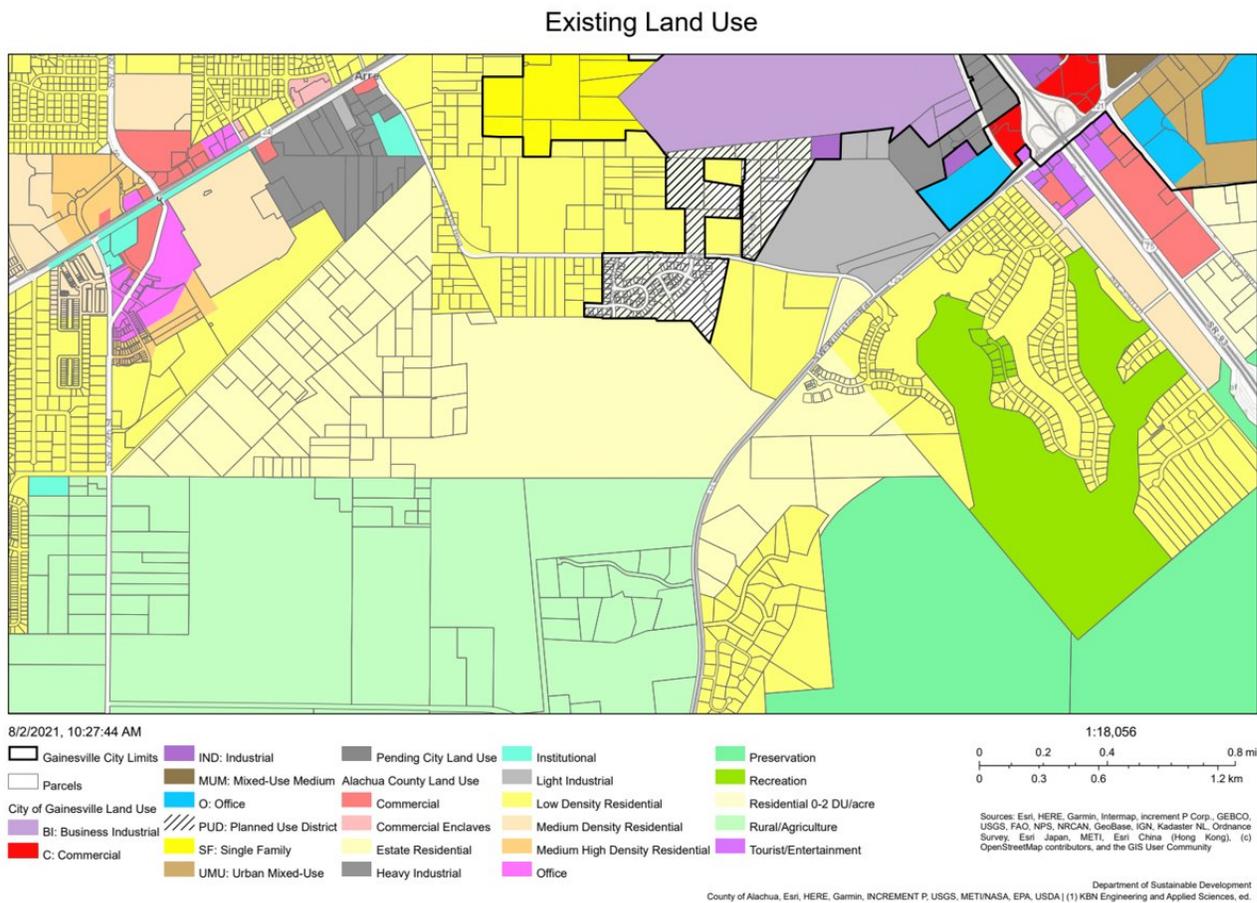
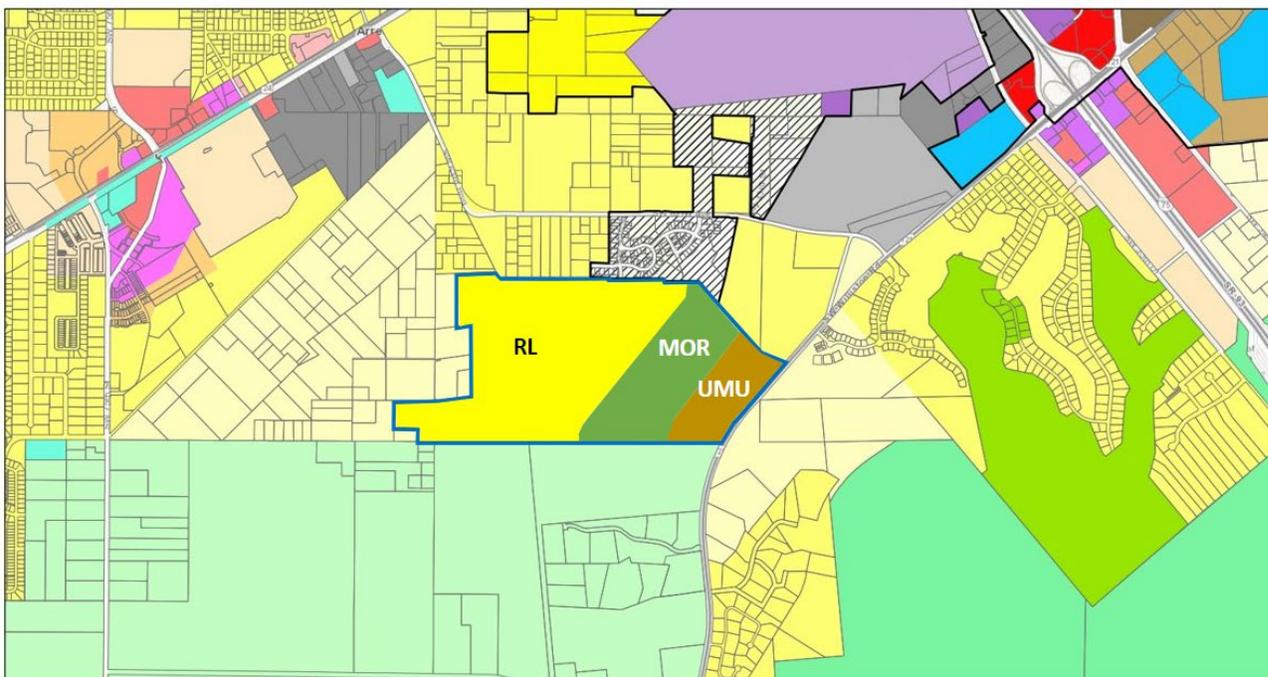


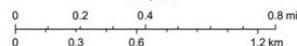
Exhibit B-2: Proposed Land Use



8/2/2021, 10:27:44 AM

- |                                   |                               |                             |                                 |                         |
|-----------------------------------|-------------------------------|-----------------------------|---------------------------------|-------------------------|
| Gainesville City Limits           | IND: Industrial               | RL: Residential Low Density | Institutional                   | Preservation            |
| Parcels                           | MUM: Mixed-Use Medium Density | Alachua County Land Use     | Light Industrial                | Recreation              |
| City of Gainesville Land Use      | O: Office                     | Commercial                  | Low Density Residential         | Residential 0-2 DU/acre |
| BI: Business Industrial           | PUD: Planned Use District     | Commercial Enclaves         | Medium Density Residential      | Rural/Agriculture       |
| C: Commercial                     | SF: Single Family             | Estate Residential          | Medium High Density Residential | Tourist/Entertainment   |
| MOR: Mixed Use Office Residential | UMU: Urban Mixed-Use          | Heavy Industrial            | Office                          |                         |

1:18,056



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

Department of Sustainable Development  
County of Alachua, Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA | (1) KBN Engineering and Applied Sciences, ed.

Exhibit B-3: GRU Electric Services

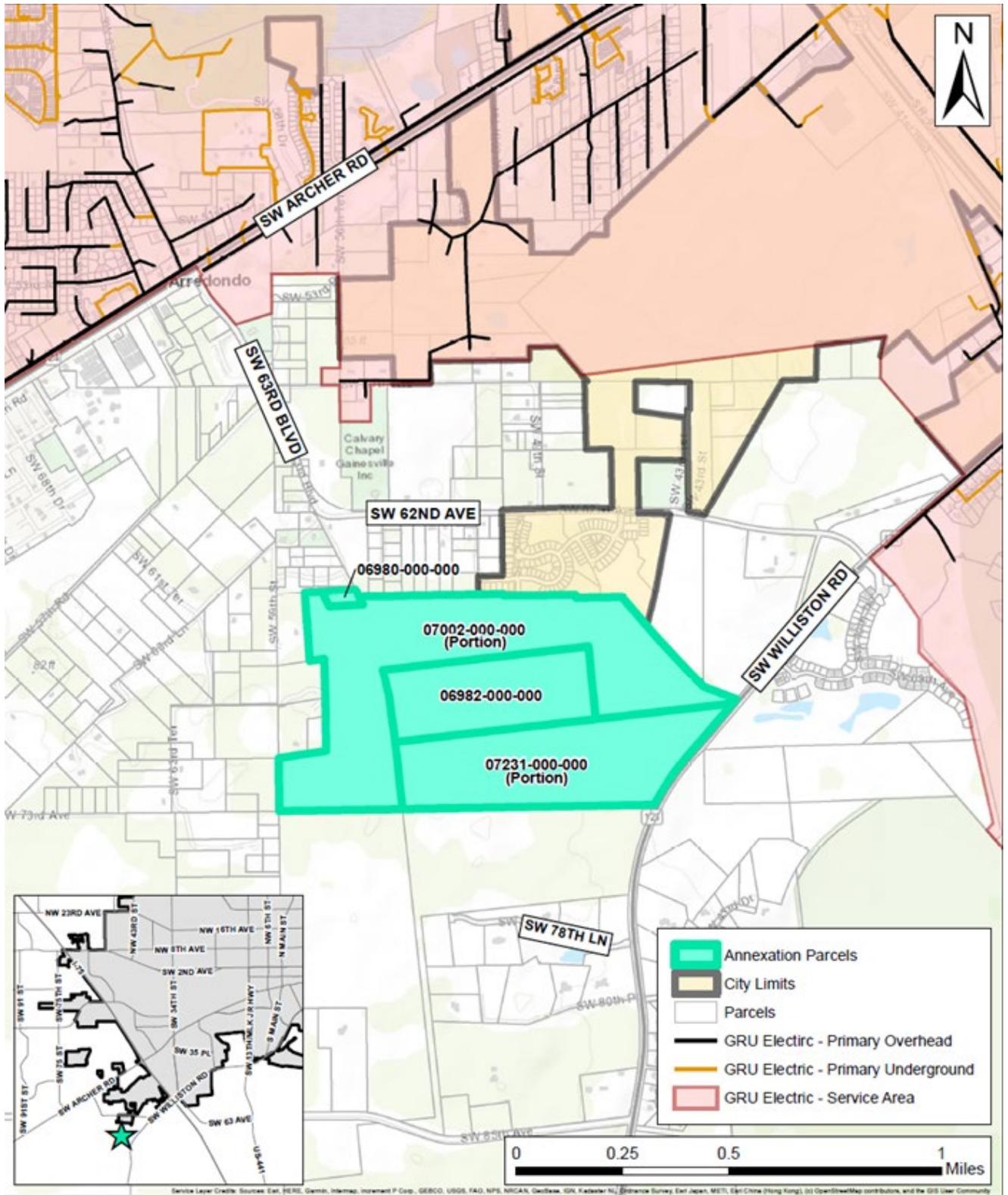


Exhibit B-4: GRU Gas Services

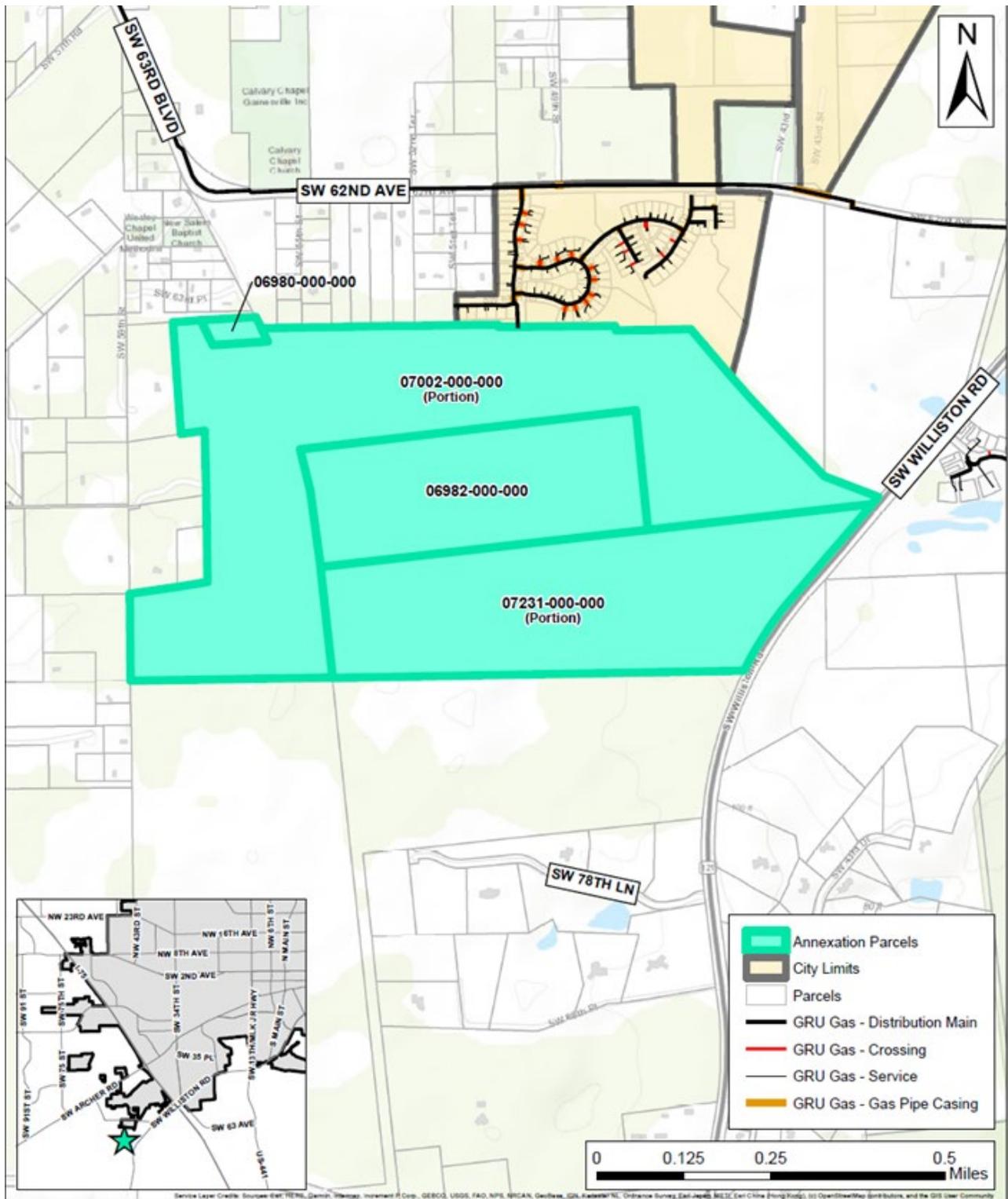


Exhibit B-5: GRU Wastewater Utility Facilities

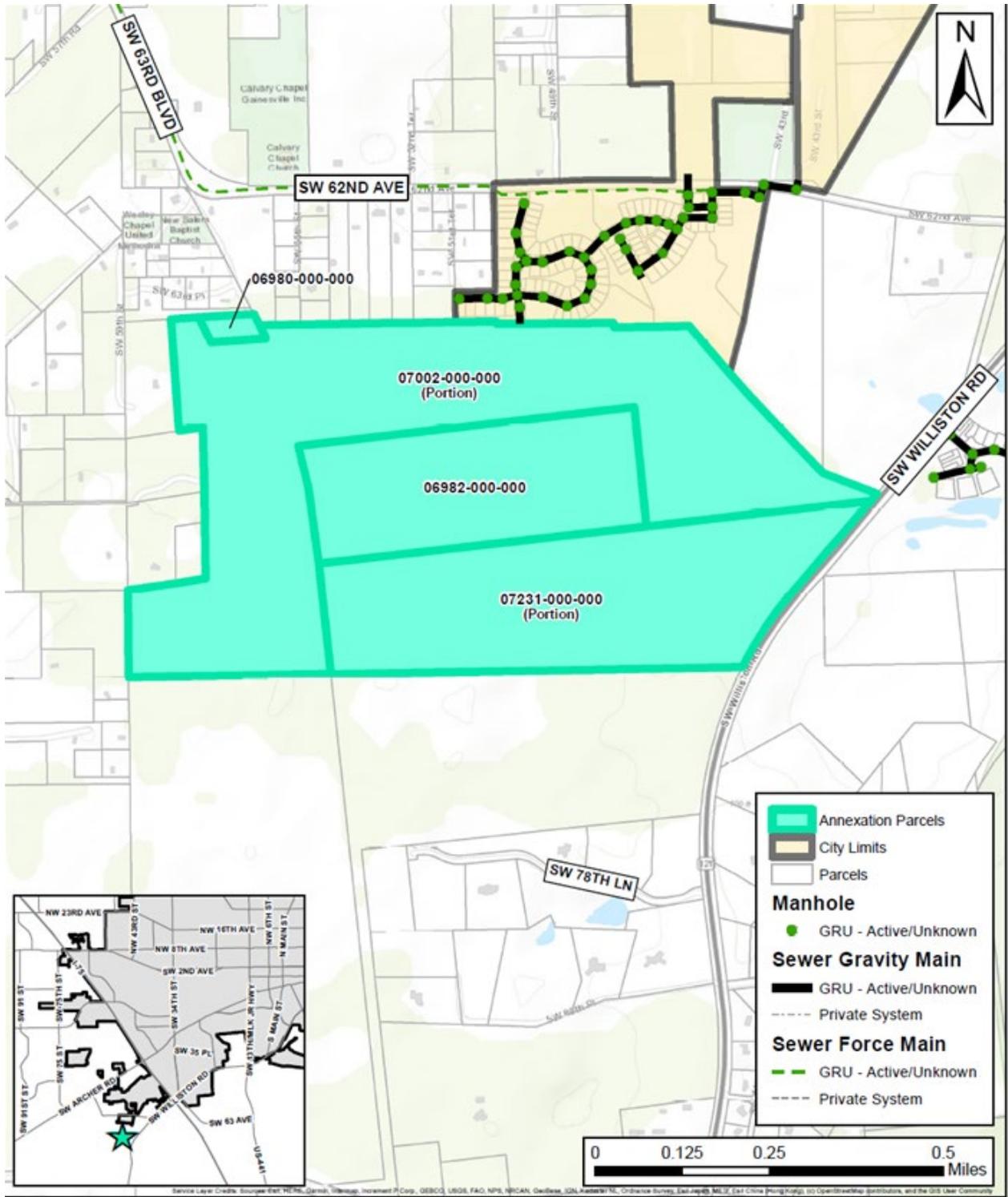


Exhibit B-6: GRU Water Utility Facilities

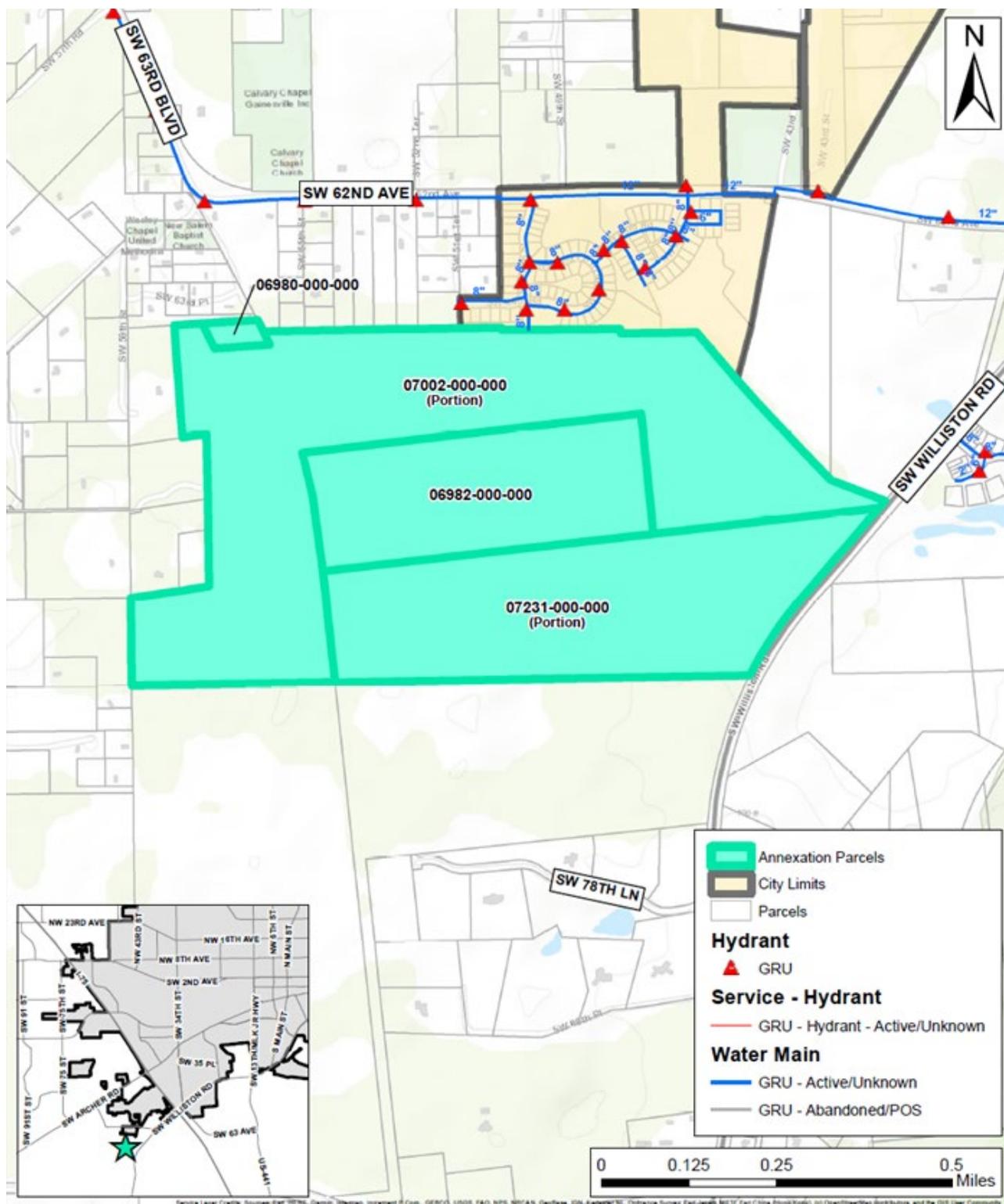


Exhibit B-7: City Park Services and Facilities

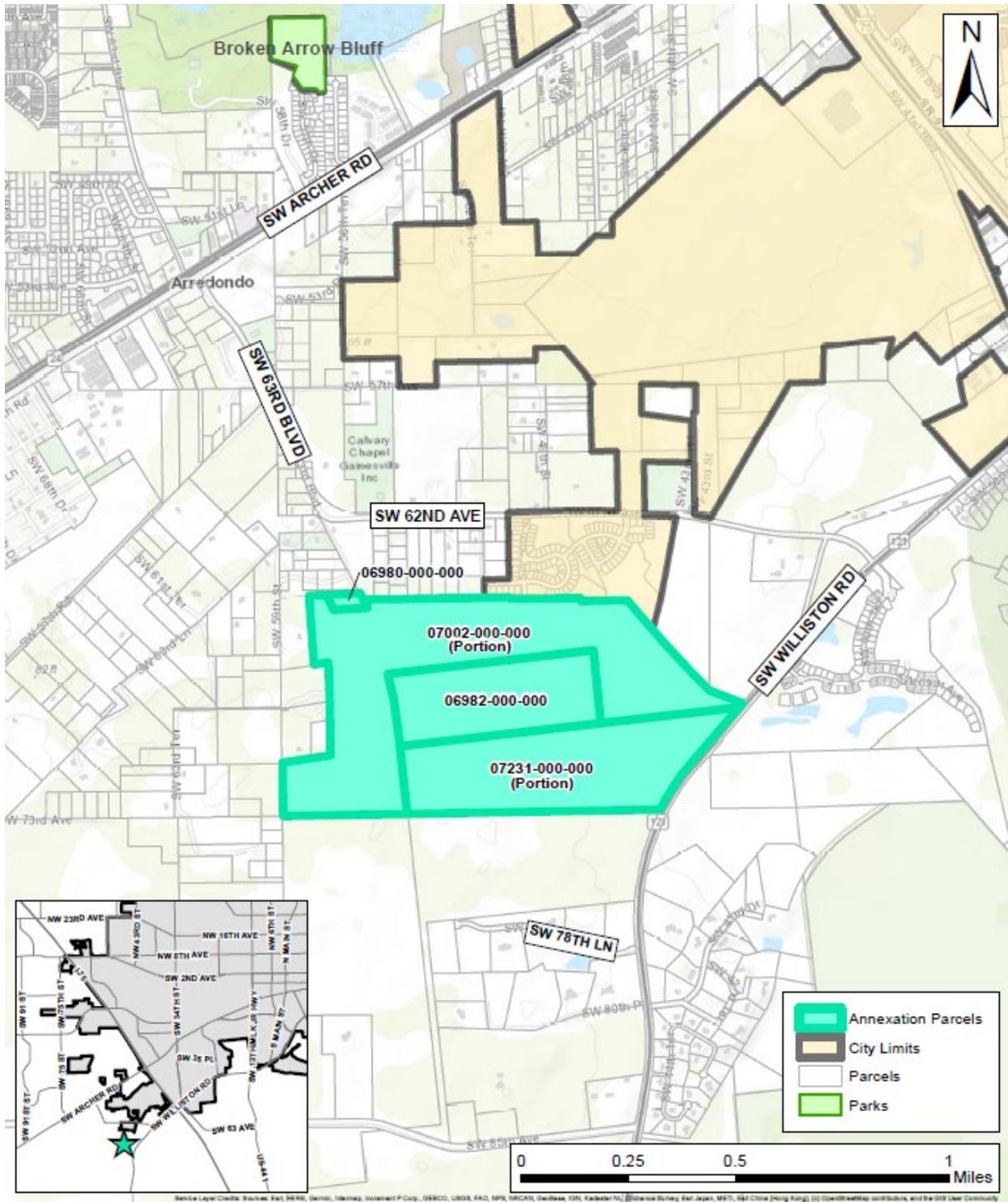


Exhibit B-8: Strategic Ecosystems





**APPENDIX C: LAND USE EXECUTIVE SUMMARY FROM  
CHW ENGINEERING**



# FINLEY WOODS NEXT

## Large-scale Comprehensive Plan Amendment – Justification Report

July 27, 2021

**Prepared for:**  
City of Gainesville Department of  
Sustainable Development

**Prepared on behalf of:**  
Tommy Williams Homes

**Prepared by:**  
CHW

PN# 21-0013  
N:\2021\21-0013\Departments\02\_Planning\Reports\RPT 210713 Finley Woods NEXT  
LUC.docx

## Table of Contents

1. Executive Summary.....	2
2. Statement of Proposed Change.....	4
3. Impact Analysis .....	8
4. Consistency with City of Gainesville Comprehensive Plan.....	19
5. Urban Sprawl Analysis .....	26

## List of Tables

Table 1: Surrounding Future Land Use and Zoning Designations.....	5
Table 2: Existing and Proposed Maximum Development Potential .....	11
Table 3: Trip Generation .....	12
Table 4: Projected Potable Water Demand .....	14
Table 5: Projected Sanitary Sewer Demand.....	16
Table 6: Projected Solid Waste Demand and Capacity .....	17
Table 7: Potential Student Generation.....	17
Table 8: LOS Standards for Parks.....	18

## List of Illustrations

Figure 1: Aerial Map.....	4
Figure 2: Existing Future Land Use Map .....	5
Figure 3: Proposed Future Land Use Map.....	6
Figure 4: Existing Zoning Map.....	6
Figure 5: Proposed Zoning Map .....	7
Figure 6: Topography, Wetlands, & FEMA Floodplain Map .....	8
Figure 7: Natural Resources Conservation Service (NRCS) Soils Map .....	9
Figure 8: Existing Potable Water Infrastructure .....	13
Figure 9: Existing Sanitary Sewer Infrastructure.....	15

## 1. Executive Summary

**To:** Mr. Andrew Persons, AICP, Department of Sustainable Development, Director  
**From:** Seth Wood, Project Planner  
**Date:** July 27, 2021  
**Re:** Finley Woods NEXT – Large-scale Comprehensive Plan Amendment (LsCPA) Application

<p><b><u>Jurisdiction:</u></b> City of Gainesville</p>	<p><b><u>Intent of Development:</u></b> Single Family Detached, Single Family Attached, and Mixed Use.</p>
<p><b><u>Location:</u></b> On SW Williston Road, just south of Finley Wood subdivision.</p>	
<p><b><u>Parcel Number:</u></b> 06982-000-000</p>	<p><b><u>Acres:</u></b> ±288.97 acres (Source: CHW Survey)</p>
<p><b><u>Existing Future Land Use Classifications:</u></b>  <i>Estate (1 du/ 2 acres) (Alachua County)</i>  The Alachua County Estate land use category is an urban residential Future Land Use classification in Alachua County. These are meant to encourage development of residential land in a manner which promotes social and economic diversity, provides for phases and orderly growth consistent with available public facilities, and provides for access to existing or planned public services such as schools, parks, and cultural facilities. The Estate category is only meant to be located adjacent or near preservation areas, to act as a transitional land use to higher intensity or density urban development.</p>	<p><b><u>Proposed Future Land Use Classification:</u></b>  <i>Residential Low Density (up to 15 du/ acre) (City of Gainesville)</i>  The Residential Low-Density 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, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multifamily development.</p> <p><i>Mixed Use Office Residential (up to 20 du/ acre) (City of Gainesville)</i>  This land use category allows residential uses and, depending on the implementing zoning district, may allow office, professional, service, and ancillary uses either as stand-alone uses or combined in a mixed-use development format. Structures in this category shall be oriented to the street and encourage multi-modal transportation through the development design.</p> <p><i>Urban Mixed Use (up to 60 du/acre) (City of Gainesville)</i>  This land use category allows residential, office, retail and serve uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts as specially regulated by the Land Development Code. Structures in this category shall be oriented</p>

	<p><i>to the street and encouraged multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area.</i></p>
<p><b>Existing Zoning Districts:</b>  <i>A: Agricultural (1 du/5 acres) (Alachua County)</i>                  The agricultural district (A) implements the policies of the comprehensive plan to allow rural and agricultural areas to be developed in a manner consistent with the retention of agriculture, open space, and rural character; preservation of environmentally sensitive areas; and the efficient use of public services and facilities.</p>	<p><b>Proposed Zoning District:</b>  <i>U2: Urban 2 Transect (City of Gainesville)</i>  <i>U4: Urban 4 Transect (City of Gainesville)</i>                  U2 and U4 consist of a wide range of residential building types, with provision for integration of offices and neighborhood services in an urban fabric.   <i>U6: Urban 6 Transect (City of Gainesville)</i>                  U6 consists of highest density mixed use buildings relative to the U2 and U4 transect. The mix of uses accommodates retail, offices, and apartments. U6 is characterized by a tight network of streets, with wide sidewalks, steady street tree plantings, and buildings set close to the sidewalk.</p>
<p><b>Existing Maximum Density / Intensity</b>                  Existing Maximum Density:  <math>\pm 288.97 \text{ acres} / 2 = \pm 144.49 \text{ acres}</math>   <math>\pm 144.49 \text{ acres} * 1 \text{ du} / 2 \text{ acres} = \pm 72 \text{ dwelling units}</math>                  Cottage Neighborhood: <math>\pm 72 * 2 = \pm 144 \text{ dwelling units}</math>                   Existing Maximum Intensity:  <math>\pm 288.97 \text{ acres} / 2 = \pm 144.49 \text{ acres}</math>   <math>\pm 144.49 \text{ acres} * 20\% \text{ building coverage} = \pm 1,258,796.88 \text{ sq. ft.}</math></p>	<p><b>Proposed Maximum Density / Intensity</b>                  Proposed Maximum Density:                  RL: <math>\pm 194.24 \text{ acres} * 15 \text{ du/ac} = \pm 2,913 \text{ du}</math>                  MOR: <math>\pm 67.63 \text{ acres} / 2 = \pm 33.82 \text{ acres}</math>  <math>\pm 33.82 \text{ acres} * 20 \text{ du/ac} = \pm 676 \text{ du}</math>                  UMU: N/A—residential not proposed.                  Total potential: <math>\pm 3,589 \text{ du}</math>                   Proposed Maximum Intensity:                  U2: N/A—nonresidential not proposed.                  U4: <math>\pm 67.63 \text{ acres} / 2 = \pm 33.82 \text{ acres}</math>  <math>\pm 33.82 \text{ acres} * 80\% \text{ lot coverage} = 1,178,559.36 \text{ sq. ft.}</math>                  U6: <math>\pm 27.1 \text{ acres} * 80\% \text{ nonresidential building coverage} = \pm 944,352.22 \text{ sq. ft.}</math>                  Total potential: <math>\pm 2,122,911.58 \text{ sq. ft.}</math></p>
<p><b>Net Change</b>                  Approval of this application will result in a change in entitlements permitted a net increase of up to <math>\pm 3,445</math> residential units and a net increase of up to <math>\pm 864,114.7</math> square feet of non-residential uses.</p>	

## 2. STATEMENT OF PROPOSED CHANGE

This large-scale Comprehensive Plan amendment (LsCPA) application requests to change the project site's existing Future Land Use classification from Alachua County Estate Residential to City of Gainesville Residential Low Density and Mixed Use Low Intensity within Alachua County Tax Parcel 06982-000-000. The subject property is located on SW Williston Road, immediately south of the Finley Woods Subdivision. An aerial is provided as **Figure 1**, which shows the site's exact location and existing conditions.



**Figure 1: Aerial Map**

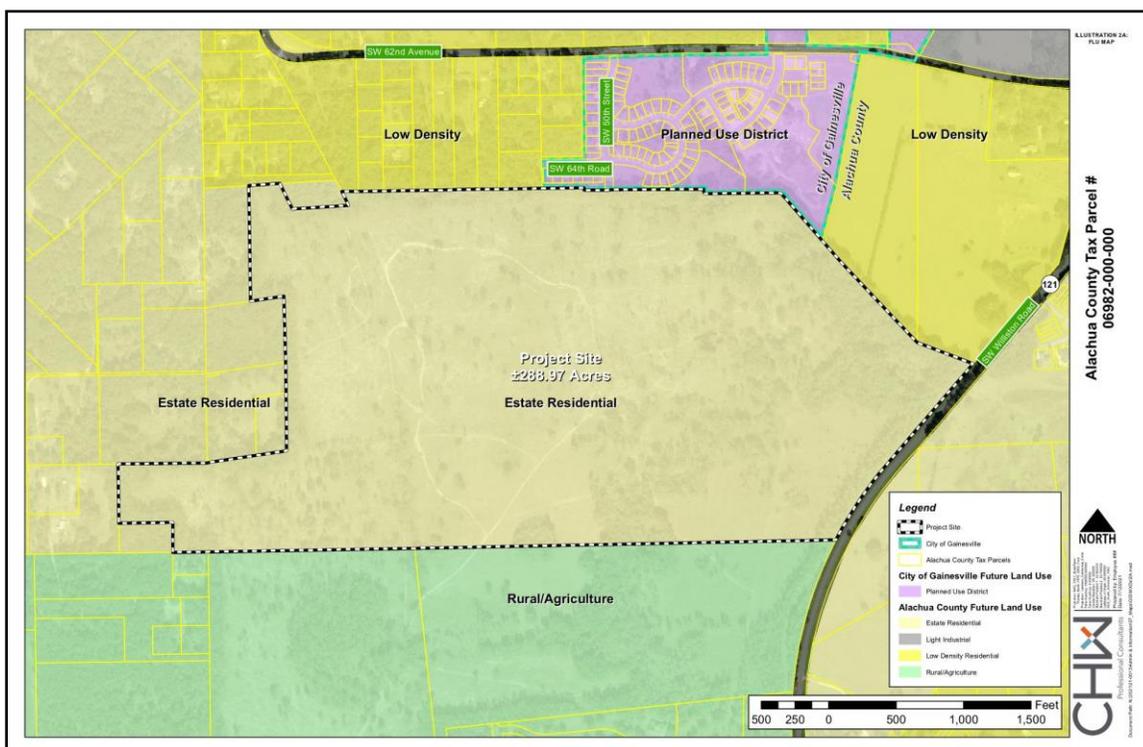
The requested LsCPA is submitted companion to a rezoning application requesting City of Gainesville U2, U4, and U6 transect, from Alachua County Agricultural. Both of these applications are necessary, as the project site was recently annexed into the City of Gainesville, and thus needs City of Gainesville Land Use and Zoning designations.

The site's development intent is to allow a mix of housing opportunities as well as a mix of nonresidential commercial, office, and service uses, including an Assisted Living Facility. The proposed uses offer a variety of housing types, local employment opportunities, and daily goods and services necessary to nearby residents and employees.

**Table 1** identifies adjacent FLU and Zoning while **Figures 2 through 5** show existing and proposed FLU and Zoning.

**Table 1: Surrounding Future Land Use and Zoning Designations**

Direction	Future Land Use Designation	Zoning Designation
North	Residential Low Density (Alachua County); Planned Use District (City of Gainesville)	Agricultural (A) (Alachua County); Single-family Residential (R-1C) (Alachua County); Planned Development (City of Gainesville)
East	SW Williston Road Right-of-way; Estate Residential (Alachua Co.)	SW Williston Road Right-of-way; Agricultural (A) (Alachua County); Planned Development (Alachua County)
South	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)
West	Estate Residential (Alachua County)	Agricultural (A) (Alachua County)



**Figure 2: Existing Future Land Use Map**

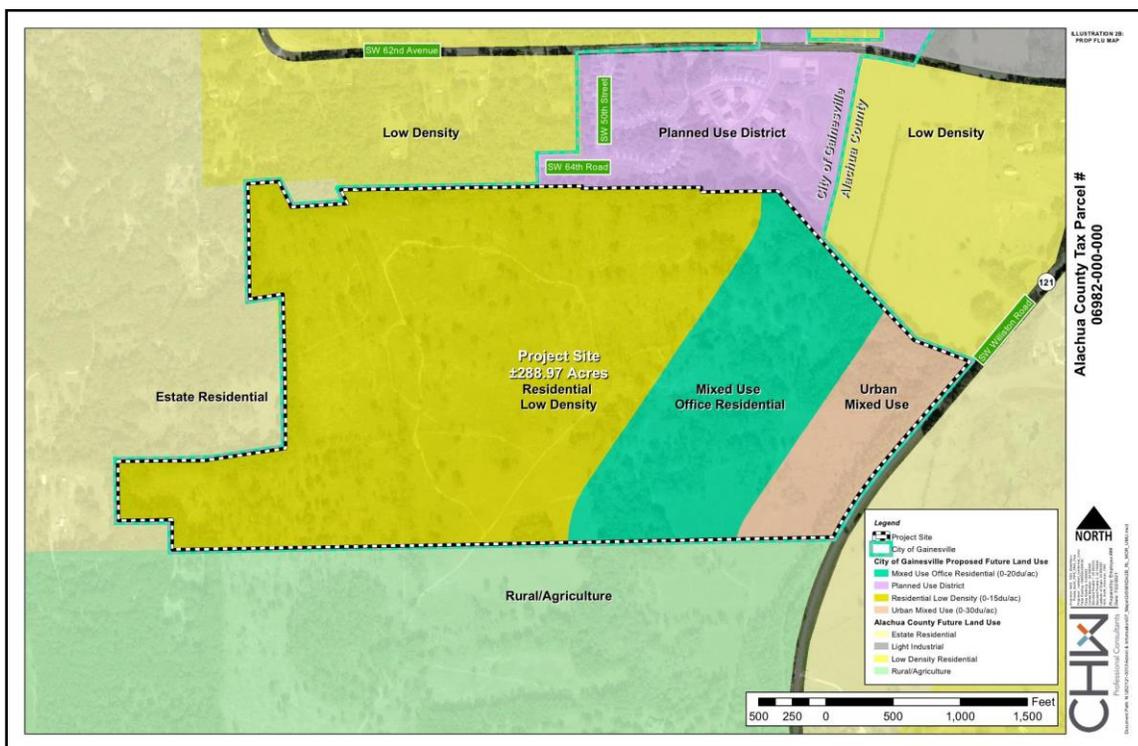


Figure 3: Proposed Future Land Use Map

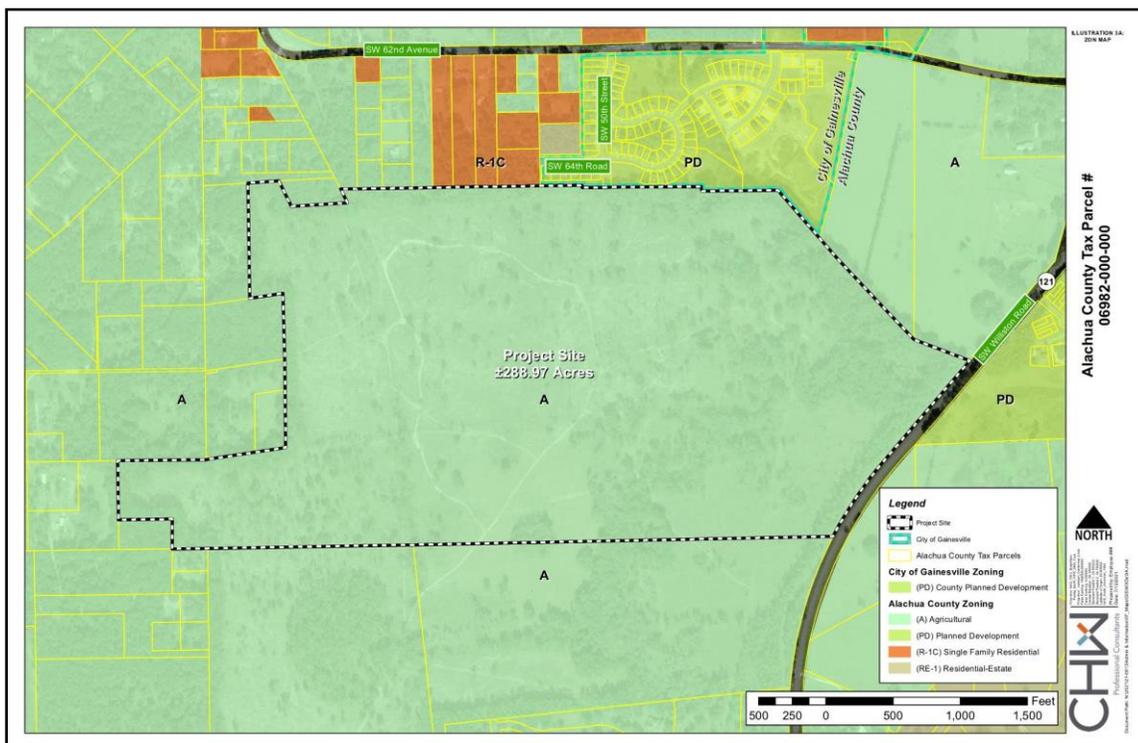


Figure 4: Existing Zoning Map

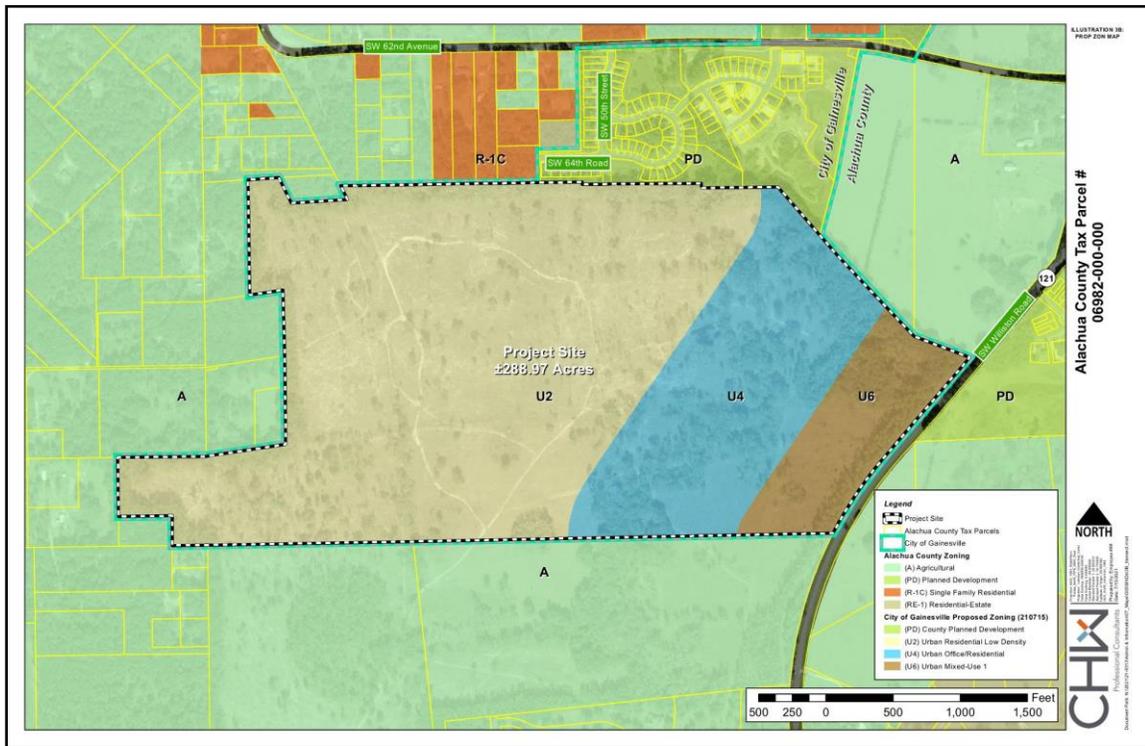


Figure 5: Proposed Zoning Map

### 3. IMPACT ANALYSIS

#### *IMPACT ON RESIDENTIAL STREETS*

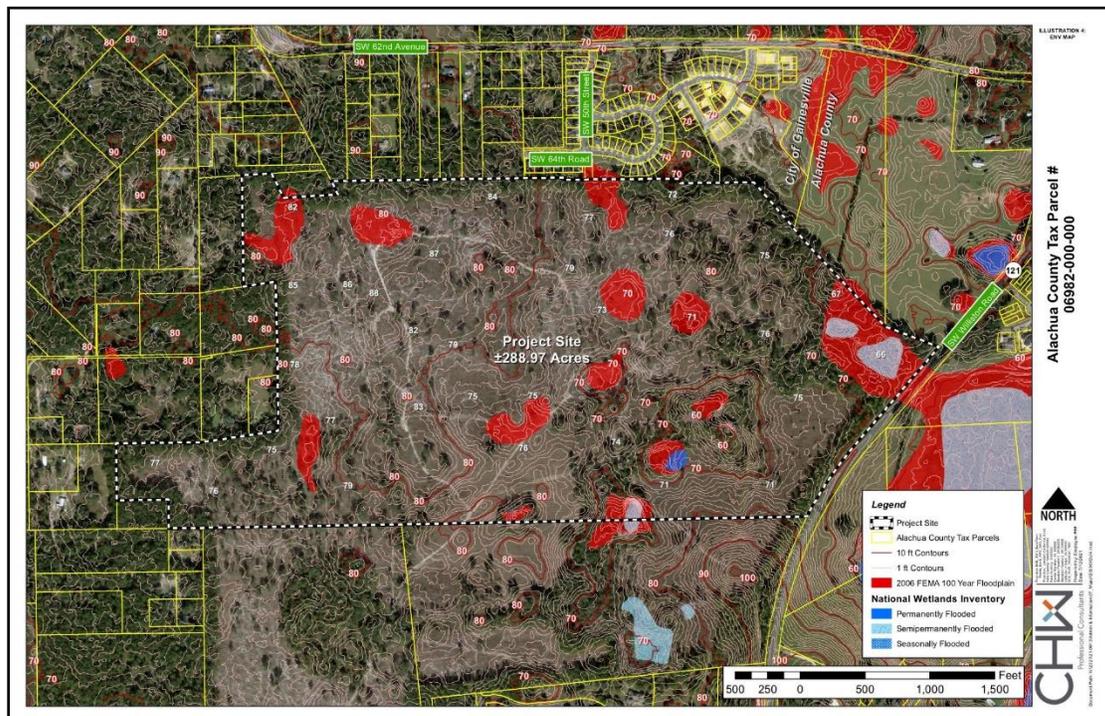
The development made possible by these applications will result in the creation of several new local and residential streets. Potential impacts on residential streets are limited to future residents that may connect to SW 62<sup>nd</sup> Avenue and Archer Road (SR 24) via internal connections to existing Finley Woods phases. Aside from internal residents, traffic will utilize SW Williston Road / SR 121 to access nonresidential development along Williston Road. The state road is not residential in nature, and is instead a thoroughfare prioritizing efficient, high-speed vehicle conveyance.

#### *IMPACT ON NOISE AND LIGHTING*

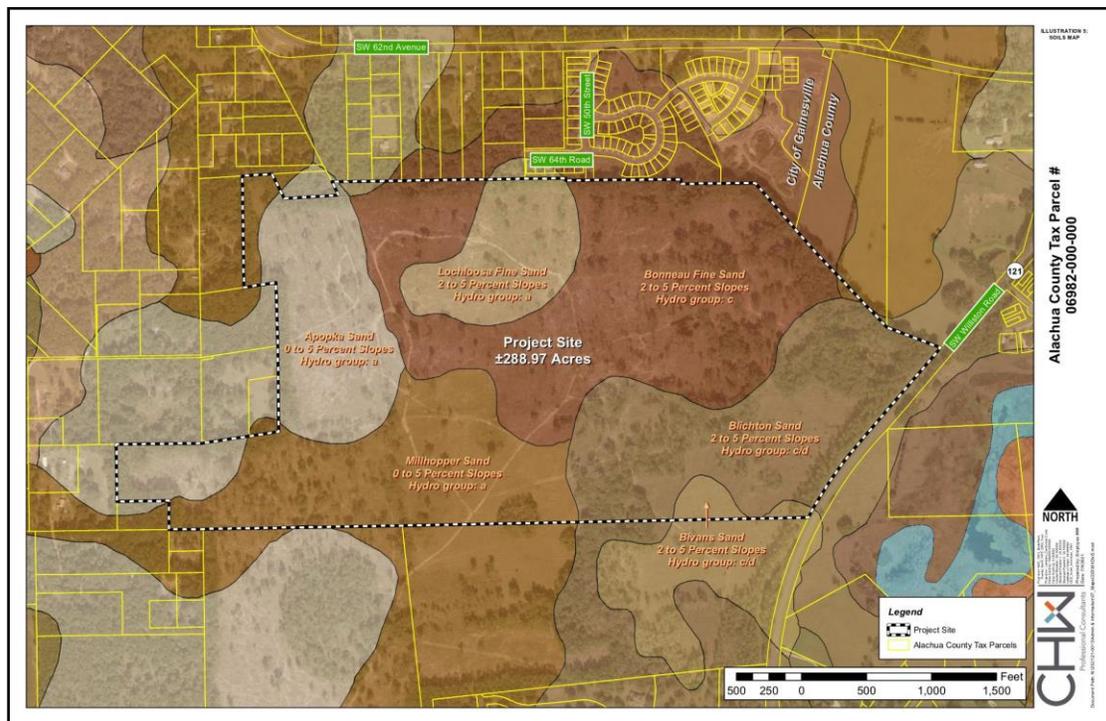
The City Land Development Code (LDC) has specific criteria for ensuring adjacent properties are not negatively impacted by onsite noise, odor, and light. Lighting of the proposed development shall adhere to the applicable standards in LDC §30-6.12 to prevent light trespass, light glare, and light pollution. Furthermore, the project site will be developed at a density and intensity compatible with the surrounding properties, ensuring noise and lighting levels onsite are similar to neighboring communities.

#### *ENVIRONMENTAL FEATURES*

As illustrated in **Figure 6**, there are floodplains onsite, as well some wetlands. These environmental features will be adequately protected and addressed during development plan preparation and review. Soils, as identified in **Figure 7**, are suitable for the proposed development.



**Figure 6: Topography, Wetlands, and FEMA Floodplain Map**



**Figure 7: Natural Resources Conservation Service (NRCS) Soils Map**

#### *HISTORIC AND ARCHEOLOGICAL RESOURCES*

The site is not located within a historic district and does not possess documented historical sites or structures. If any items of historical or archeological significance are discovered within the project site during permit approval or development, it will be reported to the appropriate governmental body for further analysis.

#### *COMMUNITY CONTRIBUTIONS*

The development made possible by the proposed land use change and rezoning will provide an increase to the City of Gainesville's housing supply and variety, as well as neighborhood-scale community supportive uses.

#### *POTENTIAL LONG-TERM ECONOMIC BENEFITS*

The commercial, service, and office uses intended will provide long-term economic benefit to the Gainesville community with additional employment opportunities proximate to existing residential area.

Furthermore, the site's intended residential use will provide greater housing opportunity for future Gainesville residents, making it possible to expand the City's consumer base, expand the City's workforce, expand the City's tax base, and allows the City to expand smartly and intentionally in advance of anticipated future population growth.

*LEVEL OF SERVICE (LOS)*

This LsCPA application is being submitted concurrent with a rezoning application that requests the U2, U4, and U6 zoning districts for the subject property. Approval of these applications will change the site's maximum permitted density and intensity. The following factors should be acknowledged before calculating maximum potential impacts to local infrastructure:

1. Existing density/intensity calculations are based on the maximum gross number of dwelling units permitted, the maximum nonresidential square footage permitted, or a combination thereof.
2. Proposed density/intensity are the maximum gross number of dwelling units permitted, the maximum nonresidential square footage permitted, or a combination thereof.
3. Anticipated development yields will not reach the maximum permitted by the proposed zoning districts due practical development practices evident within the developed area, onsite topography and environmental features, and required roadway and stormwater management infrastructure.

The calculations for determining both the existing and proposed maximum permitted development potential is summarized in **Table 2**:

Table 2: Existing and Proposed Maximum Development Potential

<b>Existing Maximum Permitted Density<sup>1</sup></b>	<b>Proposed Maximum Permitted Density<sup>2</sup></b>	<b>Expected Density</b>
144.49 ac * 1 du/ 2 ac = ±72 du  Cottage Neighborhood: ±72 * 2 = ±144 du	RL: ±194.24 ac * 15 du/ac = ±2,913 du  MOR: ±33.82 ac * 20 du/ac = ±676 du  UMU: N /A—residential not proposed.  Total: ±3,589 du	RL: ±194.24 ac * 4 du/ac = ±772 du  MOR: ±33.82 ac * 15 du/ac = ±507 du  UMU: N/A – residential not proposed.  Total: ±1,279 du
<b>Existing Maximum Permitted Intensity<sup>1</sup></b>	<b>Proposed Maximum Permitted Intensity<sup>2</sup></b>	<b>Expected Intensity</b>
±144.49 ac * 20% building coverage = ±1,258,796.88 sq. ft.	U2: N/A—nonresidential not proposed.  U4: ±33.82 ac * 80% lot coverage = 1,178,559.36 sq. ft.  U6: ±27.1 ac * 80% nonresidential building coverage = ±944,352.22 sq. ft.  Total: ±2,122,911.58 sq. ft.	U2: N/A –nonresidential not proposed.  U4: ±33.82 ac * 0.15 FAR = ±220,979.88 sq. ft.  U6: ±27.1 ac * 0.15 FAR = ±177,066.05 sq. ft.  Total: ±398,045.93 sq. ft.
<b>Net Change</b>		
<ul style="list-style-type: none"> <li>Approval of this application may result in a maximum potential <u>increase</u> of up to ±3,445 dwelling units and up to ±864,114.7 sq. ft. of nonresidential uses.</li> <li>The expected net change is more likely to be an <u>increase</u> is up to ±1,135 dwelling units and a <u>decrease</u> of 860,750.95 sq. ft. of nonresidential uses.</li> </ul>		

<sup>1</sup> To reflect a mix of uses permitted in the existing FLU and Zoning District designations, **Existing** Maximum Permitted Density and Intensity calculations reflect one-half of the site being developed as residential and the other half of the site being developed as nonresidential.

<sup>2</sup> To reflect a mix of uses permitted in the proposed FLU and Zoning District designations, **Proposed** Maximum Permitted Density and Intensity calculations reflect the RL FLU being developed entirely as residential, the MOR FLU being developed half as residential and half as nonresidential, and the UMU FLU being developed entirely as nonresidential.

Roadways / Transportation**Table 3: Trip Generation**

Land Use	ITE Code	Variable DU, SF	AM Peak			PM Peak			Daily <sup>3</sup>
			Total	In	Out	Total	In	Out	
<b>Existing</b>									
Warehousing	150	1,258.797	176	136	40	179	48	131	2,034
Single-Family Detached Housing	210	144	107	27	80	144	91	53	1,454
<b>Existing Net Total</b>			<b>283</b>	<b>163</b>	<b>120</b>	<b>323</b>	<b>139</b>	<b>184</b>	<b>3,488</b>
<b>Proposed</b>									
Single-Family Detached Housing	210	2,913	2,073	518	1,555	2,586	1,629	957	23,128
Multifamily Housing (Low-Rise)	220	676	293	67	226	324	204	120	5,070
Residential Internal Capture <sup>1</sup>			173	40	133	712	487	225	850
General Office Building	710	1,178.559	1,134	975	159	1,186	190	996	11,613
General Office Internal Capture <sup>1</sup>			157	113	44	271	84	187	2,142
Shopping Center	820	944.352	624	387	237	2,862	1,374	1,488	27,677
Shopping Center Internal Capture <sup>1</sup>			128	72	56	773	303	470	7,153
Pass-by = 34% <sup>2</sup>			169	107	62	710	364	346	9,410
<b>Gross Total</b>			<b>4,124</b>	<b>1,947</b>	<b>2,177</b>	<b>6,958</b>	<b>3,397</b>	<b>3,561</b>	<b>67,488</b>
<b>Proposed Net Total</b>			<b>3,497</b>	<b>1,615</b>	<b>1,882</b>	<b>4,492</b>	<b>2,159</b>	<b>2,333</b>	<b>47,933</b>

1. As multiple land uses are proposed, internal capture is applied in accordance with the ITE Trip Generation Handbook 3rd Edition.
2. The ITE Trip Generation Manual does not provide pass-by rates for daily and AM peaks, therefore the PM rate of 34% is used for all scenarios.
3. The ITE Trip Generation Handbook 3rd Edition does not provide internal capture calculations for daily trips. The average of the AM and PM internal capture rates was applied to determine the Daily internal capture.

**Conclusion:** As shown above, if the project site were to be developed utilizing the site's existing entitlements at the maximum development potential, the site would generate up to **3,488** Net Total Projected Trips. Conversely, this LsCPA application's approval results in a potential maximum of up to **47,833 net daily vehicle trips**, which is an increase of up to **44,445 daily vehicle trips (47,833 - 3,488)** from what is presently allowed from the site.



Table 4: Projected Potable Water Demand

Land Use	Maximum Units <sup>1</sup>	Generation Rate <sup>2,3</sup>	Estimated Demand (GPD)
<b>Proposed (Max. Potential)</b>			
Single Family Detached	2,913	200 gallons per capita * (units * 2.354 persons per household)	1,371,440.4
Single Family Attached	676	200 gallons per capita * (units * 2.354 persons per household)	318,260.8
Shopping Center	944,352.22	0.1 gallons / day / sq. ft. of floor space	94,435.22
Office	1,178,559.36	15 gallons / day / 100 sq. ft. of floor space	176,783.9
<i>Subtotal</i>	-	-	1,960,920.32
<b>Existing (Max. Potential)</b>			
Single Family Detached	144	124.5 gallons per capita * (units * 2.3 persons per household)	41,234.4
Warehousing	1,258	15 gallons / day / employee / 8 hour shift	18,870
<i>Subtotal</i>	-	-	60,104.4
<b>Net Demand</b>	-	-	<b>1,900,815.92</b>

1. Maximum units were determined as follows:
  - a. Proposed and existing maximum units are based on Table 2 calculations.
  - b. To calculate the number of employees for warehousing use, the average of one employee / 2,000 sq. ft. of warehouse space was used, assuming warehouse space based on maximum lot coverage permitted.
    - i. Source: Colliers International, *The E-Commerce Revolution: How Labor, Automation and Amazon will Impact Industrial Real Estate* (January 2018)
    - ii. Calculation:  $\pm 1,258,796.88 \text{ sq. ft.} / 2,000 \text{ sq. ft.} = \pm 629 \text{ employees per 8-hour shift. Two 8-hour shifts per day assumed.}$
2. Generation rates for proposed per Ch. 64E-6.008, F.A.C., and City of Gainesville Comprehensive Plan Potable Water and Wastewater Data and Analysis Report.
3. Generation Rate for Existing Potential calculations per Alachua County Comprehensive Plan Potable Water and Wastewater Data and Analysis Report.

**Conclusion:** Approval of this request results in a **net increase of  $\pm 1,900,815.92$  gallons per day**, compared to the project site being developed utilizing the site's existing entitlements and the theoretical maximum development potential. *In development, the maximum development potential will almost certainly not be achieved.* The projected potable water demand *will not* negatively impact the City's adopted Level of Service (LOS).



Table 5: Projected Sanitary Sewer Demand

Land Use	Maximum Units	Generation Rate <sup>1,2</sup>	Estimated Demand (GPD)
<b>Proposed (Max. Potential)</b>			
Single Family Detached	2,913	113 gallons per capita * (units * 2.354 persons per household)	774,863.83
Single Family Attached	676	113 gallons per capita * (units * 2.354 persons per household)	179,817.35
Shopping Center	944,352.22	0.1 gallons / day / sq. ft. of floor space	94,435.2
Office	1,178,559.36	15 gallons / day / 100 sq. ft. of floor space	176,783.9
<i>Subtotal</i>	-	-	1,225,900.28
<b>Existing (Max. Potential)</b>			
Single Family Detached	144	106 gallons per capita * (units * 2.3 persons per household)	35,107.2
Warehousing	1,258	15 gallons / day / employee / 8 hour shift	18,870
<i>Subtotal</i>	-	-	53,977.2
<b>Net Demand</b>	<b>-</b>	<b>-</b>	<b>1,171,923.08</b>

1. Maximum units were determined as follows:
  - a. Proposed and existing maximum units are based on Table 2 calculations.
  - b. To calculate existing single family detached, the maximum dwelling units per acre was calculated, then doubled based on the ability to double density in Alachua County when developing as a Cottage Neighborhood.
  - c. To calculate the number of employees for warehousing use, the average of one employee / 2,000 sq. ft. of warehouse space was used, assuming warehouse space based on maximum lot coverage permitted.
    - i. Source: Colliers International, *The E-Commerce Revolution: How Labor, Automation and Amazon will Impact Industrial Real Estate* (January 2018)
    - ii. Calculation:  $\pm 1,258,796.88 \text{ sq. ft.} / 2,000 \text{ sq. ft.} = \pm 629 \text{ employees per 8-hour shift. Two 8-hour shifts per day assumed.}$
2. Generation rates for proposed per Ch. 64E-6.008, F.A.C., and City of Gainesville Comprehensive Plan Potable Water and Wastewater Data and Analysis Report.
3. Generation Rate for Existing Potential calculations per Alachua County Comprehensive Plan Potable Water and Wastewater Data and Analysis Report.

**Conclusion:** Approval of this request results in a **net increase of  $\pm 1,171,923.08$  gallons per day**, compared to the project site being developed utilizing the site's existing entitlements and the theoretical maximum development potential. *In development, the maximum development potential will almost certainly not be achieved.* The projected potable water demand *will not* negatively impact the City's adopted Level of Service (LOS).

Potential Solid Waste Impact**Table 6. Projected Solid Waste Demand and Capacity**

Land Use	Maximum Units <sup>1</sup>	Solid Waste Generated <sup>2</sup> (Tons Per Year)
<b>Proposed (Max. Potential)</b>		
Residential	3,589	6,811.92
Nonresidential	2,122,911.58	4,649.18
<i>Subtotal</i>	-	11,461.10
<b>Existing (Max. Potential)</b>		
Residential	144	273.31
Nonresidential	1,258,796.88	2,756.77
<i>Subtotal</i>	-	3,030.08
<b>Net Demand</b>	-	<b>8,431.02</b>
<b>Leveda Brown Environmental Park and Transfer Station Capacity<sup>3</sup></b>		<b>20 years</b>

1. Units are calculated based on Table 2.

2. Formulas per Sincero and Sincero: *Environmental Engineering: A Design Approach*, Prentice Hall, NJ, 1996

a. Residential: # of dwelling units \* 2.6 persons per dwelling unit \* 0.73 per capita

b. Nonresidential: (((12 lbs. / 1,000 sq. ft. / day \* square footage) \* 365) / 2,000)

3. Source: *Alachua County Comprehensive Plan, Solid Waste Element, Objective 1.4*

*Conclusion:* As calculated in **Table 6**, solid waste facility capacity exists to adequately serve the proposed rezoning application's approval. The applications' approval *would not* negatively impact the adopted LOS. The Leveda Brown Environmental Park and Transfer Station has the capacity to process various components of the solid waste stream for the next 20 years. This facility has adequate capacity to meet the proposed amendment's demand.

Education Facilities**Table 7: Potential Student Generation**

Land Use (ITE)	Units	Elementary		Middle		High	
		Rate <sup>1</sup>	Total	Rate <sup>1</sup>	Total	Rate <sup>1</sup>	Total
<b>Proposed (Max. Potential)</b>							
Single Family Residential	2,913	0.14	<b>408</b>	0.06	<b>175</b>	0.08	<b>234</b>
Multifamily Residential	676	0.09	<b>61</b>	0.03	<b>21</b>	0.03	<b>21</b>
<i>Subtotal</i>	3,589	-	<b>469</b>	-	<b>196</b>	-	<b>255</b>
<b>Existing (Max. Potential)</b>							
Single Family Residential	144	0.14	<b>21</b>	0.06	<b>9</b>	0.08	<b>12</b>
<b>Net Change</b>	<b>3,445</b>	-	<b>448</b>	-	<b>187</b>	-	<b>243</b>

1. Source: *Alachua County Public Schools Five Year District Facilities Plan*

*Conclusion:* Approval of this request may result in a **potential net increase of 448 elementary-school age children; 187 middle-school age children; and 243 high-school age children** compared to what is currently possible onsite. The project site is in the school zones of Idylwild Elementary School; Kanapaha Middle School; and Gainesville High School, per available Alachua County Growth Management resources.

**Table 8: LOS Standards for Parks**

Park <sup>1,2</sup>	Adopted LOS Standard <sup>1</sup>	Existing LOS <sup>1</sup>
Local Nature/Conservation	6.00 ac.	15.71 ac.
Community Park	2.00 ac.	2.13 ac.
Neighborhood Park	.80 ac.	1.33 ac.
Total Acres per 1000	8.80 ac.	19.73 ac.

1. Source: City of Gainesville Comprehensive Plan, Recreation Element

2. Park standards are in acres per 1,000 people

Conclusion: Approval of this application will increase the theoretical impact to the City's recreational facilities but **will not** cause them to operate below the adopted LOS. As Table 7 indicates, the City's Existing LOS for parks exceed the Adopted LOS. This means the City currently has more recreation facilities than the minimum required to serve the existing population.

#### 4. CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

This section identifies specific City of Gainesville Comprehensive Plan Goals, Objectives, and Policies and explains how this LsCPA application is consistent with each. Text from the City of Gainesville is provided in normal font while consistency statements are provided in **bold font**.

##### *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.

**Approval of these applications will improve the quality of life in the City of Gainesville by creating and expanding choice in housing, office, retail, and workplace opportunity. A percentage of the project site will be devoted to mixed land use, and the housing associated with the project will put current and future City of Gainesville within walking or bicycling distance of various neighborhood-scale nonresidential community services.**

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.

**The proposed development is a complete community, with housing, shopping, offices, services, and other essentials of daily life of residents. Furthermore, the project will be integrated into the neighboring Finley Woods community.**

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.

**The proposed development locates housing proximate to various daily needs and activities, with the eastern portion of the project site to be developed with a mix of nonresidential, neighborhood-scale retail, office, and service uses.**

Objective 1.2 Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).

**Within the development, complete streets with sidewalks, landscaping, and pedestrian-scale lighting promote viable transportation choices for walking and bicycling, calmed car traffic. As RTS expands, onsite uses will also benefit from transit service.**

Policy 1.2.3 The City should encourage mixed-use development, where appropriate.

**The proposed development includes a mix of uses, including housing of multiple types, community-scale services, office, and retail.**

Policy 1.4.3 Mixed-use developments should emphasize transit design and compatible scale, especially when facing each other on a street.

**The proposed development's scale is compatible with surrounding communities, as well as within the project site.**

Objective 1.5 Discourage the proliferation of urban sprawl.

**Section 5 of this report demonstrates that the development made possible with these applications will not constitute urban sprawl and will not encourage the proliferation of urban sprawl.**

GOAL 2 Redevelop areas within the city, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

**The project site was recently annexed. The intended plan promotes quality of life through housing variety and neighborhood-scale nonresidential opportunities; promotes transportation choice by locating housing proximate to a mix of nonresidential uses; promotes a healthy economy through the expansion of nonresidential development; and discourages sprawl by locating residential opportunities proximate to nonresidential opportunities.**

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

Residential Low Density (RL): up to 15 units per acre  
 This land use category shall allow dwellings at densities up to 15 units per acre. The Residential Low-Density 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, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multifamily development. Land development regulations shall determine gradations of density, specific uses and performance measures. 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; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.

**The proposed RL FLU portion, implemented by the U2 Transect zoning district, is appropriate due to its surrounding development pattern and land uses, which are low density and/or intensity. This FLU designation serves as a buffer to more dense/intense uses proposed near Williston Road.**

Mixed-Use Office/Residential (MOR): up to 20 units per acre  
 This land use category allows residential uses and, depending on the implementing zoning district, may allow office, professional, service, and ancillary uses either as stand-alone uses or combined in a mixed-use

development format. Some non-office type uses, such as restaurants, may be allowed through a Special Use Permit process established in the Land Development Code. Structures in this category shall be oriented to the street and encourage multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 20 units per acre. Maximum building height shall be limited to 3 stories. Land development regulations shall establish the appropriate uses; design criteria; landscaping and pedestrian/vehicular access for this category. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

**The proposed MOR FLU portion, which is requested to be implemented by the U4 Transect zoning district, permits the collocation of residential, office, service, and professional uses within the project site, creating a neighborhood-scale community fabric where residents can both live and have their daily needs addressed. This FLU designation serves as a transition to more dense/intense uses proposed along Williston Road.**

Urban Mixed Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit  
 This land use category allows residential, office, retail and service uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts as specially regulated by the Land Development Code. Structures in this category shall be oriented to the street and encouraged multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use permit as specified in the land development regulations. Maximum building height shall range between 4 to 5 stories, depending upon the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

**The proposed UMU portion is located along Williston Road and is implemented by the U6 Transect zoning district. The development intent is to allow a mixed-use development with neighborhood-scale retail, commercial, and service offerings for both community members and for travelers on SR 121 to reduce vehicle miles traveled.**

Policy 4.1.3 The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1. Consistency with the Comprehensive Plan;

**The proposed LsCPA is consistent with the City's Comprehensive Plan, as demonstrated in this section.**

2. Compatibility and surrounding land uses;

**The development proposed is compatible with the surrounding land uses. Much of the surrounding area is developed with residential uses, compatible with the planned expansion of the Finley Woods neighborhood. The proposed neighborhood-scale retail and service is located along Williston Road/SR 121 and is intended to reduce vehicle miles traveled for area residents.**

3. Environmental impacts and constraints;

**There are floodplains and wetlands on portions of the project site. In development plan preparation, the site will be designed to minimally impact these environmental features, in compliance with all pertinent regulations.**

4. Support for urban infill and/or redevelopment;

**The proposed project will support development efforts by taking currently vacant land, recently annexed into the City of Gainesville, and putting it to productive use with a variety of housing opportunities, as well as commercial, office, and service options.**

5. Impacts on affordable housing;

**The proposed land use classifications and zoning districts requested will increase the housing supply and diversity permitted within the City. This will help the City address market demands for housing, which has the potential to make market rate housing in the City more affordable.**

6. Impacts on the transportation system;

**Sufficient roadway capacity exists to facilitate the intended residential and nonresidential uses, and impacts will be mitigated in development plan review through coordination with the City and the Florida Department of Transportation (FDOT). The development will also create new local streets, connecting proposed residential development to proposed nonresidential development onsite and to SW Williston Road. The locating of dwelling units proximate to neighborhood-scale retail and service offerings will make it possible for residents to travel shorter distances to meet their daily needs, thus limiting potential transportation system impacts.**

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

**As demonstrated in Section 3 of this report, the impacts of development on available potable water and sanitary sewer facilities and services are within the capacity of available infrastructure. Section 3 also demonstrates that solid waste impacts can be accommodated by the City's solid waste infrastructure.**

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

**This application seeks to allow a mix of uses, including housing types, at a scale compatible with the surrounding area. As the City of Gainesville continues to**

grow, so does the need for housing, job opportunities, and retail and service offerings. The proposed FLU classifications and associated Zoning Districts are needed to enable the implementation of a development that meets these needs.

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.;

**As detailed in Section 5 of this report, the intended nonresidential infill development does not constitute urban sprawl as defined in Section 163.3164, F.S. and is consistent with the standards found within Subsection 163.3177(6)(a)9., F.S.**

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

**The proposed development will create both temporary construction jobs and permanent jobs in the retail, service, and office spaces provided; invest capital into the area; and contribute to the strength and diversity of the City's economy by increasing the supply of job opportunities, housing diversity, and commercial offerings.**

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

**The project site is not located within an antiquated subdivision as defined in Section 163.3164, F.S.**

#### *HOUSING ELEMENT*

OVERALL GOAL: ENCOURAGE A SUFFICIENT SUPPLY OF ADEQUATE, DECENT, SAFE, SANITARY, HEALTHY AND AFFORDABLE RENTAL AND OWNER-OCCUPIED HOUSING FOR ALL INCOME GROUPS.

**The proposed development increases the supply of adequate, decent, safe, sanitary, healthy, and affordable housing for a range of income groups, through the expansion of an established community, Finley Woods. This housing will be developed in conjunction with nonresidential development on the project site, giving residents easy access to retail, office, and service opportunities.**

Objective 1.2 Provide a variety of housing types and densities for moderate-income, low-income, very low-income, and extremely low-income people.

**The proposed development provides a variety of housing types, including but not limited to single family detached and cottage-style homes. The zoning districts requested in the concurrently submitted rezoning application promote housing choice by including a variety of densities and development types within the site.**

Objective 1.3 The City shall allocate sufficient acreage in appropriate locations to meet the housing needs of the City's residents.

**The ±280-acre site is large enough to support multiple neighborhoods at varying densities and housing types, resulting in new housing opportunities for both**

**current and future City residents. The potential residents have direct access to SW Williston Road (SR 121) and Archer Road (SR 24) via SW 62<sup>nd</sup> Avenue. The site is also adjacent to sufficient public infrastructure to serve the proposed uses.**

GOAL 3: THE CITY, WITH THE ASSISTANCE OF PRIVATE AND NON-PROFIT ORGANIZATIONS, SHALL MAINTAIN SOUND VIABLE NEIGHBORHOODS AND REVITALIZE THOSE THAT HAVE SUFFERED DISREPAIR AND NEGLECT.

**The proposed development, in part, is an expansion of Finley Woods, a sound viable neighborhood with multiple housing types.**

*TRANSPORTATION MOBILITY ELEMENT*

OVERALL GOAL: ESTABLISH A TRANSPORTATION SYSTEM THAT ENHANCES COMPACT DEVELOPMENT, REDEVELOPMENT, AND QUALITY OF LIFE, THAT IS SENSITIVE TO CULTURAL AND ENVIRONMENTAL AMENITIES, AND THAT IMPLEMENTS THE VISION OF THE “YEAR 2035 LONG RANGE TRANSPORTATION PLAN” WITHIN THE CITY OF GAINESVILLE. THE TRANSPORTATION SYSTEM SHALL BE DESIGNED TO MEET THE NEEDS OF PEDESTRIANS, BICYCLISTS, TRANSIT, AND AUTO USERS. SAFETY AND EFFICIENCY SHALL BE ENHANCED BY LIMITATIONS AND CARE IN THE LOCATIONS OF DRIVEWAYS, PROVISION OF SIDEWALK CONNECTIONS WITHIN DEVELOPMENTS, AND AN OVERALL EFFORT TO ENHANCE AND ENCOURAGE PEDESTRIAN MOBILITY THROUGHOUT THE COMMUNITY BY IMPROVEMENT AND PROVISION OF SAFE CROSSINGS, COMPLETE SIDEWALK AND TRAIL SYSTEMS, AND SIDEWALKS OF ADEQUATE WIDTHS. BASIC TRANSPORTATION SHOULD BE PROVIDED FOR TRANSPORTATIONDISADVANTAGED RESIDENTS TO EMPLOYMENT, EDUCATIONAL FACILITIES, AND BASIC SERVICES.

Objective 2.1 Create an environment that promotes transportation choices, compact development, and a livable city.

**The development intent is to support both housing variety as well as nonresidential uses mixed together to reduce vehicle dependency or at minimum reduce vehicle miles traveled.**

Objective 3.1 Establish land use designations and encourage development plans that reduce vehicle miles traveled and are transit supportive.

**The development that will result from this request will collocate residential and nonresidential development on the same project site, within walking or biking distance to one another. This has the potential to reduce the vehicle miles traveled by residents, as they will live close to a variety of commercial, office, and service offerings.**

Objective 7.1 Provide multi-modal opportunities and mixed-use development areas to reduce single-occupant automobile trips and reduce vehicle miles traveled.

**The proposed development will be a mix of uses, with residential and nonresidential located together onsite. This can offer residents a choice of transportation mode and has the potential to reduce vehicle miles traveled, as many of their commercial, service, and office needs can be met onsite.**

*CONSERVATION ELEMENT*

- Policy 1.1.1 The following minimum standards shall be used to protect environmentally sensitive resources identified in the Geographic Information Systems (GIS) Map Library located on the City's Planning and Development Services Department website. The Environmentally Significant Land and Resources Map Series within the Future Land Use Map Series shall be updated as annexations occur and when additional resources are identified; however, the GIS Map Library shall be the reference source for land use decisions and in applying land development regulations because it contains the most up-to-date, best available information. The City shall develop and adopt land development regulations that, at a minimum, meet the standards addressed below.
- a. Wetlands: Developments containing wetlands must avoid loss of function or degradation of wetland habitat and/or wetland hydrology as the highest priority. Where impact is unavoidable, degradation or loss of function shall be minimized, and the applicant must demonstrate that the project is clearly in the public interest. The City shall develop and implement land development regulations that at a minimum:

**There are wetlands on the project site. Site design respects wetland and other sensitive environmental features with wide natural buffers and considerate land use allocations. During the development plan process, environmental features will be documented and avoided to the maximum extent practicable. All City land development regulations will be adhered to in development.**

## 5. URBAN SPRAWL ANALYSIS

The approval of this LsCPA does not constitute urban sprawl. As defined in Florida Statutes, “urban sprawl” means “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses” (§ 163.3164(51)).

The thirteen (13) indicators of urban sprawl are formally identified in Chapter 163.3177(6)(a)9.a, Florida Statutes, which states:

“The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

As demonstrated by the following analysis, the proposed LsCPA does not trigger any urban sprawl indicators, and adoption of this application will discourage the proliferation of urban sprawl within the City of Gainesville and Alachua County. All indicators are shown in normal font, while consistency statements are provided in **bold font**.

1. Promotes, allows or designates for substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

**The development made possible by the requested Future Land Use Classifications will allow a mix of uses within one project site, with a range of densities and intensities compatible with the surrounding existing communities.**

2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

**The project site is located at the edge of the City of Gainesville, in close proximity to existing urbanized areas. The development is a continuation of an existing community, the Finley Woods neighborhood. Due to the project site’s immediate proximity to the currently-developed community and frontage along a major arterial roadway, it is not leaping over undeveloped land.**

3. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

**The proposed development will not be done in a radial, strip, isolated, or ribbon pattern, but will instead be a comprehensive neighborhood, offering housing and commercial opportunity in a community-scale fabric.**

4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

**There is a limited wetlands and floodplains onsite. These will be adequately protected and conserved to the maximum extent practicable in development.**

5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

**Adjacent lands are either single-family residential or undeveloped. The undeveloped portions are in unincorporated Alachua County, which are protected with County growth management regulations. Onsite development is designed to respect sensitive natural features, including those adjacent to the site.**

6. Fails to maximize use of existing public facilities and services.

**In development, onsite uses will utilize existing public facilities and services. The project site is located in the service area of Gainesville Regional Utilities for potable water and sanitary sewer, and the Clay Electric service area for electricity.**

7. Fails to maximize use of future public facilities and services.

**Proposed onsite uses shall maximize the use of future public facilities and services as they become available.**

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

**The development will, in part, expand upon the existing Finley Woods neighborhood. Because this neighborhood continuation is immediately proximate to the existing neighborhood, as well as existing surrounding developments, this will not result in a disproportion increase in cost in time, money, or energy of public services and facilities.**

9. Fails to provide a clear separation between rural and urban uses.

**Undeveloped lands adjacent to the subject property are protected by the Alachua County growth management boundary, which establishes a clear separation between rural and urban uses.**

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

**The requested land use change encourages infill development and will enable the infill development of over 280 acres of land in the City currently sitting vacant.**

11. Fails to encourage a functional mix of uses.

**The requested land use changes encourages a functional mix of uses. These Future Land Use classifications allow a wide variety of housing types and nonresidential uses.**

12. Results in poor accessibility among linked or related land uses.

**The project site fronts SW Williston Road / SR 121, which will give residents and**

patrons high accessibility to the City and County road network. Local streets will also be created in development, resulting in adequate internal accessibility between residential and nonresidential uses.

13. Results in the loss of significant amounts of functional open space.

**The project site is currently not being utilized as functional open space, and is instead vacant land. Thus, development of the site will not result in the loss of significant amounts of functional open space.**

In addition to the thirteen (13) indicators of urban sprawl, Florida Statutes section 163.3177(6)(a)9.b identifies eight (8) development pattern or urban form criteria. If four (4) or more of those criteria are met, the presumption is that the amendment discourages urban sprawl. The proposed amendment and corresponding development are found to meet the following four (4) criteria as identified in §163.3177(6)(a)9.b.(I), (II), (III), and (VII).

1. Sec. (163.3177(6)(a)9.b(I)): Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

**This land development is directed to a geographic area that is a growing part of the community. While there are wetlands and floodplains onsite, adverse impacts will be mitigated to the maximum extent practicable. The site is suitable for development, based both on its geographic location as well as support public infrastructure able to serve the site. Onsite development will serve City of Gainesville's growing population, which is likely to continue in the years to come, without degradation of local natural resources and ecosystems.**

2. Sec. (163.3177(6)(a)9.b(II)): Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

**The project site is located within the Alachua County Urban Cluster, immediately adjacent to existing development. Thus, any necessary extension of public infrastructure and services will be possible in an efficient, cost-effective manner.**

3. Sec. (163.3177(6)(a)9.b(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.

**The proposed development will collocate a mix of residential and nonresidential uses onsite. The residential uses will be provided in a range of housing type and density. The nonresidential uses will be at an intensity appropriate for neighborhood-scale utilization. The collocation of these uses onsite will make multiple transportation modes feasible to residents.**

4. Sec. (163.3177(6)(a)9.b(VII)): Creates a balance of uses based upon demands of the residential population for the nonresidential needs of an area.

**The entitlements granted to the land by the requested land use change and associated rezoning will make possible a functional balance of residential and nonresidential uses onsite. In development, the nonresidential needs of the**

**residential population will be addressed onsite with neighborhood-scale retail and service opportunities. Furthermore, as demands and needs evolve over time, the Future Land Use classifications and zoning districts granted with these applications will enable flexibility in development, due to their wide range of permitted uses.**