



City of Gainesville

Department of Sustainable
Development

CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: April 28, 2022

PROJECT NAME AND NUMBER: Abdi Rezoning; PB-22-00013 ZON

APPLICATION TYPE: Quasi-Judicial

RECOMMENDATION: Approve

CITY PROJECT CONTACT: Juan Castillo

PROPERTY SIZE: 1.27 +/- Acres

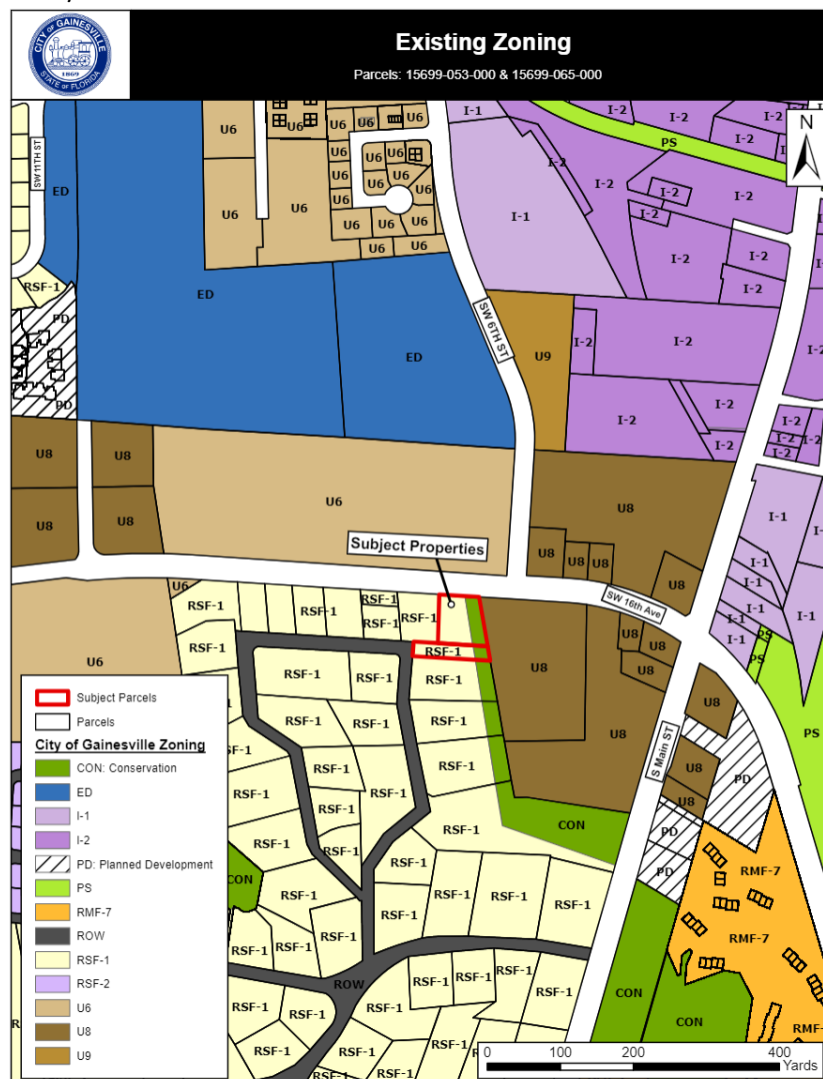


Figure 1: Existing Zoning – Conservation (CON)

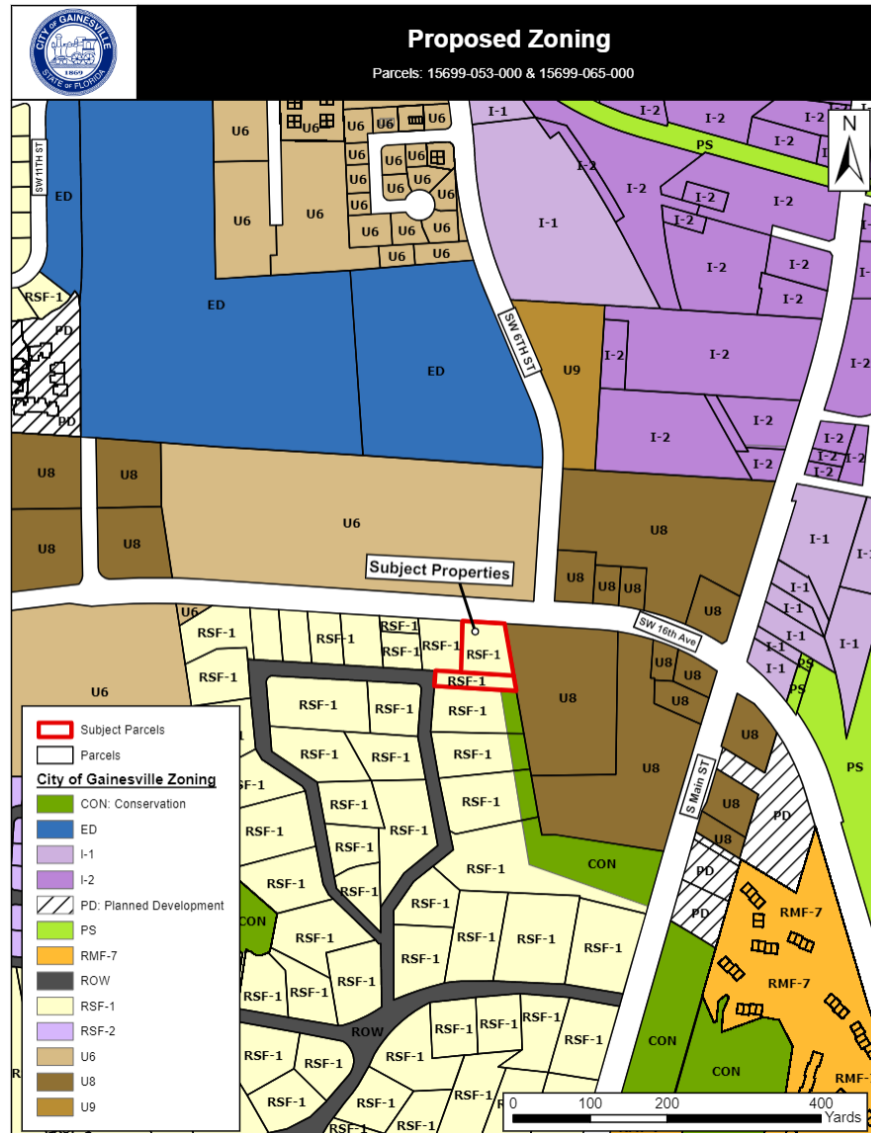


Figure: 2 Proposed Zoning – Single Family Residential (RSF-1)

APPLICATION INFORMATION

Agent/Applicant: Bilal Ahmad Kaskar and Deeba Nisar Kashtwari
 Property Owner(s): Bilal Ahmad Kaskar and Deeba Nisar Kashtwari
 Related Petition(S): PB-22-00023 LUC

SITE INFORMATION

Location: On SW 16th Ave, west of S Main St.

Parcel Number(s): 15699-053-000 and 15699-065-000

Existing Use(s): Vacant

Current Land Use Designations(s): Single Family (SF) and Conservation (CON)

Current Zoning Designation(s): Single Family Residential (RSF-1) and Conservation (CON)

Transportation Mobility Program Area (TMPA): Zone A

Table 1: Adjacent Property Characteristics

	Existing Use(s)	Land Use Designation(s)	Zoning Designation(s)
North	Residential, Multi-family	Urban Mixed Use (UMU) 0 to 60 DU/AC	Urban 6 (U6) 0 to 50 DU/AC (60 DU/AC with bonus)
South	Residential, Single Family	Single Family (SF) 0 to 8 DU/AC, Conservation (CON) 1 DU/ 5 AC	Single Family Residential (RSF-1) 0 to 3.5 DU/AC, and Conservation (CON) 0 to 0.2 DU/AC
East	Residential, Multi-family	Urban Mixed Use (UMU) 0 to 60 DU/AC	Urban 8 (U8) 0 to 60 DU/AC (80 DU/AC with bonus)
West	Residential, Single Family	Single Family (SF) 0 to 8 DU/AC	Single Family Residential (RSF-1) 0 to 3.5 DU/AC

Purpose and Description

This petition is a request for the rezoning of portions of parcels 15699-053-000 and 15699-065-000 from Conservation (CON) to Single Family Residential (RSF-1). This request is accompanied with a request for an amendment to the Future Land Use Map via related petition PB-22-00022 LUC. This property is generally located on SW 16th Ave. west of S Main St.

Currently, the subject parcel is vacant. The property is in Zone A of the Transportation Mobility Program Area (TMPA) and is within the UF Context Area.

The portion of the subject property zoned Conservation district allows for a limited list of allowed uses which include single family detached houses. The full list of allowed uses is included in Appendix D of this report.

The proposed rezoning would remove the existing Conservation zoning portion of the subject property and would extend the existing RSF-1 zoning district across the entirety of the sites. The proposed RSF-1 has a density of 3.5 acres per unit which is more than the .2 unit per acre on the Conservation portion of the property. The increased density is consistent with the RSF-1 zoning district already established on the larger portion of the subject property and in the neighborhood surrounding the subject property.

Provisions and Regulations

Recommendation Criteria

The staff recommendation is based on the five factors below:

1. Conformance with the Comprehensive Plan
2. Conformance with the Land Development Code
3. Changed Conditions
4. Compatibility
5. Impacts of Affordable Housing
6. Impacts on Transportation
7. Environmental Impacts and Constraints

ANALYSIS

1. Conformance with the Comprehensive Plan

This petition is a request to rezone portions of the subject property from Conservation to Single Family Residential RSF-1. The rezoning is consistent with the City's Comprehensive Plan and supports the various goals of the Comprehensive Plan.

The proposed RSF-1 is consistent with the proposed Single Family (SF) Land Use in the Related Petition PB-22-00023 LUC and has been shown to be consistent with the City's Comprehensive Plan Future Land Use element: Objective 1.5, Objective 3.4, Objective 4.1., Policy 4.2.1, and Objective 4.2.

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 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.

2. Conformance with the Land Development Code

The proposed rezoning of portions of the subject property to RSF-1 will complement the Single Family (SF) land use category proposed by related petition PB-22-00023 LUC. The review criteria for rezoning are in Land Development Code Article III, Division 3 – Text Amendments. Land Use and Zoning Changes (see Appendix B, Land Development Code). Any proposed development or redevelopment will be required to meet all applicable Land Development Code requirements at the time of development plan review.

3. Changed Conditions

Changed conditions includes a higher proposed density than what currently exists. The proposed RSF-1 portion would allow for development of the whole parcel at a 3.5 units per acre density and would allow for the development of a single family detached house on a smaller lot. This would densify and intensify the subject parcel. The higher density and intensity of the proposal is consistent with the zoned intensity and density in the area.

4. Compatibility

The subject parcel is currently vacant. The proposed RSF-1 zoning district is consistent with the already established RSF-1 zoning district within the Kirkwood neighborhood.

5. Impacts on Affordable Housing

This rezoning is not expected to have a negative impact on affordable housing. However, the proposed zoning district would facilitate the development of a vacant lot with single family detached housing, contributing to the City's housing inventory.

6. Impacts on Transportation

The property is currently within Transportation Mobility Program Area (TMPA) zone A. Any future development on the site will be subject to the criteria as outlined within the Comprehensive Plan concerning transportation, pedestrian, and bicycle connectivity for the area.

7. Environmental Impacts and Constraints

An environmental assessment of the subject parcel has shown that the property does not contain wetlands, FEMA Floodplain, Strategic Ecosystems or other regulated environmental features.

RECOMMENDATION

Staff recommends the approval of PB-22-00013 ZON rezoning of portions of parcels 15699-053-000 and 15699-065-000 from Conservation (CON) to Single Family Residential (RSF-1).

DRAFT MOTION FOR CONSIDERATION

Approve PB-22-00013 ZON rezone portions of parcels 15699-053-000 and 15699-065-000 from Conservation (CON) to Single Family Residential (RSF-1).

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: Land Development Code Regulations

Appendix C: Wetland Delineation Report

Appendix D: Site Notification

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:

Single-Family (SF): up to 8 units per acre

This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family 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. Land development regulations shall determine the performance measures and gradations of density. 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 in conjunction with single-family dwellings under certain limitations.

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

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 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 10.1.3 Zone A shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida. Except as shown in Policy 10.1.4 and Policy 10.1.14, funding for multi-modal transportation in Zone A shall be provided to the maximum extent feasible by the City, Community Redevelopment Agency, federal or state governments, and other outside sources such as grant funds.
- Policy 10.1.4 For any development or redevelopment within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall 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.
- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;
 - b. Cross-access connections/easements or joint driveways, where available and economically feasible;
 - c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;
 - d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined

in the Access Management portion of the Land Development Code;
and

- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

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 10.1.6 For any development or redevelopment within Zone B, 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
51 to 100	At least 2
101 to 400	At least 3
401 to 1,000	At least 5
1,001 to 5,000	At least 8

Greater than 5,000	<p>At least 12 and meet either a. or b.:</p> <ul style="list-style-type: none"> a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours. 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.
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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: Land Development Code Regulations

Appendix B – Land Development Code Regulations

B-1 Governing Principles

16 Section 30-3.14. Rezoning Criteria.

17 Applications to rezone property shall be reviewed according to the following criteria:

18 A. Compatibility of permitted uses and allowed intensity and density with surrounding existing
19 development.

20 B. The character of the district and its suitability for particular uses.

21 C. The proposed zoning district of the property in relation to surrounding properties and other similar
22 properties.

23 D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout
24 the city.

25 E. The applicable portions of any current city plans and programs such as land use, traffic ways,
26 recreation, schools, neighborhoods, stormwater management and housing.

27 F. The needs of the city for land areas for specific purposes to serve population and economic
28 activities.

29 G. Whether there have been substantial changes in the character or development of areas in or near
30 an area under consideration for rezoning.

31 H. The goals, objectives, and policies of the Comprehensive Plan.

32 I. The facts, testimony, and reports presented at public hearings.

33 J. Applications to rezone to a transect zone shall meet the following additional criteria:

34 1. The proposed T-Zone shall provide a logical extension of an existing zone, or an adequate
35 transition between zones.

36 2. The area shall have had a change in growth and development pattern to warrant the rezoning to
37 a more or less urban T-Zone.

1 3. The request shall be consistent with the overall City of Gainesville vision for growth and
2 development as expressed in the City of Gainesville Comprehensive Plan.

3 4. If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of 10 acres.

B-2 Corresponding with Future Land Use Categories.

2 Section 30-4.2. Correspondence with Future Land Use Categories.

3 The following table establishes the zoning districts allowable within the future land use categories from
4 the Comprehensive Plan.

Future Land Use Category	Zoning Districts	Special Districts
Single-Family (SF)	U1, RSF-1 to 4, RSF-R	PD, CON, PS
Residential Low-Density (RL)	U2, RSF-4, RMF-5, MH, RC	PD, CON, PS
Residential Medium-Density (RM)	RMF-6 to 8	PD, CON, PS
Residential High-Density (RH)	N/A	PD, CON, PS
Mixed-Use Residential (MUR)	U5	PD, CON, PS
Mixed-Use Office/Residential (MOR)	U4, U3	PD, CON, PS
Mixed-Use Low-Intensity (MUL)	MU-1	PD, CON, PS
Mixed-Use Medium-Intensity (MUM)	MU-2, CP	PD, CON, PS
Urban Mixed-Use (UMU)	U6, U7, U8	PD, CON, PS
Urban Mixed-Use High-Intensity (UMUH)	U9	PD, CON, PS
Urban Core (UC)	DT	PD, CON, PS
Office (O)	OR, OF, CP	PD, CON, PS, MD
Commercial (C)	W, BA, BT, BUS, BI	PD, CON, PS
Business Industrial (BI)	BI, CP	PD, CON, PS
Industrial (IND)	W, I-1, I-2, BI	PD, CON, PS
Education (E)	N/A	PD, CON, PS, ED
Recreation (REC)	N/A	PD, CON, PS
Conservation (CON)	N/A	PD, CON, PS
Agriculture (AGR)	N/A	PD, CON, PS, AGR
Public and Institutional Facilities (PF)	N/A	PD, CON, PS, AF
Planned Use District (PUD)	N/A	PD

5

B-3. Single Family Residential

Sec. 30-4.16. - Permitted uses.



The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section are allowed.

Table V-4: Permitted Uses in Residential Districts.

EXPAND

USES	Use Standards	RSF-1 to 4	RC	MH	RMF-5	RMF-6 to 8
Accessory dwelling unit	30-5.35	A	A	A	A	A
Adult day care home	30-5.2	P	P	P	P	P
Assisted living facility		-	-	-	P	P
Attached dwelling (up to 6 attached units)		-	-	-	P	P
Bed and breakfast establishment	30-5.4	S	P	P	P	P
Community residential home (up to 6 residents)	30-5.6	P	P	P	P	P
Community residential home (7 to 14 residents)	30-5.6	-	-	-	-	P
Community residential home (over 14 residents)	30-5.6	-	-	-	-	P
Day care center	30-5.7	-	P	P	P	P

Emergency shelter		-	-	-	-	P
Family child care home	30-5.10	P	P	P	P	P
Fowl or livestock (as an accessory use)	30-5.38	-	-	-	-	-
Mobile home		-	-	P	-	-
Multi-family dwelling		-	-	-	P	P
Multi-family, small-scale (2-4 units per building)		-	P ¹	-	P	P
Place of religious assembly	30-5.22	S	P	P	P	P
Library		-	S	S	S	S
Public park		P	P	P	P	P
School (elementary, middle, or high - public or private)		S	P	P	P	P
Simulated gambling establishment		-	-	-	-	-
Single-family dwelling		P	P	P	P	P
Single room occupancy residence	30-5.24	-	-	-	-	P
Skilled nursing facility		-	-	-	-	S
Social service facility	30-5.28	-	-	-	-	S

LEGEND:

P = Permitted by right; S = Special use permit; A = Accessory; Blank = Use not allowed.

1 = No more than two dwellings units per building are permitted in the RC district.

(Ord. No. [170975](#), § 2, 2-21-19; Ord. No. [190292](#), § 3, 2-20-20; [Ord. No. 190714](#), § 3, 6-4-20; [Ord. No. 190988](#), § 3, 9-3-20; [Ord. No. 191128](#), § 3, 9-17-20)

Sec. 30-4.17. - Dimensional standards.

The following tables contain the dimensional standards for the various uses allowed in each district:

Table V-5: Residential Districts Dimensional Standards.

	RSF-1	RSF-2	RSF-3	RSF-4	RC	MH	RMF-5	RMF-6	RMF-7	RMF-8
DENSITY/INTENSITY										
Residential density (units/acre)										
Min.	None	None	None	None	None	None	None	8 ¹	8 ¹	8 ¹
Max. by right	3.5	4.6	5.8	8	12	12	12	10	14	20
With density bonus points	-	-	-	-	-	-	-	See Table V-6	See Table V-6	See Table V-6
Nonresidential building coverage	35%	35%	40%	40%	50%	50%	50%	50%	50%	50%
LOT STANDARDS										
Min. lot area (sq. ft.)	8,500	7,500	6,000	4,300	3,000	3,000	3,500	None	None	None
Min. lot width (ft.)										
Single-family	85	75	60	50	35	35	40	40	40	40
Two-family ²	NA	NA	NA	NA	70	NA	75	40	40	40
Other uses	85	75	60	50	35	35	85	85	85	85
Min. lot depth (ft.)	90 ⁴	90 ⁴	90 ⁴	80 ⁴	None	None	90	90	90	90
MIN. SETBACKS (ft.)										
Front	20 ⁴	20 ⁴	20 ⁴	20 ⁴	10 ⁵	15	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.	10 min. 100 max
Side (street)	10	10	7.5	7.5	NA	NA	15	10 ³ /15	10 ³ /15	10 ³ /15
Side (interior) ^{6,7}	7.5	7.5	7.5	7.5	5	5	10	5 ³ /10	5 ³ /10	5 ³ /10
Rear ^{7,8}	20	20	15	10	20	15	10	10	10	10
Rear, accessory	7.5	7.5	5	5	5	5	5	5	5	5
MAXIMUM BUILDING HEIGHT (stories)										
By right	3	3	3	3	3	3	3	3	3	3
With building height bonus	NA	NA	NA	NA	NA	NA	NA	5	5	5

LEGEND:

1 = Parcels 0.5 acres or smaller existing on November 13, 1991, are exempt from minimum density requirements.

2 = Assumes both units on one lot. Lot may not be split, unless each individual lot meets minimum lot width requirement for single-family. Lot may not be split when the two-family dwelling is configured vertically.

3 = Applicable only for two-family dwellings.

4 = Lots abutting a collector or arterial street shall have a minimum depth of 150 feet and a minimum building setback of 50 feet along that street.

5 = Attached stoops or porches meeting the standards in sections [30.4.13](#) and [30.4.14](#) are permitted to encroach up to five feet into the minimum front yard setback.

6 = Except where the units are separated by a common wall on the property line of two adjoining lots. In such instances, only the side yard setback for the end unit is required.

7 = Accessory pre-engineered or pre-manufactured structures of 100 square feet or less and one story in height may be erected in the rear or side yard as long as the structure has a minimum yard setback of three feet from the rear or side property line, is properly anchored to the ground, and is separated from neighboring properties by a fence or wall that is at least 75 percent opaque.

8 = Accessory screened enclosure structures, whether or not attached to the principal structure, may be erected in the rear yard as long as the enclosure has a minimum yard setback of three feet from the rear property line. The maximum height of the enclosure at the setback line shall not exceed eight feet. The roof and all sides of the enclosure not attached to the principal structure shall be made of screening material.

([Ord. No. 200252](#), § 2, 2-4-21)

APPENDIX C: Wetland Delineation Report

Wetland Delineation Report

Parcel 15699-064-000

Alachua County, Florida

Prepared for:

Abdinur Abdi

Prepared by:



ENVIRONMENTAL CONSULTING & DESIGN

4703 NW 53rd Ave
Suite B-2
Gainesville, FL 32653

March 2022

EC&D Project No. 22-02

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INTRODUCTION

Environmental Consulting & Design, Inc. (EC&D), as agent for Abdinur Abdi, conducted a qualitative environmental assessment and wetland study of a property located in Gainesville, FL with parcel ID number 15699-064-000. The inspection was to determine wetland presence and identify their boundaries, should they occur. During the inspection, the condition of existing natural resources was recorded for the purpose of planning development on the property. A desktop analysis and field visit to the site was performed by EC&D to map and ground truth the ecological communities described herein. The following report summarizes this information.

PROPERTY LOCATION AND DESCRIPTION

This property, identified as Alachua County Parcel ID: **15699-064-000**, totaling 0.750-acres and is in located in southern Gainesville, FL. The property is to the east of State Road 441, directly south of SW 16th Avenue and directly east of S Main Street. The property area borders parcels to the east and south that contain undeveloped forested uplands. The current Alachua County land use for this parcel is listed as “Low Density Residential, 1100”. An aerial depiction of the parcel location and boundaries can be found in **Figure 1**.

QUALITATIVE ASSESSMENT SUMMARY

The plant community on the property is dominated by a collection of upland plant species. The canopy was composed primarily of various oaks (*Quercus sp.*) and sweetgum (*Liquidambar styraciflua*), whereas the shrub layer contained both needle palm (*Rhapidophyllum hystrix*) and saw palmetto (*Serenoa repens*). Groundcover included coral ardisia (*Ardisia crenata*), oak and pine seedlings, smilax (*Smilax bona-nox*), broomsedge (*Andropogon virginicus*) and abundant leaf litter. Soil cores were examined from two sampling locations and determined to be absent of hydric indicators, confirming alongside the dominance of upland plant vegetation that the site is rarely inundated and an unambiguous upland environment. We conclude that no wetlands are present within the parcel boundaries. Photographic documentation for this property as well as photopoint locations can be found in **Appendix A** and **Figure 2**, respectively.

APPENDIX A: PHOTO LOG

Photopoint 1



North



East



South

Photopoint 2



North



East



South



West

Photopoint 3



North



East



South



West

Photopoint 4



North



East



South



West

Photopoint 5



North



East



South



West

Soils

Upland



Sample from Photopoint 3



Sample from Photopoint 4

APPENDIX C: FIGURES

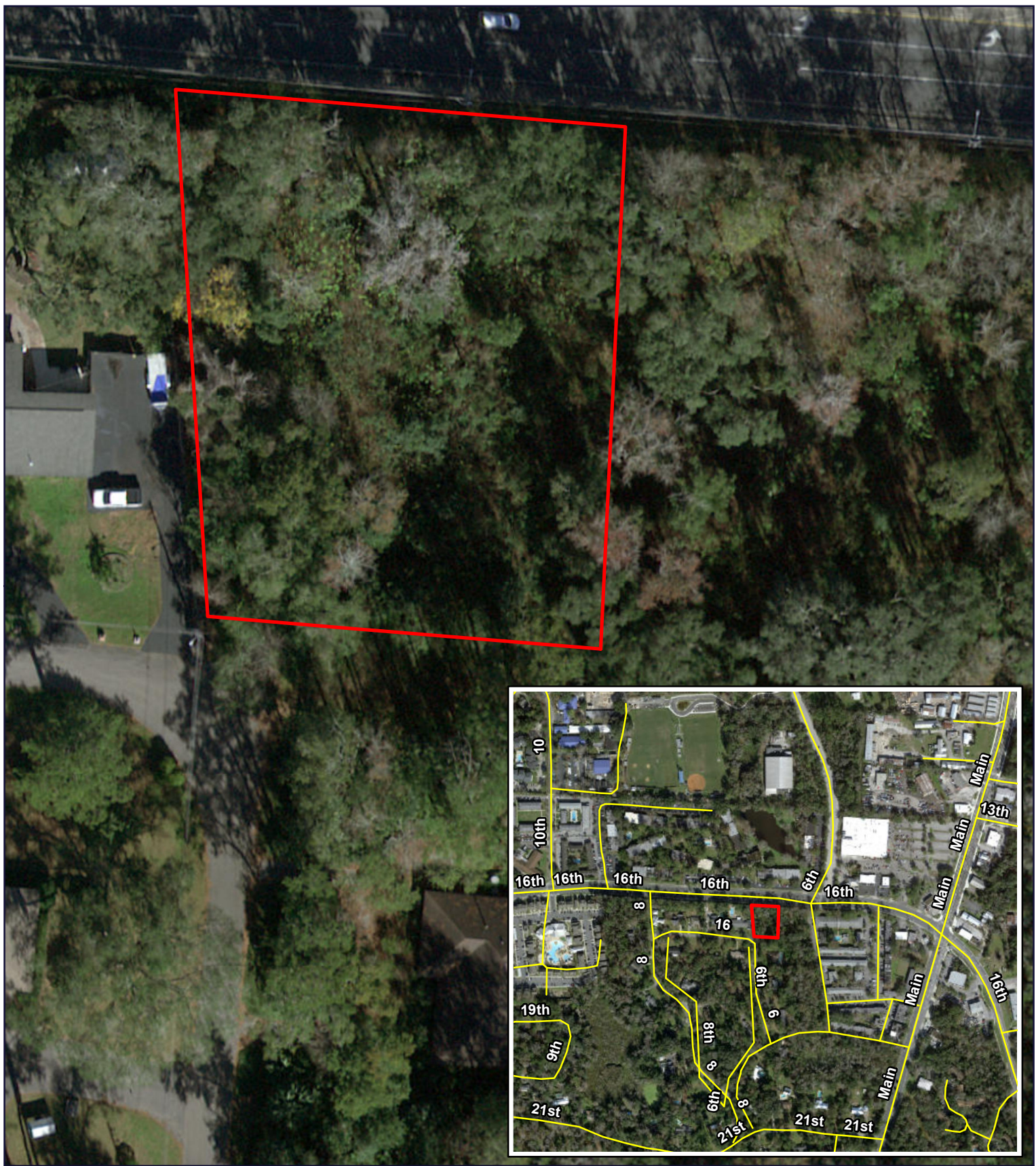



FIGURE 1
PARCEL BOUNDARY
 2020 TRUE COLOR AERIAL
 ALACHUA COUNTY, FLORIDA

Legend

 Parcel Boundary (± 0.7 AC)



4703 NW 53rd Ave
 Suite B-2
 Gainesville, FL 32653

1 INCH = 50 FEET
 0 25 50 Feet
 MAP SCALE IS SET FOR MAPS PRINTED ON 8.5X11 PAPER.



FIGURE 2
PHOTOPOINT LOCATION
 2020 TRUE COLOR AERIAL
 ALACHUA COUNTY, FLORIDA

1 INCH = 50 FEET
 0 25 50 Feet
 MAP SCALE IS SET FOR MAPS PRINTED ON 8.5X11 PAPER.

Legend

 Parcel Boundary (± 0.7 AC)

 Qualitative Photopoint

ECD
 ENVIRONMENTAL CONSULTING & DESIGN
 4703 NW 53rd Ave
 Suite B-2
 Gainesville, FL 32653

APPENDIX D: Notification



