

TO: City Plan Board

Item Number: 5

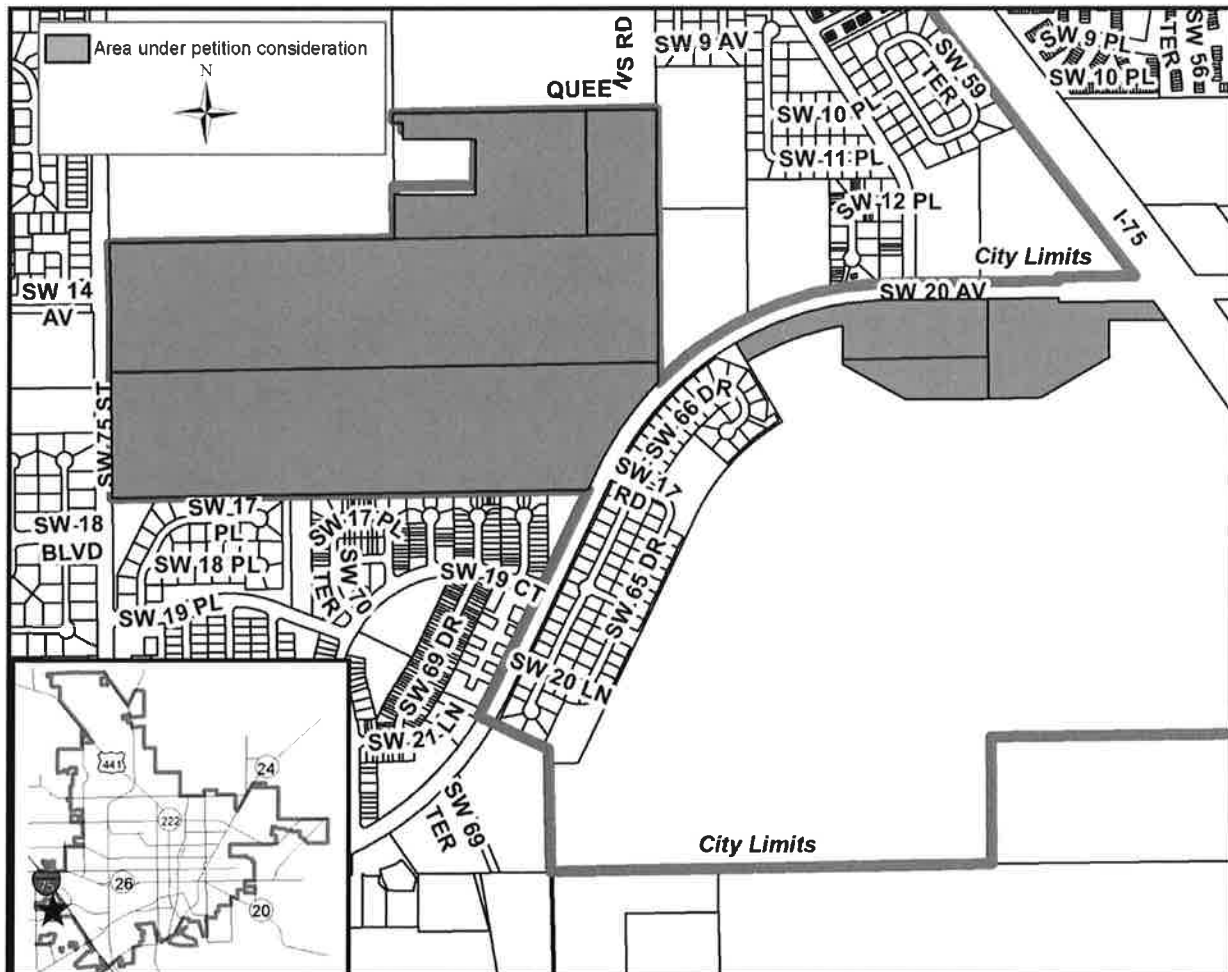
FROM: Planning & Development Services Department Staff

DATE: Sept. 22, 2016

**Petition PB-16-107 LUC.** City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Medium High Density Residential (8-14 DU/acre) (RMH) and Low Density Residential (1-4 DU/acre) (RL) to City of Gainesville Mixed-Use Medium-Intensity (12-30 units per acre), Mixed-Use Low-Intensity (8-30 units per acre), Residential Medium-Density (8-30 units per acre), Residential Low-Density (up to 12 units per acre), and Single-Family (up to 8 units per acre). The property is generally located between the 1300-1800 block of Tower Road (75<sup>th</sup> Street) and the 1800 block of SW 20<sup>th</sup> Avenue, and includes an area south of SW 20<sup>th</sup> Avenue and west of I-75. Related to PB-16-108 ZON.

### Recommendation

Staff recommends approval of Petition PB-16-107 LUC.



## Description

This petition for a large-scale amendment of the Future Land Use Map pertains to an approximately 157-acre, undeveloped property that was voluntarily annexed into the City on June 16, 2016 by Ordinance No. 150912. It is generally surrounded by developed residential areas (single-family, duplexes, and multi-family (including 4-plexes, and it abuts UF's radio tower property to its north. The majority (approximately 134.53 acres) of the property is between SW 75<sup>th</sup> Street/Tower Road which it fronts on its west side (across from which are single-family neighborhoods and Oak Hall School), and SW 20<sup>th</sup> Avenue to the southeast. The remainder of the property (approximately 22.2 acres) is on the south side of SW 20<sup>th</sup> Avenue and east of the Portofino, single-family residential development, west of I-75, and north of the City's Split Rock Conservation Area. This part of the property is both undeveloped and wooded, whereas the larger, northern part of the property is undeveloped but has mostly been logged.

See Table 1 on Page 15 for a tabular summary of adjacent existing uses and adjacent zoning and land use categories.

See Exhibit B-1 for an aerial photograph of the property and surrounding area. Exhibits B-2 and B-3 are maps that show the existing and proposed land use categories.

This petition is related to Petition PB-16-108 ZON, which proposes rezoning from Alachua County Multiple-family, medium-high density district (R-2A), and Single family, low density district (R-1a) to City of Gainesville MU-2: 12-30 units /acre mixed use medium intensity, MU-1: 8-30 units/acre mixed use low intensity, RMF-7: 8-21 units/acre multiple-family residential district, RMF-5: 12 units/acre single-family/multiple-family residential district, and RSF-4: 8 units/acre single-family residential district.

## Key Issues

- The City is required to place City land use (and zoning) on annexed property.
- The proposed large-scale amendment to City of Gainesville Mixed-Use Medium-Intensity (12-30 units per acre), Mixed-Use Low-Intensity (8-30 units per acre), Residential Medium-Density (8-30 units per acre), Residential Low-Density (up to 12 units per acre), and Single-Family (up to 8 units per acre) is consistent with the City's Comprehensive Plan and supports mixed use development and residential development of a vacant property within an urbanized area.
- Because this proposed comprehensive plan amendment allows for future development that exceeds the DRI (Development of Regional Impact, Section 390.06, F.S.) threshold for multi-use development, Future Land Use Element Policy 3.4.4 and Policy 10.8.1 of the Transportation Mobility Element (TME) pertain, which require large developments to address their regional impacts.

## **Basis for Recommendation**

The staff recommendation is based on the factors stated in the Future Land Use Element and on State statute criteria, which are discussed below: Consistency with the Comprehensive Plan; Compatibility and surrounding land uses; Environmental impacts and constraints; Support for urban infill and redevelopment; Impacts on affordable housing; Impacts on the transportation system; An analysis of the availability of facilities and services; Need for the additional acreage in the proposed future land use category; 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.; Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and, Need to modify land use categories and developmental patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

### **1. Consistency with the Comprehensive Plan**

This land use petition is consistent with the overall goal (Goal 1 of the Future Land Use Element (FLUE)) of the City to improve the quality of life and achieve a sustainable development pattern, in part by ensuring that a percentage of land uses are mixed. The proposed land use changes to two mixed use and three residential categories are consistent with Future Land Use Element Policies 1.1.1, 1.1.2, and 1.2.3, Objective 1.5, and Policy 4.2.1, and with Intergovernmental Coordination Element Policy 1.3.6, which requires coordination with Alachua County regarding comprehensive plan amendments that may impact adopted LOS standards within the County. Future Land Use Element Policy 3.4.4 requires that large developments that trip the DRI threshold be required to address their regional impacts. Please see below for these and other policies pertaining to this large-scale comprehensive amendment.

See Exhibit A-1 - Comprehensive Plan - Transportation Mobility Element GOPs, for transportation-related policies relevant to this proposed amendment.

The requested MUM (Mixed-Use Medium-Intensity (12-30 units per acre) and MUL (Mixed-Use Low-Intensity (8-30 units per acre)) will increase the range of development opportunities for this property by allowing a mix of residential and non-residential uses. The requested RM (Residential Medium-Density (8-30 units per acre)), RL (Residential Low-Density (up to 12 units per acre), and SF (Single-Family (up to 8 units per acre)), in combination with potential residential use within the proposed mixed-use (MUM and MUL) areas, will allow for a net increase (relative to the current Alachua County land use categories) in the potential number of residential units on the property. Future development of this large, undeveloped property in accordance with the proposed mixed-use and residential land use categories is supportive of the City's objectives of discouraging urban sprawl and encouraging infill development.

The proposed land use categories (MUM, MUL, RM, RL and SF will be implemented by the respective zoning districts (MU-2: 12-30 units /acre mixed use medium intensity, MU-1: 8-30 units/acre mixed use low intensity, RMF-7: 8-21 units/acre multiple-family residential district, RMF-5: 12 units/acre single-family/multiple-family residential district, and RSF-4: 8 units/acre single-family residential district) proposed by related Petition PB-16-108 ZON.

## **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.**

**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.

**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.

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

### **Objective 1.5 Discourage the proliferation of urban sprawl.**

**Policy 3.4.4** Notwithstanding the state law exemption from the state development-of-regional-impact (DRI) review process for dense urban land areas as provided in Section 380.06, F.S., large developments that trip the DRI threshold shall be required to address their regional impacts, consistent with the City's coordination policies in the Intergovernmental Coordination Element.

**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.

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

Mixed-Use Medium-Intensity (12-30 units per acre), Mixed-Use Low-Intensity (8-30 units per acre), Residential Medium-Density (8-30 units per acre), Residential Low-Density (up to 12 units per acre), and Single-Family (up to 8 units per acre).

#### **Single-Family (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 classification 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.

#### **Residential Low-Density (up to 12 units per acre)**

This land use category shall allow dwellings at densities up to 12 units per acre. The Residential Low-Density land use classification 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.

#### **Residential Medium-Density (8-30 units per acre)**

This land use classification shall allow single-family and multi-family development at densities from 8 to 30 dwelling units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land shown as Residential Medium-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family, and medium-intensity multi-family development. Land development regulations shall determine gradations of density and specific uses. Land development regulations shall specify criteria for the siting of appropriate medium-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 within certain limitations.

#### **Mixed-Use Low-Intensity (8-30 units per acre)**

This category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses, and traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional

Neighborhood Development (TND) ordinance. Residential development shall be limited to 8 to 30 units per acres. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by special use permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and other community civic uses. Buildings in this category shall face the street and have modest (or no) front setbacks.

This category shall not be used to extend strip commercial development along a street. Land development regulations shall ensure a compact, pedestrian-friendly environment for these areas, and provide guidelines or standards for the compatibility of permitted uses.

#### **Mixed-Use Medium-Intensity (12-30 units per acre)**

This category allows a mixture of residential, office, business and light industrial uses concentrated in mapped areas. This category shall also allow traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. Public and private schools, institutions of higher learning, places of religious assembly and community facilities shall be appropriate in this category. Such development shall function as neighborhood center serving multiple neighborhoods. It is not expected that these areas shall be expanded significantly during this planning period. Land development regulations shall ensure a compact, pedestrian environment for these areas; provide guidelines for the compatibility of permitted uses; and ensure that such areas do not serve overlapping market areas of other designated medium-intensity neighborhood centers. Residential development shall be limited to 12 to 30 units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by special use permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and community facilities. Buildings in this land use category shall face the street and have modest (or no) front setbacks.

**Objective 4.4 Newly annexed lands shall retain land uses as designated by Alachua County until the Future Land Use Element of this Plan is amended.**

**Policy 4.4.1** Land use amendments should be prepared for all annexed properties within one year of annexation.

**Policy 4.4.2** Alachua County LOS standards shall apply until newly annexed lands are given land use designations in this Plan.

**Intergovernmental Coordination Element**

**Policy 1.3.6** The City shall coordinate with Alachua County, FDOT, and other municipalities to adopt concurrency management mechanisms to maintain adopted LOS standards by:

- a. Reviewing all County and City of Alachua Land Use Amendments that may impact adopted LOS standards within the City of Gainesville;
- b. Requesting that Alachua County reviews and comments on City of Gainesville Land Use Amendments that may impact adopted LOS standards within the County; and
- c. Requesting that the City of Alachua reviews and comments on City of Gainesville Land Use Amendments that may impact adopted LOS standards within the City of Alachua.

**2. Compatibility and Surrounding Land Uses**

The proposed RL and SF residential land uses are compatible with the adjacent residential properties and the surrounding area. The proposed RM residential land use is compatible with the adjacent UF Campus Master Plan – Support (UF radio tower) property, which is comprised of a large, grassy field with a radio tower and a small, ancillary building that are approximately 1,000 feet to the north of the RM area. The proposed MUM area fronts SW 75<sup>th</sup> Street (Tower Road) to the west, which separates this area from the residential and institutional uses on the west side of Tower Road. The MUM area is also adjacent to several single-family properties to the south. The proposed MUL area is adjacent to 4-plex and duplex residential properties to its south. Compatibility with the adjacent and nearby residential properties will be assured by meeting all applicable requirements of the Land Development Code, including landscape buffers, lighting and noise.

**3. Environmental Impacts and Constraints**

The property is predominantly in FEMA Flood Zone X (which corresponds to areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where average depths are less than 1 foot, areas of 100-year stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 100-year flood by levees), which is generally considered to be the non-risk zone. The remainder (approximately 5.9 percent) of the property is in FEMA Flood

Zone A (Zone A corresponds to a 1 percent chance every year that flood waters will inundate the area, or 100 percent chance over a 100 year period. Zone A floodplains are determined by approximate methods. No base flood elevations or depths are shown within this zone.) See Exhibit B-4 - Map: FEMA Special Flood Hazard Area (SFHA).

The City's Environmental Coordinator, Mark Brown, PWS, CPSS, provided a comprehensive memorandum dated August 31, 2016 (See Exhibit B-5 - Memorandum from the City's Environmental Coordinator). The summary from Mr. Brown's memorandum is below.

"The review of the environmental conditions submitted for this petition resulted in a contrast of current habitat conditions associated with the parcels located north versus south of SW 20<sup>th</sup> Avenue. The recent logging of the northern parcels and subsequent proliferation of nuisance species result in low habitat ratings. The northern parcels do not possess wetlands or other surface waters; therefore proposed activities within these parcels are exempt from criteria stipulated in the LDC Section 30-310. There are no evident or documented natural features or archaeological artifacts protected under criteria stipulated in Section 30-310.

For the few southern parcels, as noted in the aerial figure and site reconnaissance, presence of wetlands or surface waters haven't been documented during the assessments. However there may be very minor wetland areas that will be verified between the consultant and Planning staff prior to submittal of future development plans. Since the adjacent Split Rock Conservation Area contains high quality sinkhole wetlands that receive direct water flow contributing from Hogtown Creek and discharge into the aquifer, proposed development activities and associated stormwater facilities within the southern parcels will be closely evaluated in order to ensure adoption of appropriate water quality features. As for the potential of establishing set-aside mitigation acreage to address Strategic Ecosystem requirements stipulated in Section 30-310, the landowners have been pro-active in the evaluation process. Discussions with Mr. Dink Henderson have indicated this process will continue toward achieving the Strategic Ecosystem requirements. In turn, this can provide valuable ecological benefits to expand upon and buffer the Split Rock Conservation Area from future development activities."

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

This proposed large-scale land use amendment is consistent with the City's infill goals, which include discouragement of the proliferation of urban sprawl (Future Land Use Element Objectives 1.5, see page 4 of this report). The proposed change in land use from Alachua County Residential Medium-High Density (8-14 units per acre) and Residential Low-Density (1-4 units per acre) to City of Gainesville Mixed-Use Medium-Intensity (12-30 units per acre), Mixed-Use Low-Intensity (8-30 units per acre), Residential Medium-Density (8-30 units per acre), Residential Low-Density (up to 12 units per acre), and Single-Family (up to 8 units per acre) will provide increased infill opportunities by allowing for mixed-use, non-residential and residential development in the future.

#### **5. Impacts on Affordable Housing**

The proposed large-scale land use amendment should have a positive impact on the supply of potential affordable housing in the City. The proposed mixed-use and residential City of

Gainesville land use categories will increase the potential for future residential development by allowing for a net increase of at least 280 residential units relative to the current, Alachua County land use designations of Residential Medium-High Density (8-14 units per acre) on 134.53 acres and Residential Low-Density (1-4 units per acre) on 22.2 acres.

## **6. Impacts on the Transportation System**

The proposed, large-scale land use amendment for this undeveloped property within Zone D of the Gainesville Transportation Mobility Program Area (TMPA) will have transportation system impacts, and they can be addressed through various policies of the Transportation Mobility Element. Development within TMPA Zone D is not required to meet level of service (LOS) requirements for concurrency, but is required to comply with the TMPA Zone D requirements of Policies and 10.1.4, 10.1.5, 10.1.9, and 10.1.10 of the Transportation Mobility Element (TME). Because the property is within the University of Florida (UF) Context Area, all new multi-family development is required by Policy 10.1.14 of the TME to fund capital transit costs associated with transit service needs of proposed development. (See Exhibit A-1, Comprehensive Plan GOPs, for the aforementioned and other TME Policies.)

Because this proposed comprehensive plan amendment allow for future development that exceeds the DRI (Development of Regional Impact, Section 390.06, F.S.) threshold (see \*Note below), Policy 10.8.1 of the Transportation Mobility Element (TME) pertains. In addition to other provisions, Policy 10.8.1 states that the “City shall require large developments that meet the DRI threshold to address regional impacts on facilities.” City and County transportation staff met on May 5<sup>th</sup> with a consultant representing Oak Hall School (and representing an entity interested in future development of part of the recently annexed, subject property) to discuss the location of a future roundabout on Tower Road (SW 75<sup>th</sup> ST) and access from Oak Hall (and from the recently annexed property). Traffic generation was not discussed. County and City transportation staff will need to coordinate transportation impact review of any proposed future development of the subject property. Tower Road and SW 20<sup>th</sup> Avenue are County-regulated roadways that are respectively at 100 percent and 98 percent of capacity per the Multimodal Level of Service Report of the MTPO. A major traffic study will be required, and impacts on County and on any impacted State roadways must be assessed.

(\*Note: The proposed number (2,251) of residential units exceeds the DRI residential threshold of 2,000 residential units, and is therefore 112.55 percent of the residential threshold. The proposed non-residential development area total of 145,500 sq. ft. is 36.37 percent of the 400,000 sq. ft. threshold for shopping centers. The pertinent threshold is that for multi-use development (28-028, F.A.C.), which is 130 percent of the sum of the percentages of the component thresholds. The sum of 112.55 percent and 36.37 percent is 148.92 percent, which exceeds the 130 percent threshold for multi-use development. This proposed comprehensive plan amendment therefore exceeds the applicable DRI threshold.)

On page 8 of the Justification Report (Revised) dated August 25, 2016 (within Exhibit C-1 – Application), CHW Professional Consultants (in consultation with City staff) estimated the Potential Net Trip Generation. The comparison was between potential future development under the proposed land use categories, and potential development under the current County land use

categories. The total net trips are 9,271 Average Daily Trips (AADT) for 145,500 sq. ft. of shopping center and 2,251 residential units (178 single-family, 2073 apartment units (3.5 persons / bedroom = 7,256 persons shown in Table 2). The total net PM peak trips are 896.

This property is served by SW 20<sup>th</sup> Avenue (2-lane, Major County Roadway and Multimodal Corridor with bike lanes on both sides) to the east, and SW 75<sup>th</sup> Street (2-lane, Major County Roadway) to the west. SW 75<sup>th</sup> Street (Tower Road) has no bike lanes and has a narrow (max. 3.5 ft. in width) sidewalk on the west side and no sidewalk on the undeveloped east side.

The property is also served by RTS Routes 75 (Oaks Mall to Butler Plaza Transfer Station) and 76 (Santa Fe to Haile Market Square) along SW 20th Avenue, and by RTS Route 75 along Tower Road (SW 75th Street). Route 75 provides weekday service every 40-60 minutes and weekend service every 2 hours. Route 76 provides service every 60 minutes on weekdays and no service on weekends.

The proposed land use changes from Alachua County Medium High Density Residential (8-14 DU/acre) (RMH) and Low Density Residential (1-4 DU/acre) (RL) to City of Gainesville Mixed-Use Medium-Intensity (12-30 units per acre), Mixed-Use Low-Intensity (8-30 units per acre), Residential Medium-Density (8-30 units per acre), Residential Low-Density (up to 12 units per acre), and Single-Family (up to 8 units per acre) change the allowable maximum residential densities, allow for future mixed-use development (allows both non-residential and residential), and will increase the number of trips generated by future development of this 157-acre property.

## **7. Availability of Facilities and Services**

This undeveloped property is not currently served by water and wastewater utilities, but it is in an urbanized area that is served by public utilities and other public services. In an August 31, 2016 e-mail, Alice Rankeillor, GRU Utility Engineer stated that the "Parcels included in the Petition PB-16-57 LUC are not currently served by water and wastewater utilities. According to GRU policy, the developer of the property will be responsible for the cost of extending water and wastewater service connections and for any off-site system improvements that may be necessary to provide service. An allowance to provide water supply capacity for future population growth is included in Gainesville Regional Utilities' Consumptive Use Permit. No issues with providing sufficient water supply capacity are anticipated at this time. This statement does not constitute a reservation or guarantee of water supply to the property."

A School Capacity Review for this land use amendment was provided on August 30, 2016 by the Alachua County Public Schools (see [Exhibit B-6](#) for Letter from Alachua County Public Schools) that assessed the potential impact of the proposed land use amendment upon school capacity.

Student generation estimates for this land use amendment indicate that 29 elementary school seats, 12 middle seats and 14 high school seats would be required at project buildout. Based on capacity and level of service projections, the additional middle school seats can be reasonably accommodated during the School District's 5, 10 and 20-year planning periods. High school capacity, however, is projected to be sufficient during the 5-year planning period, but additional

high school capacity is projected to be needed during the 10-year planning period. This is not the case for the additional elementary school seats because the West Urban Concurrency Service Area (CSA) is currently deficient and no capacity enhancements are programmed. This CSA presently provides a capacity (adopted LOS standard of 100 percent) of 3,079 seats. The current enrollment of 3,157 students means that there is 103 percent utilization compared to the adopted LOS standard of 100 percent. The school district is currently reviewing options for resolving level of service issues in this elementary CSA.

If residential development is proposed on the property, the proposed large-scale comprehensive plan amendment may impact adopted levels of service for recreation (specifically for: Community Parks, which have an existing LOS of 2.13 acres and an adopted LOS Standard of 2.00 acres per 1,000 people; and, Neighborhood Parks, which have an adopted LOS standard of 0.80 acres per 1,000 people, and an existing LOS of 1.33 acres). However, recreation LOS will be reviewed for concurrency at the time of development plan review, and all applicable concurrency requirements will have to be met at the time of development plan approval.

The proposed land use will not impact adopted levels of service for potable water, wastewater water supply, or solid waste, all of which will be reviewed for concurrency at the time of development plan review.

Stormwater level of service requirements will have to be met when a development plan for the site is submitted.

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

The proposed large-scale land use amendment will add 20 acres to the MUM - Mixed-Use Medium Intensity (12-30 units per acre) land use category, 2.23 acres to the MUL – Mixed-Use Low-Intensity (1-4 units per acre) category, 21.72 acres to RM - Residential Medium-Density (8-30 units per acre), 90.58 acres to RL – Residential Low-Density (up to 12 units per acre), and 22.2 acres to SF – Single-Family (up to 8 units per acre).

There are currently 517.48 acres of MUM in the City, of which 36.36 acres are vacant. There currently are 622.66 acres of MUL of which 120.32 acres are vacant. There are 2015.77 acres of RM land use and 238 acres are vacant. The RL category has a total of 2,383.67 acres, of which 804.64 acres are vacant. The SF category pertains to 9,381.44 (approximately 23 percent) of the City's total area of 40,910.93 acres (63.92 sq. mi.), and 1,808.37 acres of the SF category are vacant.

This proposed amendment of the Future Land Use Map will promote infill development of an undeveloped property that is mostly surrounded by development. It will allow for future mixed-use, non-residential, and residential development along or/and proximate to two major roadways (SW 75<sup>th</sup> ST and SW 20<sup>th</sup> AVE) in the urbanized area less than 1.5 miles west of the Urban Village (generally located west of SW 34<sup>th</sup> ST and east of SW 43<sup>rd</sup> ST, and on both sides (north and south) of SW 20<sup>th</sup> AVE).

#### **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 areas 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 allow for future mixed-use, non-residential and residential development of a large, recently annexed, undeveloped and mostly cleared area within an urbanized area. The majority of the property is north of SW 20<sup>th</sup> Avenue and it does not have wetlands or other surface waters; therefore proposed activities within this approximately 134.5-acre area are exempt from criteria stipulated in the LDC Section 30-310. There are no evident or documented natural features or archaeological artifacts protected under criteria stipulated in Section 30-310.*

*The presence of wetlands or surface waters was not documented in the environmental assessments of the 22.2-acre area south of SW 20<sup>th</sup> Avenue. However there may be very minor wetland areas that will be verified prior to submittal of future development plans. Because the adjacent Split Rock Conservation Area contains high-quality sinkhole wetlands that receive direct water flow from Hogtown Creek and that discharge into the aquifer, proposed development activities and associated stormwater facilities within the southern portion of the property will be closely evaluated in order to ensure adoption of appropriate water quality features.*

- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

*Yes. This property is in an urbanized area that is served by public utilities and other public services.*

*This undeveloped property is not currently served by water and wastewater utilities, but it is in an urbanized area that is served by public utilities and other public services. This property is served by SW 20<sup>th</sup> Avenue (2-lane, Major County Roadway and Multimodal Corridor with bike lanes on both sides) to the east, and SW 75<sup>th</sup> Street (2-lane, Major County Roadway) to the west. SW 75<sup>th</sup> Street (Tower Road) has no bike lanes and has a narrow (max. 3.5 ft. in width) sidewalk on the west side and no sidewalk on the undeveloped east side. The property is located in Transportation Mobility Program Area (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.

*Yes. The proposed land use amendment will encourage connected and walkable communities and compact development. It will do so by allowing development of residential and non-residential uses on the proposed mixed-use areas (20 acres of MUM - Mixed-Use Medium Intensity (12-30 units per acre) along Tower Road, and 2.23 acres of MUL - Mixed-Use Low-Intensity (1-4 units per acre) on part of the SW 20<sup>th</sup> Avenue frontage) of the approximately 157-acre property. In addition, the proposed residential land use areas (21.72 acres of RM - Residential Medium-Density (8-30 units per acre) and 90.58 acres of RL - Residential Low-Density (up to 12 units per acre) are contiguous to the proposed MUM area, and the RL is also contiguous to the MUL area. The contiguity will obviate the need for future residents of the RL and RM areas to use either Tower Road or SW 20<sup>th</sup> Avenue to access the MUL and MUM areas, and will thus support multi-modal transportation mobility.*

*The property is served by RTS Routes 75 (Oaks Mall to Butler Plaza Transfer Station) and 76 (Santa Fe to Haile Market Square) along SW 20<sup>th</sup> Avenue, and by RTS Route 75 along Tower Road (SW 75<sup>th</sup> Street). Route 75 provides weekday service every 40-60 minutes and weekend service every 2 hours. Route 76 provides service every 60 minutes on weekdays and no service on weekends.*

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

*Yes. The proposed Mixed-Use Medium-Intensity (12-30 units per acre), Mixed-Use Low-Intensity (8-30 units per acre), Residential Medium-Density (8-30 units per acre), Residential Low-Density (up to 12 units per acre), and Single-Family (up to 8 units per acre) land uses allow for a mix of nonresidential and residential uses. The proposed mixed use categories for this property can help meet the nonresidential needs of the residents of this populous part of the urbanized area. Both the proposed mixed-use and residential land use designations will also help meet the demand for housing in this area by allowing for future residential development.*

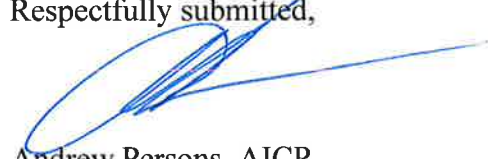
**10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and,**

The proposed land use amendment will increase the potential for mixed-use development, non-residential and residential development on the property, which is supportive of the City's economic development goal of encouraging infill development. The Mixed-Use Medium-Intensity (12-30 units per acre) and Mixed-Use Low-Intensity (8-30 units per acre) land use categories are relatively flexible land use categories that can facilitate economic development by allowing a mix of non-residential and residential development in response to changing market conditions.

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

This is not applicable because the property is not within an antiquated subdivision.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Andrew Persons', with a long horizontal stroke extending to the right.

Andrew Persons, AICP  
Interim Principal Planner

A handwritten signature in blue ink, appearing to read 'Dean Mimms', with a large loop and a horizontal stroke.

Prepared by: Dean Mimms, AICP  
Lead Planner

**Table 1**

**Adjacent Existing Uses**

<b>North</b>	University of Florida radio tower; undeveloped/wooded; mobile home park
<b>South</b>	Single-family neighborhood; multifamily (4-plexes and duplexes) neighborhood
<b>East</b>	Multifamily residential (apartments); SW 20 <sup>th</sup> AVE (then single-family neighborhood)
<b>West</b>	SW 75 <sup>th</sup> ST/Tower Road (then single-family neighborhoods; Oak Hall School)

**Adjacent Land Use and Zoning**

	<b>Land Use Category</b>	<b>Zoning Category</b>
<b>North</b>	UF Campus Master Plan – Support; Alachua County Residential Medium-Density (4-8 units/acre)	Alachua County Agriculture; Alachua County Business and Professional; Alachua County R-2A - Multiple-Family, Medium-High Density (8-14 units/acre); Alachua County RM: Manufactured – Mobile Home Park
<b>South</b>	Alachua County RES-Med Residential Medium Density (14-21 units/acre)	Alachua County R-2A - Multiple-Family, Medium-High Density (8-14 units/acre); Alachua County PDs (single-family residential; multi-family residential)
<b>East</b>	Alachua County RES-High – Residential High Density (14-21 units/acre); SW 20 <sup>th</sup> AVE (then SF – Single-Family (up to 8 units per acre)	Alachua County R-2A – Multiple-Family, Medium-High Density (8-14 units/acre); SW 20 <sup>th</sup> AVE (then RSF-1 (3.5 units/acre single-family residential district)
<b>West</b>	SW 75 <sup>th</sup> ST (then Alachua County RES-Low: Residential Low Density (1-4 units/acre); Alachua County INST – Institutional	SW 75 <sup>th</sup> ST (then R-1A (Single-Family, Low Density (1-4 units/acre); PD (Planned Development) for Oak Hall School; PD for single-family residential

## **List of Appendices**

### **Appendix A Comprehensive Plan GOPs**

Exhibit A-1 Comprehensive Plan - Transportation Mobility Element GOPs

### **Appendix B Supplemental Documents**

Exhibit B-1 Aerial Photograph  
Exhibit B-2 Map: Existing Land Use  
Exhibit B-3 Map: Proposed Land Use  
Exhibit B-4 Map: FEMA Special Flood Hazard Area (SFHA)  
Exhibit B-5 Memorandum from the City's Environmental Coordinator  
Exhibit B-6 Letter from Alachua County Public Schools

### **Appendix C Application**

Exhibit C-1 Application

## **Appendix A Comprehensive Plan GOPs**

### **Exhibit A-1 Comprehensive Plan GOPs**

#### **Transportation Mobility Element**

**Policy 2.1.2** The City shall promote transportation choice, healthy residential and non-residential development, safety, and convenience.

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

**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 10.1.4** 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 10.1.9** 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.

<b>Net, New Average Daily Trip Generation</b>	<b>Number of Criteria That Shall Be Met</b>
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	<p>At least 24 and meet either a. or b.:</p> <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>
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### 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 10.1.14** Within the portion of the University of Florida (UF) Context Area that is located inside city limits (as mapped in the Campus Master Plan), all new multi-family residential development shall fund the capital transit costs associated with transit service needs. Transit capital costs include transit vehicles, maintenance facilities, passenger facilities such as transit shelters, and technology equipment (such as GPS). Payments shall be based on a proportionate share contribution for any additional transit service



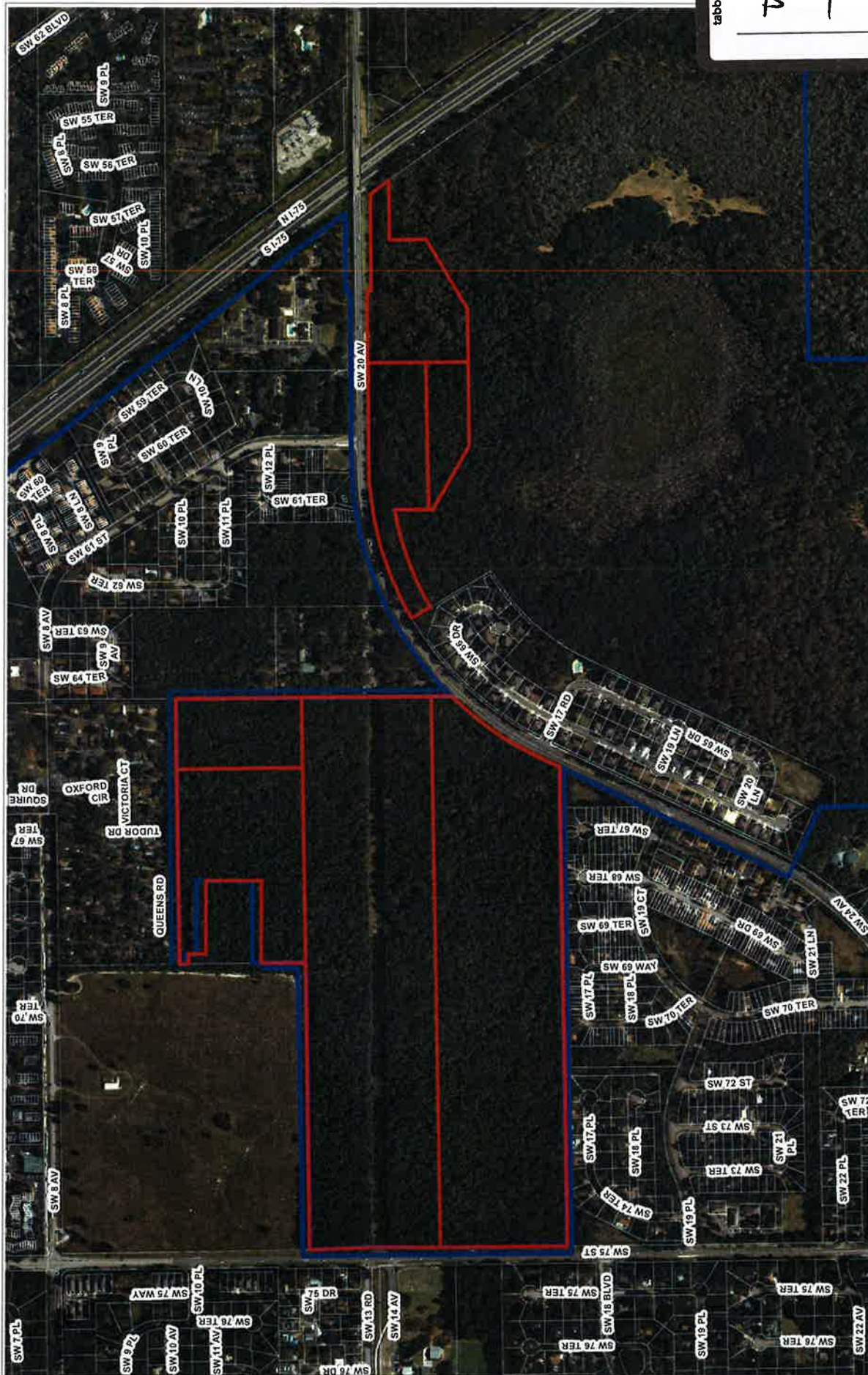
enhancements needed to serve the proposed development and maintain existing service levels (frequencies) in the RTS a.m. and p.m. peak hours. The projected new trips shall be based on the expected mode split of all development trips that will use transit. If the development is within ¼ mile of UF, there shall be a 25% reduction in the required payment in recognition of the pedestrian and bicycle trips that may occur. Any transit payments required under this policy shall not count towards meeting TMPA criteria in Zones B, C, D, or M.

**Policy 10.3.1** The City shall use the Central Corridors Overlay District design standards in the Land Development Code for development/redevelopment projects within the TMPA. These standards address building placement, parking, sidewalks, building wall articulation, and placement of mechanical equipment, and shall be the guiding design standards for development/redevelopment on roadways in the TMPA that are listed in the annual Level of Service Report produced by the North Central Florida Regional Planning Council. Within Zones C and M, the build-to line may be modified on Archer Road, SW 34th Street, SW 20<sup>th</sup> Avenue, or Williston Road due to right-of-way or utility constraints, consistent with requirements as described in the Land Development Code's Special Area Plan for Central Corridors. These design standards shall not supersede design standards adopted as part of a Special Area Plan, Overlay District, Planned Development, or Urban Mixed-Use District 2 (UMU-2) zoning district.

**Policy 10.8.1** Alachua County staff shall be provided the development plans and associated traffic studies for any development within the TMPA that will generate more than 1,000 net, new average daily trips or any development that will generate more than 100 net, new average daily trips within 1/4 mile of an Alachua County-maintained road or the unincorporated area. Alachua County staff shall have the opportunity to comment on the proposed development and its impacts on Alachua County-maintained roads or state-maintained roads and any criteria proposed/required pursuant to Policies 10.1.6, 10.1.7, 10.1.9, 10.1.11, and 10.1.13. Alachua County staff may raise the trip threshold for review of plans at any time by informing the City of such change in writing. The City shall require large developments that meet the DRI threshold to address regional impacts on facilities.

## **Appendix B Supplemental Documents**

B-1



## AERIAL PHOTOGR

 No Scale	<b>Name</b>	<b>Petition Request</b>	<b>Petition Number</b>
	City of Gainesville	Amend the City of Gainesville FLUM from Alachua County Medium High Density Residential (RMH) and Low Density Residential (RL) to City of Gainesville MUL, RM, RL and SF	PB-16-107 LUC

## Land Use Designations City of Gainesville

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

## Land Use Designations Alachua County

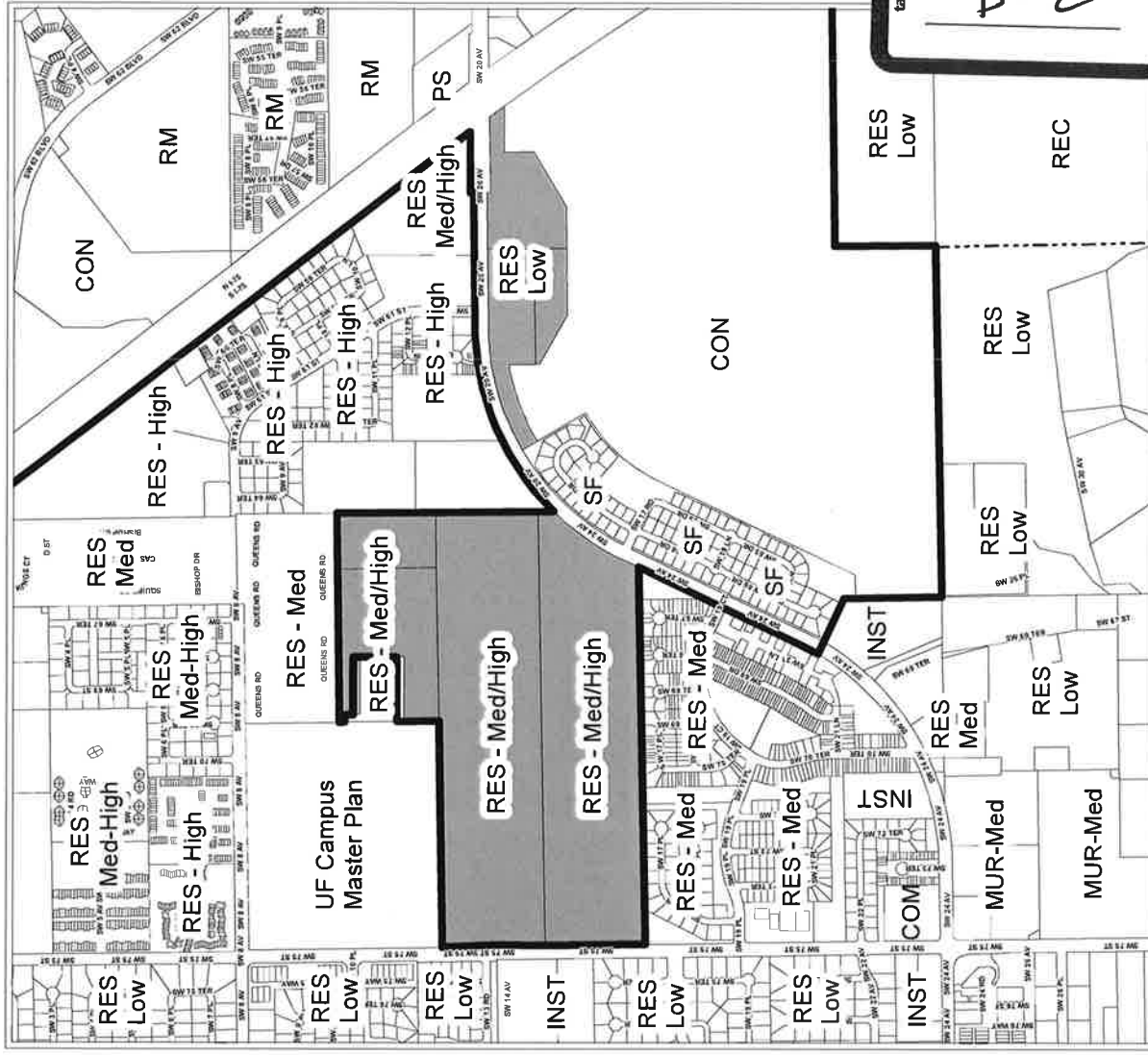
RES - Low Residential Low-Density (1-4 units/acre)  
RES - Med Residential Medium-Density (4-8 units/acre)  
RES - Med/High Residential Medium-High Density (8-14 units/acre)  
RES - High Residential High-Density (14-21 units/acre)  
COM Commercial  
INST Institutional  
REC Recreation  
MUR-Med Mixed-Use Residential Medium Density (4-8 units/acre)  
UF UF Campus Master Plan

Area  
under petition  
consideration

Division line between  
two land use categories  
City Limits



No Scale



## EXISTING LAND USE

Name	Petition Request	Petition Number
City of Gainesville	Amend the City of Gainesville FLUM from Alachua County Medium High Density Residential (RMH) and Low Density Residential (RL) to City of Gainesville MUL, RM, RL and SF	PB-16-107 LUC



## Land Use Designations City of Gainesville

SF  
RL  
RM  
MUL  
MUM  
CON  
PF

Single-Family (up to 8 units/acre)  
Residential Low-Density (up to 12 units/acre)  
Residential Medium-Density (8-30 units/acre)  
Mixed-Use Low-Intensity (8-30 units/acre)  
Mixed-Use Medium-Intensity (12-30 units/acre)  
Conservation  
Public Facilities

## Land Use Designations Alachua County

RES - Low  
RES - Med  
RES - Med/High  
RES - High  
COM  
INST  
REC  
MUR-Med  
UF

Residential Low-Density (1-4 units/acre)  
Residential Medium-Density (4-8 units/acre)  
Residential Medium-High Density (8-14 units/acre)  
Residential High-Density (14-21 units/acre)  
Commercial  
Institutional  
Recreation  
Mixed-Use Residential Medium Density (4-8 units/acre)  
UF Campus Master Plan

Area  
under petition  
consideration

Division line between  
two land use categories  
City Limits

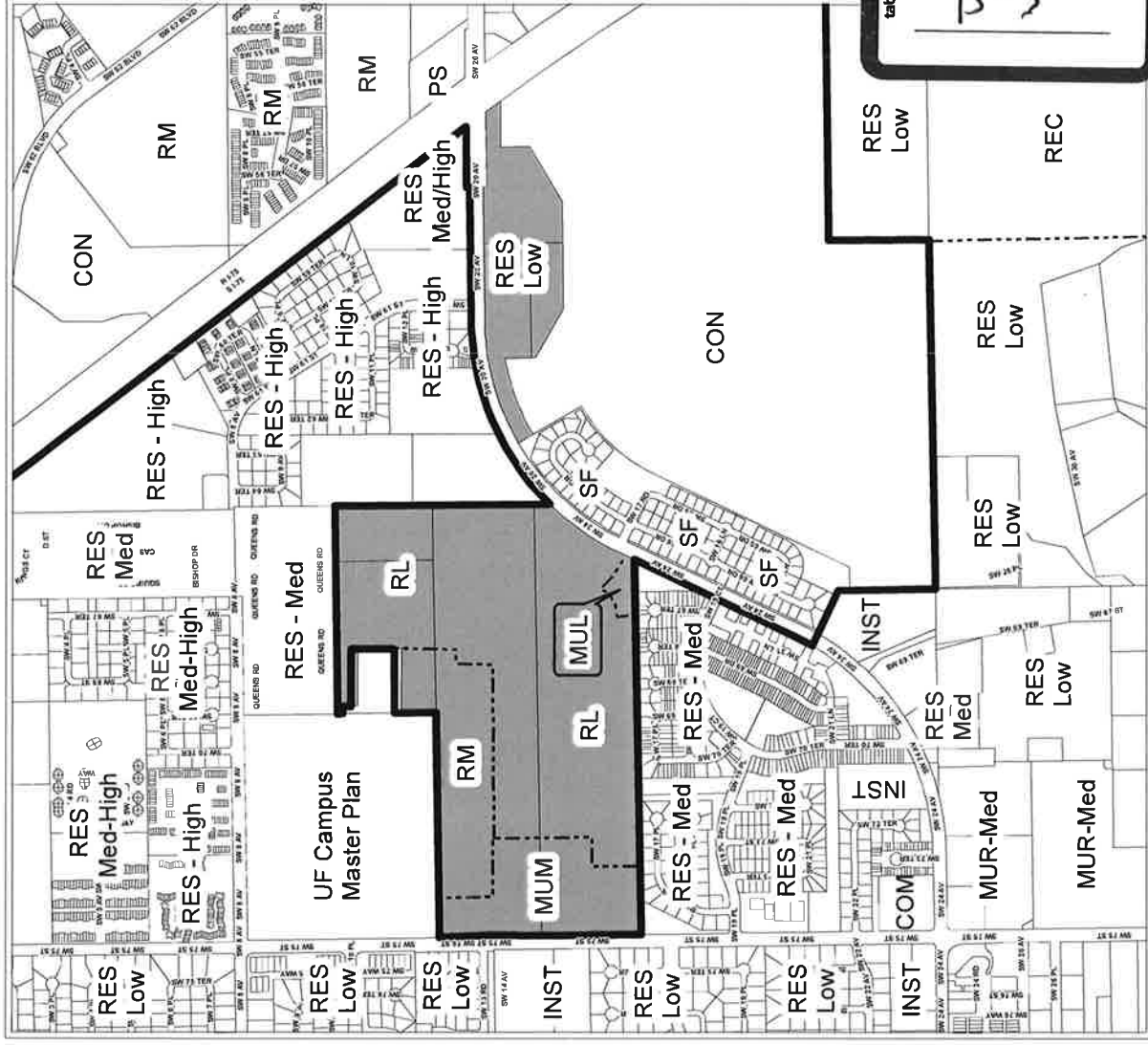


EXHIBIT  
B-3  
tabbles

## PROPOSED LAND USE

Name	Petition Request	Petition Number
City of Gainesville	Amend the City of Gainesville FLUM from Alachua County Medium High Density Residential (RMH) and Low Density Residential (RL) to City of Gainesville MUL, RM, RL and SF	PB-16-107 LUC



No Scale

**tabbies.**

## EXHIBIT

B-4

**Not To Scale**

**FEMA Special Flood Hazard Area (SFHA)  
PB-16-107 LUC & PB-16-108 ZON**

A- Annual 1% chance- 100 year

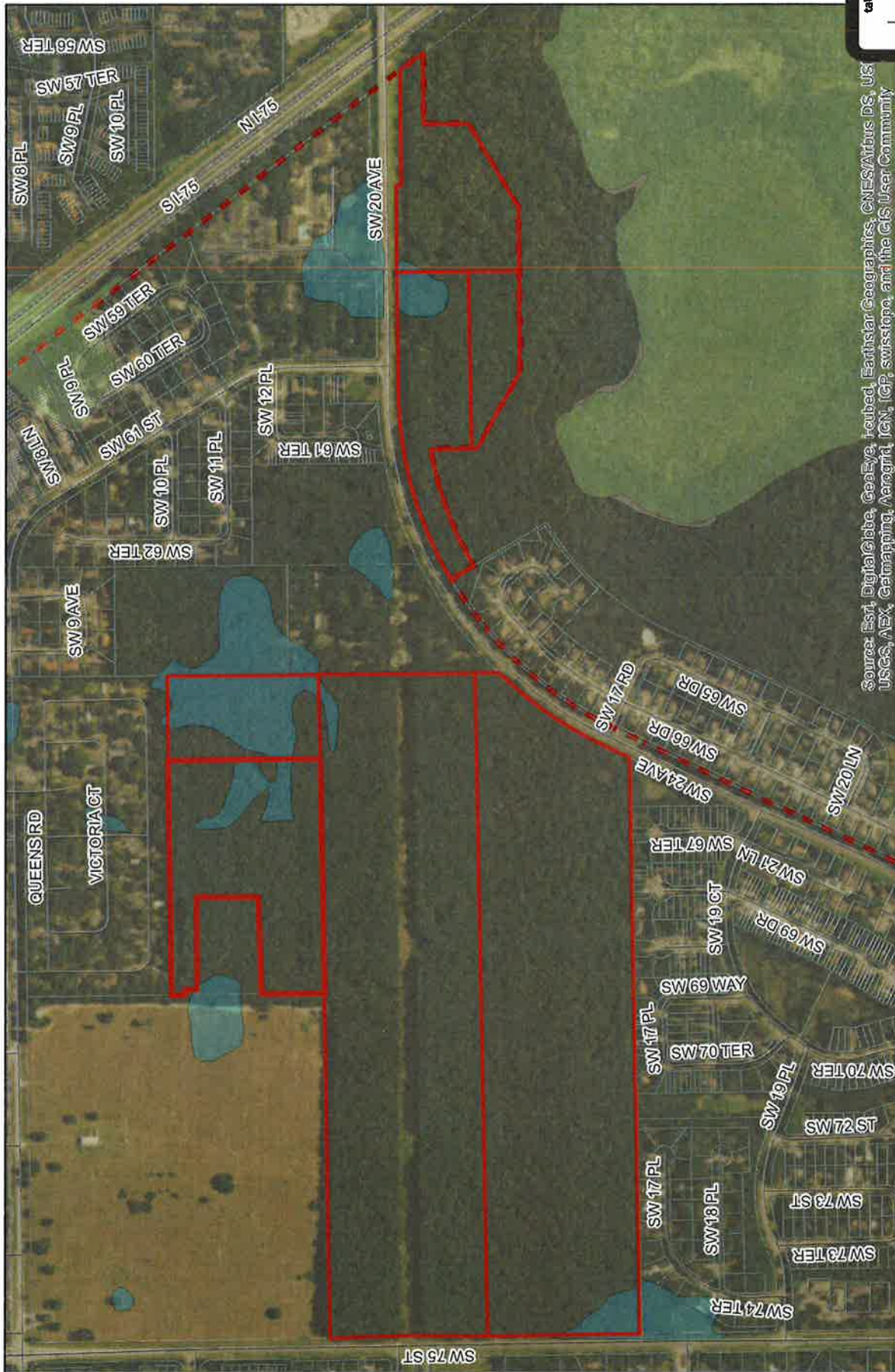
AE-- Annual 1% chance- 100 year- Elevations known

**X- Non Risk**

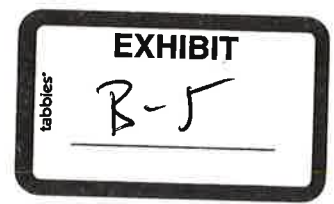
**X500— Low Risk, area of minimal flooding protected by Levy**



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




Source: Esri, DigitalGlobe, GeoEye, iSat, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community



**CITY OF GAINESVILLE – PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
INTEROFFICE MEMORANDUM**

**TO:** Dean Mimms, AICP, Lead Planner

**FROM:**  Mark Brown, PWS, CPSS, Environmental Coordinator

**SUBJECT:** **Petitions PB-16-107 LUC and related PB-16-108 ZON  
SW 20<sup>th</sup> Voluntary Annexation  
156.7-acre property located between 1300-1800 block of Tower Road (75<sup>th</sup> Street) and  
1800 block of SW 24<sup>th</sup> Avenue**

**DATE:** August 31, 2016

The subject petitions include a proposed change in land use and zoning for a 156.7-acre area that includes a total of seven properties bisected by SW 20<sup>th</sup> Avenue (Parcels 06677-000-000, 6676-000-000, 6675-001-000 and 06675-003-000 located north of SW 20<sup>th</sup>; Parcels 06676-000-000, 06677-000-000 and 06680-004-000 located south). The proposed activities have been reviewed for considerations relating to environmental resources regulated by the City's Land Development Code (LDC) 30-300 *Regulated Surface Waters and Wetlands*, and 30-310 *Regulated Natural and Archaeological Resources*.

Historical Habitat Conditions – Review of various documentation (i.e. historical aerials, soil survey, site reviews) were combined with information provided by environmental consultants, agency representatives and the landowners. The habitat conditions for the parcels north of SW 20<sup>th</sup> Avenue were historically dominated by upland sandhill ecosystems. This habitat typically has canopy coverage provided by pine trees (e.g. slash, longleaf and/or loblolly) as well as hardwoods dominated by oak species (e.g. turkey, laurel, live); with additional coverage provided by pignut hickory, sweetgum, persimmon and Southern magnolia. However, historical aerials of this area indicate the logging of trees and vegetative clearance alternating with long periods of minimal land management activities. This altering of management appears to have culminated with the planting of pine during the early 1990's, followed by minimal to no subsequent implementation of prescribed fire or other land management activities during the last couple decades. As is typical under these conditions, there was a natural recruitment and generation of substantial coverage of hardwood tree species. As expected, the most dominant hardwood species to establish and proliferate within the northern parcels was laurel oak. This tree species doesn't have near the life span compared to live oak and have rapid rates of natural recruitment and expansive growth. As a result for the northern parcels, the canopy and sub-canopy became a dense combination of planted pine and predominantly laurel oaks. In comparison, pine plantings were not introduced during the same time period for the parcels south of SW 20<sup>th</sup> Avenue. As a result, hardwood species generated and currently provide dense canopy coverage throughout the three southern parcels.

Current Habitat Conditions – North Parcels - In 2016, Alachua County approved timber cutting of the parcels north of SW 20<sup>th</sup> Avenue. Almost all the trees were logged with the pine transported to a mill for building materials and the hardwoods to the Gainesville Renewable Energy Center (GREC) bio-mass plant to burn for energy production. For the northern parcels, an average of 20 ft. wide buffers of predominately laurel oak trees were not removed adjacent and parallel to the east-west electric transmission line; as well as along the property boundary perimeter. Other than those buffers, only a few isolated trees remain within the northern parcels. As typical after initial clear-cutting of trees within large acreages, the canopy removal has provided optimum rainfall, sunlight and seed dispersal conducive for the rapid recruitment, generation and proliferation of herbaceous vegetation dominated by opportunistic and nuisance species.



The most dominant ground cover species currently includes winged sumac, pokeweed, grapevine, dog fennel and ragweed. With the lower quality habitat remaining within the north parcels, there is minimal evidence of wildlife utilization. As a result of the well-drained sandy soil characteristics within the northern parcels, conditions are adequate and appropriate to support gopher tortoises which are designated as “Threatened” through the Florida Fish & Wildlife Conservation Commission (FFWCC) and protected by state law. cursory review of the north parcel located an active gopher tortoise burrow and even though anticipated to be a low population due primarily to past land clearing and silviculture operations, the large acreage associated with the north parcels indicates the likely presence of many other active burrows. Prior to construction-related activities, adequate and appropriate burrow surveys will be required by the FFWCC to determine the presence and locations of gopher tortoises. In turn, this effort will lead to the potential of on-site protection and/or relocation of individual tortoises through the associated FFWCC permitting guidelines (Chapter 68A-27, F.A.C.).



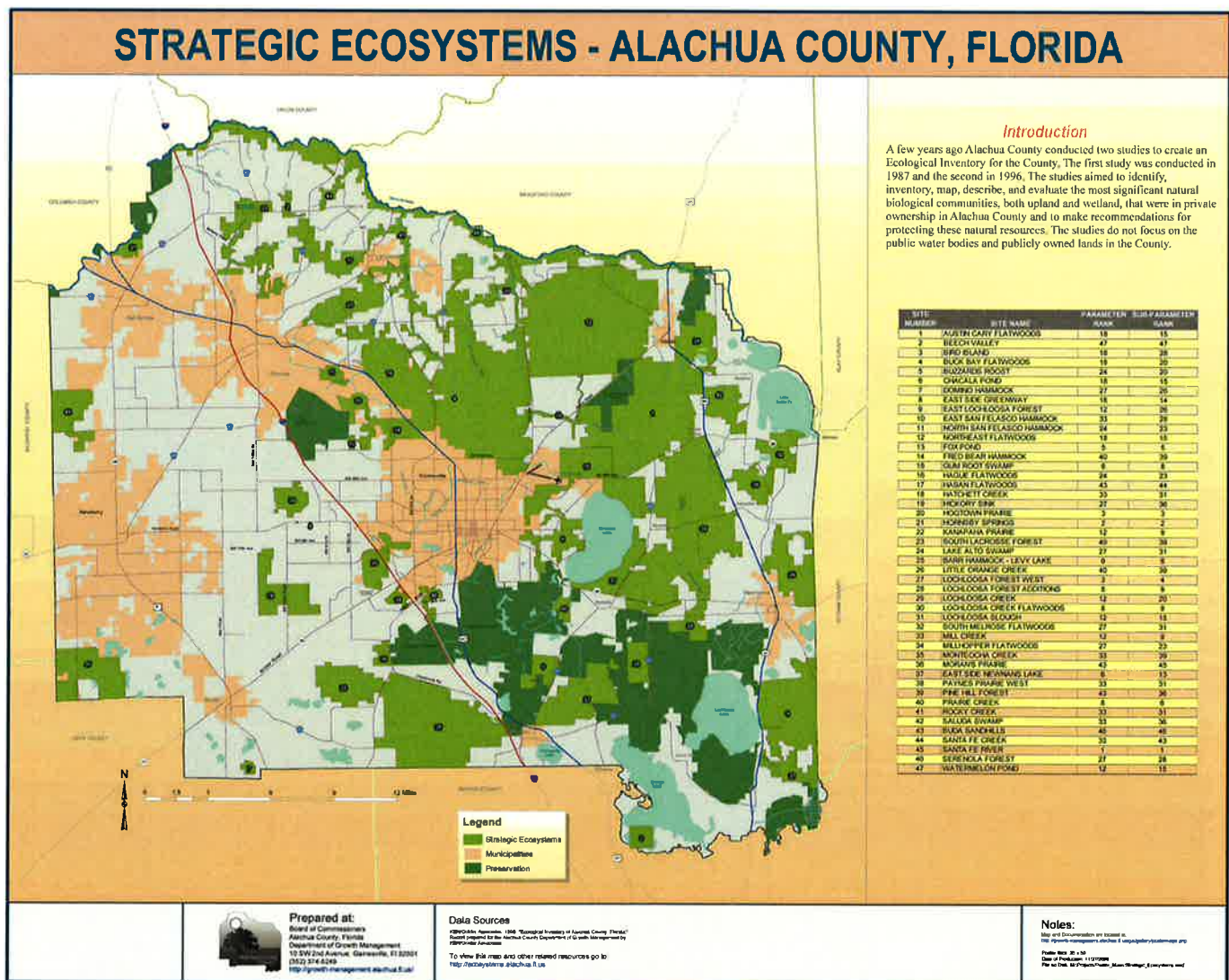
*Northern Parcels – looking west from approximately eastern property boundary. Remaining 20 ft. laurel oak buffers include adjacent to south limits of the transmission corridor (right), SW 20<sup>th</sup> Avenue and existing residential areas (left) and Tower Road (extended far background). Ground cover vegetation dominated by winged sumac, pokeweed, grapevine, ragweed and dog fennel.*



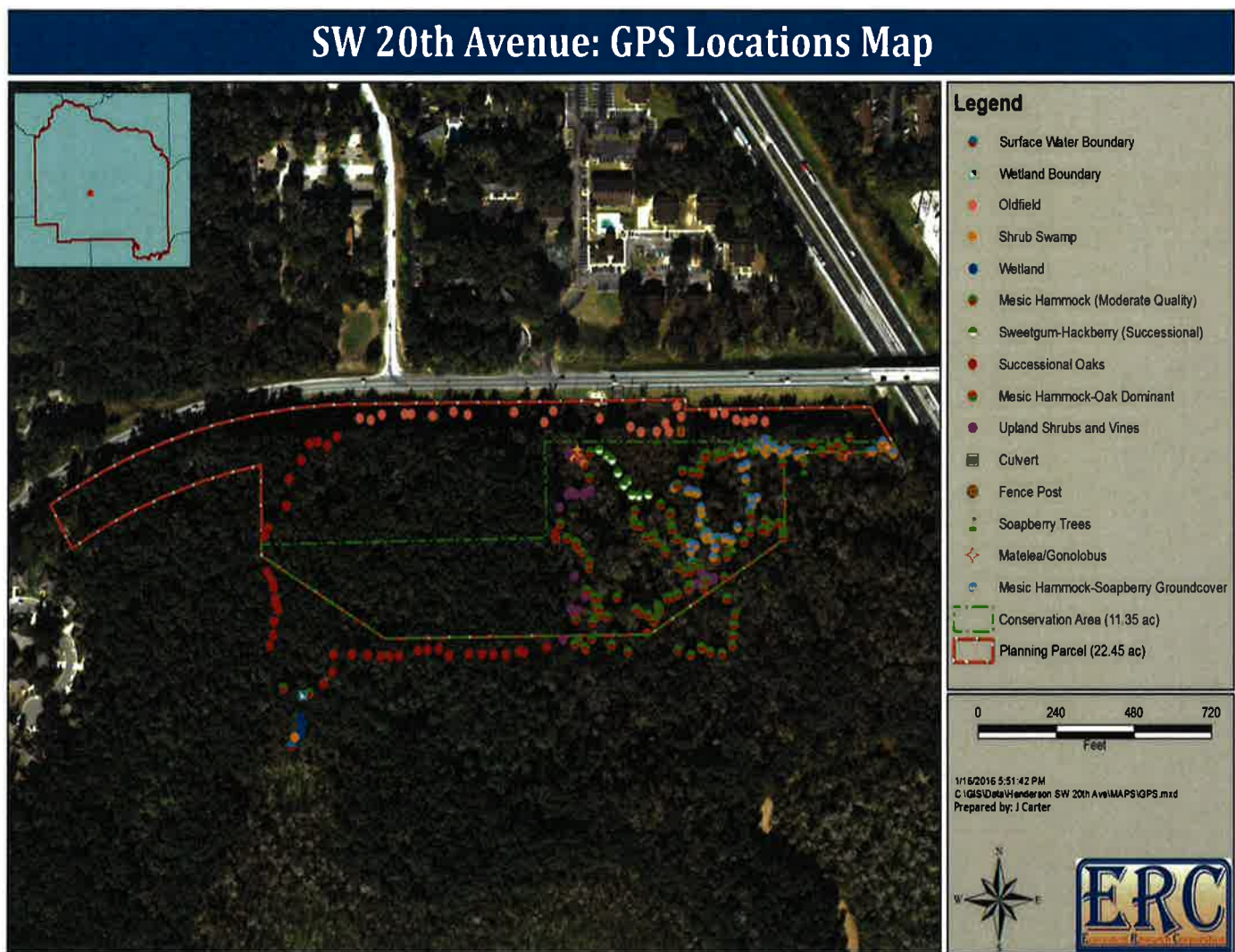
*Northern Parcels – looking west from within the electric transmission easement; with 20 ft. tree buffers dominated by laurel oak bordering the north (right) and south (left) cleared easement. Because there was no previous canopy and the easement is periodically mowed, the corridor has different assemblage of herbaceous species than the adjacent logged areas of the property. Common species include various upland grasses, sedges, dog fennel, ragweed, goldenrod and partridge pea.*



**Current Habitat Conditions – South Parcels** - In 1987 and 1996, Alachua County conducted two studies to create an ecological inventory to identify, inventory, describe and evaluate the most significant natural biological upland and wetland communities remaining under private ownership in the county, and to make recommendations for protecting these natural resources. These areas were designated as “Strategic Ecosystems,” and specific criteria were established within the County’s as well as City of Gainesville’s regulatory codes toward appropriate protection and mitigation for proposed impacts to these ecosystems. Mitigation activities associated with these impacts typically include the preservation and management of a portion of the associated habitats; with particular emphasis and effort toward the more ecologically beneficial areas within the associated properties. The entire acreage associated with the three southern parcels is within the most northern limits of the Hogtown Prairie Strategic Ecosystem (SE). The northern boundary of the SE is along the southern right-of-way of SW 20<sup>th</sup> Avenue, so the three northern parcels associated with this petition are not within a designated SE. The Hogtown Prairie SE is considered one of the more critically important habitats, ranking third in ecosystem benefits out of 47 designated SE’s throughout Alachua County. Fortunately, the majority of property within this SE is under public ownership, including the “Split Rock Conservation Area” (SRCA) which is owned and managed through the City’s Parks Department. The northern boundary of the SRCA adjoins the southern boundary of the southern three parcels associated with the petition.



During the last few years, collaboration and coordination among the City's Planning Dept. & Parks Dept. staff, associated landowners (Dink & Fred Henderson) and their environmental consultant (ERC, Pete Wallace) was conducted toward the goal of hopefully transferring ownership title and associated land management of a portion of these three parcels to the City as a desired habitat buffer addition to the SRCA. In return, Planning staff preliminarily concurs with the landowner's request that transferred property will be evaluated for potential mitigation of habitat removed for proposed development within other portions of these parcels. Mr. Wallace conducted an environmental assessment of the three southern parcels that aided with the determination that the higher quality habitats are associated with southern areas adjacent to the SRCA (parcels #06677-000-000 and #06680-004-000; 11-acre conservation boundary depicted below). All the habitats are classified as upland mesic hammocks containing mixed hardwood coverage dominated by live oak, laurel oak, hackberry and sweetgum. In contrast, the northern parcel #06676-000-000 is located along SW 20 Avenue right-of-way and has minimal species diversity dominated by laurel oaks. The 22-acre planning parcel boundary (red) depicted below is associated with all three southern parcels.





Summary – The review of the environmental conditions submitted for this petition resulted in a contrast of current habitat conditions associated with the parcels located north versus south of SW 20<sup>th</sup> Avenue. The recent logging of the northern parcels and subsequent proliferation of nuisance species result in low habitat ratings. The northern parcels do not possess wetlands or other surface waters; therefore proposed activities within these parcels are exempt from criteria stipulated in the LDC Section 30-310. There are no evident or documented natural features or archaeological artifacts protected under criteria stipulated in Section 30-310.

For the few southern parcels, as noted in the aerial figure and site reconnaissance, presence of wetlands or surface waters haven't been documented during the assessments. However there may be very minor wetland areas that will be verified between the consultant and Planning staff prior to submittal of future development plans. Since the adjacent Split Rock Conservation Area contains high quality sinkhole wetlands that receive direct water flow contributing from Hogtown Creek and discharge into the aquifer, proposed development activities and associated stormwater facilities within the southern parcels will be closely evaluated in order to ensure adoption of appropriate water quality features. As for the potential of establishing set-aside mitigation acreage to address Strategic Ecosystem requirements stipulated in Section 30-310, the landowners have been pro-active in the evaluation process. Discussions with Mr. Dink Henderson have indicated this process will continue toward achieving the Strategic Ecosystem requirements. In turn, this can provide valuable ecological benefits to expand upon and buffer the Split Rock Conservation Area from future development activities.

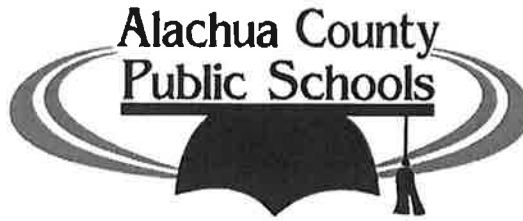


**BOARD MEMBERS**

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

**SUPERINTENDENT OF SCHOOLS**

Sandy Hollinger, Interim Superintendent



62  
Gainesville, Florida 32601  
www.sbac.edu  
(352) 955-7880  
Fax (352) 955-7255

*We are committed to the success of every student!*

August 30, 2016

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

RE: **Petition PB-15-107 LUC.** Review of Comprehensive Plan Amendment including a net increase of 90 single family dwelling units and 190 multi family dwelling units on 157 acres.

Dear Mr. Mimms:

A School Capacity Review for the above referenced project has been completed. The review was conducted in accordance with the City of Gainesville Public School Facilities Element as follows:

***POLICY 1.1.2: Coordinating School Capacity with Planning Decisions***

*The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of a development proposal on school capacity.*

***POLICY 1.1.3: Geographic Basis for School Capacity Planning.***

*For purposes of coordinating land use decisions with school capacity planning, the SCSAs that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.*

***POLICY 1.1.5: SBAC Report to City***

*The School Board shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The School Board shall forward the Report to all municipalities within the County.*

***POLICY 1.1.6 City to Consider SBAC Report***

*The City shall consider and review the School Board's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.*

This review does not constitute a “concurrency determination” and may not be construed to relieve the development of such review at the final subdivision or final site plan stages as by the City of Gainesville Comprehensive Plan. It is intended to provide an assessment of the relationship between the project proposed and school capacity – both existing and planned.

The Petition PB-16-107 LUC consists of 90 single family units and 190 multi family units.

**Table 1: Petition PB-16-107 LUC – Projected Student Generation at Buildout**

	Elementary	Middle	High	Total
Single Family	<b>90</b>			
Multiplier	0.15	0.070	0.09	0.31
Students	14	6	8	28
Multi Family	<b>190</b>			
Multiplier	.08	.03	.03	0.14
Students	15	6	6	27
<b>Total Students*</b>	<b>29</b>	<b>12</b>	<b>14</b>	<b>55</b>

**Elementary Schools.** The **Petition PB-16-107 LUC** is situated in the **West Urban Concurrency Service Area**. The West Urban Concurrency Service Area currently provides a capacity of 3,079 seats. The current enrollment is 3,157 students representing a 103% utilization compared to an adopted LOS standard of 100%.

Student generation estimates for the **Petition PB-16-107 LUC** indicate that 29 elementary seats would be required at buildout. Based on capacity and level of service projections the West Urban Concurrency Service Area is currently deficient. The school district is currently reviewing options for resolving level of service issues in this CSA.

**Middle Schools.** The **Petition PB-16-107 LUC** is situated in the **Kanapaha Concurrency Service Area**. The Kanapaha Concurrency Service Area provides a capacity of 1,201 seats. The current enrollment is 975 students representing an 81% utilization compared to an adopted LOS standard of 100%.

No new capacity is planned for the Kanapaha Concurrency Service Area during the five, ten and twenty year planning periods.

Student generation estimates for the **Petition PB-16-107 LUC** indicate that 12 middle seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five, ten and twenty year planning period.

**High Schools.** The **Petition PB-16-107 LUC** is situated in the **Buchholz Concurrency Service Area**. The Buchholz Concurrency Service Area currently has a capacity of 2,227 seats. The current enrollment is 2,177 students representing a 98% utilization compared to an adopted LOS standard of 100%.

Student generation estimates for the **Petition PB-16-107 LUC** indicate that 14 high school seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five-year planning period. Based on current student enrollment projection, additional capacity will be needed within the ten year planning period.

**Summary Conclusion.** Students generated by the **Petition PB-16-107 LUC** at the middle level can be reasonably accommodated for the five, ten and twenty year planning periods. High school capacity is projected to be sufficient during the five year planning period. Additional high capacity is projected to be needed within the ten year planning period

The West Urban Concurrency Service Area (elementary) is currently deficient and no capacity enhancements are programmed. The status of this CSA is currently under review.

This evaluation is based on best projections and upon the 2015-2016 Five Year District Facilities Plan adopted by the School Board of Alachua County. The **Petition PB-16-107 LUC** project is subject to concurrency review and determination at the final site plan for multi-family and the availability of school capacity at the time of such review.

If you have any questions, please contact this office.

Best Regards,

A handwritten signature in cursive script, appearing to read 'Vicki McGrath', written in dark ink.

Vicki McGrath

Director of Community Planning

CC: Gene Boles

**APPLICATION—CITY PLAN BOARD**  
**Planning & Development Services**



OFFICE USE ONLY	
Petition No. <u>PB-16-107 LUC</u>	Fee: \$ <u>N/A</u>
1 <sup>st</sup> Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 [ ]	
Account No. 001-660-6680-1124 (Enterprise Zone) [ ]	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) [ ]	

Owner(s) of Record (please print)	
Name: <u>Henderson Land Trust</u>	
Address: <u>3501 S. Main Street Suite 1</u>	
<u>Gainesville, FL 32601</u>	
Phone: _____	Fax: _____
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name: <u>City of Gainesville</u>	
Address: <u>306 NW 6th Ave</u>	
<u>Gainesville, FL 32601</u>	
Phone: _____	Fax: _____

**Note:** It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.

**REQUEST**

Check applicable request(s) below:		
Future Land Use Map <input checked="" type="checkbox"/>	Zoning Map <input type="checkbox"/>	Master Flood Control Map <input type="checkbox"/>
Present designation: <u>Alachua RMA</u>	Present designation: _____	Other <input type="checkbox"/> Specify: _____
Requested designation: _____	Requested designation: _____	

MUM, MBL, RM, RL, SF

**INFORMATION ON PROPERTY**

1. Street address: _____
2. Map no(s): _____
3. Tax parcel no(s): <u>06675-001-000, 06675-003-000, 06676-000-000, 06677-000-000, 06680-004-000</u>
4. Size of property: <u>156.73</u> acre(s)

All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more **must** be accompanied by a market analysis report.

**Certified Cashier's Receipt:**

## 5. Legal description (attach as separate document, using the following guidelines):

- a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
- b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
- c. Must correctly describe the property being submitted for the petition.
- d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. **INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES** (NOTE: *All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.*)

A. What are the existing surrounding land uses?

North *UF Master Plan, Alachua RM & RH land use*

South *Conservation, Alachua RM land use*

East *Alachua RH land use, 1-75*

West *CoG SF land use, Tower Road*

B. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO *N/A*

YES \_\_\_\_ If yes, please explain why the other properties cannot accommodate the proposed use?



- C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets

Noise and lighting

- D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO X

YES \_\_\_\_

(If yes, please explain below)

- E. Does this request involve either or both of the following?

- a. Property in a historic district or property containing historic structures?

NO X

YES \_\_\_\_

- b. Property with archaeological resources deemed significant by the State?

NO X

YES \_\_\_\_

- F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment \_\_\_\_

Activity Center X

Strip Commercial \_\_\_\_

Urban Infill \_\_\_\_

Urban Fringe \_\_\_\_

Traditional Neighborhood \_\_\_\_

Explanation of how the proposed development will contribute to the community.

- G. What are the potential long-term economic benefits (wages, jobs & tax base)?

This subject property was annexed into the City of Gainesville and requires City land use & zoning. Development of the property with a mix of residential & non-residential uses will benefit the city's tax base and housing.

- H. What impact will the proposed change have on level of service standards?

Roadways

No impact

Recreation

No impact

Water and Wastewater

Reduction from current Alachua County entitlements

Solid Waste

No impact

Mass Transit

No impact

- I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO \_\_\_\_\_

YES X (please explain)

**CERTIFICATION**

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

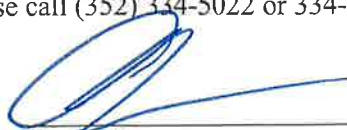
Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.



Owner/Agent Signature

8-1-16

Date

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by (Name)

\_\_\_\_\_.

Signature – Notary Public

Personally Known \_\_\_\_ OR Produced Identification \_\_\_\_ (Type) \_\_\_\_\_



Professional Consultants



JACKSONVILLE | GAINESVILLE | OCALA

8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244

132 NW 76th Drive, Gainesville, Florida 32607

101 NE 1st Avenue, Ocala, Florida 34470

planning.surveying.engineering.construction.

**Application Package  
Table of Contents**

- 1. Cover Letter**
- 2. School Concurrency Form**
- 3. Property Owner Affidavit**
- 4. Legal Descriptions**
- 5. Justification Report**
- 6. Map Set**

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August 1, 2016

Ralph Hilliard, Planning Manager  
City of Gainesville Planning Department  
306 NE 6<sup>th</sup> Avenue  
Gainesville, FL 32608

Re: Tower Road / SW 20<sup>th</sup> Avenue Annexation Site  
Large-scale Comprehensive Plan Amendment & Rezoning Applications

Dear Ralph:

As the authorized agent for the property owners, CHW submits justification reports, mapping, legal descriptions, and a School Concurrency Form in support of the City of Gainesville's Large-scale Comprehensive Plan Amendment and Rezoning applications for property recently annexed into the City. The ±156.73-acre site is located along Tower Road and also has frontage on SW 20<sup>th</sup> Avenue.

These applications will apply City of Gainesville Future Land Use designations and zoning districts to replace the current Alachua County FLU and zoning designations. The intent is to allow similar types and amounts of development as permitted by the Alachua County FLU designations and zoning districts, as well as the County's TND / TOD policies.

Since these applications are associated with the recent annexation actions, no application fees are required. Similarly, no neighborhood workshop was required. The City of Gainesville will be the applicant on these applications.

We trust that this information is sufficient for your review and placement on the September 22, 2016 City Plan Board agenda. Please let me know if you have any questions or need any additional information.

Sincerely,  
CHW



Craig Brashier, AICP  
Planning Manager

L:\2015\15-0301\Planning\Application\LTR\_160502\_CVR Ltr.docx

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**PUBLIC SCHOOL STUDENT GENERATION  
CALCULATION FORM FOR RESIDENTIAL  
DEVELOPMENT IN CITY OF GAINESVILLE**

**DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

(352) 334-5022

**OFFICE USE ONLY**

Petition No. \_\_\_\_\_

Application Date: \_\_\_\_\_

<b>Owner(s) of Record (please print)</b>
Name: Henderson Land Trust
Address: 3501 S. Main St., Suite 1
Gainesville, FL 32601
E-mail Address: Contact Agent
Phone: Contact Agent Fax:

<b>Applicant(s)/Agent(s), if different</b>
Name: CHW
Address: 132 NW 76th Drive
Gainesville, FL 32607
E-mail Address: craigb@chw-inc.com
Phone: 352-331-1976 Fax:
(Attach notarized authorization for agent to act on owner's behalf)

**PROJECT INFORMATION**

1. Project Name: Tower Road / SW 20th Avenue Annexation Site
2. Street address: N/A
3. Tax parcel no(s): 00675-001-000, 06675-003-000, 06676-000-000, 06677-000-000, 06680-004-000
4. Size of property: ±156.73 acre(s)

**Development Data**

(If this is a phased development, attach a sheet showing the phasing schedule)

☒ Single Family Residential      ☒ Multi-Family Residential      ☐ Exempt: \_\_\_\_\_  
 Number of Units: 178      Number of Units: 2,073      (See exemptions on page 2)

**Level of Review**

☐ Design Plat      ☐ Final Plat      ☐ Preliminary      ☐ Final      ☐ Revised      ☐ Staff Review

**SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION:**

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs can be obtained from the City of Gainesville Planning Division.

Elementary: West Urban CSA      Middle: Kanapaha CSA      High: Buchholz CSA

**EXPLANATION OF STUDENT GENERATION CALCULATION:**

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board.

Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS:

Elementary School: 178 units x 0.159\* Elementary School Multiplier = 28 Student Stations  
Middle School: 178 units x 0.080\* Middle School Multiplier = 14 Student Stations  
High School: 178 units x 0.112\* High School Multiplier = 20 Student Stations

MULTI- FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS:

Elementary School: 2,073 units x 0.042\* Elementary School Multiplier = 87 Student Stations  
Middle School: 2,073 units x 0.016\* Middle School Multiplier = 33 Student Stations  
High School: 2,073 units x 0.019\* High School Multiplier = 39 Student Stations

\* Source: School Board of Alachua County: 2009-2010 Five Year District Facilities Plan

**Exempt Developments:**

- (a) Existing single-family legal lots of record eligible for a building permit.
- (b) Development that includes residential uses that received final development plan approval prior to the effective date for public school concurrency, or are actively being reviewed and have received preliminary plan approvals prior to 12/18/08, provided the development approval has not expired.
- (c) Amendments to final development orders for residential development approved prior to 12/18/08 and which do not increase the number of students generated by the development.
- (d) Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of Policy 2.5.2.d. of the Public Schools Facilities Element or the Interlocal Agreement (ILA).
- (e) Group quarters that do not generate public school students, as described in Policy 2.4.2.e. of the Public Schools Facilities Element.

**CERTIFICATION**

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) shown in question 3 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures will be accepted only with notarized proof.

  
Owner/Agent Signature

8/25/2016  
Date

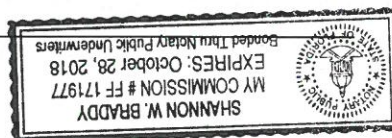
STATE OF FLORIDA

COUNTY OF Alachua

Sworn to and subscribed before me this 25<sup>th</sup> day of August 2016,  
by (Name) Craig Bonshier

  
Signature – Notary Public

Personally Known X OR Produced Identification \_\_\_\_ (Type)





## Certification by School Board of Alachua County

This application for a determination of adequacy of public schools to accommodate the public school students generated by the subject development, has been reviewed by the School Board of Alachua County (designated staff representative). The following determinations have been made:

☐ The application is **approved** based upon the following findings:

Elementary: Capacity Required \_\_\_\_\_ SCSA \_\_\_\_\_

- ☐ Capacity available Available Capacity \_\_\_\_\_
- ☐ Capacity available in three years Available Capacity \_\_\_\_\_
- ☐ Capacity Available in adjacent SCSA Available Capacity \_\_\_\_\_

Middle: Capacity Required \_\_\_\_\_ SCSA \_\_\_\_\_

- ☐ Capacity available Available Capacity \_\_\_\_\_
- ☐ Capacity available in three years Available Capacity \_\_\_\_\_
- ☐ Capacity Available in adjacent SCSA Available Capacity \_\_\_\_\_

High Capacity Required \_\_\_\_\_ SCSA \_\_\_\_\_

- ☐ Capacity available Available Capacity \_\_\_\_\_
- ☐ Capacity available in three years Available Capacity \_\_\_\_\_
- ☐ Capacity Available in adjacent SCSA Available Capacity \_\_\_\_\_

☐ **Denied** for reasons stated

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\_\_\_\_\_  
Vicki McGrath  
Director of Community Planning  
School Board of Alachua County

\_\_\_\_\_  
Date

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# AFFIDAVIT

Henderson Land Trust

Owner(s)

Application Number

CHW

Appointed Agent(s)

06680-004-000,

06675-001-000, 06675-003-000, 006676-000-000, & 06677-000-000

Parcel Number(s)

09

Section

10S

Township

19E

Range

## Comprehensive Plan Amendment, Rezoning, and Development Plan Applications

Type of Request

I (we), the property owner(s) of the subject property, being duly sworn, depose and say the following:

1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
2. That this property constitutes the property for which the above noted land use request is being made to the City of Gainesville City Commissioners;
3. That I (we), the undersigned, have appointed, and do appoint, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;
4. That this affidavit has been executed to induce the City of Gainesville City Commissioners to consider and act on the subject request;
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

Owner (Signature)

Owner (Signature)

STATE OF FLORIDA  
COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME THIS 14<sup>th</sup> DAY

OF July, 2016

BY James Dink Henderson

WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE  
PRODUCED \_\_\_\_\_

(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

(SEAL ABOVE)



Kelly Jones Bishop  
Name of Notary typed, printed or stamped

FF 167278  
Commission Number

P.P. 82.70  
D.L. Flaming 20  
M.L. J. 20  
Total 83.05

QUIT CLAIM DEED

This instrument prepared by:  
R.L. Henderson Jr.  
Dell, Graham, Wilcox, Garber,  
Henderson, Nance & Coles, P.A.,  
233 N.E. First Street  
Gainesville, Florida 32601

THIS INDENTURE, made this 27<sup>th</sup> day of July,  
1988 by and between BURNEY M. HENDERSON; BURNEY M.  
HENDERSON, as Trustee for Trust Number Four under the Will  
of Kate Robinson Henderson; JAMES D. HENDERSON, JR.,  
individually, and as Trustee of the James D. Henderson, Jr.  
Trust, dated 5 October, 1972; JAMES D. HENDERSON, JR., as  
Trustee for Trust Number Two under the Will of Kate Robinson  
Henderson; MAY G. HENDERSON, as a Trustee of the James D.  
Henderson, Jr. Trust dated 5 October, 1972; R. L. HENDERSON,  
JR., as a Trustee of the James D. Henderson, Jr. Trust dated  
5 October, 1972; ELEANOR H. CRUTCHER; individually and as  
Trustee for Trust Number Three under the Will of Kate  
Robinson-Henderson; CAROLYN G. HENDERSON, individually, and  
as Trustee for Trust Number Five under the Will of Kate  
Robinson Henderson; MARY JANICE H. THORNTON; and ANNIE MAE  
H. MCCREARY, individually, and as Trustee for Trust Number  
Six under the Will of Kate Robinson Henderson; all of the  
foregoing constituting all of the partners of Henderson Land  
and Lumber Company, a co-partnership and Florida general  
partnership, as parties of the first part, and R. L.  
HENDERSON, JR., AS TRUSTEE under the provisions of that  
certain Trust Agreement dated July 27, 1988 and  
known as HENDERSON LAND TRUST, whose mailing address is 2303  
N.E. 27th Avenue, Gainesville, Florida 32602, as party of  
the second part,

W I T N E S S E T H

That the parties of the first part, for and in  
consideration of the premises and the sum of Ten and  
no/100ths Dollars (\$10.00) and other good and valuable  
consideration to them in hand paid by the parties of the  
second part, the receipt of which is hereby acknowledged, do  
hereby remise, release and quit claim unto the party of the  
second part, and to his successors and assigns, forever, all  
of the right, title, interest, claim and demand which the

Doc. St. Amt \$ 0.55  
A. Curtis Powers, Clerk of Circuit Court  
Alachua County - By John J. Powers

907935

1

Book 1706 PAGE 2254

RECORDED  
ORIGINAL RECORDS  
1988 JUL 29 P 12:20  
ALACHUA COUNTY FL



said parties of the first part have in and to the following described real property and property interests and rights situate, lying and being in the County of Alachua, State of Florida, to wit:

1. All real property and interests described on the attached:  
EXHIBIT "A"  
HENDERSON LAND TRUST  
FREE SIMPLE REAL PROPERTY DESCRIPTIONS  
LANDS LYING IN ALACHUA COUNTY, STATE  
OF FLORIDA  
Pages 1 through 6.
2. All rights and mineral reservations described on the attached:  
EXHIBIT "B"  
HENDERSON LAND TRUST  
MINERAL RIGHTS RESERVATION DESCRIPTION  
INTERESTS LYING IN ALACHUA COUNTY,  
STATE OF FLORIDA  
Pages 1 through 4
3. All rights held by or accruing to R. L. Henderson, Trustee, under that certain Agreement for Release of Easement and Restriction of Leasehold between R. L. Henderson, Trustee, and Scotty's, Inc., dated September 24, 1980 and recorded on October 7, 1980 in Official Records Book 1305 at page 259 of the public records of Alachua County, Florida.
4. All rights held by or accruing to R. L. Henderson, individually and as Trustee, under that certain Certificate of Title dated August 2, 1979 and recorded on August 3, 1979 in Official Records Book 1224 at page 740 of the public records of Alachua County, Florida, including:
  - (a) Rights under Memorandum Agreement assigned by Assignment of Contract recorded in Official Records Book 801 at page 525 of the public records of Alachua County, Florida, and any easement interest obtained by any of the Defendants pursuant to said Memorandum Agreement.
  - (b) Easement rights pursuant to documents recorded in Official Records Book 803 at page 473, and Official Records Book 848 at page 111 of the public records of Alachua County, Florida.
  - (c) Easement rights pursuant to documents recorded in Official Records Book 832 at page 439 of the public records of Alachua County, Florida.

All attachments referred to above are incorporated herein and made a part hereof by reference.

THIS IS NOT HOMESTEAD PROPERTY  
hereinafter called "the Property".

TO HAVE AND TO HOLD the above granted and described property, together with all and singular the rights,

tenements, hereditaments and appurtenances, to the same belonging or in any wise appertaining, unto the said party of the second part and to his successors and assigns forever.

WITH INTENTION TO COMPLY with Section 689.071, Florida Statutes (1985), full power and authority is granted by this Deed to the Trustee, or his successors, to deal in and with The Property or interests therein or any part thereof, and full power and authority is hereby granted to the Trustee, or his successors, either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein, and any other property rights of whatsoever nature described herein, or any part of it.

The Trustee shall have no individual liability or obligation whatsoever arising from his ownership, as Trustee, of the legal title to The Property, or with respect to any act done or contract entered into or indebtedness incurred by him in dealing with The Property or in otherwise acting hereunder, except only so far as The Property and trust funds in the actual possession of the Trustee shall be applicable to the payment and discharge thereof. Any and all liability, if any, arising with respect to ownership of The Property shall be solely the responsibility of the Beneficiaries of the Land Trust, no personal liability or responsibility is assumed by or shall be enforced against the Trustee either express or implied.

The interest of each and every beneficiary under this Deed and under the Trust Agreement referred to previously and of all persons claiming under them or through any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of The Property, and that interest is hereby defined and declared to be personal property only, and no beneficiary under this Deed shall have any title or interest, legal or equitable, in or to The Property as such, but only an interest in the

earnings, avails and proceeds from The Property as aforesaid.

In the event of the death, resignation, removal or incompetency of R. L. HENDERSON, JR., JAMES D. HENDERSON, II, shall, only thereupon, succeed R. L. HENDERSON, JR., as Trustee under this Deed, and shall have all of the powers of Trustees under this Deed herein enumerated, and all parties shall deal with and rely on their dealings with said successor Trustee as fully as they were entitled to deal with the predecessor Trustee under the terms of this Deed. In the event of the death, resignation, removal or incompetency of JAMES D. HENDERSON, II, while serving as Trustee under this Deed, or inability to serve when said Trusteeship would otherwise vest, FREDERICK L. HENDERSON shall, only thereupon, succeed as Trustee under this Deed and shall have all of the powers of Trustees under this Deed herein enumerated, and all parties shall deal with and rely on their dealings with said successor Trustee as fully as they were entitled to deal with the predecessor Trustee under the terms of this Deed.

The death of a Trustee shall be conclusively proved under this Deed when a certified copy of the Death Certificate of the Trustee is recorded on the public records of Alachua County, Florida. The resignation of a Trustee shall be conclusively proved under this Deed when a Notice of Resignation stating that the Trustee is resigning as a Trustee under this Trust Deed signed by the resigning Trustee and witnessed by two (2) subscribing witnesses and acknowledged by a Notary Public is recorded on the public records of Alachua County, Florida. The removal of a Trustee shall be conclusively proved under this Deed when an Order from a Court of competent jurisdiction or a copy thereof, stating that the Trustee is removed or ordering the Trustee to execute a resignation is recorded on the public records of Alachua County, Florida. The incompetency of a Trustee

shall be conclusively proved under this Deed when a duly entered Order of Adjudication of Incompetency concerning the Trustee issued by a Court of competent jurisdiction, or a certified copy thereof, is recorded on the public records of Alachua County, Florida.

"Grantor", "Grantee", "Trustee" and "Beneficiary" are used for singular or plural, as context requires. Where the terms "Trustee" or "Trustees" are used herein, they shall in each case be considered to include any successor Trustee after such successor Trustee is duly constituted as a Trustee in accordance with the provisions hereof.

IN WITNESS WHEREOF, the parties of the first part have caused this deed to be executed and hereto affixed their seals this 27<sup>th</sup> day of July, 1988.

Signed, sealed and delivered  
in our presence as witnesses:

Burney M. Henderson,  
individually and as  
Trustee for Trust Number  
Four under the Will of  
Kate Robinson Henderson,  
deceased

James D. Henderson  
William M. Henderson  
As to B.M.H. by B.F.H.

BY: Elizabeth F. Henderson  
Elizabeth F. Henderson,  
as his Attorney-in-Fact

Christina L. Fehnbach  
William S. Olden  
As to J.D.H. Jr.

James D. Henderson, Jr.  
James D. Henderson, Jr.  
individually and as  
Trustee of the James D.  
Henderson, Jr. Trust  
dated 5 October 1972

Christina L. Fehnbach  
William S. Olden  
As to M.G.H.

May G. Henderson  
May G. Henderson,  
as Trustee of the James  
D. Henderson, Jr., Trust  
dated 5 October 1972

Christina L. Fehnbach  
William S. Olden  
As to R.L.H. Jr.

R. L. Henderson, Jr.  
R. L. Henderson, Jr., as  
Trustee of the James D.  
Henderson, Jr. Trust  
dated 5 October 1972

Christina L. Fehnbach  
William S. Olden  
As to J.D.H. Jr.

James D. Henderson, Jr.  
James D. Henderson, Jr.  
as Trustee for Trust  
Number Two under the will  
of Kate Robinson  
Henderson, deceased

Christina L. Schuchatz  
Lauren H. Rice  
As to C.G.H.

Dolly Clital  
Beth M. Mattelbaum  
As to E.H.C.

Jose D. Refree  
Willie C. Murrell  
As to M.J.H.T.  
Jose D. Refree  
Willie C. Murrell  
As to A.M.H.M.

Carolyn G. Henderson  
Carolyn G. Henderson,  
individually and as  
Trustee for Trust Number  
Five under the will of  
Kate Robinson Henderson,  
deceased

Eleanor H. Crutoher  
Eleanor H. Crutoher,  
individually and as  
Trustee for Trust Number  
Three under the will of  
Kate Robinson Henderson,  
deceased

Mary Janice H. Thornton  
Mary Janice H. Thornton

Annie Mae H. McCreary  
Annie Mae H. McCreary,  
individually and as  
Trustee for Trust Number  
Six under the Will of  
Kate Robinson Henderson,  
deceased

STATE OF FLORIDA  
COUNTY OF Escambia

Personally before me appeared Elizabeth F. Henderson as Attorney-in-Fact for Burney M. Henderson, individually and as Trustee for Trust Number Four under the will of Kate Robinson Henderson, deceased, to me well known and known to be the person described in and who executed the foregoing Quit Claim Deed, and acknowledged before me that she executed the same for the purposes therein stated.

WITNESS my hand and official seal this 27 day of July, 1988.

Mrs. Jose D. Refree  
NOTARY PUBLIC State of Florida

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPI. MAR 25, 1991  
THIRTY THIRD GENERAL LEG. CHG.

STATE OF FLORIDA  
COUNTY OF Alachua

Personally before me appeared James D. Henderson, Jr., individually and as Trustee of the James D. Henderson, Jr. Trust dated 5 October 1972, to me well known and known to be the person described in and who executed the foregoing Quit Claim Deed, and acknowledged before me that he executed the same for the purposes therein stated.

WITNESS my hand and official seal this 2nd day of July, 1988.

Lauren H. Rice  
NOTARY PUBLIC State of Florida

My commission expires:

Notary Public, State of Florida  
My Commission Expires May 17, 1989  
Bonded This Day For Insurance \$25,000

STATE OF FLORIDA  
COUNTY OF Alachua

Personally before me appeared May G. Henderson, as Trustee, of the James D. Henderson Trust dated 5 October 1972, to me well known and known to be the person described in and who executed the foregoing Quit Claim Deed, and acknowledged before me that she executed the same for the purposes therein stated.

WITNESS my hand and official seal this 22<sup>nd</sup> day of July, 1988.

Laonni S. O'Leary  
NOTARY PUBLIC State of Florida

My commission expires: Notary Public, State of Florida  
My Commission Expires Nov. 17, 1989  
Bonded thru Nov. 17, 1989

STATE OF FLORIDA  
COUNTY OF Alachua

Personally before me appeared R. L. Henderson, Jr., as Trustee of the James D. Henderson, Jr. Trust dated 5 October 1972, to me well known and known to be the person described in and who executed the foregoing Quit Claim Deed, and acknowledged before me that he executed the same for the purposes therein stated.

WITNESS my hand and official seal this 21<sup>st</sup> day of July, 1988.

Laonni S. O'Leary  
NOTARY PUBLIC State of Florida

My commission expires: Notary Public, State of Florida  
My Commission Expires Nov. 17, 1989  
Bonded thru Nov. 17, 1989

STATE OF FLORIDA  
COUNTY OF Alachua

Personally before me appeared James D. Henderson, Jr., as Trustee for Trust Number Two under the will of Kate Robinson Henderson, deceased, to me well known and known to be the person described in and who executed the foregoing Quit Claim Deed, and acknowledged before me that he executed the same for the purposes therein stated.

WITNESS my hand and official seal this 22<sup>nd</sup> day of July, 1988.

Laonni S. O'Leary  
NOTARY PUBLIC State of Florida

My commission expires: Notary Public, State of Florida  
My Commission Expires Nov. 17, 1989  
Bonded thru Nov. 17, 1989

STATE OF FLORIDA  
COUNTY OF Alachua

Personally before me appeared Carolyn G. Henderson, individually and as Trustee for Trust Number Five under the will of Kate Robinson Henderson, deceased, to me well known and known to be the person described in and who executed the foregoing Quit Claim Deed, and acknowledged before me that she executed the same for the purposes therein stated.

WITNESS my hand and official seal this 21<sup>st</sup> day of July, 1988.

Laonni S. O'Leary  
NOTARY PUBLIC State of Florida

Notary Public, State of Florida  
My Commission Expires Nov. 17, 1989  
Bonded thru Nov. 17, 1989



STATE OF GEORGIA  
COUNTY OF Chatham

Personally before me appeared Eleanor H. Crutcher, individually and as Trustee for Trust Number Three under the will of Kate Robinson Henderson, deceased, to me well known and known to be the person described in and who executed the foregoing Quit Claim Deed, and acknowledged before me that she executed the same for the purposes therein stated.

WITNESS my hand and official seal this 25<sup>th</sup> day of July, 1988.

Bettie M. Quattlebaum  
NOTARY PUBLIC State of Florida  
BETTIE M. QUATTLEBAUM  
Notary Public, Chatham County, Georgia  
My Commission Expires Oct. 25, 1991

My commission expires:

STATE OF FLORIDA  
COUNTY OF Escambia

Personally before me appeared Mary Janice H. Thornton, to me well known and known to be the person described in and who executed the foregoing Quit Claim Deed, and acknowledged before me that she executed the same for the purposes therein stated.

WITNESS my hand and official seal this 27 day of July, 1988.

Mrs. Jane D. Reese  
NOTARY PUBLIC State of Florida

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. MAR 25, 1991  
BONDED THRU GENERAL INS. UND.

STATE OF FLORIDA  
COUNTY OF Escambia

Personally before me appeared Annie Mae H. McCreary, individually and as Trustee, for Trust Number Six under the will of Kate Robinson Henderson, deceased, to me well known and known to be the person described in and who executed the foregoing Quit Claim Deed, and acknowledged before me that she executed the same for the purposes therein stated.

WITNESS my hand and official seal this 27 day of July, 1988.

Mrs. Jane D. Reese  
NOTARY PUBLIC State of Florida

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. MAR 25, 1991  
BONDED THRU GENERAL INS. UND.

EXHIBIT "A"  
HENDERSON LAND TRUST  
FEE SIMPLE REAL PROPERTY DESCRIPTIONS  
LANDS LYING IN ALACHUA COUNTY, STATE OF FLORIDA:

Parcel A:

Begin at the Southwest corner of Lot Eighteen (18), Block Twelve (12), of W. A. Stringfellow's Subdivision, Brown's Addition to Gainesville, as recorded in Plat Book "A", page 100, of the public records of Alachua County, Florida, and run thence North 133.98 feet; thence run East 41.45 feet; thence run South 44.11 feet; thence run East 6.55 feet; thence run South 89.87 feet; thence run West 48 feet to the Point of Beginning.

Parcel B:

Commence at the Northwest corner of Section 5, Township 10 South, Range 20 East, for a point of reference and run South 00°10'08" West, along the West line of said Section and the centerline of NW 13th Street, a distance of 215.95 feet; thence run South 89°49'52" East, a distance of 40.00 feet to a nail and brass disc (P.L.S. 4258) located at the Point of Beginning and on the Easterly right-of-way line of said NW 13th Street; thence continue South 89°49'52" East, along said Easterly right-of-way line, a distance of 42.00 feet to a concrete monument (P.L.S. 4258); thence run North 00°10'08" East, along said Easterly right-of-way line, a distance of 110.69 feet to a nail and brass disc (P.L.S. 4258) located on the Southerly right-of-way line of NW 8th Avenue; thence run Northeasterly along the arc of a non-tangent curve concave Northerly, said curve being the Southerly right-of-way line of NW 8th Avenue and having a central angle of 09°41'53", an arc length of 247.53 feet, a radius of 1452.40 feet and a chord bearing and distance of North 84°36'37" East, 247.23 feet to a brass disc (P.L.S. 4258) located at the intersection of said Southerly right-of-way line with the Easterly line of the West 1/2 of Block 16 of Brown's Addition to the Town of Gainesville, Florida, as per plat recorded in Plat Book "A", page 64 of the Public Records of Alachua County, Florida, said Easterly line also being the Westerly line of Lincoln Terrace, a subdivision as per Plat Book "C", page 93 of said Public Records; thence run South 00°03'56" West along the Westerly lines of Lots 4, 9, and 8 of said Lincoln Terrace, a distance of 391.81 feet to a found iron pipe being accepted as the Northwest corner of Lot 7 of said Lincoln Terrace; thence continue South 00°03'56" West, along the Westerly lines of Lots 7, 6, and 5 of said Lincoln Terrace, a distance of 185.96 feet to an iron pipe found and accepted as the Southwest corner of Lot 5 of said Lincoln Terrace, said iron pipe also being located on the Northerly right-of-way line of NW 7th Avenue; thence run North 89°15'32" West, along said Northerly right-of-way line, a distance of 169.25 feet to a concrete monument found and accepted as the Southeast corner of a parcel of land originally described as an exception in Deed Book 339, page 484 of said Public Records, said parcel of land being described as an independent parcel of land in Official Records Book 1599, page 1500 of said Public Records; thence run North 00°13'21" East, along the Easterly line of said parcel of land described in Official Records Book 1599, page 1500, a distance of 119.90 feet to a concrete monument found and accepted as the Northeast corner of said parcel of land described in Official Records Book 1599, page 1500; thence run North 89°29'13" West, along the Northerly line of said parcel of land described in Official Records Book 1599, page 1500, a distance of 119.97 feet to the intersection of said Northerly line with the aforementioned Easterly right-of-way line of NW 13th Street; thence run North 00°10'08" East, along said Easterly Right-of-way line, a distance of 320.52 feet to the Point of Beginning, containing 3.268 acres, more or less.

Parcel C:

Begin at the Northeast Corner of the Tidal Windham property in Section 27, Township 9 South, Range 20 East; run Northeast along Highway right-of-way 300 feet; thence in Western direction 600 feet; thence in Southwestern direction 300 feet to corner of Tidal Windham property; thence in Eastern direction 600 feet to the Point of Beginning, being in Section 27, Township 9 South, Range 20 East, in Alachua County, Florida.

Parcel D-1:

A parcel of land situated in GREEN RIDGE SUBDIVISION UNIT NO. 1, a subdivision as recorded in Official Record Book 98, Page 590 of Public Records of Alachua County, Florida; said parcel being more particularly described as follows: Commence at the Northwest corner of Section 2, Township 10 South, Range 19 East, and run North 89°54' East along the North line of said Section 2, 1660 feet; thence run South 00°33'45" East 792 feet; thence run North 89°54' East 400 feet to the POINT OF BEGINNING; thence continue North 89°54' East 401.3 feet; thence run South 00°33'45" East 100 feet; thence run North 89°54' East 60 feet; thence run South 00°33'45" East 35 feet; thence run North 89°54' East 788.3 feet to the West line of GOLF CLUB MANOR, a subdivision as recorded in Plat Book "E," page 12 of the Public Records of Alachua County, Florida; thence run South 00°29'54" East along said West line, 686 feet; thence run South 89°54' West 1164.6 feet; thence run North 38°51' West 335.3 feet to the Southwest corner of lot 32 of said Green Ridge Subdivision Unit No. 1; thence run North 89°54' East along the South line of said lot 32, 117.56 feet to the Southeast corner of said lot 32; thence run North 00°29'45" West along the East line of said lot 32 and also along the East line of lots 30, and 12 of said Green Ridge Subdivision Unit No. 1, 424.5 feet to a point on the Southerly line of lot 4 of said Green Ridge Subdivision Unit No. 1, said point also lying on the Northerly right of way line of Northwest 6th Avenue; thence run North 89°54' East along said Northerly right of way line and said Southerly Boundary line, 5.40 feet to the Southwest corner of said lot 4; thence run North 00°29'45" West along the Westerly line of said lot 4, 135 feet to the POINT OF BEGINNING

Parcel D-2:

A parcel of land situated in Section 2, Township 10 South, Range 19 East Alachua County, Florida, said parcel being more particularly described as follows: BEGIN at the Southeast corner of GREEN RIDGE SUBDIVISION UNIT NO. 1, a subdivision as recorded in Official Record Book 98, Page 590 of the Public Records of Alachua County, Florida, and run South 00°29'45" East along the West line of GOLF CLUB MANOR, a subdivision as recorded in Plat Book "E," page 12 of the Public Records of Alachua County, Florida, 1108.21 feet to a point on the Northerly right of way line of State Road No. 26, said point also lying on a curve concave Northerly; thence run Westerly along said curve through a central angle of 09°44'42" a radius of 1477.89 feet, an arc length of 251.36 feet and a chord bearing and distance of North 85°22'10" West 251.06 feet; thence run North 00°29'45" West, 1090.59 feet to a point on the South line of said Green Ridge Subdivision Unit No. 1; thence run North 89°54' West along said South line, 250 feet to the POINT OF BEGINNING.

A portion of the land in Section 2, Township 10 South, Range 19 East, Alachua County, conveyed to Eastern Federal Corporation by instrument recorded at Official Records Book 603, page 36, Public Records of Alachua County, Florida, being more particularly described as follows:

Commence at a railroad spike marking the Northwest corner of said Section 2 for a point of reference; South 89 deg. 40 min. 49 sec. East, along the North line of said Section 2, a distance of 3310.83 feet; thence South 00 deg. 05 min. 54 sec. East, a distance of 449.38 feet to a concrete monument marking the Northwest corner of Golf Club Manor Subdivision, as per plat thereof recorded in Plat Book 3, at page 12 of the public records of Alachua County, Florida, said monument marked with survey disk No. 509; thence South 00 deg. 03 min. 17 sec. East, along the West line of said Golf Club Manor Subdivision, and along the East line of Green Ridge Subdivision, Unit No. 1 (now vacated), as per description recorded in Official Records Book No. 98, at page 590 of the said public records of Alachua County, a distance of 1173.32 feet to an old existing concrete monument; thence North 89 deg. 43 min. 08 sec. West, along the South line of said vacated Green Ridge Subdivision, Unit No. 1, a distance of 719.13 feet to a 4" X 4" concrete monument with a P.L.S. 2115 P.R.M. cap; thence continue North 89 deg. 43 min. 08 sec. West, along the said South line of Green Ridge Subdivision, a distance of 343.66 feet to the point of beginning; thence South 56 deg. 00 min. 10 sec. West parallel to and 60.00 feet Southeast of, the Southeast line of a previous survey by Green and Outlaw, dated, October 2, 1956, a distance of 388.54 feet; thence South 57 deg. 56 min. 30 sec. West, parallel to the Southeast line of Concordia Condominiums, as per found and existing monumentation, a distance of 294.31 feet to an intersection with the Northeasterly right of way line of State Road No. 14 (also being N.W. 39th. Road, and old State Road No. 26) as per found and existing monumentation; thence North 38 deg. 23 min. 57 sec. West, along the said Northeasterly right of way of State Road No. 14, a distance of 60.37 feet to a concrete monument at the most Southerly corner of said Concordia Condominiums; thence North 57 deg. 56 min. 30 sec. East, along the Southeasterly line of said Concordia Condominiums a distance of 299.96 feet to a concrete monument at the most Easterly corner of said Concordia Condominiums, as per found and existing monumentation; thence North 56 deg. 00 min. 10 sec. East along the said Southeast line of the Green and Outlaw survey, a distance of 299.50 feet to a concrete monument marking the Southwest corner of the said vacated Green Ridge Subdivision, Unit No. 1, said monument marked with survey disk No. 944; thence South 89 deg. 43 min. 08 sec. East, along the said South line of Green Ridge Subdivision, a distance of 106.53 feet to the said point of beginning.

Containing 0.88 Acres, more or less.



Parcel E-1:

The West 2/9 of Lot 2 lying in Section 10, T9S, R19E.

Parcel E-2:

Lot One (1) and East 71 acres of Lot Two (2), and all of Lot Three (3), lying in Section 10, T9S, R19E, containing 253 acres, more or less;

Parcel E-3:

Lots 4, 5 and 6, lying in Section 10, T9S, R19E, LESS that portion of Lot 6, more particularly described as follows:

Commence at the S. E. corner of Lot 6 and run North 565 5/7 feet; thence run West 1320 feet; thence run South 565 5/7 feet; thence run East 1320 feet to the Point of Beginning.

Parcel E-4:

The East 60 acres of that part of Lot 2 lying in Section 9, T10S, R19E.

Parcel E-5:

The East 71 acres of that part of Lot 7 lying in Section 9, T10S, R19E.

Parcel E-6:

That part of Lots 3, 4, 5, and 6, lying in Section 9, Township 10 South, Range 19 East, as per plat recorded in Plat Book "A", page 10 of the Public Records of Alachua County, Florida.

Parcel E-7:

That part of Section 9, Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest Corner of said Section 9 for a Point of Reference; thence run North 89 deg. 05'41" East along the South Line of said Section 9 a distance of 1319.75 feet for the Point of Beginning; thence from the said Point of Beginning continue North 89 deg. 05'41" East along the South line of said Section 9 a distance of 100.00 feet; thence run North 00 deg. 42'45" West a distance of 112.89 feet to an intersection with the Southerly right-of-way line of County Road No. S.W. 30, said intersection being on a curve concave Northwesterly, having a radius of 1959.86 feet and a total central angle of 20 deg. 22' 05"; thence run Southwesterly along the said Southerly right-of-way line of County Road No. S.W. 30, an arc distance of 107.97 feet, through an arc angle of 03 deg. 09'23"; thence run South 00 deg. 42'45" East, a distance of 72.54 feet to an intersection with the South line of said Section 9 and the Point of Beginning.

LESS AND NOT INCLUDING PROPERTY INTERESTS HERETOFORE CONVEYED BY R. L. HENDERSON, TRUSTEE, (OR AS TRUSTEE), OR HIS SUCCESSORS IN INTEREST, FROM THE ABOVE PARCELS E-1 THROUGH E-7 BY INSTRUMENTS RECORDED IN THE OFFICIAL RECORDS OF ALACHUA COUNTY, FLORIDA, AS FOLLOWS:

ALL PUBLIC RIGHTS-OF-WAY OF RECORD  
ALL EASEMENTS OF RECORD

ORB 466 at page 180	ORB 1050 at page 355
ORB 591 at page 263	ORB 1308 at page 288
ORB 854 at page 827	ORB 1564 at page 1316
ORB 862 at page 370	ORB 1574 at page 337
ORB 956 at page 406	ORB 1589 at page 201
ORB 874 at page 222	ORB 1579 at page 698
ORB 701 at page 114	ORB 1603 at page 1278

Parcel F-1:

A One Third (1/3) undivided interest in the following described property:

Section 22; the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 lying West of State Road 225, and West of State Road 24 in Section 23; the South 100' of Section 14 West of State Road 225 and South 100' of East 100' of Section 15, all lying in Township 9 South, Range 20 East.

Parcel F-2:

A One Third (1/3) undivided interest in the following described property:

A tract of land situated in the NE 1/4 of the NW 1/4 and in the NW 1/4 of the NE 1/4 of Section 27, Township 9 South, Range 20 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the NW corner of Section 27, Township 9 South, Range 20 East, and run South 89 deg. 25'38" East, along the North line of said Section 27, 2337.20 feet to the intersection of the North line of said Section 27 and the Northerly right-of-way line of NE 39 Avenue, said intersection being the Point of Beginning; thence continue South 89 deg. 25'38" East along the North line of said Section 27, 908.79 feet to the centerline of the City of Gainesville Power Line easement; thence run South 19 deg. 45'22" West along the center line of the City of Gainesville Power Line easement, 172.02 feet to the Northerly right-of-way line of said NE 39 Avenue; thence run Westerly along the Northerly right-of-way line of NW 39 Avenue, with a curve concave Southerly, said curve having a central angle of 08 deg. 36'33", a radius of 5779.58 feet, a length of 868.40 feet and a chord of North 78 deg. 38'57" West 867.60 feet to the Point of Beginning, said tract of land containing 1.480 acres, more or less.

Parcel F-3:

A One Third (1/3) undivided interest in the following described property:

A tract of land situated in the NE 1/4 of Section 27, T9S, R20E, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the NE corner of Section 27, T9S, R20E, and run North 89 deg. 25'38" West, along the North line of Sec. 27, 360.57 feet to the Point of Beginning; thence run South 35 deg. 20'22" West, 825.28 feet to the Northerly right-of-way line of NE 39 Avenue; thence run Northwesterly along the Northerly right-of-way line of said NE 39 Avenue with a curve concave Southwesterly, said curve having a central angle of 13 deg. 42'24", a radius of 5779.58 feet, a length of 1382.63 feet and a chord bearing and distance of North 67 deg. 28'54" West, 1379.31 feet; thence run North 19 deg. 45'22" East, 172.02 feet to the North line of Sec. 27, T9S, R20E; thence run South 89 deg. 25'38" East, along the North line of said Sec. 27, 1693.44 feet to the Point of Beginning; said tract of land containing 15.026 acres, more or less.

Parcel F-4:

A One Third (1/3) undivided interest in the following described property:

The North 50 feet of Section 27, T9S, R20E, Alachua County, Fla., LESS that certain parcel deeded to the City of Gainesville by DEED recorded in Official Record Book 526 at page 88 of the Public Records of Alachua County, Florida.



LESS AND NOT INCLUDING PROPERTY INTERESTS HERETOFORE CONVEYED BY R. L. HENDERSON, TRUSTEE, (OR AS TRUSTEE), OR HIS SUCCESSORS IN INTEREST, FROM THE ABOVE PARCELS F-1 THROUGH F-4 BY INSTRUMENTS RECORDED IN THE OFFICIAL RECORDS OF ALACHUA COUNTY, FLORIDA, AS FOLLOWS:

ALL PUBLIC RIGHTS-OF-WAY  
ALL EASEMENTS OF RECORD

ORB 306 at page 515	ORB 831 at page 348
ORB 556 at page 214	ORB 1628 at page 2768
ORB 654 at page 138	ORB 1609 at page 425
ORB 799 at page 84	

ALSO, LESS AND EXCEPTED OUT OF THE ABOVE PARCELS F-1 THROUGH F-4, the following described real property:

A parcel of land situated in the SW 1/4 of Section 22, T9S, R20E, Alachua County, Florida, being more particularly described as follows:

Commence at the SW corner of said Section 22 and run thence South 89 deg. 25'38" East along the Southerly boundary of said Section 49.76 feet; thence North 0 deg. 34'22" East, 37.00 feet to the intersection of the Northerly right-of-way line of NE 39 Avenue (100' R/W) and the Easterly right-of-way line of NE 15 Street (100' R/W); thence North 0 deg. 12'02" East along said Easterly right-of-way line 623.00 feet to the Point of Beginning; thence continue North 0 deg. 12'02" East along said Easterly right-of-way line 1545.00 feet; thence South 89 deg. 25'38" East, parallel to the Southerly boundary of said Section 22, 573.29 feet; thence South 13 deg. 55'00" East, 276.30 feet; thence South 22 deg. 03'00" East, 1290.00 feet; thence South 59 deg. 40'00" East, 162.82 feet; thence South 0 deg. 12'02" West 5.87 feet; thence North 89 deg. 25'38" West, parallel to the Southerly boundary of said Section 22, 1270.00 feet to the P.O.B., containing 30.315 acres, more or less.

ALSO, LESS AND EXCEPTED OUT OF THE ABOVE DESCRIBED PARCELS F-1 THROUGH F-4, the following described real property:

Commence at the SW corner of Section 22, T9S, R20E, and run South 89 deg. 25'38" East, along the South line of said Section 22, 49.76 feet; thence run North 00 deg. 34'22" East, 37.00 feet to the intersection of the East right-of-way line of NE 15 Street and the North right-of-way line of NE 39 Avenue, said intersection being the Point of Beginning; thence run South 89 deg. 25'38" East, along the North right-of-way line of said NE 39 Avenue, 1270.00 feet; thence run North 00 deg. 12'02" East, 623.00 feet; thence run North 89 deg. 25'38" West, 1270.00 feet to the East right-of-way line of said NE 15 Street; thence run South 00 deg. 12'02" West, along the East right-of-way line of said NE 15 Street 623.00 feet to the Point of Beginning; said tract of land containing 18.163 acres, more or less.

EXHIBIT "B"  
HENDERSON LAND TRUST  
MINERAL RIGHTS RESERVATION DESCRIPTIONS  
INTERESTS LYING IN ALACHUA COUNTY, STATE OF FLORIDA:

Reservation M-1:

Those interests reserved in WARRANTY DEED from Kate R. Henderson, et al to Brunswick Pulp and Paper Company dated April 3, 1967 and recorded in Official Record Book 474, at page 478, of the Public Records of Alachua County, Florida, which said reservation is described in said WARRANTY DEED as follows:

4. A reservation by the Grantors for themselves, their heirs and assigns, in the proportions in which they now own the lands, of a one-half ( $\frac{1}{2}$ ) interest in all oil, gas and mineable minerals, including phosphate, in, on and under all of the lands above described, together with the right to explore said lands therefor and with the prior consent of the Grantee, which consent shall not be unreasonably withheld, to drill for and exploit the same. This reservation shall terminate fifty (50) years after the date of this deed, except for any such oils, gases or mineable minerals, including phosphate, then in production.

and which said reservation retains the described rights in the following described real property to-wit:

IN TOWNSHIP 7 SOUTH, RANGE 18 EAST:

Section 24: The South Half of the Northeast Quarter ( $S\frac{1}{2}$  of  $NE\frac{1}{4}$ ) and the North Half of the Southeast Quarter ( $N\frac{1}{2}$  of  $SE\frac{1}{4}$ ).

Section 25: The Southeast Quarter of the Northeast Quarter ( $SE\frac{1}{4}$  of  $NE\frac{1}{4}$ ) and the East Half of the Southeast Quarter ( $E\frac{1}{2}$  of  $SE\frac{1}{4}$ ).

IN TOWNSHIP 7 SOUTH, RANGE 19 EAST:

Section 4: The East Half of the Northeast Quarter ( $E\frac{1}{2}$  of  $NE\frac{1}{4}$ ) South of the Santa Fe River and the Northwest Quarter of the Northeast Quarter ( $NW\frac{1}{4}$  of  $NE\frac{1}{4}$ ) South of the Santa Fe River.

Section 8: The Northwest Quarter of the Southeast Quarter ( $NW\frac{1}{4}$  of  $SE\frac{1}{4}$ ) and the Southeast Quarter of the Southwest Quarter ( $SE\frac{1}{4}$  of  $SW\frac{1}{4}$ ) and the Southwest Quarter of the Southeast Quarter ( $SW\frac{1}{4}$  of  $SE\frac{1}{4}$ ).

Section 10: The Southeast Quarter of the Southwest Quarter ( $SE\frac{1}{4}$  of  $SW\frac{1}{4}$ ) South and West of the Santa Fe River.

Section 15: The Northeast Quarter ( $NE\frac{1}{4}$ ) South and West of the Santa Fe River.

Section 15: The Southwest Quarter of the Northwest Quarter ( $SW\frac{1}{4}$  of  $NW\frac{1}{4}$ ) and the North Half of the Northwest Quarter of the Southwest Quarter ( $N\frac{1}{2}$  of  $NW\frac{1}{4}$  of  $SW\frac{1}{4}$ ).

Section 17: The Northeast Quarter of the Northwest Quarter ( $NE\frac{1}{4}$  of  $NW\frac{1}{4}$ ) and the North Half of the Northeast Quarter ( $N\frac{1}{2}$  of  $NE\frac{1}{4}$ ), LESS schoolhouse lot and ALSO LESS a parcel described as:  
Beginning at a point 202 yards South of the Northwest corner of the Northeast Quarter of the Northeast Quarter ( $NE\frac{1}{4}$  of  $NE\frac{1}{4}$ ), run thence East 88 yards more or less to the railroad right of way, run thence South 105 feet, run thence West 105 feet, run thence North 105 feet, run thence East 105 feet to the point of beginning,  
and ALSO LESS a right of way of the railroad and ALSO LESS one-quarter ( $\frac{1}{4}$ ) acre as described in Deed Book 72 at page 31, and the West Half of the Northwest Quarter ( $W\frac{1}{2}$  of  $NW\frac{1}{4}$ ).

Section 18: The Northwest Quarter of the Northwest Quarter ( $NW\frac{1}{4}$  of  $NW\frac{1}{4}$ ) and the Southwest Quarter of the Northeast Quarter ( $SW\frac{1}{4}$  of  $NE\frac{1}{4}$ ) and the South Half of the Northwest Quarter ( $S\frac{1}{2}$  of  $NW\frac{1}{4}$ ) and the West Three-Quarters of the South Half ( $W\frac{3}{4}$  of  $S\frac{1}{2}$ ).

Section 24: The North Half of the Northwest Quarter ( $N\frac{1}{2}$  of  $NW\frac{1}{4}$ ).

Section 28: The Northeast Quarter of the Southeast Quarter ( $NE\frac{1}{4}$  of  $SE\frac{1}{4}$ ), LESS 1.08 acres as described in Official Records Book 83 at page 229.

Section 30: The West Half of the Northeast Quarter ( $W\frac{1}{2}$  of  $NE\frac{1}{4}$ ) and the South Half of the Northwest Quarter ( $S\frac{1}{2}$  of  $NW\frac{1}{4}$ ) and the West Half of the Southeast Quarter ( $W\frac{1}{2}$  of  $SE\frac{1}{4}$ ) and the Northeast Quarter of the Southwest Quarter ( $NE\frac{1}{4}$  of  $SW\frac{1}{4}$ ) and the Northeast Quarter of the Northwest Quarter ( $NE\frac{1}{4}$  of  $NW\frac{1}{4}$ ).

Section 27: Five (5) acres of land lying North of and adjacent to the Seaboard Air Line Railroad in the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$  of SW $\frac{1}{4}$ ), the same being part of the tract upon which C. H. Conoley and Company Turpentine Still was formerly located. Except the following lot sold to the Board of Public Instruction of Alachua County, Florida:

Beginning at a point where the public road from Gainesville to Worthington Springs leaves the right of way of the Seaboard Air Line Railroad, on the North side of the railroad and on the West side of the public road, and run North on said public road 70 yards, thence run West 70 yards, thence run South 70 yards to the right of way of the railroad again, thence run East along said right of way of Seaboard Air Line Railroad to the point of beginning,

said land being also known as Blocks 40, 41 and 42, less that part of Block 42 South of Sloan's Mill Branch, in Way's Addition to LaCrosse.

IN TOWNSHIP 6 SOUTH, RANGE 19 EAST:

Section 31: The Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$  of SE $\frac{1}{4}$ ).

IN TOWNSHIP 10 SOUTH, RANGE 22 EAST:

Section 19: The Northwest Quarter (NW $\frac{1}{4}$ ), West of Lochloosa Creek, Also all of Lots 82.

83 and 84 of Grove Park. Also all of the land East of Lot 82 and West of Lochloosa Creek.

Also described as follows:

Parcel 1: Blocks 82, 83 and 84 of Grove Park, according to plat made by W. W. Bailey, County Surveyor, recorded in Plat Book "A" at page 5. ALSO, all land lying East of Block 82 of Grove Park and West of Lochloosa Creek.

Parcel 2: The Northwest Quarter (NW $\frac{1}{4}$ ) lying West of Lochloosa Creek.

Reservation M-2:

Those interests reserved in WARRANTY DEED from R. L. Henderson, Trustee to H. L. Harrell dated May 20, 1946 and recorded in Deed Book 224, at page 240 of the Public Records of Alachua County, Florida, described therein as all oil and mineral rights forever in the following described real property, to-wit:

The Southeast one-quarter (SE 1/4) of the Northeast one-quarter (NE 1/4) and the South half (S 1/2) of the Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) in Section 19, T7S, R19E, Alachua County, Florida, comprising 60 acres, more or less.

Reservation M-3:

Those interests reserved in WARRANTY DEED from R. L. Henderson, (as Trustee) to Roy D. Callon and wife, dated April 28, 1956 and recorded in Official Record Book 347, at page 498 of the Public Records of Alachua County, Florida, described therein as follows:

Subject, however, to a one-half interest in all oil, gas and other minerals in, under and upon the property above described, which is hereby reserved unto R. L. Henderson for himself, his heirs and assigns, forever, together with the right of ingress and egress to said property for the purpose of prospecting, drilling and mining for and/or removing said oil, gas and all other minerals from said property.

and which said reservation retains the described rights in the following described real property to-wit:

The Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4) less the right-of-way of railroad, all lying and being in Section 32, T7S, R19E.

## **Application Package Table of Contents**

1. Cover Letter
2. School Concurrency Form
3. Property Owner Affidavit
- 4. Legal Descriptions**
5. Justification Report
6. Map Set



**DATE:** July 29, 2016

**PROJECT NAME:** Henderson property – Tower Road

**PROJECT NO:** 15-0500

**DESCRIPTION FOR:** Mixed Use Low/MU-1 Area

A PARCEL OF LAND LYING AND BEING IN LOT 4 OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 10 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SW 75TH STREET (TOWER ROAD) AND THE SOUTH LINE OF SAID LOT 4; THENCE NORTH  $88^{\circ}58'50''$  EAST, ALONG SAID SOUTH LINE OF LOT 4, A DISTANCE OF 2365.94 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH  $01^{\circ}01'10''$  WEST, A DISTANCE OF 158.78 FEET; THENCE NORTH  $90^{\circ}00'00''$  EAST, A DISTANCE OF 75.87 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 80.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH  $58^{\circ}16'04''$  EAST, 84.15 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $63^{\circ}27'52''$ , AN ARC DISTANCE OF 88.61 FEET TO THE POINT OF TANGENCY; THENCE NORTH  $26^{\circ}32'08''$  EAST, A DISTANCE OF 66.22 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH  $71^{\circ}32'08''$  EAST, 35.36 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}00'00''$ , AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH  $63^{\circ}27'52''$  EAST, A DISTANCE OF 357.42 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SW 20<sup>TH</sup> AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH  $25^{\circ}22'50''$  WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 116.53 FEET TO THE AFOREMENTIONED SOUTH LINE OF LOT 4 AND THE NORTHEAST CORNER OF TOWER OAKS RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK L, PAGE 18 OF SAID PUBLIC RECORDS; THENCE SOUTH  $88^{\circ}58'50''$  WEST, ALONG THE SOUTH LINE OF LOT 4 AND THE NORTH LINE OF SAID TOWER OAKS RIDGE, A DISTANCE OF 477.63 FEET TO THE **POINT OF BEGINNING**.

**THE ABOVE DESCRIBED PARCEL CONTAINS 2.226 ACRES MORE OR LESS.**

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## DESCRIPTION

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**DATE:** July 29, 2016

**PROJECT NAME:** Henderson property – Tower Road

**PROJECT NO:** 15-0500

**DESCRIPTION FOR:** Mixed Use Medium/MU-2 Area

A PARCEL OF LAND LYING AND BEING IN LOTS 3 & 4 IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 10 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SW 75TH STREET (TOWER ROAD) AND THE NORTH LINE OF SAID LOT 3 FOR THE **POINT OF BEGINNING**; THENCE NORTH 88°56'39"EAST, ALONG SAID NORTH LINE OF LOT 3, A DISTANCE OF 265.00 FEET; THENCE SOUTH 0°51'18"EAST, A DISTANCE OF 407.80 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER LINE EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 106, PAGE 48 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 89°22'57"EAST, ALONG SAID CENTERLINE, A DISTANCE OF 535.00 FEET; THENCE SOUTH 0°51'18"EAST, A DISTANCE OF 609.89 FEET; THENCE SOUTH 89°08'42"WEST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 0°51'18"EAST, A DISTANCE OF 497.61 FEET TO THE SOUTH LINE OF AFOREMENTIONED LOT 4 IN SECTION 9; THENCE SOUTH 88°58'50"WEST, ALONG SAID SOUTH LINE OF LOT 4, A DISTANCE OF 550.00 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF SW 75<sup>th</sup> STREET; THENCE NORTH 0°51'18"WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1518.17 FEET TO THE **POINT OF BEGINNING**.

**THE ABOVE DESCRIBED PARCEL CONTAINS 19.999 ACRES MORE OR LESS.**

**DATE:** 29 July 2016

**PROJECT NAME:** Henderson property – Tower Road

**PROJECT NO:** 15-0500

**DESCRIPTION FOR:** Residential Low/RMF-5 Area

A PARCEL OF LAND LYING AND BEING IN LOTS 2, 3 & 4 IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 10 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SW 75TH STREET (TOWER ROAD) AND THE NORTH LINE OF SAID LOT 3; THENCE NORTH  $88^{\circ}56'39''$ EAST, ALONG SAID NORTH LINE OF LOT 3, A DISTANCE OF 1688.61 FEET TO THE SOUTHEAST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 831, PAGE 492 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH  $0^{\circ}48'54''$ WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 323.56 FEET TO THE SOUTHWEST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4225, PAGE 486 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH  $89^{\circ}01'18''$ EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 493.90 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND THE **POINT OF BEGINNING**; THENCE SOUTH  $0^{\circ}49'08''$ EAST, A DISTANCE OF 499.93 FEET; THENCE SOUTH  $89^{\circ}30'21''$ WEST, A DISTANCE OF 24.94 FEET; THENCE SOUTH  $0^{\circ}00'29''$ EAST, A DISTANCE OF 195.50 FEET; THENCE SOUTH  $89^{\circ}30'21''$ WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH  $0^{\circ}00'00''$ WEST, A DISTANCE OF 50.13 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER LINE EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 106, PAGE 48 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH  $89^{\circ}22'57''$ WEST, ALONG SAID CENTERLINE, A DISTANCE OF 1293.85 FEET; THENCE SOUTH  $0^{\circ}51'18''$ EAST, A DISTANCE OF 609.89 FEET; THENCE SOUTH  $89^{\circ}08'42''$ WEST, A DISTANCE OF 250.00 FEET; THENCE SOUTH  $0^{\circ}51'18''$ EAST, A DISTANCE OF 497.61 FEET TO THE SOUTH LINE OF AFOREMENTIONED LOT 4 IN SECTION 9; THENCE NORTH  $88^{\circ}58'50''$ EAST, ALONG SAID SOUTH LINE OF LOT 4, A DISTANCE OF 1815.94 FEET; THENCE NORTH  $01^{\circ}01'10''$ WEST, A DISTANCE OF 158.78 FEET; THENCE NORTH  $90^{\circ}00'00''$ EAST, A DISTANCE OF 75.87 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 80.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH  $58^{\circ}16'04''$  EAST, 84.15 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $63^{\circ}27'52''$ , AN ARC DISTANCE OF 88.61 FEET TO THE POINT OF TANGENCY; THENCE NORTH  $26^{\circ}32'08''$  EAST, A DISTANCE OF 66.22 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH  $71^{\circ}32'08''$  EAST, 35.36 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}00'00''$ , AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH  $63^{\circ}27'52''$  EAST, A DISTANCE OF 357.42 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SW 20<sup>TH</sup> AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE NORTH  $25^{\circ}22'50''$  EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 14.56 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1959.86 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND

DISTANCE OF NORTH  $34^{\circ}44'55''$  EAST, 636.83 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF  $18^{\circ}42'01''$ , AN ARC DISTANCE OF 639.66 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 1980 FEET OF AFOREMENTIONED SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH  $00^{\circ}30'02''$  WEST, ALONG SAID WEST LINE OF THE EAST 1980 FEET, A DISTANCE OF 1646.10 FEET TO THE NORTH LINE OF AFOREMENTIONED LOT 2 IN SAID SECTION 9; THENCE SOUTH  $88^{\circ}55'49''$  WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1535.15 FEET TO AN INTERSECTION WITH THE BOUNDARY OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4225, PAGE 486 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE BOUNDARY OF SAID LANDS; (1) THENCE SOUTH  $00^{\circ}51'50''$  EAST, A DISTANCE OF 105.96 FEET; (2) THENCE NORTH  $89^{\circ}02'47''$  EAST, A DISTANCE OF 435.62 FEET; (3) THENCE SOUTH  $00^{\circ}49'08''$  EAST, A DISTANCE OF 329.92 FEET TO THE **POINT OF BEGINNING**.

**THE ABOVE DESCRIBED PARCEL CONTAINS 90.575 ACRES MORE OR LESS.**

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## DESCRIPTION

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**DATE:** July 29, 2016

**PROJECT NAME:** Henderson property – Tower Road

**PROJECT NO:** 15-0500

**DESCRIPTION FOR:** Residential Medium/RMF-7 Area

A PARCEL OF LAND LYING AND BEING IN LOT 3 IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 10 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SW 75TH STREET (TOWER ROAD) AND THE NORTH LINE OF SAID LOT 3; THENCE NORTH 88°56'39"EAST, ALONG SAID NORTH LINE OF LOT 3, A DISTANCE OF 265.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID NORTH LINE OF LOT 3, NORTH 88°56'39"EAST, A DISTANCE OF 1423.61 FEET TO THE SOUTHEAST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 831, PAGE 492 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 0°48'54"WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 323.56 FEET TO THE SOUTHWEST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4225, PAGE 486 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 89°01'18"EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 493.90 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTH 0°49'08"EAST, A DISTANCE OF 499.93 FEET; THENCE SOUTH 89°30'21"WEST, A DISTANCE OF 24.94 FEET; THENCE SOUTH 0°00'29"EAST, A DISTANCE OF 195.50 FEET; THENCE SOUTH 89°30'21"WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 0°00'00"WEST, A DISTANCE OF 50.13 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER LINE EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 106, PAGE 48 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°22'57"WEST, ALONG SAID CENTERLINE, A DISTANCE OF 1828.85 FEET; THENCE NORTH 0°51'18"WEST, A DISTANCE OF 407.80 FEET TO THE **POINT OF BEGINNING**.

**THE ABOVE DESCRIBED PARCEL CONTAINS 21.719 ACRES MORE OR LESS.**

**DATE:** July 29, 2016

**PROJECT NAME:** Henderson property – SW 20<sup>th</sup> Ave

**PROJECT NO:** 15-0500

**DESCRIPTION FOR:** Single Family/RSF-4 Area

A PARCEL OF LAND LYING AND BEING IN SECTIONS 9 & 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PORTOFINO CLUSTER SUBDIVISION PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 58 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF SW 20<sup>TH</sup> AVENUE (R/W WIDTH VARIES) AND BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1859.86 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 69°02'06" EAST, 601.31 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°36'21", AN ARC DISTANCE OF 603.96 FEET TO AN INTERSECTION WITH THE NORTHWEST CORNER OF AN ADDITIONAL RIGHT OF WAY TAKING AS DESCRIBED IN OFFICIAL RECORDS BOOK 4368, PAGE 1766 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING FIFTEEN (15) COURSES ALONG SAID ADDITIONAL RIGHT OF WAY TAKING; (1) SOUTH 11°39'44" EAST, 3.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1856.86 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 83°57'50" EAST, 364.07 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°15'07", AN ARC DISTANCE OF 364.66 FEET TO THE END OF SAID CURVE; (3) THENCE NORTH 89°34'53" EAST, A DISTANCE OF 54.93 FEET; (4) THENCE SOUTH 00°25'07" EAST, A DISTANCE OF 7.00 FEET; (5) THENCE NORTH 89°34'53" EAST, A DISTANCE OF 80.00 FEET; (6) THENCE SOUTH 00°25'07" EAST, A DISTANCE OF 4.00 FEET; (7) THENCE NORTH 89°34'53" EAST, A DISTANCE OF 180.00 FEET; (8) THENCE SOUTH 00°25'07" EAST, A DISTANCE OF 7.00 FEET; (9) THENCE NORTH 89°34'53" EAST, A DISTANCE OF 101.42 FEET; (10) THENCE NORTH 76°05'08" EAST, A DISTANCE OF 59.99 FEET; (11) THENCE NORTH 89°34'53" EAST, A DISTANCE OF 320.25 FEET; (12) THENCE SOUTH 00°25'07" EAST, A DISTANCE OF 12.00 FEET; (13) THENCE NORTH 89°34'53" EAST, A DISTANCE OF 50.00 FEET; (14) THENCE NORTH 00°25'07" WEST, A DISTANCE OF 12.86 FEET; (15) THENCE NORTH 84°24'41" EAST, A DISTANCE OF 68.14 FEET TO THE NORTHEAST CORNER OF SAID R/W TAKING AND THE SOUTHERLY RIGHT OF WAY LINE OF SW 20<sup>TH</sup> AVENUE; THENCE NORTH 89°34'53" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 101.93 FEET; THENCE SOUTH 00°25'07" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET; THENCE NORTH 89°34'53" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 569.40 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 22768.32 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35°59'35" EAST, 139.95 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 00°21'08", AN ARC DISTANCE OF 139.95 FEET TO THE END OF SAID CURVE AND TO AN INTERSECTION WITH THE NORTHERLY LINE OF LANDS DESCRIBED IN



OFFICIAL RECORDS BOOK 1997, PAGE 2460 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG SAID NORTHERLY BOUNDARY LINE; (1) THENCE SOUTH 89°34'37" WEST, A DISTANCE OF 349.69 FEET; (2) THENCE SOUTH 00°25'23" EAST, A DISTANCE OF 220.00 FEET; (3) THENCE SOUTH 59°34'37" WEST, A DISTANCE OF 480.00 FEET; (4) THENCE SOUTH 89°34'37" WEST, A DISTANCE OF 809.87 FEET; (5) THENCE NORTH 60°24'48" WEST, A DISTANCE OF 431.27 FEET; (6) THENCE NORTH 00°24'48" WEST, A DISTANCE OF 230.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1729.86 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 69°57'03" WEST, 613.83 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°26'21", AN ARC DISTANCE OF 617.09 FEET TO THE NORTHEASTERLY LINE OF AFOREMENTIONED PORTOFINO CLUSTER SUBDIVISION PHASE 1; THENCE NORTH 30°15'33" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

**THE ABOVE DESCRIBED PARCEL CONTAINS 22.196 ACRES MORE OR LESS.**

## **Application Package Table of Contents**

1. Cover Letter
2. School Concurrency Form
3. Property Owner Affidavit
4. Legal Descriptions
- 5. Justification Report**
6. Map Set



Professional Consultants



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# Executive Summary

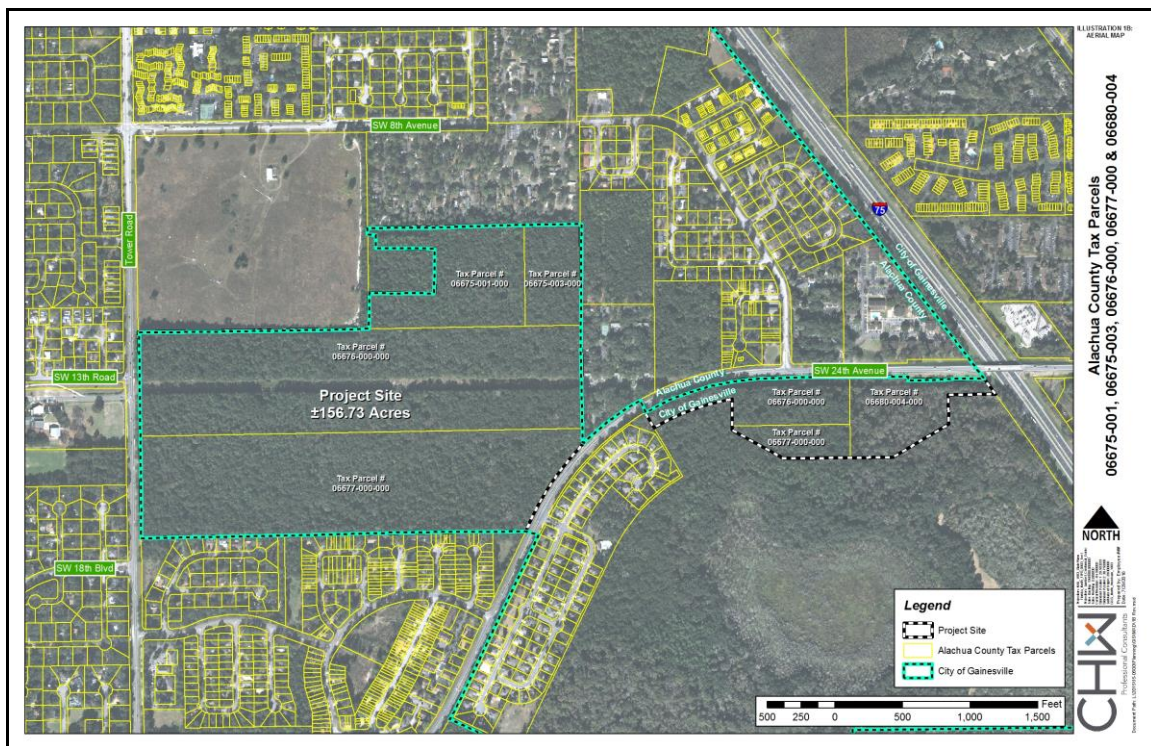
**To:** Mr. Ralph Hilliard, Planning Manager #15-0500  
**From:** Craig Brashier, AICP, Planning Manager  
**Date:** August 25, 2016  
**Re:** Tower Road / SW 20<sup>th</sup> Avenue Annexation Site  
 Large-scale Comprehensive Plan Amendment (LsCPA) Application

<b>Jurisdiction:</b> City of Gainesville	<b>Intent of Development:</b> Commercial/Retail, Single-family Residential, and Multi-family Residential
<b>Description of Location:</b> A portion of the property has frontage along both Tower Road and SW 20 <sup>th</sup> Avenue. A second portion of the site is located on the south side of SW 20 <sup>th</sup> Avenue, west of I-75.	
<b>Parcel Numbers:</b> 06675-001-000, 06675-003-000, 06676-000-000, 06677-000-000, 06680-004-000	<b>Acres:</b> ±156.73 ac.
<b>Current Future Land Use Classifications:</b> <i>Residential Medium-High Density (8 – 14 units per acre): Alachua County</i> <ul style="list-style-type: none"> <li>• ±134.53 acres</li> </ul> <i>Residential Low-Density (1-4 units per acre): Alachua County</i> <ul style="list-style-type: none"> <li>• ±22.2 acres</li> </ul>	
<b>Proposed Future Land Use Classification:</b> <i>Mixed-Use Medium-Intensity (12-30 units per acre): City of Gainesville</i> <ul style="list-style-type: none"> <li>• ±20 acres</li> </ul> <i>Mixed-Use Low-Intensity (8-30 units per acre): City of Gainesville</i> <ul style="list-style-type: none"> <li>• ±2.23 acres</li> </ul> <i>Residential Medium-Density (8-30 units per acre): City of Gainesville</i> <ul style="list-style-type: none"> <li>• ±21.72 acres</li> </ul> <i>Residential Low-Density (up to 12 units per acre): City of Gainesville</i> <ul style="list-style-type: none"> <li>• ±90.58 acres</li> </ul> <i>Single-Family (up to 8 units per acre): City of Gainesville</i> <ul style="list-style-type: none"> <li>• ±22.2 acres</li> </ul>	
<b>Existing Maximum Density / Intensity*</b> <i>Residential Medium-High Density (8 – 14 units per acre): Alachua County</i> <ul style="list-style-type: none"> <li>• 14 units per acre x 134.52 acres = 1,883 units</li> </ul> <i>Residential Low-Density (1-4 units per acre): Alachua County</i> <ul style="list-style-type: none"> <li>• 4 units per acre x 22 acres = 88 units</li> </ul> <p>*A project site on 25 or more acres or having more than 150 residential units would be required to develop as a TND or TOD under Alachua County regulations which would significantly increase the maximum number of residential units and require non-residential uses.</p>	
<b>Proposed Density/Intensity</b> <i>Mixed-Use Medium-Intensity: City of Gainesville</i> <ul style="list-style-type: none"> <li>• ±130,500 s.f. (estimated single-story non-residential development @ 0.15 F.A.R.)</li> <li>• 300 units (30 du per acre for 50% of acreage)</li> </ul> <i>Mixed-Use Low-Intensity: City of Gainesville</i> <ul style="list-style-type: none"> <li>• ±15,000 s.f. (estimated single-story non-residential development @ 0.15 F.A.R.)</li> <li>• 34 units (30 du per acre for 50% of acreage)</li> </ul> <i>Residential Medium-Density (8-30 units per acre): City of Gainesville</i> <ul style="list-style-type: none"> <li>• 30 units per acre x 21.72 acres = 652 units</li> </ul> <i>Residential Low-Density (up to 12 units per acre): City of Gainesville</i> <ul style="list-style-type: none"> <li>• 12 units per acre x 90.58 acres = 1,087 units</li> </ul> <i>Single-Family (up to 8 units per acre): City of Gainesville</i> <ul style="list-style-type: none"> <li>• 8 units per acre x 22.2 acres = 178 units</li> </ul>	
<b>Net Change</b> This LsCPA application will increase the maximum number of residential units by 280. This LsCPA could potentially increase non-residential uses by ±145,500 s.f.	

## STATEMENT OF PROPOSED CHANGE

The intent of this Large-scale Comprehensive Plan Amendment (LsCPA) application is to apply City of Gainesville Future Land Use (FLU) designations to property that was recently annexed into the City. The proposed City of Gainesville FLU designations are intended to permit the same type of development that was permitted by the Alachua County designations. The proposed FLU designations include Mixed-Use Medium-Intensity, Mixed-Use Low-Intensity, Residential Medium-Density, Residential-Low Density, and Single Family.

The requested LsCPA is companion to a rezoning application that requests the MU-1, MU-2, RMF-5, RMF-7, and RSF-1 zoning districts. The proposed amendments are consistent with the existing FLU and zoning designations on surrounding properties. Figure 1 shows the site's location and identifies the nature of surrounding land uses.



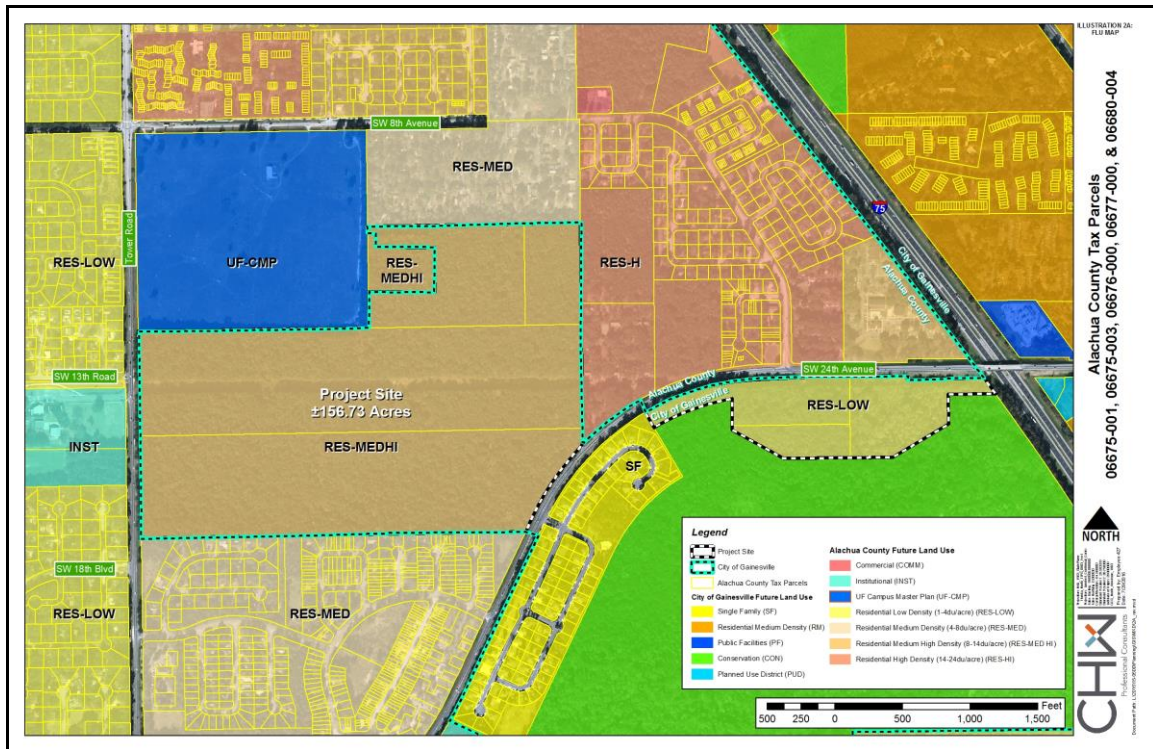
**Figure 1: Aerial Map**

As previously stated, the proposed FLU designations are consistent with the existing development pattern and consistent with the adjacent FLU and zoning districts. Surrounding FLU and zoning designations are summarized in *Table 1* and shown on Figures 2 through 5.



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

Direction	Future Land Use Designation	Zoning Designation
North	UF Campus Master Plan Residential Medium-Density Residential High-Density	BP, RM, R-2A
East	Residential High-Density I-75 R.O.W.	R-2A I-75 R.O.W.
South	Residential Medium-Density Conservation	PD, CON
West	Single-Family Residential SW 75 <sup>th</sup> Street / Tower Road R.O.W.	RSF-1 SW 75 <sup>th</sup> Street / Tower Road R.O.W.



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

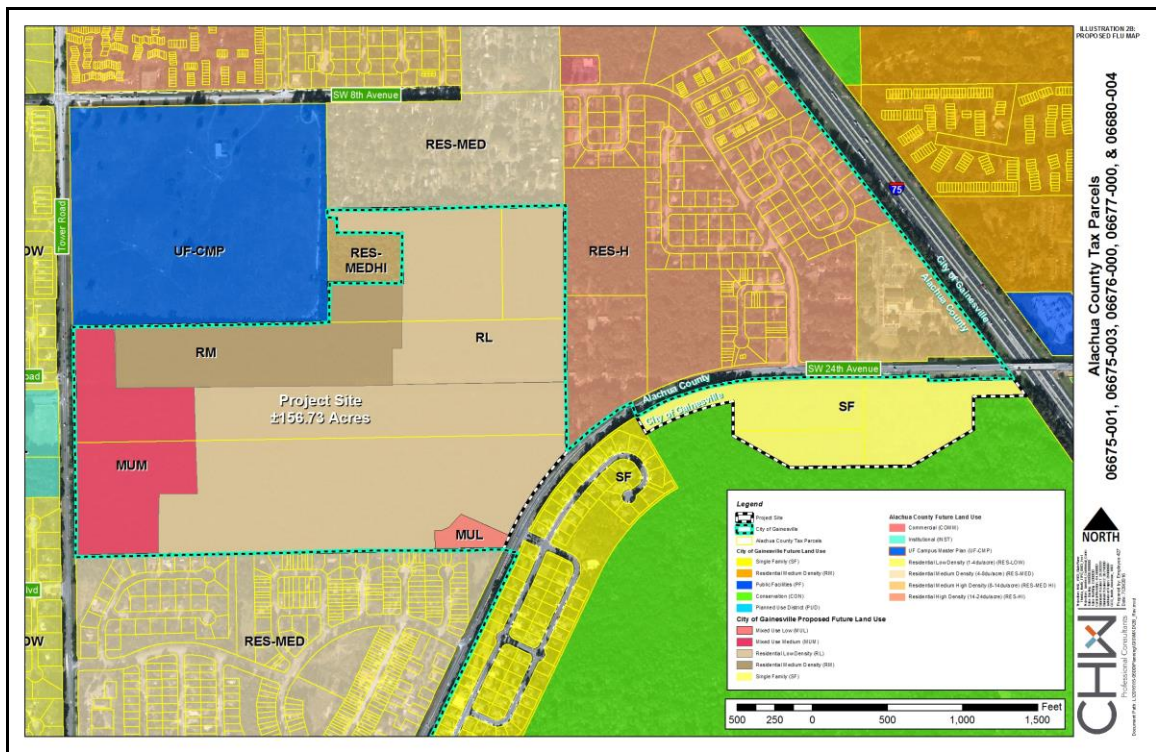


Figure 3: Proposed Future Land Use Map

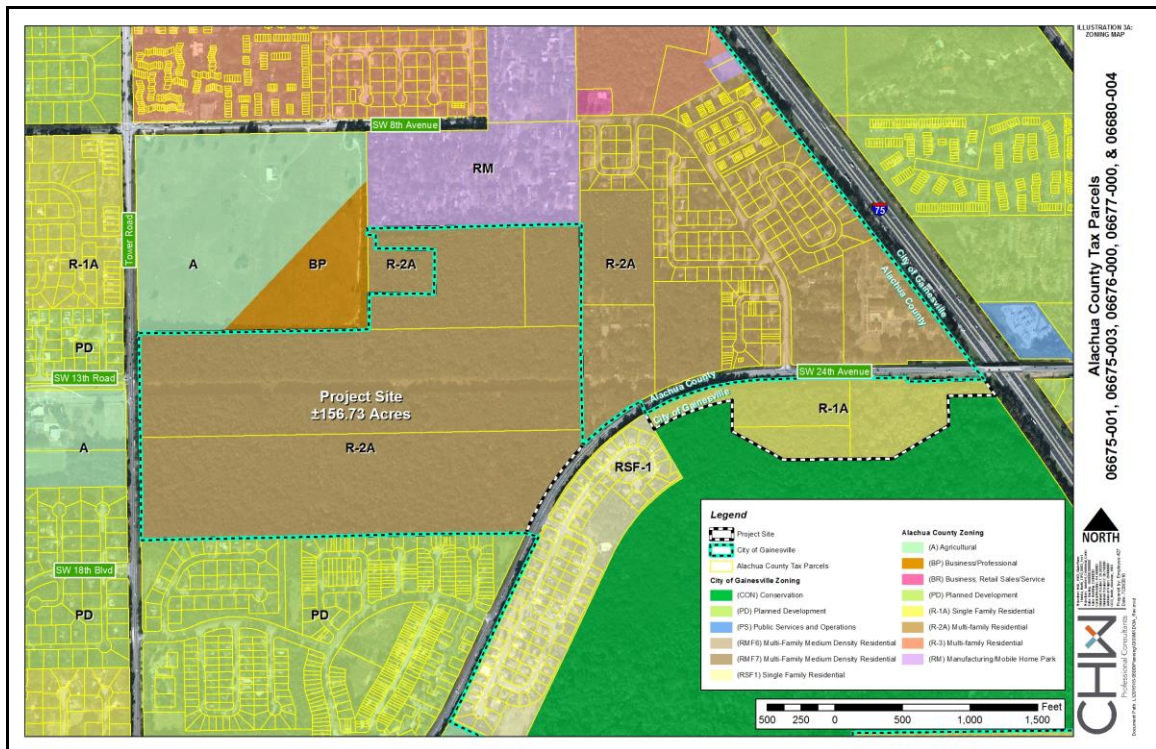
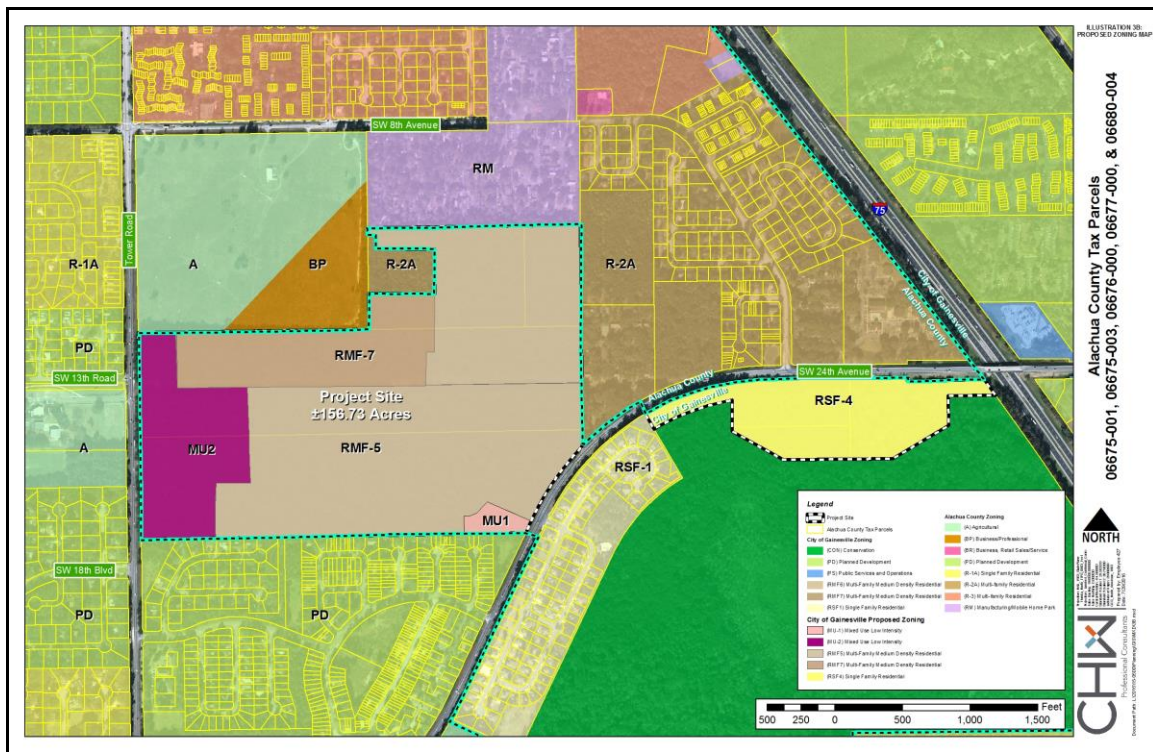


Figure 4: Existing Zoning Map





**Figure 5: Proposed Zoning Map**

The proposed FLU designations were specifically chosen to allow for similar types and amounts of development permitted by the Alachua County FLU designations that were in place prior to the annexation. When located in unincorporated Alachua County, the site was within the Urban Service Area. All developments within the Urban Service Area that are 25 acres or greater in size or have more than 150 residential units are required to be either a Traditional Neighborhood Development (TND) or a Transit Oriented Development (TOD). Therefore this project site would have been required to be a TND or TOD which would permit a significant increase in the maximum number of residential units permitted by the Residential Medium-High Density and Residential Low-Density FLUs. TND / TOD developments are also required to include non-residential uses. Therefore, the mix of residential and mixed-use FLU designations will allow the same type of development that would have been possible on this site while in unincorporated Alachua County.

## IMPACT ANALYSIS

### IMPACT ON RESIDENTIAL STREETS

The proposed amendment and subsequent development of the project site will not negatively impact surrounding neighborhood streets. The neighborhood streets to the south do not connect to this property and the existing development pattern will not allow for connections in the future. Access to this site will be via Tower Road and SW 20<sup>th</sup> Avenue.

### IMPACT ON NOISE AND LIGHTING

Similar multi-family, single-family, and non-residential uses are located along the Tower Road and SW 20<sup>th</sup> Avenue corridors. Appropriate buffers will be provided to minimize impacts from non-residential uses near-by single-family uses and exterior lighting within the site will be in accordance with the City of Gainesville's Land Development Code requirements.

### ENVIRONMENTAL FEATURES

The project is located in the City of Gainesville's urban, developed area. A portion of the site is located adjacent to the Split Rock Conservation Area. The least intense residential FLU designation has been proposed for this portion of the site adjacent to conservation area. According to National Wetlands Inventory data, no known wetlands are located on this site. Areas of potential floodplain are located in the northern portion of the site and near the western boundary of the ±22.2 acres south of SW 20<sup>th</sup> Avenue.

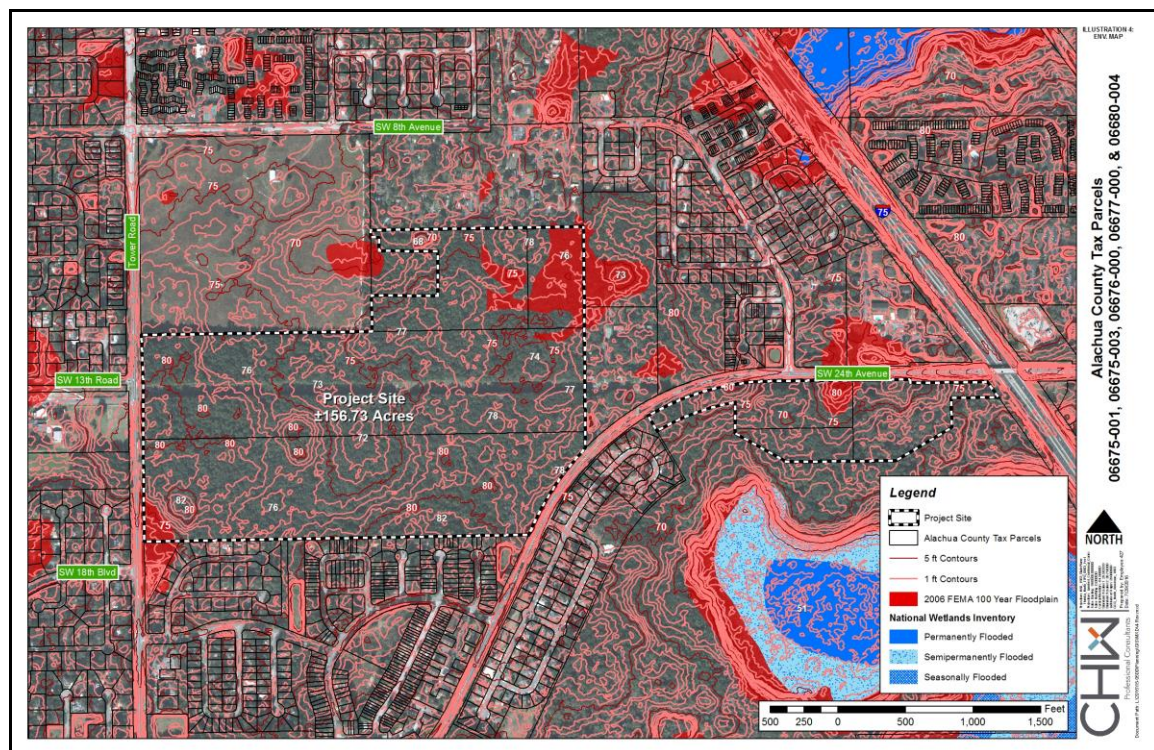
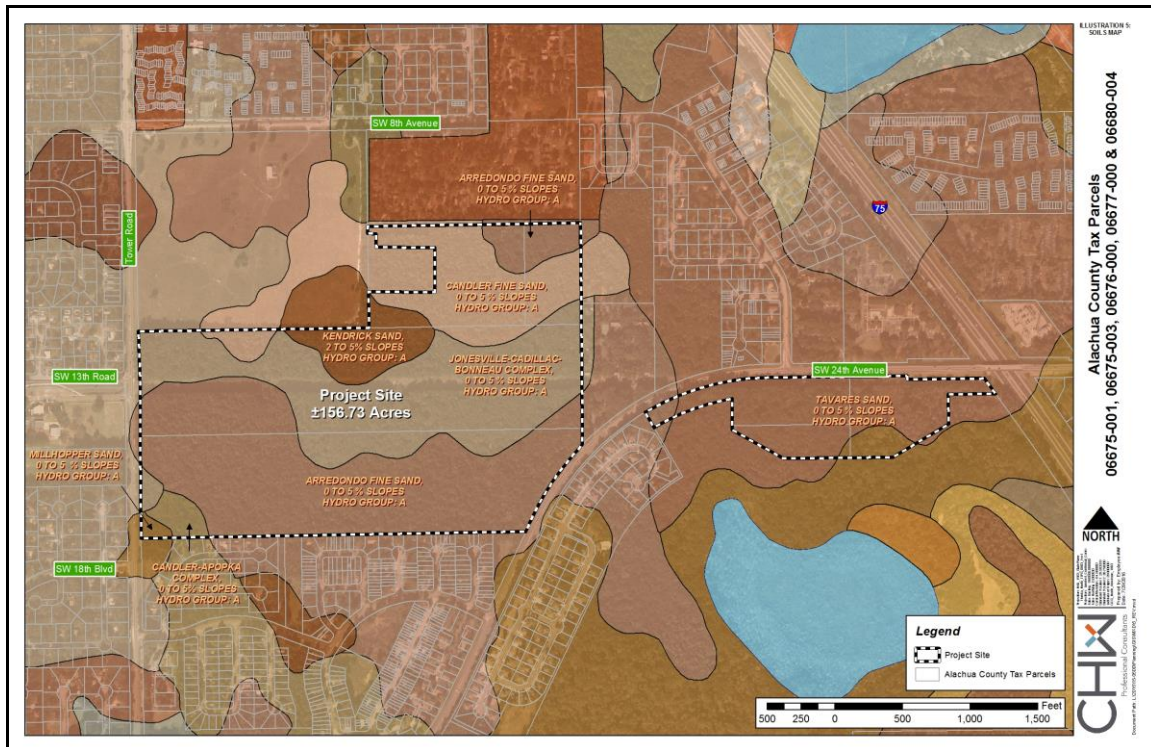


Figure 6. Environmental Features Map



According to the National Resources Conservation Service (NRCS), the on-site soil types are Arredondo Fine Sand, Candler Fine Sand, Kendrick Sand, Jonesville-Cadillac-Bonneau Complex, and Tavares Sand (*Figure 7*). All soil types are classified as Hydro Group A which is very favorable for urban development. These soil types are present throughout this area of Gainesville and are suitable for urban-type development, as indicated by the existing development on the same soil types.



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

## *HISTORIC AND ARCHEOLOGICAL RESOURCES*

According to the Florida Division of Historical Resources (DHR), no archeological resources are located on the property.

## *COMMUNITY CONTRIBUTIONS*

The proposed LsCPA is consistent with the City of Gainesville Comprehensive Plan and LDC. The site's potential development will provide for urban infill along one of the City and County's north-south arterial roadways with an existing mixed-use land development pattern. The site is also located on SW 20<sup>th</sup> Avenue which provides a link to the UMU-2 Urban Village area to the east. Urban infill reduces the pressure to develop along the urban area's fringes and reduces the potential for urban sprawl.

As previously stated, the proposed LsCPA and Rezoning will allow for urban infill redevelopment in the City's central, developed area. Redevelopment in the City's core areas will also help to reduce traffic congestion due to the project's central location, walkability of the area, and access to public transportation.

## POTENTIAL LONG-TERM ECONOMIC BENEFITS

The potential urban infill development of a currently underutilized site will have positive, long-term impacts to the City's economy and tax base. The resulting urban infill redevelopment project will create construction jobs and increase the site's property taxes upon completion.

## LEVEL OF SERVICE

The following tables summarize the potential net impacts from the proposed LsCPA application. The current Alachua County FLU designations allow for multi-family densities up to 14 units per acre and single-family densities up to 4 units per acre. Per Alachua County's Comprehensive Plan and ULDC, projects within the urban service area that are 25 or more acres or have 150 or more residential units must develop as a TND or TOD. This would significantly increase the maximum number of residential units and require non-residential development as well. The calculations in this section do not take into consideration the TND / TOD requirements and uses only the existing Alachua County FLU densities to calculate the existing demands.

The potential net impacts from the proposed amendment are not anticipated to cause public facilities to operate below the City's adopted LOS standards. Level of Service (LOS) standards were calculated based on the net density / intensity increases that may result from a mixed-use project.

**Table 2: Potential Net Trip Generation**

Category <sup>1</sup>	Units	AADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Existing							
Single-Family Residential (ITE 210)	88	9.52	838	0.75	66	1.00	88
Apartment (ITE 220)	6,591 Persons <sup>2</sup>	3.31	21,816	0.28	1,845	0.40	2,636
Proposed							
Single-Family Residential (ITE 210)	178	9.52	1,695	0.75	134	1.00	178
Apartment <sup>2</sup> (ITE 220)	7,256 Persons <sup>2</sup>	3.31	24,017	0.28	2,032	0.40	2,902
Shopping Center (ITE 820)	145.5	42.70	6,213	0.96	140	3.71	540
Total Net Trips		-	9,271	-	395	-	896

1. Source: ITE Trip Generation Manual, 9<sup>th</sup> Edition

2. Per City staff, an average of 3.5 bedrooms per unit is utilized for the trip generation estimates

**Conclusion:** The site will likely be located within the City's Transportation Mobility Program Area (TMPA) Zone D. Developments within TMPA Zone D are responsible for providing transportation improvements that are required due to



safety and/or operational conditions. Development within TMPB Zone D will be required to provide all or some of items a. – o. identified in the City's Comprehensive Plan, Transportation Mobility Element Policy 10.1.9.

- 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.

The proposed redevelopment allows residents and employees to have walking access to the Regional Transit System's numerous bus routes. Urban infill along existing bus routes is consistent with the City's and RTS's long term plans and policies.

**Table 3: Potential Net Potable Water Impact**

Use	Units	Rate	Gallons Per Day
<b>Existing</b>			
Single-Family Residential	88	200 gal/person/day <sup>1</sup> (2.2 persons per household)	38,720
Multifamily Residential	1,883	200 gal/person/day <sup>1</sup> (2.2 persons per household)	828,520
<b>Proposed</b>			
Single-Family Residential	178	200 gal/person/day <sup>1</sup> (2.2 persons per household)	78,320
Multifamily Residential	2,073	200 gal/person/day <sup>1</sup> (2.2 persons per household)	912,120
Commercial / Retail	145,500 sq. ft.	0.15 gal/sq. ft. <sup>2</sup>	21,825
<b>Total Net Impact</b>			<b>145,025</b>

1. Source: City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element

2. Source: Ch. 64E-6.008, F.A.C.

**Conclusion:** As shown in Figure 8, the project site will be served by existing Gainesville Regional Utilities potable water infrastructure. The potential net impacts from this proposed amendment will not negatively impact the adopted Level of Service (LOS).

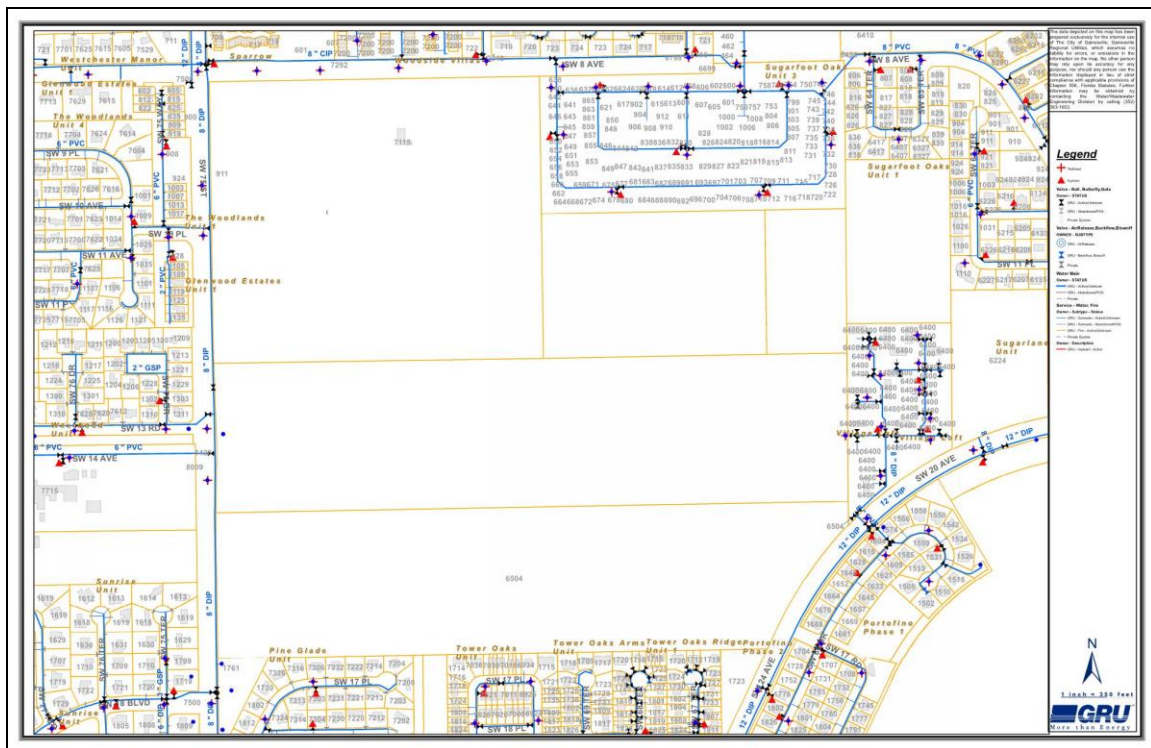


Figure 8: GRU Potable Water Infrastructure

Table 4: Potential Net Wastewater Impact

Use	Units	Rate	Gallons Per Day
<b>Existing</b>			
Single-Family Residential	88	147 gal/person/day <sup>1</sup> (2.2 persons per household)	28,459
Multifamily Residential	1,883	147 gal/person/day <sup>1</sup> (2.2 persons per household)	608,962
<b>Proposed</b>			
Single-Family Residential	178	147 gal/person/day <sup>1</sup> (2.2 persons per household)	57,565
Multifamily Residential	2,073	147 gal/person/day <sup>1</sup> (2.2 persons per household)	670,408
Commercial / Retail	145,500 sq. ft.	0.15 gal/sq. ft. <sup>2</sup>	21,825
<b>Total Net Impact</b>			<b>112,377</b>

1. Source: City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element

2. Source: Ch. 64E-6.008, F.A.C.

**Conclusion:** As shown in Figure 9, the project site will be served by existing Gainesville Regional Utilities wastewater infrastructure. The potential net impacts from this proposed amendment will not negatively impact the adopted Level of Service (LOS).

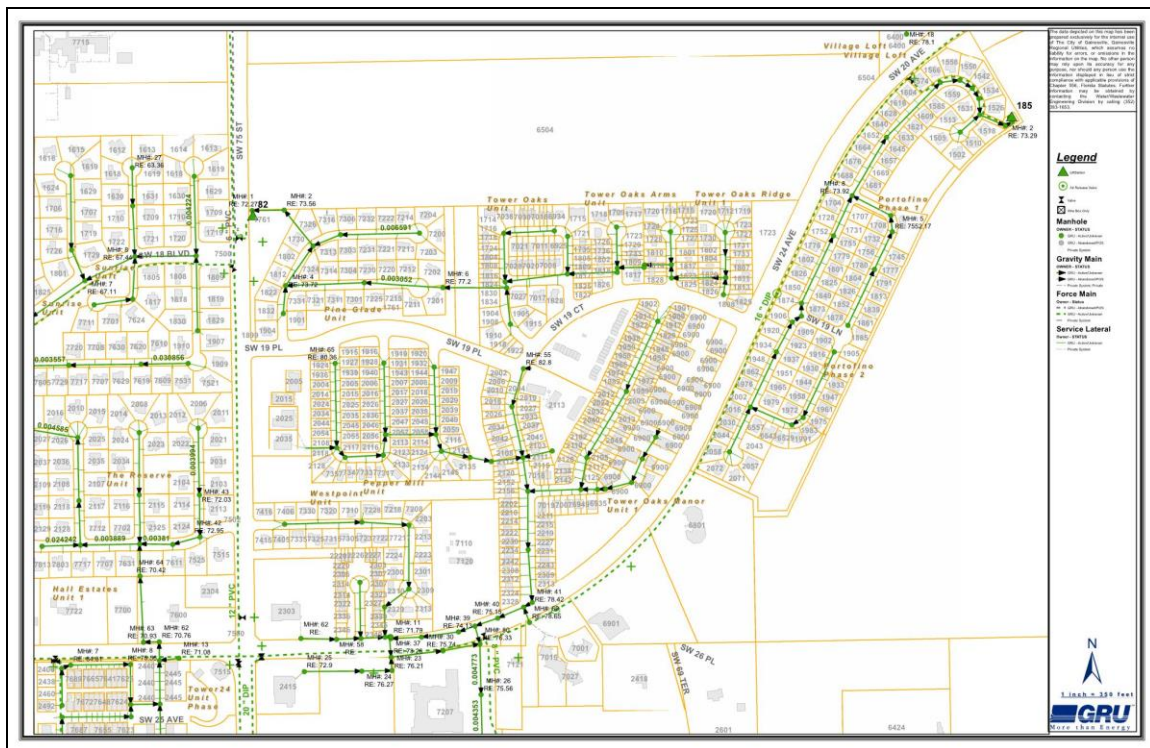


Figure 9: GRU Wastewater Infrastructure

Table 5: Potential Solid Waste Impact

Use	Units	Rate	Tons Per Year
<b>Existing</b>			
Single-Family Residential	88	0.655 tons/person/year <sup>1</sup> (2.2 persons per household)	127.8
Mult-Family Residential	1,883	0.655 tons/person/year <sup>1</sup> (2.2 persons per household)	2,713.4
<b>Proposed</b>			
Single-Family Residential	178	0.655 tons/person/year <sup>1</sup> (2.2 persons per household)	256.5
Multi-Family Residential	2,073	0.655 tons/person/year <sup>1</sup> (2.2 persons per household)	2,987.2
Commercial / Retail	145,500 sq. ft.	((12 lbs. / 1000 sq. ft. per day x 145,500 s.f.) x 365)/2,000 <sup>2</sup>	318.7
<b>Alachua County Solid Waste Facility Capacity<sup>3</sup></b>			<b>&gt;10 years</b>

1. Source: City of Gainesville Comprehensive Plan, Solid Waste Element

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

3. Source: Alachua County Comprehensive Plan

**Conclusion:** As calculated in *Table 5*, solid waste facility capacity exists to adequately serve the proposed amendment. This application will not negatively impact the adopted LOS.

### Potential Net Public School Student Generation

**Conclusion:** A School Concurrency form has been submitted as part of this application package. The potential units used on the form are based on the net difference between the maximum number of units allowed by the existing Alachua County Residential Medium-High Density and Residential Low-Density

FLUs and the proposed City of Gainesville Mixed-Use Low-Intensity, Mixed-Use Medium Intensity, Residential Medium-Density, Residential Low-Density, and Single-Family FLUs. The urban infill redevelopment project resulting from this amendment is intended to be a mixed use development with single-family and multi-family residential use as well as non-residential uses. School concurrency will again be calculated at the time of development plan approval.

## **CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN**

The proposed LsCPA site currently has Alachua County FLU designations. The requested FLU classification change will apply City of Gainesville FLU designations to the site. The proposed FLU designations include Mixed-Use Medium-Intensity, Mixed-Use Low-Intensity, Residential Medium-Density, Residential-Low Density, and Single Family.

These designations permit a mixture of residential and nonresidential uses designed to promote both pedestrian and transit use in the City of Gainesville's developed, urban area. The proposed amendment is consistent with the following Comprehensive Plan goals, objectives, and policies:

### *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.

**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.

**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.

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

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

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

**Objective 1.5** Discourage the proliferation of urban sprawl.

**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:

Support for urban infill and/or redevelopment.

### *TRANSPORTATION MOBILITY ELEMENT*

Transportation Mobility Element *Overall Goal*



Establish a transportation system that enhances compact development, redevelopment, quality of life, that is sensitive to the cultural and environmental amenities of Gainesville, and implements the vision of the “Year 2020 Livable Community Reinvestment Plan” (Gainesville 2020 Transportation Plan) within the City of Gainesville. The transportation system shall provide equal attention to pedestrian, bicycle, auto, and public transit needs. The system should provide vehicular, public transit and non-motorized access to activity centers, community facilities, and neighborhood commercial areas. 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 pedestrian mobility throughout the community by improvement and provision of safe crossings, complete sidewalk and trail systems and sidewalks of adequate widths to encourage pedestrian activity. Basic transportation should be provided for transportation-disadvantaged residents to employment, education facilities, and basic services.

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

Objective 2.2 Ensure that Future Land Use Map designations promote transportation objectives by designating transit-supportive densities in appropriate locations to support transportation choice.

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

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

## 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 identified in Chapter 163.3177(6)(a)9.a, Florida Statutes 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 LsCPA will discourage the proliferation of urban sprawl within the City of Gainesville and Alachua County.

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

**Response: The proposed LsCPA will apply City of Gainesville FLU designations to properties recently annexed into the City. The proposed FLU designations include Mixed-Use Medium-Intensity, Mixed-Use Low-Intensity, Residential Medium-Density, Residential-Low Density, and Single Family. These FLU designations were selected to allow similar types and amounts of development currently permitted by the Alachua County FLU designations. These designations will result in a mixed-use development that includes single-family residential, multi-family residential, and non-residential uses.**

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.

**Response: The project site is located within the developed, urban area of the City. The proposed LsCPA will encourage urban infill development of the currently underutilized site. The proposed FLU designations are also consistent with the existing mixed-use development pattern along a major arterial roadway. The potential urban infill development on the project site will help to reduce development pressures in the urban fringe areas and in rural areas.**

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

**Response: The proposed FLU designations and the corresponding zoning districts require development standards that prohibit strip development. The MU-1 and MU-2 zoning districts require development standards that promote a pedestrian friendly, mixed-use development patterns.**

4. As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to 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.

**Response: The project site is located within the developed, urban area of the City. The proposed LsCPA will encourage urban infill development of the currently vacant site. The proposed FLU designations are also consistent with the existing mixed-use development pattern along an arterial roadway. The potential urban infill redevelopment on the project site will help to reduce development pressures in the urban fringe areas and in rural areas.**

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

**Response: Due to the site's urban setting, no agricultural activities are adjacent to the site, nor will any be interrupted or discontinued.**

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

**Response: The site utilizes existing public facilities and services supplied by Gainesville Regional Utilities (GRU) and the City of Gainesville Public Works Department, in the form of roads, sidewalks, and other services.**

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

**Response: The site will utilize the City's existing and future public facilities and services.**

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.

**Response: The site is located in an urban area that is already supported by public facilities and services. Therefore, the urban infill redevelopment attributable to this LsCPA does not disproportionately increase the cost in time, money, or energy by providing and maintaining these facilities and services.**

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

**Response:** Located in the City of Gainesville's developed, urban area, this site further defines urban space, as well as relieves development pressure at the urban fringe and in rural areas.

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

**Response:** The proposed LsCPA encourages urban infill by increasing the potential for development of a currently vacant lot in an area with an existing mixed-use development pattern along an arterial roadway. Increasing the mix of uses in this area will benefit the nearby residents and employees by encouraging and enhancing multi-modal transportation options.

11. Fails to encourage an attractive and functional mix of uses.

**Response:** The proposed LsCPA will amend the current Alachua County FLU designations to City of Gainesville FLU designations which is intended to allow a mix of residential and non-residential uses. The project site is located within the developed, urban area of the City. The proposed LsCPA will encourage urban infill development of the currently vacant site. The proposed FLU designations are also consistent with the existing mixed-use development pattern along the adjacent arterial roadway.

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

**Response:** The proposed LsCPA and subsequent urban infill redevelopment has the potential to increase connectivity between the UMU-2 Urban Village area and Tower Road. The currently underutilized site has the potential to provide connectivity between existing institutional, multifamily, and non-residential uses.

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

**Response:** The project site does not contain any functional open space. The property is privately owned and not available to the general public.

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.

**Response:** The project site is located within the developed, urban area of the City. The proposed LsCPA will encourage urban infill redevelopment of the currently underutilized site. The proposed FLU designations are also consistent with the existing mixed-use development pattern along a major arterial roadway. The potential urban infill development on the project site will help to reduce development pressures in the urban fringe areas and rural areas where natural resources and ecosystems can be further protected and enhanced.

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

**Response:** The site utilizes existing public facilities and services supplied by Gainesville Regional Utilities (GRU) and the City of Gainesville Public Works Department. Any urban infill redevelopment on the project site will retain the use of GRU and City infrastructure and services, including centralized potable water and sanitary sewer. The site's potential mixed-use nature and adjacency to nearby residential and non-residential areas encourages alternative transportation modes in the area.

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.

**Response:** The site is located within the City of Gainesville's developed, urban area and proximate to an existing mixed-use development pattern. The mixed-use nature of the proposed LsCPA allows tenants to work in close proximity to where they live, and provide additional non-residential opportunities proximate to the nearby residential and non-residential uses.

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.

**Response:** This LsCPA provides nonresidential opportunities that are not currently permitted on-site while they are allowed on adjacent parcels. The potential additional non-residential space will likely consist of retail and/or offices and provide added employment and service opportunities to area residents.

## **Application Package Table of Contents**

1. Cover Letter
2. School Concurrency Form
3. Property Owner Affidavit
4. Legal Descriptions
5. Justification Report
6. **Map Set**



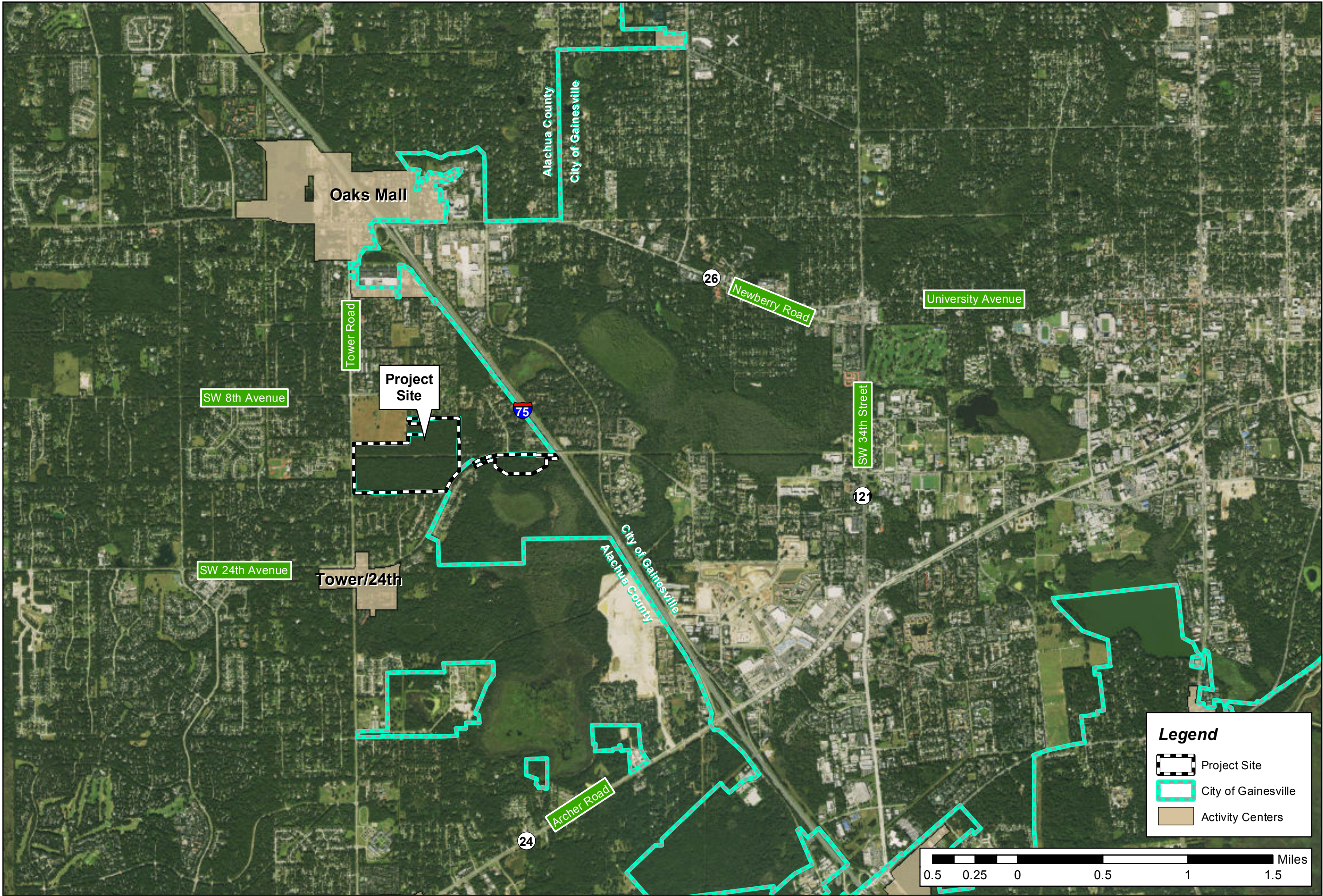


ILLUSTRATION 1A:  
CONTEXT MAP

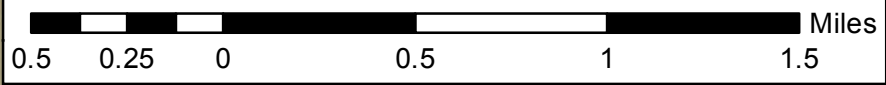
**Alachua County Tax Parcels**  
**06675-001, 06675-003, 06676-000, 06677-000 & 06680-004**



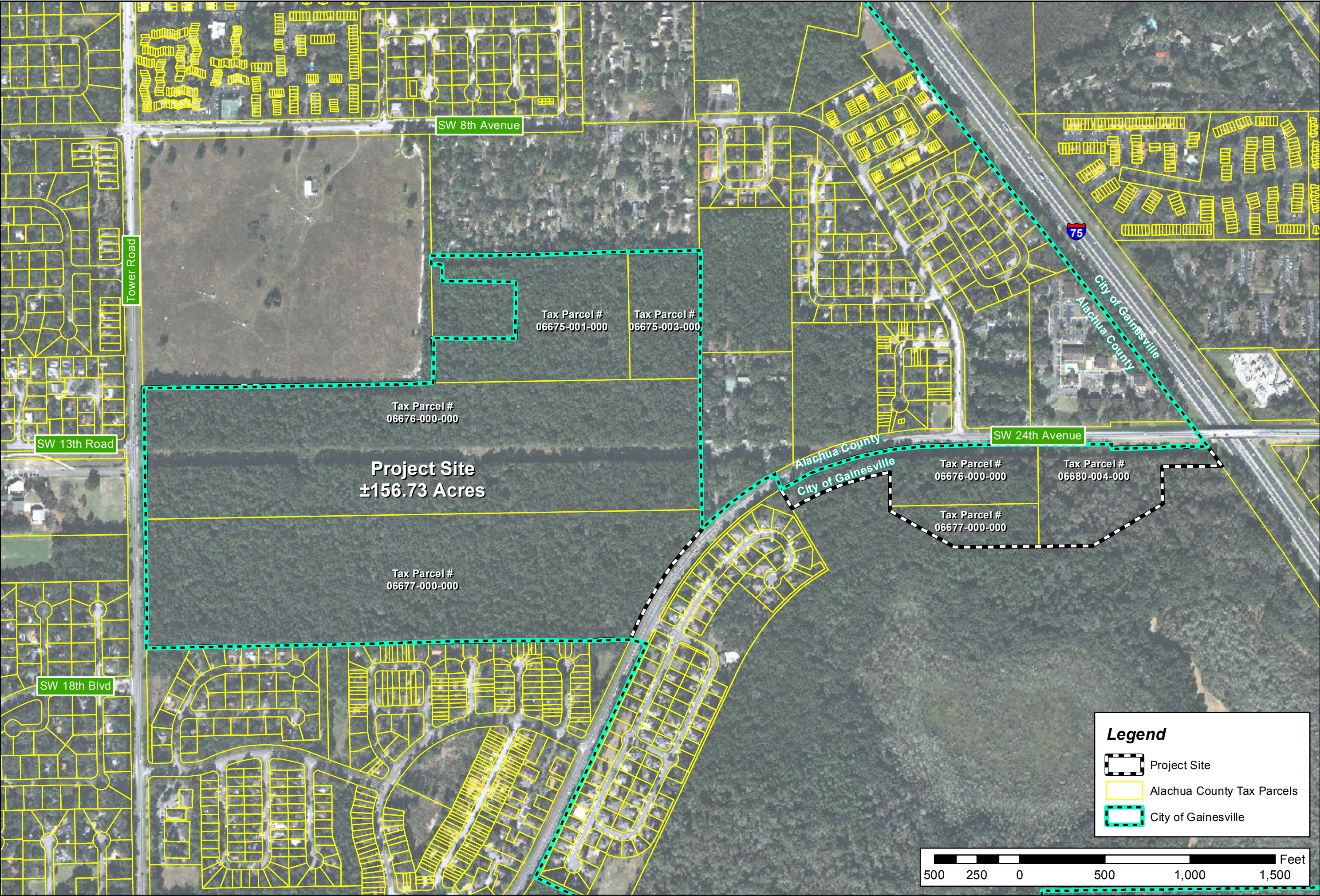
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Date: 7/29/2016

**Legend**

- Project Site
- City of Gainesville
- Activity Centers







**Alachua County Tax Parcels**  
**06675-001, 06675-003, 06676-000, 06677-000 & 06680-004**



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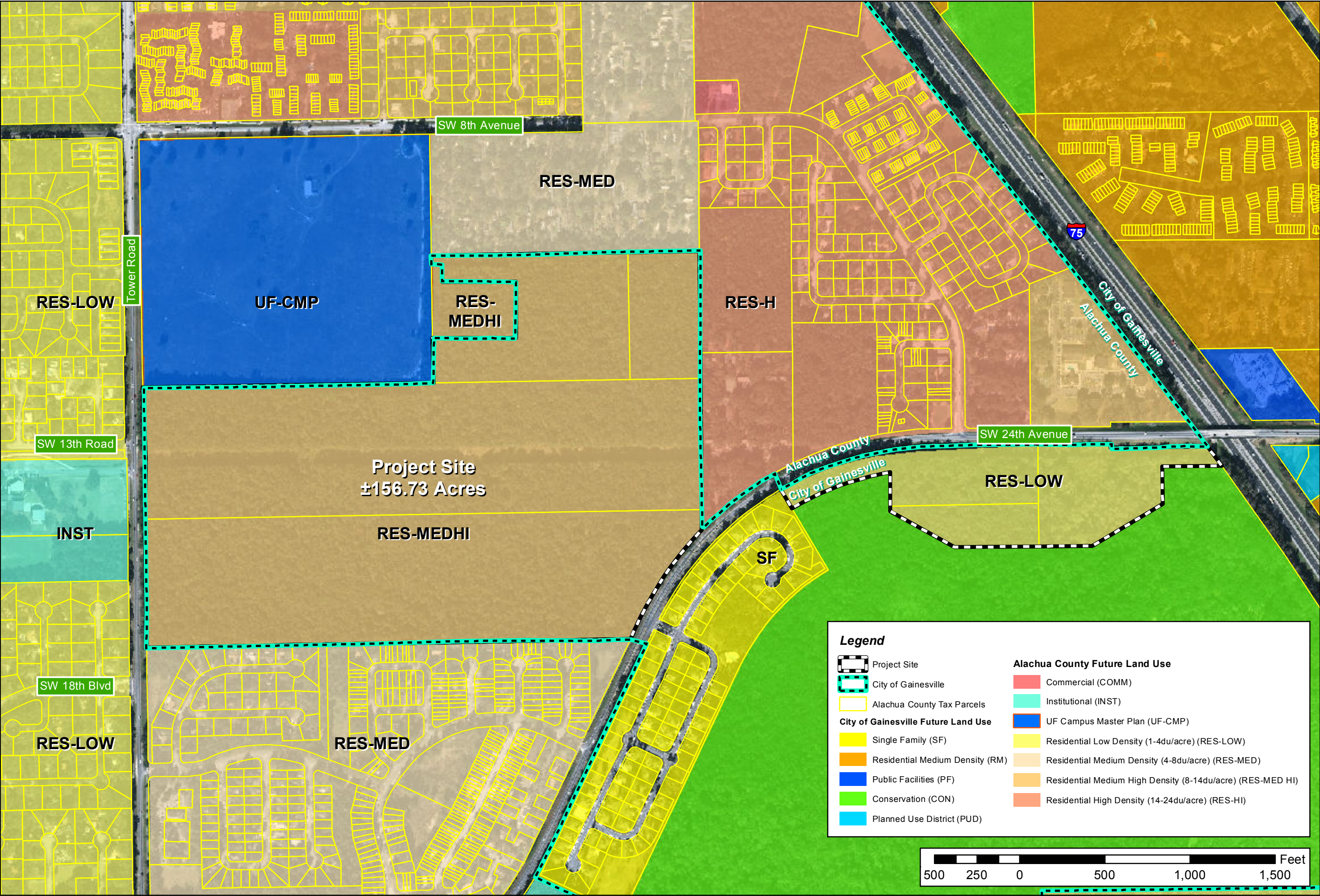


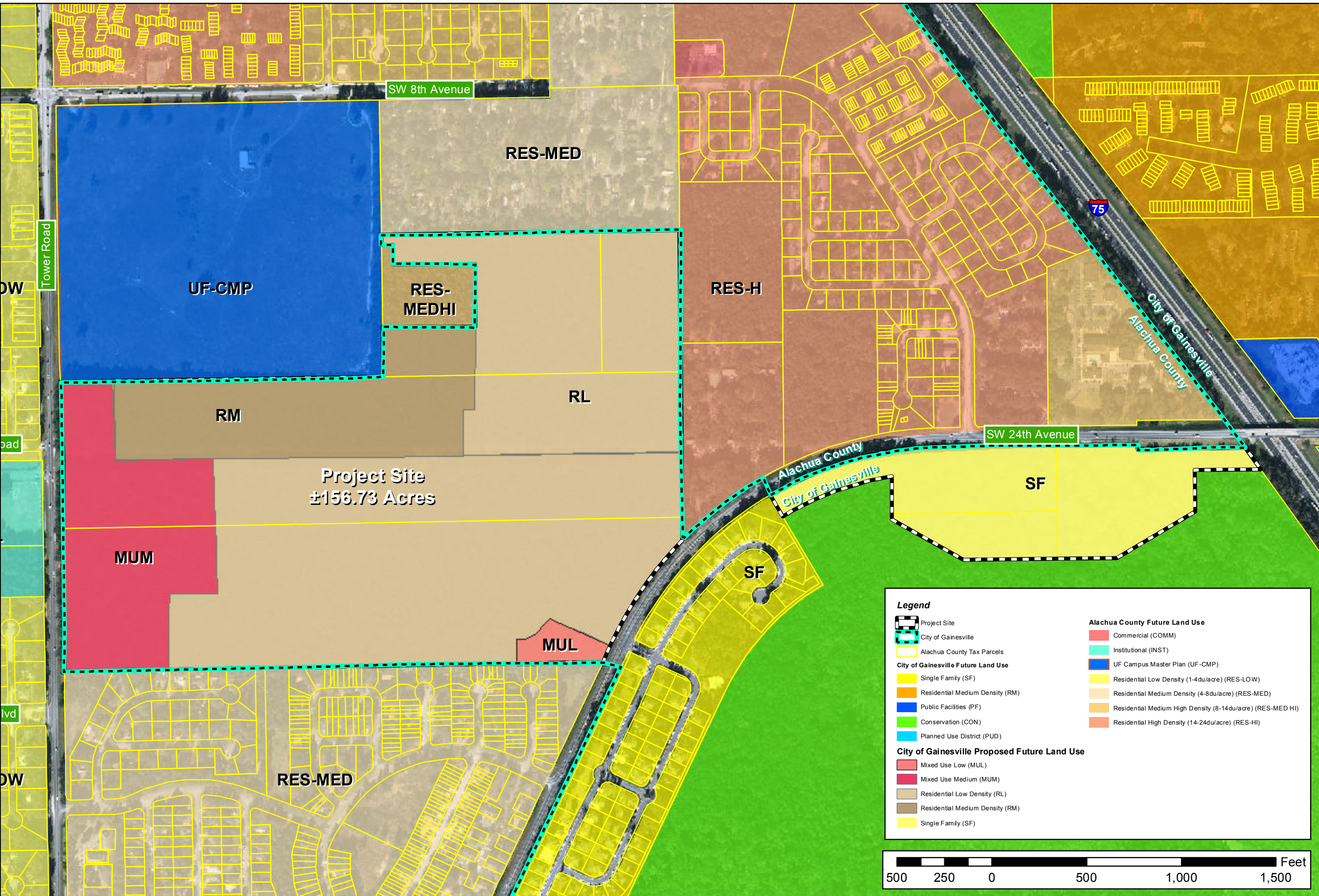
ILLUSTRATION 2A:  
FLU MAP

**Alachua County Tax Parcels**  
**06675-001, 06675-003, 06676-000, 06677-000, & 06680-004**



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Alachua County Tax Parcels  
06675-001, 06675-003, 06676-000, 06677-000, & 06680-004

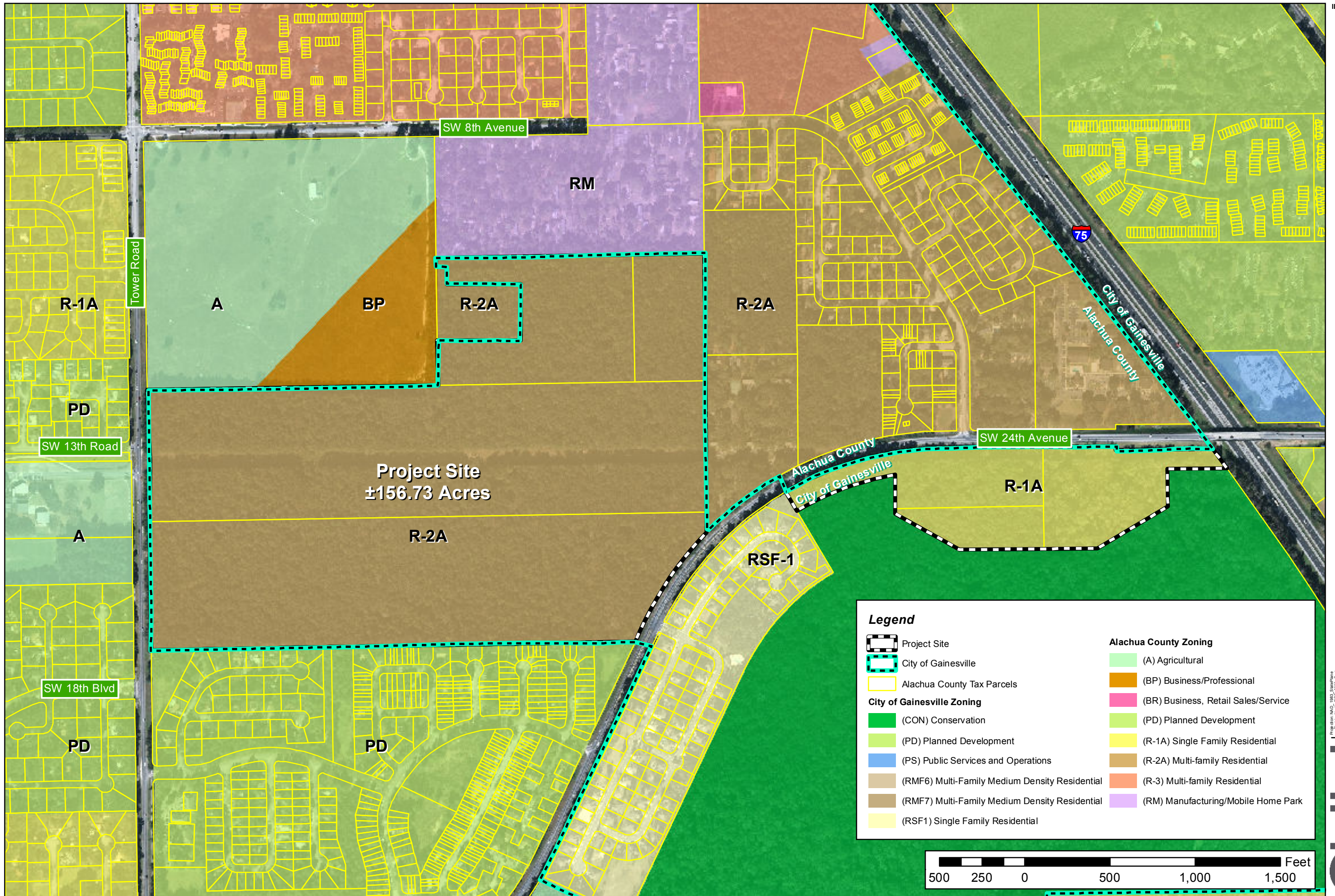


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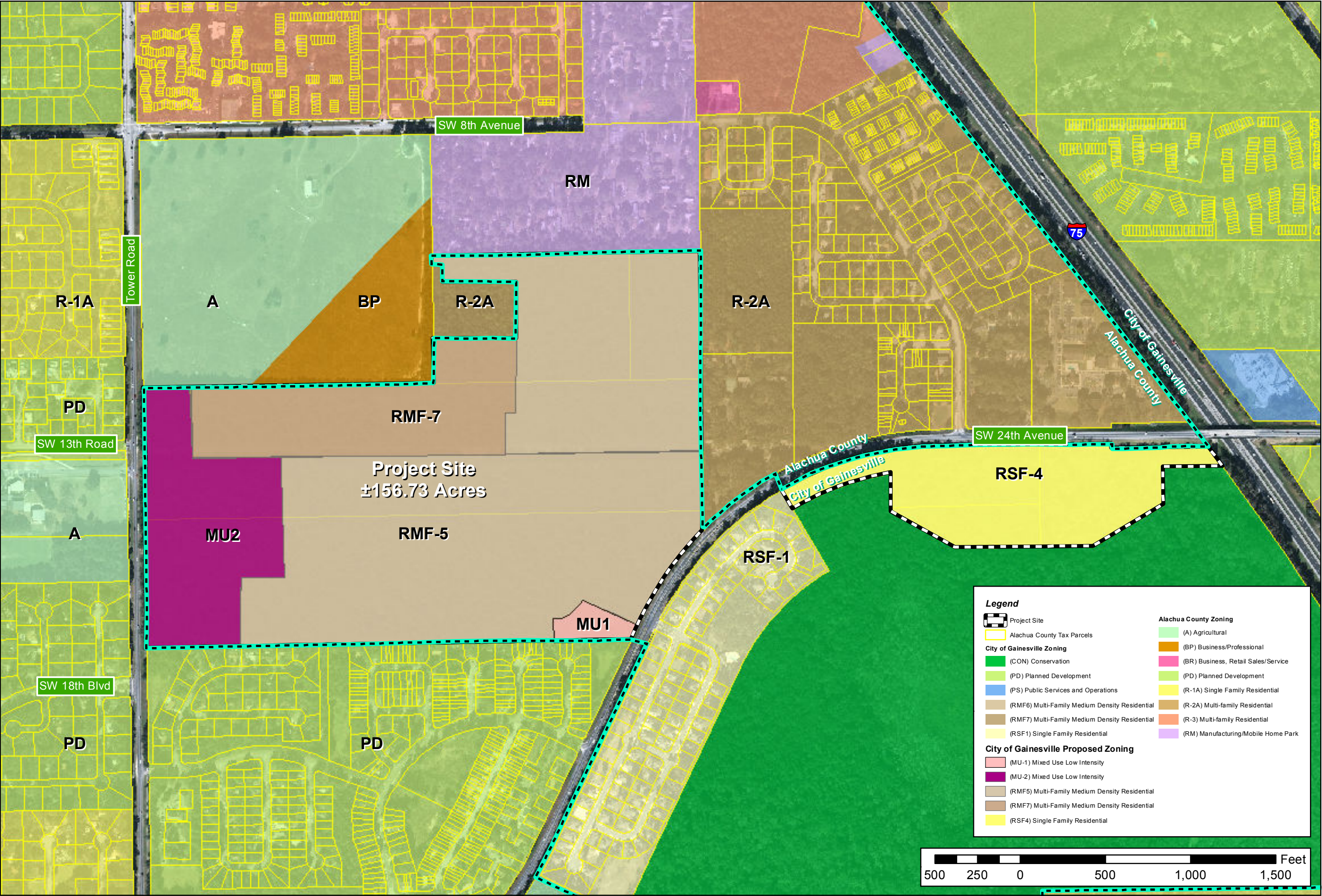


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Alachua County Tax Parcels  
06675-001, 06675-003, 06676-000, 06677-000, & 06680-004



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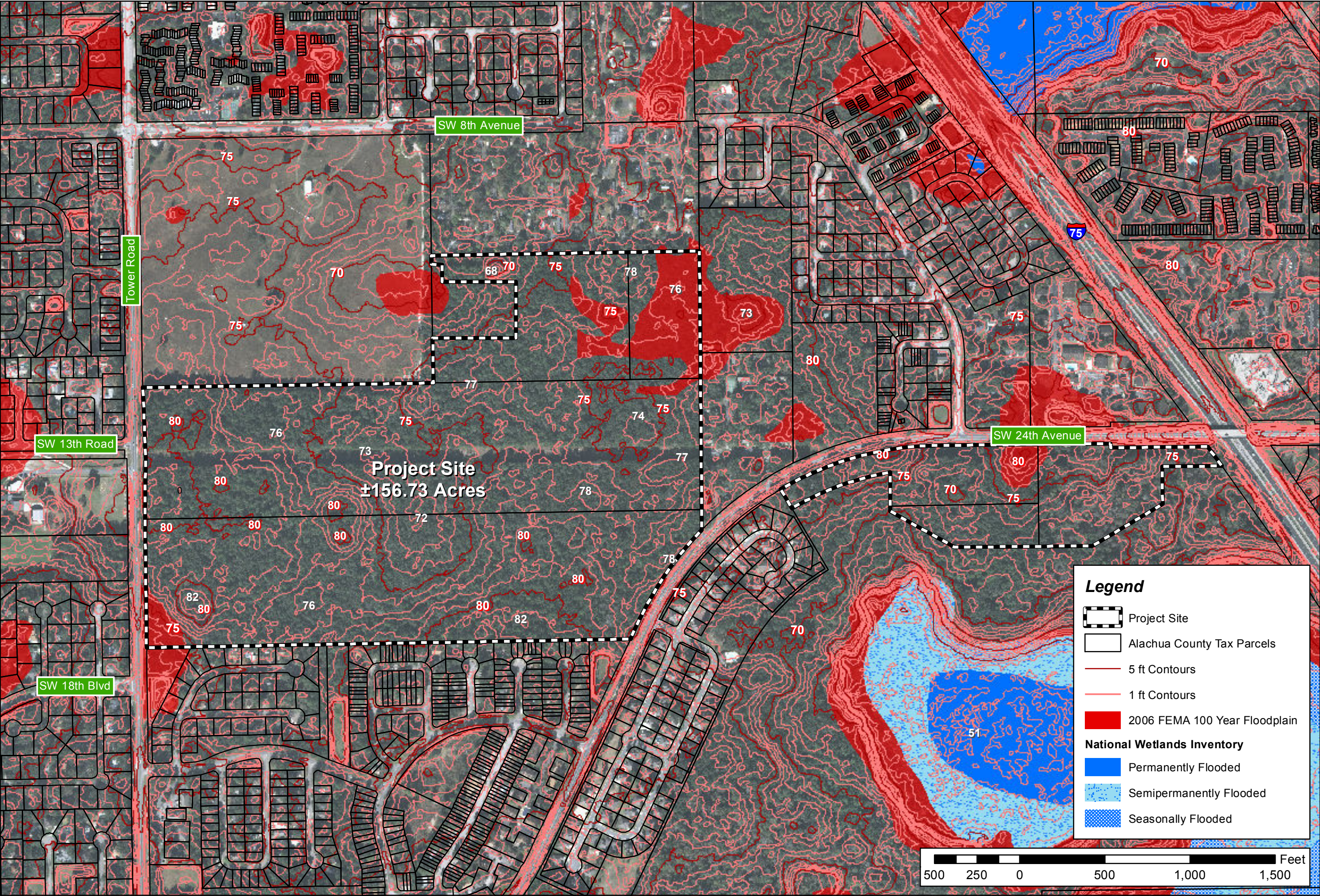


ILLUSTRATION 4:  
ENV. MAP

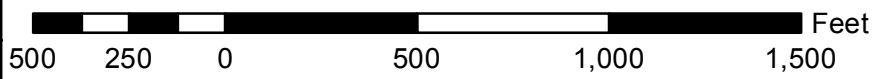
**Alachua County Tax Parcels**  
**06675-001, 06675-003, 06676-000, 06677-000, & 06680-004**

**Legend**

- Project Site
- Alachua County Tax Parcels
- 5 ft Contours
- 1 ft Contours
- 2006 FEMA 100 Year Floodplain

**National Wetlands Inventory**

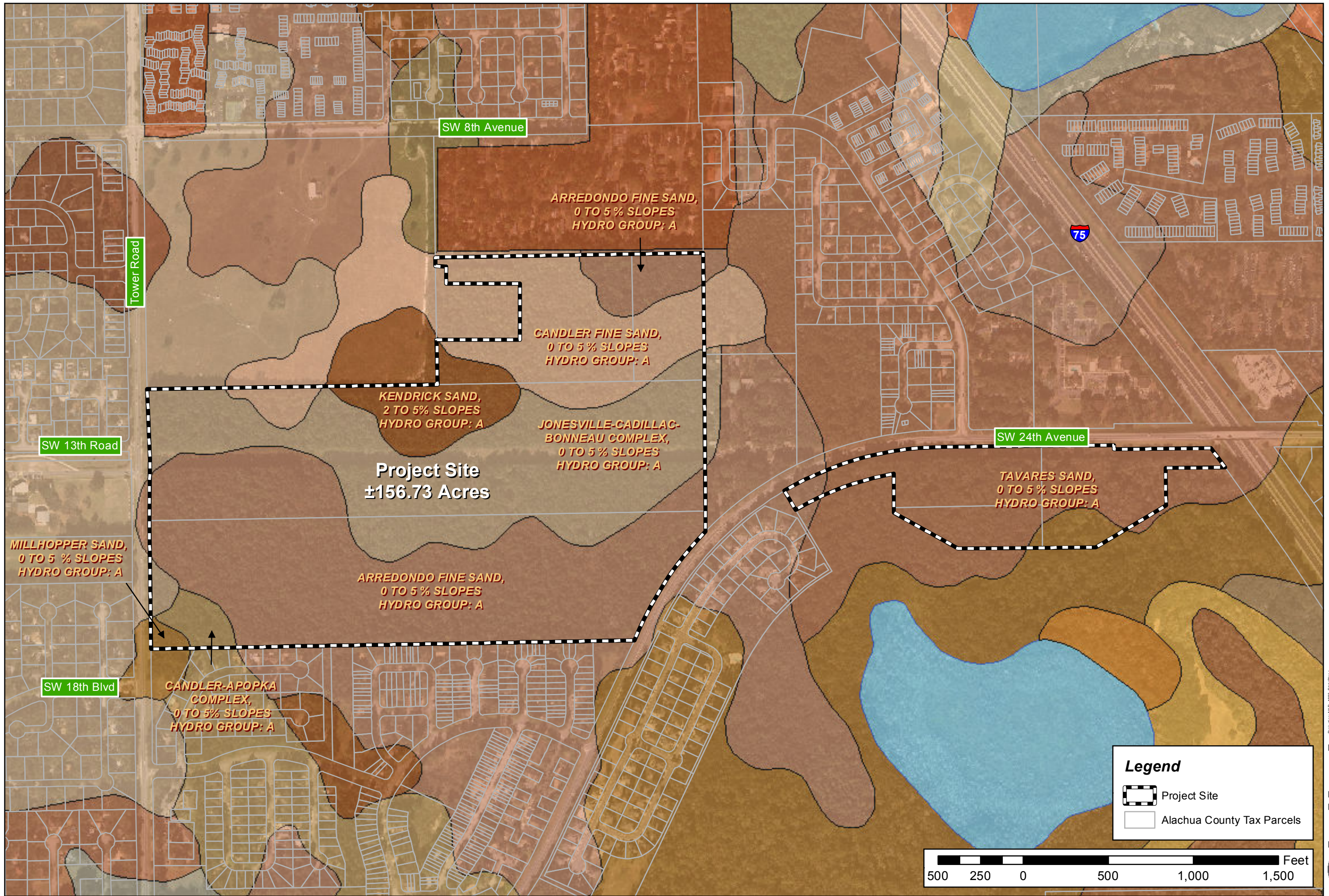
- Permanently Flooded
- Semipermanently Flooded
- Seasonally Flooded



**CHN**  
Professional Consultants

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