



City of Gainesville
Department of Sustainable Development
Planning Division

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: January 26, 2023

PROJECT NAME AND NUMBER: Gainesville 60 Property Rezoning LD22-000122 ZON

APPLICATION TYPE: Rezoning (Quasi-Judicial)

RECOMMENDATION: Approve

CITY PROJECT CONTACT: Dan Zhu (Planner III)

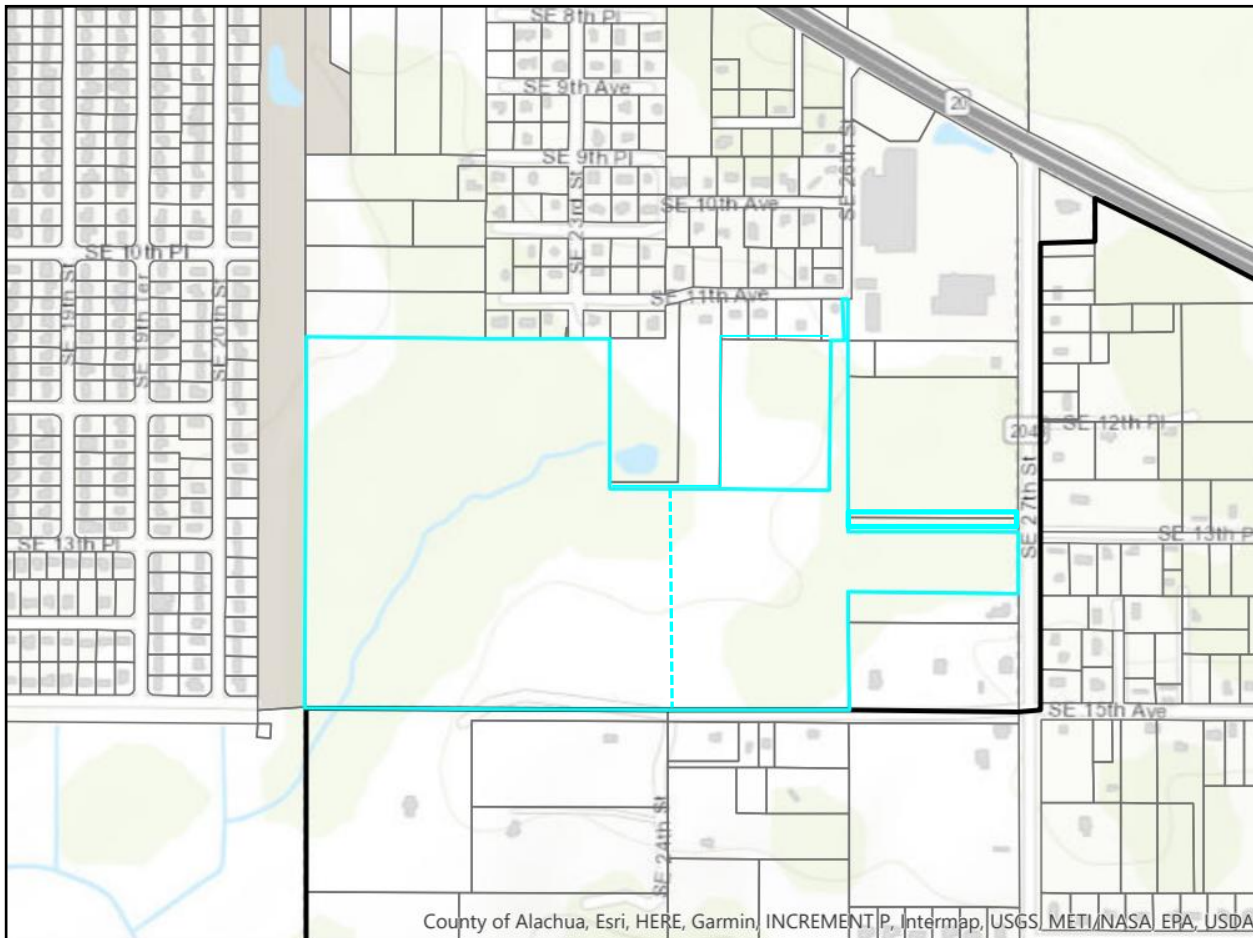


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: eda consultants, inc.
Property Owner(s): Gainesville 60 LLC
Related Petition(s): LD22-000121 LUC
Neighborhood Workshop: September 19, 2022

SITE INFORMATION:

Address: 1300 SE 27th St
Parcel Number(s): 16093-010-000, 16093-001-000 & a portion of 16093-000-000
Acreage: ± 55.79
Existing Use(s): undeveloped
Land Use Designation(s): Single Family (SF)
Zoning Designation(s): Mobile Home (MH) & RSF-3
Overlay District(s): Environmentally sensitive areas (located outside of the proposed zoning change areas)
Transportation Mobility Program Area (TMPA): Zone A
Water Management District: St. Johns River Water Management District
Special Feature(s): Wetland/Flood Zone A

ADJACENT PROPERTY CHARACTERISTICS:

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Residential / Undeveloped	Residential Low (RL)/ Single Family (SF)	Single-Family Residential (RSF-3)
South	Residential	Alachua County Low Density Residential (LDR)	Alachua County Single- Family Residential (R-1A)
East	Residential/ Undeveloped	Single Family (SF)/Alachua County Medium Density Residential (MDR)	Single-Family Residential (RSF-3)/ Alachua County Single-Family Residential (R-1C)
West	Undeveloped	Single Family (SF)	Single-Family Residential (RSF-3)

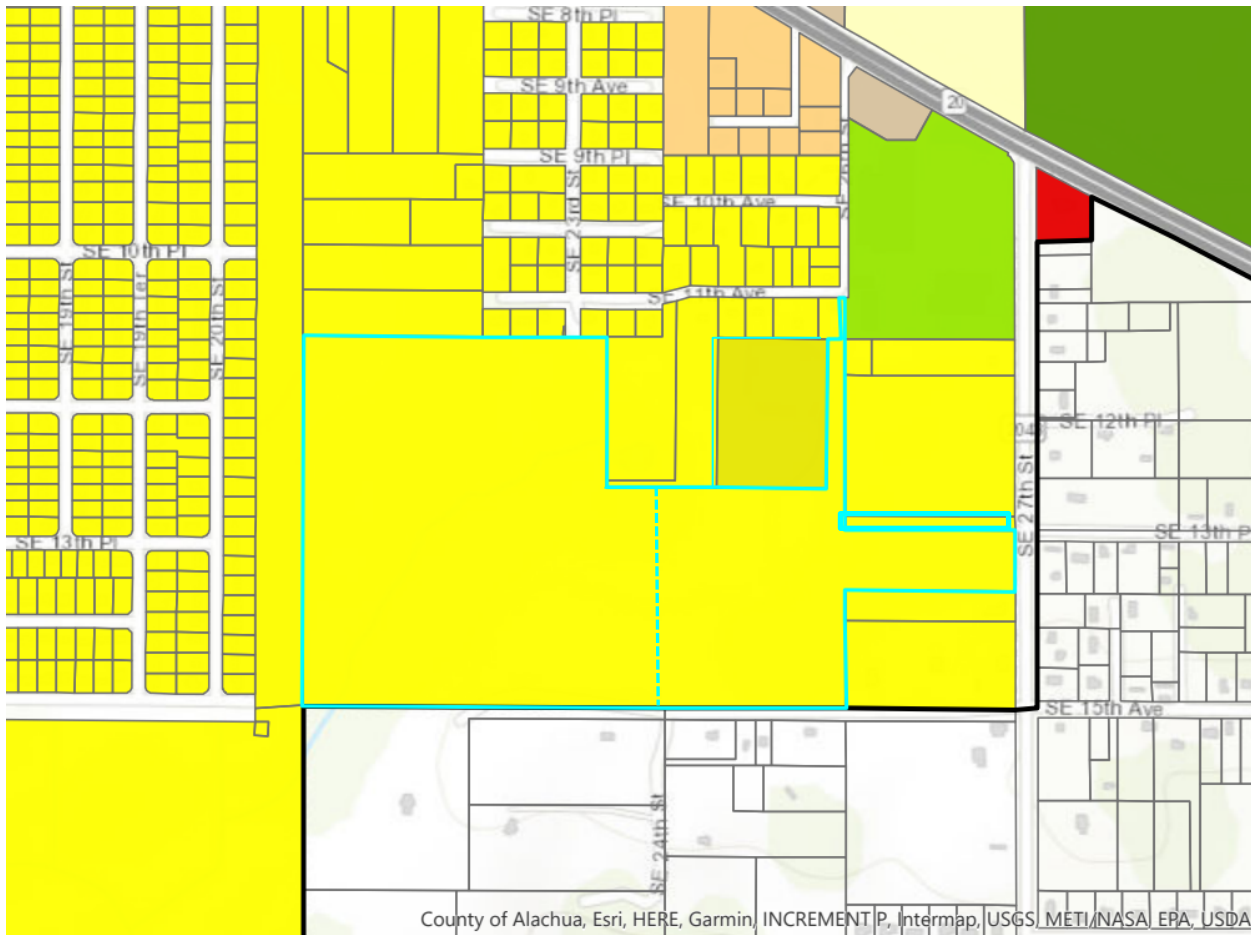


Figure 2: Subject Property and Adjacent Zoning Districts

PURPOSE AND DESCRIPTION:

This application proposes a and rezoning for Parcels 16093-001-000 and 16093-010-000 and a portion of Parcel 16093-000-000), located at 1300 SE 27th Street. The property is presently an undeveloped property with several residentially developed parcels in all directions both in the city limits and in the unincorporated area. The applicant requests to to change the property from Mobile Home (MH) and RSF-3 on approximately 21.7 acres (parcels 16093-01- 000, 16093-010-000 & a portion of 16093-000) to RMF-5. The proposed companion land use change is to amend the future land use map designation of the property from Single Family (SF) to Residential Low (RL) on approximately 16.8 acres (parcel 16093-001-000 & a portion of 16093-000-000).

STAFF ANALYSIS AND RECOMMENDATION:

City of Gainesville Land Development Code Section 30-3.14 outlines criteria for reviewing rezoning requests. This petition has been reviewed according to this criteria.

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

The property lies within an area that contains a mix of residential and undeveloped properties with a variety of residential land use and zoning designations.

North: To the immediate north of the subject property are residential properties and an undeveloped property with the Single Family future land use designation. The properties are in the City of Gainesville.

South: To immediate south of the subject property are residential properties with a Low Density Residential future land use designation. These properties are in unincorporated Alachua County.

East: To the immediate east of the subject property is SE 27th Street and across SE 27th Street are residential properties with a Medium Density Residential future land use designation. These properties are in unincorporated Alachua County.

West: To the immediate west of the subject property are undeveloped properties with the Single Family future land use designation. The properties are in the City of Gainesville.

Upon analyzing these existing land use patterns, the proposed land use and zoning changes will not negatively impact the nature of the existing development pattern in the area. In addition, a

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

The proposed land use and zoning designations are intended and suitable for residential development. There are existing residential proepties on the north, south, west and east. The existing development pattern and land use & zoning mapping in the area is predominantly residential in all directions.

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

The character of the zoning district is compatible with surround properties as a variety of residential land use and zoning designations exist in the immediate area. This supports the concept of the development of this property as residential, which may include a mix of residential detached and attached units.

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

An environmental assessment has been performed on the subject property, including the 'planning parcel,' which is defined as all contiguous lands under common ownership. The report indicates that there are wetlands, surface waters and listed / protected species (gopher tortoises) located on the planning parcel. However, it is important to note that care was taken by the property owner to avoid and protect these areas and as such, the wetlands/surface water areas and the gopher tortoise habitat area are located outside of the proposed land use and zoning map change areas and will not be affected by the proposed map changes. Further, all regulated wetlands/surface waters will be protected per Code and gopher tortoises that are within a future development project will be fully protected by applicable governmental regulations that require either avoidance/protection in place or regulatory permitting for relocation. As such, the proposed map changes will not result in any negative impacts on regulated natural resources.

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

The subject property lies within a portion of the City of Gainesville that has been planned for urban residential development for decades, based on the adopted Comprehensive Plan future land use map. The site falls within Transportation Mobility Program Area (TMPA) Zone A, which identifies areas that are to be promoted for economic development.

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

The property is located in a portion of Gainesville with urban land use and zoning map designations. In addition, the predominant development pattern for the area is residential, which includes existing residential developed sites/lots on a several lots in close proximity to the property owned by the applicant. The land use and zoning map designations in the area are a mix of low and medium density residential in nature. The City of Gainesville Comprehensive Plan defines Residential Low as "areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single family development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multi-family development." Based on this definition and the characteristics of the project area and the surrounding residential development pattern, the placement of RL land use and the companion RMF-5 zoning is appropriate and will allow for residential development as defined above.

The subject property is located within an existing urban service area with several residentially developed properties located in close proximity in all directions that have been in existence for decades. The proposed map changes will help promote further residential development in the area.

Vehicular access is available to the property from SE 27th Street (a county-maintained roadway), which is a paved, two-lane roadway fronting the subject property. Utilities (water, sewer & electric) are available to serve the property and transit service is available via nearby service that runs along SE 27th Street Avenue (Route 7). In addition, the Alachua County Emergency Management & Sheriff’s Office is located immediately northeast of the property.

The property is located in Zone A of the Transportation Mobility Program Area (TMPA). The site is also located in the City of Gainesville Enterprise Zone.

Economically, the site is currently undeveloped. The proposed map changes will help promote further residential development in the area, thus creating an increased tax base in East Gainesville and opportunities for housing in proximity to major employers.

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

There have been no substantial changes to the site as it is currently undeveloped. There is a continued increased need for residential housing to serve the local population. The population of our community continues to grow, and the amount of housing supply is inadequate. This proposal will allow for more flexibility in residential density and unit types, which will help address this need.

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

The request is consistent with the goals, objectives, and policies of the Comprehensive Plan as outlined below:

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.

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

CONCLUSION AND RECOMMENDATION:

Staff has evaluated the rezoning according to the criteria outlined in the Land Development Code and recommends approval of Petition LD22-000122 ZON.

DRAFT MOTION FOR CONSIDERATION

City Plan Board Staff Report
Petition Number: LD22-000122 ZON

I move to approve Petition LD22-000122 ZON

LIST OF APPENDICES:

Appendix A Application Documents

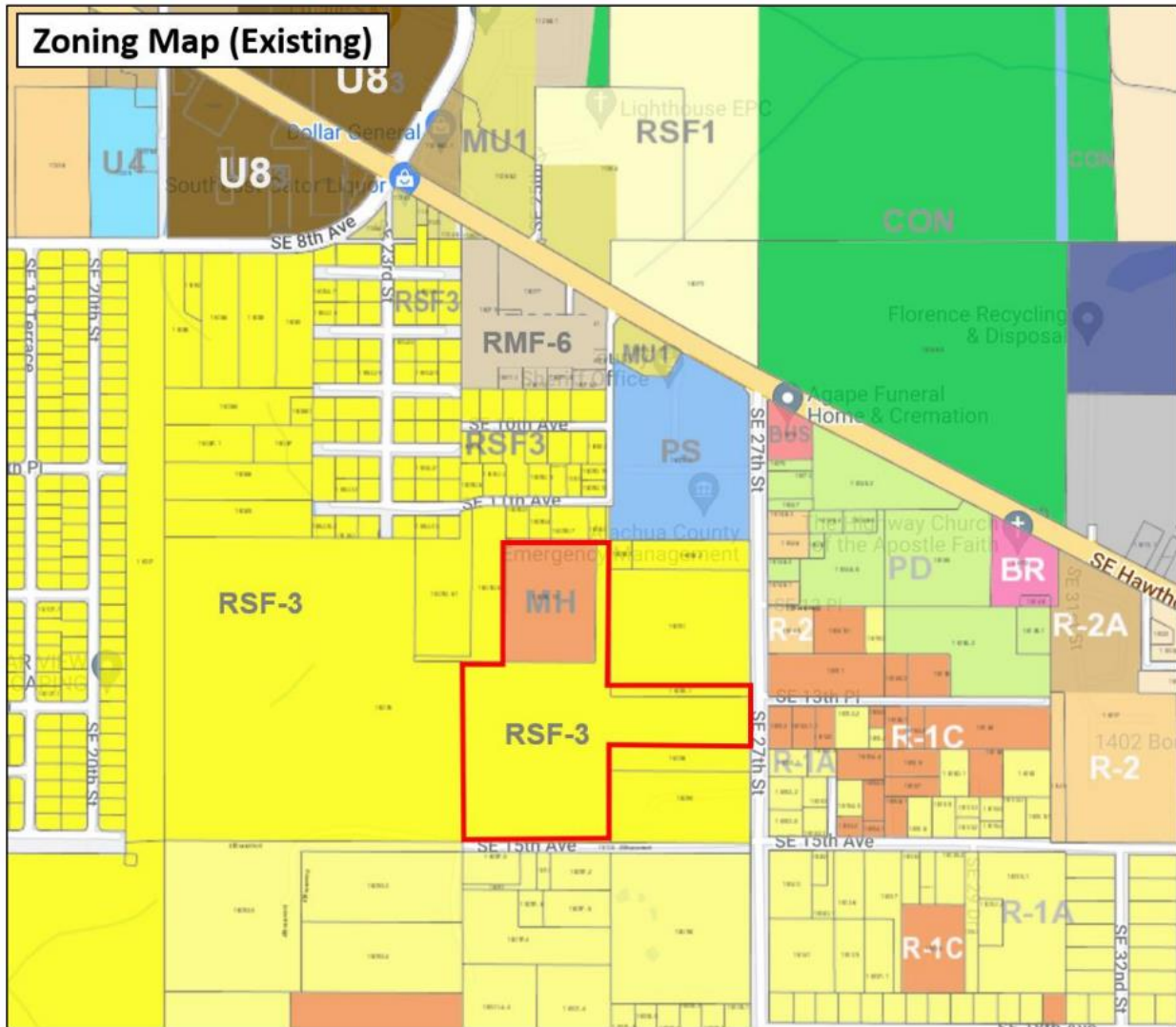
Appendix B Zoning Maps

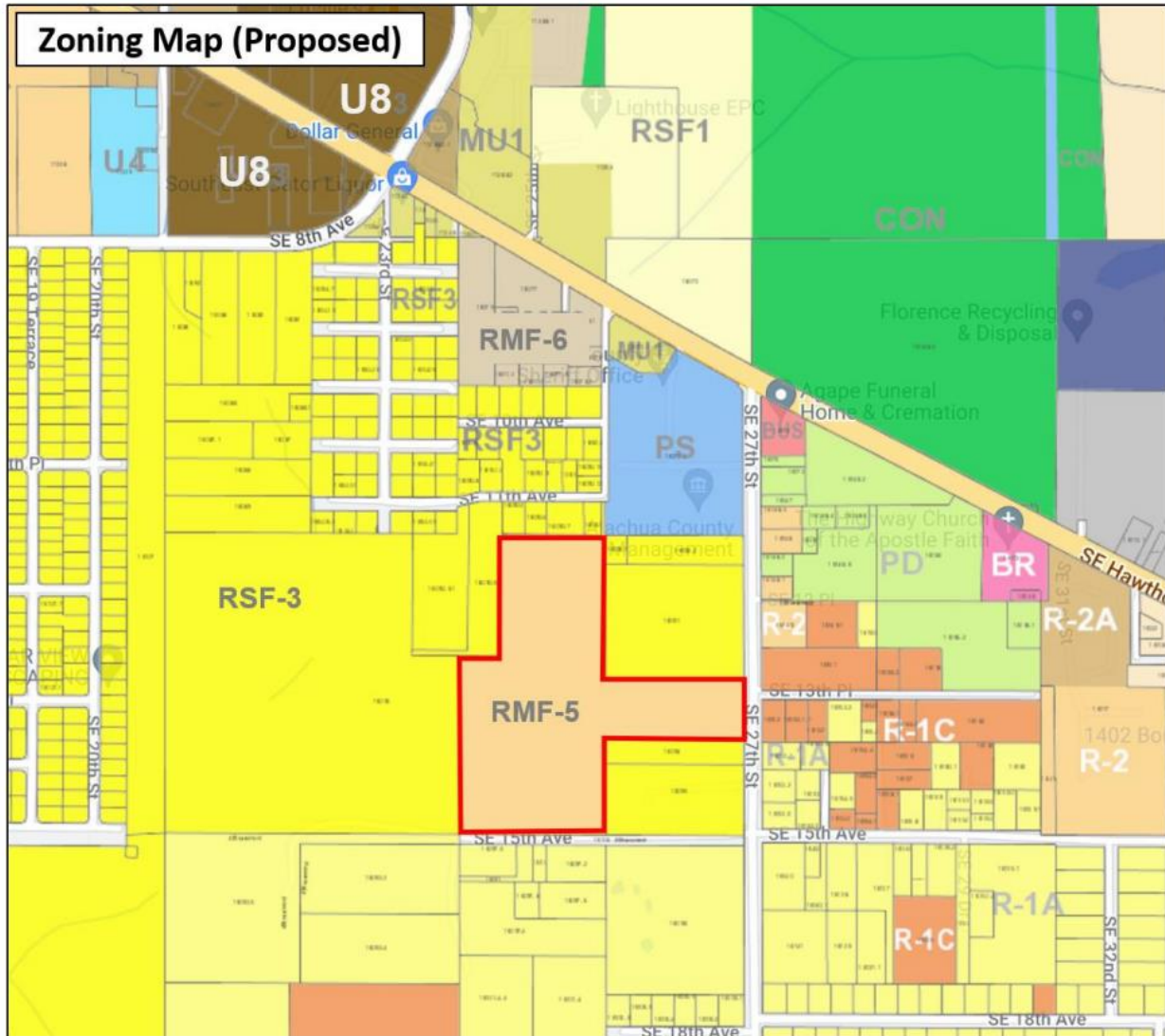
Appendix A

Application Documents

Appendix B

Zoning Maps







APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
1 st 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: Gainesville 60 LLC	
Address: 1717 N. Bayshore Dr. #1134	
Miami, FL 33132	
Phone: _____	Fax: _____
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name: eda consultants, inc.	
Address: 720 SW 2nd Ave	
South Tower, Suite 300	
Gainesville, FL 32601	
Phone: (352) 373-3541	Fax: _____

*See end of application for additional owners

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

REQUEST

Check applicable request(s) below:

Future Land Use Map <input checked="" type="checkbox"/>	Zoning Map <input type="checkbox"/>	Master Flood Control Map <input type="checkbox"/>
Present designation: SF	Present designation: _____	Other <input type="checkbox"/> Specify: _____
Requested designation: _____	Requested designation: _____	

RL

INFORMATION ON PROPERTY

1. Street address: 1300 SE 27th Street
2. Map no(s): N/A
3. Tax parcel no(s): 16093-000-000 (portion) & 16093-001-000
4. Size of property: 16.8 (+/-) _____ acre(s)
<i>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.</i>

Certified Cashier's Receipt:

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

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

A. What are the existing surrounding land uses?

North Residential / Undeveloped

South Residential

East SE 27th Street / Residential

West Undeveloped land

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

NO

YES

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

See Justification Report

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 Justification Report.

Noise and lighting

See Justification 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

YES

(If yes, please explain below)

See Justification Report.

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

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

NO

YES

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

NO

YES

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

Redevelopment
Activity Center
Strip Commercial

Urban Infill
Urban Fringe
Traditional Neighborhood

See Justification Report.

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

See Justification Report

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

See Justification Report

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

Roadways

See Justification Report

Recreation

See Justification Report

Water and Wastewater

See Justification Report

Solid Waste

See Justification Report

Mass Transit

See Justification Report

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

NO

YES (please explain)

See Justification Report

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:	Gainesville 60 LLC
Address:	1717 N. Bayshore Dr. #1134
	Miami, FL 33132
Phone:	Fax:
Signature: See owner affidavit	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature: See owner affidavit	

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.

[Signature]
 Owner/Agent Signature
9-22-22
 Date

STATE OF FLORIDA
 COUNTY OF Alachua

Sworn to and subscribed before me this 21st day of September 2022, by (Name)



[Signature]
 Signature – Notary Public

Personally Known X OR Produced Identification ___ (Type) _____

June 29, 2022

Gainesville 60, LLC
Attn: Patrick Gleber
1717 N. Bayshore Drive #1134
Miami, FL 33132

RE: **60± Acre Gainesville 60, LLC Property**, Alachua County
Environmental Resources Assessment
Tax Parcels: 16093-000-000, 16093-001-000 and 16104-000-000

This letter report and attachments are McAlpine Environmental Consulting, Inc. (MEC) Environmental Resources Assessment of the 60± Acre Gainesville 60, LLC property. The study site is in Alachua County, Florida in Section 10, Township 10 South, Range 20 East.

Attachments include:

Figure 1: Vicinity Aerial
Figure 2: Project Aerial
Figure 3: Quad Map
Figure 4: Soil Map
Figure 5: Flood Map
Figure 6: Aquifer Recharge Map
Figure 7: Topo Map
Figure 8: Wetland Delineation Aerial
Figure 9A: 1964 Aerial
Figure 9B: 1971 Aerial
Figure 9C: 1982 Aerial
Alachua County Environmental Resources Assessment Checklist
FNAI Biodiversity Matrix
Table 1: Probability of Occurrence of Listed Wildlife Species

MEC completed the assessment of the referenced site in accordance with Alachua County Environmental Resources Assessment Checklist requirements, a copy of which is attached. Our study identified and mapped habitat communities, and the use and/or likely presence of fauna or flora species listed as endangered, threatened, or species of special concern by either federal or state agencies. This study should be considered preliminary and an overview, and not considered a complete study for any one listed fauna or flora species, except for the gopher tortoise (*Gopherus polyphemus*). A 100% coverage gopher tortoise (GT) pedestrian survey was performed on the site accordance with the Florida Fish and Wildlife Conservation Commission (FWC) guidelines. The report provides confirmation of the presence of listed fauna or flora species encountered and/or the likelihood of fauna and flora species occurring on the site at the time of the inspection(s), based on known habitat preferences and geographical distribution.

The site was inspected on June 23 and 28, 2022.

SUMMARY

Of the thirteen (13) listed fauna species with the possibility of occurring on the site, one (1) was observed on the site. This species was the gopher tortoise (*Gopherus polyphemus*), which is listed by the FWC as threatened and is federally unlisted. Twenty-three (23) Potentially Occupied (PO) gopher tortoise burrows were noted on the site. The locations of the burrows are shown on Figure 2.

Since the entire gopher tortoise (GT) habitat is apparently to be developed, MEC recommends that a GT relocation permit be obtained from the FWC and all onsite GTs be relocated offsite to a permitted recipient site prior to any disturbances on the site.

Wetlands were also noted on the site. The approximate mapped wetland lines on the site are shown of Figures 2 and 8. The approximate wetland lines depicted on Figure 8 were delineated by ground-truthing in conjunction with historical and recent aerial photography review, soil map review and hydric soils analysis.

SITE OVERVIEW

The site mostly consisted of vacant forested uplands and wetlands with open sparsely treed habitat in the southern portion. Man-made ditches bisect the western portion of the site north to south. Based on Figures 9A through 9C, the ditches were excavated between 1964 and 1971. Based on Figures 9A through 9C, an apparent house and possible trailer were located in the eastern portion of the site. These structures were not observed on the site during the site inspections. However, evidence of fencing, a possible house foundation, apparently innocuous household trash and other evidence that structures existed in this area were observed during the site inspections. This area was heavily treed and covered with vines during the site inspections. A dirt road (SE 15th Avenue) is along the southern boundary of the site.

The site abuts residential land and forested uplands and wetlands to the north, woodlands and a man-made ditch to the west, rural residential to the south and SE 27th Street to the east. The site is within a somewhat urban area.

The following outlines the checklist and provides discussion on each issue:

HABITAT CHARACTERIZATION

The following table provides the Florida Land Use, Cover and Forms Classification System (FLUCFCS) codes, habitat descriptions, and approximate acreage of the land covers on the site:

<u>FLUCFCS Code*</u>	<u>Habitat Type</u>	<u>Acre</u>
190	Open Land/Mixed Woods	9.0
420	Upland Hardwood/Pine	33.3
510	Ditch	1.2
617	Mixed Hardwood Wetland	15.6
810	Dirt Road / Dirt Driveway	0.9

* Florida Land Use, Cover and Forms Classification System (FDOT 1999)

These land covers or habitat types are delineated on Figure 2.

Uplands

190: Open Land/Mixed Woods

This area included approximately 9.0 acres of the site. Dominant vegetation in this habitat consisted of Bahiagrass (*Paspalum notatum*), beggarticks (*Bidens alba*), crabgrass (*Digitaria spp.*), ragweed (*Ambrosia artemisiifolia*), beautyberry (*Callicarpa americana*), grapevine (*Vitis spp.*), bracken fern (*Pteridium*

aquilinum), catbriar (*Smilax spp.*), broomsedge (*Andropogon spp.*), and dog fennel (*Eupatorium capillifolium*). Several treed islands dot this area that mainly consisted of medium size laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), black cherry (*Prunus serotina*) trees.

420: Upland Hardwood/Pine

Dominant and subdominant tree species in this area consisted of laurel oak, loblolly pine (*Pinus taeda*), water oak (*Quercus nigra*), live oak, sweet gum (*Liquidambar styraciflua*), southern magnolia (*Magnolia grandifolia*), box elder (*Acer negundo*), black cherry, pignut hickory (*Carya glabra*), hackberry (*Celtis occidentalis*), silktree* (*Albizia julibrissin*), Chinaberry* (*Melia azedarach*), and Japanese paper tree* (*Broussonetia papyrifera*); while dominant understory and vine species included bracken fern, catbriar (*Smilax spp.*), grapevine, saw palmetto (*Serenoa repens*), blackberry (*Rubus spp.*), air-potato* (*Dioscorea bulbifera*), pokeweed (*Phytolacca americana*), Spanish needles (*Bidens bipinnata*), beautyberry, Virginia creeper (*Parthenocissus quinquefolia*), and coral ardisia* (*Ardisia crenata*).

810: Dirt Road / Dirt Driveway

This area was along the south boundary of the site. The eastern portion is named SE 15th Avenue and allows access to several residences south of the site. The western portion of this area is a gated driveway that leads to a residence south of the site. It appears that a portion of the driveway encroaches onto the site.

Wetlands

510: Ditch

This area consisted of man-made ditches that bisect the western portion of the site north to south. This area consisted of two ditches. One flows from the north and intersects with another shorter ditch flowing from the east. Spoil-mounds flank the western and northern edge of the longer ditch and flank the north edge of the shorter east-west ditch. The ditches are delineated of Figures 2 and 8. The water in these ditches flows from the north and east and exist the site in the southwest corner. Based on Figures 9A through 9C, the ditches were excavated between 1964 and 1971.

617: Mixed Hardwood Wetland

Sweet bay (*Magnolia virginiana*), swamp bay (*Persia palustris*), cypress (*Taxodium spp*), laurel oak, water oak, sweet gum, swamp tupelo (*Nyssa biflora*), fetterbush (*Lyonia lucida*) and wax myrtle (*Morella cerifera*) were dominant canopy and subcanopy species, while Virginia chain fern (*Woodwardia virginica*), netted chain fern (*Woodwardia areolata*), grapevine and blackberry were the dominant ground cover species. The approximate wetland lines are delineated on Figure 8. The approximate wetland lines depicted on Figure 8 were delineated by ground-truthing in conjunction with historical and recent aerial photography review, soil map review and hydric soils analysis.

Based on exposed rooting around the wetland trees (mainly sweet bay) possibly from subsiding and oxidizing organic topsoil and dominant coverage in the open wetland areas (mainly southern area) of grapevine and blackberry (facultative to upland vegetation), it appears that the ditching has lowered the watertable and diverted historic water flow causing a loss of hydrological conditions in the wetlands.

Surface Waters (ponds, lakes, streams, springs, etc.)

The onsite ditches could be characterized as surface waters.

Wetlands

Wetlands were observed on the site (see above and Figure 8).

Non-native Invasive Species

Non-native invasive species were observed on the site and consisted of:

silktree (*Albizia julibrissin*)
paper mulberry (*Broussonetia papyrifera*)
Chinaberry (*Melia azedarach*)
coral ardisia (*Ardisia crenata*)
air-potato* (*Dioscorea bulbifera*)

Surface Water or Wetland Buffers

Since surface waters or wetlands exist on the site, buffers would exist.

Floodplains (100-year)

According to a Alachua County Department of Growth Management Wetlands and Floodplains map (Figure 5), flood hazard areas exist in the western and eastern portion of the site.

Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc)

The site is not within or near a Special Area Study Resource Protection Area.

Strategic Ecosystems (within or adjacent to mapped areas)

The site is not within or adjacent to a Strategic Ecosystem.

Significant Habitat (biologically diverse natural areas)

The site is not within or adjacent to Significant Habitat (biologically diverse natural areas).

Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)

Of the thirteen (13) listed fauna species with the possibility of occurring on the site, one (1) was observed on the site. This species was the gopher tortoise (*Gopherus polyphemus*), which is listed by the FWC as threatened and federally unlisted. Twenty-three (23) Potentially Occupied (PO) gopher tortoise (GT) burrows were noted on the site. The locations of the burrows are shown on Figure 2. A table showing the estimated probability of occurrence of listed fauna species with comments is attached as Table 1.

Recreation/Conservation/Preservation Lands

The site is not within or adjacent to Recreation/Conservation/Preservation Lands.

Significant Geological Features (caves, springs, sinkholes, etc.)

No Significant Geological Features (caves, springs, sinkholes, etc.) were observed on the site.

High Aquifer Recharge Areas

According to a Alachua County Aquifer Recharge Area map (see Figure 8), the site is the “Vulnerable” aquifer recharge zones. No surface features indicating a direct connections to the Floridan aquifer were observed on the site during the inspections.

Wellfield Protection Areas

The site is not within a Wellfield Protection Area.

Wells

No wells were observed on the site. However, a well may exist in the abandoned home site area in the eastern portion of the site. This area was heavily overgrown with vegetation, which made finding a well difficult.

Mr. Patrick Gleber
60± Acre Gainesville 60, LLC Property, Alachua County
Environmental Resources Assessment
Page 5

June 29, 2022

Soils

A soil map is attached as Figure 4.

Mineral Resource Areas

According to Alachua County Comprehensive Plan, the site is not within a mineral resource area.

Topography/Steep Slopes

According to a Alachua County Department of Growth Management topographical map (Figure 7), elevations on the site are approximately 119 feet in the northwest portion and 138 feet in the southeast portion of the site. The general slopes on the site are towards the wetlands / ditches in the western of the site, which at the lowest have an elevation of 108 feet. No steep slopes were observed on the site, except along the ditches' spoil mounds.

Historical and Paleontological Resources

No cultural sites or other historical/archaeological resources are recorded on or immediately adjacent to this property. No evidence was observed of human burials, middens, old building sites or other evidence that historical or archaeological sites exist on the site.

Hazardous Materials Storage Facilities and Contamination (soil, surface water, ground water)

No evidence was observed during the site inspection of hazardous material storage or facilities exist or existed on the site. Based on historical aerial review, no red-flag warnings of the site being used for hazardous material storage, production, or use was discerned.

We appreciate the opportunity to provide our services. If you have an questions, please contact me.

Sincerely,
McALPINE ENVIRONMENTAL CONSULTING, INC.



DAVID McALPINE
President

Attachments



McAlpine Environmental Consulting, Inc.
18312 Cortez Boulevard, Brooksville, FL 34601
352-585-2033 (Cell)
davidmec7@gmail.com

60± Acre Gainesville 60, LLC Property
Alachua County

Figure 1: Vicinity Aerial

FLUCFCS Code*	Habitat Type	Acre
190	Open Land/Mixed Woods	9.0
420	Upland Hardwood/Pine	33.3
510	Ditch	1.2
617	Mixed Hardwood Wetland	15.6
810	Road / Driveway	0.9

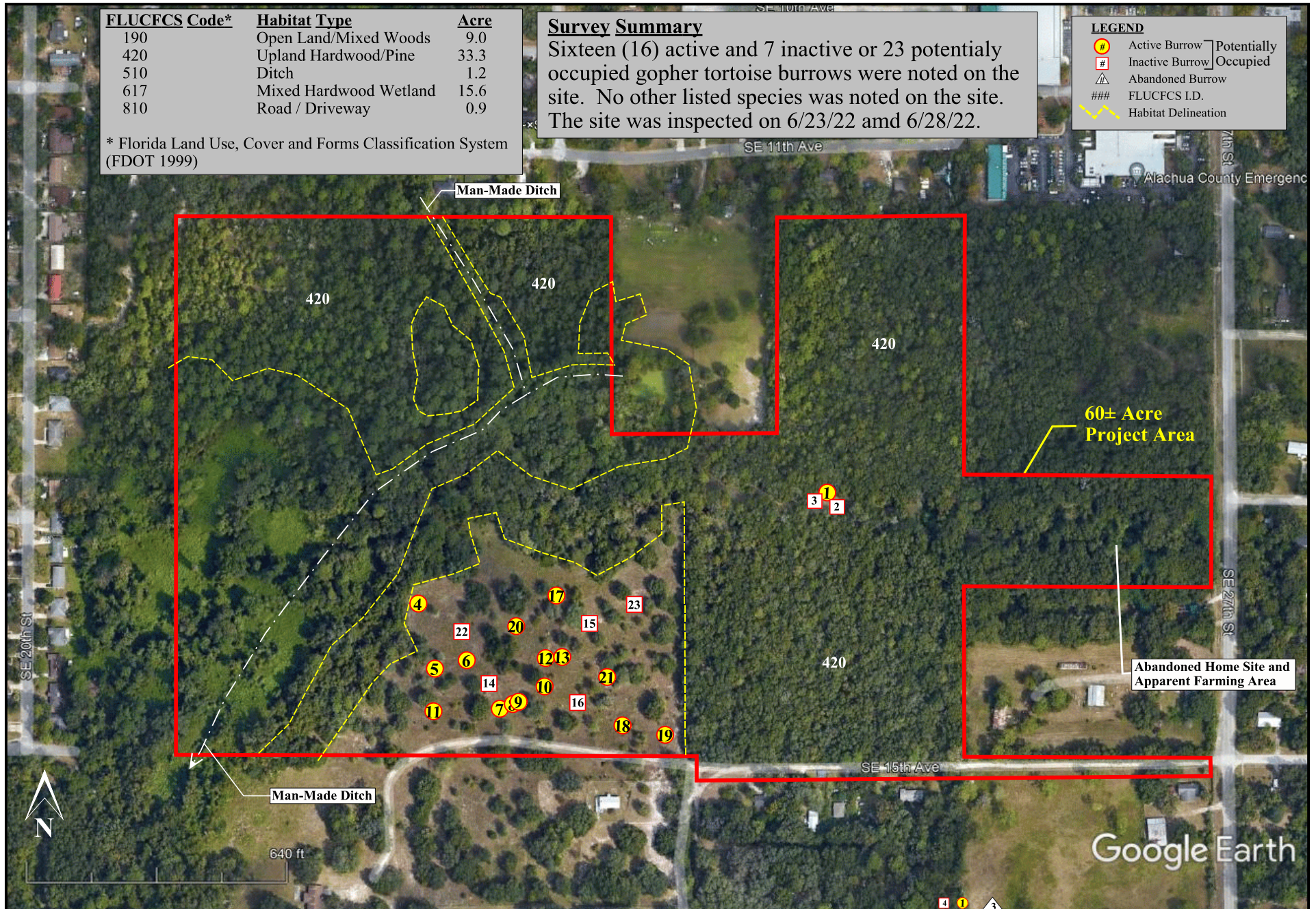
* Florida Land Use, Cover and Forms Classification System (FDOT 1999)

Survey Summary
 Sixteen (16) active and 7 inactive or 23 potentially occupied gopher tortoise burrows were noted on the site. No other listed species was noted on the site. The site was inspected on 6/23/22 and 6/28/22.

LEGEND

- # Active Burrow
- # Inactive Burrow
- # Abandoned Burrow
- ### FLUCFCS I.D.
- Habitat Delineation

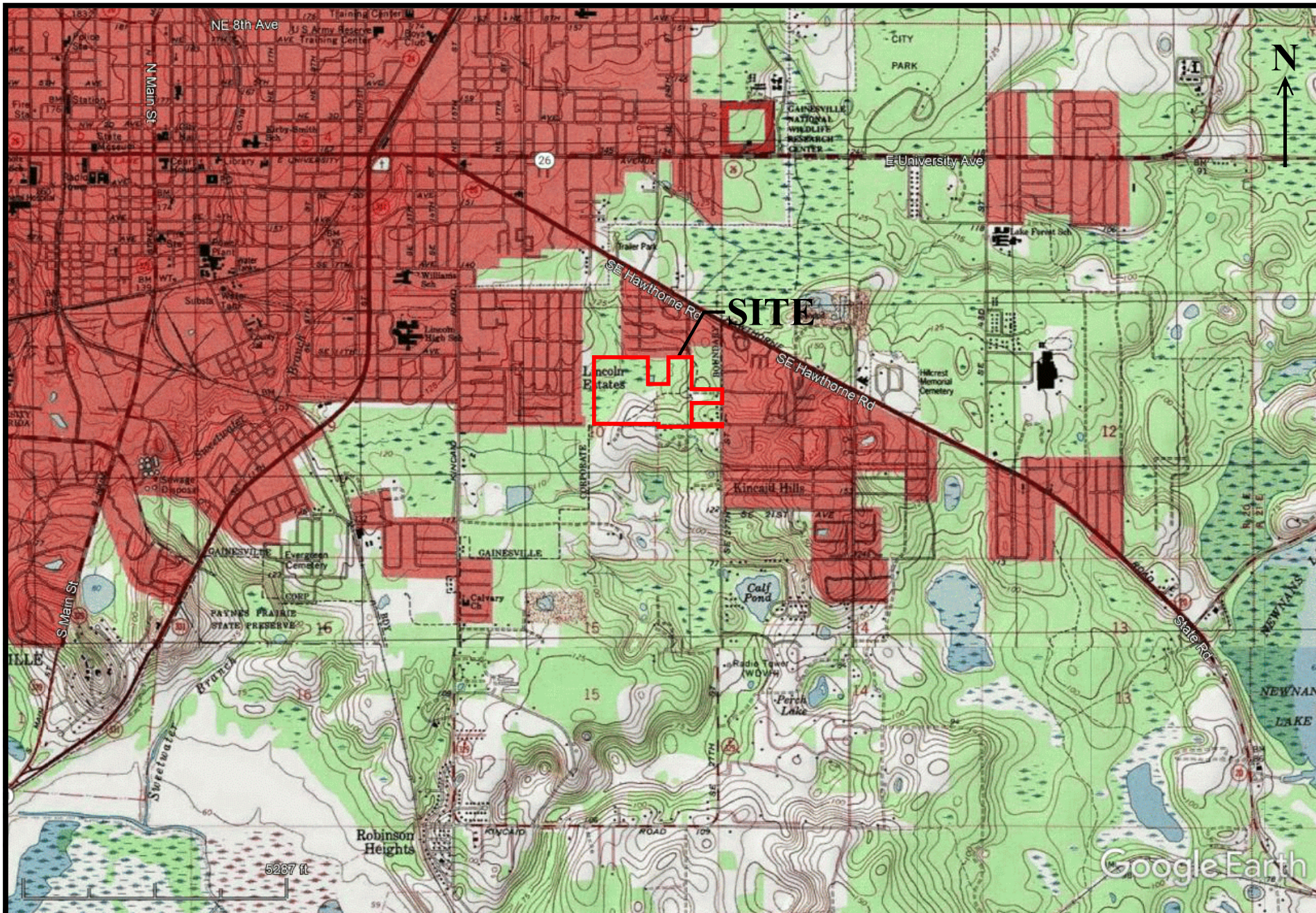
Potentially Occupied



McAlpine Environmental Consulting, Inc.
 18312 Cortez Boulevard, Brooksville, FL 34601
 352-585-2033 (Cell)
 davidmec7@gmail.com

**60± Acre Gainesville 60, LLC Property
 Alachua County**

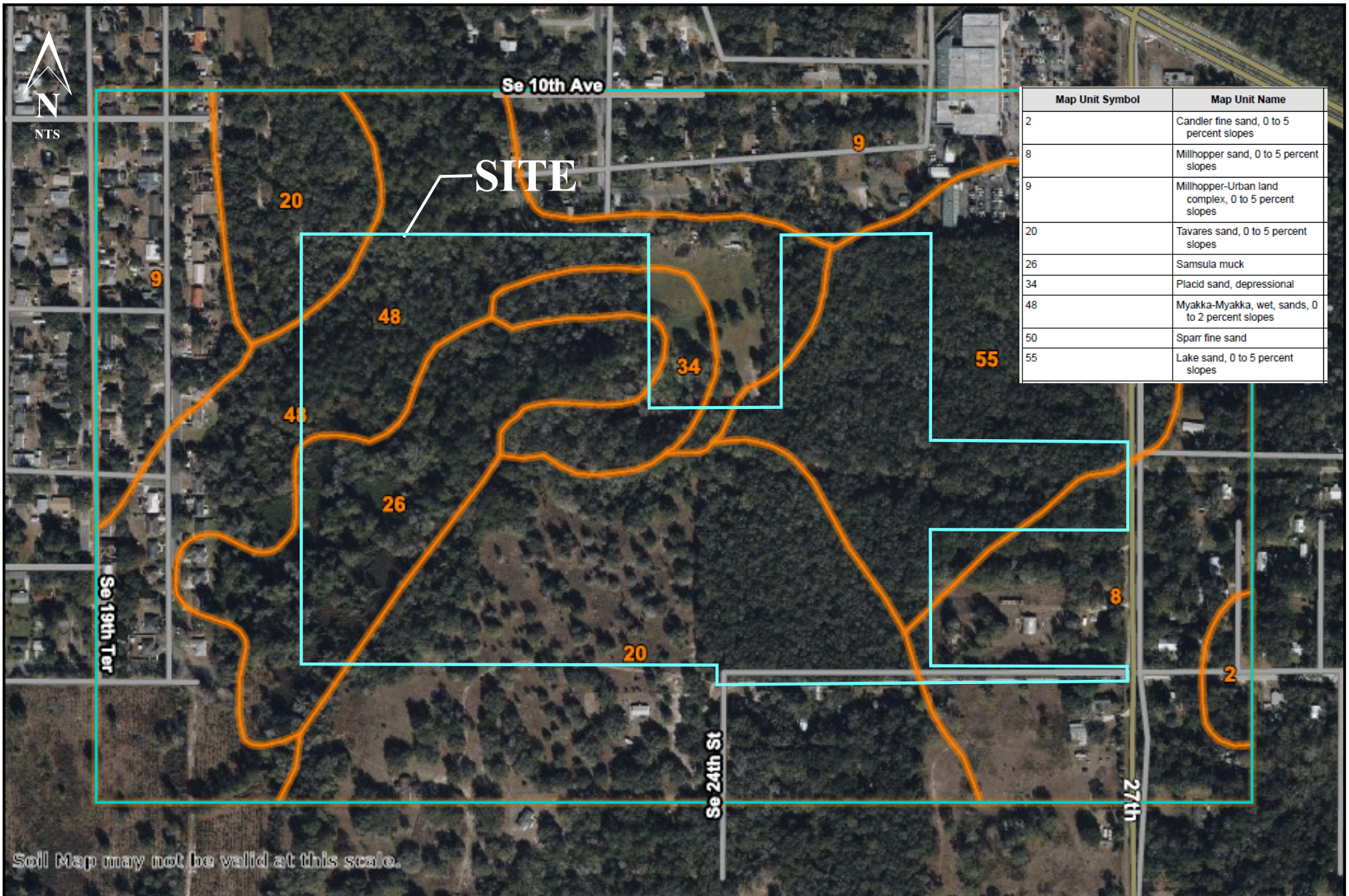
Figure: 2 Project Aerial
 Image From: Google Earth
 Image Date: 9/23/19



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18312 Cortez Boulevard, Brooksville, FL 34601
352-585-2033 (Cell)
davidmcc7@gmail.com

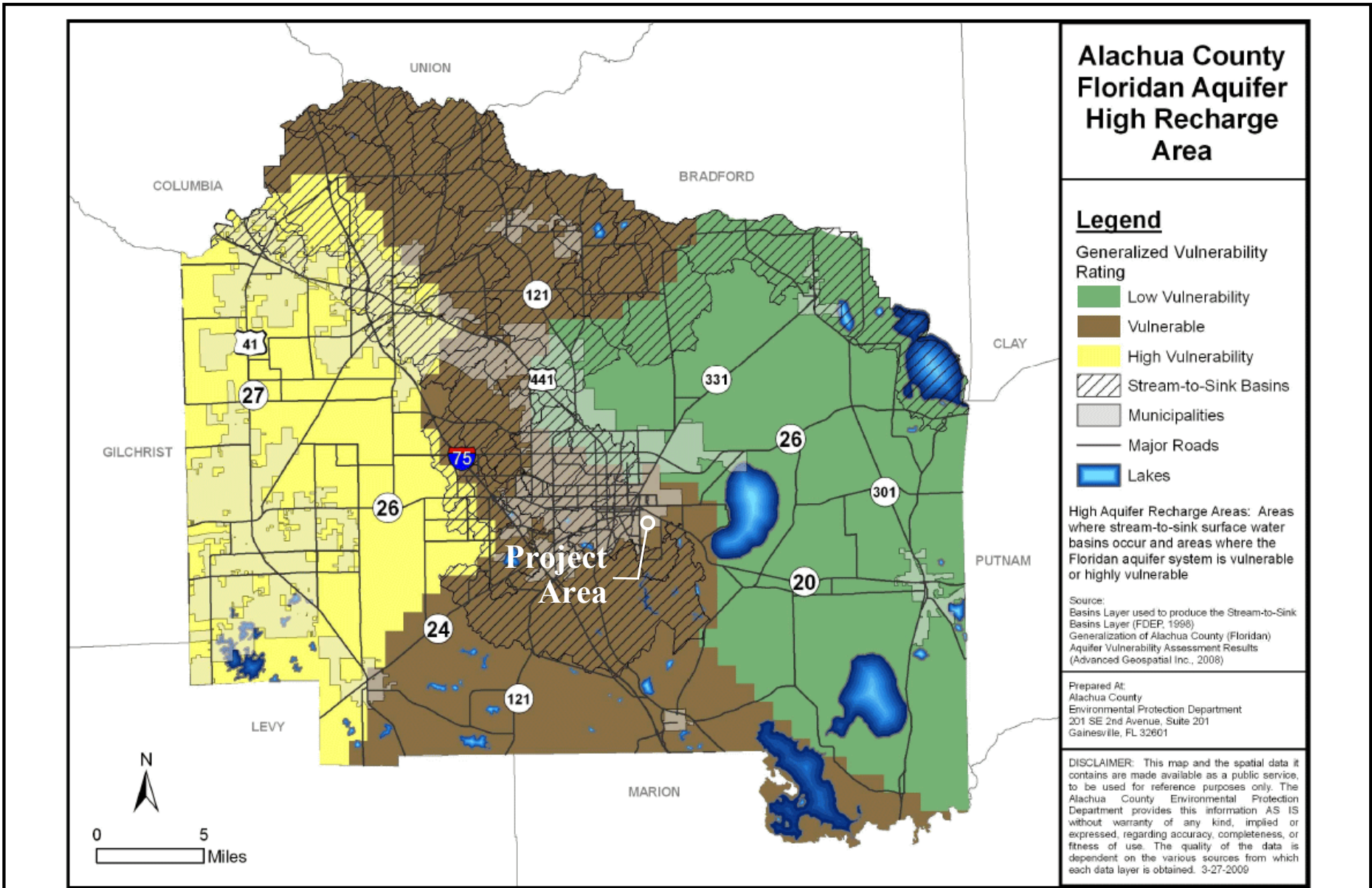
60± Acre Gainesville 60, LLC Property
Alachua County

Figure 3: Quad Map
Sec. 10, T-10S, R-20E



Soil Map may not be valid at this scale.

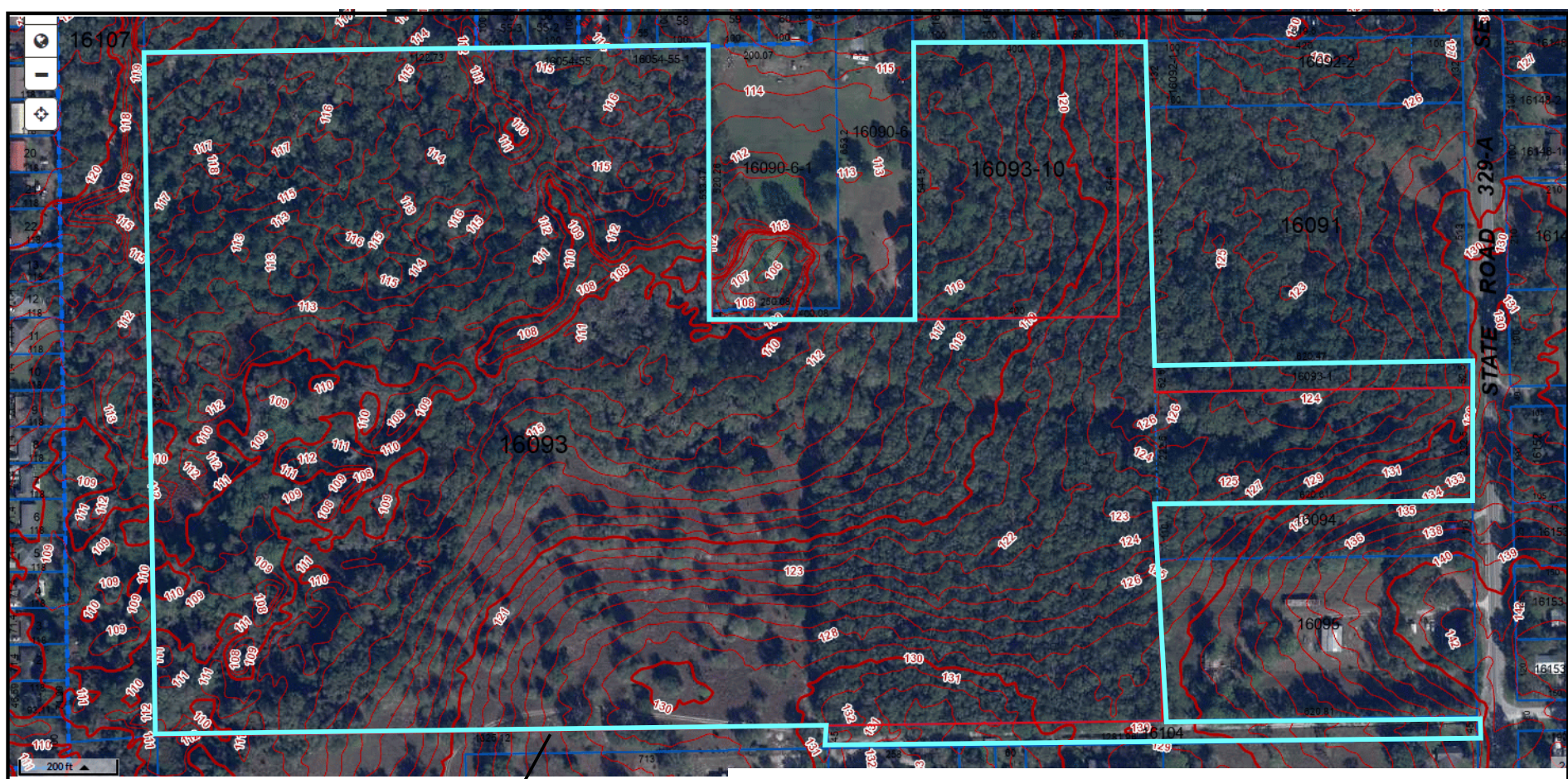
<p>McAlpine Environmental Consulting, Inc. 18312 Cortez Boulevard, Brooksville, FL 34601 352-585-2033 (Cell) davidmec7@gmail.com</p>	<p><i>60± Acre Gainsville 60, LLC Property Alachua County</i></p>	<p>Figure 4: Soil Map From USDA Web Soil Survey http://websoilsurvey.nrcs.usda.gov</p>
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davidmec7@gmail.com

60± Acre Gainesville 60, LLC Property
Alachua County

Figure 6: Aquifer Recharge Map



Project Area

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davidmec7@gmail.com

12.4± Acre 819 Reid St LLC Property
Alachua County

Figure 7: Topo Map



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davidmec7@gmail.com

60± Acre Gainesville 60, LLC Property
Alachua County

Figure: 8 Wetland Delineation Aerial
Image From: Google Earth
Image Date: 1/18/21



60± Acre
Project Area



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18312 Cortez Boulevard, Brooksville, FL 34601
352-585-2033 (Cell)
davidmcc7@gmail.com

60± Acre Gainesville 60, LLC Property
Alachua County

Figure: 9A 1964 Aerial
Image From: FDOT



60± Acre
Project Area

McAlpine Environmental Consulting, Inc.
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352-585-2033 (Cell)
davidmec7@gmail.com

60± Acre Gainesville 60, LLC Property
Alachua County

Figure: 9B 1971 Aerial
Image From: FDOT



60± Acre
Project Area

McAlpine Environmental Consulting, Inc.
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352-585-2033 (Cell)
davidmec7@gmail.com

60± Acre Gainesville 60, LLC Property
Alachua County

Figure: 9C 1982 Aerial
Image From: FDOT

Table 1: Probability of Occurrence of Listed Fauna Species

Common Name	Scientific Name	Status FWC/USFWS ¹	Estimated Probability of Occurrence			Comments
			Observed	Possible	Unlikely	
BIRDS						
Wading Birds	Little Blue Heron	<i>Egretta caerulea</i>	T/---		X	Feeding habitat present in wetlands. Not typical nesting habitat (estuarine). Wetlands appeared severally drained from ditching activities. No standing water / wading habitat observed except in ditch habitat.
	Tricolored Heron	<i>Egretta tricolor</i>	T/---		X	Feeding habitat present in wetlands. Nesting usually occurs February through April. Minimal shrub wetlands onsite, preferred nesting habitat. Wetlands appeared severally drained from ditching activities. No standing water / wading habitat observed except in ditch habitat.
	FL. Sandhill Crane	<i>Grus canadensis pratensis</i>	T/--		X	Feeding habitat in open areas, but not preferred nesting habitat observed (freshwater marsh). No nest site observed. Breeding/Nesting season typically February - April.
	Wood Stork	<i>Mycteria americana</i>	T/T		X	Feeding habitat present in wetlands. Some preferred onsite feeding habitat. Prefers cypress and mangrove habitats, which minimal cypress habitat present, for breeding. Wetlands appeared severally drained from ditching activities. No standing water / wading habitat observed except in ditch habitat. Nesting habit between October to June.
Southeastern American Kestrel	<i>Falco sparverius paulus</i>	T/--		X	No kestrels observed. Preferred habitat present in open areas. No nesting activities observed onsite. Nesting typically March-mid through June.	
Bald Eagle	<i>Haliaeetus leucocephalus</i>	DL/DL		X	Potential nesting and feeding habitat present. No eagles or potential eagle nests observed onsite. FWC's and Audubon's Eagle Nest Locator shows the nearest recorded nest (AL-010) from the site is 0.86 miles south of the site.	
Burrowing Owl	<i>Speotyto cunicularia</i>	SSC/--		X	Some habitat present in open areas. No nests or owls observed. Vegetation may be too high for this species in the open areas.	
MAMMALS						
Sherman's Fox Squirrel	<i>Sciurus niger shermani</i>	SSC/--		X	Some preferred habitat present. No fox squirrels or potential nest sites were observed on or adjacent to the site.	
REPTILES						
Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	T/T		X	Habitat present. Reclusive. Tortoise burrows present, a known retreat.	
Gopher Tortoise	<i>Gopherus polyphemus</i>	T/--	X		Tortoise burrows noted onsite in well drained soils and open areas.	
Florida Pine Snake	<i>Pituophis melanoleucus m.</i>	SSC/--		X	Potential suitable onsite habitat (sandy soils). Pocket gophers, a preferred prey, activity noted onsite.	
Short-tailed Snake	<i>Stilosoma extenuatum</i>	T/--			X	Possible habitat present. Prefers xeric / sandy habitats. Reclusive (fossorial) and little known snake.
AMPHIBIANS						
Florida Gopher Frog	<i>Rana capito aesopus</i>	SSC/--		X	Tortoise burrows onsite, a known preferred dwelling.	

1. FWC = Florida Fish & Wildlife Conservation Commission; USFWS = United States Fish and Wildlife Service; E = Endangered; T = Threatened; T(S/A) = Similarity of Appearance; T(E/P) = Threatened (Experimental Population; SSC = Species of Special Concern.; DL = Delisted (protected)



1018 Thomasville Road
 Suite 200-C
 Tallahassee, FL 32303
 850-224-8207
 850-681-9364 fax
 www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

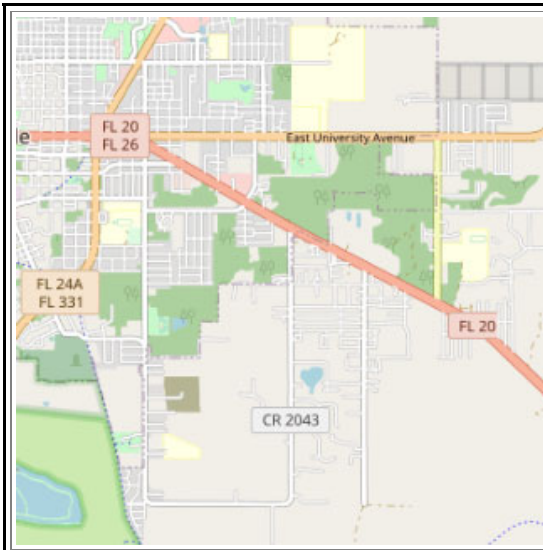
Created 6/29/2022

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

for information on an official

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 28101



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 28101

1 Documented Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Pituophis melanoleucus</i> Pine Snake	G4	S3	N	ST

0 Documented-Historic Elements Found

2 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Mycteria americana</i> Wood Stork	G4	S2	T	FT

Matrix Unit ID: 28101

47 Potential Elements for Matrix Unit 28101

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Agrimonia incisa</i> incised groove-bur	G3	S2	N	T
<i>Ambystoma cingulatum</i> Frosted Flatwoods Salamander	G2	S1	T	FT
<i>Ambystoma tigrinum</i> Eastern Tiger Salamander	G5	S3	N	N
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
<i>Aphodius troglodytes</i> Gopher Tortoise Aphodius Beetle	G2G3	S2	N	N
<i>Arnoglossum diversifolium</i> variable-leaved Indian-plantain	G2	S2	N	T
<i>Asplenium x curtissii</i> Curtiss' spleenwort	GNA	S1	N	N
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N

2023-76A

<i>Asplenium x plenum</i> ruffled spleenwort	G1Q	S1	N	N
<i>Ataenius brevicollis</i> An Ataenius Beetle	G3G5	S1S2	N	N
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
<i>Bolbocerosoma hamatum</i> Bicolored Burrowing Scarab Beetle	G3G4	S3	N	N
<i>Brickellia cordifolia</i> Flyr's brickell-bush	G3	S2	N	E
<i>Calopogon multiflorus</i> many-flowered grass-pink	G2G3	S2S3	N	T
<i>Ceratocanthus aeneus</i> Shining Ball Scarab Beetle	G2G3	S2	N	N
<i>Copris gopheri</i> Gopher Tortoise Copris Beetle	G2	S2	N	N
<i>Corynorhinus rafinesquii</i> Rafinesque's Big-eared Bat	G3G4	S1	N	N
<i>Ctenium floridanum</i> Florida toothache grass	G2	S2	N	E
<i>Dasymutilla archboldi</i> Lake Wales Ridge Velvet Ant	G2G3	S2S3	N	N
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Dryobates borealis</i> Red-cockaded Woodpecker	G3	S2	E, PT	FE
<i>Eudocimus albus</i> White Ibis	G5	S4	N	N
<i>Falco sparverius paulus</i> Southeastern American Kestrel	G5T4	S3	N	ST
<i>Forestiera godfreyi</i> Godfrey's swampprivet	G2	S2	N	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Hartwrightia floridana</i> hartwrightia	G2	S2	N	T
<i>Heterodon simus</i> Southern Hognose Snake	G2	S2S3	N	N
<i>Lampropeltis extenuata</i> Short-tailed Snake	G3	S3	N	ST
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Litsea aestivalis</i> pondspice	G3?	S2	N	E
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Myotis austroriparius</i> Southeastern Myotis	G4	S3	N	N
<i>Neofiber alleni</i> Round-tailed Muskrat	G2	S2	N	N
<i>Notophthalmus perstriatus</i> Striped Newt	G2G3	S2	N	C
<i>Onthophagus polyphemi polyphemi</i> Punctate Gopher Tortoise Onthophagus Beetle	G2G3T2T3	S2	N	N
<i>Peltotrupes profundus</i> Florida Deepdigger Scarab Beetle	G3	S3	N	N
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Phyllophaga clemens</i> Clemens' June Beetle	G2	S1	N	N
<i>Phyllophaga elongata</i> Elongate June Beetle	G3	S3	N	N
<i>Podomys floridanus</i> Florida Mouse	G3	S3	N	N
<i>Pteroglossaspis ecristata</i> giant orchid	G2G3	S2	N	T
<i>Pycnanthemum floridanum</i> Florida mountain-mint	G3	S3	N	T
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Sideroxylon alachuense</i> silver buckthorn	G1	S1	N	E
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N
<i>Verbesina heterophylla</i> variable-leaf crownbeard	G2	S2	N	E
<i>Wet flatwoods</i>	G4	S4	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

2023-76A

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



Alachua County, Board of County Commissioners
Department of Growth Management
 10 SW 2nd Ave., Gainesville, FL 32601
 Tel. 352.374.5249, Fax. 352.338.3224
<http://growth-management.alachuacounty.us>

Submit to:
Development Services Division

ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

Pursuant to Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, applications for land use change, zoning change, and development approval shall be required to submit an inventory of natural resource information. The inventory shall include site specific identification, analysis and mapping of each resource present on or adjacent to the site. The identification and analysis shall indicate information sources consulted.

Natural Resources Checklist:

Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.

Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

- Yes N/A Surface Waters (ponds, lakes, streams, springs, etc.)
- Yes N/A Wetlands
- Yes N/A Surface Water or Wetland Buffers
- Yes N/A Floodplains (100-year)
- Yes N/A Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc)
- Yes N/A Strategic Ecosystems (within or adjacent to mapped areas)
- Yes N/A Significant Habitat (biologically diverse natural areas)
- Yes N/A Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)
- Yes N/A Recreation/Conservation/Preservation Lands
- Yes N/A Significant Geological Features (caves, springs, sinkholes, etc.)
- Yes N/A High Aquifer Recharge Areas
- Yes N/A Wellfield Protection Areas
- Yes N/A Wells
- Yes N/A Soils
- Yes N/A Mineral Resource Areas
- Yes N/A Topography/Steep Slopes
- Yes N/A Historical and Paleontological Resources
- Yes N/A Hazardous Materials Storage Facilities
- Yes N/A Contamination (soil, surface water, ground water)

SIGNED: _____

Digitally signed by David McAlpine
 DN: cn=David McAlpine, o=McAlpine
 Environmental Consulting, Inc., ou=President,
 email=davidmeca@gmail.com, c=US
 Date: 2022.06.29 16:39:32 -04'00'
 Adobe Acrobat version: 2022.001.20142

PROJECT # _____

DATE: _____

For assistance please visit the Alachua County Environmental Protection Department (ACEPD) website at <http://www.alachuacounty.us/government/depts/epd/natural/devchecklist.aspx> or contact ACEPD at (352) 264-6800. (version 5/20/05)

Land Use Change & Rezoning Justification Report

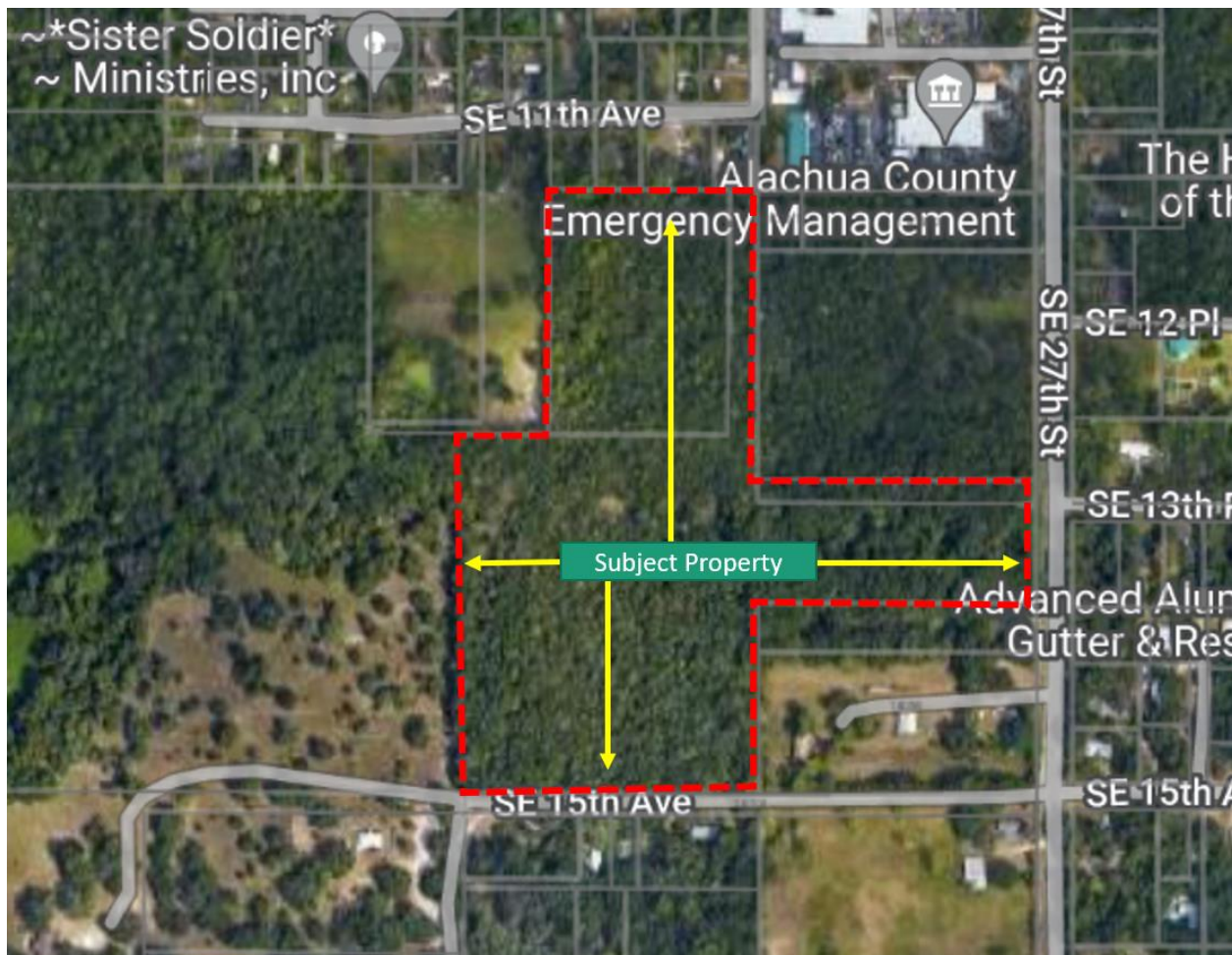
**Gainesville 60 Property
1300 SE 27th Street**

Prepared for Submittal to:

City of Gainesville

Prepared by:

eda consultants, inc.



November 14, 2022

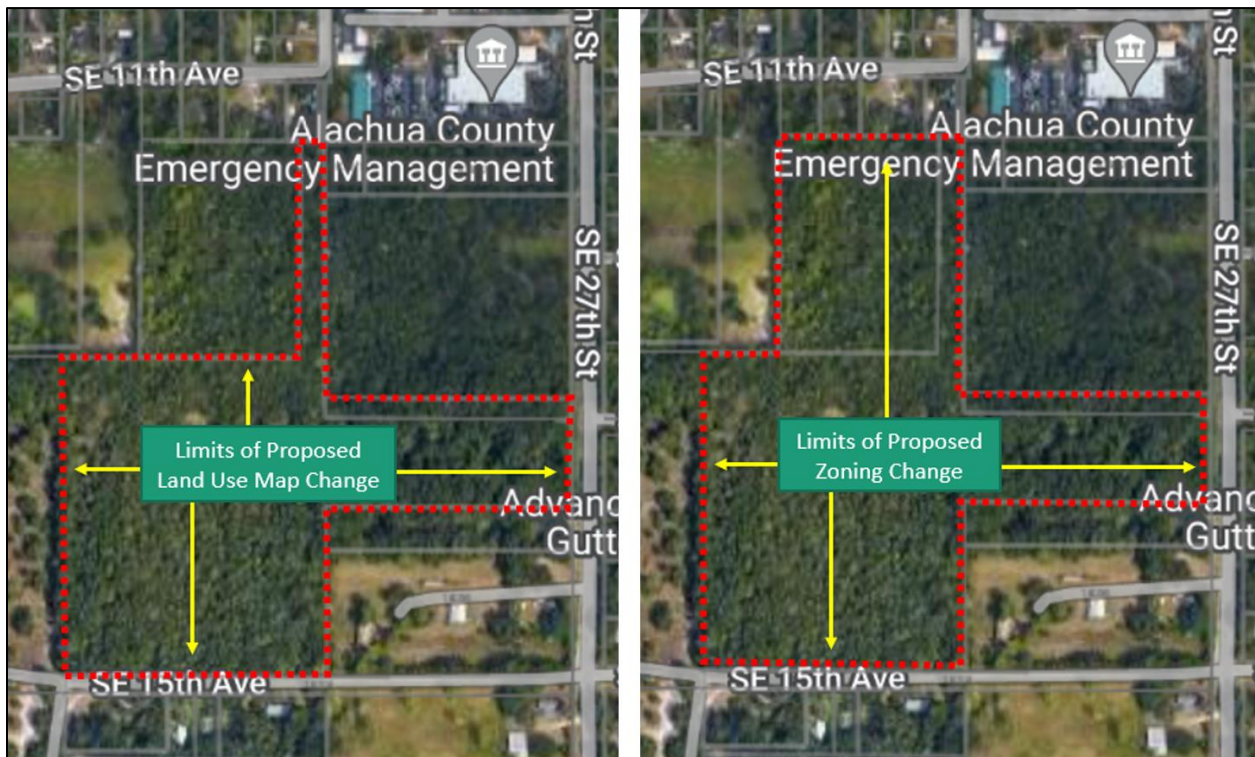
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Proposal & Background

This application proposes a Small-Scale Comprehensive Plan Amendment (land use change) and rezoning for Parcels 16093-001-000 and 16093-010-000 and a portion of Parcel 16093-000-000, located at 1300 SE 27th Street. The property is presently an undeveloped property with several residentially developed parcels in all directions both in the city limits and in the unincorporated area.

The proposed future land use amendment is to amend the future land use map designation of the property from Single Family (SF) to Residential Low (RL) on approximately 16.8 acres (parcel 16093-001-000 & a portion of 16093-000-000). The proposed companion rezoning is to change the property from Mobile Home (MH) and RSF-3 on approximately 21.7 acres (parcels 16093-01-000, 16093-010-000 & a portion of 16093-000) to RMF-5. The following exhibit indicates the limits of the proposed land use map change and rezoning change:



The property is located in a portion of Gainesville with urban land use and zoning map designations. In addition, the predominant development pattern for the area is residential, which includes existing residential developed sites/lots on several lots in close proximity to the property owned by the applicant. The land use and zoning map designations in the area are a mix of low and medium density residential in nature.

The City of Gainesville Comprehensive Plan Future Land Use Element Policy 4.1.1 defines Residential Low as *“areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multi-family development.”* By this very definition

of Residential Low in the City of Gainesville Comprehensive Plan, the Residential Low future land use designation is appropriate in areas with a mix of residential types and densities, such as what is found in and around the subject property. In addition, approximately 4.9 acres of the subject property already have the Residential Low future land use designation, so the Residential Low designation is already in place on the property (on approximately 23% of the proposed rezoning area) and as such, the request would result in an expansion of this existing designation on an additional portion of the property.

The proposed zoning designation of RMF-5 is a corresponding zoning district that is intended to implement the Residential Low future land use designation. According to the City of Gainesville Land Development Code, Sec. 30-4.2, the RMF-5 zoning district is appropriate for lands with the Residential Low future land use designation:

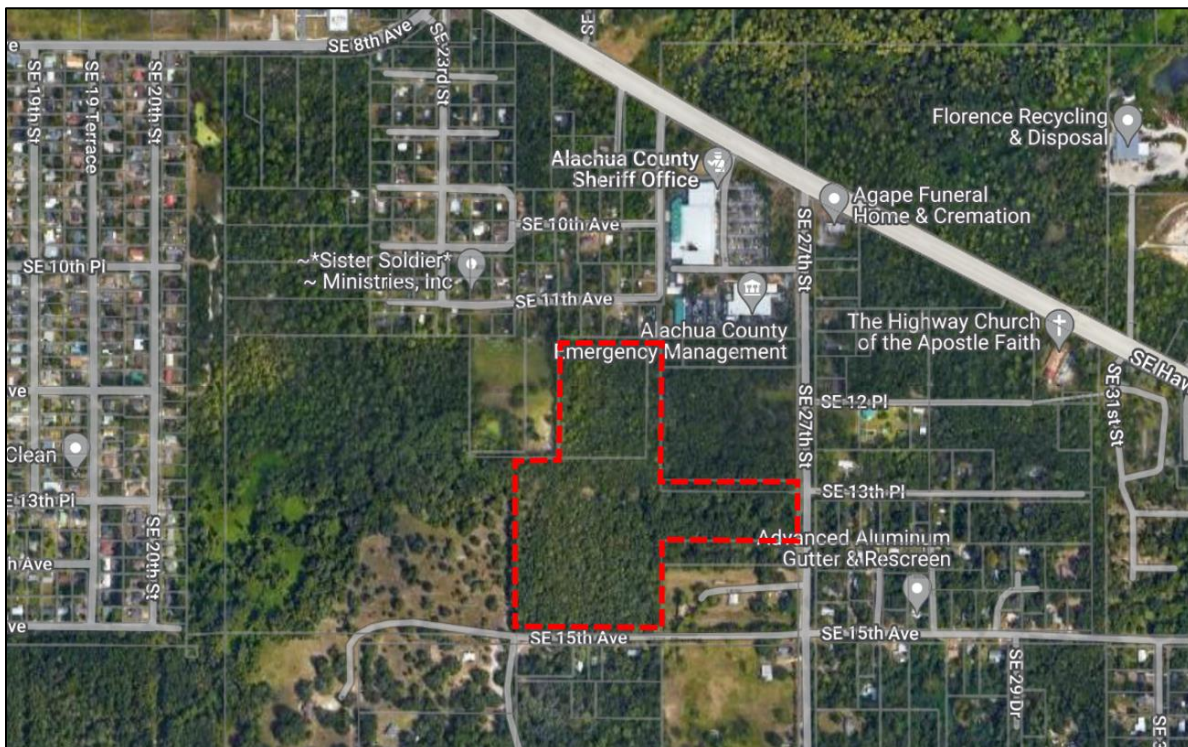
Sec. 30-4.2. Correspondence with future land use categories.

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

Future Land Use Category	Zoning Districts	Special Districts
Single-Family (SF)	U1, RSF-1 to 4, RSF-R	PD, CON, PS
Residential Low-Density (RL)	U2, RSF-4, RMF-5, MH, RC	PD, CON, PS

Based on this definition and the characteristics of the project area and the surrounding residential development pattern, the placement of RL land use and the implementing RMF-5 zoning is appropriate and will allow for residential development as defined above.

The aerial photo below illustrates the location of the 3 parcels along the west side of SE 27th Street. As can be noted from the aerial photo, the property is currently undeveloped and is in close proximity to residentially developed properties:

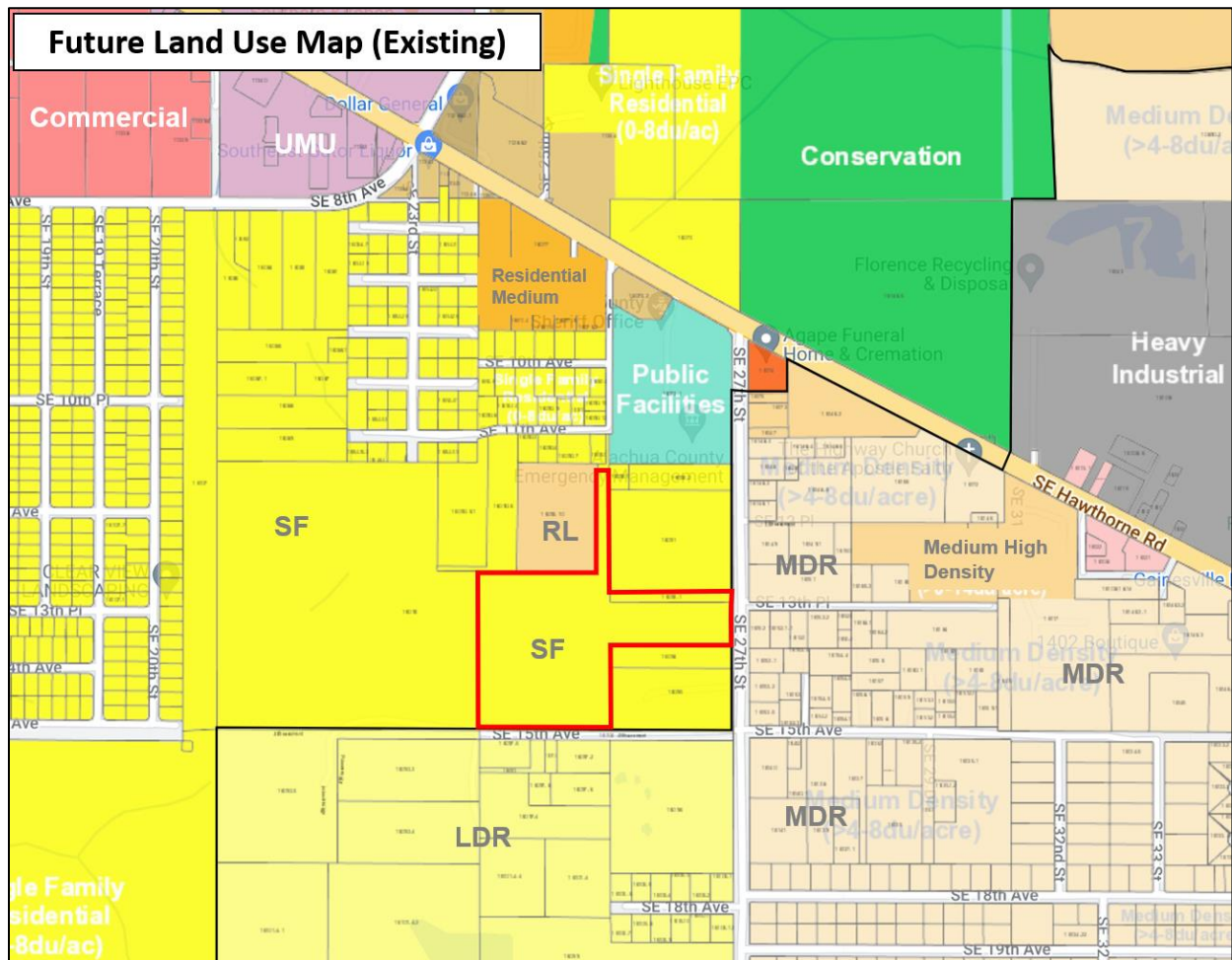


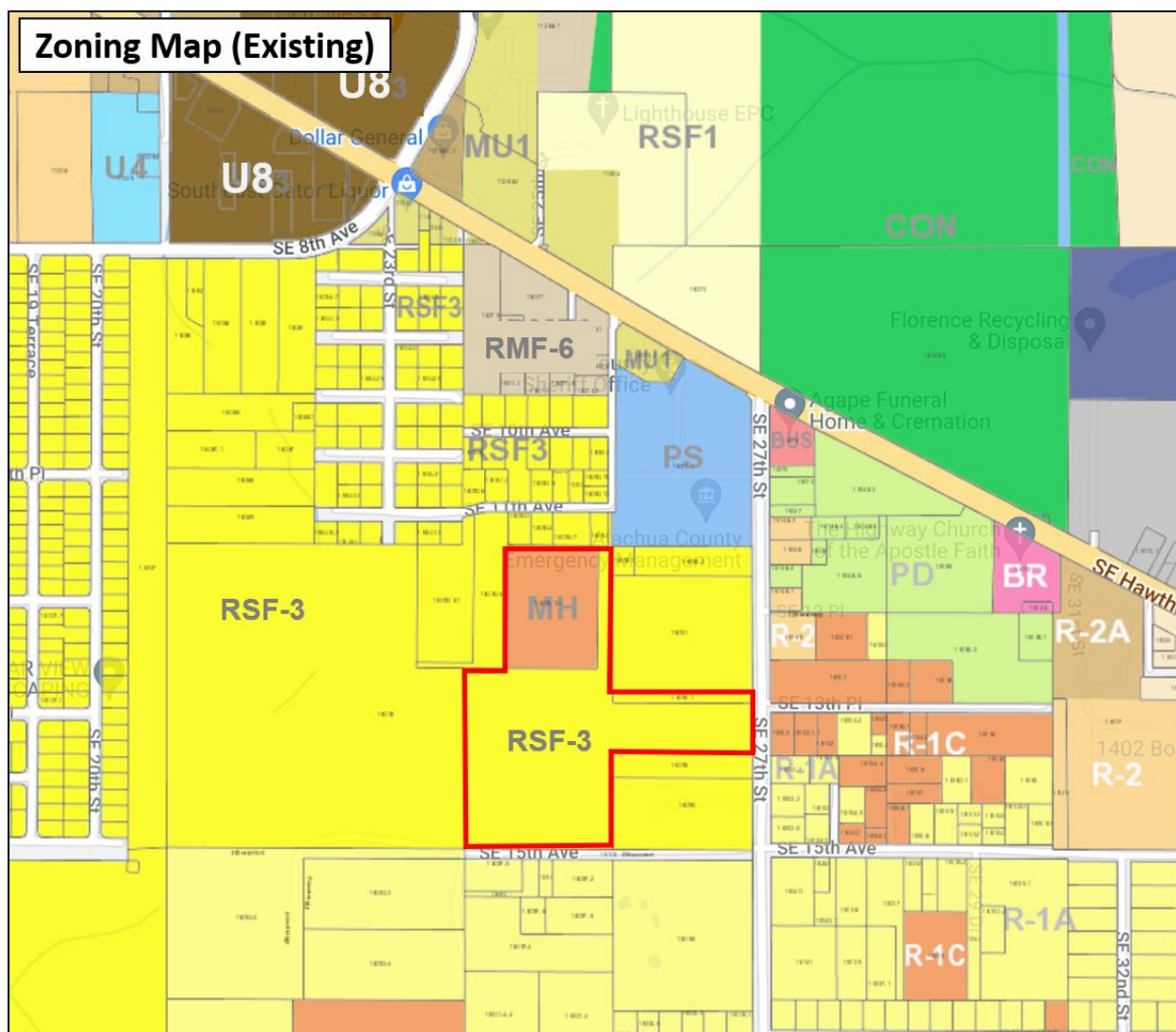
Vehicular access is available to the property from SE 27th Street (a county-maintained roadway), which is a paved, two-lane roadway fronting the subject property. Utilities (water, sewer & electric) are available to serve the property and transit service is available via nearby service that runs along SE 27th Street Avenue (Route 7). In addition, the Alachua County Emergency Management & Sheriff's Office is located immediately northeast of the property.

The property is located in Zone A of the Transportation Mobility Program Area (TMPA). The site is also located in the City of Gainesville Enterprise Zone.

Existing Future Land Use Designations & Zoning Districts

The current future land use designations of the subject property are Single Family (SF) and Residential Low (RL) and the zoning designations are Mobile Home (MH) and RSF-3 as indicated on the following two exhibits:



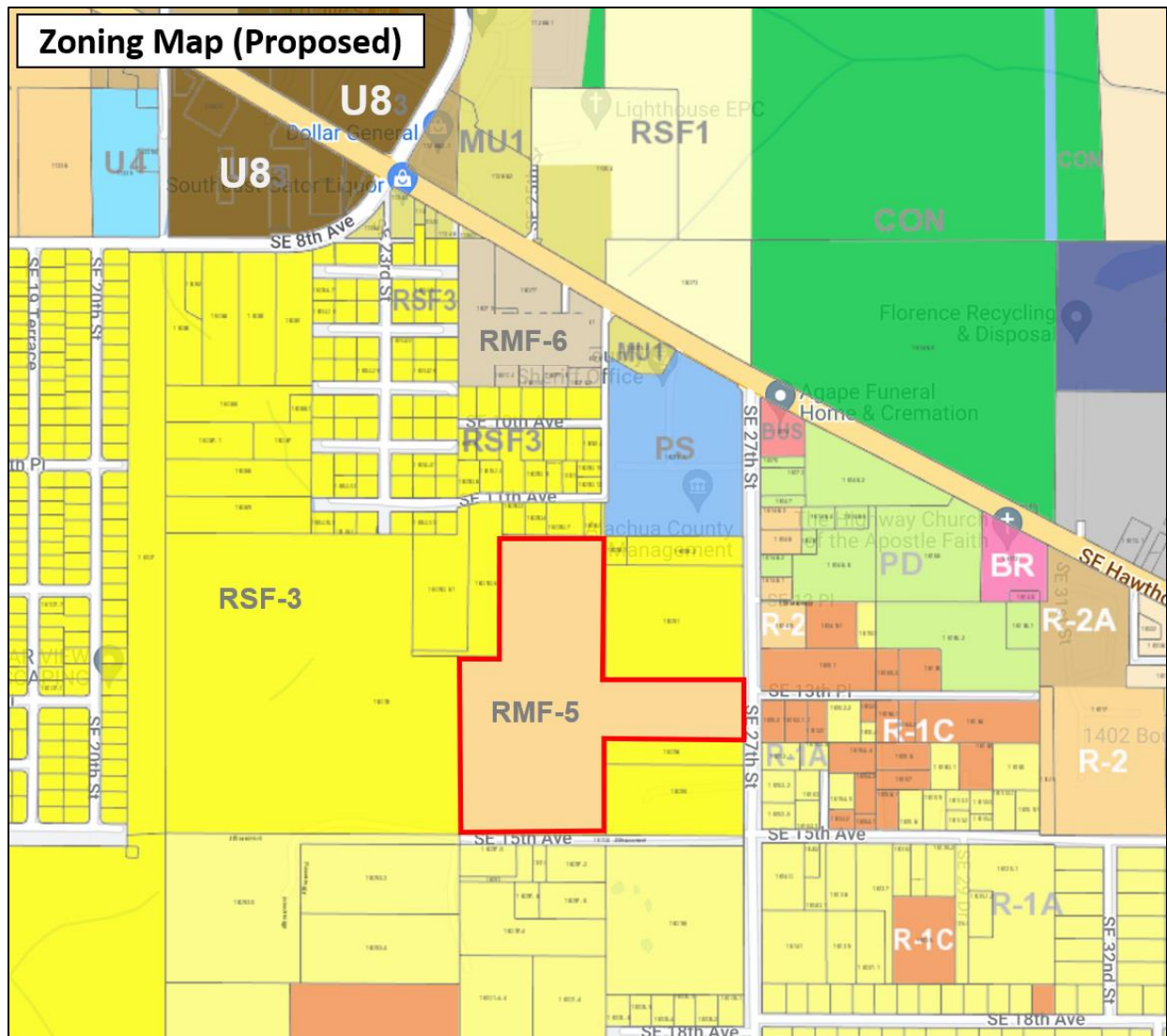


As indicated on the existing future land use and zoning maps, there are a variety of residential designations in the area, including a mix of low and medium density types, which allow for a number of different residential use types.

Statement of Proposed Change / Proposed Future Land Use & Zoning Designations

As stated above, the project area currently has future land use (FLU) designations of Residential Low (RL) and Single Family (SF) and zoning districts of Mobile Home (MH) and RSF-3. As such, the property has a mix of designations that are not in alignment with each other in relation to permitted uses, development standards, etc. which makes the future development of the property difficult and potentially fragmented.

The proposed Residential Low (RL) future land use category (from Single Family) for the approximately 16.8 acre portion of the project area will create a consistent and uniform land use designation for the entire approximately 21.7 acre area. In addition, the proposed zoning of RMF-



The proposed land use category (RL) and zoning district (RMF-5) will increase the residential development potential of the property both in density and permitted residential use types and as such, will provide increased opportunities to provide affordable housing to the residents of the City of Gainesville, as supported in the Housing Element. Regarding future residential development, any future development activity on the property would require compliance with all applicable regulations associated with the Comprehensive Plan and Land Development Code, including site plan applications.

The site can be served by GRU centralized utilities with adequate capacity. Vehicular access exists from SE 27th Street (a 2-lane County-maintained roadway). Mass transit service is available to serve the property via RTS Route 7 along SE 27th Street.

City of Gainesville Comprehensive Plan Policy 4.1.1 defines the proposed Residential Low (RL) future land use category as follows:

Residential Low-Density (RL): up to 15 units per acre

This land use category shall allow dwellings at densities up to 15 units per acre. The Residential Low-Density 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, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multi-family development. Land development regulations shall determine gradations of density, specific uses and performance measures. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.

The proposed zoning to implement the proposed Residential Low future land use category is RMF-5. The City of Gainesville Land Development Code Sec. 30-4.16 establishes the permitted uses in the RMF-5 zoning district.

The table below indicates the permitted uses for the RMF-5 (up to 12 u.p.a.) zoning district:

Sec. 30-4.16 Permitted Uses RMF-5 Zoning District

USES	Use Standards	RMF-5
Accessory dwelling unit	30-5.35	A
Adult day care home	30-5.2	P
Assisted living facility		P
Attached dwelling (up to 6 attached units)		P
Bed and breakfast establishment	30-5.4	P
Community residential home (up to 6 residents)	30-5.6	P
Day care center	30-5.7	P
Family child care home	30-5.10	P
Multi-family dwelling		P
Multi-family, small-scale (2-4 units per building)		P
Place of religious assembly	30-5.22	P
Library		S
Public park		P
School (elementary, middle, or high - public or private)		P
Single-family dwelling		P

Based on the definition and intent of the Residential Low future land use designation as indicated on page 5-6 and the list of permitted uses above, the subject property is an appropriate area for the placement of the Residential Low land use category and the implementing zoning district of RMF-5 for multiple reasons, including compatibility with the existing land use & zoning pattern and development pattern, promotion of higher density housing development to increase housing stock and the more efficient use of land that has adequate public facilities.

Compatibility & Consistency with Adjacent Land Use & Zoning Districts

The proposed land use and zoning map change to Residential Low and RMF-5 are compatible with the surrounding land use and zoning districts, per the following:

North

To the north of the subject property lies an existing single family residential subdivision. A large majority of the subject property that abuts that subdivision to the north (along SE 11th Avenue) already has a Residential Low (RL) future land use designation and as such, no change in the future land use map in that area is proposed and will not change the permitted uses or density in this area. In addition, that parcel is currently zoned Mobile Home (MH), which allows a mobile home park at a density of 12 units per acre. The proposed rezoning from MH to RMF-5 will not increase the permitted density as both existing and proposed designations allow 12 units per acre and remove mobile homes as a permitted residential use type.

East & South

As stated in this report, there is a mixture of residential land use and zoning densities and types in the area, including properties in the unincorporated Alachua County jurisdiction to the east and south. These areas include all properties to the east of SE 27th Street with Medium and Medium-High Density residential designations and to the south of SE 15th Avenue (private street) with a Low Density designation. When comparing development potential to the subject property, it is important to note that the Alachua County Comprehensive Plan allows mixed use Traditional Neighborhood Developments (TND’s) and Cottage Neighborhoods by right in all urban residential land use designations (per FLUE Policies 1.6.1(a) & 1.8.3, among others), including the Low, Medium and Medium-High Density Residential designations that existing abutting and near the subject property to the south and east. The table below indicates the maximum density allowances for TND and Cottage Neighborhood developments that are allowed by-right on these adjacent properties:

Future Land Use Designation	TND Permitted Maximum Density & Non-Residential Intensity⁽¹⁾	Cottage Neighborhood Permitted Density⁽²⁾
Residential Low	8 units per acre / 10,000 SF, plus 250 SF per unit	8 units per acre
Residential Medium	8 units per acre / 10,000 SF, plus 250 SF per unit	16 units per acre
Residential Medium-High	12 units per acre / 10,000 SF, plus 250 SF per unit	28 units per acre

⁽¹⁾ ULDC, Sec. 407.64

⁽²⁾ ULDC, Sec. 407.154(d)

It is also notable that the zoning designations (as stated in ULDC Ch. 404, Article II (Use Table)) of all of the adjacent unincorporated properties allow single family attached units by-right (townhomes, duplexes, triplexes, etc.) and there is no limitation to the number of attached units per building in comparison to the proposed RMF-5 zoning, which allows attached units as well, but has a limitation of 6 maximum units per building, per LDC Sec. 30-4.16.

As indicated above, these unincorporated properties that abut the project site allow a residential density that is of a similar level as the proposed Residential Low and RMF-5 designations and as such, are compatible in nature.

Other properties that are located to the southwest of the proposed land use and zoning map change area will be protected via the preservation of the environmentally sensitive areas that are discussed below.

West

Almost all lands that are located immediately west of the proposed land use and zoning map change area are owned by the same property owner as the applicant for the map change. As such, the property owner is, of course supportive of the proposed change and believes that the proposed changes will be compatible with the remainder of the commonly-owned property. In addition, most, if not all, of the land to the west has been identified in the attached environmental report as environmentally sensitive land that is protected from development by the City's land development regulations. Because of these site characteristics, this land will not be developed in the future and will be set aside as green space and, as such will provide a substantial buffer from any future proposed development within the proposed map change area and other nearby properties to the west, northwest and southwest.

Development Compatibility Standards

In addition to the factors indicated above, the City of Gainesville Land Development Code included development compatibility standards for multifamily development in close proximity to single family development in order to ensure consistent and compatible development patterns. Specifically, Sec. 30-4.8(D) provides the following standards that must be adhered to when multifamily development is proposed near single family areas:

Sec. 30-4.8. Development compatibility.

D. Multi-family developments.

- 1. Generally. Multi-family development shall contain no more than six dwelling units per building and shall be in the form of single-family dwellings, attached dwellings, or small-scale multi-family when located within 100 feet of any property that is in a single-family zoning district, the U1 district, or a designated historic district.***
- 2. Abutting single-family property. All new multi-family projects, whether stand alone or part of a mixed-use project, abutting property in a residential district or a planned***

development district with predominantly residential uses shall comply with the following regulations:

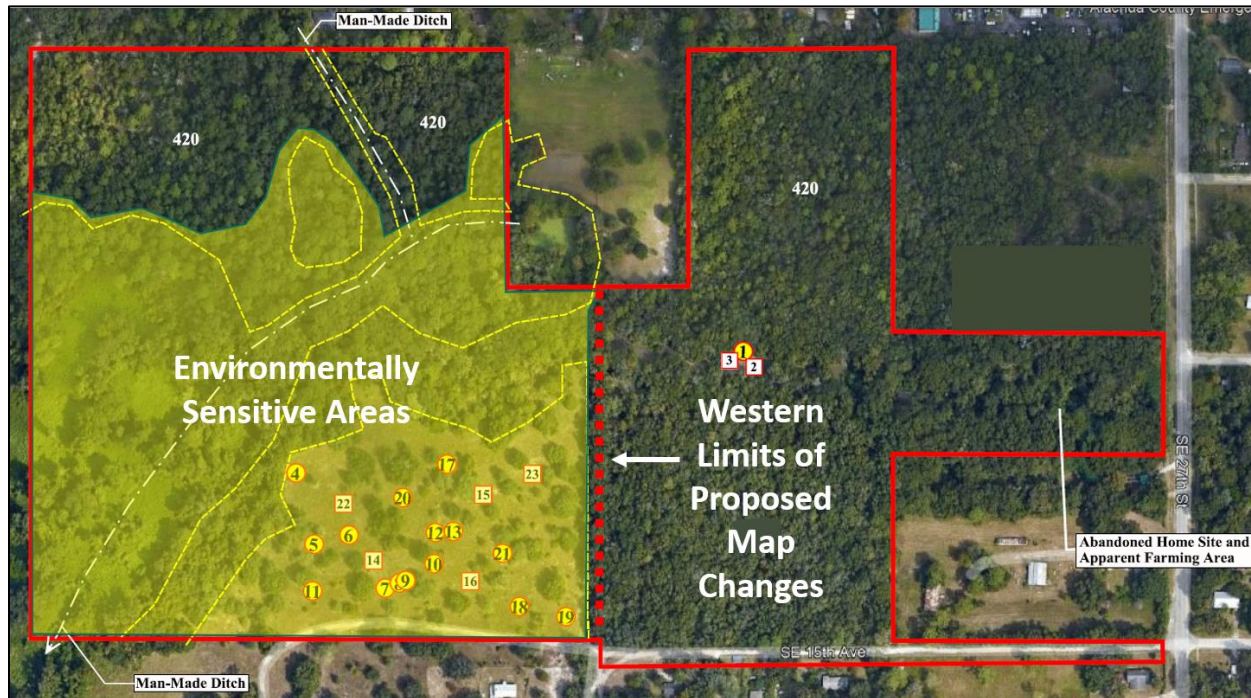
- a. There shall be no outdoor recreation areas or uses allowed within any required building setback area or landscape buffer between abutting multi-family development and single-family designated properties.*
- b. Active recreation areas (including swimming pools, tennis courts, basketball, and volleyball courts) shall be located away from abutting single-family designated properties and shall be oriented in the development to minimize noise impacts on single-family designated properties.*
- c. There shall be no car washing areas, dumpsters, recycling bins, or other trash/waste disposal facilities placed in the required setback area between multi-family development and properties zoned for single-family use.*
- d. Parking lots and driveways located in the area between multi-family and abutting single-family designated properties shall be limited to a single-loaded row of parking and a two-way driveway.*
- e. A decorative masonry wall (or equivalent material in noise attenuation and visual screening) with a minimum height of six feet and a maximum height of eight feet plus a Type B landscape buffer shall separate multi-family residential development from properties designated single-family residential. However, driveways, emergency vehicle access, or pedestrian/bicycle access may interrupt a continuous wall. If, in the professional judgment of city staff or other professional experts, masonry wall construction would damage or endanger significant trees or other natural features, the appropriate reviewing authority may authorize the use of a fence and/or additional landscape buffer area to substitute for the required masonry wall. There shall be no requirement for a masonry wall or equivalent if buildings are 200 or more feet from abutting single-family properties. In addition, the appropriate reviewing authority may allow an increased vegetative buffer and tree requirement to substitute for the required masonry wall.*
- f. The primary driveway access shall be on a collector or arterial street, if available. Secondary ingress/egress and emergency access may be on or from local streets.*

Environmental Review

As part of this application, an environmental assessment was performed by a qualified environmental consultant (McAlpine Environmental) on the subject property, including the ‘planning parcel,’ which is defined as all contiguous lands under common ownership. The report, which is attached as an exhibit in this application, indicates that there are wetlands, surface waters and listed / protected species (gopher tortoises) located on the planning parcel.

However, it is important to note that care was taken by the property owner to avoid and protect these areas and as such, the wetlands/surface water areas and the gopher tortoise habitat area are located outside of the proposed land use and zoning map change areas and are not affected by the proposed map changes. The exhibit below indicates the location of the environmentally sensitive

lands (in yellow) in relation to the proposed land use and zoning change areas (located outside of the environmentally sensitive areas):



In addition, at the time of any on-site future development of the property, all regulated wetlands/surface waters will be protected per Code and gopher tortoises will be fully protected by applicable governmental regulations that require either avoidance/protection in place or regulatory permitting for relocation. As such, the proposed map changes will not result in any negative impacts on regulated natural resources. Future development on the site will require set asides to protect these regulated natural resources.

Responses to Application Questions

6. A. Surrounding/Adjacent Land Uses

The property lies within an area that contains a mix of residential and undeveloped properties with a variety of residential land use and zoning designations.

North: To the immediate north of the subject property are residential properties and an undeveloped property with the Single Family future land use designation. The properties are in the City of Gainesville.

South: To immediate south of the subject property are residential properties with a Low Density Residential future land use designation. These properties are in unincorporated Alachua County.

East: To the immediate east of the subject property is SE 27th Street and across SE 27th Street are residential properties with a Medium Density Residential future land use designation. These properties are in unincorporated Alachua County.

West: To the immediate west of the subject property are undeveloped properties with the Single Family future land use designation. The properties are in the City of Gainesville.

Adjacent Property Characteristics Table

	Existing Use	FLU Designation	Zoning District
North	Residential / Undeveloped	Single Family	RSF-3
South	Residential	(AC) Low Density Residential	(AC) R-1A
East	SE 27 th Street Residential Undeveloped	--- (AC) Medium Density Residential Single Family	--- (AC) R-1C RSF-3
West	Undeveloped	Single Family	RSF-3

Upon analyzing these existing land use patterns, the proposed land use and zoning changes 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 predominantly residential in all directions. In addition, a variety of residential land use and zoning designations exist in the immediate area, which supports the concept of the development of this property as residential that may include a mix of residential detached and attached units. See ‘Compatibility & Consistency with Adjacent Land Use & Zoning Districts’ section of this report for more detail.

- 6. B. Not Applicable – Proposed land use and zoning designations are not non-residential in character.**
- 6. C. Not Applicable – Proposed land use and zoning designations are not non-residential in character.**
- 6. D. Impacts from creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property.**

An environmental assessment has been performed on the subject property, including the ‘planning parcel,’ which is defined as all contiguous lands under common ownership. The report, which is attached as an exhibit in this application, indicates that there are wetlands, surface waters and listed / protected species (gopher tortoises) located on the planning parcel. However, it is important to note that as discussed in the ‘Environmental Review’ portion of this report, that care was taken by the property owner to avoid and protect these areas and as such, the wetlands/surface water areas and the gopher tortoise habitat area are located outside of the proposed land use and zoning map change areas and will not be affected by the proposed map changes. Further, all regulated wetlands/surface waters will be protected per Code and gopher tortoises that are within a future development project will be fully protected by applicable governmental regulations that require either avoidance/protection in place or regulatory permitting for relocation. As such, the proposed map changes will not result in any negative impacts on regulated natural resources.

6.E. See response on application.**6. F. Development Pattern and Community Contribution**

The property is located in a portion of Gainesville with urban land use and zoning map designations. In addition, the predominant development pattern for the area is residential, which includes existing residential developed sites/lots on a several lots in close proximity to the property owned by the applicant. The land use and zoning map designations in the area are a mix of low and medium density residential in nature. The City of Gainesville Comprehensive Plan defines Residential Low as *“areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single family development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multi family development.”* Based on this definition and the characteristics of the project area and the surrounding residential development pattern, the placement of RL land use and the companion RMF-5 zoning is appropriate and will allow for residential development as defined above.

Please see the ‘Compatibility & Consistency with Adjacent Land Use & Zoning Districts’ section of the report for more detail regarding compatibility with the adjacent land use and zoning patterns.

The subject property is located within an existing urban service area with several residentially developed properties located in close proximity in all directions that have been in existence for decades. The proposed map changes will help promote further residential development in the area.

Vehicular access is available to the property from SE 27th Street (a county-maintained roadway), which is a paved, two-lane roadway fronting the subject property. Utilities (water, sewer & electric) are available to serve the property and transit service is available via nearby service that runs along SE 27th Street Avenue (Route 7). In addition, the Alachua County Emergency Management & Sheriff’s Office is located immediately northeast of the property.

The property is located in Zone A of the Transportation Mobility Program Area (TMPA). The site is also located in the City of Gainesville Enterprise Zone.

6. G. Potential long-term economic benefits

The site is currently undeveloped. The proposed map changes will help promote further residential development in the area, thus creating an increased tax base in East Gainesville and opportunities for housing in proximity to major employers.

6. H. Level of Service Analysis

Since there is no proposed development as part of this land use and zoning change application, there will be no impacts to level of service standards. At the time of future development, a concurrency review of related to all public services will be prepared and evaluated by the City of Gainesville. However, in general, the subject property can be served by all necessary public facilities and there is no indication that service could not be provided within the adopted Level of Service standards.

B. Site Accessibility

Vehicular Accessibility

The site has direct access to SE 27th Street on the east side of the property, which is a two-lane paved county-maintained road.

Multi-Modal Accessibility

The subject property has access to a transit route. Mass transit serves the area via RTS Route 7 along SE 27th Street.

Analysis for Changes to the Future Land Use Map

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 Residential Low (RL) future land use category is consistent with the proposed RMF-5 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

Residential Low-Density (RL): up to 15 units per acre

This land use category shall allow dwellings at densities up to 15 units per acre. The Residential Low-Density 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, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multi-family development. Land development regulations shall determine gradations of density, specific uses and performance measures. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.

Response: As stated in this policy, the RL future land use category is “appropriate for single-family development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multi-family development.” The subject property is appropriate for this future land use category for multiple reasons. First, there is already a portion of the commonly-owned land that has the RL future land use designation and the addition of adjacent acreage (to RL) will be

compatible. Also, the change is appropriate due to the predominant residential development pattern in the area. This land use change with the implementing RMF-5 zoning that is proposed for the site will help support further residential development in the area and increase the new housing stock for the community, as supported in the Housing Element. Lastly, as indicated in this report, the unincorporated properties to the east and south allow attached units and development at a similar (and compatible) density to the proposed designations.

Objective 1.5

Discourage the proliferation of urban sprawl.

Response: The proposed future land use and zoning map change is an urban infill site surrounded by urban land use and zoning designations. It does not promote urban sprawl as defined in Section 163.3164, F.S. The site is located in the urban services area with several residentially developed properties in each direction when examining the existing land use patterns in the immediate area.

Housing Element Objective 1.3

The City shall allocate sufficient acreage in appropriate locations to meet the housing needs of the City's residents.

Policy 1.3.1

The Future Land Use Element shall designate land for residential use to meet housing needs through the year 2023, including workforce housing as defined in Section 380.0651(3)(h), F.S. as well as moderate-income, low-income, very low-income and extremely low-income housing, including mobile homes.

Response: The proposed land use and zoning map change will support the Objective and Policy above by providing additional lands (within the portion of the City has urban services) that will have an expanded list of residential use types to serve the housing need for our community. By allowing more types of residential uses (detached and attached units, for example), the opportunity to provide more affordable workforce housing is increased.

Regarding the Mobile Home (MH) zoning designation, this zoning designation has been in place for decades and no development activity has occurred, which indicates that it is not an appropriate or economically viable designation for the property. As such, the zoning change from MH to RMF-5 will support the notion of expanded housing types (as indicated in the paragraph above) and will occur at the same density maximum (12 units per acre) as currently allowed under the existing zoning designation.

2. Compatibility and surrounding land uses

Response: Please see the 'Compatibility & Consistency with Adjacent Land Use & Zoning Districts' section of this report for analysis.

The property is located in a portion of Gainesville with urban land use and zoning map designations. In addition, the predominant development pattern for the area is residential,

which includes existing residential developed sites/lots on a several lots in close proximity to the property owned by the applicant. The land use and zoning map designations in the area are a mix of low and medium density residential in nature. The City of Gainesville Comprehensive Plan defines Residential Low as “*areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multi-family development.*” Based on the definition of Residential Low and the characteristics of the project area and the surrounding residential development pattern, the placement of RL land use and the implementing RMF-5 zoning is appropriate and compatible with the surrounding area and will allow for residential development as defined above.

It should be further noted that the City’s Land Development Code provisions for compatibility buffers identify differing land use types and when they interface, a required buffer to separate the uses. In the case on Residential Low and Single Family land use designations, Sec. 30-8.5 (Chart A) does not call for a buffer between these uses because the Code recognizes the two land uses as compatible.

3. Environmental impacts and constraints

Response: As previously stated in the report, there are environmental areas within the overall planning parcel that are protected per City regulations. However, a vast majority of those areas are located outside of the proposed map change areas. Any regulated natural resources within land that is proposed for future development will be protected and conserved to its fullest extent. As such, the proposed map amendments will not create any negative environmental impacts or constraints.

4. Support for urban infill and/or redevelopment

Response: The proposed future land use and zoning map change is an urban infill site with several residentially developed properties in each direction of the property. It does not promote urban sprawl as defined in Section 163.3164, F.S. The site is also located in the urban services area with existing urban residential land use and zoning designations in each direction. The proposed land use and zoning map change of this property is being proposed to incentivize urban infill and residential development on the site, which are major themes in the City’s Comprehensive Plan. It should also be noted that the proposed RMF-5 zoning district implements the proposed Residential Low future land use category.

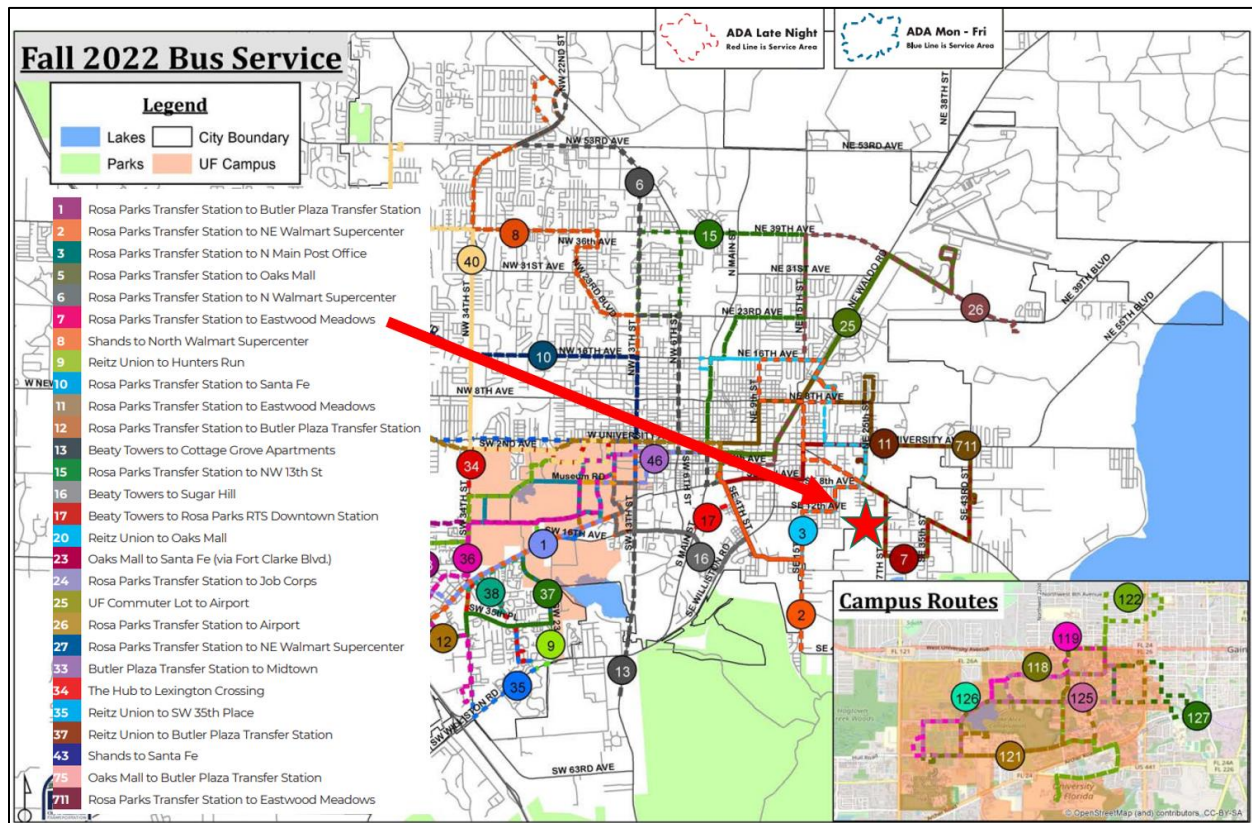
5. Impacts on affordable housing

Response: The proposed map changes will increase the overall residential development potential of the property both in density and permitted residential use types and as such, will provide increased opportunities to provide affordable housing to the residents of the City of Gainesville, as encouraged in Housing Element Objective 1.3 and Policy 1.3.1.

6. Impacts on the transportation system

Response: No development activity is proposed as part of the proposed land use and zoning change. The site is located in Zone A of the Transportation Mobility Program Area (TMPA), and if there is future development on the site, the development will have to meet the Zone A

requirements of the TMPA. Therefore, no new impacts on the transportation system are anticipated at this time. Mass transit service is available in the area via Route 7 that runs along SE 27th Street, as indicated on the map below:



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

Response: The property is located in an urbanized area that is served by centralized Gainesville Regional Utilities potable water, wastewater, and electric services. The site can be accessed by an existing, paved public street (SE 27th Street – a County maintained facility). Mass transit also serves the area via RTS Route 7 along SE 27th Street.

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

Response: The subject property is 25 +/- -acres in size. The proposed map changes will not have any substantial impact on acreage counts in any of the City's future land use categories. The proposed future land use category (RL) is consistent with the City's overall plan for efficient use of land in the urban area, to encourage and promote more housing options within the city and to discourage urban sprawl.

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 and zoning map change is an urban infill site surrounded by several residentially developed properties in proximity to the project site. 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 urban land use and zoning designations on all sides of the immediate area.

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: As previously stated in the report, there are environmental areas within the overall planning parcel that are protected per City regulations. However, a vast majority of those areas are located outside of the proposed map change areas. Any regulated natural resources within land that is proposed for future development will be protected and conserved to its fullest extent.

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

Response: The subject property can be served by centralized Gainesville Regional Utilities potable water, wastewater, and electric services and as such, future development of the property can be done in an efficient and cost-effective manner as it relates to provision of public utility infrastructure and services. In addition, it is abutting several properties served by existing public facilities and services, including roads and mass 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 undeveloped. However, the proposed Residential Low land use designation and RMF-5 zoning district require development to occur at urban densities and as such, be designed and constructed as an urban development, which require paved streets, pedestrian and bicycle facilities, connectivity to adjacent development, connections to mass transit facilities (RTS bus stops). Future development would be required to meet all applicable requirements, including the provision of a bus stop along SE 27th Street.

(IV) Promotes conservation of water and energy.

Response: This is a site in an area abutting uses served by existing public facilities to the north and services, thereby reducing sprawl and wasteful allocation of resources. The availability of proximate transit service also 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 or zoning map. Thus, there is no reduction in agricultural land as a result of this proposed map amendments.

(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 residential future land use categories). However, there are portions of the planning parcel that contain environmentally regulated areas and, as such, future development of the property would result in the establishment of conservation areas to protect these natural features and potentially utilize them as open space / recreation area.

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

Response: The subject property and the adjacent properties abutting this parcel are residential in character. However, there is the potential for a vibrant mix of residential and non-residential uses within the vicinity. Along Hawthorne Road and SE 8th Avenue, there are many properties with a variety of commercial and mixed-use land use and zoning designations, which can provide non-residential development opportunities. In addition, existing non-residential development is in close proximity, including the GTEC campus and the Alachua County Emergency Management / Sheriff's office. The proposed map amendments will work in conjunction with the mix of development types (existing and future) in the area.

(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: As indicated in the future land use and zoning maps, there is a variety of residential map designations in the area, including a mix of low and medium density types, which allow for a number of different residential use types. The existing development pattern and land use & zoning mapping in the area is residential in nature. In addition, a variety of residential land use and zoning designations exist in the immediate area, which supports the proposed map amendments that will allow potential future development of this property with a mix of residential detached and attached units.

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

Response: The site is currently undeveloped. The proposed map changes will help promote further residential development in the area, thus creating an increased tax base in East Gainesville and opportunities for housing in proximity to major employers.

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

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 property is located in a portion of Gainesville with urban land use and zoning map designations. In addition, the predominant development pattern for the area is residential, which includes existing residential developed sites/lots on a several lots in close proximity to the property owned by the applicant. The land use and zoning map designations in the area are a mix of low and medium density residential in nature. The City of Gainesville Comprehensive Plan defines Residential Low as “*areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multi-family development.*” Based on this definition and the characteristics of the project area and the surrounding residential development pattern, the placement of RL land use and the implementing RMF-5 zoning is appropriate and compatible with the surrounding area and will allow for residential development as defined above.

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

Response: As indicated in the future land use and zoning maps, there are a variety of residential map designations in the area, including a mix of low and medium density types, which allow for a number of different residential use types. The existing development pattern and land use & zoning mapping in the area is residential in nature. In addition, a variety of residential land use and zoning designations exist in the immediate area, which

supports the concept of the development of this property as residential that may include a mix of residential detached and attached units.

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

Response: Please see the ‘Compatibility & Consistency with Adjacent Land Use & Zoning Districts’ section of this report for analysis.

The property is located in a portion of Gainesville with urban land use and zoning map designations. In addition, the predominant development pattern for the area is residential, which includes existing residential developed sites/lots on a several lots in close proximity to the property owned by the applicant. The land use and zoning map designations in the area are a mix of low and medium density residential in nature. The City of Gainesville Comprehensive Plan defines Residential Low as “*areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multi-family development.*” Based on this definition and the characteristics of the project area and the surrounding residential development pattern, the placement of RL land use and the companion RMF-5 zoning is appropriate and compatible with the surrounding area and will allow for residential development as defined above.

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

Response: The subject property is currently undeveloped, so there is no consideration needed related to the conservation of existing buildings. Regarding the appropriate use of land, given the surrounding future land use categories and zoning districts and the existing development pattern in the area, the most appropriate use of this land is to expand the opportunity for residential development on the property by approving the requested map designations. The existing development pattern and land use & zoning mapping in the area is predominantly residential in all directions. In addition, a variety of residential land use and zoning designations exist in the immediate area, which supports the concept of the development of this property as residential that may include a mix of residential detached and attached units.

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 lies within a portion of the City of Gainesville that has been planned for urban residential development for decades, based on the adopted Comprehensive Plan future land use map. As such, public infrastructure is located in the immediate area to serve the property. In addition, the City of Gainesville has plans to construct a new city park (Lincoln Yard Park) to the northwest of the subject property that will provide an additional city amenity available to serve future residents. The site also falls within Transportation Mobility Program Area (TMPA) Zone A, which identifies areas that are to be promoted for economic development.

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

Response: The population of our community continues to grow, and the amount of housing supply is inadequate based on the growing need. Adoption of land use and zoning map changes such as what is proposed will allow for more flexibility in residential density and unit types, which will help address this need.

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 continued increased need for residential housing to serve the local population. The population of our community continues to grow, and the amount of housing supply is inadequate. Adoption of land use and zoning map changes such as what is proposed will allow for more flexibility in residential density and unit types, which will help address this need. In addition, there have been recent zoning actions in the area that are similar to / consistent with the proposed map changes, which includes an approved Planned Development to the northeast of SE 27th Street that will construct a higher density mix of attached and detached residential units.

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

Response: The proposed land use and zoning map change of this property is being proposed to incentivize urban infill and residential development on the site, which are major themes in the City's Comprehensive Plan. It should also be noted that the proposed RMF-5 zoning district implements the proposed Residential Low future land use category.

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. The supporting documents include this Justification Report submitted with the application. The Neighborhood Workshop was held on September 19, 2022. The submittal includes information about the Neighborhood Workshop and all the required application forms. 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.*

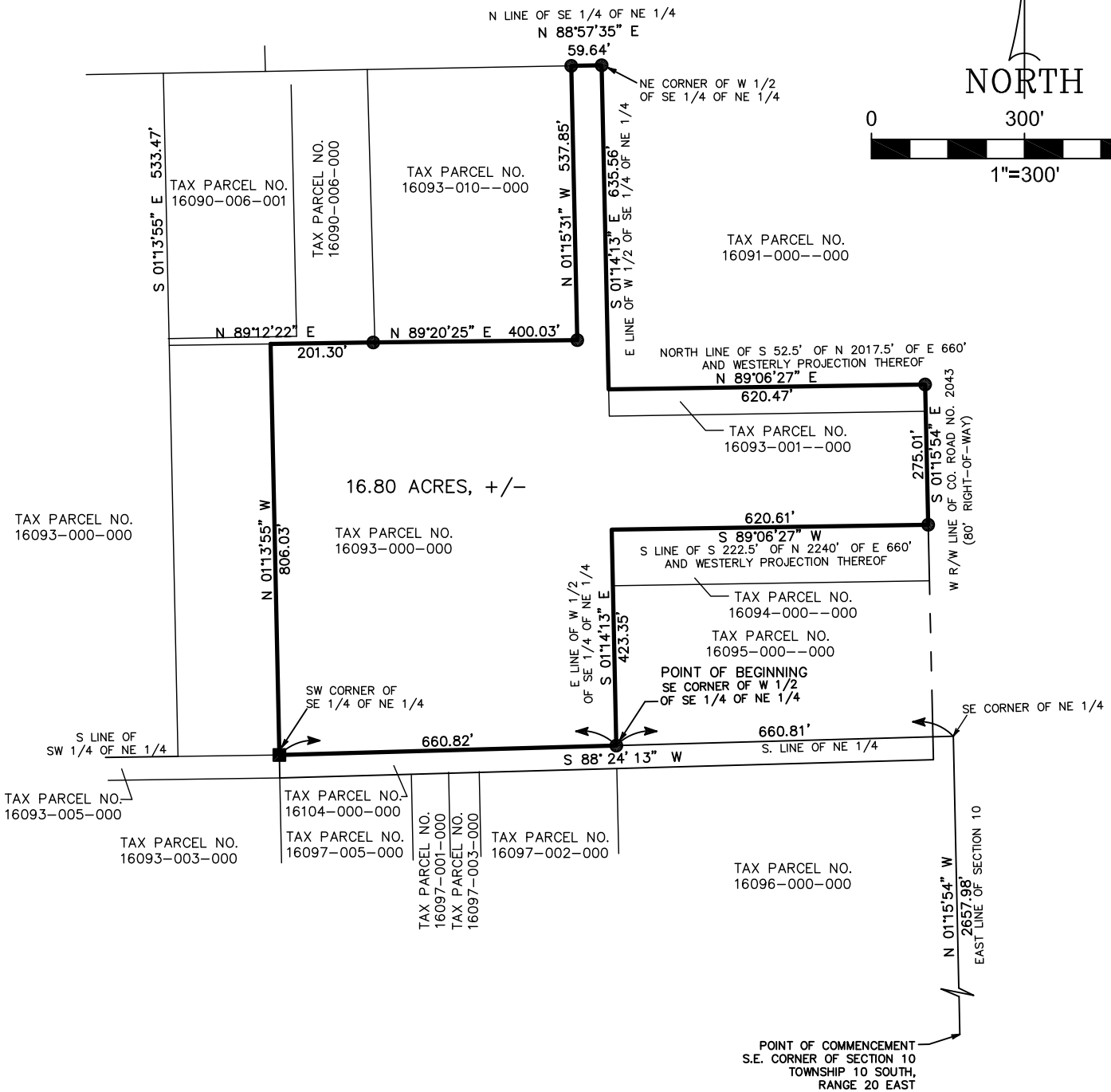
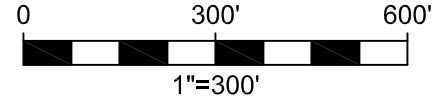
4. *If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of ten acres.*

Response: The proposed land use and zoning map amendments are not related to T-Zones and therefore, these provisions are not applicable.

Conclusion

Based on the findings 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 changes are compatible with the surrounding land use and zoning maps, surrounding development pattern and will utilize existing public infrastructure to provide additional housing stock and opportunities to live in East Gainesville, as supported in the Comprehensive Plan Housing Element.

NORTH



16.80 ACRES, +/-

THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.		11/4/2022	2022-066		

LEGAL DESCRIPTION SKETCH OF

A PORTION OF SECTION 10, TOWNSHIP 10 SOUTH,
RANGE 20 EAST ALACHUA COUNTY, FLORIDA

FOR: GAINESVILLE 60, LLC

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2022), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization
No. LB 2389

- = CONCRETE MONUMENT
- = IRON PIPE
- = STEEL ROD AND CAP



eda consultants inc.

LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

LEGAL DESCRIPTION

A portion of Section 10, Township 10 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southeast corner of Section 10, Township 10 South, Range 20 East, Alachua County, Florida and run thence North 01°15'54" West, along the East line of said Section 10, a distance of 2657.98 feet to the southeast corner of the Northeast 1/4 of said Section 10; thence South 88°24'13" West, along the South line of said Northeast 1/4, a distance of 660.81 feet to a steel rod and cap at the southeast corner of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 10 and the Point of Beginning; thence continue South 88°24'13" West, along said South line, 660.82 feet to a concrete monument at the southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 10; thence North 01°13'55" West, 806.03 feet; thence North 89°12'22" East, 201.30 feet to a steel rod and cap; thence North 89°20'25" East, 400.03 feet to a steel rod and cap; thence North 01°15'31" West, 537.85 feet to a steel rod and cap and to a point on the North line of said Southeast 1/4 of the Northeast 1/4 ; thence North 88°57'35" East, along said North line, 59.64 feet to a steel rod and cap at the Northeast corner of said West 1/2 of said Southeast 1/4 of the Northeast 1/4; thence South 01°14'13" East, along the East line of said West 1/2, a distance of 635.56 feet to a point on the Westerly projection of the North line of the South 52.5 feet of the North 2017.5 feet of the East 660 feet of said Section 10; thence North 89°06'27" East, along said Westerly projection and along said North line, 620.47 feet to a steel rod and cap on the West Right-of-Way line of County Road No. 2043 (80' Right-of-Way); thence South 01°15'54" East, along said West Right-of-Way line, 275.01 feet to a steel rod and cap on the South line of the South 222.5 feet of the North 2240 feet of the East 660 feet of said Section 10; thence South 89°06'27" West, along said South line and a Westerly projection thereof, 620.61 feet to the East line of said West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 10; thence South 01°14'13" East, along said East line, 423.35 feet to a steel rod and cap at the southeast corner of said West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 10 and the Point of Beginning.

Containing 16.80 Acres, more or less.

NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss a proposed land use map change and rezoning on tax parcel numbers 16093-000-000 (portion of), 16093-001-000 and 16093-010-000. The proposed land use map change is from Single Family to Residential Low and the proposed rezoning is from Mobile Home (parcel 16093-010-000) & RSF-3 to RMF-5. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

Date: Monday, September 19, 2022
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in by Phone: (646) 558-8656

Following the teleconference, a recording of the workshop will be available at www.edafl.com/neighborhoodworkshops. Upon request, a link to the meeting can be requested by e-mailing the contact below. In addition, paper copies of all materials discussed at the workshop can be provided via US Mail. Comments on the proposed changes may also be submitted to the e-mail address below or by calling the phone number below.

Contact:

Clay Sweger, AICP, LEED AP eda consultants, inc.
csweger@edafl.com (352) 373-3541



LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
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PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Ashley Scannella
Eda Consultants Inc
720 SW 2ND AVE SOUTH TOWER
300
GAINESVILLE FL 32601

STATE OF FLORIDA, COUNTY OF ALACHUA

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is of the legal clerk of the Gainesville Sun, a newspaper published at Gainesville in Alachua County, Florida; that the attached copy of advertisement, being a in the matter of in the Court, was published in said newspaper in the issues dated or by publication on the newspaper's website, if authorized, on:

09/04/2022

and that the fees charged are legal. Affiant further says that the Gainesville Sun is a newspaper published at Gainesville, in Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said County, Florida, each and has been entered as periodicals matter at the post office in Gainesville, in Alachua County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before on 09/04/2022

Legal Clerk

Notary, State of WI, County of Brown

7/27/25

My commision expires

Publication Cost: \$155.74
Order No: 7726986 # of Copies:
Customer No: 533895 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed land use map change and rezoning on tax parcel numbers 16093-000-000 (portion of), 16093-001-000 and 16093-010-000. The proposed land use map change is from Single Family to Residential Low and the proposed rezoning is from Mobile Home (parcel 16093-010-000) & RSF-3 to RMF-5. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

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Meeting ID: 573 331 9527
Dial-in: (646) 558-8656

A recording of the workshop will be posted at www.edafl.com/neighborhoodworkshops. You may also call the contact below to submit comments, request a link to the meeting, or request paper copies of meeting materials.



Contact: Clay Sweger, AICP, LEED AP
eda consultants, inc. **Phone:** (352) 373-3541

Neighborhood Workshop Notice

16092-002-000 Gainesville 60
ALACHUA COUNTY
5620 NW 120TH LN
GAINESVILLE FL 32653

Neighborhood Workshop Notice

16151-000-000 Gainesville 60
ALEXANDER FRANK W & VIVIAN M
2814 SE 13TH PL
GAINESVILLE FL 32641-8879

Neighborhood Workshop Notice

16090-012-000 Gainesville 60
BAILEY & MINASIAN
8211 NE 115TH ST
BRONSON FL 32621-3245

Neighborhood Workshop Notice

16090-001-000 Gainesville 60
BASS & BASS
7304 YALE ST
KEYSTONE HGTS FL 32656-8935

Neighborhood Workshop Notice

16087-001-000 Gainesville 60
BASS & MCGOWANS & SESSIONS &
814 NE 20TH ST
GAINESVILLE FL 32641-4715

Neighborhood Workshop Notice

16107-600-018 Gainesville 60
BETHLEY MORANDA FACHON
1238 SE 20TH ST
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16097-002-000 Gainesville 60
BLANCO & BLANCO
2515 SE 15TH AVE
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16107-600-024 Gainesville 60
BRADLEY DORIS M
1416 SE 20TH ST
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16107-600-006 Gainesville 60
BROOKS CHRISTINE
1317 SE 20TH ST
GAINESVILLE FL 32641-8400

Neighborhood Workshop Notice

16116-100-025 Gainesville 60
BROWN ARCHIE L
1112 SE 20TH ST
GAINESVILLE FL 32641-8237

Neighborhood Workshop Notice

16116-100-028 Gainesville 60
BROWN EDITH
1424 NW 230TH PL
BROOKER FL 32622

Neighborhood Workshop Notice

16054-048-000 Gainesville 60
BROWN JOSE M
2325 SE 10TH AVE
GAINESVILLE FL 32641-8338

Neighborhood Workshop Notice

16107-600-017 Gainesville 60
BUTLER ADRIAN D
1230 SE 20TH ST
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16152-002-000 Gainesville 60
CABANAS & LAMOUNTAIN
2809 SE 13TH PL
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16054-054-000 Gainesville 60
CAFASSO & XIMENES
10917 NE 176TH ST
WALDO FL 32694

Neighborhood Workshop Notice

16054-055-001 Gainesville 60
CITY OF GAINESVILLE
PO BOX 490 MS 58
GAINESVILLE FL 32602

Neighborhood Workshop Notice

16107-000-000 Gainesville 60
CITY OF GAINESVILLE
PO BOX 490 MS 58
GAINESVILLE FL 32627

Neighborhood Workshop Notice

16153-004-000 Gainesville 60
CLEMONS BETTY
1410 SE 28TH ST
GAINESVILLE FL 32641-8837

Neighborhood Workshop Notice

16153-000-000 Gainesville 60
CLEMONS EARL ERNEST & PAMELA
1408 SE 28TH ST
GAINESVILLE FL 32641-8837

Neighborhood Workshop Notice

16116-100-029 Gainesville 60
CLEVELAND DORIS
1040 SE 20TH ST
GAINESVILLE FL 32641-8273

Neighborhood Workshop Notice

16094-000-000 Gainesville 60
COBB BERNESE
1402 SE 27TH ST
GAINESVILLE FL 32641-8833

Neighborhood Workshop Notice

16107-600-023 Gainesville 60
COLEMAN CHARLENE M
1410 SE 20TH ST
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16093-004-000 Gainesville 60
COLTON LOTTIE M
1630 SE 24TH ST
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16054-049-000 Gainesville 60
CRUZ EDSON Y & JULIE F
2326 SE 11TH AVE
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16090-007-000 Gainesville 60
CURRY ELIZABETH D
2521 SE 11TH AVE
GAINESVILLE FL 32641-0711

Neighborhood Workshop Notice

16054-046-000 Gainesville 60
CURRY MICHAEL
2305 SE 10TH AVE
GAINESVILLE FL 32641-8338

Neighborhood Workshop Notice

16116-100-024 Gainesville 60
DAVIS & HAMPTON W/H
1118 SE 20TH ST
GAINESVILLE FL 32641-8237

Neighborhood Workshop Notice

16090-004-000 Gainesville 60
DAVIS EARLENE LIFE ESTATE
2501 SE 11TH AVE
GAINESVILLE FL 32641-0711

Neighborhood Workshop Notice

16107-600-015 Gainesville 60
DAVIS MARY K
PO BOX 5674
GAINESVILLE FL 32627-5674

Neighborhood Workshop Notice

16097-001-000 Gainesville 60
DECRECY ALBAN D
2443 SE 15TH AVE
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16054-052-000 Gainesville 60
DEL ROSARIO & DEL ROSARIO
1050 SE 23RD ST
GAINESVILLE FL 32641-8358

Neighborhood Workshop Notice

16054-053-000 Gainesville 60
DEL ROSARIO DAMASO A
1050 SE 23RD ST
GAINESVILLE FL 32641-8358

Neighborhood Workshop Notice

16107-600-008 Gainesville 60
DEUTSCHE BANK NATIONAL TRUST
COMPANY
3217 S DECKER LAKE DR
SALT LAKE CITY UT 84119

Neighborhood Workshop Notice

16090-006-000 Gainesville 60
DIAZ & SUTTON HEIRS
2415 SE 11TH AVE
GAINESVILLE FL 32641-8397

Neighborhood Workshop Notice

16090-006-001 Gainesville 60
DIAZ JUDITH BRAUN
2415 SE 11TH AVE
GAINESVILLE FL 32641-8397

Neighborhood Workshop Notice

16087-000-000 Gainesville 60
DONALD CROSBY & IDA
30 WENWOOD DR
HAUPPAUGE NY 11788-4321

Neighborhood Workshop Notice

16107-200-000 Gainesville 60
DORN THOMAS C
1750 DOBBS RD
ST AUGUSTINE FL 32080

Neighborhood Workshop Notice

16107-600-013 Gainesville 60
DOUALEHI CYNTHIA
1211 SE 20TH ST
GAINESVILLE FL 32602-2608

Neighborhood Workshop Notice

16097-005-000 Gainesville 60
DOWST JONI
6507 SW 93RD AVE
GAINESVILLE FL 32608

Neighborhood Workshop Notice

16152-000-000 Gainesville 60
DUCKWORTH & DUCKWORTH
1491 SE 29TH TER
GAINESVILLE FL 32641-8888

Neighborhood Workshop Notice

16054-051-000 Gainesville 60
DUNCAN & DUNCAN JR
PO BOX 1312
NEWBERRY FL 32669

Neighborhood Workshop Notice

16148-006-000 Gainesville 60
DUNCAN DAVID
1835 EDWARDS DRIVE
POINT ROBERTS WA 98281

Neighborhood Workshop Notice

16116-100-030 Gainesville 60
DUNCAN MARY
1030 SE 20TH ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

16050-001-000 Gainesville 60
EDWARDS JONATHAN MICHAEL
2462 SE 10TH AVE
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16054-050-000 Gainesville 60
EDWARDS SHAWNA
2316 SE 11TH AVE
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16107-600-010 Gainesville 60
ELLIS & ELLIS & ELLIS
1239 SE 20TH ST
GAINESVILLE FL 32641-8317

Neighborhood Workshop Notice

16107-600-009 Gainesville 60
ELLIS F B & SHIRLEY
1239 SE 20TH ST
GAINESVILLE FL 32641-8317

Neighborhood Workshop Notice

16153-003-000 Gainesville 60
ESFORD ROBERT H
3416 NW 49TH TER
GAINESVILLE FL 32606

Neighborhood Workshop Notice

16107-600-007 Gainesville 60
EVANS CARA L
6916 NEUHOFF LN
CHARLOTTE NC 28269-2209

Neighborhood Workshop Notice

16116-100-018 Gainesville 60
FERGUSON DOROTHY B
1107 SE 20TH ST
GAINESVILLE FL 32641-8248

Neighborhood Workshop Notice

16090-014-000 Gainesville 60
FORD & FORD
2416 SE 11TH AVE
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16097-003-000 Gainesville 60
FORD B M MILLER
2505 SE 15TH AVE
GAINESVILLE FL 32641-8373

Neighborhood Workshop Notice

16116-100-019 Gainesville 60
FRISON JANNETT
1111 SE 20TH ST
GAINESVILLE FL 32641-8248

Neighborhood Workshop Notice

16093-010-000 Gainesville 60
GAINESVILLE 60 LLC
1717 NORTH BAYSHORE DR #1134
MIAMI FL 33132

Neighborhood Workshop Notice

16107-600-004 Gainesville 60
GOODVINE CATHERINE D
1401 SE 20TH ST
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16107-600-012 Gainesville 60
HADLEY KAYLA
1217 SE 20TH ST
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16116-100-016 Gainesville 60
HINES VICTOR T
1045 SE 20TH ST
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16152-001-000 Gainesville 60
JANUSZEWSKI JAMES
2785 SE 13TH PL
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16050-003-000 Gainesville 60
JOHNSON RICHARD B
2233 SE 8TH PL
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16093-003-000 Gainesville 60
JOHNSON SHARON E
2303 SE 15TH AVE
GAINESVILLE FL 32641-8375

Neighborhood Workshop Notice

16092-001-000 Gainesville 60
JUNIOR & LITTLE & LITTLE CO-TRUSTEES
3731 NW 13TH PL
GAINESVILLE FL 32605

Neighborhood Workshop Notice

16054-059-000 Gainesville 60
KAZEMI JOHN A & AMINA S
1355 IRVING ST NW
WASHINGTON DC 20010

Neighborhood Workshop Notice

16090-009-000 Gainesville 60
KBR INVESTMENTS LLC
5124 SW 82ND TER
GAINESVILLE FL 32608

Neighborhood Workshop Notice

16107-600-001 Gainesville 60
KNIGHT JERRY SR
4524 NW 23RD AVE L
GAINESVILLE FL 32606

Neighborhood Workshop Notice

16050-013-000 Gainesville 60
KYLER & KYLER JR & KYLER & KYLER-
2455 SE 10TH AVE
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16050-008-000 Gainesville 60
LANE MINNIE M
3015 SW 81TH ST
GAINESVILLE FL 32607

Neighborhood Workshop Notice

16090-013-000 Gainesville 60
LD & G INVESTMENTS LLC
15035 NW 149TH PL
ALACHUA FL 32615

Neighborhood Workshop Notice

16054-055-003 Gainesville 60
LEWIS REAL ESTATE INVESTMENTS
118 NW 14TH AVE #A
GAINESVILLE FL 32601

Neighborhood Workshop Notice

16148-001-000 Gainesville 60
LOTT CALVIN & TERRI
1209 SE 27TH ST
GAINESVILLE FL 32641-8876

Neighborhood Workshop Notice

16107-600-002 Gainesville 60
MANN ROBERT & ANGELA
1417 SE 20TH ST
GAINESVILLE FL 32641-8315

Neighborhood Workshop Notice

16091-000-000 Gainesville 60
MCRAE ANDREW & MITTIE
113 NE 20TH ST
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16116-100-015 Gainesville 60
MIDDLETON ERIC D & VIRGINIA R
1039 SE 20TH ST
GAINESVILLE FL 32641-8274

Neighborhood Workshop Notice

16107-600-020 Gainesville 60
MITCHELL DANIEL N & CYNTHIA L
1316 SE 20TH ST
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16107-600-025 Gainesville 60
MOSLEY SR & MOSLEY TRUSTEES
PO BOX 110447
PALM BAY FL 32911-0447

Neighborhood Workshop Notice

16090-008-000 Gainesville 60
MULBERRY TINY L
2406 SE 11TH AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

16107-600-019 Gainesville 60
MYERS DAVID L & ZINA E
1310 SE 20TH ST
GAINESVILLE FL 32641-8314

Neighborhood Workshop Notice

16107-600-003 Gainesville 60
MYERS MARIAN L
1409 SE 20TH ST
GAINESVILLE FL 32641-8315

Neighborhood Workshop Notice

16152-001-001 Gainesville 60
O'LEARY GREGORY W SR & JORDANN R
2749 SE 13TH PL
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16097-008-000 Gainesville 60
PARSONS L P & REGINA CHRISTIN
1605 SE 24TH ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

16097-004-000 Gainesville 60
PARSONS REGINA CHRISTINE
1605 SE 24TH ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

16054-045-000 Gainesville 60
PELLETIER JOSEPH PETER & FRANCES
1006 SE 23RD ST
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16149-001-000 Gainesville 60
PLEMMONS E C & VIRGINIA
14020 NE COUNTY RD 1471
WALDO FL 32694

Neighborhood Workshop Notice

16096-000-000 Gainesville 60
RALEIGHNOMICS LLC
1630 W UNIVERSITY AVE
GAINESVILLE FL 32603

Neighborhood Workshop Notice

16050-014-000 Gainesville 60
RAYNER CATOVIA B
2344 HOCKETT DR
NASHVILLE TN 37218-3615

Neighborhood Workshop Notice

16054-044-000 Gainesville 60
REEB KIRK P
1411 NW 2ND ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

16054-058-000 Gainesville 60
REEB KIRK P TRUSTEE
1411 NW 2ND ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

16050-010-000 Gainesville 60
REYNOLDS RENTAL LLC 1
10790 SE 138TH TER
DUNNELLON FL 34431

Neighborhood Workshop Notice

16153-002-000 Gainesville 60
RITCH JOHN C & KRISTI B
1451 SE 27TH ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

16107-600-011 Gainesville 60
SHEPPARD INELL C
1225 SE 20TH ST
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16050-011-000 Gainesville 60
SIMMONS DARIUS L
2435 SE 10TH AVE
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16050-012-000 Gainesville 60
SMALLEY ERIC SHANE
4010 W NEWBERRY RD #B
GAINESVILLE FL 32607

Neighborhood Workshop Notice

16149-000-000 Gainesville 60
SMITH & SMITH
1221 SE 27TH ST
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16088-000-000 Gainesville 60
SOUTHEAST MISSION INC TRUSTEE
1411 NW 2ND ST
GAINESVILLE FL 32601-4231

Neighborhood Workshop Notice

16116-100-026 Gainesville 60
SPRINGS WANDA L LIFE ESTATE
1106 SE 20TH ST
GAINESVILLE FL 32641-8237

Neighborhood Workshop Notice

16090-015-000 Gainesville 60
STACEY PATSY
1026 SE 26TH ST
GAINESVILLE FL 32641-8366

Neighborhood Workshop Notice

16093-005-000 Gainesville 60
STEVENS TIMOTHY A
2327 SE 15TH AVE
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16116-100-027 Gainesville 60
THOMAS ERNESTINE
1100 SE 20TH ST
GAINESVILLE FL 32641-8236

Neighborhood Workshop Notice

16116-100-022 Gainesville 60
THOMAS SHIRLENE
1205 SE 20TH ST
GAINESVILLE FL 32641-8317

Neighborhood Workshop Notice

16107-600-021 Gainesville 60
TILLMAN ALESIA O
1324 SE 20TH ST
GAINESVILLE FL 32641-8314

Neighborhood Workshop Notice

16050-009-000 Gainesville 60
TRUBIA LEONARD J
3017 OLIVE HILL RD
FALLBROOK CA 92028

Neighborhood Workshop Notice

16116-100-017 Gainesville 60
TUBBS RONNIE G
1101 SE 20TH ST
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16154-004-000 Gainesville 60
TUSSINGER SIDNEY A
1409 SE 28TH ST
GAINESVILLE FL 32641-8838

Neighborhood Workshop Notice

16107-600-005 Gainesville 60
US BANK NATIONAL ASSN
% PHH MORTGAGE
MT LAUREL NJ 08054

Neighborhood Workshop Notice

16054-047-000 Gainesville 60
VALDEZ ANNETTE T
5001 SW 20TH ST #3702
OCALA FL 34474

Neighborhood Workshop Notice

16107-600-022 Gainesville 60
VAN HAMERSVELD KAYLA
1400 SE 20TH ST
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16116-100-013 Gainesville 60
WALKER ORETHA
1023 SE 20TH ST
GAINESVILLE FL 32641-9415

Neighborhood Workshop Notice

16153-001-000 Gainesville 60
WARREN STEPHEN J
1409 SE 27TH ST
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16054-060-000 Gainesville 60
WATKINS BETTY
2325 SE 11TH AVE
GAINESVILLE FL 32641-8396

Neighborhood Workshop Notice

16090-003-000 Gainesville 60
WHITE CHERYL RENA
2425 SE 11TH AVE
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16116-100-014 Gainesville 60
WICKS J& WICKS & WICKS JR
1029 SE 20TH ST
GAINESVILLE FL 32641-8274

Neighborhood Workshop Notice

16116-100-021 Gainesville 60
WILEY BERTHA
1201 SE 20TH ST
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16116-100-020 Gainesville 60
WILLIAMS IRMA J
1117 SE 20TH ST
GAINESVILLE FL 32641-8248

Neighborhood Workshop Notice

16153-005-000 Gainesville 60
WILLIAMS T L & JOHNNIE
1461 SE 27TH ST
GAINESVILLE FL 32641-8834

Neighborhood Workshop Notice

16054-055-002 Gainesville 60
WILLIAMS VODREAN R
2227 SE 11TH AVE
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16107-600-016 Gainesville 60
WILLIAMS WILLIE
1224 SE 20TH ST
GAINESVILLE FL 32641

Neighborhood Workshop Notice

16107-006-000 Gainesville 60
WRIGHT EARTHER M
1209 SE 19TH TER
GAINESVILLE FL 32641-8320

Neighborhood Workshop Notice

16095-000-000 Gainesville 60
YOUNG ALFREDA
1424 SE 27TH ST
GAINESVILLE FL 32641-8833

Neighborhood Workshop Notice

5th Avenue
ROBERTA PARKS
616 NW 8 ST
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Azalea Trails
MARIE SMALL
1265 SE 12 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Black Acres/Black Pines
REGINA HILLMAN
506 NW 30 STREET
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

b

Neighborhood Workshop Notice

Carol Estates South
BECKY RUNNESTRAND
1816 NE 16 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Cedar Grove II
HELEN HARRIS
1237 NE 21 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Creekwood
HELEN SCONYERS
2056 NW 55 BLVD.
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 359004
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Northwood at Possum Creek
WES WHEELER
4728 NW 37 WAY
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval
GILBERT S MEANS, SR
PO BOX 7
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Edgewood Hills
BONNIE O'BRIAN
2329 NW 30 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Elizabeth Place
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

LEE NELSON
DIRECTOR OF REAL ESTATE – UF
PO BOX 113135
GAINESVILLE, FL 32611-3135

Neighborhood Workshop Notice

Gateway Park
HAROLD SAIVE
1716 NW 10 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Greater Northeast Community
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Grove Street
MARIA HUFF-EDWARDS
1102 NW 4 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Hibiscus Park
CAROL BISHOP
2616 NW 2 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Hidden Lake
GEORGE KASNIC
2116 NW 74 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kensington Park
MAXINE HINGE
5040 NW 50 TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Kingswood Court
BARBARA KELLEHER
5350 NW 8 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Kirkwood
JANE BURMAN-HOLTON
701 SW 23 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Lamplighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Landmark Woods
JACK OSGARD
4332 NW 12 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Landmark Woods
PETER JANOSZ
3418 NW 37 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Woodland Terrace
 PETER PRUGH
 207 NW 35 ST
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Lincoln Estates
 DORIS EDWARDS
 1040 SE 20 ST
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Mason Manor
 JOANNA LEATHERS
 2550 NW 13 AVE
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Mill Pond
 HAROLD HANEL
 309 NW 48 BLVD
 GAINESVILLE, FL 32607

Neighborhood Workshop Notice

North Lincoln Heights
 ANDREW LOVETTE SR.
 430 SE 14 ST
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwood
 SUSAN W WILLIAMS
 P.O. BOX 357492
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Northeast Neighbors
 SHARON BAUER
 1011 NE 1 AVE
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwest Estates
 VERN HOWE
 3710 NW 17 LN
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Oakview
 DEBRA BRUNER
 914 NW 14 AVE
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Phoenix
 APRIL JONES
 3214 SW 26 TERR, APT B
 GAINESVILLE, FL 32608

Neighborhood Workshop Notice

Appletree
 JUDITH MORROW
 3616 NW 54 LANE
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pine Park
 DELORES BUFFINGTON
 721 NW 20 AVE
 GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kirkwood
 KATHY ZIMMERMAN
 1127 SW 21 AVE
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Pleasant Street
 DOTTY FAIBISY
 505 NW 3 ST
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters Community
 GIGI SIMMONS
 712 SW 5 ST
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Rainbows East
 JOE THOMAS
 5014 NW 24 TER
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Rainbows End
 SYLVIA MAGGIO
 4612 NW 21 DR
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Raintree
 RONALD BERN
 1301 NW 23 TER
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
 ROB GARREN
 1805 NW 34 PL
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
 KERRI CHANCEY
 1310 NW 30 ST
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Royal Gardens
 DOUGLAS BURTON
 2720 NW 27 PL
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Shadow Lawn Estates
 CONNIE SPITZNAGEL
 3521 NW 35 PL
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

South Black Acres
 DEANNA MONAHAN
 14 SW 32 ST
 GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Southeast Evergreen Trails
 MAUREEN RESCHLY
 1208 SE 22 AVE
 GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springhill/Mount Olive
 VIVIAN FILER
 1636 SE 14 AVE
 GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springtree
 KATHY MEISS
 2705 NW 47 PL
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Stephen Foster
 ROBERT PEARCE
 714 NW 36 AVE
 GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Suburban Heights
 BETH GRAETZ
 4321 NW 19 AVE
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
 KELLY AISSEN
 4306 SW 5 AVE
 GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Sutters Landing
PETER REBMAN
3656 NW 68 LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
ATTN: URBAN DIRECTOR
4055 NW 86 BLVD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PLACE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
1710 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
MARCIA GREEN
2215 NW 21 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Pineridge
BERNADINA TUCKER
721 NW 20 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Front Porch Florida, Duval
JUANITA MILES HAMILTON
2419 NE 8 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
712 SW 5 STREET
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board
VICK McGRATH
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

University of Florida
LINDA DIXON
PO BOX 115050
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

University Park
ROBERT MOUNTS
1639 NW 11 RD
GAINESVILLE, FL 32605-5319

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
13840 W NEWBERRY RD
NEWBERRY, FL 32669

Neighborhood Workshop Notice

University Park
RICHARD DOTY
2158 NW 5 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
SANDRA WATTS KENNEDY
514 NW 31 LANE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Bivens North Association
PENNY WHEAT
2530 SW 14 DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

BELLINGTON'S CUSTOM SERVICE
% BRAXTON LINTON
1907 SE HAWTHORNE RD
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

Neighborhood Meeting Minutes

Project: Proposed Land Use & Zoning Change

Meeting Date & Time: September 19, 2022

Community Participants: (11 total participants)
Brian Turk
Eric Donald
Lottie Colton
Michael
Richard K
Sharon Johnson
Timothy Stevens
Julie
347-683-3698
Carmen
David Jewell

Project Representatives: Clay Sweger, eda
Ashley Scannella, eda

Meeting Minutes: Clay Sweger gave a Power Point presentation to inform the participants of the project and then opened up the floor for questions afterwards.

Q: What exactly are you building?

A: There's no development proposal at this time, this is just a requested change in land use and zoning maps, but I wanted to try to give you a clear of understanding of what the possible uses could be, which could include attached and detached residential units, such as townhouses or traditional single family detached houses.

Q: I thought the city outlawed single family housing?

A: Are you referring to the discussion they're having right now at the city about single family zoning? Nothing's been approved yet, but the city is proposing changes to single family zoning regulations that would allow for attached units like townhomes and other similar types in SF zoning. If that does come into effect, the RSF-3 zoning that exists on the land today might allow townhouses without any change. But I don't know what the future of that is, no changes are official at this time.

Q: Will there be a fence to the north of 15th Avenue?

A: That's something that could be part of a development proposal if one comes forward – but it seems like a reasonable request. If they ever build on that property, I will be sure to bring that suggestion forward. Are you in favor of a fence?

Q: For the record, I am not in favor of any of this development. I've lived out there for more than 30 years- there are deer, turkey, all sorts of animals. I love being out in the country, it's quiet. So no, I'm not in favor of any of this.

Q: Will our land taxes increase?

A: I don't believe this zoning change is going to affect your property taxes.

Q: Will it raise our property values?

A: I'm not a real estate appraiser, so I cannot give an opinion on that. However, I would say if the use of your property is staying residential, then your property value will probably remain the same. It would be speculation for me to guess.

Q: How is the influx of traffic going to be handled?

A: At a minimum, if this property is developed in the future, the city and county (27th Street is a county road) would require a traffic study done to analyze the impacts and determine required improvements.

Q: Proposed building on other side of 27th Street (directly behind the Cox cable building) are you involved in that development/proposal?

A: We did work with those property owners several years ago to rezone, but no development is proposed at this time that I am aware of.

Q: Would there be a road connection on SE 11th Ave? I'm worried about traffic.

A: It is not possible to put a road through there in the portion of the property proposed for land use and zoning change. So, there should be no traffic diversion onto 11th Avenue from this rezoning area.

Q: If there isn't any development plan, why does the owner want a land use change/rezoning now?

A: He's owned this property since 2008, and I think he wanted to potentially build homes on it at that time. Then the great recession happened. I think he does have an interest in developing the property at some time in the future. This zoning offers him some flexibility in the variety of homes that can be constructed.

Q: When you say "similar to townhouses" what are other examples of attached housing that is allowed in this use?

A: Essentially you could do duplexes or townhouse units with several units attached together. They could be platted and sold individually, or part of a rental. They can't be any more than 3 stories - the current zoning of RSF-3 only allows 3 stories currently, so there is no change in allowable height. RSF-5 does not allow big apartment buildings - no more than 6 units per building are allowed.

Q: But how many buildings could there be?

A: That depends how the project would be laid out. The short answer is no more than 12 units per acre. Realistically, it always comes in lower than that factoring in stormwater area, landscape buffers, roads, etc. I don't have a number because we haven't developed a site yet, but that's what the code would allow.

Q: Would they be using 15th Ave as the entrance?

A: The main access for any future development would be out to 27th Street across from 13th Place. The width of the 15th Ave parcel is really not wide enough for a full road and it is also not really

aligned with the 15th Avenue intersection on the East side of 27th St. If we bring in a site plan, we would want all the traffic to come out to SE 13th Place.

Q: Are you saying you would do away with 15th Avenue?

A: No - we would leave 15th Avenue alone and try not to put any new traffic on it. If the city requested us to have a secondary access there, maybe a gated entrance for a fire truck/ambulance, we would have to do that. We would never compromise your access, but might be able to make some improvements to it.

Q: This development would have city utilities?

A: Yes, any development in RSF-3 or RMF-5 would require connections to GRU water & sewer.

Q: Are you saying it would require us to have city utilities also?

A: No, you would not be required to, but this development would, if it comes forward.

Q: Do you have proposed maps breaking down the red area?

A: I am putting together the land use and zoning applications, and hoping to have them done this month. With those applications, there will be more detailed maps, such as surveys. I'm still in the process of completing them.

Q: How would you share those with us?

A: Once I have them prepared and submitted to the City, I'm happy to send you a link to where you can access the whole application online.

Q: What happens if you find turtles in the red part?

A: We already have had an environmental assessment done. They did find one or two potential isolated burrows in the wooded area, but really all of them are clustered in the open area just north of your property. The area in red does have some gopher tortoise habitat, but any development in this area would likely stop at the tree line and go no further.

Q: Will there be a buffer between the environmentally sensitive area and the development?

A: Potentially. That's something the city environmental reviewers would evaluate at site development proposal.

Q: Is the owner interested in a conservation easement in the yellow area?

A: Potentially. If the site were proposed for development, I think that would be part of the conversation. The city may ask for a conservation easement. There's a lot of work involved in establishing those, but I think that may likely be the end result if the property is proposed for development.

Q: Is the owner interested in purchasing more land?

A: I don't know for sure, but if anyone wants to send me something offline to ask, I could certainly pass that along.

Q: Is the owner interested in the fact that this area is considered a wildlife corridor and will that be considered during development planning?

A: Yes, absolutely it would be considered.

Q: Would the wildlife corridor go all the way to the prairie?

A: No, but it could connect to the old Dorn property/old blueberry farm - from what I understand it's changed hands recently. I don't know what the new owner's plans are, but that's something the city's aware of.

Q: What are the disadvantages for us with this proposal?

A: I think you have a property owner who wants to do the right thing- if you bring a concern forward, they'll try to work with you. If the property is developed in the future, the environmentally sensitive is going to be put into a status that is permanently protected. Right now, the protections in place are somewhat vague regarding whether land could be cleared or not. That's a benefit of potential development of the property – i.e. the conservation of some areas that may not have as many protections currently.

Q: Is there a particular committee in Gainesville that handles the wildlife - someone we could contact?

A: The environmental reviewer for the city is Forest Eddleton. He's familiar with the property.

Q: Are there any plans to connect SE 15th St. across to the west?

A: No. The city owns the piece of property directly to the west, and they have plans to do a neighborhood park up by 8th avenue. At that time they had no plans to develop the southern portion of that parcel.

Q: Are there any plans to put a road north through the middle of the property? Like take SE 24th Street north?

A: No, I've never seen anything that indicates that.

[Sign Up for Property Watch](#)

Parcel Summary

Parcel ID 16093-001-000
Prop ID 92143
Location Address
Neighborhood/Area (315410.00)
Subdivision
Brief Legal Description* S 52 1/2 FT OF N 2017 1/2 FT OF E 660 FT LESS R/W OR 3823/2656
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code VACANT (00000)
Sec/Twp/Rng 10-10-20
Tax District GAINESVILLE (District 3600)
Millage Rate 22.0137
Acreage 0.790
Homestead N

[View Map](#)


Owner Information

[GAINESVILLE 60 LLC](#)
 1717 NORTH BAYSHORE DR #1134
 MIAMI, FL 33132

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$17,380	\$17,380	\$17,380	\$17,380	\$1,400
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$17,380	\$17,380	\$17,380	\$17,380	\$1,400
Assessed Value	\$2,049	\$1,863	\$1,694	\$1,540	\$1,400
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$2,049	\$1,863	\$1,694	\$1,540	\$1,400
Maximum Save Our Homes Portability	\$15,331	\$15,517	\$15,686	\$15,840	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0100	SFR	0.79	34412.4	0	0	RSF3

Sales

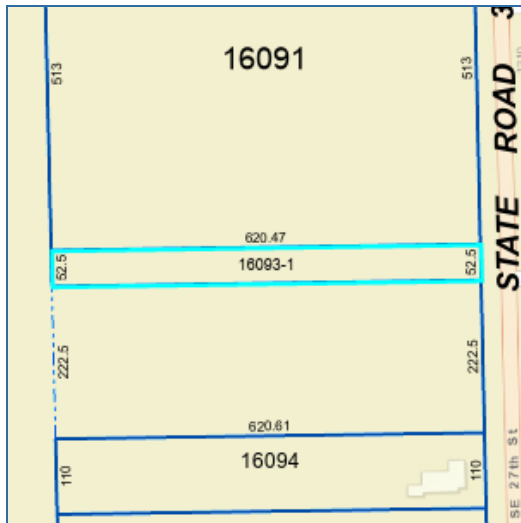
Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/15/2018	\$100	MS	4583	0635	11 - CORRECTIVE DEED	Improved		* GAINESVILLE 60 LLC	Link (Clerk)
8/7/2008	\$100	MS	3823	2656	U - UNQUALIFIED	Vacant	* GLEBER PATRICK	GAINESVILLE 60 LLC	Link (Clerk)
3/3/2006	\$385,000	MS	3340	546	U - UNQUALIFIED	Vacant	* GARY JUNIOR & JOSEPH LITTLE	* GLEBER PATRICK	Link (Clerk)
1/18/2000	\$92,700	MS	2272	514	U - UNQUALIFIED	Vacant	* MIZE DAVID W	* GARY JUNIOR & JOSEPH LITTLE	Link (Clerk)
4/2/1999	\$10,500	MS	2225	1101	U - UNQUALIFIED	Vacant	* MIZE ///PAMELA J EASTERLING	* MIZE DAVID W	Link (Clerk)

2023-76A

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/5/1998	\$100	MS	2147	2568	U - UNQUALIFIED	Vacant	* STAFFORD EASTERLING TRUSTEE	* MIZE	Link (Clerk)
4/9/1995	\$90,000	MS	2008	1718	U - UNQUALIFIED	Vacant	* MIZE DAVID W	* STAFFORD EASTERLING TRUSTEE	Link (Clerk)
7/24/1991	\$90,000	MS	1825	498	U - UNQUALIFIED	Improved	* FLA INVESTORS MTG CORP	* MIZE DAVID W	Link (Clerk)
10/1/1990	\$10,000	MS	1787	2307	U - UNQUALIFIED	Vacant		* FLA INVESTORS MTG CORP	Link (Clerk)
2/1/1980	\$0	WD	1264	860	U - UNQUALIFIED	Vacant		* UNASSIGNED	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



Photos

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: [9/21/2022, 3:44:37 AM](#)

Version 2.3.221

Developed by
 Schneider
 GEOSPATIAL

[Sign Up for Property Watch](#)

Parcel Summary

Parcel ID 16093-000-000
Prop ID 92142
Location Address
Neighborhood/Area (315410.00)
Subdivision
Brief Legal Description* S1/2 OF NE1/4 LESS E 660 FT & LESS COM SE COR WOODLAND PARK PB D-51 POB W 200.28 FT S 544.50 FT E 400 FT N 544.50 FT W 199.72 FT TO POB OR 1577/2804) ALSO S 222.5 FT OF N 2240 FT OF E 660 FT) LESS R/W DB 313/414) LESS COM SE COR WOODLAND PARK PB D-51 E 19
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code ACRG NOT AG (09900)
Sec/Twp/Rng 10-10-20
Tax District GAINESVILLE (District 3600)
Millage Rate 22.0137
Acreage 50.000
Homestead N

[View Map](#)


Owner Information

[GAINESVILLE 60 LLC](#)
 1717 NORTH BAYSHORE DR #1134
 MIAMI, FL 33132

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$550,000	\$550,000	\$550,000	\$550,000	\$90,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$550,000	\$550,000	\$550,000	\$550,000	\$90,000
Assessed Value	\$131,769	\$119,790	\$108,900	\$99,000	\$90,000
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$131,769	\$119,790	\$108,900	\$99,000	\$90,000
Maximum Save Our Homes Portability	\$418,231	\$430,210	\$441,100	\$451,000	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
9900	ACREAGE NON AG	50.00	2178000	0	0	RSF3

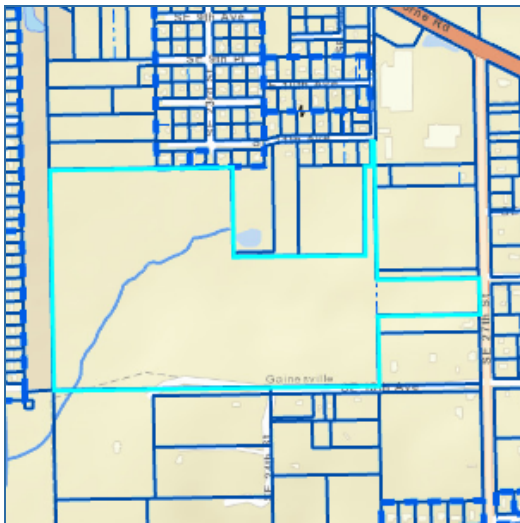
Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/15/2018	\$100	WD	4583	0635	11 - CORRECTIVE DEED	Improved		* GAINESVILLE 60 LLC	Link (Clerk)
8/7/2008	\$100	MS	3823	2656	11 - CORRECTIVE DEED	Vacant	* GLEBER PATRICK	GAINESVILLE 60 LLC	Link (Clerk)
3/3/2006	\$385,000	MS	3340	546	U - UNQUALIFIED	Vacant	* GARY JUNIOR & JOSEPH LITTLE	* GLEBER PATRICK	Link (Clerk)
5/31/2000	\$100	OD	2295	1116	U - UNQUALIFIED	Vacant	* JUNIOR & LITTLE // HAROLD L	* GARY JUNIOR & JOSEPH LITTLE	Link (Clerk)
1/19/2000	\$6,500	WD	2278	405	U - UNQUALIFIED	Vacant	* JUNIOR & LITTLE // HAROLD RU	* JUNIOR & LITTLE	Link (Clerk)

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/18/2000	\$92,700	MS	2272	514	U - UNQUALIFIED	Vacant	* MIZE DAVID W	* JUNIOR & LITTLE	Link (Clerk)
4/2/1999	\$10,500	MS	2225	1101	U - UNQUALIFIED	Vacant	* MIZE //PAMELA J EASTERLING &	* MIZE DAVID W	Link (Clerk)
1/5/1998	\$100	MS	2147	2568	U - UNQUALIFIED	Vacant	* STAFFORD EASTERLING TRUSTEE	* MIZE	Link (Clerk)
4/9/1995	\$90,000	MS	2008	1718	U - UNQUALIFIED	Vacant	* MIZE DAVID W	* STAFFORD EASTERLING TRUSTEE	Link (Clerk)
7/24/1991	\$90,000	MS	1825	498	U - UNQUALIFIED	Improved	* FLORIDA INVESTORS MTG CORP	* MIZE DAVID W	Link (Clerk)
12/10/1990	\$80,000	WD	1796	2368	U - UNQUALIFIED	Improved		* FLORIDA INVESTORS MTG CORP	Link (Clerk)
10/16/1990	\$100	MS	1795	2939	U - UNQUALIFIED	Vacant		* UNASSIGNED	Link (Clerk)
5/1/1981	\$0	WD	1382	947	U - UNQUALIFIED	Improved		* UNASSIGNED	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



Photos

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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Last Data Upload: 9/21/2022, 3:44:37 AM

Version 2.3.221

Developed by
 Schneider
 GEOSPATIAL

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
16093 001 000	UNASSIGNED LOCATION RE	3600

GAINESVILLE 60 LLC
1717 NORTH BAYSHORE DR #1134
MIAMI, FL 33132

EXEMPTIONS:



AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.8662	1,863	0	1,863	14.65	
LIBRARY GENERAL	1.0856	1,863	0	1,863	2.02	
SCHOOL CAP36 PROJECT	1.5000	17,380	0	17,380	26.07	
SCHOOL DISCRNRY & CN	0.7480	17,380	0	17,380	13.00	
SCHOOL GENERAL	3.5950	17,380	0	17,380	62.48	
SCHOOL VOTED	1.0000	17,380	0	17,380	17.38	
CHILDREN'S TRUST	0.5000	1,863	0	1,863	0.93	
ST JOHNS RIVER WATER MGT DISTR	0.2189	1,863	0	1,863	0.41	
CITY OF GAINESVILLE	5.5000	1,863	0	1,863	10.25	
TOTAL MILLAGE				22.0137	AD VALOREM TAXES	\$147.19

LEGAL DESCRIPTION
S 52 1/2 FT OF N 2017 1/2 FT OF E 660 FT LESS R/W OR 3823/2656

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS **\$147.19**

IF PAID BY PLEASE PAY	Feb 28, 2022 \$0.00				
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JOHN POWER, CFC 2021 PAID REAL ESTATE 92143
ALACHUA COUNTY TAX COLLECTOR NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
16093 001 000	UNASSIGNED LOCATION RE

GAINESVILLE 60 LLC
1717 NORTH BAYSHORE DR #1134
MIAMI, FL 33132

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Feb 28, 2022	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
16093 000 000	UNASSIGNED LOCATION RE	3600

GAINESVILLE 60 LLC
1717 NORTH BAYSHORE DR #1134
MIAMI, FL 33132

EXEMPTIONS:



AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	119,790	0	119,790	942.29
LIBRARY GENERAL	1.0856	119,790	0	119,790	130.04
SCHOOL CAP36 PROJECT	1.5000	550,000	0	550,000	825.00
SCHOOL DISCRNRY & CN	0.7480	550,000	0	550,000	411.40
SCHOOL GENERAL	3.5950	550,000	0	550,000	1,977.25
SCHOOL VOTED	1.0000	550,000	0	550,000	550.00
CHILDREN'S TRUST	0.5000	119,790	0	119,790	59.90
ST JOHNS RIVER WATER MGT DISTR	0.2189	119,790	0	119,790	26.22
CITY OF GAINESVILLE	5.5000	119,790	0	119,790	658.85
TOTAL MILLAGE					22.0137
AD VALOREM TAXES					\$5,580.95

LEGAL DESCRIPTION
S1/2 OF NE1/4 LESS E 660 FT & LESS COM SE COR WOODLAND PARK PB D-51 POB W 200.28 See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$5,580.95

IF PAID BY PLEASE PAY	Feb 28, 2022	\$0.00			
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JOHN POWER, CFC ALACHUA COUNTY TAX COLLECTOR
2021 PAID REAL ESTATE NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
16093 000 000	UNASSIGNED LOCATION RE

GAINESVILLE 60 LLC
1717 NORTH BAYSHORE DR #1134
MIAMI, FL 33132

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Feb 28, 2022	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

This Document Prepared By and
When recorded return to:
Mercedes M. Sellek, Esq.
Maspons & Sellek, LLP
2333 Ponce de Leon Boulevard, Suite 314
Coral Gables, FL 33134

2023-76A
RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3112114 4 PG(S)
3/19/2018 12:54 PM
BOOK 4583 PAGE 635
J.K. JESS' IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt# 819112
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$0.70
Intang. Tax: \$0.00

Folio No. : 16093-010-000
Consideration : \$10.00

For recording purposes only

Warranty Deed

This Indenture, Made this 15 day of March, 2018 A.D., Between **PATRICK J. GLEBER**, a married man, whose address is: 1717 North Bayshore Drive, Unit 1134, Miami, FL 33132, State of Florida, grantor, and **GAINESVILLE 60, LLC**, a Florida limited liability company, whose address is: 1717 North Bayshore Drive, Unit 1134, Miami, FL 33132 of the County of Miami-Dade, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of -----**Ten and 00/100 (\$10.00)**-----
-- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **MIAMI-DADE** State of Florida to wit:

See Exhibit "A" Attached

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 1717 North Bayshore Drive, Unit 1134, Miami, FL 33132.


SUBJECT TO: covenants, easements, restrictions and limitations of record, without intending to reimpose same; matters of plat, existing zoning and governmental regulations and real estate property taxes for 2018 and subsequent years, which are not yet due and payable.


TOGETHER with all the tenements, hereditaments, appurtenances, easements, licenses and privileges thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD, the same in fee simple forever. Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple. Grantor hereby fully warrants title to the Property and will defend same against the lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: Angela D. Gonzalez
Witness

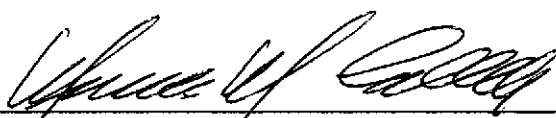
 (Seal)
Patrick J. Gleber
P.O. Address: 1717 North Bayshore Drive, Unit 1134, Miami, FL 33132


Printed Name: Mercedes M. Sellek
Witness

For recording purposes only

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 15 day of March, 2018 by Patrick J. Gleber who is personally known to me or who has produced his Florida driver's license as identification.



Printed Name: _____
Notary Public, State of Florida at Large
My Commission Expires: / /



For Recorder's use only

EXHIBIT "A"
LEGAL DESCRIPTION

A Tract of land situated in Section 10, Township 10 South, Range 20 East, Alachua County, Florida, being more particularly described as follows:

Commence at a railroad spike at the Southeast corner of the said Section 10, run thence North $01^{\circ}15'54''$ West, along the East line of Section 10, a distance of 2657.98 feet to a railroad spike at the Southeast corner of the Northeast 1/4 of said Section 10; thence run South $88^{\circ}24'13''$ West along the South line of said Northeast 1/4, a distance of 40.00 feet to a steel rod and cap at the intersection of said South line with the West right-of-way line of County Road No. 2043 (80 foot right-of-way) and the Point of Beginning: Thence run South $01^{\circ}15'54''$ East along said West right-of-way line a distance of 45.00 feet to a steel rod and cap on the South line of the North 45 feet of the Northeast 1/4 of the Southeast 1/4 of said Section 10; thence run South $88^{\circ}24'13''$ West along said South line, a distance of 1281.96 feet to a steel rod and cap at the Southwest corner of said North 45 feet of the Northeast 1/4 of the Southeast 1/4 of Section 10; thence run North $00^{\circ}50'21''$ West a distance of 45.00 feet to a concrete monument at the Northwest corner of said North 45 feet of the Northeast 1/4 of the Southeast 1/4 of Section 10, said point being the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 10; thence run South $89^{\circ}11'57''$ West along the South line of the Southwest 1/4 of the Northeast 1/4 of Section 10, a distance of 1325.12 feet to a concrete monument at the Southwest corner of said Southwest 1/4 of the Northeast 1/4 of Section 10; thence run North $01^{\circ}04'43''$ West a distance of 1334.78 feet to a steel rod and cap at the Northwest corner of said Southwest 1/4 of the Northeast 1/4 of Section 10; thence run North $88^{\circ}57'35''$ East along the North line of said Southwest 1/4 of the Northeast 1/4 of Section 10, a distance of 1122.73 feet to a steel rod and cap; thence run South $01^{\circ}13'55''$ East, a distance of 533.47 feet to a steel rod and cap; Thence run North $89^{\circ}12'22''$ East a distance of 400.08 feet to a steel rod and cap; thence run North $89^{\circ}20'25''$ East, a distance of 400.03 feet to a steel rod and cap; thence run North $01^{\circ}15'31''$ West a distance of 537.85 feet to a steel rod and cap and the North line of the Southeast 1/4 of the Northeast 1/4 of Section 10; thence run North $88^{\circ}57'35''$ East along the said North line, a distance of 59.64 feet to a steel rod and cap at the Northeast corner of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 10; thence run South $01^{\circ}14'13''$ East along the East line of said West 1/2, a distance of 635.56 feet to the intersection of said East line with the Westerly projection of the North line of the South 52.5 feet of the North 2017.5 feet of the East 660 feet of said Section 10; thence run North $89^{\circ}06'27''$ East along said Westerly projection and along said North line, a distance of 620.47 feet to a steel rod and cap at the intersection of said North line with the West right-of-way of County Road No. 2043; thence run South $01^{\circ}15'54''$ East along said West right-of-way line a distance of 275.01 feet to a steel rod and cap at the intersection of said West right-of-way with the South line of the South 222.5 feet of the North 2240 feet of the East 660 feet of said Section 10; thence run South $89^{\circ}06'27''$

For recording purposes only

West, along said South line and a Westerly projection thereof, a distance of 620.61 feet to the East line of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 10; thence run South 01°14'13" East, along said East line, a distance of 423.35 feet to a steel rod and cap at the Southeast corner of said West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 10; thence run North 88°24'13" East along the South line of said Northeast 1/4, a distance of 620.81 feet to the Point of Beginning.

AND

A tract of land situated in Section 10, Township 10 South, Range 20 East, Alachua County, Florida, being more particularly described as follows:

Commence at an iron pipe at the Southeast corner of Woodland Park, as recorded in Plat Book D, Page 51, of the Public Records of Alachua County, Florida, and run South 89°34'20" East, a distance of 199.72 feet to an iron pipe and the Point of Beginning; thence run South 00°08'20" East, a distance of 544.50 feet to a steel rod and cap; thence run South 89°34'20" East a distance of 400.00 feet to a steel rod and cap; thence run North 00°08'20" West a distance of 544.50 feet to a steel rod and cap; thence run North 89°34'20" West a distance of 400.00 feet to the Point of Beginning.

PART II - CODE OF ORDINANCES
Chapter 30 - LAND DEVELOPMENT CODE
ARTICLE IV. - ZONING
DIVISION 3. RESIDENTIAL

DIVISION 3. RESIDENTIAL

Sec. 30-4.16. Permitted uses.

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

Table V-4: Permitted Uses in Residential Districts.

USES	Use Standards	NR	RC	MH	RMF-5	RMF-6 to 8
Accessory dwelling unit	30-5.36	A	A	A	A	A
Adult day care home	30-5.2	P	P	P	P	P
Assisted living facility		-	-	-	P	P
Attached dwelling (up to 6 attached units)		-	-	-	P	P
Bed and breakfast establishment	30-5.4	S	P	P	P	P
Community residential home (up to 6 residents)	30-5.6	P	P	P	P	P
Community residential home (7 to 14 residents)	30-5.6	-	-	-	-	P
Community residential home (over 14 residents)	30-5.6	-	-	-	-	P
Day care center	30-5.7	-	P	P	P	P
Emergency shelter		-	-	-	-	P
Family child care home	30-5.10	P	P	P	P	P
Fowl or livestock (as an accessory use)	30-5.39	-	-	-	-	-
Mobile home		-	-	P	-	-
Multi-family dwelling		-	-	-	P	P
Multi-family, small-scale (2-4 units per building)		-	p ¹	-	P	P
Neighborhood-scale multi-family	30-5.20			P	P	P
Place of religious assembly	30-5.23	S	P	P	P	P
Library		-	S	S	S	S
Public park		P	P	P	P	P
School (elementary, middle, or high - public or private)		S	P	P	P	P

Simulated gambling establishment		-	-	-	-	-
Single-family dwelling		P	P	P	P	P
Single room occupancy residence	30-5.25	-	-	-	-	P
Skilled nursing facility		-	-	-	-	S
Social service facility	30-5.29	-	-	-	-	S
Subsistence garden	30-5.30	-	P	P	P	P
Urban market farm, less than 5 acres	30-5.30	-	P	P	P	P
Urban market farm, 5 acres or greater	30-5.30	-	S	S	S	S

LEGEND:

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

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

(Ord. No. 170975 , § 2, 2-21-19; Ord. No. 190292 , § 3, 2-20-20; Ord. No. 190714 , § 3, 6-4-20; Ord. No. 190988 , § 3, 9-3-20; Ord. No. 191128 , § 3, 9-17-20; Ord. No. 200727 , § 3, 6-2-22; Ord. No. 211358 , §§ 8, 9, 10-17-22)

Sec. 30-4.17. Dimensional standards.

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

Table V-5: Residential Districts Dimensional Standards.

	NR	RC	MH	RMF-5	RMF-6	RMF-7	RMF-8
DENSITY/INTENSITY							
Residential density (units/acre)							
Min.	None	None	None	None	8 ¹	8 ¹	8 ¹
Max. by right	12	12	12	12	10	14	20
With density bonus points	-	-	-	-	See Table V-6	See Table V-6	See Table V-6
Nonresidential building coverage	40%	50%	50%	50%	50%	50%	50%
LOT STANDARDS							
Min. lot area (sq. ft.)	3,000	3,000	3,000	3,500	None	None	None
Min. lot width (ft.)							
Single-family	35	35	35	40	40	40	40
Two-family ²	35	70	NA	75	40	40	40
Other uses	35	35	35	85	85	85	85
Min. lot depth (ft.)	None	None	None	90	90	90	90
MIN. SETBACKS (ft.)							

Front	10 ⁵	10 ⁵	15	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.	10 min. 100 max
Side (street)	5	NA	NA	15	10 ³ /15	10 ³ /15	10 ³ /15
Side (interior) ^{6, 7}	5	5	5	10	5 ³ /10	5 ³ /10	5 ³ /10
Rear ^{7, 8}	10	20	15	10	10	10	10
Rear, accessory	5	5	5	5	5	5	5
MAXIMUM BUILDING HEIGHT (stories)							
By right	3	3	3	3	3	3	3
With building height bonus	N/A	NA	NA	NA	5	5	5

LEGEND:

- 1 = Parcels 0.5 acres or smaller existing on November 13, 1991, are exempt from minimum density requirements.
- 2 = Assumes both units on one lot. Lot may not be split, unless each individual lot meets minimum lot width requirement for single-family. Lot may not be split when the two-family dwelling is configured vertically.
- 3 = Applicable only for two-family dwellings.
- 4 = Lots abutting a collector or arterial street shall have a minimum depth of 150 feet and a minimum building setback of 50 feet along that street.
- 5 = Attached stoops or porches meeting the standards in sections 30-4.13 and 30-4.14 are permitted to encroach up to five feet into the minimum front yard setback.
- 6 = Except where the units are separated by a common wall on the property line of two adjoining lots. In such instances, only the side yard setback for the end unit is required.
- 7 = Accessory pre-engineered or pre-manufactured structures of 100 square feet or less and one story in height may be erected in the rear or side yard as long as the structure has a minimum yard setback of three feet from the rear or side property line, is properly anchored to the ground, and is separated from neighboring properties by a fence or wall that is at least 75 percent opaque.
- 8 = Accessory screened enclosure structures, whether or not attached to the principal structure, may be erected in the rear yard as long as the enclosure has a minimum yard setback of three feet from the rear property line. The maximum height of the enclosure at the setback line shall not exceed eight feet. The roof and all sides of the enclosure not attached to the principal structure shall be made of screening material.

(Ord. No. 200252 , § 2, 2-4-21; Ord. No. 211358 , §§ 10, 11, 10-17-22)

Sec. 30-4.18. Density bonus points.

Development criteria described in the density bonus points manual, when met, shall allow increases in development intensity based upon the limits in this section. These increases in intensity shall be allowed should a developer propose to undertake a project that will result in a development sensitive to the unique environmental and developmental needs of the area. For each criterion met by the developer, certain points shall be credited to the project. Those points, calculated in accordance with the Density Bonus Points Manual, shall determine the maximum allowable density.

Table V-6: Permitted Density Using Density Bonus Points

RMF-6		RMF-7		RMF-8	
Points	Max. residential	Points	Max. residential	Points	Max. residential

	density (du/ac)		density (du/ac)		density (du/ac)
0	10	0	14	0	20
26	11	20	15	16	21
52	12	39	16	30	22
79	13	59	17	46	23
108	14	79	18	59	24
138+	15	98	19	75	25