



**City of Gainesville**  
**Department of Sustainable Development**  
**Planning Division**

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**CITY PLAN BOARD STAFF REPORT**

**PUBLIC HEARING DATE:** April 28, 2022

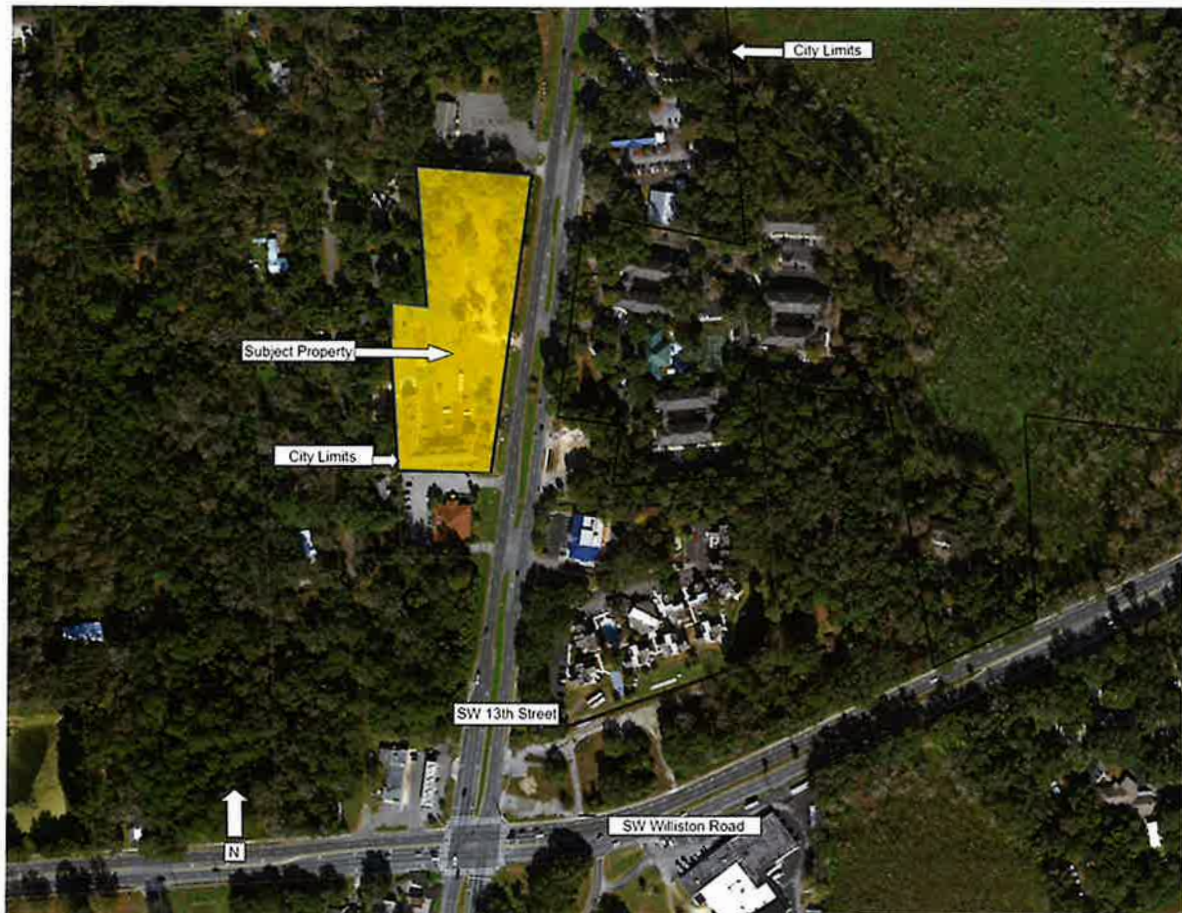
**ITEM NO:** 5

**PROJECT NAME AND NUMBER:** Patel Annexation Rezoning (LD22-000018)

**APPLICATION TYPE:** Rezoning (Quasi-Judicial)

**RECOMMENDATION:** Approve zoning change from AL County Business, Retail Sales and Services (BR) to City of Gainesville Urban 7 (U7).

**CITY PROJECT CONTACT:** Jason Simmons



**Figure 1: Location Map and Aerial**

**APPLICATION INFORMATION:**

**Agent/Applicant:** City of Gainesville  
**Property Owner(s):** Prakash Patel, Vijay Patel, Jyoti Patel, & PJP Alachua County LLC  
**Related Petition(s):** LD22-000017  
**Legislative History:** Annexation Ord. 210278: Adopted on February 3, 2022  
**Neighborhood Workshop:** N/A (City initiated due to annexation)

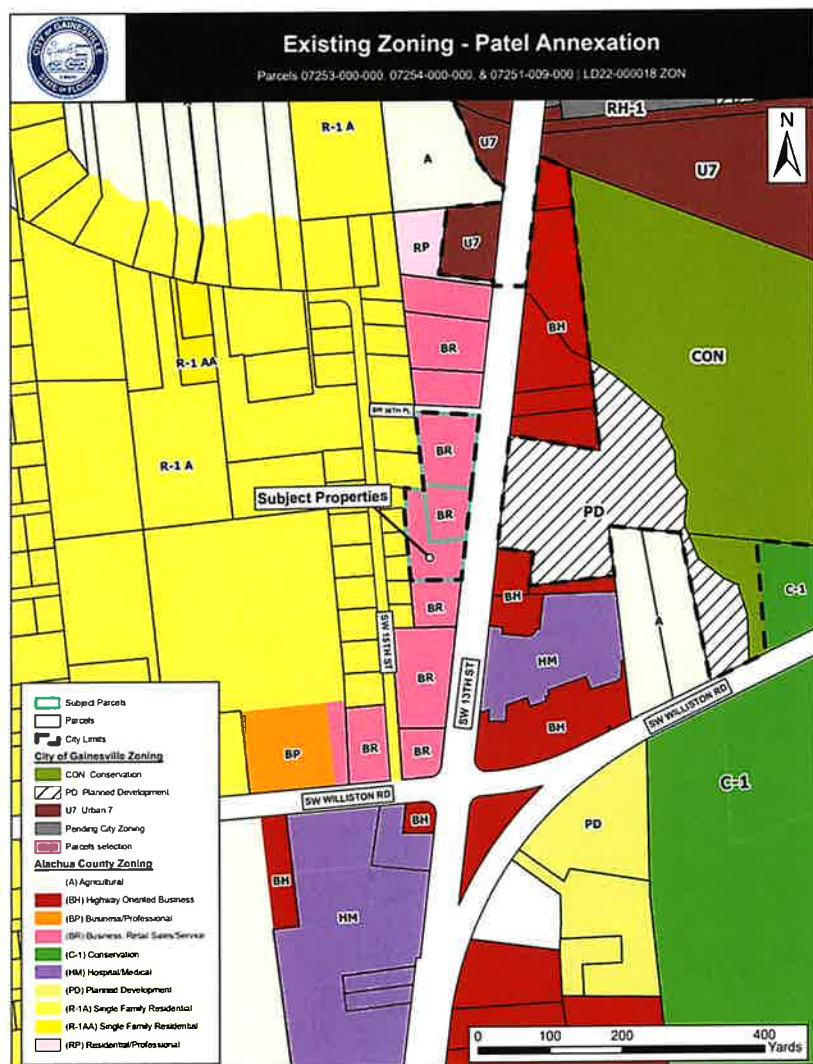
**SITE INFORMATION:**

**Address:** 3700, 3780, & 3820 SW 13<sup>th</sup> Street  
**Parcel Number(s):** 07253-000-000, 07254-000-000, & 07251-009-000  
**Acreage:** ± 4 acres  
**Existing Use(s):** Hotel, vacant land  
**Land Use Designation(s):** Alachua County Commercial  
**Zoning Designation(s):** Alachua County Business, Retail Sales and Services (BR)  
**Overlay District(s):** None  
**Transportation Mobility Program Area (TMPA):** Zone A  
**Census Tract:** 1108  
**Water Management District:** St. John's River Water Management District  
**Special Feature(s):** N/A  
**Annexed:** 2/3/2022  
**Code Violations:** None

**ADJACENT PROPERTY CHARACTERISTICS:**

	<b>EXISTING USE(S)</b>	<b>LAND USE DESIGNATION(S)</b>	<b>ZONING DESIGNATION(S)</b>
<b>North</b>	Restaurant, Single-Family Residential	Alachua County Commercial & Alachua County Residential (2-4 du/acre)	Alachua County Business, Retail Sales, and Services (BR), Residential Single Family (R-1A)
<b>South</b>	Restaurant	Alachua County Commercial	Alachua County Business, Retail Sales, and Services (BR)
<b>East</b>	Multiple-Family Residential, Office, Vacant Commercial	City of Gainesville Residential Low Density (RL), Alachua County Commercial	City of Gainesville Planned Development, Alachua County Highway Oriented Business (BH)

<b>West</b>	Single-Family Residential	Alachua County Residential (2-4 du/acre)	Alachua County Residential Single Family (R-1A)
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**Figure 2: Subject Properties and Adjacent Zoning Districts**

### **PURPOSE AND DESCRIPTION:**

This petition is a result of the pending annexation of the subject property into the City of Gainesville. In accordance with Comprehensive Plan Policy 4.4.1 of the Future Land Use Element, the City shall facilitate incorporation of an annexed property by establishing City land use designations and implementing zoning subsequent to annexation. The property is subject to a related small-scale land use amendment request (LD22-000017). The petition serves to designate the subject property with a City of Gainesville transect zoning designation of Urban 7 (U7).

**STAFF ANALYSIS AND RECOMMENDATION:**

**The City of Gainesville Land Development Code outlines criteria for reviewing rezoning requests. This petition has been reviewed according to this criteria.**

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

The Urban 7 transect zone allows for the full range of residential uses including single-family dwellings and multi-family dwellings, with 50 units per acre by right and up to 60 units per acre with meeting the bonus system requirements. The zone also allows a wide range of nonresidential uses including retail, office, medical offices, business and personal services. The proposed U7 zoning will allow for the continuation of the existing hotel use at the property as well as provide an opportunity for future mixed-use development, which can be compatible with adjacent residential development through compliance with the design criteria that is present for the transect zones.

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

The proposed U7 zoning allows for the continuation of the hotel use, which is consistent with the historical use at the site and compatible with the area, which consists largely of commercial and vacant commercial land, existing multiple-family development across SW 13<sup>th</sup> Street, and single-family residential development to the west. The existing Alachua County BR zoning allows for various commercial and office types of uses including hotels but does not allow for residential uses (see Appendix C).

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

The proposed U7 zoning will allow for the continuation of the existing hotel use at the site as well as offer development possibilities for the vacant parcels that will be subject to the design criteria that is present for the transect zones. This will help ensure compatibility between existing and future uses on the subject parcels and the adjacent single-family residential to the west (see Appendix B).

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

Existing buildings on the property are proposed to remain and the designation of City of Gainesville U7 zoning on the property will not affect the conservation of buildings and allows for the continuation of the use, which is appropriate for the location of the property within the City.

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

This application has been analyzed in consideration of applicable portions of the City's Land Development Code and Comprehensive Plan, as noted in this staff report. Any future development will be required to meet applicable criteria related to the particular use as well as generally applicable Land Development Code requirements.



The subject property is located on SW 13<sup>th</sup> Street, aka U.S. 441, with the northernmost parcel also adjacent to SW 36<sup>th</sup> Place. A traffic study may be required in conjunction with a development proposal for the site, which will determine any operational deficiencies during peak hours of travel, and if so, will include the scope of mitigation strategies that will be required to alleviate any anticipated impacts. Additionally, the property is located within Zone A of the City's Transportation Mobility Program Area (TMPA). Zone A was established to promote redevelopment and infill in the eastern portion of the City and in the area near the University of Florida (UF). The subject property is located less than two miles from the main campus of the university. If multiple-family development is proposed after the zoning is in place, the development will be subject to Policy 10.1.14 of the Transportation Mobility Element and the UF Context Area transit fee, concerning multiple-family development within the Context Area.

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

The subject property was annexed into the City with existing Alachua County Business, Retail Sales and Services (BR) zoning. The proposed City of Gainesville U7 zoning will preserve the existing entitlements established as part of development of the property within the County. The hotel will continue to accommodate and serve the needs of visitors to the City of Gainesville while the vacant parcels will have the opportunity for development under the City of Gainesville Land Development Code and transect zone requirements.

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

There have not been substantial changes in the character or development of areas under consideration for rezoning. The existing hotel use has been in place since 1986 and there is no proposed change to the existing use. There will be the possibility of the development of the two vacant parcels that are a part of the recent annexation.

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

The request is consistent with the goals, objectives, and policies of the Comprehensive Plan as outlined below and in Appendix A (attached).

**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.

**Finding:** The requested zoning designation will allow an existing hotel to remain as well as provide development opportunities for the vacant parcels that have been annexed into the City.

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

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

**Finding:** The proposed U7 zoning is a transect zone designation that establishes development standards that will encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact, pedestrian-friendly environment. Urban Zones 6-9 consist of higher density mixed use buildings that accommodate retail, offices and apartments. The intent is for a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks. The design standards along with exterior landscape buffers that are required in the City's Land Development Code will ensure continued compatibility between the existing hotel use, additional development on the vacant parcels and the adjacent single-family residential development.

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

The facts, testimony, and reports of this petition will be presented at the City Plan Board meeting as well as subsequent City Commission meetings. The public will have the opportunity to examine the petition and the Board and Commission will make a determination as to whether this petition meets the stated criteria in the Land Development Code and Comprehensive Plan.

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

**(1). The proposed Transect Zone shall provide a logical extension of an existing zone, or an adequate transition between zones.**

The proposed transect zone Urban 7 is consistent with the development in the area. On the east side of SW 13<sup>th</sup> Street are two additional land areas that are scheduled to be annexed into the City of Gainesville. The proposed zoning for all of these areas will be U7, providing

a logical extension of the U7 zoning from properties to the north within city limits that currently have U7 zoning.

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

This is the initial zoning request for this area as it has only recently been annexed into the City. In accordance with Comprehensive Plan Policy 4.4.1 of the Future Land Use Element, the City shall facilitate incorporation of an annexed property by establishing City land use designations and implementing zoning subsequent to annexation.

- (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.**

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

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

The subject property is directly across the street from two additional land areas that are scheduled to be annexed into the City of Gainesville. At the time of rezoning before the City Commission, the subject property along with these additional land areas will propose U7 transect zoning. The combined land area for these annexed properties is over ten acres, thus meeting the minimum requirement.

## **CONCLUSION AND RECOMMENDATION**

Staff has evaluated the rezoning according to the criteria outlined in the Land Development Code and recommends approval of Petition LD22-000018.

## **LIST OF APPENDICES:**

<b><u>Appendix A</u></b>	<b>Comprehensive Plan Goals, Objectives and Policies</b>
<b><u>Appendix B</u></b>	<b>Area Maps</b>
	Existing Zoning Map
	Proposed Zoning Map
<b><u>Appendix C</u></b>	<b>Permitted Use Tables</b>
	Alachua County Business, Retail Sales and Services (BR)
	City of Gainesville Urban 7 (U7)
<b><u>Appendix D</u></b>	<b>Application Documents</b>
	Application
	Urban Service Report

**Appendix A: 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.
- Objective 4.1** The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility and institutional uses at appropriate locations to meet the needs of the proposed population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.
- Objective 4.4** 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.

**Transportation Mobility Element:**

- GOAL 2** DEVELOP AND MAINTAIN A SAFE, CONVENIENT, AND ENERGY EFFICIENT MOTORIZED AND NON-MOTORIZED TRANSPORTATION SYSTEM TO ACCOMMODATE THE SPECIAL NEEDS OF THE SERVICE POPULATION AND THE TRANSPORTATION DISADVANTAGED THAT PROVIDES ACCESS TO MAJOR TRIP GENERATORS AND ATTRACTORS.



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

**GOAL 10            IMPLEMENT A TRANSPORTATION MOBILITY PROGRAM THAT PROMOTES AND ENHANCES:**

**A. URBAN REDEVELOPMENT;  
B. INFILL DEVELOPMENT;  
C. A VARIETY OF TRANSPORTATION CHOICES AND OPPORTUNITIES INCLUDING AUTOMOTIVE, PEDESTRIAN, BICYCLE AND TRANSIT;  
D. THE CITY'S ECONOMIC VIABILITY;  
E. DESIRABLE URBAN DESIGN AND FORM;  
F. A MIX OF RESIDENTIAL AND NON-RESIDENTIAL USES;  
G. STREETSCAPING/LANDSCAPING OF ROADWAYS WITHIN THE CITY;  
AND  
H. PEDESTRIAN AND BICYCLIST COMFORT, SAFETY AND CONVENIENCE.**

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

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

Policy 10.1.2      All land uses and development located in the TMPA shall meet the TMPA policies specified in this Element.

Policy 10.1.3      Zone A shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida. Except as shown in Policy 10.1.4 and Policy 10.1.14, funding for multi-modal transportation in Zone A shall be provided to the maximum extent feasible by the City, Community Redevelopment Agency, federal or state governments, and other outside sources such as grant funds.

Policy 10.1.4      For any development or redevelopment within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall provide any transportation modifications that are site related and required for

operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;
- b. Cross-access connections/easements or joint driveways, where available and economically feasible;
- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;
- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in the Access Management portion of the Land Development Code; and
- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

**Appendix B**

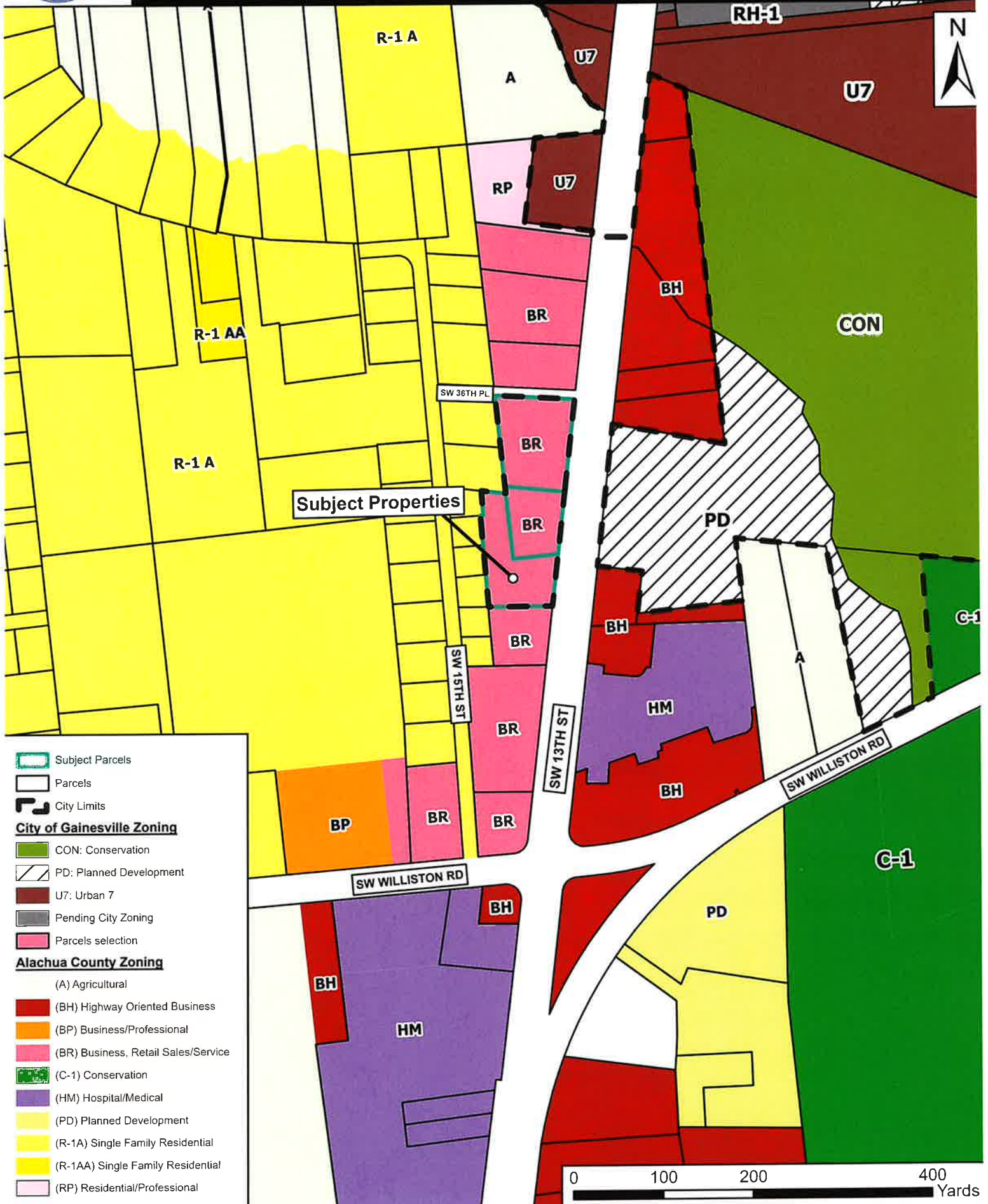
Existing Zoning Map

Proposed Zoning Map



# Existing Zoning - Patel Annexation

Parcels 07253-000-000, 07254-000-000, & 07251-009-000 | LD22-000018 ZON

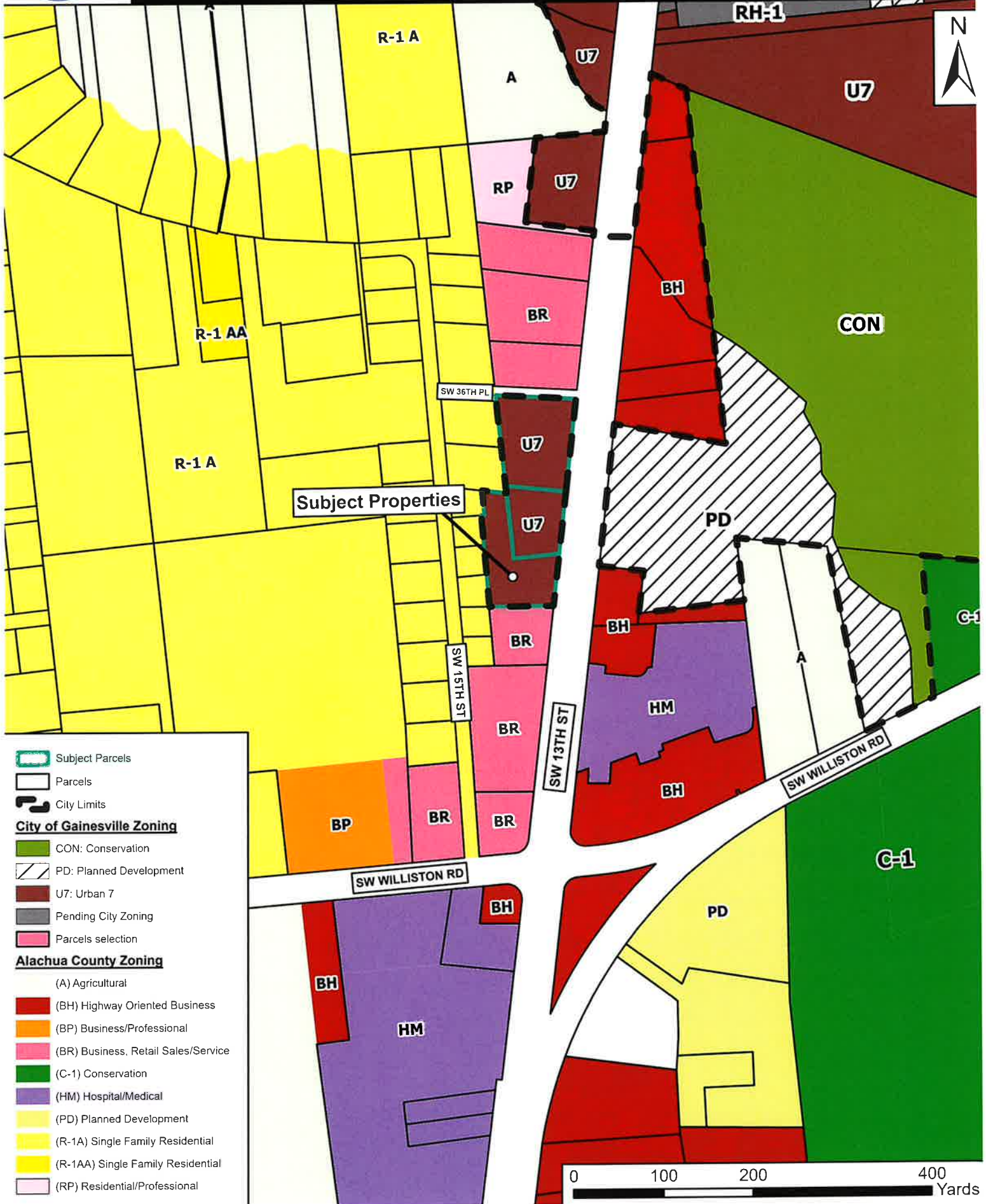






# Proposed Zoning - Patel Annex

Parcels 07253-000-000, 07254-000-000, & 07251-009-000 | LD22-000018 ZON



**Appendix C: Permitted Use Tables**

Alachua County Business, Retail Sales and Services (BR)  
City of Gainesville Urban 7 (U7)



PART III - UNIFIED LAND DEVELOPMENT CODE  
TITLE 40 - LAND DEVELOPMENT REGULATIONS  
CHAPTER 404. - USE REGULATIONS  
ARTICLE II. USE TABLE

## ARTICLE II. USE TABLE

### Sec. 404.05. Applicability.

Permitted, limited, special, accessory, and prohibited uses are established in the Use Table. The use of all new or existing structures and properties shall conform with the requirements of the Use Table and with all other applicable requirements of this ULDC.

(Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

### Sec. 404.06. Types of uses.

- (a) *Permitted use by right (P)*. A "P" indicates a use that is permitted by right. Standards established in this Chapter do not apply to uses that are permitted by right within a particular zoning district.
- (b) *Limited use (L)*. An "L" indicates a use that is permitted by right, provided that the use meets the additional standards established in this or other referenced Chapters of this ULDC.
- (c) *Special exception (SE)*. An "SE" indicates a use that is permitted only where approved with a special exception by the BOCC in accordance with the procedures in Article XVII of Chapter 402.
- (d) *Special use permit (SU)*. An "SU" indicates that a use is permitted only where approved with a special use permit by the BOCC in accordance with the procedures in Article XVIII of Chapter 402.
- (e) *Accessory use (A)*. An "A" indicates a use that is permitted as an accessory to a principal use in the respective district. An accessory use is incidental and subordinate to a principal use and may be subject to additional standards established in this Chapter.
- (f) *Prohibited uses (blank cell)*. A blank cell in the Use Table indicates that a use is not permitted in the respective district.
- (g) *Not applicable (NA)*. A "NA" indicates that the permitted location of a use is not determined by zoning district but other factors, including future land use designation.

(Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

### Sec. 404.07. Standards for uses.

The "Standards" column on the Use Table contains cross-references to standards that are applicable to the limited or accessory use, or the use allowed by special exception or special use permit, which is listed in that row.

(Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

### Sec. 404.08. Similar uses.

A use not listed in the Use Table, but possessing similar characteristics, including but not limited to size, intensity, density, operating hours, demands for public facilities such as water and sewer, traffic and environmental impacts, and business practices, may be allowed upon approval by the Director. Such uses will be

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determined based on the use category tables and definitions in Chapter 410. Similar uses shall be subject to all requirements of the uses to which they are similar.

(Ord. No. 2020-25 , § 2(Exh. A), 11-10-20)

**Sec. 404.08.5. Development review required.**

Development plan review may be required for any use authorized under this ULDC in accordance with Chapter 401 or as expressly required by the standards for a specific use as identified in this Chapter. Where a use identifies a requirement for development plan approval, the reviewing body shall be determined by the threshold requirements specified in Chapter 401 unless review by the DRC is expressly required.

(Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

ARTICLE II. USE TABLE									P = Permitted Use by Right L = Limited Use SE = Special Exception SU = Special Use Permit										A = Accessory Use Blank Cell = Prohibit NA = Not Applicable			
Zoning District	A	A-RB	C-1	RE	RE-1	R1-aa R-1a	R-1b	R-1c	R-2 R-2a R-3	RM	RM-1	RP	HM	BP AP	BR	BR-1	BH	BA BA-1	BW	ML		
LAND USE CATEGORY																						
AGRICULTURAL AND CONSERVATION USES																						
AGRICULTURE																						
Agricultural uses, except as listed below	P	P	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L		
Agricultural processing, offsite	L	L																	L	L		
Produce stand	L	L													L	L	L	L				
Agricultural services	SE	P																				
Poultry or livestock raising on parcels less than 5 acres	L	L		L	A	A	A															
Community garden	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L		
Farmers market	L	L										L	L	L	L	L	L	L	L	L		
Mobile farmers market	L	L										L		L	L	L	L	L	L	L		
Dairy, commercial	SE																					
Commercial livestock market	SE	P																				
Private agricultural event center or arena	SE L																					
Slaughter plant	SE																					
Farm machinery and lawn and garden equipment repair	L	P																P				
Wood processing facility	SE																					

Feed & agriculture supply sales		P													P	P	P	P	P	
Kennel, cattery, or private animal shelter	L SE			L SE																
Animal sanctuary	SE		SE																	
Farmworker housing	SE	SE		SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
<b>RESOURCE-BASED RECREATION</b>																				
Resource-based recreation, except as listed below	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Dock	L	L	L	L	L	L	L	L		L	L	L	L	L	L	L	L	L	L	L
Hunting or fishing camp	L SE		L SE																	
Marina																				
Residential recreational camp	SE		SE																	
<b>CONSERVATION</b>																				
Public wildlife refuge	P		P																	
Public park or historic site	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
<b>RESIDENTIAL USES</b>																				
<b>HOUSEHOLD LIVING</b>																				
Single-family detached dwelling	P	A	P	P	P	P	P	P				P								
Single-family attached dwelling					P	P	P	P				P								
Manufactured home	L	A						L		L										
Mobile home	L							L		L										
Manufactured or mobile home park										L										
Accessory living unit	A			A	A	A	A													
Security quarters	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A
Model home	A			A	A	A	A	A												
Multiple-family dwelling								P				P					L			
Residential over commercial												P	P	P	P	P				
<b>GROUP HOUSING</b>																				
Assisted living facility								L				L	L	L	L	L		L		
Nursing home								SE				P	P		L		L			

Dormitory								P					P						
Fraternity or sorority house								P											
Community residential home, small	L			L	L	L	L	L				L							
Community residential home, large	SE							L				L							
PUBLIC AND CIVIC USES																			
ADULT AND CHILD CARE																			
Adult day care								L				L	L	L	L	A	L	L	L
Childcare facility	SE	SE		SE	SE	L	SE	L				L	L	L	L	A	L	L	L
Family childcare home	L			L	L	L	L	L				L							
EDUCATIONAL FACILITIES																			
Educational facility, private (pre-K-12)	NA	NA	NA	NA	NA	NA	NA	NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Educational facility, public (pre-K-12)	NA	NA	NA	NA	NA	NA	NA	NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Educational facility, vocational, business or technical school; college or university	A													P	P		P	P	P
COMMUNITY SERVICES																			
Government Buildings and facilities	SU	SU	SU	L SU	L SU	L SU	L SU	L SU		L SU	SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU
Cemetery	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU		L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU
Funeral home												SE		P	P				
Homeless shelter, principal use				SU	SU	SU	SU	SU		SU	SU	SU	SU	SU	SU		SU	SU	SU
Homeless shelter, accessory	A	A		A	A	A	A	A		A	A	A	A	A	A	A	A	A	A
Soup kitchen, principal use				SU	SU	SU	SU	SU		SU	SU	SU	SU	SU	SU		SU	SU	SU
Soup kitchen, accessory	A	A		A	A	A	A	A		A	A	A	A	A	A	A	A	A	A
Civic organizations and places of worship	L	P	SE	L	L	L	L	L		L	L	P	P	P	P	P	P	P	P
Museum	L	L		L	L	L	L	L				L		L	P	P	P	P	L
Commercial animal boarding or training facility		SE															SE	SE	SE



Pet rescue organization	L													L			L	L		
HEALTH AND MEDICAL FACILITIES																				
Hospital											P		P				P	P		
Medical clinic or lab	SE	P								P	P	P		P			P	P	P	P
Medical marijuana dispensary											L			L			L	L		
Veterinary clinic or hospital	SE	L											L	L	L	L	L	L	L	
Massage therapist													L	L	L	L	L	L	L	
TRANSPORTATION TERMINALS																				
Bus or train station																	SE	SE	SE	SE
Airport																				SE
Helicopter landing pad											SE									SE
Private landing strip	SE																			
UTILITIES																				
Major utilities, except as listed below	SE	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Minor utilities, except as listed below	P	P		L	L	L	L	L		L	L	P	P	P		P	P	P	P	P
Broadcasting or communications tower	SE																	SE	SE	SE
Amateur radio tower	A	A		A	A	A	A	A		A	A	A	A	A		A	A	A	A	A
Solar facility	L SE	SE		SE	SE	SE	SE	SE		SE	SE	SE	SE	SE		SE	SE	SE	SE	SE
PERSONAL WIRELESS SERVICE FACILITIES																				
Personal wireless service facility	L SU	L SU		L SU	L SU	L SU	L SU	L SU		L SU	L SU	L SU	L SU	L SU		L SU	L SU	L SU	L SU	L SU
COMMERCIAL USES																				
HOME-BASED BUSINESSES																				
Home-based business, general	A			A	A	A	A	A		A	A	A								
Home-based business, rural	A																			
ENTERTAINMENT AND RECREATION																				
Entertainment and recreation, except as listed below																	P	SE	P	SE
Outdoor recreation	L SE		L SE							L SE							L SE	L SE	L SE	L SE
Motorized Sports																	SE			
Private motorized	SE																			



vehicle practice facility												P	P	P	P	P	A
Amusement or theme park												SE					
Zoo												SE	SE				
Golf course	L			L	L	L											
Theater or cabaret, sexually oriented															L		
<b>FOOD AND BEVERAGE</b>																	
Restaurant	L											P	P	P	P	P	A
Restaurant, with drive-through												SE	L	L	L	L	
Incidental food and beverage sales		A										A	A	A	A	A	A
Cocktail lounge, bar, tavern, or nightclub								SE						P	P	P	
Mobile food sales		L										L	L	L	L	L	L
<b>BUSINESS AND PROFESSIONAL SERVICES</b>																	
Restaurant	L											P	P	P	P	P	A
Restaurant, with drive-through												SE	L	L	L	L	
Incidental food and beverage sales		A										A	A	A	A	A	A
Cocktail lounge, bar, tavern, or nightclub								SE					P	P	P	P	
Mobile food sales		L										L	L	L	L	L	L
<b>BUSINESS AND PROFESSIONAL SERVICES</b>																	
Business and professional services, except as listed below										P	P	P	P	P	P	P	P
Bank or financial institution											P	P	P	P	P		
Radio or television station, excluding towers														P	P	P	P
<b>PERSONAL SERVICES</b>																	
Personal services, except as listed below										P		P	P	P	P	P	
Gym or fitness center										P		P		P	P	P	SE
Indoor sports training facility												P	P	P	P	P	L

Dance, art, or similar studio											P		P	P					P	SE
<b>OVERNIGHT ACCOMMODATIONS</b>																				
Hotel or motel												P		P	P	P	P			
Bed and breakfast	L			L	L	L					L				P					
Rooming house							P				P	P								
RV Park/ Campground									L											
<b>RETAIL SALES AND SERVICES</b>																				
Retail sales and service, except as listed below	L													P	P	P	P			
Neighborhood convenience center														L	L	L	L		L	
Convenience store														L	L	L	L	L		
Pharmacy											L			L	L	L	L			
Dry cleaners														P	P	P	P			
Furniture store														P	P	P	P	P		
Media sales and rental														L	L	L	L			
Large scale retail																	L	L	L	
Flea Market																		SE		
Media, sexually oriented																L	L			
Sex shop																	L			
<b>COMMERCIAL ANIMAL RAISING</b>																				
Commercial animal raising	SE																			
<b>SELF-SERVICE STORAGE FACILITIES</b>																				
Self-service storage facilities																L		L	L	
<b>VEHICLE SALES AND SERVICE</b>																				
Car wash																P	P	P	P	
Vehicle sales and service																	P	SE		
Vehicle and trailer rental																A	P			
Service station																P	P	SE		
Vehicle repair																	L			
Fuel sales		A												SE	A	A	A	SE		
<b>OUTDOOR STORAGE AND DISPLAY</b>																				
Outdoor storage		A									A					A	A	A		
Outdoor display		A												A	A	A	A	A		

[illegible]



Solid waste transfer station	L																		
Package treatment plant	SU	SU		SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
Spray irrigation	L	L		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Land application of biosolids	SE																		
Materials recovery, recycling, and composting																			
Storage, transfer, or treatment of hazardous waste																			
MINING, EXCAVATION AND FILL OPERATIONS																			
Mining, excavation, and fill operations	SU																		
PUBLIC FAIRGROUND																			
Public Fairground																			

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(Ord. No. 2020-25 , § 2(Exh. A), 11-10-20; Ord. No. 2021-02 , § 2(Exh. A), 1-26-21; Ord. No. 2021-18 , § 2(Exh. A), 12-14-21)

**Sec. 30-4.12. Permitted uses.**

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

**Table V-1: Permitted Uses within Transects.**

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
<b>RESIDENTIAL</b>											
Accessory dwelling unit	30-5.35	A	A	A	A	A	A	A	A	A	A
Adult day care home	30-5.2	P	P	P	P	P	P	P	P	P	P
Attached dwelling (up to 6 attached units)		-	P	P	P	P	P	P	P	P	P
Community residential home (up to 6 residents)	30-5.6	P	P	P	P	P	P	P	P	-	-
Community residential home (more than 6 residents)	30-5.6	-	-	P	P	P	P	P	P	P	-
Family child care home	30-5.10	P	P	P	P	P	P	P	P	P	-
Multi-family, small-scale (2—4 units per building)		-	P	P	P	P	P	P	P	P	P
Multi-family dwelling		-	-	P	P	P	P	P	P	P	P
Single-family dwelling		P	P	P	P	P	P	P	P	P	P
Single room occupancy residence	30-5.8	-	P	P	P	P	P	P	P	P	P
<b>NONRESIDENTIAL</b>											
Alcoholic beverage establishment	30-5.3	-	-	-	-	-	-	P	P	P	P
Assisted living facility		-	-	-	P	-	P	P	P	P	P
Bed and breakfast establishment	30-5.4	-	S	P	P	P	P	P	P	P	P
Business services		-	-	-	P	-	P	P	P	P	P

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(Supp. No. 56, Update 1)



Carwash	30-5.5	-	-	-	-	-	-	P	P	-	-
Civic, social, or fraternal organization		S	P	P	P	P	P	P	P	P	P
Day care center	30-5.7	-	S	S	P	P	P	P	P	P	P
Drive-through facility	30-5.9	-	-	-	-	-	P	P	P	P	P
Emergency shelter		-	-	-	-	P	P	P	P	P	P
Equipment rental and leasing, light		-	-	-	-	-	-	P	P	P	P
Exercise studio		-	-	-	P	-	P	P	P	P	P
Farmers market	30-5.11	-	-	-	-	-	P	P	P	P	P
Food distribution center for the needy	30-5.12	-	-	-	-	-	-	-	S	S	S
Food truck, not located within a food truck park	30-5.37	-	-	-	P	P	P	P	P	P	P
Food truck park (less than 6 pads)	30-5.13				P	P	P	P	P	P	P
Food truck park (6 or more pads) <sup>5</sup>	30-5.13				S	S	S	S	S	S	S
Funeral home or crematory		-	-	-	-	-	P	P	P	P	P
Gasoline or alternative fuel station	30-5.14	-	-	-	-	-	S <sup>1</sup>	P	P	-	-
Health services		-	-	-	-	-	P	P	P	P	P
Hotel or motel		-	-	-	-	-	-	P	P	P	P
Laboratory, medical or dental		-	-	-	P	-	P	P	P	P	P
Library		-	-	-	-	S	P	P	P	P	P
Light assembly, fabrication and processing	30-5.17	-	-	-	-	-	P	P	P	P	P
Medical marijuana dispensing facility		-	-	-	-	-	P	P	P	P	P
Microbrewery, microwinery, or microdistillery <sup>2</sup>	30-5.18	-	-	-	-	-	S	P	P	P	P

Mini-warehouse or self-storage facility	30-5.19	-	-	-	-	-	-	-	P	P	-
Museum or art gallery		-	-	-	P	S	P	P	P	P	P
Office		-	-	-	P	P <sup>3</sup> /S <sup>4</sup>	P	P	P	P	P
Office (medical, dental, or other health-related service)		-	-	-	P	-	P	P	P	P	P
Parking, surface (principal use)	30-5.21	-	-	-	-	-	-	-	-	S	S
Parking, structured (principal use)		-	-	-	-	-	-	P	P	P	P
Passenger transit station		-	-	-	-	-	-	-	P	P	P
Personal services		-	-	-	P	-	P	P	P	P	P
Place of religious assembly	30-5.22	S	P	P	P	P	P	P	P	P	P
Professional school		-	-	-	P	P	P	P	P	P	P
Public administration building		-	-	-	S	S	S	P	P	P	P
Public park		P	P	P	P	P	P	P	P	P	P
Recreation, indoor <sup>2</sup>		-	-	-	-	-	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	-	P	P	P	P
Research development or testing facility		-	-	-	-	-	-	P	P	P	P
Residence for destitute people	30-5.24	-	-	-	-	-	-	-	S	S	S
Restaurant		-	-	-	S	-	P	P	P	P	P
Retail sales		-	-	-	-	-	P	P	P	P	P
School (elementary, middle, or high - public or private)		S	S	S	P	P	P	P	P	P	P
Scooter or electric golf cart sales		-	-	-	-	-	-	P	P	P	-
Simulated gambling establishment		-	-	-	-	-	-	-	-	-	-
Social service facility	30-5.27	-	-	-	-	-	-	-	P	P	P

Skilled nursing facility		-	-	-	P	-	P	P	P	P	P
Vehicle sales or rental (no outdoor display)		-	-	-	-	-	-	P	P	P	P
Vehicle services	30-5.30	-	-	-	-	-	-	P	P	-	-
Vehicle repair	30-5.30	-	-	-	-	-	-	P	-	-	-
Veterinary services	30-5.31	-	-	-	P	-	P	P	P	P	P
Vocational or trade school		-	-	-	-	-	S	P	P	P	P
Wireless communication facility or antenna	See 30-5.32										

**LEGEND:**

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

1 = When located along a Principal Street.

2 = Prohibited where adjacent to single-family zoned property.

3 = Office uses as a home occupation.

4 = Office uses up to 20 percent of the building square footage and shall be secondary to a principal residential use. No outdoor storage allowed.

5 = Special use permit required for any proposed food truck park with six or more food truck pads when the food truck park's boundaries would be less than 300 feet from the boundary of any single-family zoned property or property that is developed with a single-family dwelling; otherwise, such food truck park is allowed by right.

(Ord. No. 160685, § 2, 3-15-18; Ord. No. 170975, § 1, 2-21-19; Ord. No. 190292, § 2, 2-20-20; Ord. No. 190714, § 2, 6-4-20; Ord. No. 190988, § 2, 9-3-20; Ord. No. 191128, § 2, 9-17-20)

**Appendix D**

Application

Urban Services Report



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

**OFFICE USE ONLY**

Petition No. \_\_\_\_\_ Fee: \$ NA  
 1<sup>st</sup> Step Mtg Date: NA EZ Fee: \$ NA  
 Tax Map No. 4449 Receipt No. NA  
 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>Prakash Patel</u>
Address:	<u>3820 SW 13th Street</u> <u>Gainesville, FL 32608</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>PO Box 490, Station 11</u> <u>Gainesville, FL 32627-0490</u>
Phone:	<u>352-334-5022</u> 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 [ ]	Zoning Map <input checked="" type="checkbox"/> <u>AL City (BR)</u>	Master Flood Control Map [ ]
Present designation:	Present designation: <u>Business, Retail Sales / Service</u>	Other [ ] Specify:
Requested designation:	Requested designation: <u>Urban</u>	

**INFORMATION ON PROPERTY**

- Street address: 3700 SW 13th Street, 3780 SW 13th Street, & 3820 SW 13th Street
- Map no(s): 4449
- Tax parcel no(s): 07253-000-000, 07254-000-000 & 07251-009-000
- Size of property: 3.998 ± 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

Commercial, Residential (2-4 du/acre) (County)

South

Commercial (County)

East

Residential Low Density (City); Commercial (County)

West

Residential (2-4 du/acre) (County)

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 ☒

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

The request involves the designation of an existing hotel and two vacant parcels with an appropriate zoning designation within City of Gainesville boundaries as a result of annexation.

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 \_\_\_\_

Strip Commercial \_\_\_\_

Urban Infill \_\_\_\_

Urban Fringe \_\_\_\_

Traditional Neighborhood \_\_\_\_

The petition will apply an appropriate zoning category onto property recently annexed into the City.

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

*This is a zoning change. No specific development is proposed at this time.*

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

*See Staff Report*

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

Roadways *See Staff Report*

Recreation

Water and Wastewater

Solid Waste

Mass Transit

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

NO ☐

YES ☒ (please explain)

*A bike lane is available on SW 13<sup>th</sup> Street adjacent to the site.  
A bus stop exists as well for RTS Route 13.*

## 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:	Vijay Patel
Address:	3820 SW 13th Street Gainesville, FL 32608
Phone:	Fax:
Signature:	

Owner of Record	
Name:	PJP Alachua County LLC dba
Address:	Gator Town Inn 3820 SW 13th Street Gainesville, FL 32608
Phone:	Fax:
Signature:	

Owner of Record	
Name:	Jyoti Patel
Address:	3820 SW 13th Street Gainesville, FL 32608
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.

City of Gainesville  
Owner/Agent Signature  
3/16/22  
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) \_\_\_\_\_

## Exhibit A to Ordinance 210278

## SKETCH OF DESCRIPTION - NOT A BOUNDARY SURVEY

GENERAL NOTES

THIS DRAWING REPRESENTS A SKETCH OF DESCRIPTION AND DOES NOT REPRESENT A BOUNDARY SURVEY. AS SUCH, PROPERTY CORNER MONUMENTATION WAS NOT SET IN ASSOCIATION WITH THE PREPARATION OF THIS SKETCH OF DESCRIPTION.

ALL BEARINGS SHOWN WITHIN THIS SKETCH OF DESCRIPTION ARE REFERENCED TO AN ASSUMED DATUM. REFERENCE BEARING FOR THIS SKETCH OF DESCRIPTION IS THE WEST RIGHT OF WAY LINE OF SOUTHWEST 13TH STREET (STATE ROAD 25) WHICH HAS AN ASSUMED BEARING OF SOUTH 07°56'31" WEST.

THE PERIMETER BOUNDARY FOR THIS ANNEXATION IS BASED ON THE SAME DEED, DEEDS FOR THE ADJACENT PARCELS ADJUSTED TO FIT AND THE ANNEXATIONS SHOWN HEREON AND INFORMATION FROM THE STRATEGIC PLANNING OFFICE.

THE ADJOINING PARCEL INFORMATION SHOWN IN THIS SKETCH OF DESCRIPTION REPRESENT CURRENT PROPERTY OWNERSHIPS AS INDICATED BY THE ALACHUA COUNTY PROPERTY APPRAISER'S OFFICE AT THE TIME OF THE PREPARATION OF THIS SKETCH OF DESCRIPTION.

ALL DISTANCE MEASUREMENTS SHOWN HEREIN ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL U.S. SURVEY FEET. ALL ANGULAR MEASUREMENTS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS.

THIS SKETCH OF DESCRIPTION MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED INFORMATION.

THE LEGAL DESCRIPTION INCLUDED WITH THIS SKETCH OF DESCRIPTION WAS PREPARED BY THE UNDERSIGNED SURVEYOR AND MAPPER.

PRINTED COPIES OF THIS SKETCH OF DESCRIPTION MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED IF OBTAINING SCALED DATA FROM A PRINTED COPY OF THIS SKETCH OF DESCRIPTION.

THIS SKETCH OF DESCRIPTION CONSISTS OF THREE (3) SHEETS AND EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS AND IS ALSO NOT COMPLETE WITHOUT THE LEGAL DESCRIPTION FOUND ON PAGE 2 OF 3 INCLUDED.

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION SHOWN HEREIN WAS COMPLETED UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT SAID SKETCH OF DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO DO HEREBY FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS AND IS IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN THE DEFINITIONS, SURVEY, MAP AND REPORT CONTENT REQUIREMENTS AS ESTABLISHED BY CHAPTERS 5J-17.050, 5J-17.051 AND 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AS SAID CHAPTERS EXISTED AT THE TIME OF THE PREPARATION OF THIS SKETCH OF DESCRIPTION.

SKETCH OF DESCRIPTION PREPARED BY:

WILLIAM R. DEES  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA LICENSE NUMBER LS5493

THE USE OF THE IMAGE OF THE SURVEYOR'S SEAL APPEARING ABOVE WAS AUTHORIZED BY WILLIAM R. DEES, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA LICENSE NUMBER LS5493. UNLESS THIS SKETCH OF DESCRIPTION BEARS THE ORIGINAL BLUE INK SIGNATURE OF WILLIAM R. DEES OR A DIGITAL SIGNATURE WITH A VERIFIED SHA-1 AUTHENTICATION CODE THIS SKETCH OF DESCRIPTION IS TO BE USED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE CONSIDERED VALID.

**SKETCH & DESCRIPTION**  
**VOLUNTARY ANNEXATIONS - SW 13TH ST**  
**TAX PARCELS 07253-000-000, 07254-000-000, 07251-009-000**  
**AND A PART OF SOUTHWEST 13TH STREET**  
**NOT A BOUNDARY SURVEY**

FOR REFERENCE ONLY - NOT VALID WITHOUT ORIGINAL BLUE INK SIGNATURE  
AND SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.



Digitally signed by William R Dees  
Reason: This item has been  
electronically signed and sealed  
by William R. Dees, PSM using a  
SHA-1 authentication code.  
Printed copies of this document  
are not considered signed and  
sealed and the SHA-1  
authentication code must be  
verified on any electronic copies.  
Date: 2021.10.13 17:27:36 -04'00'

**CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT**  
**ENGINEERING SUPPORT SERVICES**  
405 NW 39TH AVENUE P.O. BOX 490 GAINESVILLE, FL 32627  
(352) 334-5070 SURVEY OFFICE (352) 383-8194

**SKETCH & DESCRIPTION**  
**VOLUNTARY ANNEXATIONS - SW 13TH ST**  
**TAX PARCELS 07253-000-000, 07254-000-000, 07251-009-000**  
**AND A PART OF SOUTHWEST 13TH STREET**

DATE:  
OCT. 13, 2021  
PAGE 1 OF 3

## Exhibit A to Ordinance 210278

## SKETCH OF DESCRIPTION - NOT A BOUNDARY SURVEY

DESCRIPTION

A PARCEL OF LAND LYING AND BEING WITHIN THE LANDS OF THE THOMAS NAPIER GRANT, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, WITH SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 5 OF THE BURRITT ESTATES SUBDIVISION, ACCORDING TO A MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK "E", PAGE 2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE ALONG THE COMMON LINE SHARED BY LOT 5 AND A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4536, PAGE 2297, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID COMMON LINE ALSO BEING THE WEST LINE OF LOT 1 OF THE THOMAS NAPIER GRANT, NORTH 04°30'18" EAST, A DISTANCE OF 33.62 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4536, PAGE 2297; THENCE DEPARTING SAID COMMON LINE, SOUTH 85°31'28" EAST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 273.61 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SOUTHWEST 13TH STREET ALSO BEING KNOWN AS STATE ROAD 25; THENCE DEPARTING SAID NORTH LINE, SOUTH 07°56'31" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 705.17 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2482, PAGE 1022; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, NORTH 89°09'27" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 215.93 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF THE LEANING OAKS SUBDIVISION, ACCORDING TO A MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK "I", PAGE 52 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, NORTH 03°27'37" WEST, ALONG THE EAST LINE OF SAID LEANING OAKS SUBDIVISION, A DISTANCE OF 307.30 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 1 OF SAID LEANING OAKS SUBDIVISION; THENCE CONTINUE ALONG THE EAST LINE OF SAID LEANING OAKS SUBDIVISION AND THE SOUTH LINE OF SAID LOT 1, NORTH 86°28'56" EAST, A DISTANCE OF 10.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE CONTINUE ALONG THE EAST LINE OF SAID LEANING OAKS SUBDIVISION AND THE EAST LINE OF SAID LOT 1, NORTH 03°19'36" WEST, A DISTANCE OF 82.27 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 6 OF THE AFORESAID BURRITT ESTATES SUBDIVISION; THENCE DEPARTING SAID EAST LINE OF THE LEANING OAKS SUBDIVISION, SOUTH 83°24'53" EAST, ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 80.90 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6 AND A POINT OF INTERSECTION WITH THE AFORESAID WEST LINE OF LOT 1 OF THE THOMAS NAPIER GRANT; THENCE DEPARTING SAID SOUTH LINE, NORTH 04°30'18" WEST, ALONG SAID EAST LINE OF THE BURRITT SUBDIVISION AND THE WEST LINE OF LOT 1 OF THE THOMAS NAPIER GRANT, A DISTANCE OF 303.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.998 ACRES OF LAND, MORE OR LESS.

CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT  
ENGINEERING SUPPORT SERVICES

405 NW 39TH AVENUE P.O. BOX 490 GAINESVILLE, FL 32627  
(352) 334-5070 SURVEY OFFICE (352) 393-8194

SKETCH & DESCRIPTION  
VOLUNTARY ANNEXATIONS - SW 13TH ST  
TAX PARCELS 07253-000-000, 07254-000-000, 07251-009-000  
AND A PART OF SOUTHWEST 13TH STREET

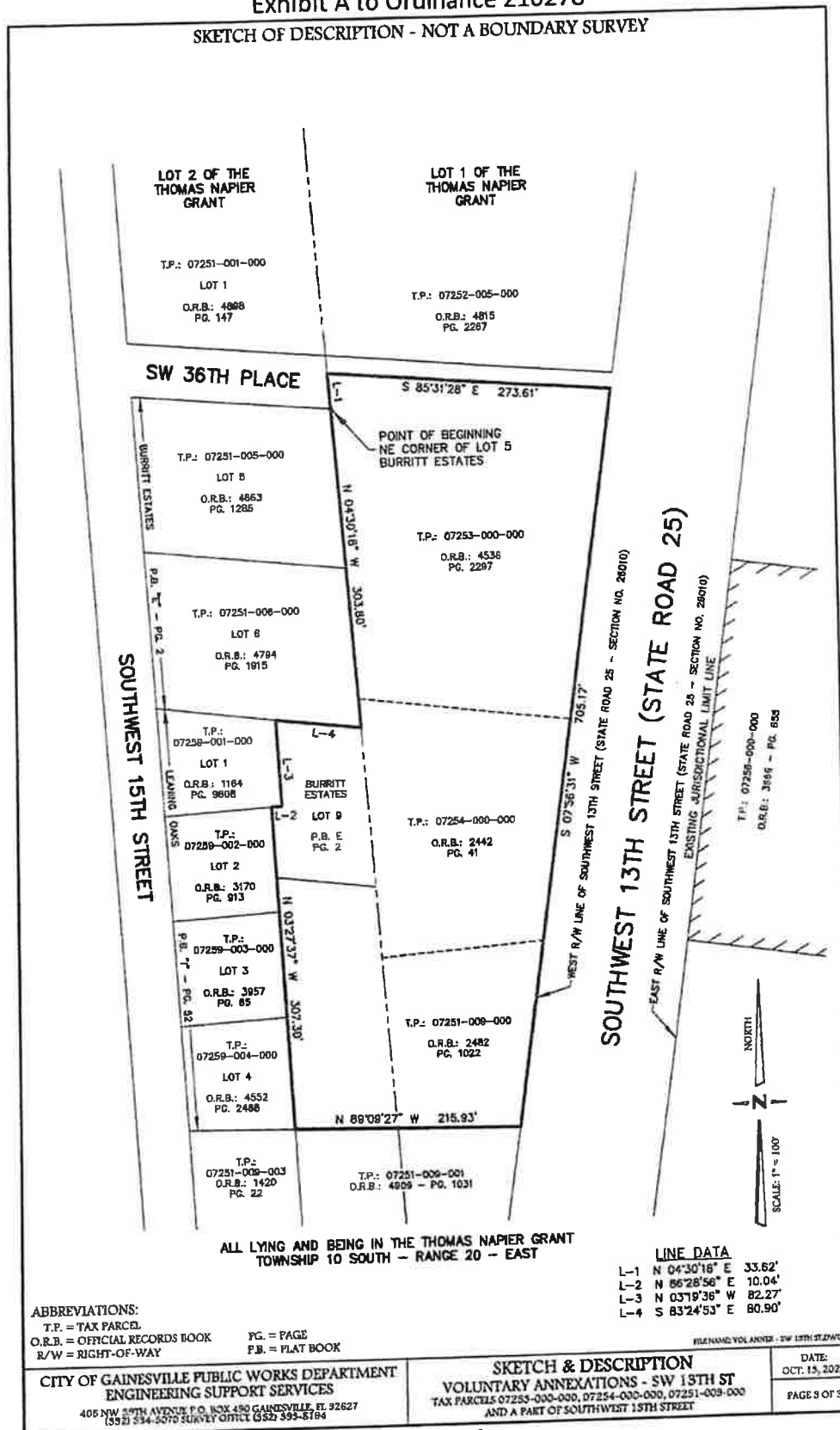
DATE:  
OCT. 13, 2021

PAGE 2 OF 3



## Exhibit A to Ordinance 210278

SKETCH OF DESCRIPTION - NOT A BOUNDARY SURVEY









# Urban Service Report

Patel Properties Voluntary Annexation

Legistar #210278

Prepared: October 2021



Prepared by:

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## **INTRODUCTION**

This Urban Services Report was prepared to provide a plan for the transition of services upon annexation of property described in Ordinance 210278. This report is meant as a guide for both City and County staff, the property owners petitioning for voluntary annexation and the residents in nearby areas.



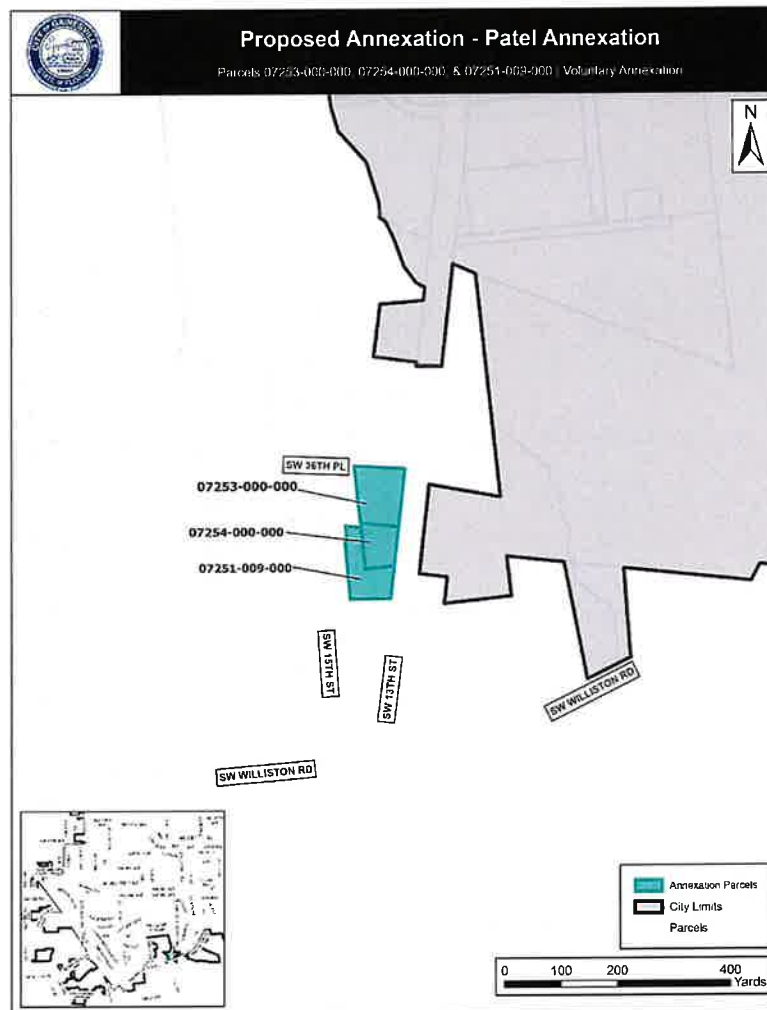
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## AREA TO BE ANNEXED

The area proposed for annexation includes tax parcel 07253-000-000, which is owned by Prakash Patel and Vijay Patel; tax parcel 07254-000-000, which is owned by Prakash Patel and Jyoti Patel, and tax parcel 07251-009-000, which is owned by PJP Alachua County LLC (shown below). The total annexation area is approximately  $\pm 3.998$  acres and is located on the west side of SW 13<sup>th</sup> Street and south of SW 36<sup>th</sup> Place, as more specifically described in this ordinance, as petitioned for by the property owners pursuant to Chapter 171, Florida Statutes.

Upon annexation, City Commission District 4 will be expanded to include the proposed annexation area (see page 12). All three tax parcels currently have Alachua County Commercial Land Use and Alachua County Business, Retail Sales, and Services (BR) zoning.



Proposed parcels for annexation (Parcels 07253-000-000, 07254-000-000, & 07251-009-000)

## The Provision of Services

### **a) Services in the Next Five Years**

It is anticipated that services to the Area will be improved within the next five years as a result of the annexation of the Area. It is not reasonably anticipated that services to current city residents will be reduced within the next five years as a result of the annexation of the Area. The following discussion outlines proposed services. All services are subject to the annual lawful appropriation of funds.

### **b) Taxes in the Next Five Years**

It is not reasonable to anticipate that the City's ad valorem taxes would need to be adjusted in the next five years to provide services to the Area as a result of the annexation of the Area. This includes services required by the Comprehensive Plan. Any level of service issue that is outlined in the City of Gainesville Comprehensive Plan or the Alachua County Comprehensive Plan, whichever applies at the time of development, must be addressed.

## Police Service

Upon the effective date of annexation, police services will be provided to the annexed area by the Gainesville Police Department (GPD), utilizing similar policing strategies that are provided within the existing City limits. Gainesville Police Department Patrol Zone November will be extended to serve the area (see page 13). The level of services will be dependent upon identified crime patterns and service demand within a prescribed area. The current staffing in the Department can provide these services to the annexed area.

Current police services include preventative patrol and criminal apprehension, criminal investigations, special operations, crime prevention, neighborhood police services, crime scene processing, Police Service Technicians, air support, traffic management, combined communications, and other support services including planning and research, fiscal management, records management, crime analysis, automated information services, property and evidence management, personnel and recruitment, and training. The area will receive the same services that are provided in the existing city limits upon the effective date of the annexation.

**Fire Protection**

The Gainesville Fire-Rescue Department (GFR) presently provides select emergency services to portions of the unincorporated urban area of Alachua County. Within the computerized dispatch system, the unit chosen will depend on the type of call and the type of unit, therefore, there's not an exact representation of the first due station areas.

There is an Automatic Aid Agreement with Alachua County until September 30, 2020 that would provide for Gainesville Fire Rescue to respond to a limited number of emergency call types at this location. Presently, the first due station would be dependent on which County or City unit can have the fastest response time. Upon annexation the closest City of Gainesville Fire Rescue Station would be station 2 (see page 14).

Fire hydrants in the unincorporated area of Alachua County are currently provided and maintained by the City of Gainesville in accordance with the 1990 Fire Hydrant and Public Street Lighting Services Agreement. Funding for fire hydrants is included in the base rates for water utility service.

**Transportation**

The City of Gainesville currently operates a public transportation system, the Gainesville Regional Transit System (RTS). RTS Route #13 runs by the proposed annexation along SW 13<sup>th</sup> Street, which also includes a bus stop (see page 15).

**Solid Waste Disposal**

The City of Gainesville Solid Waste Division monitors residential solid waste and recycling collection services, provided under contract with Waste Corporation of America (WCA), to residents living in single family houses and buildings containing less than five dwelling units. Other residents, businesses and institutions contract for solid waste and recycling collection with one of several commercial providers operating under non-exclusive franchises with the City.

Alachua County contracts for residential solid waste, recycling and yard trash collection in the unincorporated mandatory service areas with the same company as does the City. Services will be extended and fees for this service will be collected through the utility billing process beginning the next October 1 after annexation.

**Streets, Drainage and Flood Control**

The City of Gainesville Public Works Department provides basic maintenance and repair services for all City streets within its current jurisdiction. This work includes maintenance of asphalt pavement, concrete sidewalks, concrete curbs and gutters, and roadside ditches. Basic maintenance services are also provided for public ditches and stormwater management detention/retention facilities.

The City of Gainesville currently charges a stormwater management utility fee. Any increase in impervious surfaces, without onsite mitigation, in accordance with ordinances, policies and regulations in effect at that time, will cause the stormwater management utility fee to be charged for the area that increases the total impervious surface. This fee pays for mosquito control, drainage improvements for public facilities and sweeping of streets within the City limits.

Street sweeping is an effective means of reducing the amount of debris and pollutants that enter the City's storm drain system and water resources. The Public Works Operations Division currently sweeps the City on a 4 to 6 week cycle, depending on weather and equipment. All City streets are currently swept 9 to 10 times a year.

### **Parks, Recreation and Cultural Affairs**

The Parks, Recreation and Cultural Affairs Department currently provides organized recreation programs for youth and adults. The Department also provides passive nature facilities and programming for youth and adults. Organized recreation programs in the areas of aquatics, athletics, recreation centers, and after-school and summer playground programs are provided, and a variety of special events are also available. The Area will receive the same services that are provided in the existing city limits upon the effective date of the annexation. Fees for these programs are charged at a differential rate depending upon residency. Upon annexation, any residents of this Area would be eligible for the City of Gainesville residents' rates.

The Parks Division is responsible for the cleaning and upkeep of all City parks. In addition, this Division provides cleaning of City-owned parking lots, as well as maintenance of grounds around City-owned buildings. Basic mowing of City rights-of-way is provided on a regular basis by the Public Works Department. The Area will receive the same services that are provided in the existing City limits upon the effective date of the annexation.

The Cultural Affairs Division provides for cultural enlightenment through various programs in the arts, historical interpretation, special events and cultural programs in the County school system. The Area will receive the same services that are provided in the existing City limits upon annexation. See page 16 for nearest City of Gainesville park facilities in relation to the proposed annexation.

### **Strategic Ecosystems**

The subject property is not located within a designated Strategic Ecosystem area (see map on page 17).

### **Building Inspections**

The Building Inspections Department enforces building and fire codes. The Department is responsible for permitting and inspections of new construction and remodeling or repair of existing buildings. Building contractors are also licensed through the Division in accordance with



state and local regulations. The Building Inspections Division will provide permitting, plan review and inspections for the Area. The current staffing for the Division can provide inspection services and the permitting and plan review services. The current staff will deliver services to this area without significant delays.

### **Code Enforcement**

The City's Code Enforcement Division enforces codes relating to zoning, housing, and vehicles, hazardous or perilous lands/buildings and special sales. The current staffing in the Division can provide these services to the Area.

### **Housing**

The Housing and Community Development Division uses federal and state funds to help make safe, decent and affordable housing more available to City residents. The City of Gainesville is a Community Development Block Grant (CDBG) entitlement jurisdiction, which allows the City greater access to federal funds through the CDBG and HOME Programs. Upon annexation, any eligible residents of the Area would be entitled to apply for programs funded by CDBG or HOME funds. The Area will receive the same services that are provided in the existing City limits upon the effective date of annexation.

### **Street Lighting**

Street lighting in the unincorporated area of Alachua County is currently provided and funded by the City of Gainesville General Operating Fund along arterials and collectors for vehicle and pedestrian safety through the 1990 Fire Hydrant and Public Street Lighting Services Agreement. Additional streetlights may be provided in the Area in accordance with the guidelines of the City of Gainesville Public Works Department, as outlined in the "City of Gainesville Standards for Roadway Lighting".

The Traffic Operations Division is responsible for installation and maintenance of traffic signs and pavement markings on City streets, parking operations, and mechanical traffic counts. The Traffic Operations Division is also responsible for traffic signal operations and construction inspection services for all of Alachua County and the other municipalities, under the annual City-County Traffic Engineering Services Agreement. The Area will receive the same services that are provided in the existing city limits upon the effective date of the annexation.

### **Planning and Zoning Services**

The Department of Sustainable Development will provide planning and development assistance to the area. The Alachua County Comprehensive Plan and Zoning Code will continue to regulate land use and zoning for any development in the Area until the Gainesville Comprehensive Plan is amended and the area is rezoned to a City of Gainesville zoning category. Tax parcel 07253-000-000, tax parcel 07254-000-000, and tax parcel 07251-009-000, currently

have Alachua County Commercial Land Use and Alachua County Business, Retail Sales, and Services (BR) zoning (see maps on pages 22 and 23). All requests for development are reviewed by City staff and the City Plan Board or Development Review Board where appropriate.

**Other Governmental Services**

Other services currently provided to the residents within the existing City limits of Gainesville shall be extended to the Area, where necessary, on substantially the same basis and in the same manner as such services are provided within the rest of the municipality.

## Utility Facilities

Gainesville Regional Utilities (GRU), owned and operated by the City of Gainesville, presently provides water and wastewater services to residents of the unincorporated area of Alachua County. Extension policies for serving new customers are the same in the City and in the proposed annexation Area.

### Financing the Extension of Water and Wastewater Facilities

GRU's existing water/wastewater extension policy is that new water and wastewater customers pay the fully allocated cost for extending service to them. This cost includes the cost for water distribution and wastewater collection system improvements needed to extend service to the development. In addition, new connections must also pay connection charges associated with the costs for providing water and wastewater treatment plant capacity and the costs for improvements GRU makes to its water distribution and wastewater collection systems to provide capacity for new customers. This policy applies both in the City of Gainesville and in the surrounding unincorporated area of Alachua County.

Construction of facilities by GRU is funded through GRU's Construction Fund, the Utility Plant Improvement Fund (UPIF), or a combination from both funding sources. The Construction Fund consists of proceeds from the issuance of revenue bonds. The UPIF is funded by operating revenue.

### Existing Major Trunk Water Mains and Proposed Extensions

The map on page 18 shows existing major water mains in the City of Gainesville and the surrounding proposed annexation Area. Additional funding is included in GRU's budget for major system improvements needed to provide capacity for new development. Project timing is based on projected growth within the GRU service area.

### Existing Wastewater Collection System and Proposed Extensions

The map on page 19 shows the existing major wastewater collection system in the City of Gainesville and the Area. Additional funding is included in GRU's budget for major system improvements needed to provide capacity for new development. Project timing is based on projected growth within the GRU service area.

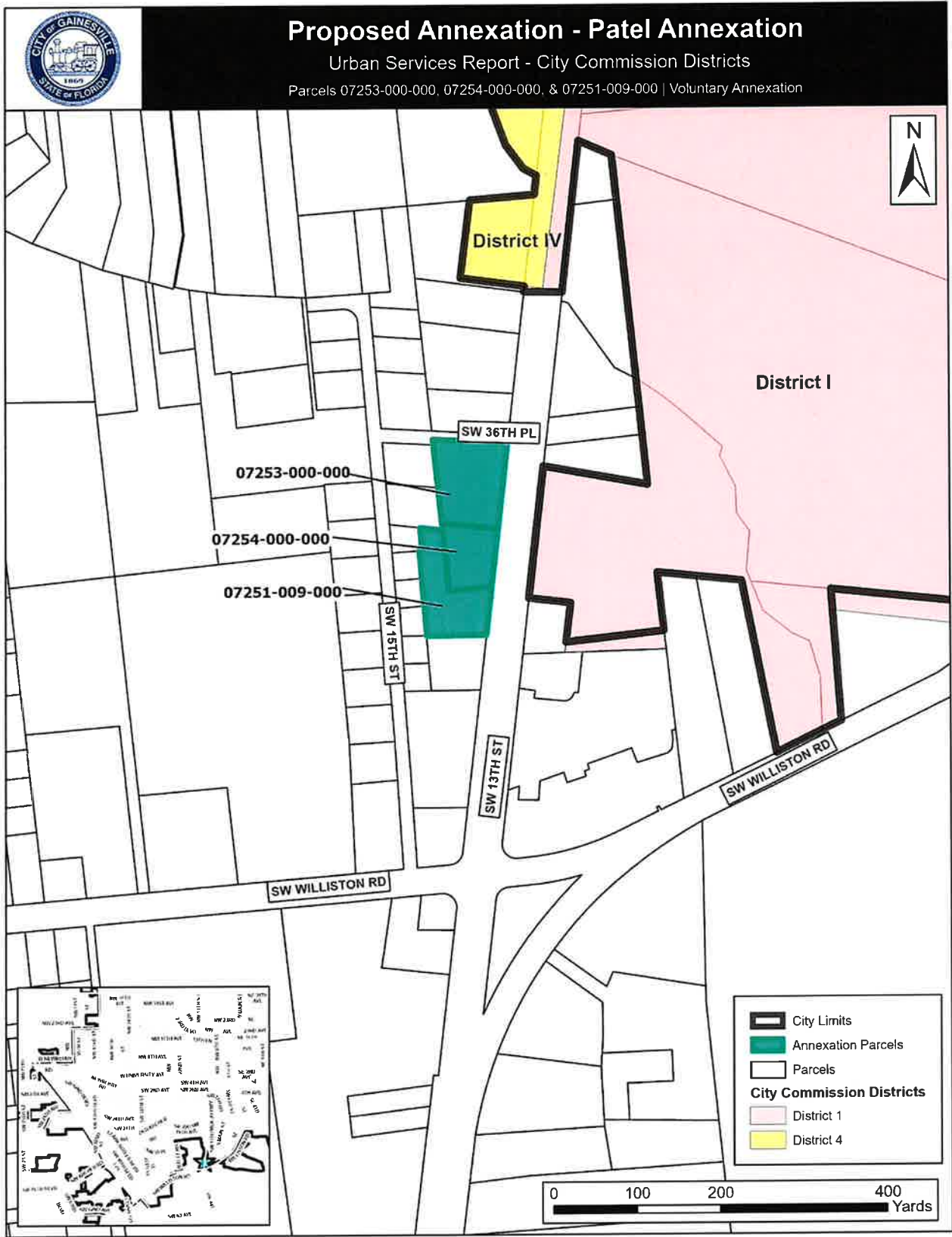
### Existing Electrical Grid

The map on page 20 shows the existing electrical grid in the City of Gainesville and the Area. Additional funding is included in GRU's budget for major system improvements needed to

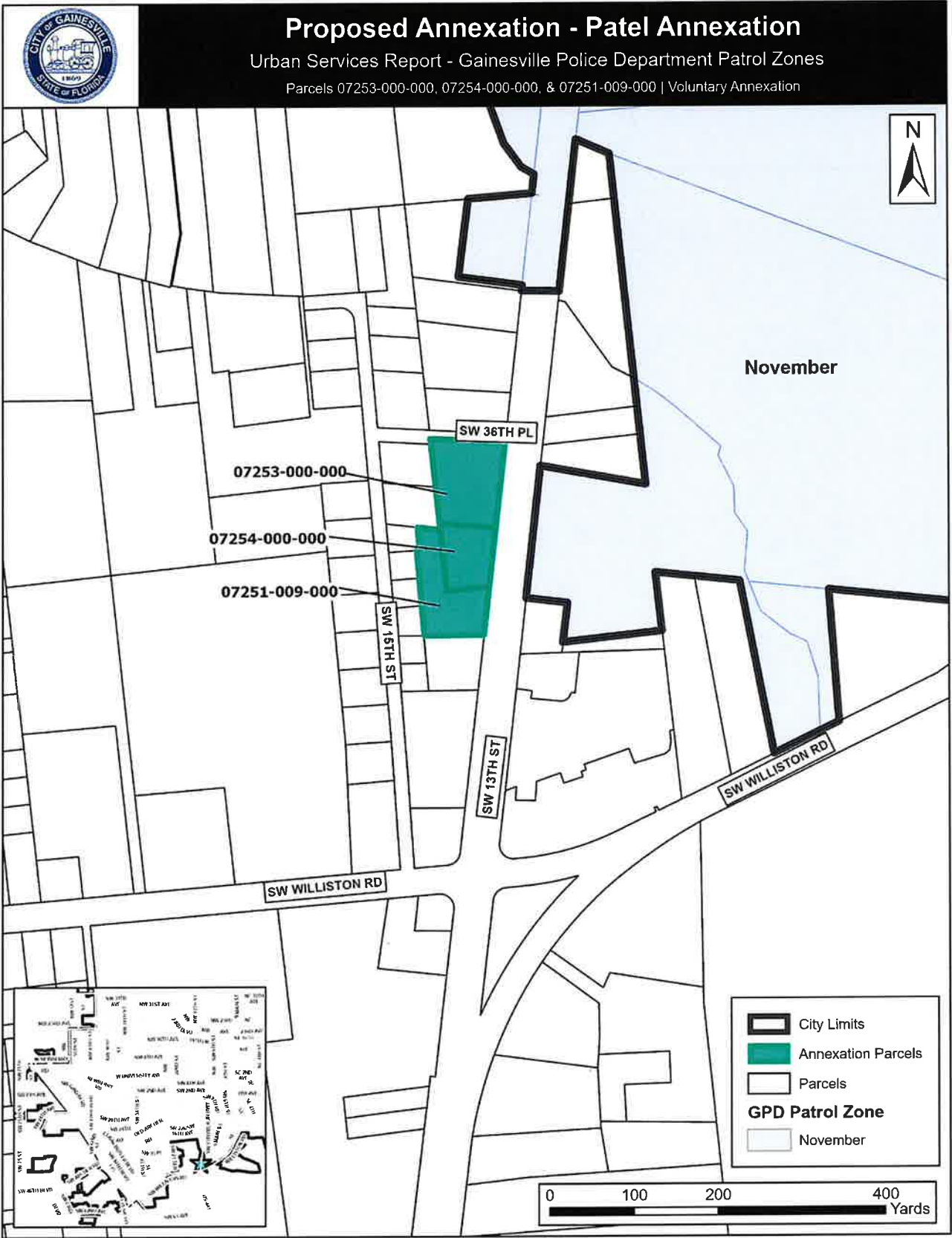
provide capacity for new development. Project timing is based on projected growth within the GRU service area.

### Existing Natural Gas

The map on page 21 shows the existing natural gas lines in the City of Gainesville and the Area. Additional funding is included in GRU's budget for major system improvements needed to provide capacity for new development. Project timing is based on projected growth within the GRU service area.







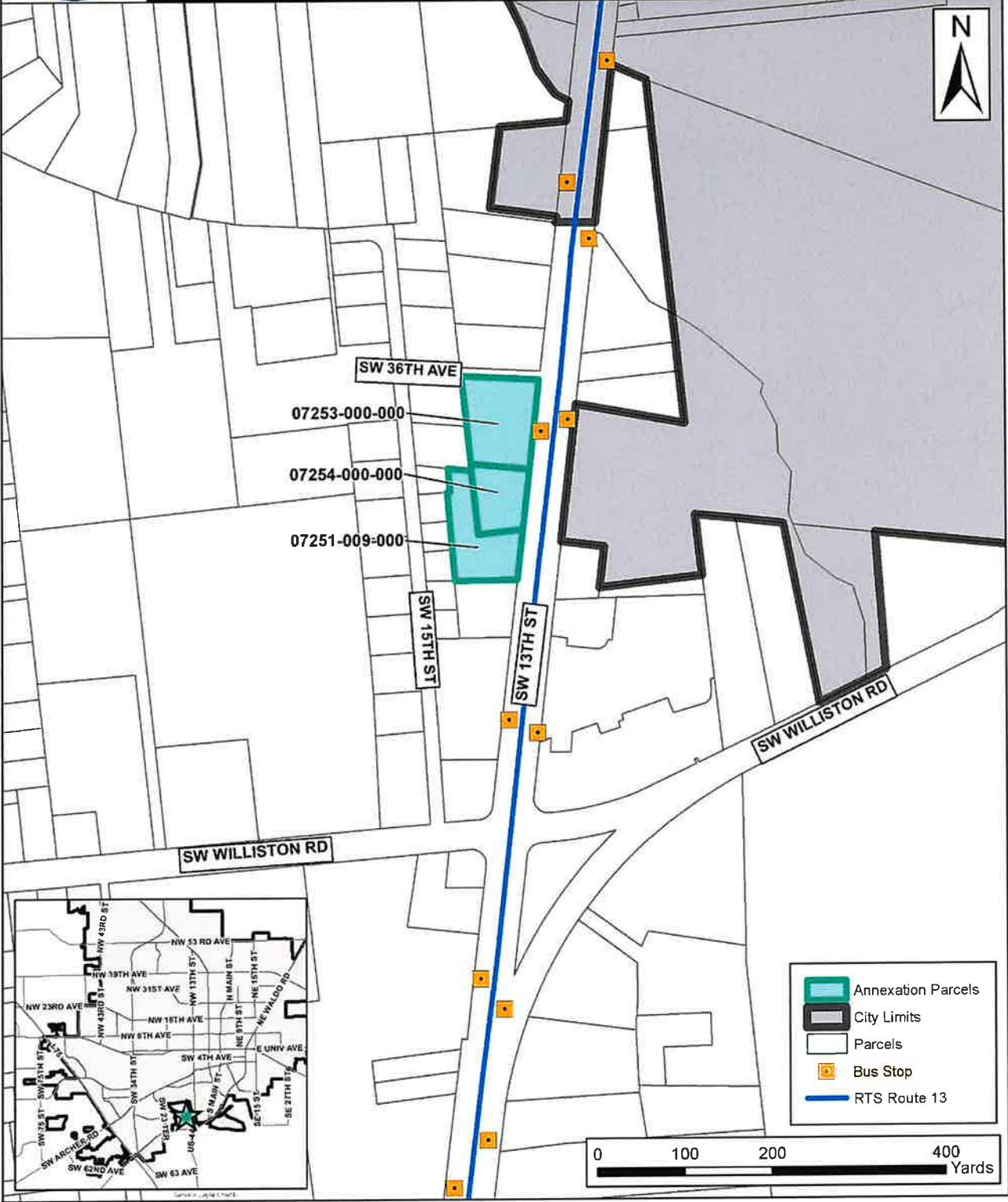
## Urban Services Report - Gainesville Fire Rescue Facilities

Parcels 07251-009-000, 07253-000-000, &amp; 07254-000-000 | Voluntary Annexation





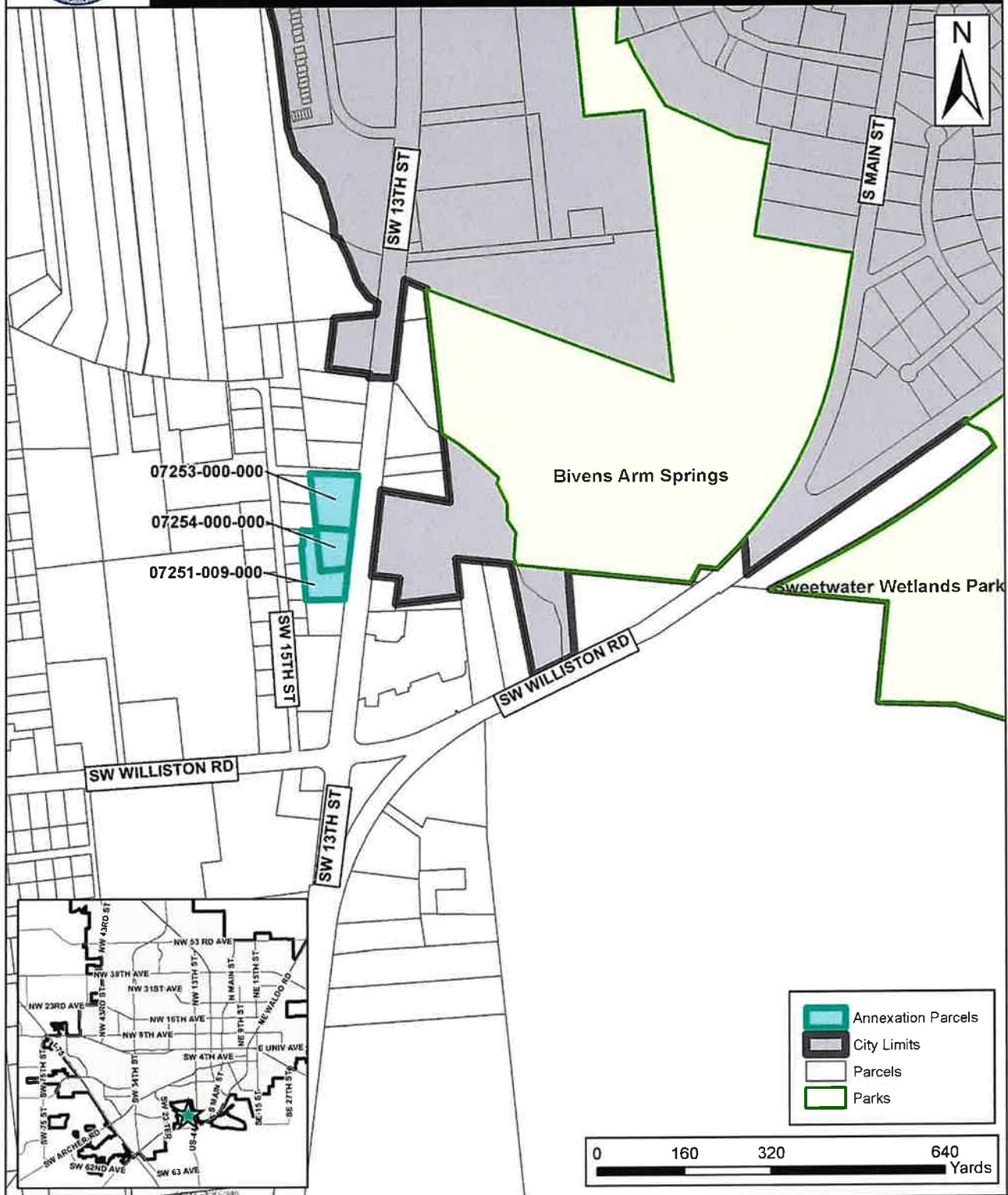
**Proposed Annexation - Patel Annexation**  
Urban Services Report - Regional Transit System Facilities  
Parcels 07251-009-000, 07253-000-000 & 07254-000-000 | Voluntary Annexation





## Urban Services Report - City Park Facilities

Parcels 07251-009-000, 07253-000-000, &amp; 07254-000-000 | Voluntary Annexation



## Urban Services Report - Strategic Ecosystems

Parcels 07251-009-000, 07253-000-000, &amp; 07254-000-000 | Voluntary Annexation

