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## Eaglesrock

*Comprehensive Plan Amendment*

*Justification Report*

*Prepared for Submittal to:*  
The City of Gainesville, Florida

*Prepared on Behalf of:*  
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## Land Use Change Report

### Consistency with Florida Statutes Chapter 163 and Florida Administrative Code Rule 9J-5

Florida Statutes (F.S.) Chapter 163 Part II establishes the framework for growth management and local government planning in the State of Florida. This area of the Statutes contains requirements for Comprehensive Plan Amendments to be found in compliance with local planning initiatives and promote fiscally sound development of the planning area. Furthermore, Florida Administrative Code (F.A.C.) Chapter 9J-5 implements F.S. Chapter 163 by mandating specific measures and levels of evaluation for local comprehensive plans, land development regulations, and amendments to such documents. Chief among these requirements is that all amendments follow the guidelines established for concurrency of public facilities, specifically through the Future Land Use, Transportation, Potable Water, Sanitary Sewer, Solid Waste, Stormwater Management, and Ground Water Recharge elements.

### URBAN INFILL AND REDEVELOPMENT

The proposed site has been recently annexed into the City of Gainesville. Therefore, it resides at the edge of the City limits. However, the urban development pattern within the context area is such that urban development has occurred around the site. Therefore, the site is an urban infill site. The project site currently has an abandoned single-family detached home and located adjacent to numerous residential properties. The proposed project will allow for site development as a low intensity residential development to accommodate the communities' and City's growing population. Furthermore, the use of this land will promote efficient and fiscally sound development because it is adjacent to existing public utility infrastructure.

### CONCURRENCY MANAGEMENT SYSTEM

The City of Gainesville has adopted Level of Service (LOS) standards for roads, potable water, sanitary sewer, solid waste, recreation, and drainage, consistent with F.A.C. 9J-5.005. Consistency with the adopted LOS standards is demonstrated through this report.

### FUTURE LAND USE ELEMENT

The amendment proposes changing the Alachua County Low Density Future Land Use to City of Gainesville Residential Low Density Future Land Use, which because the City has higher density in its Comprehensive Plan, represents a slight overall increase in residential density. This change will allow the newly annexed lands to have a City of Gainesville Future Land Use Map designation consistent with an overall context area and the other City residential areas. The residential classification will allow for uses such as single-family detached and attached residential.

The intent and use of the property will be similar to those properties located within the general area. The site lies within the urbanized area. Development of the site will require connection to public facilities for service. The project will utilize existing public potable water and sanitary sewer service. As defined in F.A.C. 9J-5.006, these factors

will promote systematic and cost effective growth, thereby fighting the elements of urban sprawl.

#### **TRANSPORTATION ELEMENT**

The site lies within the newly adopted Transportation Concurrency Exception Area (TCEA) Zone D. The development will accommodate vehicular access by residents consistent with the City of Gainesville Land Development Code. Coordination with the Florida Department of Transportation, the City of Gainesville, and Alachua County Public Works will ensure safe, appropriate access locations where such authority applies, improvements, and designs in conformance with Chapters 14-96 and 14-97, F.A.C. In addition, traffic impacts have been estimated for State Road 24/Archer Road as part of this application.

#### **SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT**

The proposed amendment is located within the Gainesville Regional Utilities service area. Development resulting from the amendment will connect to the existing available public utility infrastructure. Efficient infrastructure design will not decrease the existing facilities service capabilities and may include such elements as looped potable water lines and pressurization devices.

The Stormwater Management Facilities (SMF) will be designed to provide adequate stormwater treatment, so as not to degrade the water quality of the ultimate receiving water body. Furthermore, post-development stormwater runoff will not contribute pollutants that will degrade the water quality, and stormwater treatment will provide a level of treatment which meets or exceeds Chapter 62-25, F.A.C. and the City of Gainesville's adopted LOS standards.

## Statement of Proposed Change

This Comprehensive Plan Amendment proposes changing the existing Alachua County Low Density Future Land Use designation to City of Gainesville Residential Low Density Future Land Use designation. This change on ±2.3 acres located north of State Road 24 / Archer Road will permit single-family residential development. Furthermore, this development is compatible with the existing and adjacent land uses of conservation, single-family detached, and the proposed skilled nursing / assisted living facility / medical office campus.

Compared to the existing Alachua County Future Land Use designation, the requested City of Gainesville Residential Low Density Future Land Use designation allows for residential densities up to 12 dwelling units per acre. However, when considering the net increase in proposed impacts, one should consider the concurrently submitted rezoning application for Residential Single Family-4 (RSF-4). RSF-4 restricts the overall permitted density by right to 8 dwelling units per acre by right. This results in only a moderate increase in density.

Furthermore, the City's City Comprehensive Plan provides data and analysis to the effect that most substantial transit benefits are realized when development goes from very low (4 dwelling units per acre) to moderate densities (10 to 15 units per acre). Given the location of the site along an established major arterial with an existing transit route, the request to increase the permitted site density is consistent with the City's Comprehensive plan.

Finally, the City of Gainesville is required to change the Future Land Use designation and Zoning district on a property within one (1) year of annexation. Generally, the Future Land Use designations in the City of Gainesville allows for greater intensity / density than in Alachua County. Typically, as land is annexed into the City, a similar Future Land Use designation to that existing is given to the property. The request to slightly increase the proposed land use for the property is appropriate for the context area, the location along a transit route, and proximity to a major transportation corridor such as State Road 24 / Archer Road.

## Responses to Application

### A. Surrounding Land Uses

Properties surrounding the site currently exist in either the Low Density Residential (County) or Recreation (County) land use categories. However the larger context area consists of multi-family apartments, condominiums, and a trailer park representing a transitioning and urbanizing area. To the north of the site is the proposed Gainesville Council on Aging (GCA) Planning Use District (PUD) consisting of a Skilled Nursing Facility (SNF), physical therapy, dialysis center, Assisted Living Facility (ANF), and medical office campus. South of the site single-family properties containing mobile home structures. West of the site is Lake Kanapaha recreation area. Finally, the property is bounded along the east by both the GCA proposed PUD and single-family detached housing.

**Table 1: Surrounding Property Uses and Future Land Use Designations**

Direction	Property Use	Future Land Use Designation
North	Vacant Residential (Proposed ALF)	Conservation / Low Density (Proposed PUD)
South	Single-Family (Mobile Home)	Low Density (County)
East	Single-Family (Proposed ALF)	Low Density (Proposed PUD)
West	Conservation	Recreation

### B. Adjacent Land Use and/or Zoning

There is currently low-density land uses located along the south side of the property. However, the property located directly to the north and east is currently being approved for a mixed-use assisted living / nursing home / medical office campus. The requested density will be restricted to 8 dwelling units per acre by right by the requested zoning district. The request action is appropriate given the location and access to public facilities.

### C. Impact on Residential Streets

The site is located along SW 50<sup>th</sup> Street, currently a private roadway. The majority of the existing development is single-family residential in nature. If developed separately from adjacent properties, SW 50<sup>th</sup> Street will require improvement. Thus, it is anticipated that the change of use will impact residential streets positively as roadway improvements will ensue.

### D. Impact on noise and lighting

The project will permit single-family residential development on a portion of the 2.3 acres property. Appropriate buffering will ensure compatibility with existing natural features and large lot residential development. Additionally, conformance with existing City of Gainesville standards will ensure that lighting will be designed so as not to negatively impact adjacent properties.

### **E. Environmental Features**

The project site is located adjacent to Lake Kanapaha. As such, the project site has wetland and /or wetland buffers and floodplain associated with site's western boundary. A minimum 50-foot buffer will be provided to this wetland line, meeting the City of Gainesville standard.

According to Alachua County and the Florida Division of Historical Resources (DHR), the project site is part of the Rock Knockers archaeological site (8AL5111). In addition, a Cultural Resources Survey and Assessment and an Archeological Data Recovery were performed on the site. Based on these in-depth examinations, no artifacts found required specific protections by DHR and the area is determined to have been only a temporary campsite used for a limited time period. Please see attached Archeological Report performed by SouthArc, Inc.

### **F. Community Contribution**

The proposed change in future land use will allow the site to have a City land use consistent with the City of Gainesville's Comprehensive Plan Future Land Use Map. The proposed residential low-density land use and zoning district is comparable to the existing Medium land use located within the context area and the generally proposed intensity for the site to the north and east. The proposed land use will provide for urban residential uses in an area readily served by urban amenities as is common throughout Alachua County and the City of Gainesville.

### **G. Potential Long-term Economic Benefits**

Specific tax-base increases are difficult to calculate. However, generally, the allowance for compact residential development will increase the value of the property without a large increase in public infrastructure service and maintenance costs. In addition, it is likely that the land use change will continue to increase the value of surrounding development and thus increase future tax generation potential of the property.

The provision of urbanized residential uses will also generate population proximate to large commercial areas within the City limits such as Butler Plaza and the various commercial developments along Archer Road. Tax roles will most likely increase as vacant residential land density increases and is developed.

### **H. Level of Service Standards**

The proposed Future Land Use Amendment will change the existing Alachua County Low Density Residential Future Land Use to City of Gainesville Residential Low Density. This request represents a slight increase in permitted density as demonstrated throughout this report. LOS calculations are based on the net increase in density/intensities. Based on Table 2, the City of Gainesville Low Density Residential Future Land Use is slightly more intensive than the Alachua County Low Density Residential Future Land Use resulting in an overall increase in the potential impacts to the Level of service standards. However, utilizing the comparative development

specifications for common open space, stormwater management, and parking regulations, the proposed change may have only mild increases in the potential density as would be expected when comparing the characteristics of Alachua County to the City of Gainesville. In addition, the requested RSF-4 zoning district will restrict the overall density to 8 du/ac. Please see Table 2 for more information.

**Table 2. Future Land Use Comparison**

Land Use (Municipality)	Description	DU/AC
Low Density Residential (County)	Urban Residential	4
Residential Low Density (Gainesville)	Urban Residential	12

**Roadways:**

The project site is located within a Transportation Concurrency Exception Area (TCEA) Zone D. Therefore, development may proceed in accordance with City of Gainesville Comprehensive Plan, Concurrency Management Element or payment in lieu of. Trip generation for the proposed change is presented in Table 3 below

**Table 3. Estimated Trip Generation**

Land Use (ITE Code)	Units	Average PM Rate	Average PM Total	PM Peak Hr Enter/Exit
<i>Proposed Potential (City of Gainesville)</i>				
Single Family (210)	18	0.75	14	4/10
<i>Existing Potential (Alachua County)</i>				
Single Family (210)	9	0.75	7	2/5
<b>Total Net Increase</b>	<b>9</b>	<i>n/a</i>	<b>7</b>	<b>2/5</b>

1. Trip generation rates are from the Institute of Traffic Engineers *Trip Generation Eighth Edition*. No pass-by or internal capture rates were used. All generation used the linear rate. Intensities were estimated based on the requested zoning district for development potential.

**Potable Water:**

**Residential:**

- 9 units
- x 2.25 persons per dwelling
- x 200 gallons per day per person
- = 4,050 gallons per day

**Wastewater Flow:**

**Residential:**

- 9 units
- x 2.25 persons per unit
- x 123 gallons per person per day
- = 2,491 gallons per day

**Solid Waste Generated:**

Solid waste generation disposal will not exceed the City's established LOS of 0.655 tons of solid waste per capita per year disposed (3.6 pounds of solid waster per capita per day disposed). Solid waste generation collection will not exceed the City's established level of service of 1.07 tons of solid waste per capita per year collected (5.9 pounds of solid waster per capita per day collected).

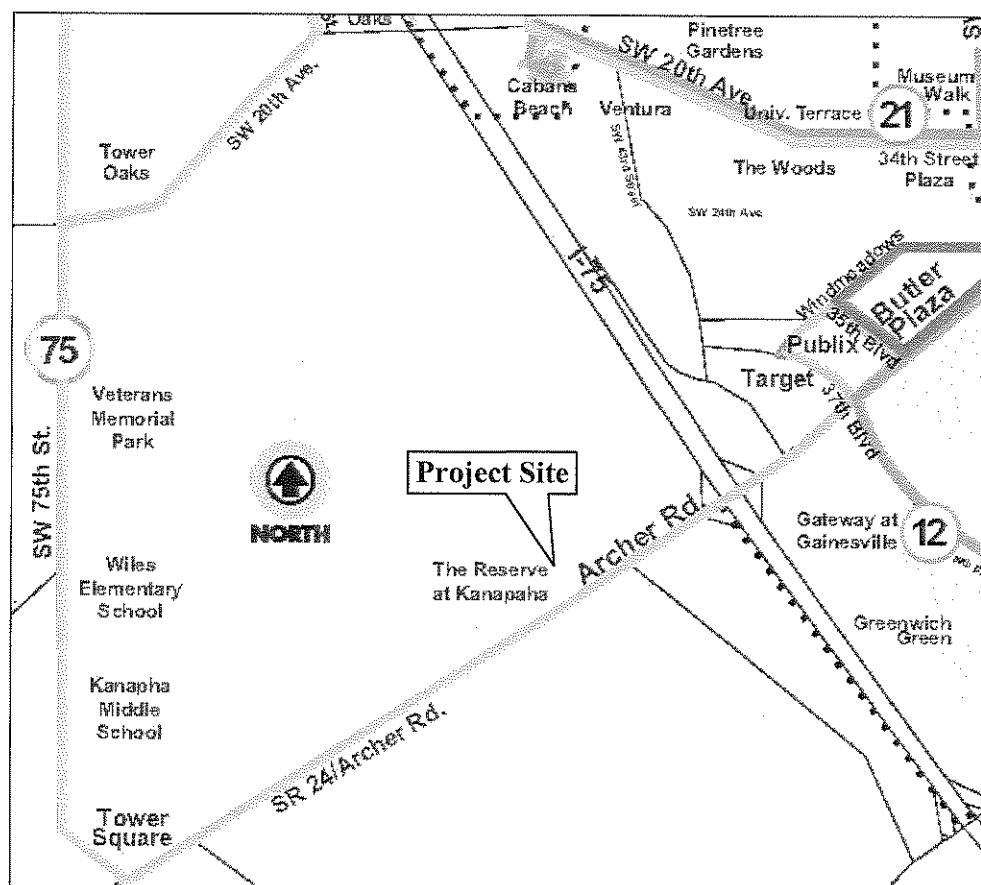
**Residential**

1.07 tons/capita/year  
 x 9 units  
 x 2.25 persons per unit  
 = 21.67 tons/year

**Recreation:**

	LOS (1 per # of persons)	Inventory (Present)	Impact from Proposed Development	Post-Development Available Capacity
Southwest Pool(50 M)	85,000	2	0.00	0.535
Southwest Pool(25 Yd)	75,000	2	0.00	0.340
Softball Field(adult)	14,000	12	0.00	3.211
Soccer Field	11,000	14	0.00	2.681
Miles of Trail	4,500	30	0.00	2.331
Basketball Court	4,500	28	0.00	0.331
Tennis Court	6,000	22	0.00	1.249
Racquetball Court	12,000	14	0.00	3.624
Equipped Play Area	10,000	28	0.00	15.549
	LOS (Acres per 1,000 persons)	Inventory (Present)	Impact from Proposed Development	Post-Development Available Capacity
Local Nature/Conservation	6.0	2,270.6	0.11	1,523.546
Sports	0.5	103	0.00	40.746
Community Park	2.0	266	0.04	16.982
Neighborhood Park	0.8	161.3	0.01	61.693
Total	9.3	2,800.9	0.17	1,642.966

1. Data presented in this table are taken from the Recreation Element of the City of Gainesville Comprehensive Plan. The existing City of Gainesville Population is 124,491, according to the 2008 BEBR estimate for the City. Impact is based upon 8 dwelling units with 2.25 residents per unit.

**Figure 1. Regional Transit System (RTS) Routes Proximate to Project Site**Source: <http://www.go-rts.com>

### Access by Transit, Bikeways, and Pedestrian Facilities

The project site is located on State Road 24 / Archer Road, which is served by the existing transit route #75. Route #75 is accessible from various stops along Archer Road including an existing transit stop at SW 47<sup>th</sup> Street. Being directly connected to a bus facility, commercial shopping, and restaurants increases the likelihood for future residents to utilize public transit. Figure 1 illustrates the availability of transit at the site.

Archer Road is listed as having a “Bike Lane or Paved Shoulder” on the Bicycle Facility Types Map of the Transportation Mobility Element of the Comprehensive Plan. Access to regionally-scaled shopping and the University of Florida Context Area can be accomplished by bicycle from the site.