



HILL'S STORAGE

Rezoning – Justification Report

June 28, 2024

Prepared for:

City of Gainesville Department of Sustainable Development

Prepared on behalf of:

Hill's Mini Storage LLC

Prepared by:

CHW

PN# 23-0654

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1. Executive Summary

To: Forrest Eddleton, AICP, Director, Department of Sustainable Development
From: Braxton Linton, Project Planner, CHW
Date: June 28, 2024
Re: Hill's Storage – Rezoning Application

Jurisdiction: City of Gainesville	
Location Address: Near the intersection of NE 39 th Ave & NE Waldo Road, Gainesville, FL 32609	
Parcel Number(s): 08189-001-000	Site Acreage: ±6 acres (Source: Boundary Survey by Deren Land Surveying)
<u>Existing Future Land Use (FLU) Category:</u> <i>Public and Institutional Facilities (PF)</i> This land use category identifies lands used for: administrative, operational, and utility governmental functions; private utilities; cemeteries; and public-private partnerships or other legal arrangements where the land title is vested in a government and the use(s) serves a public purpose. Maximum lot coverage in this category shall not exceed 80 percent, except in areas where lot coverage is not limited by land development regulations.	<u>Proposed Future Land Use (FLU District):</u> <i>Industrial (IND)</i> The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling, and other ancillary uses. Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less.
<u>Existing Zoning District:</u> <i>Airport facility (AF)</i> The airport facility (AF) district is established to ensure the proper and safe operation of the Gainesville Regional Airport, to protect the public investment in the airport, and to protect and promote the public utility of the airport. Recognizing the unique conditions pertaining to the airport, this district provides a means of balancing local concerns with conformance to applicable state and federal regulations.	<u>Proposed Zoning District:</u> <i>Limited Industrial (I-1)</i> The general industrial zoning classification implements the industrial future land use category. The purpose of the general industrial zone is to provide sites for industrial activities requiring large land areas, and which have generally greater impacts on the community, and which may be incompatible with other uses. Industrial zoning permits the manufacturing of industrial products, factories, power plants, warehouses, and other uses that are important to that area's economy.
<i>Existing Maximum Permitted Intensity</i>	<i>Potential Maximum Permitted Intensity</i>
<u>Intensity (AF)</u> ±261,360 sq ft. * 100% Max Lot Coverage = ±261,360 sq. ft.	<u>Intensity (I-1)</u> ±261,360 sq ft * 100% nonresidential building coverage = ±261,360 sq. ft.
Net Change	
Approval of this application will not affect the allowable nonresidential development for the site.	

2. STATEMENT OF PROPOSED CHANGE

This rezoning application requests to amend the Official Zoning Atlas on Alachua County Tax Parcel: 08189-001-000 (hereinafter “the subject property”), changing the parcel’s zoning district from Airport Facility (AF) to Light Industrial (I1). This requested change is aligned with the site’s underlying Future Land Use (FLU) category, Industrial. The subject property is located on NE Waldo Road (SR 24), Gainesville, FL 32609, north of the NE 39th Ave intersection. An aerial is provided as **Figure 1**.



Figure 1: Aerial Map

The site was recently declared as surplus property by the City of Gainesville and acquired by the applicant. The proposed amendment will allow for the relocation of an indoor / outdoor storage facility with office space.

The proposed Industrial FLU designation is consistent with the adjacent properties to the south and west. The proposed amendment will enhance the development potential of a vacant property to be complete with an industrial use of a rental equipment office/storage facility.

Table 1 and Figures 2 and 3 show the current FLU and Zoning designations adjacent to the project site.
Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Public Facilities	AF
East	Public Facilities	PS
South	Industrial	I1
West	Industrial	I1

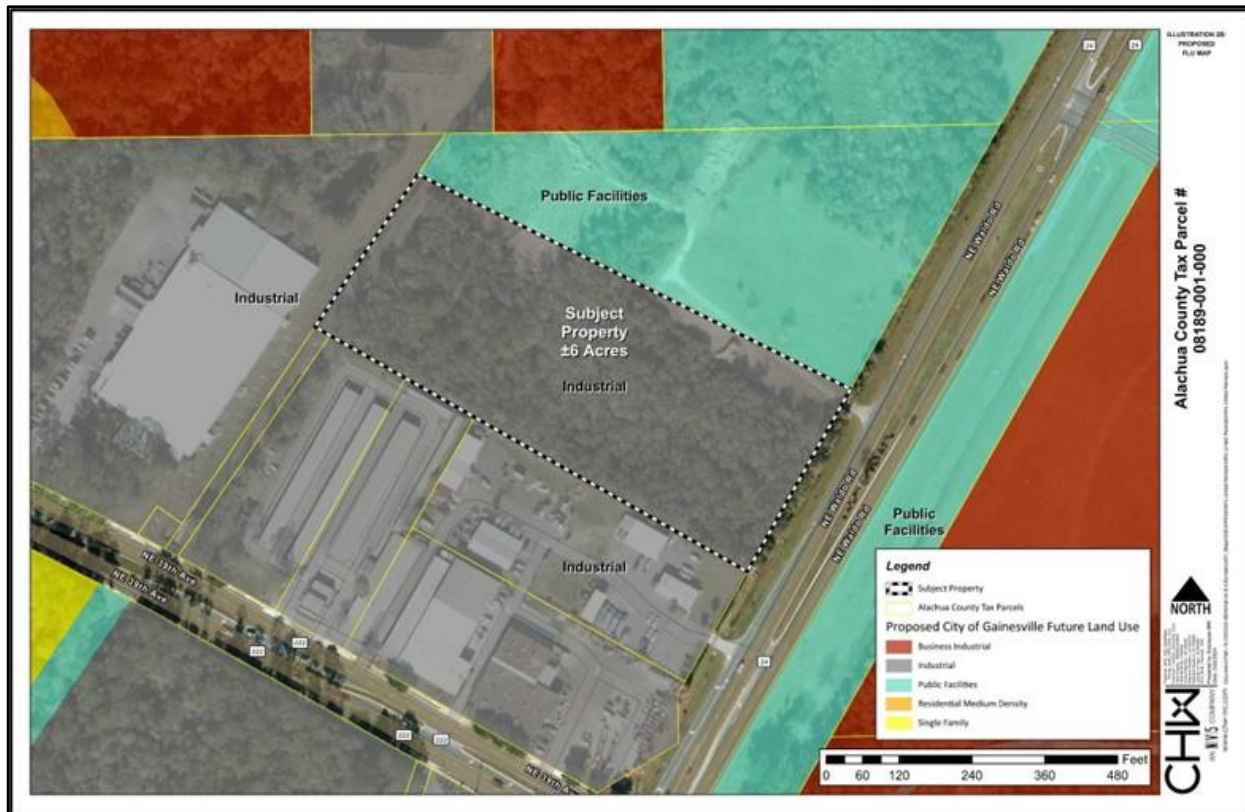


Figure 2: Future Land Use Map



Figure 3: Existing Zoning Map



Figure 4: Proposed Zoning Map

3. IMPACT ANALYSIS

IMPACT ON RESIDENTIAL STREETS

The subject property is located near the intersection of NE 39th Ave & NE Waldo Road (SR24), Gainesville, FL 32609. NE Waldo Road is a major state road with numerous industrial and commercial uses along with NE 39th Ave, which provides additional access to both industrial and nonresidential opportunities. Both corridors are focused on providing access to a mixture of opportunities and are not residential streets, per se.

Furthermore, the surrounding area has developed primarily with industrial uses. The subject is adjacent to a storage facility, airport, along with a variety of additional warehouse, industrial & office uses.

Given the subject property's urban context, and given the property is currently undeveloped and is anticipated to be developed with a new nonresidential use following approval of this request, a de minimis amount of impact to residential streets is anticipated, because the subject property is directly on a state road and will be internal to a parking lot. No residential streets will be impacted by the proposed amendment or subsequent development of the site.

IMPACT ON NOISE AND LIGHTING

Noise and light generated from any development to occur following this zoning will be consistent with noise and light generated from surrounding nonresidential and industrial development. The surrounding area is already established with the industrial and zoning district and has an established industrial form. The subject property is neither abutting nor adjacent to residential zoning, thus mitigating potential detrimental noise and light impacts.

Any development to occur on the subject property will be required to adhere to City Land Development Code (LDC) regulations related to noise and lighting.

ENVIRONMENTAL FEATURES

As shown in **Figure 5**, the existing site is not located in any environmentally protected areas. The site is undeveloped with FEMA 100 Year Floodplain through a good portion of the site. The site's elevation ranges from ±155 feet to ±162 feet. With the site's development, Stormwater Management Facilities (SMF) will address water quantity and quality conditions as appropriate, consistent with City of Gainesville and Water Management District requirements. SMF will be provided in a retention pond.

According to the National Resources Conservation Service (NRCS), onsite soils consist of two soils, as shown in **Figure 6**.

1. POMONA SAND, 0 TO 2 PERCENT SLOPES (HYDRO GROUP: A/D)
2. WAUCHULA-URBAN LAND COMPLEX (HYDRO GROUP: C/D)

These soils are suitable for the intended non-residential use, as demonstrated by existing structures that surround the subject property.

The subject property is within the Secondary Well Field Zone as shown in **Figure 7**. The proposed development does not propose new septic tanks and will comply with the Alachua County Hazardous Materials Management Code.

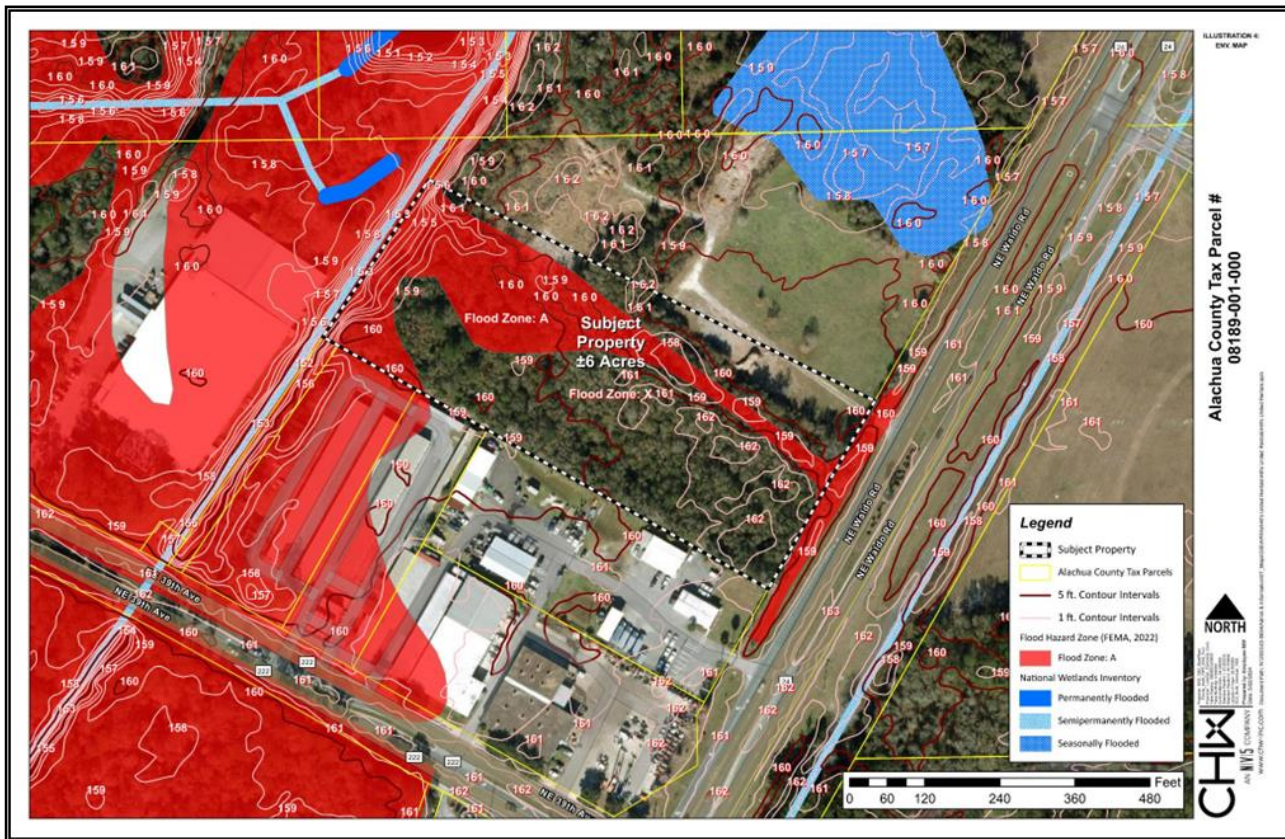


Figure 5: Topography, Wetlands, and FEMA Floodplain Map

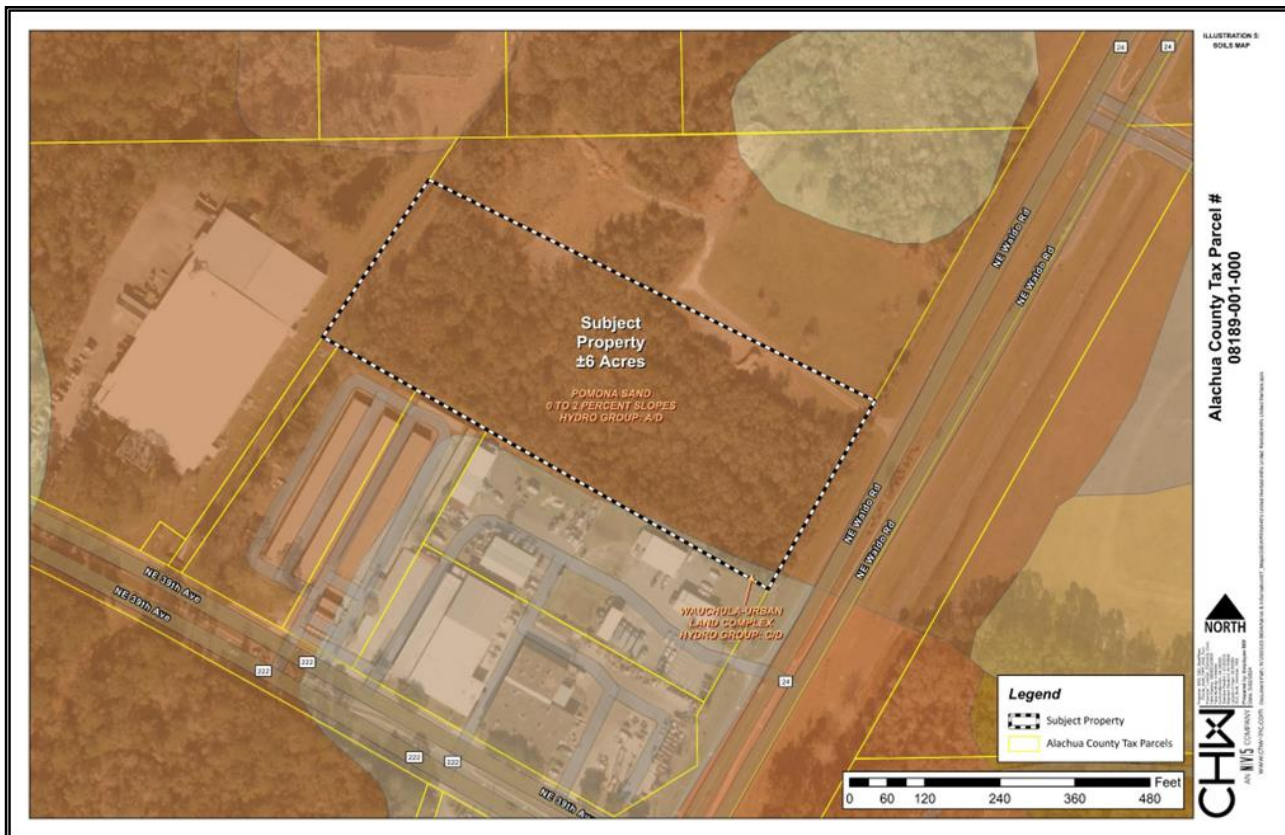


Figure 6: Natural Resources Conservation Service (NRCS) Soils Map

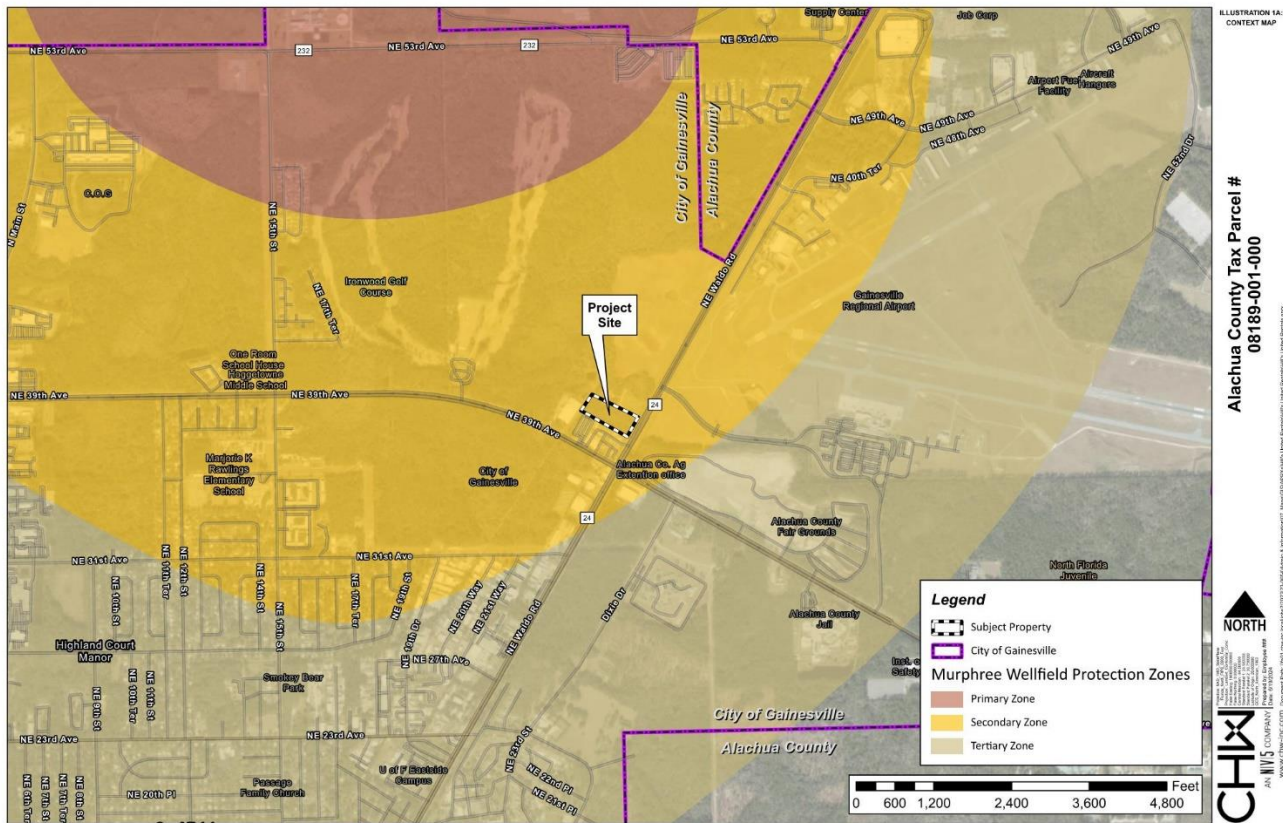


Figure 7: Murphy Wellfield Protection Zone Map

HISTORIC AND ARCHEOLOGICAL RESOURCES

The subject property is not located within a historic district. There are no onsite historic structures. If any items of historical or archeological significance are discovered on the subject property during permit approval or development, they will be reported to the appropriate governmental body for further analysis.

COMMUNITY CONTRIBUTIONS

The proposed rezoning will bring the subject property's zoning into conformance with the context area. This will allow a more cohesive and consistent urban form on NE Waldo Road. Additionally, the development to follow approval of this request will increase the City's tax base by allowing a business on property previously owned by the City of Gainesville.

POTENTIAL LONG-TERM ECONOMIC BENEFITS

The approval of this application will readily facilitate future development. The proposed use is not possible in AF zoning. Amending the zoning and allowing a natural flow of industrial use in this area will promote future economic activity in the industrial space. Approval of this application will increase the City's tax base, create jobs, and allow business on property previously owned by the City of Gainesville. Future development will adhere to the straightforward and well-defined standards of the City's LDC.

LEVEL OF SERVICE (LOS)

Approval of these applications will not change the maximum intensity permitted onsite. The calculations for determining both the existing and proposed maximum permitted development potential have been summarized in **Table 2**.

Table 2: Existing and Proposed Maximum Permitted Development Potential

Existing Maximum Permitted Density¹	Proposed Maximum Permitted Density²
Intensity (AF) $\pm 261,360 \text{ sq ft.} * 100\% \text{ Max Lot Coverage}^1 =$ $\pm 261,360 \text{ sq. ft.}$ 1: Sec. 30-4.24 Table V-10	Intensity (I-1) $\pm 261,360 \text{ sq ft} * 100\% \text{ nonresidential building coverage}^1 =$ $\pm 261,360 \text{ sq. ft.}$ 1: 30-4.20 Table V-8
Net Change	
Approval of this application will not affect the allowable nonresidential development for the site.	

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

Trip Generation									
Land Use	ITE LU Code	Variable KSF	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Construction Equipment Rental Store	811	11.000	122	11	8	3	11	3	8

* The ITE Trip Generation Manual, 11th Edition does not provide daily or AM peak hour trip generation rates. The AM peak hour trip generation is estimated to match the PM peak hour, with the inbound and outbound directional distribution reversed. The daily trip generation is estimated as the PM peak hour trips divided by 9%. 9% is a typical K value used to convert peak hour trips to ADT, and vice versa, and provides a conservative estimate for the Daily trip generation.

Source: ITE Trip Generation Manual, 11th Edition

Conclusion: Approval of this request and future development could result in the potential for an **increase of 122 total trips per day**. Approval of this request is not anticipated to result in adjacent roadways operating below City of Gainesville adopted LOS.

Potable Water

Based on the Gainesville Regional Utilities (GRU) potable water infrastructure map (**Figure 8**), there is potable water infrastructure in the area and onsite. Future development would likely connect in the same manner that existing onsite development connected previously.

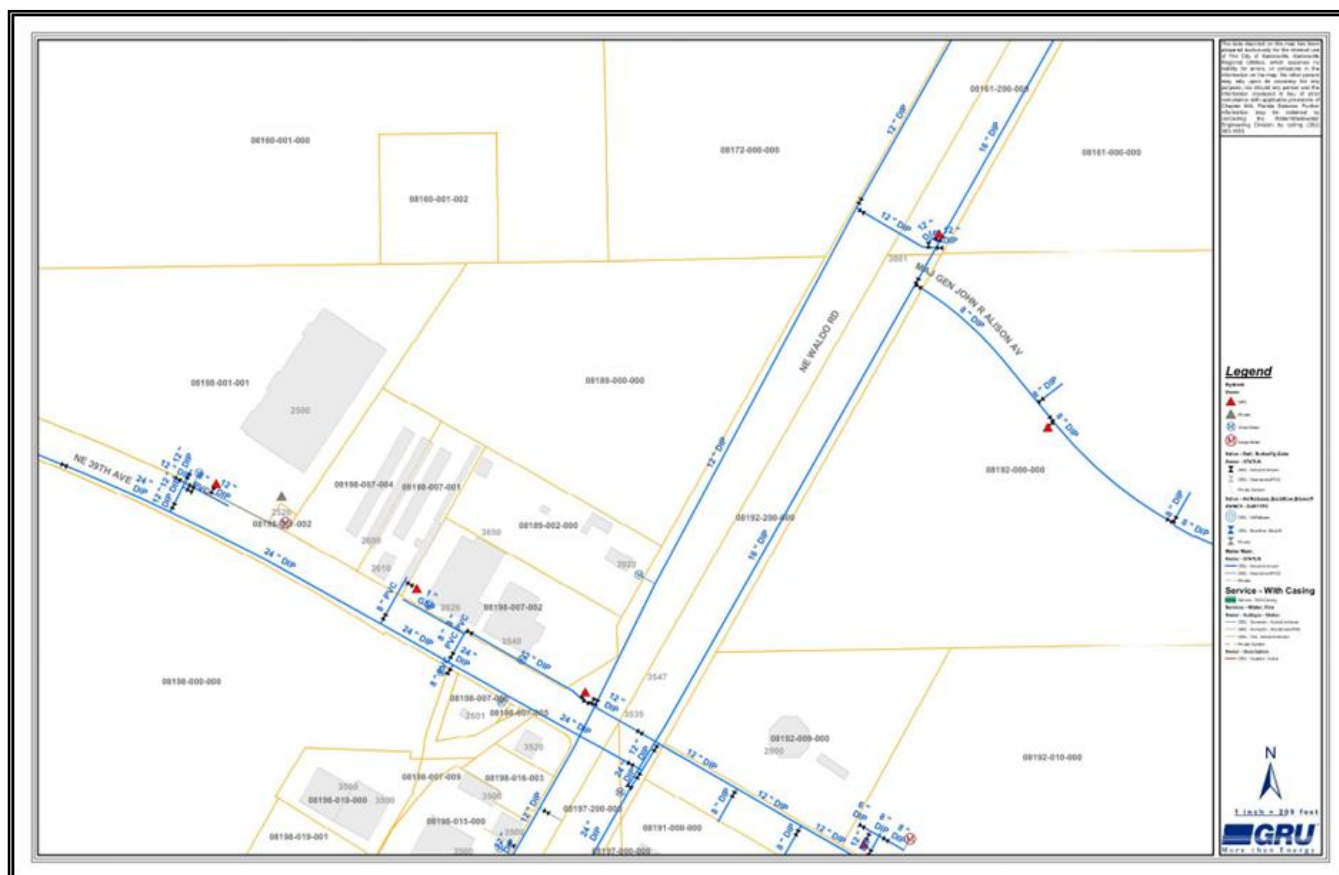


Figure 8: GRU Potable Water Infrastructure Map

Table 4: Projected Potable Water Demand

Land Use	Maximum Units	Generation Rate ^{1,2}	Estimated Demand (GPD)
Existing (Max. Potential)			
Office Building	±261,360	15 gallons / day / 100 sq. ft. floor space	±39,204
Proposed (Max. Potential)			
Office Building	±261,360	15 gallons / day / 100 sq. ft. floor space	±39,204
Subtotal	-	-	39,204
Net Demand	-	-	+0

1. Maximum units were determined as follows:
 - a. Proposed and existing maximum units are based on Table 2 calculations.
2. Generation rates for proposed per Ch. 64E-6.008, F.A.C., and City of Gainesville Comprehensive Plan Potable Water and Wastewater Data and Analysis Report.

Conclusion: Approval of this request will result in the potential for a **net increase of 0 gallons per day**, based on the site's maximum development potential. However, in any case or scenario, the projected potable water demand *will not* negatively impact the City's adopted LOS.

Sanitary Sewer

As shown on the GRU sanitary sewer infrastructure map (**Figure 8**), there is sanitary sewer infrastructure in the area. Future development connection options will be discussed with GRU prior to construction.

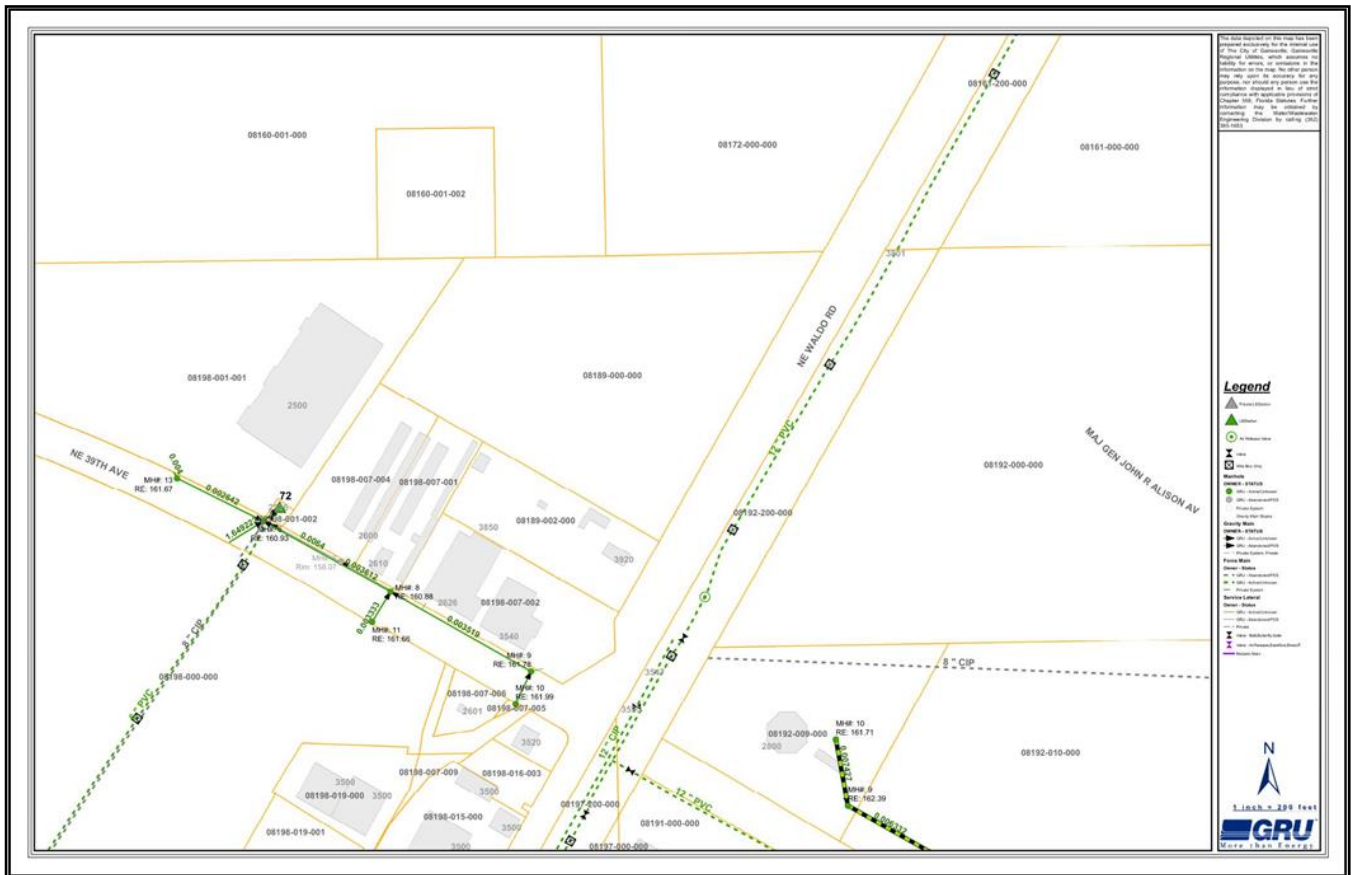


Figure 9: GRU Sanitary Sewer Infrastructure Map

Table 5: Projected Sanitary Sewer Demand

Land Use	Maximum Units	Generation Rate ^{1,2}	Estimated Demand (GPD)
Existing (Max. Potential)			
Office Building	±261,360	15 gallons / day / 100 sq. ft. floor space	±39,204
Proposed (Max. Potential)			
Office Building	±261,360	15 gallons / day / 100 sq. ft. floor space	±39,204
Subtotal	-	-	39,204
Net Demand	-	-	+0

1. Maximum units were determined as follows:
 - a. Proposed and existing maximum units are based on Table 2 calculations.
2. Generation rates for proposed per Ch. 64E-6.008, F.A.C., and City of Gainesville Comprehensive Plan Potable Water and Wastewater Data and Analysis Report.

Conclusion: Approval of this request will result in the potential for a **net increase of 0 gallons per day**, based on the site's maximum development potential. However, in any case or scenario, the projected sanitary sewer demand *will not* negatively impact the City's adopted LOS.

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

Land Use	Maximum Units ¹	Solid Waste Generated ² (Tons Per Year)
Proposed (Max. Potential)		
Nonresidential	±261,360	572.38
<i>Subtotal</i>	-	572.38
Existing (Max. Potential)		
Nonresidential	±261,360	572.38
<i>Subtotal</i>	-	572.38
Net Demand	-	0
Leveda Brown Environmental Park and Transfer Station Capacity³		20 years

1. Units are calculated based on Table 2.

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

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

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

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

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

4. CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

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

FUTURE LAND USE ELEMENT

GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

Granting this request to amend the existing Airport Facility (AF) zoning that governs the subject property and replace it with Light Industrial (I1) zoning, in alignment with the underlying Future Land Use classification and the surrounding area, will help achieve a superior, sustainable development pattern. Through the change of a non-compatible zoning district, development on the property can occur in the same manner as in the subject property's context area. This will result in a cohesive area-built form, aligned with the City's vision for the area.

Objective 1.1 Adopt city design principles that adhere to timeless (proven successful) traditional principles.

By rezoning the subject property from AF zoning to I1, this allows for the intended use of a rental equipment office/ storage facility. Amending the zoning allows for the development of the subject property in a manner that adheres to the principles of the City's Comprehensive plan and LDC.

Policy 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.

The proposed development will contribute to a complete, integrated community in the City's established Northeast area community by providing rental equipment & storage facility that will allow for a relocation of an already established businesses to thrive in the community. The northeast community can benefit from a workplace that is essential to the daily life of the residents nearby.

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

Industrial (IND) The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling, and other ancillary uses. Other uses may be allowed in this land use category as specified in an adopted ordinance rezoning property to Planned Development District (PD). Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less.

The concurrent application is to request to change the subject property's FLU to Industrial. IND only will allow the implementation of the rezoning request of I1 zoning. The IND FLU is well established along NE Waldo Road in the area of the subject property.

*TRANSPORTATION MOBILITY ELEMENT**OVERALL GOAL*

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

Policy 1.1.3(b) The City’s Land Development Code shall require sidewalk construction for all new development, except in areas designated with the Industrial land use category.

With the approval of this application, the subject property will not be required to provide sidewalks.

CONSERVATION, OPEN SPACE & GROUNDWATER RECHARGE ELEMENT

GOAL 2 MITIGATE THE EFFECTS OF GROWTH AND DEVELOPMENT ON ENVIRONMENTAL RESOURCES.

Policy 2.2.4 The City’s land development regulations shall require the handling of hazardous materials in such a way as to prevent degradation of the natural environment. At a minimum, this shall be achieved by complying with the Alachua County Hazardous Materials Management Code and the Alachua County Murphree Wellfield Protection Code, which:

- a) Prohibit certain new hazardous materials facilities and underground storage tank systems from siting within the unconfined zone of the Floridan aquifer;

The proposed development does not intend to utilize an underground storage tank.

- b) Prohibit new hazardous materials facilities from siting within the primary and secondary wellfield protection zones of the Murphree wellfield, and establish requirements for siting of hazardous materials facilities within the tertiary protection zones of the Murphree wellfield. Within the secondary zone, vehicular fuel storage subject to Section 376.317, F.S., may be allowed;

The proposed development is not a hazardous materials storage facility. The development will not store hazardous materials or vehicular fuel. The site will be an equipment rental/storage facility.

- c) Require new Class C and D hazardous materials facilities, as identified in the Alachua County Hazardous Materials Management Code, to maintain large setbacks from surface waters, wells, and floodplains; and

The proposed development is not a hazardous materials facility, the site will be an equipment rental/storage facility.

- d) Require stringent hazardous materials storage and containment designs, periodic monitoring, inspections, a management plan, fees, and penalties for non-compliance.

The proposed development is not a hazardous materials storage facility. The development will not store hazardous materials or vehicular fuel. The site will be an equipment rental/storage facility.

5. CONSISTENCY WITH THE CITY OF GAINESVILLE LAND DEVELOPMENT CODE

The following identifies how this application is consistent with the City of Gainesville's Land Development Code (LDC). Language from the LDC is provided in standard font. Consistency statements are provided in **bold font**.

DIVISION 3. – TEXT AMENDMENTS, LAND USE AND ZONING CHANGES.

Section 30-3.14. – Rezoning Criteria.

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

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

This application requests to change the subject property's existing zoning— Airport Facility (AF), to Light Industrial (I1) zoning. The I1 zoning is shared by properties that abut the subject property, can be seen in Figures 3 and 4. With uniform zoning for the entire block within which the property sits, compatibility of permitted uses and built form will be guaranteed.

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

The character of the requested I1 zoning district is demonstrated by the developed land surrounding the subject property, which has common designation. The I1 district is suitable for a wide array of industrial uses, including the proposed equipment rental & storage as demonstrated by the many nonresidential options on land I1 in the context area. The property is surrounded by land that shares the requested zoning, illustrates the character of and uses suitable to the I1 district is appropriate for the subject property.

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

This rezoning application requests the I1 zoning district. As demonstrated in Figures 3 and 4, this zoning district is consistent throughout the context area of the property, being shared by parcels that abut it. This requested change will bring uniformity in development standards in this area of Gainesville, ensuring a harmonious built form on the subject property in relation to surrounding properties.

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

The property is undeveloped. The rezoning of the site's AF zoning to the I1 zoning district will encourage development of the property, which is likely to increase the value of future onsite buildings.

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

As demonstrated in Section 4 of this report, the Comprehensive Plan encourages a mix of uses in development. This request for I1 zoning supports the City's goals and allows infill development on the subject property. There are no anticipated adverse impacts on traffic ways, recreation, schools, neighborhoods, and housing as the site is surrounded by an industrial area that is located on SR24, there not be any residential development to. Stormwater management will be conducted onsite to ensure no negative impacts to surrounding properties.

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

The I1 zoning district is better suited to serve the population and economic vitality than the AF zoning. I1 allows industrial uses which is well established around the subject property. Approval of this application will reinforce the economic activities of industrial uses in the area.

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

The character and development pattern of the surrounding area has been established and consistent in recent years. This proposed development will be consistent with the existing character and reflect the development pattern in the area.

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

Alignment of this rezoning application with the goals, objectives, and policies of the Comprehensive Plan is addressed in Section 4 of this report.

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

The applicant and/or the applicant's agent will adhere to these criteria at public hearings.

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

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

This application does not require rezone to a transect zoning designation.

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

This application does not require rezone to a transect zoning designation.

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

As demonstrated in Section 4 of this report, the Comprehensive Plan encourages a mix of uses in development. This request for I1 zoning supports the City's goals and allows infill development on the subject property.

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

This application does not require rezone to a transect zoning designation.

DIVISION 6. – ENVIRONMENTAL PROTECTION AREAS.

Section 30-8.40. – Wellfield district.

A. *Adoption of wellfield district.* The wellfield district is delineated on the map entitled, "Map Displaying Community Wellfields of Gainesville, Florida," on file with the city.

B. Requirements and procedures.

1. All new and existing developments shall comply with the county Murphree Well Field Management, Storage Tank Systems, and Hazardous Materials Management Codes, except that such development shall also comply with subsection B.2. of this section.

The subject property is within the secondary zone of the Murphy Wellfield Protection Zone. The proposed development will not contain storage tank systems or store hazardous materials.

2. In the Murphree wellfield management primary and secondary zone, the installation of new septic tanks in commercial, institutional and industrial districts is prohibited.

The proposed development will not install septic tanks.