



# City of Gainesville

Department of Sustainable  
Development

## CITY PLAN BOARD STAFF REPORT

### PETITION INFORMATION

**PUBLIC HEARING DATE:** July 28<sup>th</sup>, 2022

**PROJECT NAME AND NUMBER:** LD22-000037 ZON Starr Rezoning

**APPLICATION TYPE:** Legislative

**RECOMMENDATION:** Approve

**CITY PROJECT CONTACT:** Nathaniel Chan

### APPLICATION INFORMATION

**Applicant:** City of Gainesville

**Property Owner(s):** Gainesville Land Investors LLC, 212 Acquisitions LLC

**Related Petition(s):** LD22-000036 LUC (Starr Land Use Amendment); Ordinance 210956 (Starr Annexation)

**Legislative History:** N/A

**Neighborhood Workshop:** N/A

### SITE INFORMATION

**Address:** West of I-75, North of SW 8<sup>th</sup> Ave

**Parcel Number(s):** 06655-002-003, 06655-200-001

**Acreage:** 25 +/- acres

**Existing Use(s):** Vacant

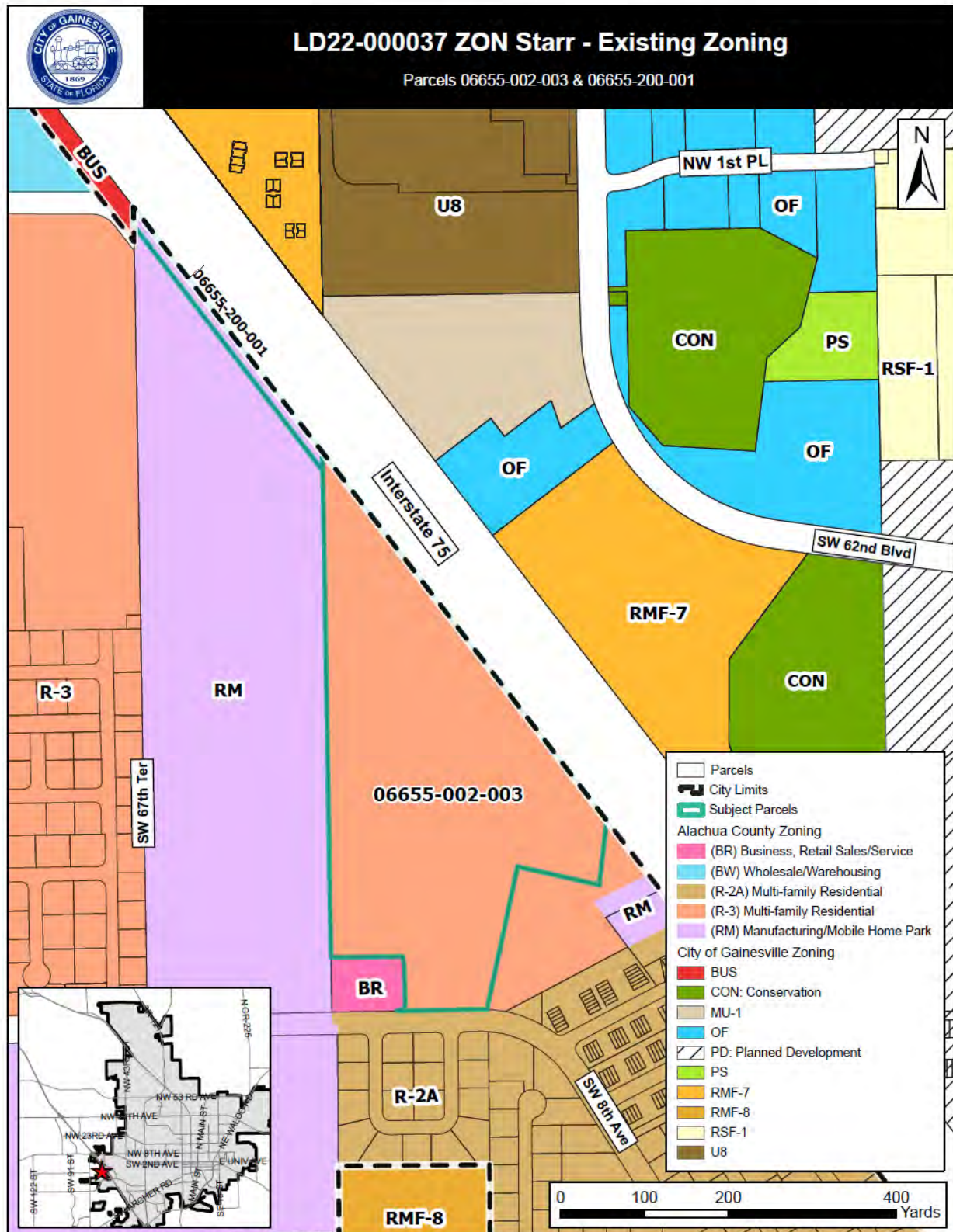
**Future Land Use Designation(s):** Alachua County High Density Residential and Alachua County Medium Density Residential





# City of Gainesville

Department of Sustainable  
Development

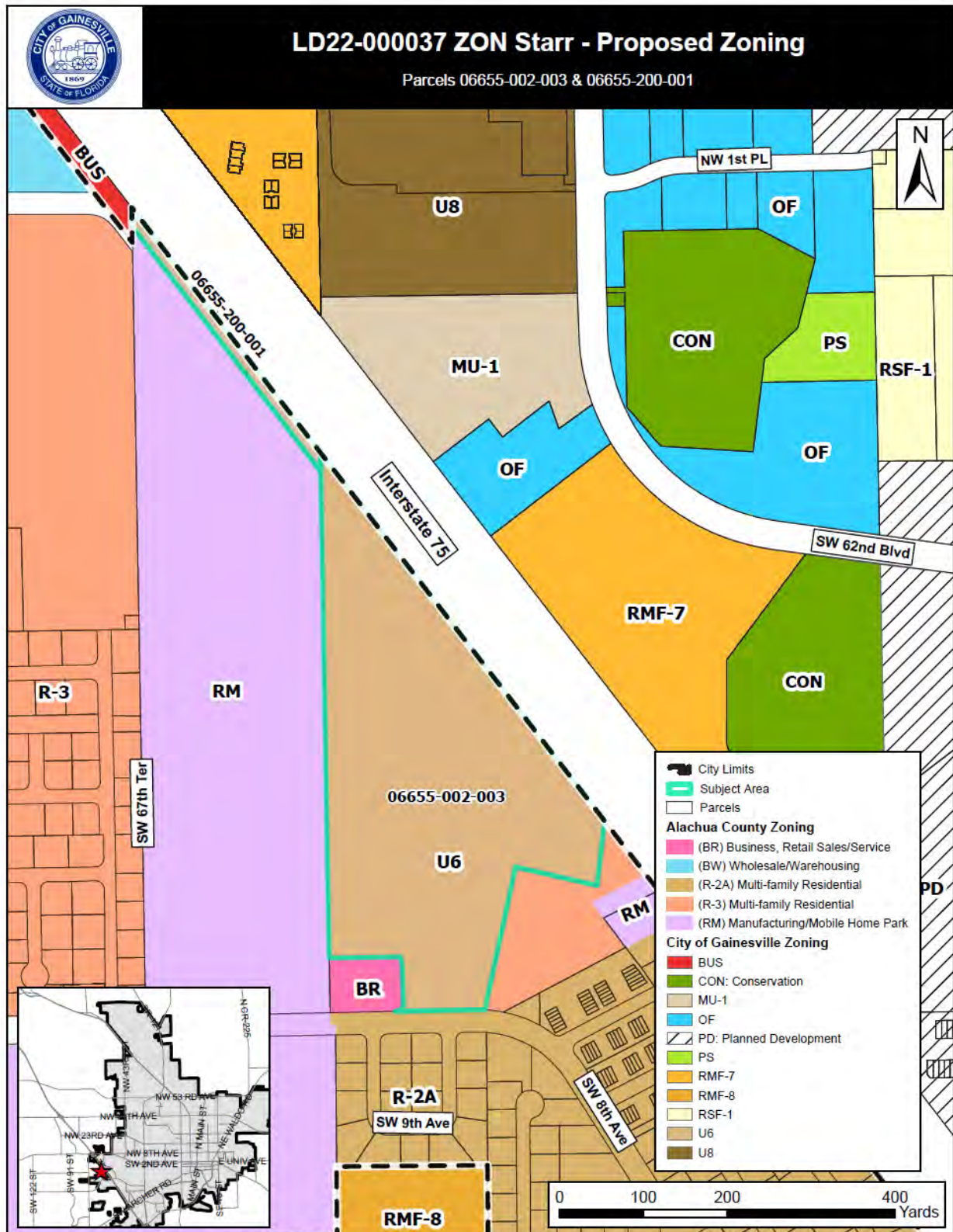






# City of Gainesville

Department of Sustainable  
Development







# City of Gainesville

Department of Sustainable  
Development

**Zoning Designation(s):** Alachua County Multi-Family Residential (R-3), and Alachua County Manufactured/Mobile Home Park (RM)

**Overlay District(s):** N/A

**Transportation Mobility Program Area (TMPA):** Zone D

ADJACENT PROPERTY CHARACTERISTICS			
	Existing Use	Land Use Designation(s)	Zoning Designation(s)
North	I-75 and road connection	City of Gainesville Commercial	City of Gainesville General Business District (BUS)
South	Convenience Store; Stormwater Facility; SW 8 <sup>th</sup> Ave	Alachua County Commercial and Alachua County High Density Residential	Alachua County Business, Retail Sales, and Services (BR); Alachua County Residential Multi-Family (R-3); Alachua County Residential Multi-Family (R-2A)
East	I-75	Alachua County High Density Residential	Alachua County Residential Multi-Family (R-3)
West	Mobile Home Park	Alachua County Medium Density Residential	Alachua County Manufactured/Mobile Home Park (RM)

## PURPOSE AND DESCRIPTION

Section 171.062 of the Florida Statue, Effects of annexations or contractions states that “if the area annexed was subject to a county land use plan and county zoning or subdivision regulation, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.” Additionally, The City of Gainesville Comprehensive Plan Policy 1.4.7 – Intergovernmental Coordination Element reiterates the Florida Statue, “Upon the annexation of any land, the City shall amend the Comprehensive Plan to reflect data and analysis changes, establish land uses on newly annexed areas, and provide services to





# City of Gainesville

Department of Sustainable  
Development

meet adopted LOS standards.' Resultantly, after a property is annexed into the City of Gainesville, City Land Use and Zoning must be designated for the property. These designations are made by the city boards with the recommendation(s) of staff.

This City-initiated petition is a request to rezone two (2) properties from Alachua County Multi-Family Residential (R-3) and Alachua County Manufactured/Mobile Home Park (RM) to City of Gainesville Urban 6 (U6). The total land area for the proposed rezoning is 25 acres and is located west of I-75 and north of SW 8th Ave.

This petition meets Goal 3: A Great Place to Live & Experience of the City of Gainesville Strategic Plan.

## **STAFF ANALYSIS AND RECOMMENDATION**

The staff recommendation is based on the factors stated in Section 30-3.14. Rezoning Criteria of the Land Development Code. The following factors are stated below:

- A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.
- B. The character of the district and its suitability for particular uses.
- C. The proposed zoning districts of the property in relation to surrounding properties and other similar properties.
- D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.
- E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.





# City of Gainesville

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Department of Sustainable  
Development

- F. The needs of the city for land areas for specific purposes to serve population and economic activities.
- G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.
- H. The goals, objectives, and policies of the Comprehensive Plan.
- I. The facts, testimony, and reports presented at public hearings.

## **ANALYSIS**

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

This rezoning of the subject area proposes City of Gainesville Urban 6 (U6) zoning. The U6 zoning district allows a variety of residential and nonresidential uses, including restaurants, retail, offices, and more (see Section 30-4.12 of the Land Development Code for full list of permitted uses in the U6 zoning district). The proposed U6 zoning will be compatible with the existing development pattern, which consists of a mix of multi-family development to the west and south, and commercial development to the north and south. The area to the abutting west has Alachua County Manufactured/Mobile Home Park (RM) zoning, which allows manufactured, mobile homes, and recreational vehicles as a permitted use. The area to the south has Alachua County Retail Sales and Services (BR) zoning and Alachua County Residential Multi-Family, which allows retail uses and multi-family uses respectively. The area to the abutting east has Alachua County Residential Multi-Family (R-3) which primarily allows for multi-family development.

The area to the north has City of Gainesville General Business District (BUS) zoning, which allows for commercial and other nonresidential uses. The proposed U6 zoning is compatible with the surrounding zoning district's permitted uses and allowed intensity and density.





# City of Gainesville

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Department of Sustainable  
Development

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

The Urban 6 (U6) zoning district is characterized in the Land Development Code as consisting of higher density mixed-use buildings that accommodate retail, offices, and apartments with a tight network of streets with wide sidewalks, steady street tree planting, and building set close to the sidewalks (Section 30-4.11 of the Land Development Code). The subject property is abutting I-75, multi-family residential to the west and south, and commercial usage on the abutting south as well. The permitted uses in the proposed U6 zoning district are suitable for the subject property and the surrounding area.

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

The proposed zoning district for the subject area is Urban 6 (U6). The abutting property to the north has City of Gainesville General Business (BUS) zoning. Properties to the south have Alachua County Business, Retail Sales, and Services (BR), Alachua County Residential Multi-Family (R-3), and Alachua County Residential Multi-Family (R-2A).

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

The subject property is currently vacant. Since this rezoning proposal is part of an annexation into the City of Gainesville, the property must be given City Future Land Use and Zoning designations. The proposed rezoning to the U6 zoning district is appropriate for the subject property given the existing zoning of the surrounding properties and the broader improvements to SW 20<sup>th</sup> Ave and SW 8<sup>th</sup> Ave.





# City of Gainesville

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Department of Sustainable  
Development

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

The subject property is currently being annexed into the City of Gainesville, with expected adoption of the annexation ordinance in September 2022. This area recently completed roadway improvements to SW 8<sup>th</sup> Ave and SW 20<sup>th</sup> Ave including repaving, new wide sidewalks, painted bicycle lanes, and street signage. SW 8<sup>th</sup> Ave now acts as an improved connection between SW 8<sup>th</sup> Ave and SW 20<sup>th</sup> Ave, and there are broader discussions for additional improved connectivity to Archer Rd and Newberry Rd.

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

The proposed rezoning to the U6 zoning district and accompanying future land use amendment to the Urban Mixed-Use land use category fits with the existing character of the surrounding area and will further incentivize infill development at the subject property. In conjunction with the roadway improvements on SW 8<sup>th</sup> Ave and SW 20<sup>th</sup> Ave, and the recent development of Grand Oaks at Tower Rd and Markets West, the allowance for higher density for residential development and nonresidential development at the subject property will better serve population and economic activities in this 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 of the subject area has changed significantly over the past few years. SW 8<sup>th</sup> Ave was recently extended and improved to provide connectivity between SW 75<sup>th</sup> St (Tower Rd) and SW 20<sup>th</sup> Ave, including new sidewalks, bike lanes, street signage, and other roadway improvements. Additionally, the Markets West development and the Grand Oaks subdivision are currently being developed in close





# City of Gainesville

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Department of Sustainable  
Development

proximity to the subject rezoning, which will add a mix of residential and nonresidential uses to the area in conjunction with new multi-family development also occurring.

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

Per Policy 1.4.7 of the Intergovernmental Coordination Element of the Comprehensive Plan, upon annexation of an area into the City, the City must amend the Comprehensive Plan to establish land uses on newly annexed areas. This includes the designation of City Future Land Use and Zoning districts. Additionally, the proposed rezoning of the subject property meets the following goals, objectives, and policies of the Comprehensive Plan:

### 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 1.2.3

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

#### Objective 1.5

Discourage the proliferation of urban sprawl

#### Policy 1.5.7





# City of Gainesville

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Department of Sustainable  
Development

The Future Land Use Map should designate appropriate areas for multi-family residential development in close proximity to neighborhood centers and important transit routes. When appropriate and in a way not detrimental to single-family neighborhoods, the City should encourage the establishment of residential, retail, office, and civic uses within 1/4 mile of the center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling.

## GOAL 2

REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN A MANNER THAT PROMOTES QUALITY OF LIFE, TRANSPORTATION CHOICE, A HEALTHY ECONOMY, AND DISCOURAGES SPRAWL.

### Objective 2.1

Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

### Objective 4.1

The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.





# City of Gainesville

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Department of Sustainable  
Development

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

The proposed rezoning and the accompanying land use amendment will be presented to the City Plan Board and the City Commission.

## **RECOMMENDATION**

Staff recommends approval of Petition LD22-000037 ZON Starr Rezoning.

## **DRAFT MOTION FOR CONSIDERATION**

I move to approve Petition LD22-000037 ZON.

## **APPENDICES**

**Appendix A. – Application Documents**

**Appendix B. – Comprehensive Plan Goals, Objectives, and Policies**

**Appendix C. – Maps**

**Appendix D. – Urban Services Report**





# **City of Gainesville**

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Department of Sustainable  
Development

## **APPENDIX A**

### **Application Documents**



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

**OFFICE USE ONLY**

Petition No. \_\_\_\_\_ Fee: \$ \_\_\_\_\_  
1<sup>st</sup> Step Mtg Date: \_\_\_\_\_ EZ Fee: \$ \_\_\_\_\_  
Tax Map No. \_\_\_\_\_ Receipt No. \_\_\_\_\_  
**Account No. 001-660-6680-3401 [ ]**  
**Account No. 001-660-6680-1124 (Enterprise Zone) [ ]**  
**Account No. 001-660-6680-1125 (Enterprise Zone Credit [ ]**

Owner(s) of Record (please print)	
Name:	
Address:	See attachment
Phone:	Fax:
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name:	City of Gainesville; agent: eda inc.
Address:	P.O. Box 490, station 11 Gainesville, FL 32627
Phone:	(352)-334- <del>5023</del> 5023

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

**REQUEST**

Check applicable request(s) below:

Future Land Use Map <input checked="" type="checkbox"/>	Zoning Map <input checked="" type="checkbox"/>	Master Flood Control Map [ ]
Present designation: See staff	Present designation: See staff	Other [ ] Specify:
Requested designation: report	Requested designation: report	

**INFORMATION ON PROPERTY**

- Street address: West side of Interstate 75 & North of SW 8<sup>th</sup> Ave
- Map no(s):
- Tax parcel no(s): 06655-002-003 & 06655-200-001
- Size of property: 2.5 +/- 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:**



- 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

see staff report

Noise and lighting

see staff report

- 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 X

Activity Center \_\_\_\_

Strip Commercial \_\_\_\_

Urban Infill X

Urban Fringe \_\_\_\_

Traditional Neighborhood \_\_\_\_



## CERTIFICATION

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

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

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

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

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

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

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

City of Gainesville  
 Owner/Agent Signature  
4/22/2022  
 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) \_\_\_\_\_



# ***Land Use Change & Rezoning Justification Report***

***2 Parcels (06655-002-003 & 06655-200-001)***

**Located west of I-75; north of SW 8<sup>th</sup> Avenue & south of W. University Avenue**

**Prepared for Submittal to: City of Gainesville**

**Prepared by:**

**eda consultants, inc.**



*May 31, 2022*



## **Proposal & Background**

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This application proposes a Small-Scale Comprehensive Plan Amendment (future land use change) and rezoning for two parcels (06655-002-003 and 06655-200-001) located west of I-75, north of SW 8<sup>th</sup> Avenue and south of W. University Avenue. The properties are vacant. Tax Parcel 06655-200-001 is 1.02 +/- acres in size, and Tax Parcel 06655-002-003 is 24.36 +/- acres in size, for a total of 25.38 +/- acres.

The proposed future land use amendment is to amend the future land use map designation of the property from Alachua County High Density Residential (14-21 du/acre) and Alachua County Medium Density Residential (4-8 du/acre) to City of Gainesville Urban Mixed-Use (UMU). The proposed companion rezoning is to change the property from Alachua County Residential Multiple Family High Density (R-3, 14-24 du/acre) and Alachua County Manufactured/Mobile Home Park (RM, 4-8 du/acre) to City of Gainesville U6 (a transect zoning).

These parcels are the subject of a voluntary annexation into the City of Gainesville (Legistar 210956). The Urban Services Report for the parcels has been filed with the City Commission. The anticipated date for first reading of the annexation ordinance is July 21, 2022. The second reading is anticipated on August 4, 2022.

The small-scale land use amendment and rezoning are required due to the annexation of the parcels into the City. A City land use category and zoning must be placed on the properties when the jurisdiction changes. This is consistent with Future Land Use Element Policy 4.4.1, which states, “Land use amendments should be prepared for all annexed properties within one year of annexation.” Transect zoning and the associated land use category are proposed for these parcels to ensure new development on the site will be consistent with the City’s future vision.

The parcels are located in the urbanized portion of Gainesville. The properties are bounded on the east and north by I-75. To the west is an existing mobile home park. To the south is a convenience store that was built in 1983 according to the Property Appraiser’s records. The property also has a southern boundary along the extension of SW 8<sup>th</sup> Avenue and a recently constructed Alachua County stormwater facility for that extension. Centralized utilities are available to service the site, and an existing road (SW 8<sup>th</sup> Avenue, a County-maintained facility) provides access. The recent extension of SW 8<sup>th</sup> Avenue now connects from SW 75<sup>th</sup> Street to SW 20<sup>th</sup> Avenue. In addition, the property has access to W. University Avenue on the north end of the property which will provide additional interconnectivity to the street network and utilities.

Existing sidewalks are along both sides of SW 8<sup>th</sup> Avenue. There are painted bicycle lanes on both sides of SW 8<sup>th</sup> Avenue. Transit service is available from RTS Route 75, which runs between Oaks Mall to the Butler Plaza Transfer Station. Monday through Friday, the buses run every 35-60 minutes. On Saturday and Sunday, service is every 120 minutes.

The site will be placed in Zone D of the Transportation Mobility Program Area (TMPA) upon annexation, consistent with Transportation Mobility Element Policy 10.1.1. Zone D is the most physically proximate TMPA zone. The site is also located in the UF Context Area, which based on university student and employee home resident addresses, creates a mapped area where off-campus development may impact university resources and facilities.



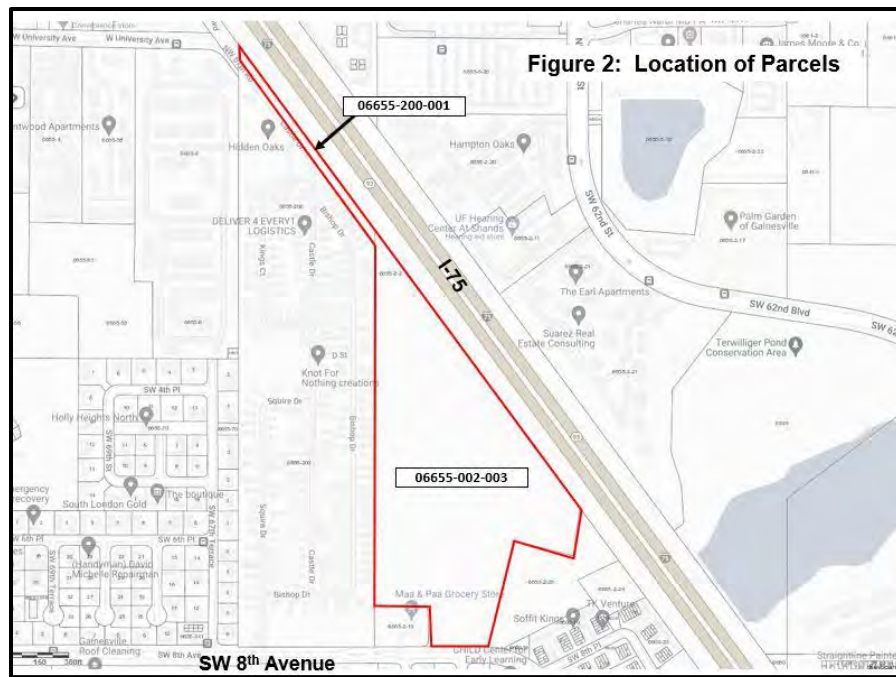
In discussions with the City of Gainesville Department of Sustainable Development concerning rezoning the property (and the associated small-scale land use change), City staff indicated that transect zoning and an associated future land use category were appropriate for the property. Based on the discussions with City staff, this application proposes to change the future land use category from Alachua County High Density Residential (Parcel 06655-002-003; 24.36 +/- acres) and Alachua County Medium Density Residential (Parcel 06655-200-001; 1.02 +/- acres) to City of Gainesville Urban Mixed-Use (UMU). The associated rezoning is from Alachua County Residential Multiple Family High Density (R-3) (Parcel 06655-200-001) and Alachua County Manufactured/Mobile Home Park (RM) (Parcel 06655-200-001) to City of Gainesville Urban 6 (U6).

The aerial photo below (Figure 1) illustrates the location of the 2 parcels along the west side of Interstate 75, north of SW 8<sup>th</sup> Avenue. The parcels are located south of West University Avenue. As can be noted from the aerial photo, the parcels are currently vacant. The parcels are surrounded by developed properties on the west and south sides. I-75 forms the eastern border for both parcels.



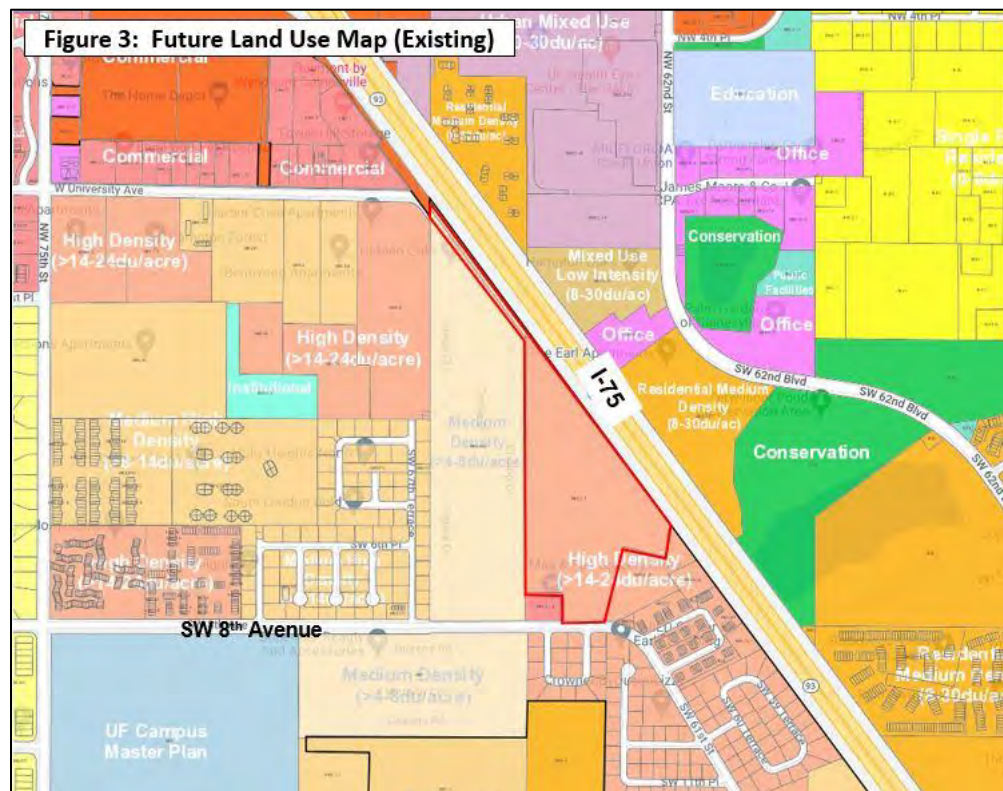
The map on the following page (Figure 2) illustrates the relative location of the two tax parcels under consideration for the small-scale land use amendment and the rezoning.





## Existing Future Land Use Designation & Zoning District

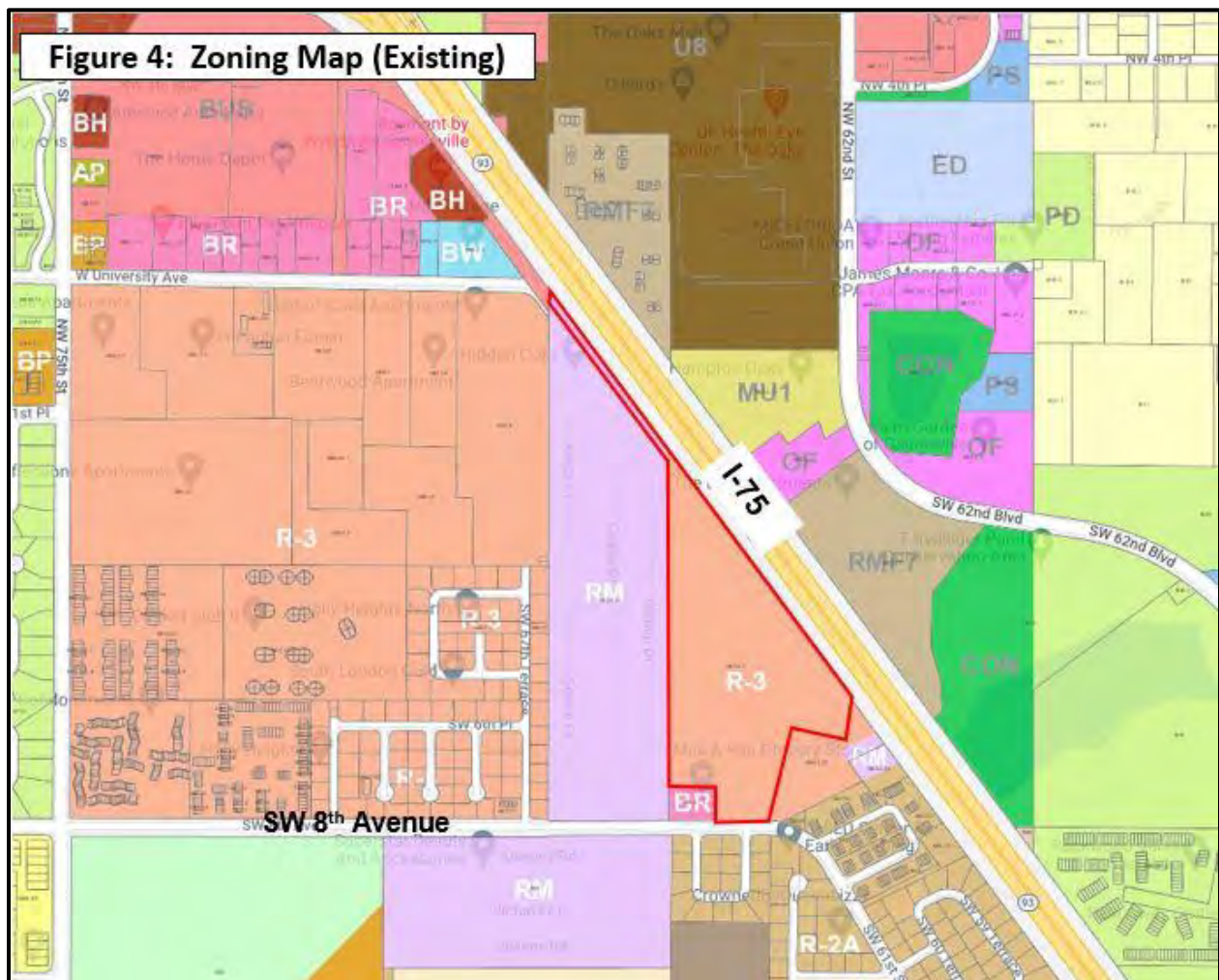
The current future land use designations of the property are Alachua County High Density Residential (14-21 du/acre) and Alachua County Medium Density Residential (4-8 du/acre) as indicated in Figure 3 below.





To the west, the abutting property has the Alachua County Alachua County Medium Density Residential (4-8 du/acre) future land use designation. To the south, the future land use designations are: Alachua County Commercial for the convenience store use; Alachua County High Density Residential on the Alachua County stormwater facility; and Alachua County High Density Residential across SW 8<sup>th</sup> Avenue. To the east is I-75. A small portion of Parcel 06655-200-001 abuts property designated City Commercial future land use (associated with the Home Depot shopping area).

The existing zoning districts on the parcels are: Alachua County Residential Multiple Family High Density (R-3, 14-24 du/acre) and Alachua County Manufactured/Mobile Home Park (RM, 4-8 du/acre) as illustrated on Figure 4 below.



The property abutting to the west of the site has Alachua County Manufactured/Mobile Home Park zoning. Properties to the northeast (across Interstate 75) have the MU-1, Office and RMF-7 zoning district designations. Property to the east (west of Interstate 75) is zoned R-3. To the south, the zoning districts are: Alachua County BR (Business, Retail Sales and Services) for the convenience store use; Alachua County Residential Multiple Family High Density (R-3) on the Alachua County stormwater facility; and Alachua County Multi-Family (R-2A) across SW 8<sup>th</sup> Avenue. To the east



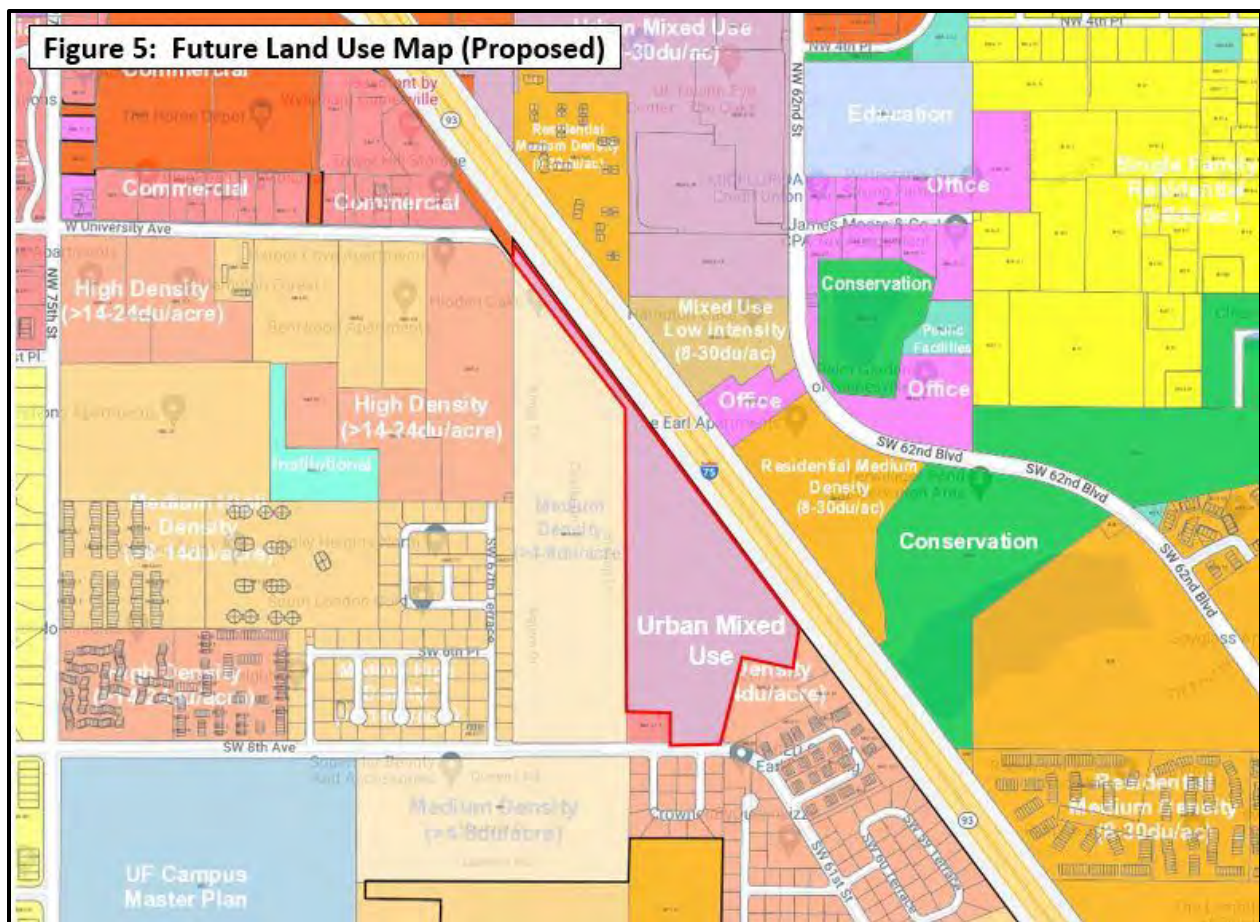
is I-75. A small portion of Parcel 06655-200-001 abuts property designated City BUS (General Business District; associated with the Home Depot shopping area).

### **Statement of Proposed Change / Proposed Future Land Use and Zoning Designations**

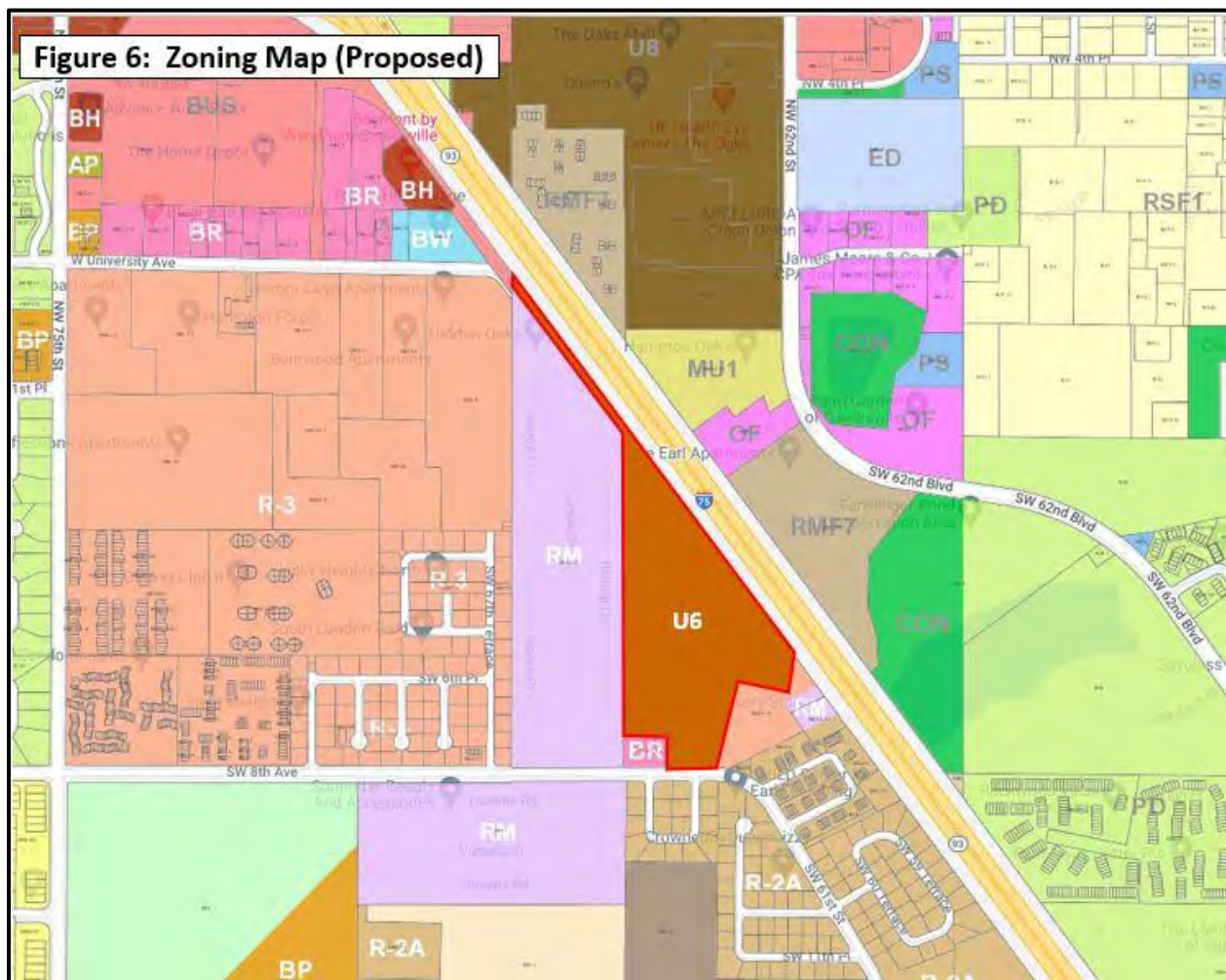
As stated above, the subject properties currently have future land use (FLU) designations of Alachua County High Density Residential (14-21 du/acre) and Alachua County Medium Density Residential (4-8 du/acre) and zoning districts of from Alachua County Residential Multiple Family High Density (R-3, 14-24 du/acre) and Alachua County Manufactured/Mobile Home Park (RM, 4-8 du/acre).

The proposed City of Gainesville Urban Mixed-Use (UMU) future land use category (with proposed U6 zoning) for the parcels will implement City of Gainesville transect zoning for the newly annexed area. The proposed U6 zoning allows for a mix of residential and non-residential uses at higher residential densities with a maximum height of 4 stories by right and 5 stories with a height bonus. The proposed land use category (UMU) and zoning district (U6) for the subject property are consistent with each other and appropriate given the surrounding uses and proximity to I-75.

Figures 5 & 6 below illustrate the proposed future land use category (UMU) and zoning district (U6) for the subject property.







The proposed land use category (UMU) and zoning district (U6) will add properties to the transect zoning and related land use categories that the City implemented in 2017 with its Land Development Code update. This proposal is consistent with the existing and future development pattern in the surrounding area. This change will promote infill development on these properties. There is existing multi-family and mobile home development in the area and a commercial parcel (convenience store) abuts the proposed land use change and rezoning area.

The site currently can be served by GRU centralized utilities with adequate capacity. Both wet and dry utilities surround the site and the water system will benefit from the proposed internal connection that will create a new loop from SW 8<sup>th</sup> Avenue to W. University Avenue. Vehicular access exists from SW 8<sup>th</sup> Avenue (a 2-lane, County-maintained roadway). In addition, the property has access to W. University Avenue on the north end of the property which will provide additional interconnectivity to the street network. There are existing sidewalks along both sides of SW 8<sup>th</sup> Avenue, and there are existing painted bicycle lanes in the roadway. Transit service is provided by RTS Route 75. Stops are located to the south of the subject property, across SW 8<sup>th</sup> Avenue (0.03 of a mile for the closest stop). It is possible that RTS will add a stop on the north



side of the road when development occurs on the subject property. Route 75 runs from the Oaks Mall to the Butler Plaza Transfer Station with Monday through Friday service.

City of Gainesville Comprehensive Plan Policy 4.1.1 defines the proposed Urban Mixed Use (UMU) future land use category as follows:

***Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit***

*This land use category allows residential, office, retail and service uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts as specially regulated by the Land Development Code. Structures in this category shall be oriented to the street and encourage multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use permit as specified in the land development regulations. Maximum building height shall range between 4 to 5 stories, depending upon the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses; design criteria; landscaping; and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.*

The proposed zoning to implement the proposed Urban Mixed-Use future land use category is U6 (Urban 6), a transect zoning district. The City of Gainesville Land Development Code Sec. 30-4.12 establishes the permitted uses in the U6 zoning district.

The table below indicates the permitted uses for the U6 zoning district.

***Sec. 30-4.12 Permitted Uses U6 Zoning District***

Use	Use Standards	U6
Accessory dwelling unit	30-5.35	A
Adult day care home	30-5.2	P
Attached dwelling (up to 6 attached units)		P
Community residential home (up to 6 residents)	30-5.6	P
Community residential home (more than 6 residents)	30-5.6	P
Family child-care home	30-5.10	P
Multi-family, small-scale (2-4 units per building)		P
Multi-family dwelling		P
Single-family dwelling		P
Single room occupancy residence	30-5.8	P
Assisted living facility		P
Bed and breakfast establishment	30-5.4	P



Business services		P
Civic, social, or fraternal organization		P
Day care center	30-5.7	P
Drive-through facility	30-5.9	P
Emergency shelter		P
Exercise studio		P
Farmers market	30-5.11	P
Food truck, not located within a food truck park	30-5.37	P
Food truck park (less than 6 pads)	30-5.13	P
Food truck park (6 or more pads) <sup>5</sup>	30-5.13	S
Funeral home or crematory		P
Gasoline or alternative fuel station	30-5.14	S
Health services		P
Laboratory, medical or dental		P
Library		P
Light assembly, fabrication and processing	30-5.17	P
Medical marijuana dispensing facility		P
Microbrewery, microwinery, or microdistillery <sup>2</sup>	30-5.18	S
Museum or art gallery		P
Office		P
Office (medical, dental, or other health-related service)		P
Personal services		P
Place of religious assembly	30-5.22	P
Professional school		P
Public administration building		S
Public park		P
Recreation, indoor <sup>2</sup>		P
Restaurant		P
Retail sales		P
School (elementary, middle, or high - public or private)		P
Skilled nursing facility		P
Veterinary services	30-5.31	P
Vocational or trade school		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.

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.



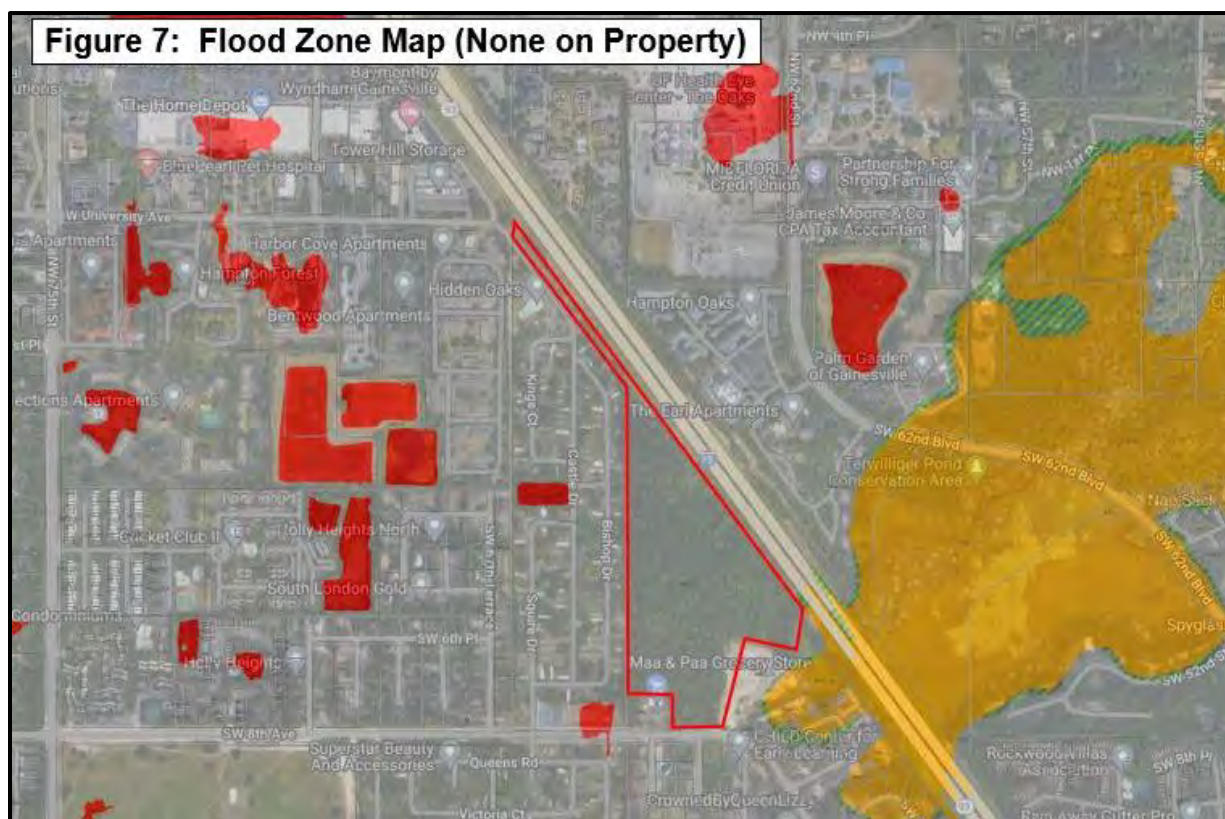
The subject property is an appropriate area for the placement of the Urban Mixed-Use land use category and the implementing zoning district of Urban 6 (U6) for two primary reasons. First, the property is undeveloped and greater than 10 acres in size, which will allow for new development on the site consistent with the City's future vision. Second, the proposed land use category and zoning district provide for infill development opportunities on property that must receive a City land use and zoning designation due to annexation.

The proposed land use and zoning changes will allow flexibility for infill development in an area with multi-family and mobile homes. The proposed Urban Mixed-Use land use category and U6 zoning would allow for flexibility and incentives for development while still maintaining compatibility and consistency with the surrounding area. The U6 zoning will serve as a transition from the surrounding Alachua County zoning districts.

## Basic Level Environmental Review

Attached to this report is a basic level Environmental Assessment from Bio-Tech Consulting, Inc. dated January 18, 2022. The report covers topography, soils, land use types/vegetative communities, and wildlife and protected species. The only finding from that report is that there was evidence of potential gopher tortoise activity on the site. As noted in the environmental report, no natural wetland or surface water systems were observed within the subject parcel.

There are no floodplains on the property as illustrated on Figure 7 below.





## Responses to Application Questions

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### 6. A. Surrounding/Adjacent Land Uses

The property lies within an area that contains residential and non-residential uses such as multi-family dwellings, mobile homes, a convenience store, a storage facility, a hotel, and the Home Depot shopping area to the north.

*North:* To the immediate north of the subject property is I-75 ROW and a road that connects to the Home Depot shopping center area.

*South:* To south of the subject property are: a convenience store, Alachua County stormwater facility; and SW 8<sup>th</sup> Avenue. Across SW 8<sup>th</sup> Avenue is multi-family development.

*East:* To the east is I-75.

*West:* Abutting to the west is a mobile home park.

#### Adjacent Property Characteristics Table

	Existing Use	FLU Designation	Zoning District
<b>North</b>	I-75 & road connection	City of Gainesville Commercial	BUS
<b>South</b>	Convenience store; stormwater facility; SW 8 <sup>th</sup> Avenue	Alachua County Commercial & Alachua County High Density Residential	Alachua County BR & Alachua County R-3
<b>East</b>	I-75		
<b>West</b>	Mobile home park	Alachua County Medium Density Residential	Alachua County RM

Upon analyzing these existing land use patterns, the proposed land use and zoning change will not negatively impact the nature of the existing development pattern in the area. The existing development pattern and land use & zoning mapping in the area is primarily multi-family residential to the west and south, with Alachua County Medium Density Residential (mobile home park) and Alachua County High Density Residential (multi-family development). There is a small convenience store to the south with an Alachua County Commercial land use designation. To the east is I-75. To the north is Alachua County Commercial (with a hotel and storage facility) and City of Gainesville Commercial associated with the Home Depot shopping area.

The proposed land use and zoning changes will place the property into the City of Gainesville Urban Mixed Use land use category and U6 zoning district, which will be consistent with the mix of multi-family and commercial uses in the area. The land use and zoning changes allow for infill development on the property while ensuring neighborhood compatibility.



**6. 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 the site?**

This is a vacant property requesting a land use and zoning change due to annexation into the City of Gainesville. No properties within ½ mile have the requested land use and zoning designations.

**6. C. Residential streets**

Vehicular, transit, bicycle, and pedestrian access to the subject property is from SW 8<sup>th</sup> Avenue and W. University Avenue, which are not classified as a residential street.

**Noise and lighting**

The site is currently vacant. No new development on the site is proposed at this time. In the future, if new development is proposed, noise and lighting concerns will be reviewed as part of the City's development plan review process.

**6. D. Impacts from creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property.**

There are no impacts from creeks, lakes, wetlands, native vegetation, greenways, or floodplains, or other environmental factors or by property adjacent to the subject property. The property is not located in a strategic ecosystem.

**6.E. Historic / Archaeological Resources**

Property is not located in a historic district and is vacant. There are no archaeological resources deemed significant on the site.

**6. F. Development Pattern and Community Contribution**

The subject property is an urban infill site surrounded by existing development to the north, south, and west. I-75 is located to the east. The subject property is located within an existing urban service area with existing urban services available to serve it.

There is existing transportation and utility infrastructure that supports the site. SW 8<sup>th</sup> Avenue is a County-maintained roadway that provides access. Sidewalks exist on both sides of SW 8<sup>th</sup> Avenue. There are existing painted bike lanes on both sides of SW 8<sup>th</sup> Avenue. The nearest transit stop is immediately south of the site across SW 8<sup>th</sup> Avenue (Route 75).

Development of the site will contribute to the community by providing jobs during the construction phase and an increased tax base after any construction is completed. New development at the site potentially can contribute to additional housing stock and non-residential development to provide goods and services to the neighboring area.



## **6. G. Potential long-term economic benefits**

The site currently is vacant. The land use change and rezoning could spur infill development on the site, which would add to the City's tax base and create jobs during the construction phase.

## **6. H. Level of Service Analysis**

Since the site is vacant, and there is no new development proposal as part of the land use and zoning change applications, there will be no impacts to level of service standards. A level of service analysis would be required at the time of development review.

## **B. Site Accessibility**

### **Vehicular Accessibility**

The site is located within the urbanized portion of the City of Gainesville and is located along SW 8<sup>th</sup> Avenue, a County-maintained roadway.

### **Multi-Modal Accessibility**

The subject property is located on RTS Route 75, which connects the Oaks Mall with the Butler Plaza transfer center. There are transit stop located south of the site across SW 8<sup>th</sup> Avenue. There are sidewalks along both sides of SW 8<sup>th</sup> Avenue that provide pedestrian access and connectivity from SW 75<sup>th</sup> Street to SW 20<sup>th</sup> Avenue. There are painted bicycle lanes on both sides of SW 8<sup>th</sup> Avenue that provide for multi-modal connectivity.

## **Analysis for Changes to the Future Land Use Map**

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Future Land Use Element Policy 4.1.3 sets the 11 review criteria for proposed changes to the Future Land Use Map. Each of the 11 criteria are listed below and responses are provided:

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

**Response: The proposed Urban Mixed-Use (UMU) future land use category is consistent with the proposed U6 zoning district per the Correspondence with Future Land Use Categories table in Land Development Code Section 30-4.2. The following objective and policy are applicable to the proposed designations:**

#### *Future Land Use Element Policy 4.1.1*

*Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit*

*This land use category allows residential, office, retail and service uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts*



*as specially regulated by the Land Development Code. Structures in this category shall be oriented to the street and encourage multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use permit as specified in the land development regulations. Maximum building height shall range between 4 to 5 stories, depending upon the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses; design criteria; landscaping; and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.*

**Response:** As stated in this policy, a mix of uses is appropriate in the UMU future land use category. The subject property is appropriate for this future land use category due to its proximity to I-75, surrounding multi-family uses, and proximity to the Home Depot and other commercial uses to the north of the site.

#### *Objective 1.5*

*Discourage the proliferation of urban sprawl.*

**Response:** The proposed land use change is for a site that is surrounded on the west and south by existing development that has been in place for many years. In addition, the site itself can be served by existing utilities and infrastructure such as roads, transit, bicycle lanes, and sidewalks. Changing the future land use category on the property will encourage infill on the site to discourage urban sprawl.

#### *2. Compatibility and surrounding land uses*

**Response:** The subject property is currently vacant and bordered on the east by I-75. Areas to the south and west are multi-family residential and mobile home. There is a convenience store designated Alachua County Commercial the abuts the subject property on the south. To the north there are commercial properties such as the Home Depot shopping area, a hotel, and a storage facility. The UMU land use category, which allows residential and non-residential uses, is compatible with these surrounding land uses.

#### *3. Environmental impacts and constraints*

**Response:** There are no wetlands, surface waters, or floodplains on the site, and the site is not located in the strategic ecosystem. See the attached environmental assessment from Bio-Tech Consulting, Inc. dated January 18, 2022. The only environmental feature of note, as noted in the report, is the potential presence of gopher tortoises.

#### *4. Support for urban infill and/or redevelopment*

**Response:** The subject property is within the urbanized portion of the community. Urban land uses, centralized utilities, sidewalks, transit stops, bicycle lanes, and public roadways are located adjacent to the parcel. Due to its location and proximity to necessary public



facilities, the property is suitable for urban development. The proposed land use change will allow and incentivize infill on a property that is currently vacant.

*5. Impacts on affordable housing*

**Response:** If the property redevelops with residential uses, it will have an impact on affordable housing by providing additional housing stock.

*6. Impacts on the transportation system*

**Response:** No development activity is proposed as part of the proposed land use and zoning change. The site will be located in Zone D of the Transportation Mobility Program Area (TMPA) after annexation. If there is infill on the site, the development will have to meet the Zone D requirements of the TMPA. Therefore, no new impacts on the transportation system are anticipated at this time.

There are existing sidewalks and bicycle lanes available on both sides of SW 8<sup>th</sup> Avenue. Existing transit service via Route 75 that runs along SW 8<sup>th</sup> Avenue is available.

*7. An analysis of the availability of facilities and services*

**Response:** The property can be served by centralized Gainesville Regional Utilities potable water, wastewater, and electric services. Sidewalks and bicycle lanes are available on both sides of SW 8<sup>th</sup> Avenue. The site can be accessed by an existing, paved public street (SW 8<sup>th</sup> Avenue, a County-maintained facility). Currently, there are transit stops on the south side of SW 8<sup>th</sup> Avenue, immediately across from the subject property. RTS Route 75, which runs between the Oaks Mall and the Butler Plaza transit transfer station, can serve the site if future development occurs.

*8. Need for the additional acreage in the proposed future land use category*

**Response:** The subject property is being annexed into the City of Gainesville and must receive a City land use and zoning designation as a result of the annexation. The proposed change is consistent with discussions/recommendations from City staff. The proposed future land use category (UMU) is consistent with the City's overall vision for larger, vacant parcels.

*9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9., F.S.*

**Response:** The proposed future land use map change is on an urban site that is already surrounded by existing urban development. It does not promote urban sprawl as defined in Section 163.3164, F.S. The site is located in the urban services area with existing development located north, west, and south when examining the existing land use patterns in the immediate area. The site is also bounded on the east by I-75.



**Section 163.3177(6)(a)9.b., F.S. provides criteria to determine whether a land use amendment discourages the proliferation of urban sprawl. These criteria are listed below with responses.**

*b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:*

*(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

**Response: Based on the included environmental assessment, there are no adverse impacts on natural resources and ecosystems. The site is surrounded by existing development that has existed for 15-39 years.**

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

**Response: The site can utilize existing centralized utilities that serve surrounding development. It is located in an area surrounded by uses served by existing public facilities and services (including roads, sidewalks, bicycle lanes, and transit).**

*(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*

**Response: The subject property is located on SW 8<sup>th</sup> Avenue with existing sidewalks and bicycle lanes on both sides of the street. Access is also available to W. University Avenue for interconnectivity. Transit Route 75, that connects the Oaks Mall to the Butler Plaza transit transfer center, runs along SW 8<sup>th</sup> Avenue. There are transit stops immediately south of the subject property, across SW 8<sup>th</sup> Avenue. There are a mix of uses that are proximate to the site. The proposed UMU land use category allows up to 60 dwelling units per acre by right and an additional 20 units per acre by Special Use Permit, which supports a range of housing choices at transit-supportive densities. There is an existing convenience store that abuts the subject property within easy walking distance.**

*(IV) Promotes conservation of water and energy.*

**Response: This site is within an existing developed area surrounded by uses served by existing public facilities and services, thereby reducing sprawl and wasteful allocation of resources. The availability of existing sidewalks, bicycle lanes, and transit service reduces transportation energy costs.**

*(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.*



**Response:** The proposed land use change does not include any existing lands designated as Agricultural on the future land use map. It is not surrounded by an land designated Agriculture on the future land use map. Thus, there is no reduction in agricultural land as a result of this proposed future land use amendment.

*(VI) Preserves open space and natural lands and provides for public open space and recreation needs.*

**Response:** The subject property currently is not in a Conservation or public lands category (it is in the Alachua County High Density Residential (14-21 du/acre) and Alachua County Medium Density Residential (4-8 du/acre) future land use categories). Therefore, there is no reduction in current open space or recreational area that will occur as a result of the proposed future land use change.

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

**Response:** There are existing residential developments (mobile homes to the west and multi-family developments to the south) and a commercial shopping center proximate to the subject property. The proposed Urban Mixed Use future land use category will allow for a mix of residential and non-residential uses such that a mixed-use development with residential and non-residential uses may occur as a result of development of the site.

*(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

**Response:** The proposed UMU land use category for the property will allow for a mix of uses at urban densities (up to 60 dwelling units per acre by right), which will support existing transit available in the area.

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

**Response:** The proposed land use change involves a vacant site. If infill development occurs on the site, there could be new jobs created during the construction phase and in any new development at the site. Development of the site will increase the City's tax base.

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

**Response:** The subject property does not include any antiquated subdivisions as defined in Section 163.3164, F.S. Therefore, this provision is not applicable.



## Analysis for Changes to Zoning

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Section 30-3.14 of the City's Land Development Code establishes the criteria for review of rezoning proposals. There are 10 review criteria listed as shown below. Responses to each of the criteria are provided.

*Sec. 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.*

**Response:** The uses in the U6 zoning district are compatible with the surrounding existing development near the subject property, which includes residential and non-residential development. Abutting to the west is a mobile home park with Alachua County Manufactured/Mobile Home Park (RM) zoning. To the east is I-75. To the south, there is an existing convenience store with Alachua County BR zoning and an Alachua County stormwater facility that has an Alachua County High Density Residential (14-21 du/acre) land use designation. To the north are properties with Alachua County (BW & BH) and City of Gainesville commercial designations (BUS). These properties include a storage facility, a hotel, and the Home Depot shopping area.

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

**Response:** The proposed U6 zoning district is characterized by allowing residential and non-residential uses. The subject property is suited to the proposed allowed uses in the U6 zoning district due to its location: abutting I-75 and surrounded by multi-family uses to the west and south. There is also an existing convenience store to the south.

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

**Response:** The property abutting to the west has Alachua County RM zoning for the mobile home park. Properties to the south have Alachua County BR zoning for the existing convenience store and Alachua County R-3 (Residential Multiple Family High Density) for the stormwater facility. The multi-family development south across SW 8<sup>th</sup> Avenue also has the Alachua County R-3 (Residential Multiple Family High Density) zoning designation.

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

**Response:** The subject property is vacant. Upon annexation, properties must receive a City land use and zoning designation. In discussions with City staff, it was determined that the U6 zoning would provide an appropriate use for this property when it is developed.



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

**Response:** The subject property is being annexed into City limits. The anticipated first reading date for the annexation is July 21, 2022, and the anticipated second reading date is August 4, 2022. The site will be placed into Transportation Mobility Program Area (TMPA) Zone D after annexation, consistent with Transportation Mobility Element Policy 10.1.1, since Zone D is the most proximate zone. School concurrency will be reserved subsequent to approval of this application at the time of future development.

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

**Response:** The City, in coordination with the property owner, has begun an annexation process to bring these two parcels into the City. The Urban Services Report indicates that the City can serve this area with urban services. As part of the discussions with City staff, it was determined that the Urban Mixed Use land use category and U6 zoning are appropriate for this area to incentivize infill development to serve the City's population and economic activities.

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

**Response:** The major changed condition in the area is the recent completion of the extension of SW 8<sup>th</sup> Avenue that now connects SW 75<sup>th</sup> Street to SW 20<sup>th</sup> Avenue. As part of this roadway construction, sidewalks were extended and painted bicycle lanes were added. The other major change is the annexation of the subject property into the City of Gainesville, which requires the placement of City land use and zoning on the property.

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

**Response:** Rezoning of this property is required due to annexation, which is consistent with Future Land Use Element Policy 4.4.1 that requires land use amendments for all annexed properties. Once a future land use designation has been given to a property, it must have a consistent zoning. The U6 zoning is consistent with and implements the proposed UMU land use category that is proposed for the property. U6 is being proposed to incentivize infill development on the on the site. Infill development is a major theme in the City's Comprehensive Plan.

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

*FLU Objective 2.1.  
Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.*



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

**Response:** This report will be presented to the City Plan Board at a future public hearing in 2022. The supporting documents include this Justification Report and Environmental Assessment submitted for review. After the Plan Board votes on a recommendation concerning the proposed land use and zoning changes, the items will be heard at a City Commission meeting.

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

**Response:** This is an application for rezoning to a transect zone. The proposed U6 zoning is a logical extension of transect zoning for an annexed property. It provides a logical transition from the surrounding Alachua County zoning districts. The area has seen changes in development since the completion of the extension of SW 8<sup>th</sup> Avenue to connect SW 75<sup>th</sup> Street to SW 20<sup>th</sup> Avenue. As indicated above in this Justification Report, the proposed U6 zoning (and corresponding UMU future land use category) are consistent with the City's Comprehensive Plan and the City's vision to adopt transect zoning for larger, vacant parcels. As indicated above, this parcel is 25.38 +/- acres in size, which is well above the minimum ten acres required when not adjacent to an existing T-Zone.

## **Conclusion**

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As stated in this report, the proposed small-scale land use amendment and rezoning for this property are consistent with the City of Gainesville Comprehensive Plan and Land Development Code. The property is being annexed into the City of Gainesville and must receive a City land use designation and zoning district (as per Future Land Use Element Policy 4.4.1, which states, "Land use amendments should be prepared for all annexed properties within one year of annexation."). Based on consultation with City Planning staff, it was determined that the Urban Mixed Use land use category and associated U6 zoning district were appropriate for this annexed property. The subject property is surrounded by urban development and all required public facilities are available to serve the site. Development in this area dates back to the 1980s. The land use change and rezoning are being proposed to promote infill development on the site consistent with the City's vision for transect zoning for larger, vacant parcels.



January 18, 2022

Scott Batterson  
**MMI Development**  
100 East Pine Street, Suite 110  
Orlando, Florida 32801

**Proj: Clear Lake Preserve – Alachua County, Florida**  
**Section 4, Township 10 South, Range 19 East**  
**(BTC File # 955-03)**

**Re: Environmental Assessment Report**

Dear Mr. Batterson:

On January 13, 2022, Bio-Tech Consulting, Inc. (BTC) conducted an environmental assessment of the approximately 26.32-acre Clear Lake Preserve Site. This site is located north of SW 8<sup>th</sup> Ave, directly east of Bishop Dr., and south and west of Interstate 75 corner of the intersection of NW 78<sup>th</sup> Ave within Section 4, Township 10 South, Range 19 East, in Alachua County, Florida (Figures 1 and 2). This environmental assessment included the following elements:

- review and analysis of general site topography;
- review of soil types which occur within the site boundaries;
- evaluation of land use types/vegetative communities present;
- field review for occurrence of protected flora and fauna; and,
- permitting summary including review of past regulatory history.

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Orlando

Vero Beach

Jacksonville

Tampa

Key West



## TOPOGRAPHY

Based upon a review of the USGS Topographic Map presented in Figure 3, elevations on the site reach approximately 75 feet above the National Geodetic Vertical Datum of 1929 (NGVD) and remains fairly constant throughout. No natural wetland or surface water systems were observed within the subject parcel.

## SOILS

According to the Soil Survey of Alachua County, Florida, prepared by the U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS), five (5) soil types occur within the site boundaries (Figure 4). These soil types include the following:

- **Arrendondo fine sand, 0 to 5 percent slopes [Soils Map Unit (MU) 3]**
- **Arrendondo-Urban land complex, 0 to 5 percent slopes [MU 4]**
- **Millhopper sand, 0 to 5 percent slopes [MU 8]**
- **Tavares sand, 0 to 5 percent slopes [MU 20]**
- **Gainesville sand, 0 to 5 percent slopes [MU 35]**

The following presents a brief description of each of the soil types mapped for the site:

**Arrendondo fine sand, 0 to 5 percent slopes (3)** is a nearly level to gently sloping, well-drained soil that occurs in uplands. Slopes are smooth to convex. The available water capacity is low in the sandy surface and subsurface layers and low to medium in the loamy subsoil. Permeability is rapid in the surface and subsurface layers and moderately slow to moderate in the loamy subsoil. The water table is at a depth of more than 72 inches. Natural vegetation is slash, loblolly, and longleaf pine; live, laurel, and water oaks; hickory; and dogwood. The understory is made up of several varieties of panicum, bluestem, lopsided indiangrass, and fringeleaf paspalum.

**Arrendondo-Urban land complex, 0 to 5 percent slopes (4)** consists of well drained soils that are rapidly permeable in the thick sandy surface and subsurface layers and moderate to very slow in the subsoil. These soils are on nearly level to strongly sloping uplands in the Lower Coastal Plain. They formed in sandy and loamy marine deposits on the Ocala uplift and are well drained with slow runoff. Permeability is rapid in the sandy layer and moderate to very slow in the subsoil.

**Millhopper sand, 0 to 5 percent slopes (8)** is a nearly level to gently sloping, moderately well drained soil in irregularly shaped areas on uplands and on slightly rolling knolls in the broad flatwoods. Slopes are mostly nearly smooth or convex. The water table is at a depth of 40 to 60 inches for 1 to 4 months and at a depth of 60 to 72 inches for 2 to 4 months during most years. The water capacity is low in the surface and subsurface layers and is low to medium in the subsoil.



Permeability is rapid in the surface and subsurface layers, moderately rapid in the upper 6 inches of the subsoil, and slow to moderately slow below this depth. Natural vegetation consists of live, laurel, post, and water oaks and sweetgum, charry laurel, a few hickory, and slash and longleaf pines. The understory consists of lopsided indiagrass, hairy panicum, low panicum, greenbrier, hawthorn, persimmon, fringleaf paspalum, hoary tickclover, dwarf huckleberry, chalky and creeping bluestems, and pineland threeawn.

**Tavares sand, 0 to 5 percent slopes (20)** consists of very deep, moderately well drained soils that formed in sandy marine or eolian deposits. Tavares soils are on hills, ridges and knolls of the lower Coastal Plain. Slopes range from 0 to 5 percent. Permeability is rapid to very rapid, and surface runoff is negligible. Some areas of Tavares soils are used for citrus. A few areas are used for corn, vegetable crops, watermelons, and improved pasture. In most places the natural vegetation consists of slash pine, longleaf pine, a few scattered blackjack oak, turkey oak, and post oak with an undercover of pineland threeawn. In some places natural vegetation consists of turkey oak, blackjack oak, and post oak with scattered slash pine and longleaf pine.

**Gainesville sand, 0 to 5 percent slopes (35)** is a nearly level to gently sloping, well-drained soil on the gently rolling uplands. The available water capacity is low, and permeability is rapid. The water table is more than 72 inches below the surface. Natural vegetation consists of slash, loblolly, and longleaf pines; laurel, live, and water oaks; and dogwood, magnolia, hickory, and maple trees. The understory consists of several varieties of panicum, bluestem, paspalum, lopsided indiagrass, and sedges. Most areas are used for crops and improved pasture.

The Florida Association of Environmental Soil Scientists considers components of the Tavares sand, 0 to 5 percent slopes (20) soil type associated with the site to be hydric. This information can be found in the Hydric Soils of Florida Handbook, Fourth Edition, March 2007.

## LAND USE TYPES/VEGETATIVE COMMUNITIES

The Alachua County 26-acre Site currently supports three (3) land use types/vegetative communities within its boundaries. These land use types/vegetative communities were identified utilizing the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999), (Figure 5). The on-site upland land use types/vegetative communities are classified as Residential, high density (130), and Mixed Hardwoods (438). The on-site wetland/surface water land use types/vegetative communities are classified as Reservoirs less than 10 acres (530). The following provides a brief description of each of these on-site land use types/vegetative communities:



## **Uplands:**

### **130 Residential, high density – 6 or more dwelling units/acre**

A small area located in the northernmost corner of the subject site is best described as Residential, high density (130), per the FLUCFCS classification. It is cleared with the exception of some scattered mature laurel oaks (*Quercus laurifolia*) and the vegetative groundcover is comprised of Bahia grass (*Paspalum notatum*) and located on the periphery of a neighboring mobile home community.

### **438 Mixed Hardwoods**

The majority of the subject site is best described as Mixed Hardwoods (438), per the FLUCFCS classification. This vegetative community is dominated by mature laurel oaks and live oaks (*Quercus virginiana*), with some slash pine (*Pinus elliottii*) in the canopy. The subcanopy is comprised of laurel oak and red bay (*Persea borbonia*) and the groundcover contains partridge berry (*Mitchella repens*), sabal palm (*Sabal palmetto*), bracken fern (*Pteridium aquilinum*), and canopy species seedlings.

### **530 Reservoirs less than 10 acres**

The southeast corner of the property is adjacent to a stormwater management pond. At the time of inspection, the pond did not contain water. The perimeter of this pond has a sidewalk for pedestrians which slightly overlaps with the project boundary. The pond feature does not appear to extend onto the subject property.

## **WILDLIFE AND PROTECTED SPECIES**

Using methodologies outlined in the Florida's Fragile Wildlife (Wood, 2001); Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); Florida Fish and Wildlife Conservation Commission's (FWC's) Gopher Tortoise Permitting Guidelines (April 2008 - revised May 2017); and Florida Fish and Wildlife Conservation Commission's (FWC's) Southern Fox Squirrel Species Conservation Measures and Permitting Guidelines (April 2019), an assessment for "listed" floral and faunal species was conducted at the site on October 14, 2020. This assessment included both direct observations and indirect evidence, such as tracks, burrows, tree markings and vocalizations that indicated the presence of species observed. The assessment focused on species that are "listed" by the FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (May, 2017) that have the potential to occur in Alachua County (Table 1). The following is a list of those wildlife species identified during the evaluation of the site:



### **Reptiles and Amphibians**

brown anole (*Norops sagrei*)

**gopher tortoise (*Gopherus polyphemus*)**

### **Birds**

American Crow (*Corvus brachyrhynchos*)

Turkey Vulture (*Cathartes aura*)

### **Mammals**

Eastern gray squirrel (*Sciurus carolinensis*)

Nine-banded armadillo (*Dasypus novemcinctus*)

Raccoon (*Procyon lotor*)

One (1) of the above wildlife species is identified in the FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (May 2017). The following provides a brief description of particular wildlife species as they relate to the development of the site.

### **Gopher Tortoise (*Gopherus polyphemus*)**

*State Listed as "Threatened" by FWC*

Currently the gopher tortoise (*Gopherus polyphemus*) is classified as a "Category 2 Candidate Species" by USFWS, and as of September 2007 is now classified as "Threatened" by FWC, and as "Threatened" by FCREPA. The basis of the "Threatened" classification by the FWC for the gopher tortoise is due to habitat loss and destruction of burrows. Gopher tortoises are commonly found in areas with well-drained soils associated with the pine flatwoods, pastures and abandoned orange groves. Several other protected species known to occur in Alachua County have a possibility of occurring in this area, as they are gopher tortoise commensal species. These species include the eastern indigo snake (*Drymarchon corais couperi*), Florida mouse (*Peromyscus floridanus*) and the gopher frog (*Rana capito*).

BTC staff surveyed approximately 20% of the subject site and located evidence of a potential on-site population of gopher tortoises. Evidence included one (1) potentially occupied gopher tortoise burrow and one (1) potentially abandoned gopher tortoise burrow (Figure 10). Because gopher tortoise burrows were observed during the site inspection, FWC will require a 100% survey of the subject site prior to the initiation of any activity which has the potential to disturb gopher tortoises or their burrows. The survey will be necessary to estimate the number of on-site potentially active gopher tortoise burrows. In the event that gopher tortoises are identified on the subject property, FWC provides three (3) options for developers that have gopher tortoises on their property. These options include: 1) avoidance (i.e., 25-foot buffer around burrow), 2) preservation of habitat, and 3) off-site relocation. Any activities which may potentially impact gopher tortoises or their



burrows will need to be permitted through FWC prior to any construction activities.

**Bald Eagle (*Haliaeetus leucocephalus*)**

*State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)*

In August of 2007, the US Fish and Wildlife Service (USFWS) removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from Florida Fish and Wildlife Conservation Commission's (FWC) imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and FWC's Bald Eagle rule (Florida Administrative Code 68A-16.002 Bald Eagle (*Haliaeetus leucocephalus*)).

In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FWC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. Under FWC's new management plans, buffer zones are recommended based on the nature and magnitude of the project or activity. The recommended protective buffer zone is 660 feet or less from the nest tree, depending on what activities or structures are already near the nest. A FWC Eagle permit is not needed for any activity occurring outside of the 660-foot buffer zone.

In addition to the on-site evaluation for "listed" species, BTC conducted a review for any Bald Eagle nests on or in the vicinity of the site as recorded by FWC or the National Audubon Society EagleWatch Program. This review revealed two (2) Bald Eagle nests, through the 2016-2017 nesting season, located within one (1) mile of the site (Figure 7). Since the site is not located within the 660-foot buffer zone for any nests, no further action should be required pertaining to Bald Eagle nests.

**USFWS CONSULTATION AREAS**

The U.S. Fish and Wildlife Service has established "consultation areas" for certain listed species. Generally, these consultation areas only become an issue if USFWS consultation is required, which is usually associated with permitting through the U.S. Army Corps of Engineers. The reader should be aware that species presence and need for additional review are often determined to be unnecessary early in the permit review process due to lack of appropriate habitat or other conditions. However, the USFWS makes the final determination.

Consultation areas are typically very regional in size, often spanning multiple counties where the species in question is known to exist. Consultation areas by themselves do not indicate the presence of a listed species. They only indicate an area where there is a potential for a listed



species to occur and that additional review might be necessary to confirm or rule-out the presence of the species. The additional review typically includes the application of species-specific criteria to rule-out or confirm the presence of the species in question. Such criteria might consist of a simple review for critical habitat types. In other cases, the review might include the need for species-specific surveys using established methodologies that have been approved by the USFWS.

The subject site does not lie within any of the USFWS Consultation Areas (Figure 9). As such, no further action should be required related to those species.

## **PERMITTING**

The on-site vegetative analysis, preliminary wildlife survey, and extent of all wetlands and surface waters were reviewed by BTC in accordance with local, state and federal agencies. The surface water identified is considered an artificial system that will not fall under any wetland regulations and is not technically within the boundary.

### **Suwannee River Water Management District (SRWMD)**

The SRWMD requires an Environmental Resource Permit (ERP) for the construction and operation of any stormwater management system and for any proposed impacts to on-site wetlands/surface waters. Since no on-site wetlands or surface waters were identified, mitigation will not be required.

### **United States Army Corps of Engineers (USACE)**

The USACE has jurisdiction over wetlands and surface waters if adjacency or connectivity to “navigable waters of the United States” (WOTUS) exists. There are no on-site surface waters, therefore permit authorization will not be required. The USACE requires coordination with the USFWS on any federally listed wildlife species inhabiting the property, as described above.; however, no such species were identified during the onsite assessment.

### **Florida Fish and Wildlife Conservation Commission (FWC)**

Any proposed construction activity which has the potential to impact the gopher tortoises, or their burrows, will require coordination with, and authorization by, the FWC. As a result of the Gopher tortoise observations during the initial onsite inspection by BTC staff, it is recommended that a formal gopher tortoise survey of 100% of the suitable habitat be conducted. In the event that gopher tortoises are identified during the survey, a relocation permit will need to be obtained from FWC prior to implementing any activity which may impact the burrows.



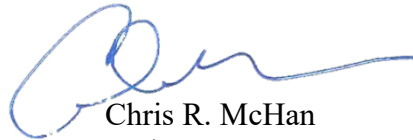
The environmental limitations described in this document are based on observations and technical information available on the date of the on-site evaluation. This report is for general planning purposes only. The wildlife surveys conducted within the subject property boundaries do not preclude the potential for any listed species, as noted on Table 1 (attached), currently or in the future.

Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Thank you,



Grace Clements  
Field Biologist



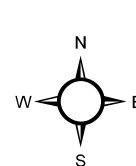
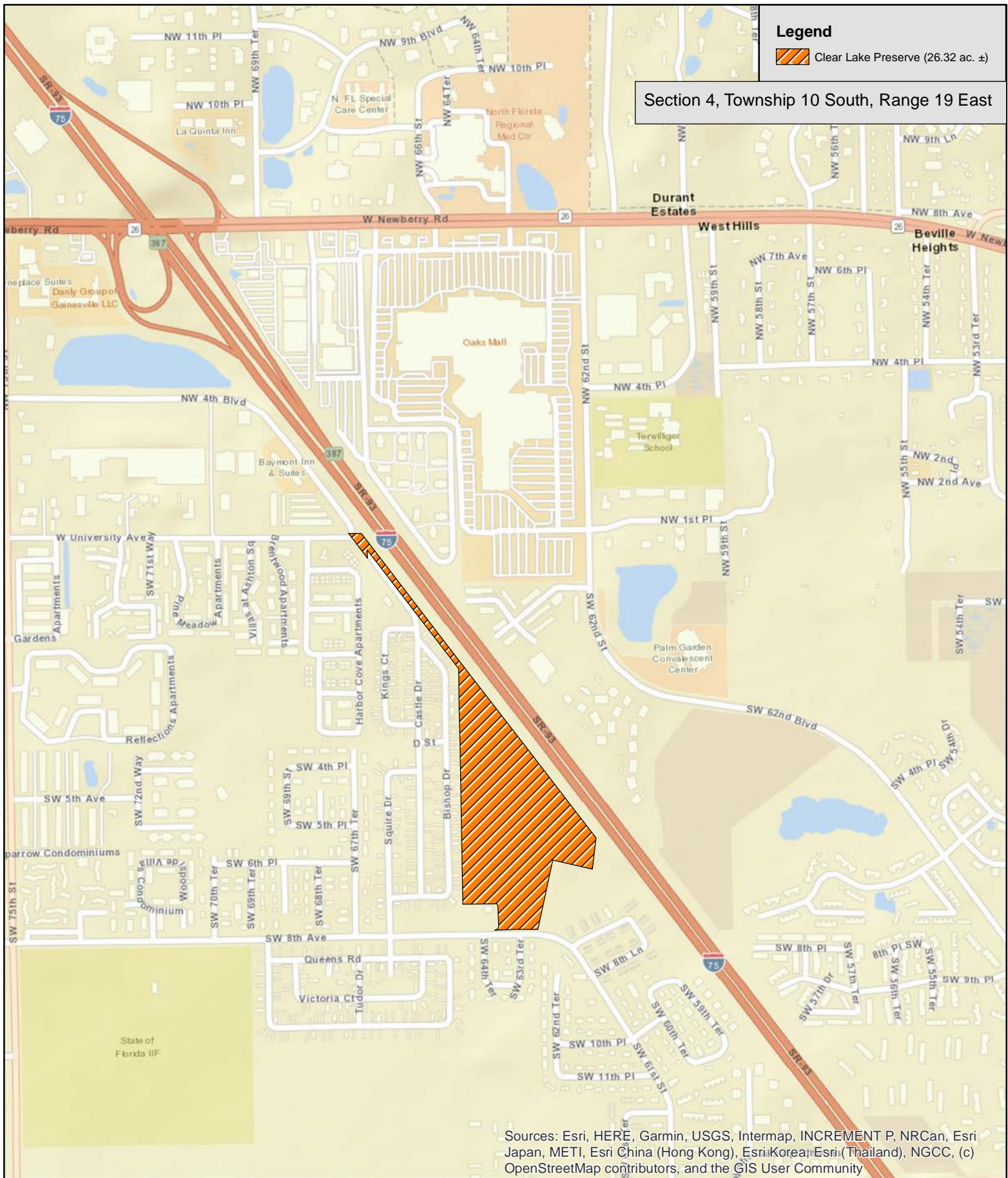
Chris R. McHan  
Project Manager

Attachments:

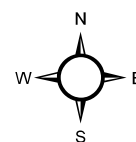
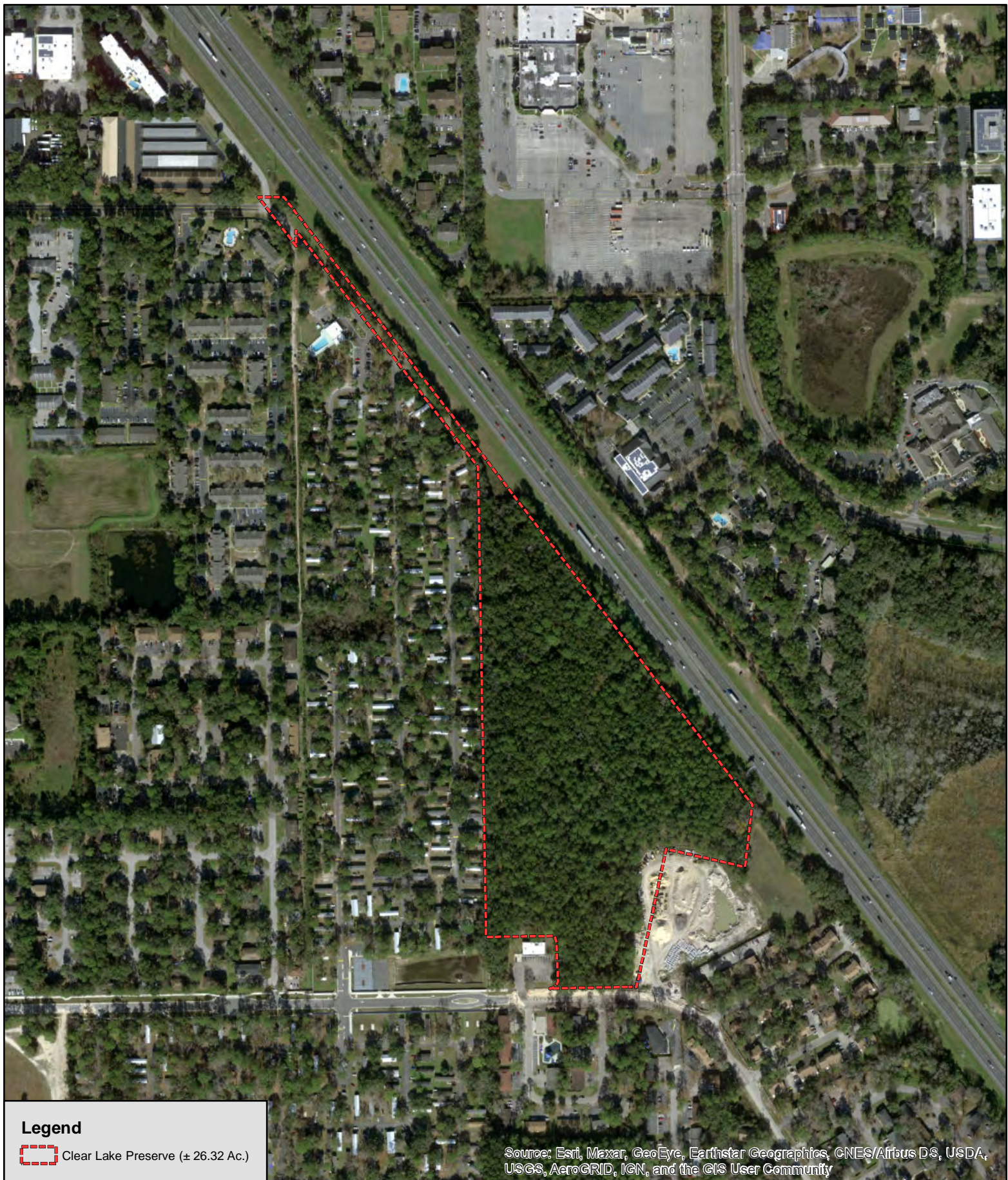
- Figure 1 – Location Map
- Figure 2 – Aerial Map
- Figure 3 – USGS Topographic Map
- Figure 4 – USDA NRCS Soils Map
- Figure 5 – FLUCFCS Map
- Figure 6 – LIDAR Map
- Figure 7 – Bald Eagle Nest Map
- Figure 7 – Wading Bird Rookery Map
- Figure 9 – USFWS Wildlife Consultation Map
- Figure 10 – Gopher Tortoise Survey Map

Table 1 – Potentially Occurring Listed Wildlife and Plant Species in Alachua County, FL








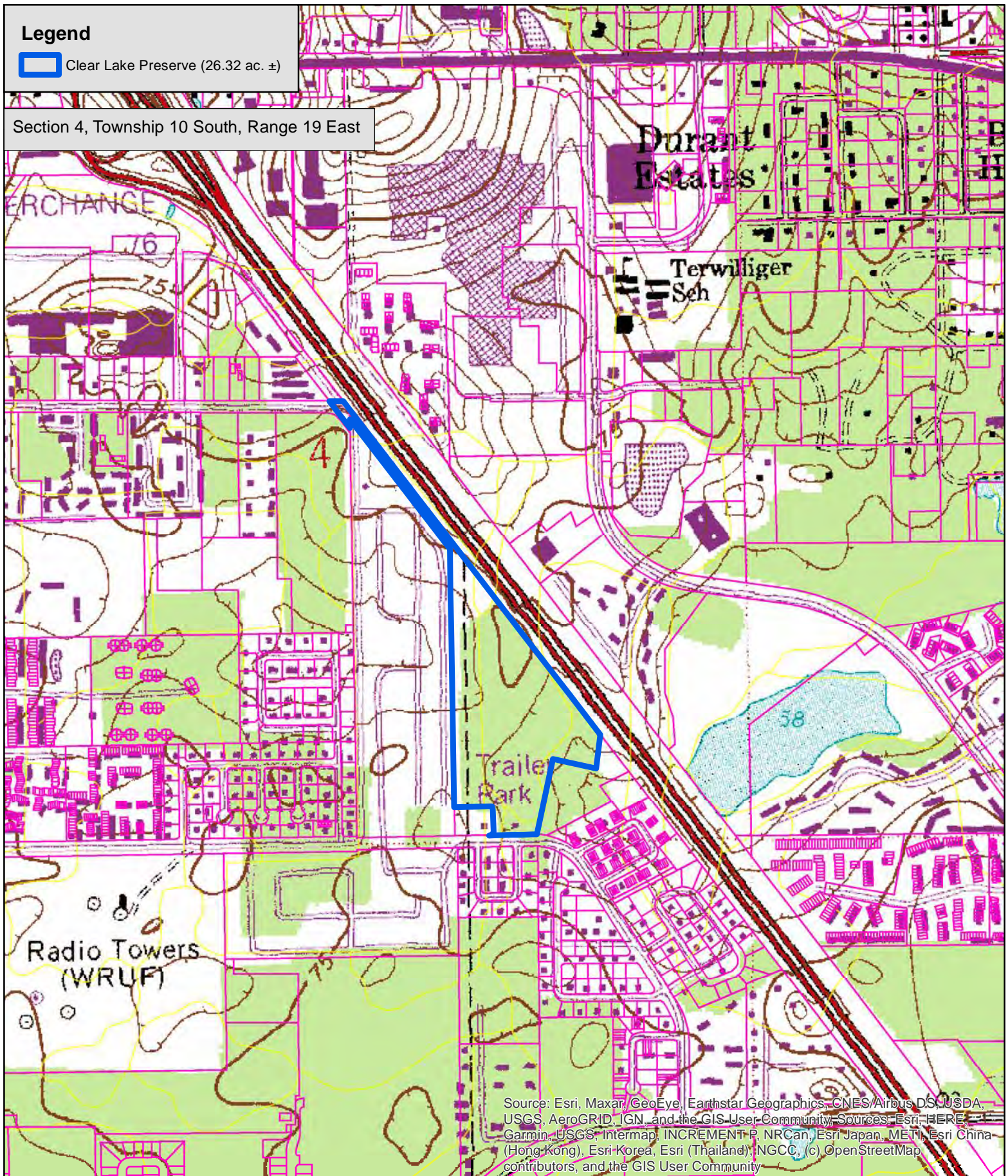




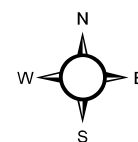
# Legend

 Clear Lake Preserve (26.32 ac. ±)

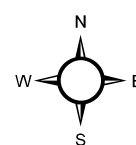
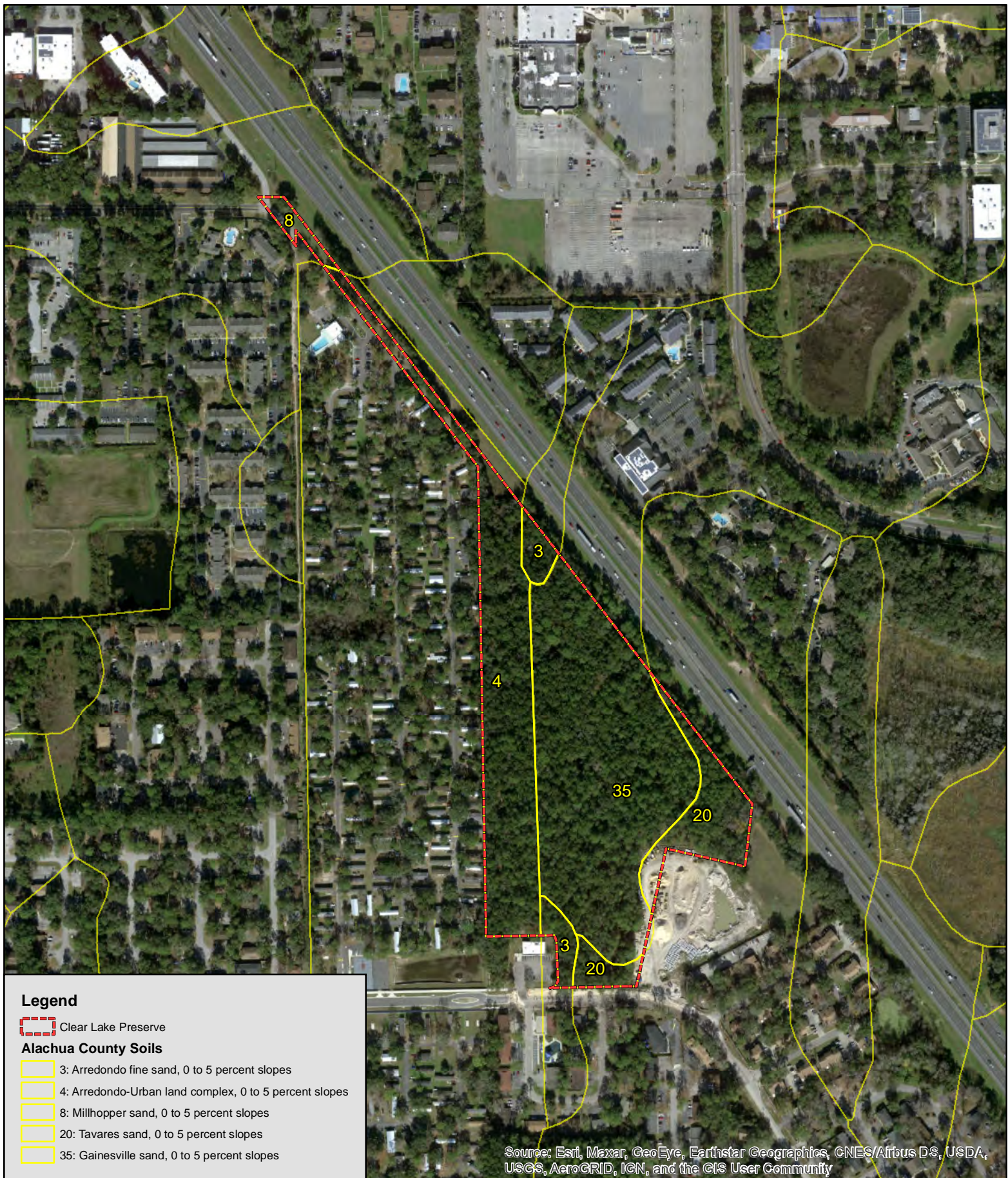
Section 4, Township 10 South, Range 19 East



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community





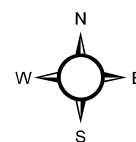
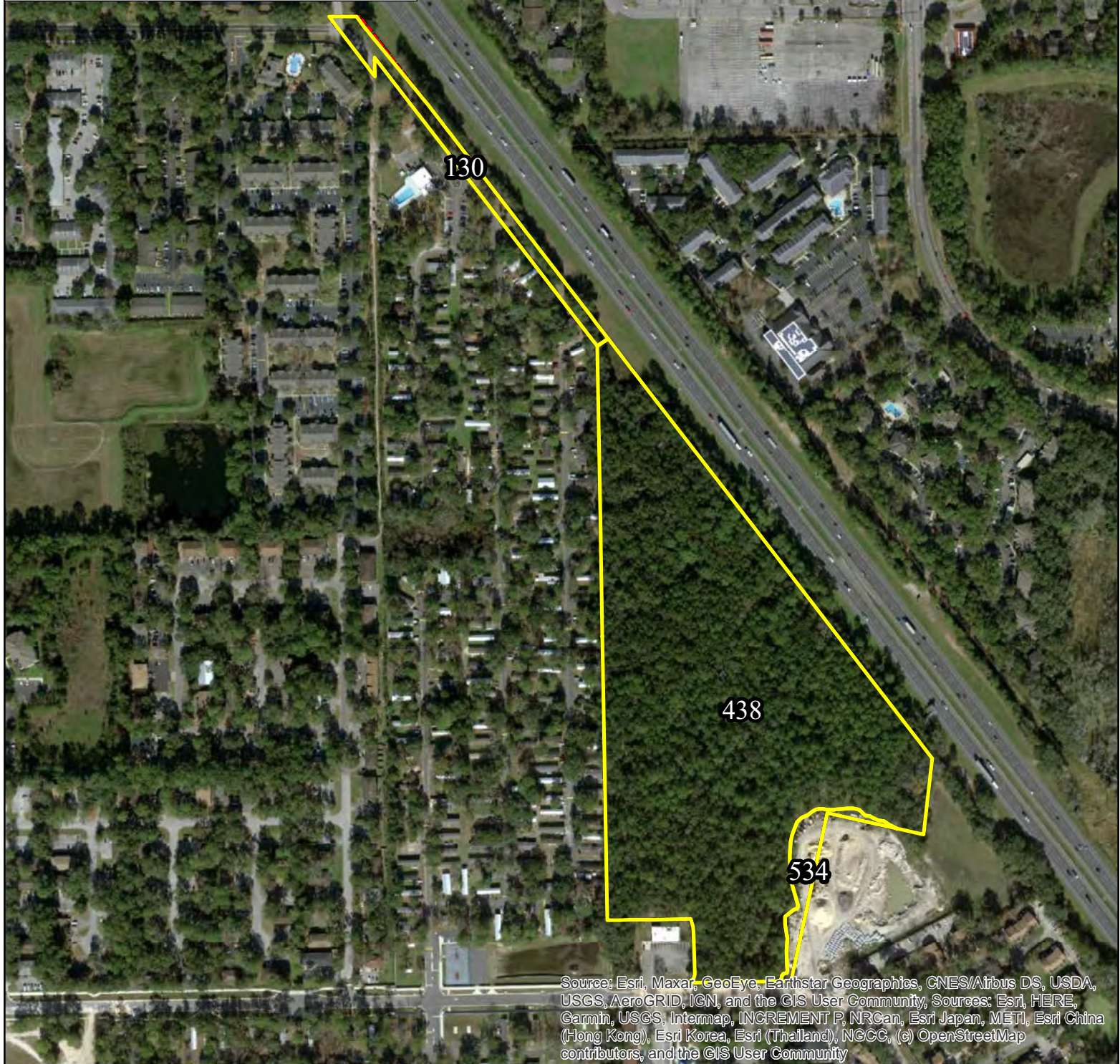




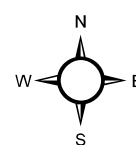
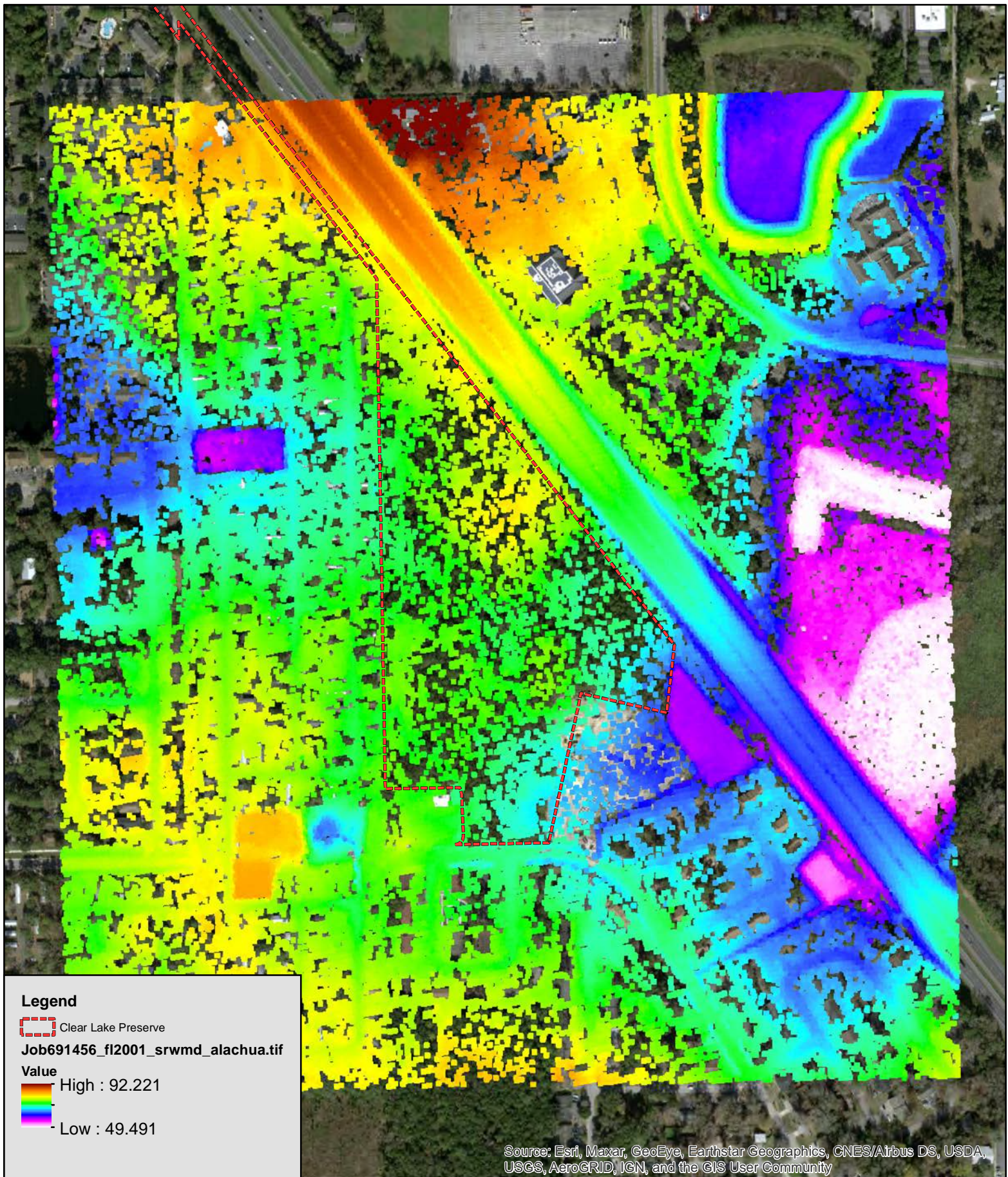
## Legend

- 130: Residential, high density - 6 or more dwelling units/acre (1.26 ac.±)
- 438: Mixed Hardwoods (24.26 ac.±)
- 534: Reservoirs less than 10 acres (0.76 ac.±)
- Clear Lake Preserve (26.32 ac. ±)

Section 4, Township 10 South, Range 19 East









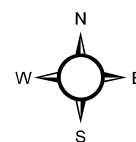




## Legend

-  Clear Lake Preserve (26.32 ac. ±)
-  Eagle Nests 2016
-  330 ft\_Eagle\_Nest\_Buffer
-  660 ft\_Eagle\_Nest\_Buffer


Section 4, Township 10 South, Range 19 East





## Legend

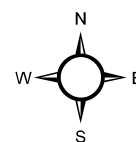
 Clear Lake Preserve (26.32 ac. ±)

 Wading Bird Rookery

Section 4, Township 10 South, Range 19 East



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community





**Legend**



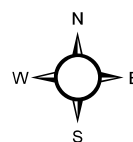
Clear Lake Preserve (26.32 ac. ±)

Consultation Areas\_USFWS2

Section 4, Township 10 South, Range 19 East




**RED COCKADED  
WOODPECKER  
CONSULTATION AREA**

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

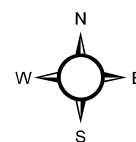
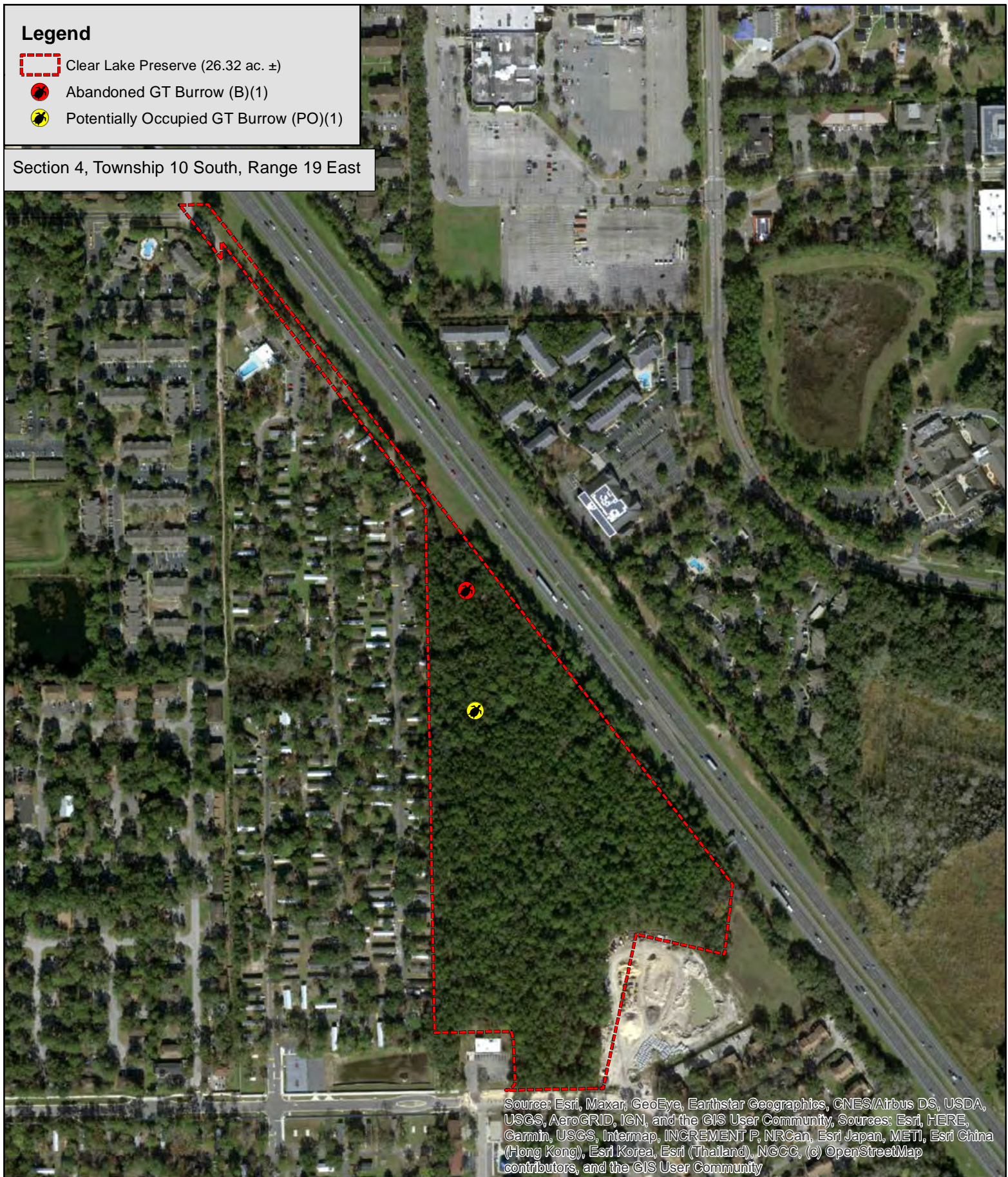




## Legend

-  Clear Lake Preserve (26.32 ac. ±)
-  Abandoned GT Burrow (B)(1)
-  Potentially Occupied GT Burrow (PO)(1)

Section 4, Township 10 South, Range 19 East





**Table 1:****Potentially Occuring Listed Wildlife and Plant Species in  
Alachua County**

<b>Scientific Name</b>	<b>Common Name</b>	<b>Federal Status</b>	<b>State Status</b>	<b>Occurrence Status</b>
<b>FISH</b>				
<i>Acipenser oxyrinchus desotoi</i>	Gulf Sturgeon	T	FT	C
<b>AMPHIBIANS</b>				
<i>Ambystoma cingulatum</i>	Frosted Flatwoods Salamander	T	FT	C
<b>REPTILES</b>				
<i>Alligator mississippiensis</i>	American Alligator	T(S/A)	FT	C
<i>Drymarchon corais couperi</i>	Eastern Indigo Snake	LT	FT	C
<i>Gopherus polyphemus</i>	Gopher Tortoise	C	ST	C
<i>Lampropeltis extenuata</i>	Short-tailed Snake		ST	C
<i>Macrochelys suwanniensis</i>	Suwannee Alligator Snapping Turtle		ST	P
<i>Pituophis melanoleucus</i>	Florida Pine Snake		ST	C
<b>BIRDS</b>				



<i>Antigone canadensis pratensis</i>	Florida Sandhill Crane		ST	C
<i>Aphelocoma coerulescens</i>	Florida Scrub-Jay	T	FT	C
<i>Athene cunicularia floridana</i>	Florida Burrowing Owl		ST	C
<i>Egretta caerulea</i>	Little Blue Heron		ST	C
<i>Egretta tricolor</i>	Tricolored Heron		ST	C
<i>Falco sparverius paulus</i>	Southeastern American Kestrel		ST	P
<i>Mycteria americana</i>	Wood Stork	T	FT	C
<b>MAMMALS</b>				
<b>INVERTEBRATES</b>				
<i>Medionidus walkeri</i>	Suwannee Moccasinshell	T	FT	P
<i>Palaemonetes cummingi</i>	Squirrel Chinmey Cave Shrimp	T	FT	P
<b>VASCULAR PLANTS</b>				
<i>Adiantum tenerum</i>	Brittle Maidenhair Fern		E	
<i>Agrimonia incisa</i>	incised groove-bur		T	
<i>Asplenium monanthes</i>	single-sorus spleenwort		E	
<i>Asplenium pumilum</i>	dwarf spleenwort		E	
<i>Asplenium verecundum</i>	modest spleenwort		E	
<i>Blechnum occidentale</i> var. <i>minor</i>	hammock fern		E	
<i>Brickella cordifolia</i>	Flyr's brickell-bush		E	
<i>Callirhoe papaver</i>	poppy mallow		E	
<i>Calopogon multiflorus</i>	many-flowered grass-pink		T	
<i>Coelorachis tuberosa</i>	Piedmont jointgrass		T	
<i>Ctenium floridanum</i>	Florida toothache grass		E	
<i>Forestiera godfreyi</i>	Godfrey's swampprivet		E	
<i>Hartwrightia floridana</i>	hartwrightia		T	
<i>Litsea aestivalis</i>	pondspice		E	
<i>Malaxis unifolia</i>	green adder's-mouth orchid		E	
<i>Matelea floridana</i>	Florida spiny-pod		E	
<i>Monotropa hypopithys</i>	pinemap		E	
<i>Myriopteris microphylla</i>	southern lip fern		E	
<i>Najas filifolia</i>	narrowleaf naiad		T	
<i>Pecluma plumula</i>	plume polypody		E	
<i>Persicaria meisneriana</i> var. <i>beyrichiana</i>	branched tearthumb		E	
<i>Pteroglossaspis ecristata</i>	giant orchid		T	
<i>Pycnanthemum floridanum</i>	Florida mountain-mint		T	
<i>Salix floridana</i>	Florida willow		E	
<i>Salvia urticifolia</i>	nettle-leaved sage		E	
<i>Sideroxylon alachuense</i>	silver buckthorn		E	
<i>Stylisma abdita</i>	scrub stylisma		E	
<i>Thelypteris reptans</i>	creeping maiden fern		E	
<i>Verbesina heterophylla</i>	variable-leaf crownbeard		E	
<i>Zephyranthes simpsonii</i>	redmargin zephyrlily		T	

#### **FEDERAL LEGAL STATUS**

**LE**-Endangered: species in danger of extinction throughout all or a significant portion of its range.

**LT**-Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.

**E(S/A)**-Endangered due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.

**T(S/A)**-Threatened due to similarity of appearance (see above).

**PE**-Proposed for listing as Endangered species.

**PT**-Proposed for listing as Threatened species.

**C**-Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support proposing



**XN**-Non-essential experimental population.

**MC**-Not currently listed, but of management concern to USFWS.

**N**-Not currently listed, nor currently being considered for listing as Endangered or Threatened.

#### **STATE LEGAL STATUS - ANIMALS**

**LE**-Endangered: species, subspecies, or isolated population so few or depleted in number or so restricted in range that it is in imminent danger of extinction.

**LT**-Threatened: species, subspecies, or isolated population facing a very high risk of extinction in the future.

**LS**-Species of Special Concern is a species, subspecies, or isolated population which is facing a moderate risk of extinction in the future.

**PE**-Proposed for listing as Endangered.

**PT**-Proposed for listing as Threatened.

**PS**-Proposed for listing as Species of Special Concern.

**N**-Not currently listed, nor currently being considered for listing.

#### **STATE LEGAL STATUS - PLANTS**

**LE**-Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is unlikely

**LT**-Threatened: species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in number as to cause them to be Endangered.

**PE**-Proposed for listing as Endangered.

**PT**-Proposed for listing as Threatened.

**N**-Not currently listed, nor currently being considered for listing.

#### **COUNTY OCCURRENCE STATUS**

##### **Vertebrates and Invertebrates:**

**C = Confirmed**

**P = Potential**

**N = Nesting**

##### **Plants, Natural Communities, and Other:**

**C = Confirmed**

**R = Reported**

**\*\* See Rank and Status Explanations and Definitions, Special Animal Listings - Federal and State Status**





# **City of Gainesville**

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Department of Sustainable  
Development

## **APPENDIX B**

# **Comprehensive Plan Goals, Objectives, and Policies**



## Goals, Objectives & 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.**

**Objective 1.1**      **Adopt urban design principles that adhere to timeless (proven successful), traditional principles.**

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

Policy 1.1.2      To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.

Policy 1.1.3      Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

Policy 1.1.4      The City and its neighborhoods, to the extent possible, shall have a center focus that combines commercial, civic, cultural, and recreational uses.

Policy 1.1.5      The City, to the extent possible, should contain an ample supply of squares, greens, and parks with frequent use encouraged through placement, definition and design.





Policy 1.1.6      The City shall encourage community-serving facilities, such as government offices, farmers markets, and convention centers to be centrally located, instead of in dispersed, remote, peripheral locations. Public, community-serving facilities should be developed primarily in the City's central core and, as appropriate, in neighborhood centers. Private, community-serving facilities should be discouraged from locating in peripheral locations.

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

Policy 1.2.1      The City may vacate street right-of-way only if it does not prevent reasonable connection for existing and future public transit, pedestrian, and non-motorized and motorized vehicle trips.

Policy 1.2.2      The City should use design standards in the Land Development Code to ensure that higher densities are livable.

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

Policy 1.2.4      The City should reduce or eliminate minimum parking requirements, where appropriate.

Policy 1.2.5      The City should encourage creation of short-cuts for pedestrians and bicyclists with additional connections and cross access in order to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.

Policy 1.2.6      The City should encourage or require buildings to put "eyes on the street" with front facade windows and doors.

Policy 1.2.7      The City should strive, incrementally, and when the opportunity arises street by street to form an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and between neighborhoods knitting neighborhoods together and not forming barriers between them. Dead ends and cul-de-sacs should be avoided or minimized. Multiple streets and sidewalks should connect into and out of a neighborhood.

Policy 1.2.8      Gated residential developments shall be prohibited to keep all parts of the community accessible by all citizens, and to promote transportation choice.

Policy 1.2.9      The City shall require, on long block faces (480 or more feet), the provision of intermediate connections in the pedestrian network. For example, direct walkway and bicycle routes to schools should be provided.





Policy 1.4.4 In mixed-use zoning districts, the City should prohibit or restrict land uses that discourage pedestrian activity and residential use, including car washes, motels (hotels are acceptable), storage facilities, auto dealerships, drive-throughs, warehouses, plasma centers, and street-level parking lots.

Policy 1.4.5 When considering the acquisition and establishment of public facilities such as parks, libraries, and neighborhood centers, the City should, to the extent appropriate, select a location and/or design the facility in such a way that collocation of the facility with a public school is either achieved with an existing school, or can be retrofitted for such a collocation.

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

Policy 1.5.1 The City shall continue robust code enforcement and law enforcement to discourage flight from the city due to excessive noise, excessive lighting, blight, illegal parking of cars, ill-kept properties, and illegal signage.

Policy 1.5.2 The City should collaborate with the School Board of Alachua County to enhance schools within city limits, particularly to make the schools more accessible to students without a car.

Policy 1.5.3 The City should create more well-defined squares and parks within walking distance of residences, offices and shops.

Policy 1.5.4 The City should prioritize core areas to receive the first enhancements when the City has planned citywide public improvements such as sidewalks, street re-paving, undergrounding utilities, street lights, and public parks.

Policy 1.5.5 The City recognizes Alachua County's use of the Urban Cluster, as adopted on their Future Land Use Map, as an urban growth boundary.

Policy 1.5.6 The City certifies that the entire area within current city limits meets the definition in Chapter 163, F.S., of an urban service area, as supported by the Data and Analysis Report.

Policy 1.5.7 The Future Land Use Map should designate appropriate areas for multi-family residential development in close proximity to neighborhood centers and important transit routes. When appropriate and in a way not detrimental to single-family neighborhoods, the City should encourage the establishment of residential, retail, office, and civic uses within 1/4 mile of the center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling.

**GOAL 2 REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN A MANNER THAT PROMOTES QUALITY OF LIFE,**





## **TRANSPORTATION CHOICE, A HEALTHY ECONOMY, AND DISCOURAGES SPRAWL.**

**Objective 2.1**      **Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.**

**Policy 2.1.1**      The City shall develop recommendations for areas designated as redevelopment areas, neighborhood centers and residential neighborhoods in need of neighborhood enhancement and stabilization.

- a.      The City should consider the unique function and image of the area through design standards and design review procedures as appropriate for each redevelopment area;
- b.      The City should include in its redevelopment plans recommendations regarding economic development strategies, urban design schemes, land use changes, traffic calming, and infrastructure improvements;
- c.      The City should identify potential infill and redevelopment sites; provide an inventory of these sites; identify characteristics of each parcel, including land development regulations, infrastructure availability, major site limitations, and available public assistance; and develop a strategy for reuse of these sites;
- d.      The City should encourage retail and office development to be placed close to the streetside sidewalk.

**Policy 2.1.2**      The City's Future Land Use Map should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use development within 1/2 mile of the University of Florida campus and the Innovation Square area (rather than at the urban fringe), but outside of single-family neighborhoods.

**Policy 2.1.3**      The City should concentrate CDBG, HOME, and SHIP funding efforts primarily in a limited number of neighborhoods annually.

**Policy 2.1.4**      The City shall strive to implement certain land use-related elements of Plan East Gainesville, including but not limited to:

- a.      Establishing a three-tiered land use transect for east Gainesville to transition land development regulations from urban to suburban to rural; and





Policy 3.6.2      Wherever possible, the natural terrain, drainage, and vegetation of the city should be preserved with superior examples contained within parks or greenbelts.

Policy 3.6.3      To the extent feasible, all development shall minimize alteration of the existing natural topography.

**GOAL 4      THE FUTURE LAND USE ELEMENT SHALL FOSTER THE UNIQUE CHARACTER OF THE CITY BY DIRECTING GROWTH AND REDEVELOPMENT IN A MANNER THAT: USES NEIGHBORHOOD CENTERS TO PROVIDE GOODS AND SERVICES TO CITY RESIDENTS; PROTECTS NEIGHBORHOODS; DISTRIBUTES GROWTH AND ECONOMIC ACTIVITY THROUGHOUT THE CITY IN KEEPING WITH THE DIRECTION OF THIS ELEMENT; PRESERVES QUALITY OPEN SPACE; AND PRESERVES THE TREE CANOPY OF THE CITY. THE FUTURE LAND USE ELEMENT SHALL PROMOTE STATEWIDE GOALS FOR COMPACT DEVELOPMENT AND EFFICIENT USE OF INFRASTRUCTURE.**

**Objective 4.1      The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.**

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

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

This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.





**Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit**

This land use category allows residential, office, retail and serve uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts as specially regulated by the Land Development Code. Structures in this category shall be oriented to the street and encouraged multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use permit as specified in the land development regulations. Maximum building height shall range between 4 to 5 stories, depending upon the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

**Urban Mixed-Use High Intensity (UMUH): 10-100 units per acre; and up to 25 additional units per acre by Special Use Permit**

This land use category allows residential, office/research, retail, and service uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed as specially regulated by the Land Development Code. The Urban Mixed-Use High-Intensity category is distinguished from other mixed-use categories in that it is specifically established to support research and development in close proximity to the University of Florida main campus. An essential component of the category is orientation of structures to the street and the multi-modal character of the area. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 10 to 100 units per acre with provisions to add up to 25 additional units per acre by Special Use Permit as specified in the land development regulations. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Building height shall be limited to 6 stories and up to 8 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate zoning densities: the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.





# City of Gainesville

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Department of Sustainable  
Development

## APPENDIX C

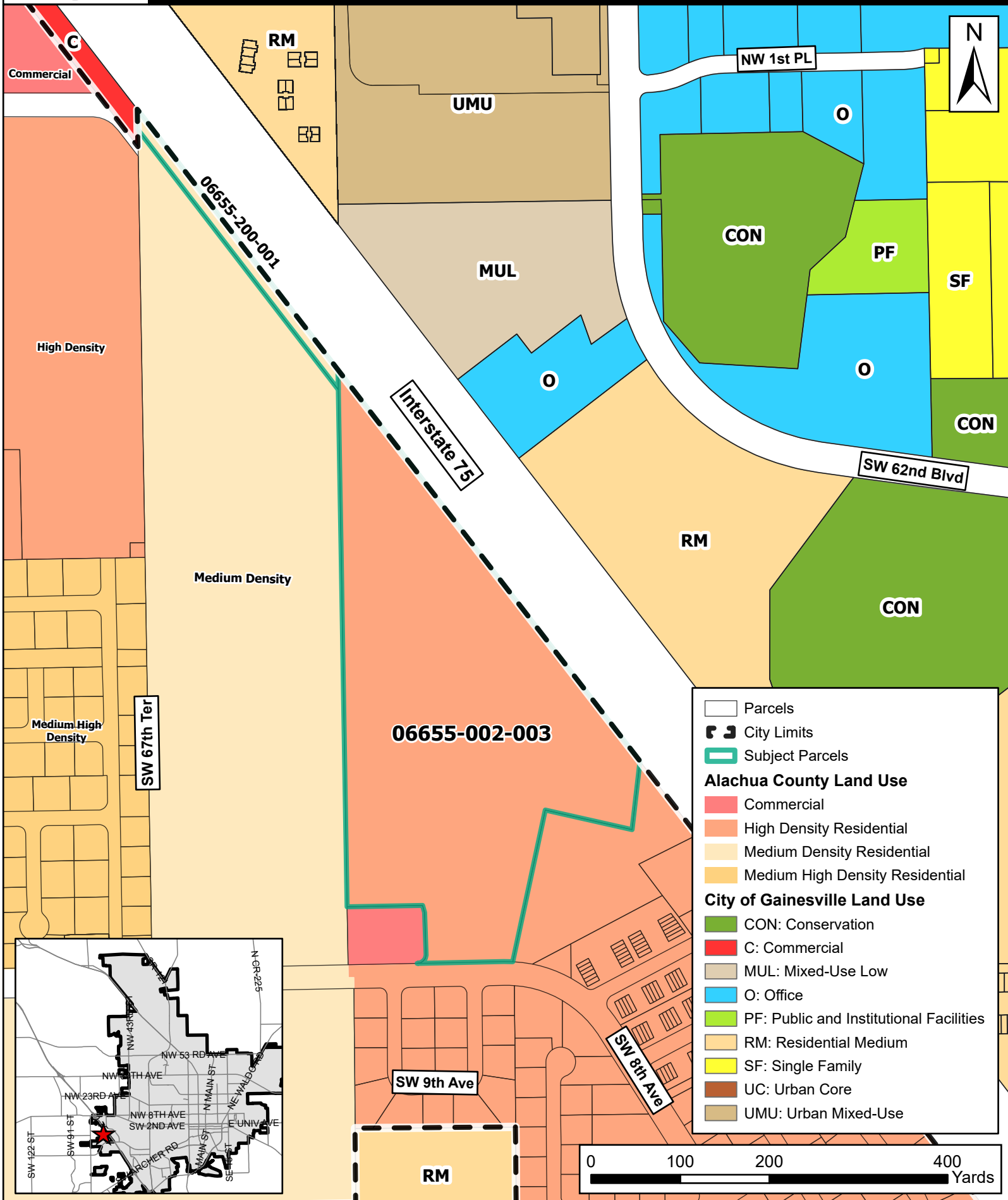
### Maps





# LD22-000036 LUC Starr - Existing Land Use

Parcels 06655-002-003 & 06655-200-001

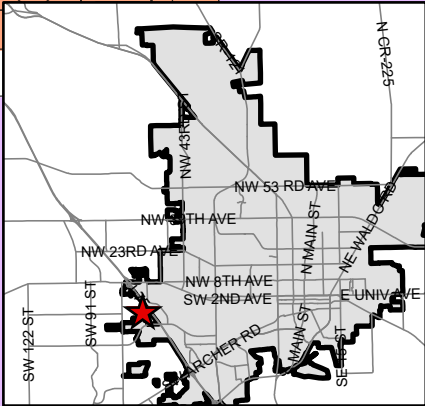
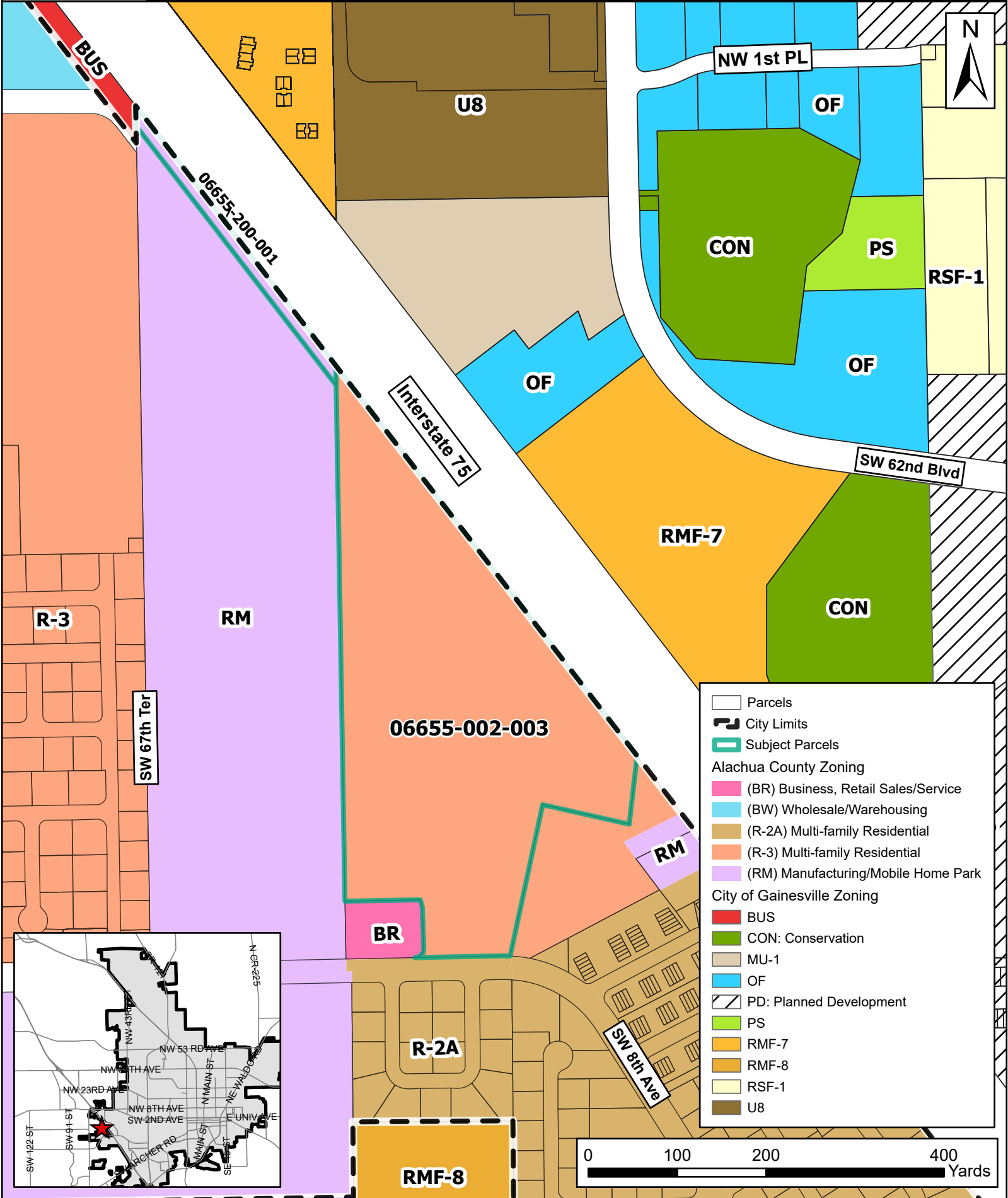




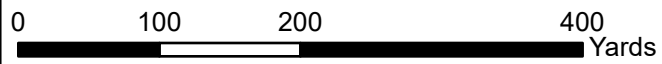


# LD22-000037 ZON Starr - Existing Zoning

Parcels 06655-002-003 & 06655-200-001



- Legend**
- Parcels
  - City Limits
  - Subject Parcels
  - Alachua County Zoning**
  - (BR) Business, Retail Sales/Service
  - (BW) Wholesale/Warehousing
  - (R-2A) Multi-family Residential
  - (R-3) Multi-family Residential
  - (RM) Manufacturing/Mobile Home Park
  - City of Gainesville Zoning**
  - BUS
  - CON: Conservation
  - MU-1
  - OF
  - PD: Planned Development
  - PS
  - RMF-7
  - RMF-8
  - RSF-1
  - U8

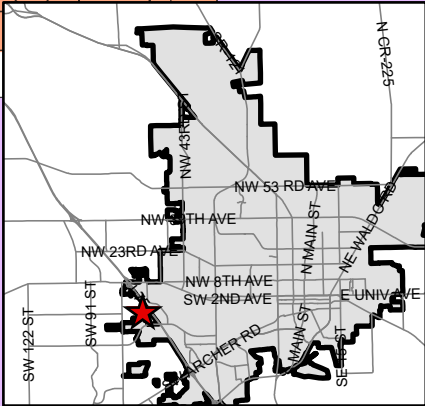
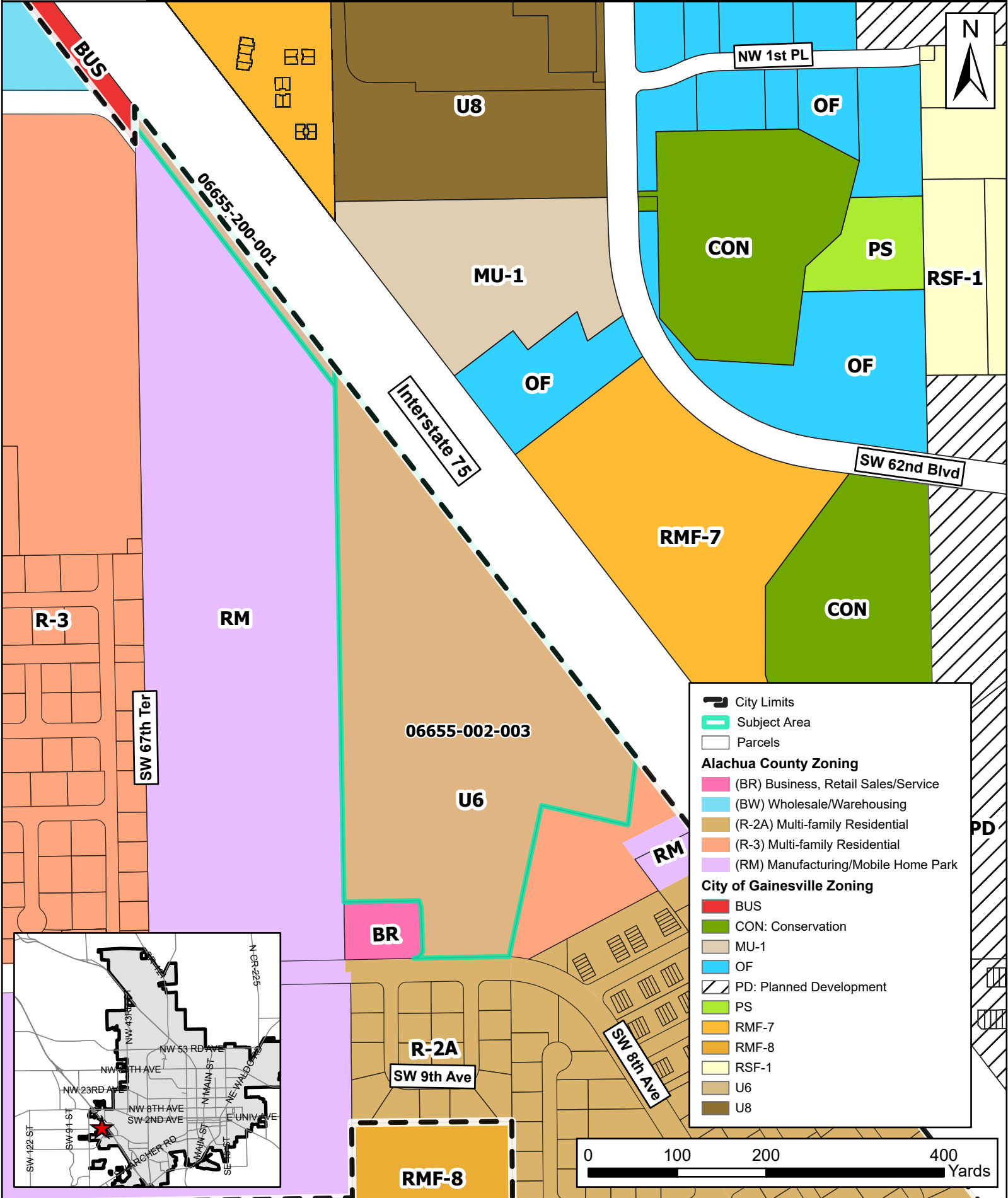






# LD22-00037 ZON Starr - Proposed Zoning

Parcels 06655-002-003 & 06655-200-001



City Limits

Subject Area

Parcels

**Alachua County Zoning**

(BR) Business, Retail Sales/Service

(BW) Wholesale/Warehousing

(R-2A) Multi-family Residential

(R-3) Multi-family Residential

(RM) Manufacturing/Mobile Home Park

**City of Gainesville Zoning**

BUS

CON: Conservation

MU-1

OF

PD: Planned Development

PS

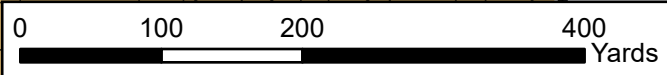
RMF-7

RMF-8

RSF-1

U6

U8







# **City of Gainesville**

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Department of Sustainable  
Development

## **APPENDIX D**

### **Urban Services Report**



# Urban Service Report

Starr Voluntary Annexation

Legistar #210956

Prepared: April 2022



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 210956. 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.



## Contents

<b>INTRODUCTION .....</b>	<b>2</b>
<b>AREA TO BE ANNEXED.....</b>	<b>4</b>
a) Services in the Next Five Years .....	6
b) Taxes in the Next Five Years .....	6
<b>POLICE SERVICE .....</b>	<b>6</b>
<b>FIRE PROTECTION.....</b>	<b>7</b>
<b>TRANSPORTATION .....</b>	<b>7</b>
<b>SOLID WASTE DISPOSAL .....</b>	<b>7</b>
<b>STREETS, DRAINAGE AND FLOOD CONTROL .....</b>	<b>7</b>
<b>PARKS, RECREATION AND CULTURAL AFFAIRS .....</b>	<b>8</b>
<b>STRATEGIC ECOSYSTEMS .....</b>	<b>8</b>
<b>BUILDING INSPECTIONS.....</b>	<b>8</b>
<b>NEIGHBORHOOD ENHANCEMENT .....</b>	<b>9</b>
<b>HOUSING .....</b>	<b>9</b>
<b>STREET LIGHTING .....</b>	<b>9</b>
<b>PLANNING AND ZONING SERVICES .....</b>	<b>9</b>
<b>UTILITY FACILITIES .....</b>	<b>10</b>
<b>FINANCING THE EXTENSION OF WATER AND WASTEWATER FACILITIES .....</b>	<b>10</b>
<b>EXISTING MAJOR TRUNK WATER MAINS AND PROPOSED EXTENSIONS .....</b>	<b>10</b>
<b>EXISTING WASTEWATER COLLECTION SYSTEM AND PROPOSED EXTENSIONS.....</b>	<b>10</b>
<b>EXISTING ELECTRICAL GRID.....</b>	<b>10</b>
<b>EXISTING NATURAL GAS.....</b>	<b>11</b>



## **AREA TO BE ANNEXED**

The area proposed for annexation is composed of tax parcel 06655-002-003 owned by Gainesville Land Investors LLC and tax parcel 06655-200-001 owned by 212 Acquisitions LLC (see map on page 5). The total annexation area is approximately 25+/- acres and is generally located on the west side of Interstate 75, north of SW 8<sup>th</sup> Ave, 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 3 will be expanded to include the proposed annexation area (see map on page 12). The proposed annexation area has an existing land use of Alachua County High Density Residential and Alachua County Medium Density Residential (see map on page 13) coupled with an existing zoning of Alachua County Multi-Family Residential (R-3), and Manufacturing/Mobile Home Park (RM), (see map on page 14).







## **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 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 Delta will be extended to serve the area (see map on page 15). 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 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 19 (see map on page 16).

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). Currently, route 75 directly services the subject property. (see map on page 17).

## **Solid Waste Disposal**

The City of Gainesville Solid Waste Division monitors residential solid waste and recycling collection services 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, 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.

### **Strategic Ecosystems**

The area in this annexation lies outside the Hogtown Prairie strategic ecosystem and does not pose an impact (see map on page 18). No other strategic ecosystems have been identified near the subject property.

### **Building Inspections**

The Building Inspections Division 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.



## **Neighborhood Enhancement**

The City's Neighborhood Enhancement 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 Planning Division 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 City of Gainesville zoning categories. 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 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 19 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 20 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 21 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 22 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.





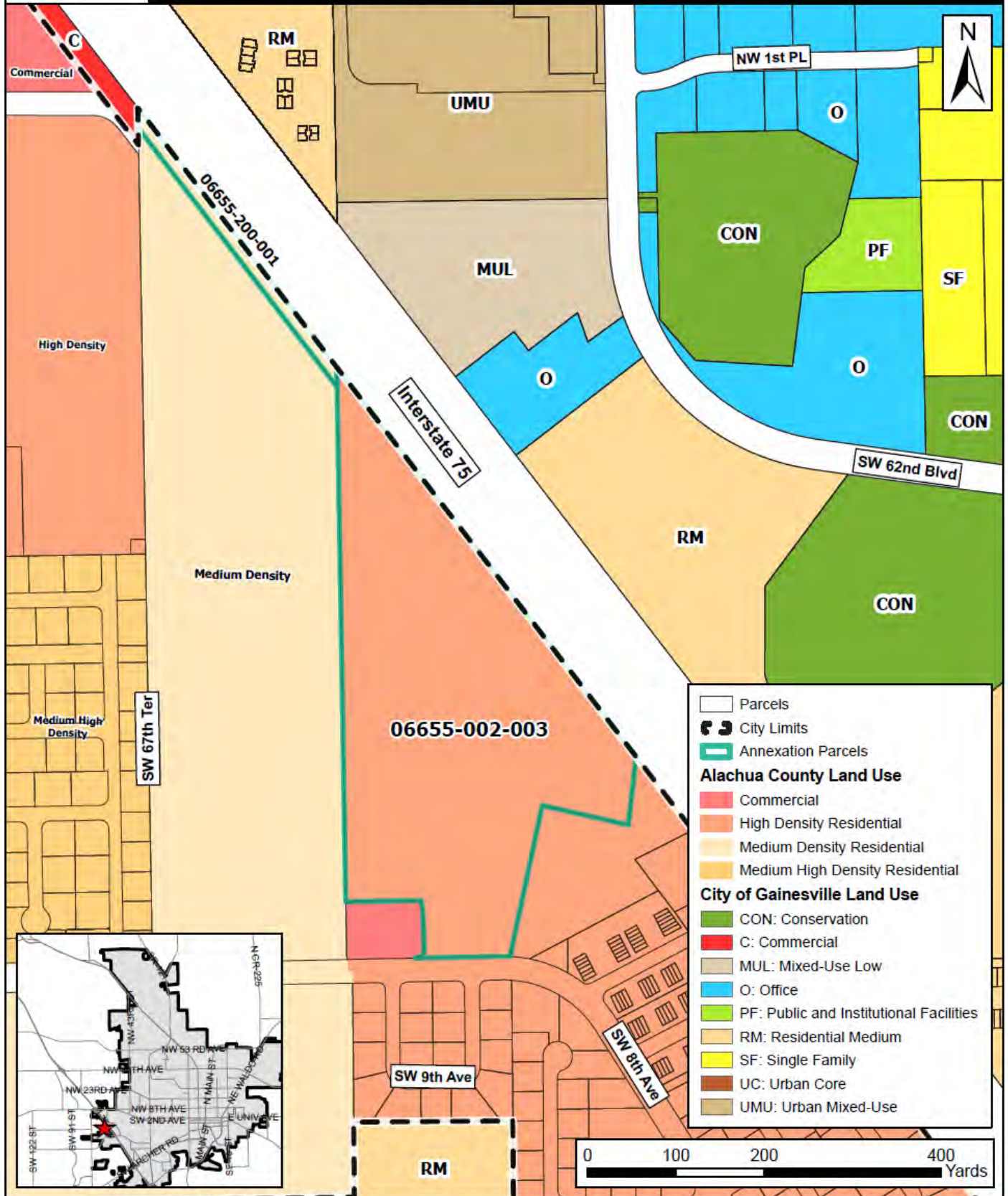




# Proposed Annexation - Starr Properties

## Urban Services Report - Land Use Categories

Parcels 06655-002-003 & 06655-200-001 | Voluntary Annexation



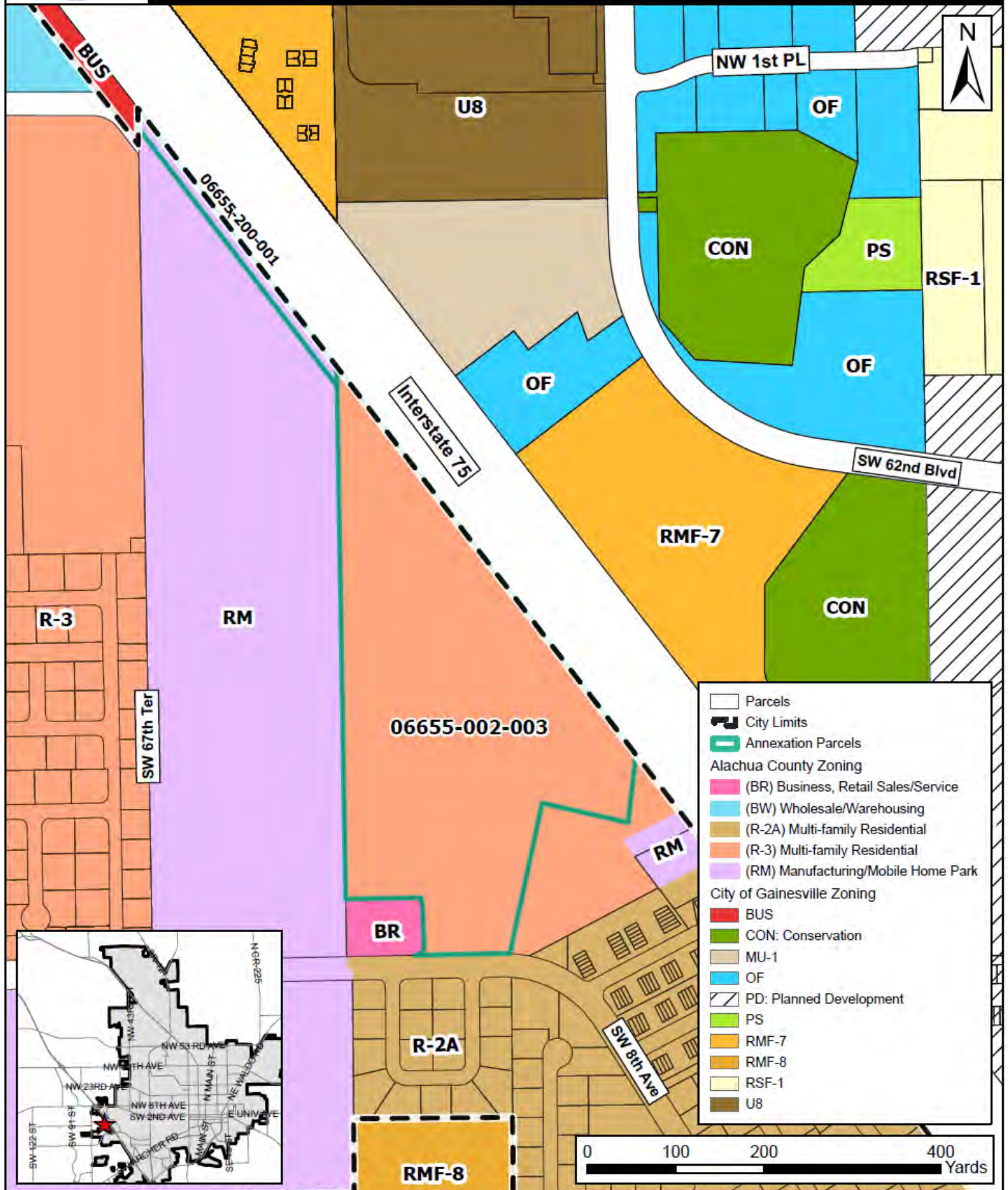




# Proposed Annexation - Starr Properties

## Urban Services Report - Zoning Districts

Parcels 06655-002-003 & 06655-200-001 | Voluntary Annexation



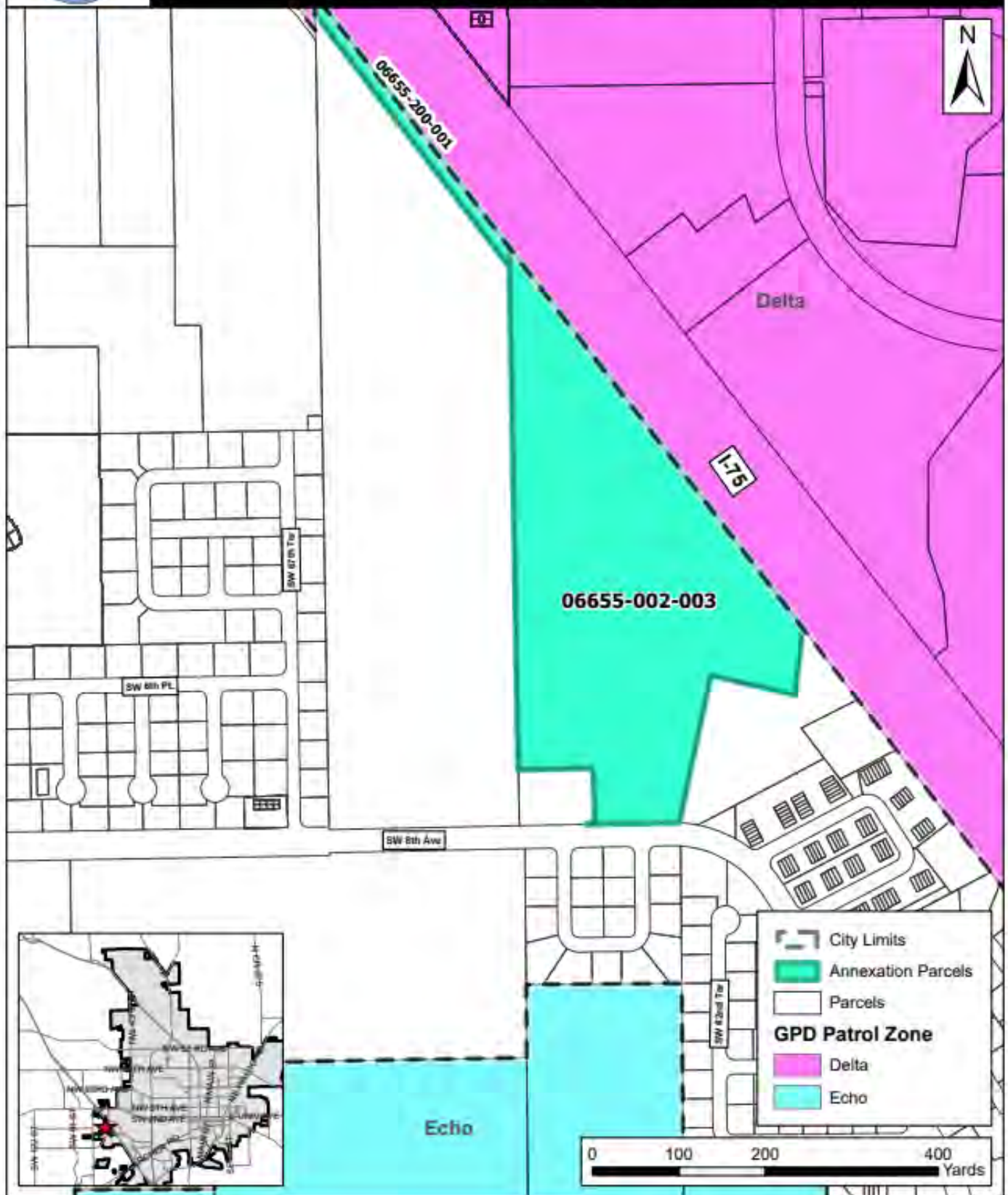




# Proposed Annexation - Starr Properties

Urban Services Report - GPD Patrol Zones

Parcels 06655-002-003 & 06655-200-001 | Voluntary Annexation



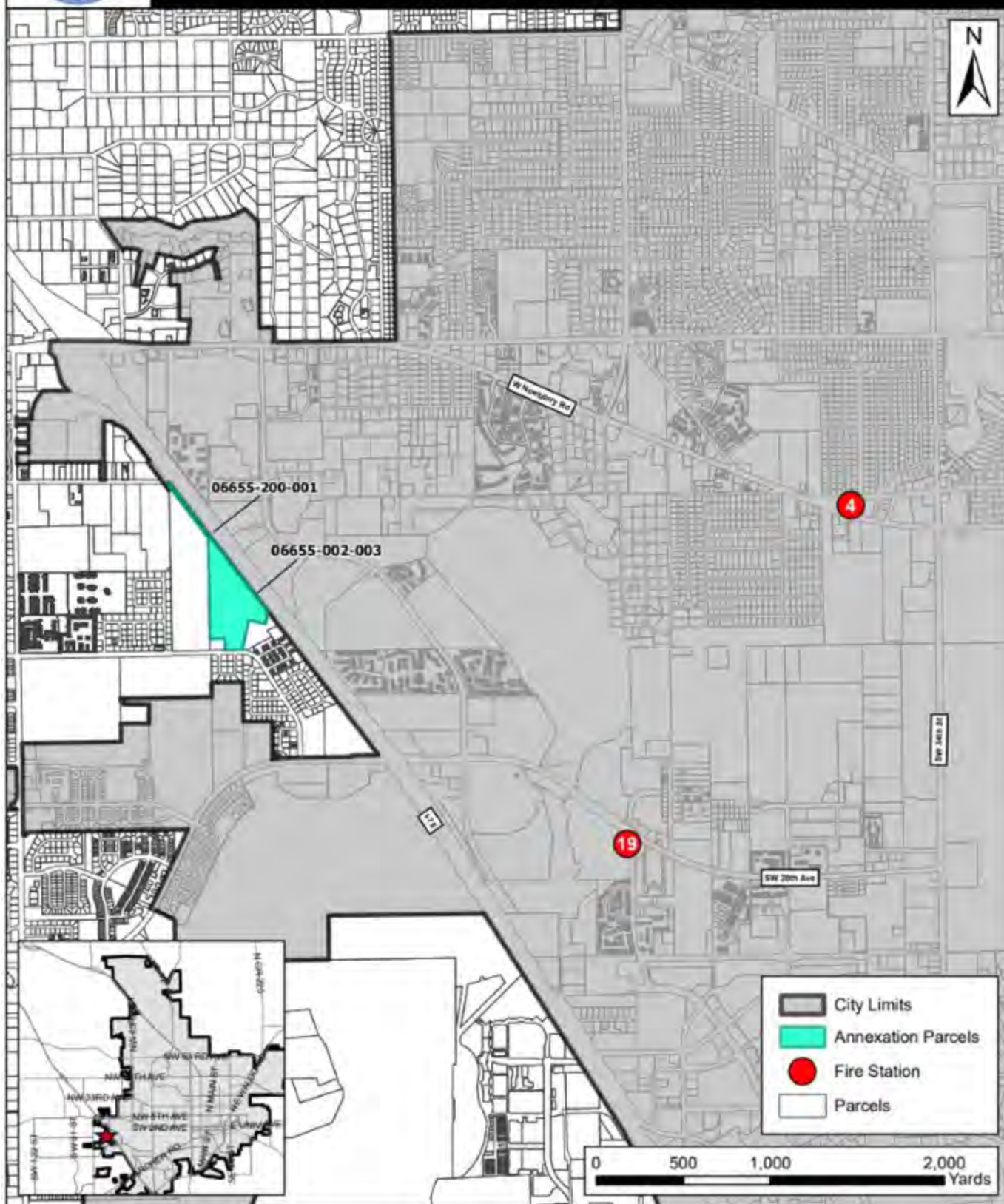




## Proposed Annexation - Starr Properties

Urban Services Report - Gainesville Fire Rescue Facilities

Parcels 06655-002-003 & 06655-200-001 | Voluntary Annexation



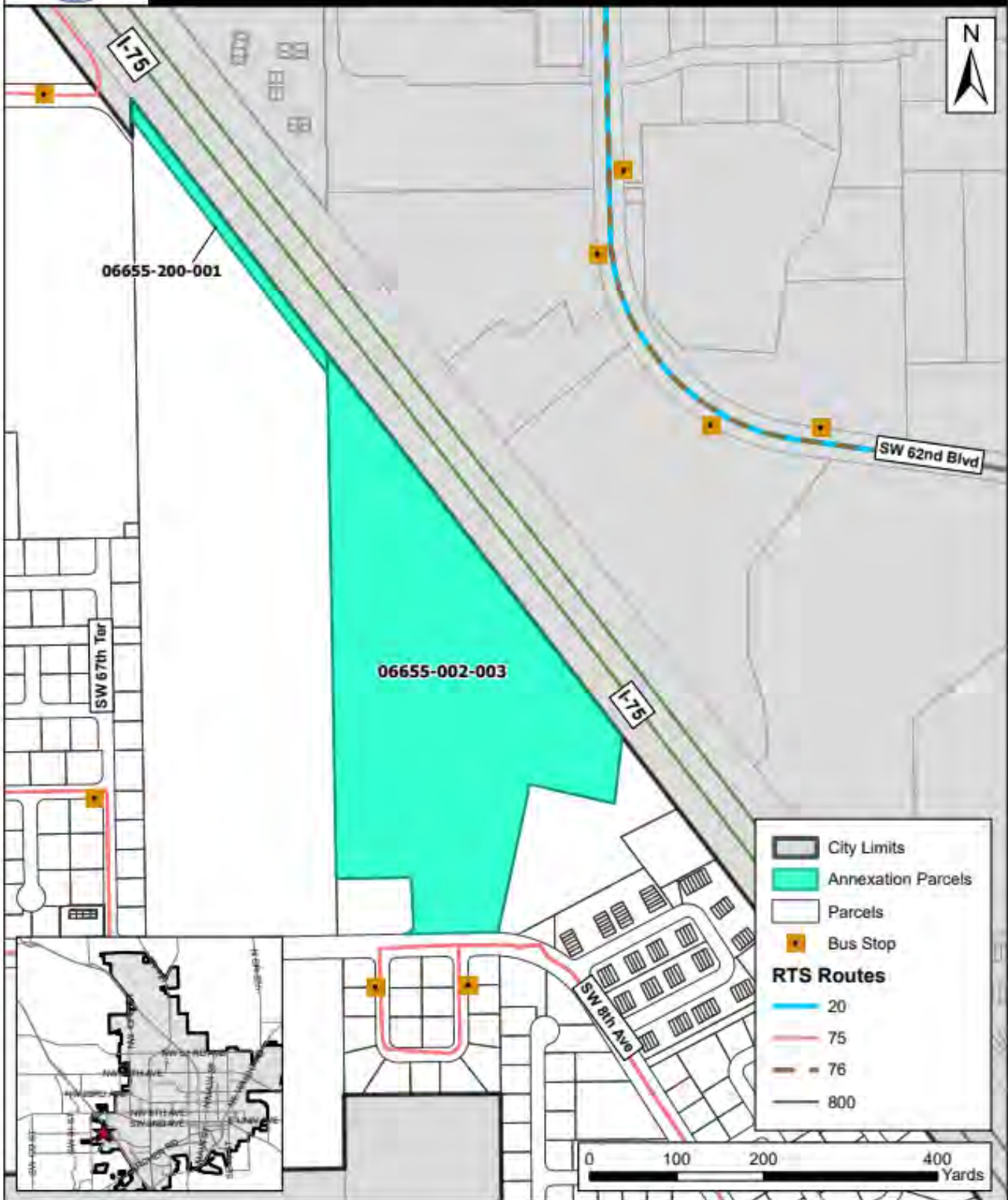




# Proposed Annexation - Starr Properties

Urban Services Report - Regional Transit System

Parcels 06655-002-003 & 06655-200-001 | Voluntary Annexation



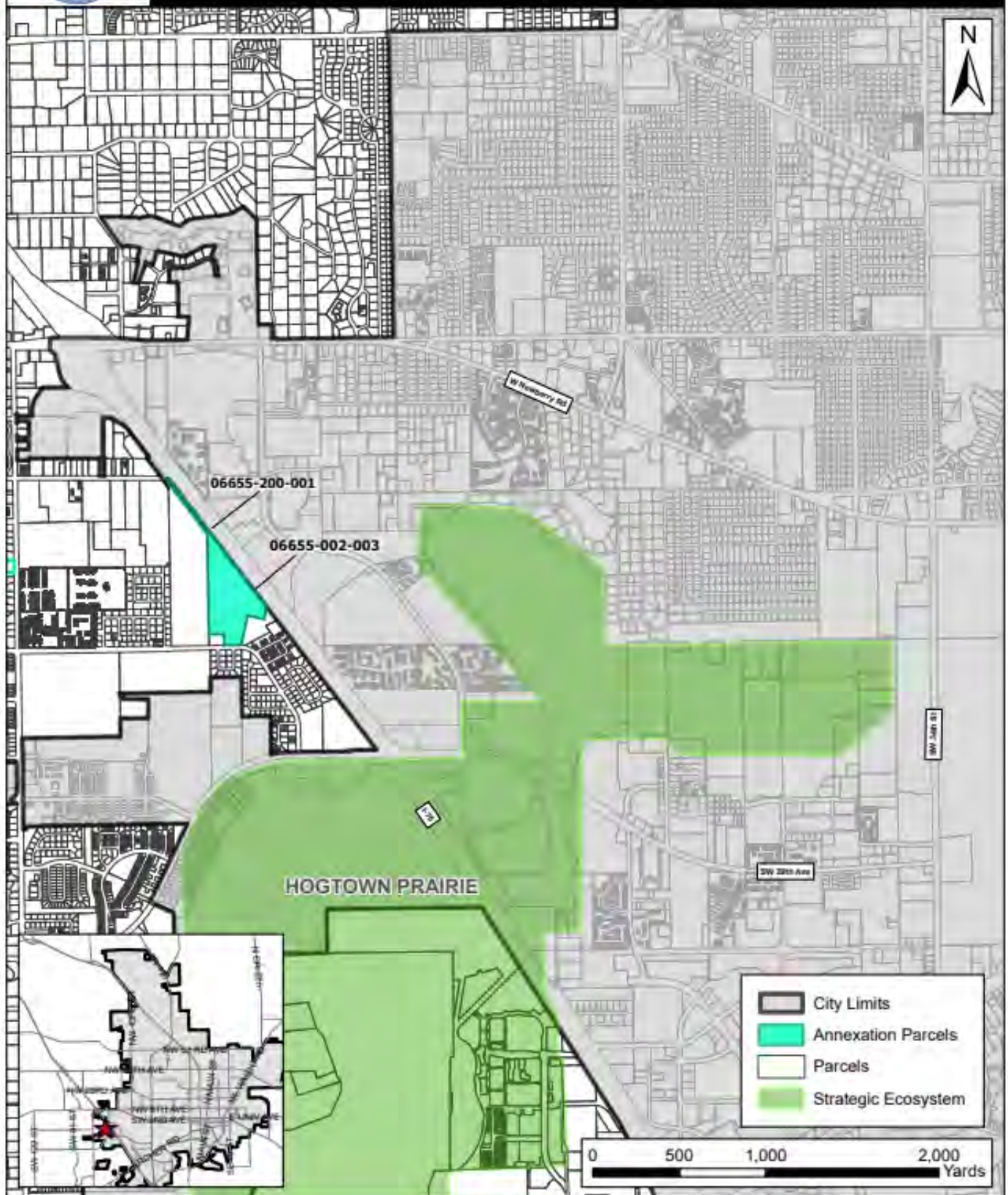




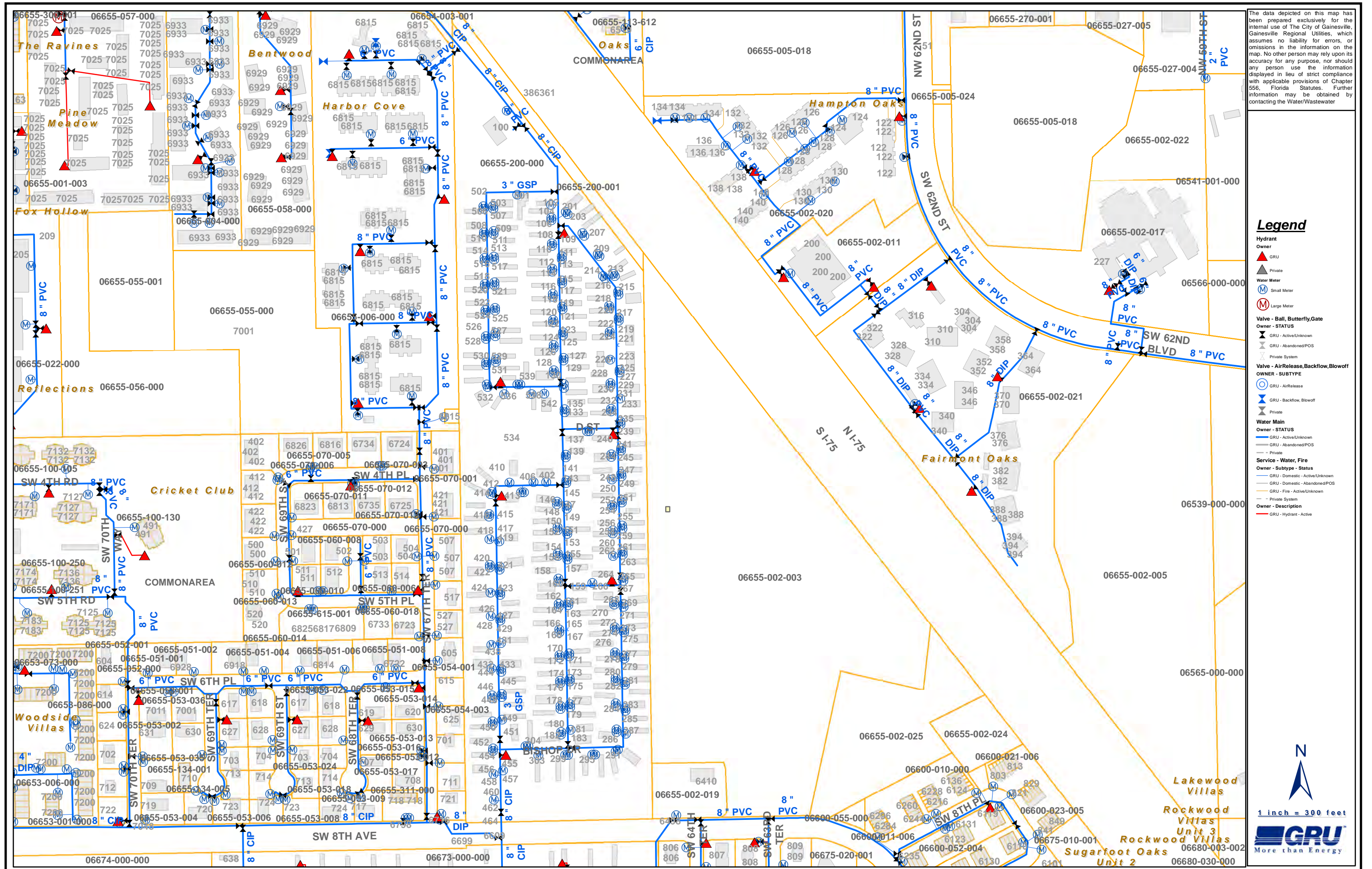
# Proposed Annexation - Starr Properties

Urban Services Report - Strategic Ecosystems

Parcels 06655-002-003 & 06655-200-001 | Voluntary Annexation















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Contact Sunshine State One Call of Florida a minimum of two business days before excavation or demolition. Florida Law requires that you call 811 before you dig. It is free and it is the law. The governing law is the Underground Facility Damage Prevention and Safety Act, chapter 556, Florida Statutes (F.S.). Other laws may also affect excavations.  
Florida Trench Safety Act, Part VI, chapter 553, F.S.  
Florida Gas Safety Law, Part I, chapter 368, F.S.  
Pipeline Safety Improvement Act of 2002  
Federal Pipeline Safety Act  
National Electric Safety Code ANSI C-2  
OSHA Standard 1926.651

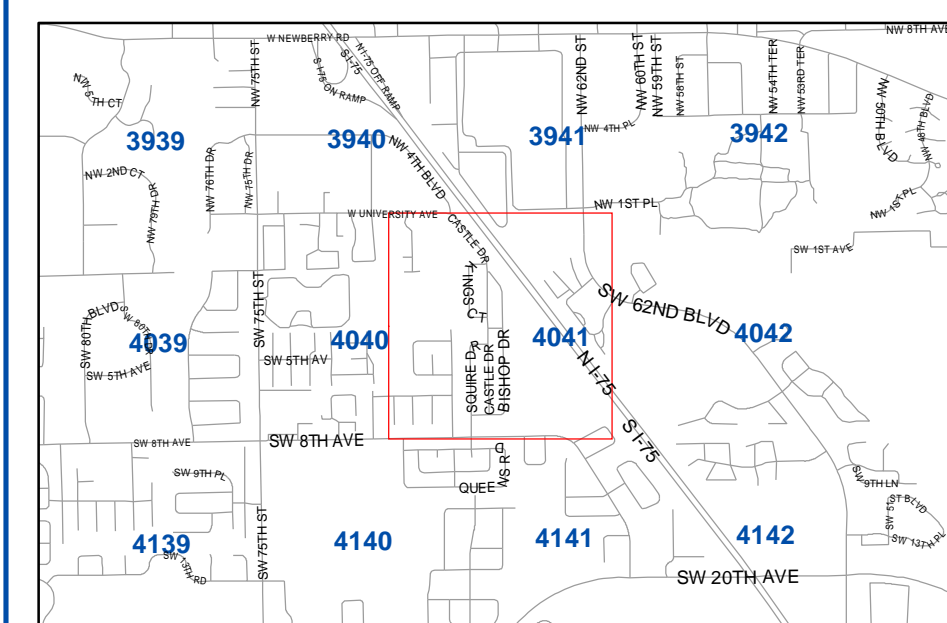


NOTE - Additional facilities may have been constructed, retired, or otherwise not shown here.

NOTE - Conversion to PDF may have altered map scale.

## Legend

Parcel



GRU Facilities

Plotted: 24 Mar 2022





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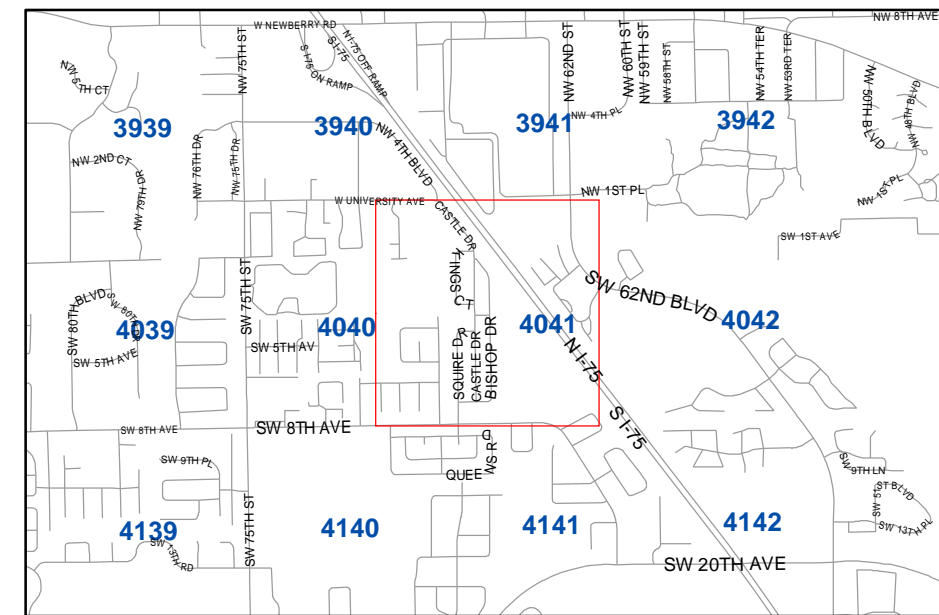


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## Legend

- Mains
- Service
- Abandoned Gas Pipe Casing
- Abandoned Gas Pipe
- Parcel



GRU Facilities

Plotted: 24 Mar 2022