



City of Gainesville

Department of Sustainable
Development

City Plan Board Staff Report

Petition Information

Public Hearing Date: December 14th, 2023

Project Name and Number: LD23-000140 ZON Lewis Oil Rezoning

Application Type: Rezoning (Quasi-Judicial)

Recommendation: Approve

City Project Contact: Nathaniel Chan, Planner III

Application Information

Applicant: eda consultants, inc.

Property Owner(s): Lewis Petroleum Aids LLC; Lewis Gainesville Bulk Plant

Related Petition(s): LD23-000139 LUC Lewis Oil Land Use Change

Legislative History: N/A

Neighborhood Workshop: Yes, held on October 2nd, 2023.

Site Information

Address: 605 & 621 SE Depot Ave.

Parcel Number(s): 12745-001-000 and 12082-000-000

Acreage: 2.57 +/- acres

Existing Use(s): Petroleum Storage and Distribution (Gasoline Station) and offices

Future Land Use Designation(s): Industrial (IND)

Zoning Designation(s): Limited Industrial (I-1) and General Industrial (I-2)

Overlay District(s): Adjacent to the Power District

Transportation Mobility Program Area (TMPA): Zone A

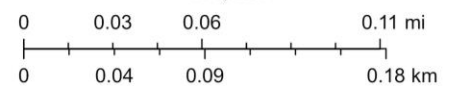
Zoning Map



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- | | |
|------------------------------------|------------------------------------|
| Parcels | RMF-7: Multiple-Family Residential |
| City of Gainesville Zoning | RSF-3: Single-Family Residential |
| DT: Downtown | RSF-4: Single-Family Residential |
| I-1: Limited Industrial | U2: Urban 2 |
| I-2: General Industrial | U3: Urban 3 |
| PS: Public Services and Operations | U9: Urban 9 |



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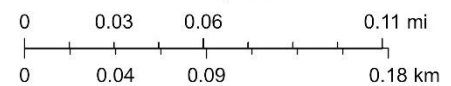
Proposed Zoning Map



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- | | |
|------------------------------------|------------------------------------|
| Parcels | RMF-7: Multiple-Family Residential |
| City of Gainesville Zoning | RSF-3: Single-Family Residential |
| DT: Downtown | RSF-4: Single-Family Residential |
| I-1: Limited Industrial | U2: Urban 2 |
| I-2: General Industrial | U3: Urban 3 |
| PS: Public Services and Operations | U9: Urban 9 |
| | U7: Urban 7 |



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Adjacent Property Characteristics			
	Existing Use	Land Use Designation(s)	Zoning Designation(s)
North	GRU property	Urban Mixed-Use High (UMUH)	Urban 9 (U9)
South	GRU property	Public and Institutional Facilities (PF)	Public Service (PS)
East	Single-Family Dwelling	Residential Low (RL)	Urban 2 (U2)
West	GRU property	Public and Institutional Facilities (PF)	Public Service (PS)

Purpose and Description

The subject application requests to rezone parcels 12745-001-000 and 12082-000-000 from Limited Industrial (I-1) and General Industrial (I-2) to Urban 7 (U7). The properties are located at 605 SE Depot Ave (Parcel ID 12745-001-000) and 621 SE Depot Ave (Parcel ID 12082-000-000) and are approximately 2.57 +/- acres. The related future land use change petition requests to amend the subject properties' future land use categories from Industrial (IND) to Urban Mixed-Use (UMU).

The subject property, owned by Lewis Oil, is developed with petroleum storage and distribution uses and offices for the business. The subject parcels are directly south of the City's [Power District](#) (located north of SE Depot Ave), an area designated by the City Commission in collaboration with the Gainesville Community Reinvestment Area (GCRA).

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

Staff Analysis and Recommendation

This petition has been reviewed based on the review criteria stated in Section 30-3.14. Rezoning Criteria of the Land Development Code. The following review criteria and analysis are stated below:

Sec. 30-3.14 Rezoning Criteria

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

The Lewis Oil property is in close proximity to existing urban “transect” zoning districts (Urban 2 or U2, Urban 3 or U3, Urban 9 or U9, and Downtown or DT), and is abutting Public Services and Operations (PS) zoning. The permitted uses in the U7 zoning district are compatible with the surrounding zoning districts and their intensity and density. The proposed rezoning would allow residential development on the subject property (where previously not a permissible use in Limited Industrial/I-1 and General Industrial I-2 zoning), along with other allowable uses. Table 1 summarizes a comparison between the permitted uses of the existing zoning districts on the property (Limited Industrial or I-1 and General Industrial or I-2) and the proposed zoning district (Urban or U7). Please see [Section 30-4.12 of the Land Development Code](#) for permitted uses in the urban transect zones, and [Section 30-4.19 of the Land Development Code](#) for permitted uses in the existing industrial zones (Limited Industrial or I-1 and General Industrial or I-2).

Regarding density and intensity, U7 allows for up to 50 dwelling units per acre by right, or 60 dwelling units per acre with a bonus through special use permit (SUP) approval. The height limit in the U7 zoning district is 4 stories, or 6 stories with a bonus through SUP approval. There is U9 zoning to the north across from SE Depot Ave, which allows 100 dwelling units per acre (125 with a bonus/SUP approval), and a maximum height of 6 stories (8 stories with bonus/SUP). There is U2 zoning to the east across from SE 7th St, which allows 15 dwelling units per acre and a height limit of 3 stories. The subject parcels are directly south of the City’s Power District (located north of SE Depot Ave), which also establishes differing height limits from the urban transect zones, per [Section 30-4.8 of the Land Development Code](#). The associated land use change (LD23-000139) requests Urban Mixed-Use (UMU) future land use, which would impose Compatibility Buffer Type A along the property lines abutting the Public

Facilities (PF) future land use designation, per [Section 30-8.5 of the Land Development Code](#).

**Table 1. Comparing permitted uses between Limited Industrial (I-1),
General Industrial (I-2) and Urban 7 (U7) zoning**

Use	I-1	I-2	U7
Legend P: Permitted - : Not Permitted A: Accessory S: Special Use Permit	Green Highlight: Use permitted in U7 Red Highlight: Use not permitted in U7 No Highlight: Rezoning would not change permitted use (no change)		
Residential			
Accessory dwelling unit	-	-	P
Adult day care home	-	-	P
Attached dwelling (up to 6 attached units)	-	-	P
Community residential home (up to 6 residents)	-	-	P
Community residential home (more than 6 residents)	-	-	P
Family child care home	-	-	P
Multi-family, small-scale (2-4 units per building)	-	-	P
Multi-family dwelling	-	-	P
Single-family dwelling	-	-	P
Single-room occupancy residence	-	-	P
Nonresidential			
Alcoholic beverage establishment	P	P	P
Assisted living facility	-	-	P
Bed and breakfast establishment	-	-	P
Business services	P	P	P
Carwash	P	P	P
Civic, social, or fraternal organization	-	-	P
Day care center	-	-	P
Drive-through facility	P	P	P
Emergency shelter	P	P	P
Equipment sales, rental and leasing, heavy	P	P	-

Use		I-1	I-2	U7
Legend P: Permitted - : Not Permitted A: Accessory S: Special Use Permit		Green Highlight: Use permitted in U7 Red Highlight: Use not permitted in U7 No Highlight: Rezoning would not change permitted use (no change)		
Equipment rental and leasing, light		P	P	P
Exercise studio		-	-	P
Farmers market		-	-	P
Food distribution center for the needy		-	-	S
Food truck, not located within a food truck park		P	P	P
Food truck park (less than 6 pads)		P	P	P
Food truck park (6 or more pads)		S	S	S
Funeral home or crematory		-	-	P
Gasoline or alternative fuel station		S	S	P
Go-cart raceway and rentals (indoor and outdoor)		S	S	-
Health services		-	-	P
Hotel or motel		-	-	P
Ice manufacturing/vending machines		A	A	-
Industrial		P	P	-
Job training and vocational rehabilitation services		P	-	-
Junkyard or salvage yard		S	P	-
Laboratory, medical or dental		P	P	P
Library		-	-	P
Light assembly, fabrication and processing		P	P	P
Medical marijuana dispensing facility		S	S	P
Microbrewery, microwinery, or microdistillery		P	P	P
Mini-warehouse or self-storage facility		P	P	-
Museum or art gallery		-	-	P
Office		P	P	P
Office (medical, dental, or other health-related service)		-	-	P
Outdoor storage (principal use)		P	P	-
Parking, surface (principal use)		-	-	-

Use	I-1	I-2	U7
Legend P: Permitted - : Not Permitted A: Accessory S: Special Use Permit		Green Highlight: Use permitted in U7 Red Highlight: Use not permitted in U7 No Highlight: Rezoning would not change permitted use (no change)	
Parking, structured (principal use)	-	-	P
Passenger transit station	P	-	-
Personal services	P	P	P
Place of religious assembly	-	-	P
Professional school	P	P	P
Public administration building	P	-	P
Public park	P	P	P
Recreation, indoor	P	P	P
Recreation, outdoor	P	P	P
Recycling center	S	P	-
Rehabilitation center	S	P	-
Research development or testing facility	P	P	P
Residence for destitute people	-	-	-
Restaurant	P	P	P
Retail sales	S	S	P
School (elementary, middle, or high – public or private)	-	-	P
Scooter or electric golf cart sales	P	-	P
Sexually-oriented cabaret	-	P	-
Sexually-oriented motion picture theatre	-	P	-
Sexually-oriented retail store	-	P	-
Simulated gambling establishment	-	-	-
Skilled nursing facility	-	-	P
Social service facility	S	S	-
Solar generation station	P	P	-
Subsistence garden	P	P	P
Urban market farm, less than 5 acres	P	P	P
Urban market farm, 5 acres or greater	S	S	S

Use	I-1	I-2	U7
Legend P: Permitted - : Not Permitted A: Accessory S: Special Use Permit	Green Highlight: Use permitted in U7 Red Highlight: Use not permitted in U7 No Highlight: Rezoning would not change permitted use (no change)		
Truck or bus terminal or maintenance facility	P	P	-
Vehicle sales or rental (no outdoor display)	P	-	P
Vehicle sales (with outdoor display)	P	P	-
Vehicle services	P	P	P
Vehicle repair	P	P	P
Veterinary services	P	P	P
Vocational or trade school	P	P	P
Warehouse or distribution facility (less than 100,000 SF)	P	P	-
Warehouse or distribution facility (100,000 SF or greater)	P	P	-
Waste management facility	P	P	-
Wholesale trade	P	P	-

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

The Urban 7 (U7) zoning district allows a mix of uses including residential, nonresidential/commercial, and office uses. Residential development is permitted in U7 at a maximum density of 50 dwelling units per acre, or 60 dwelling units per acre with a bonus through the Special Use Permit (SUP) process. If the rezoning to U7 were approved, a number of uses suited for industrial zoning would no longer be permitted at the site, including warehousing, sexually-oriented businesses, and some industrial uses like junkyards, outdoor storage, and self-storage facilities. However, added uses to the site under U7 zoning include farmers market, exercise studio, hotel/motel, library, museum or art gallery, medical/dental office, places of religious assembly, retail sales, and schools. The permitted uses in the U7 zoning district are suitable at the subject property.

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

The subject property is abutting Public Services and Operations (PS) zoning to the west and south. Urban 9 (U9) zoning exists north of the subject property (north of SE Depot Ave), and Urban 2 (U2) zoning exists to the east (east of SE 7th St). The proposed U7 zoning district at the subject property would act as a transitional step-down zoning between the U9 and the U2 zoning based on the permitted uses and the related design and building standards (higher-intensity/higher-numbered urban transect zones typically have more design and building standard requirements than lower-intensity/lower-numbered urban transect zones). See [Section 30-4.13 of the Land Development Code](#) for building form standards in the urban transect zones.

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

The subject property is currently developed with petroleum storage and distribution and associated office buildings. The proposed rezoning to Urban 7 (U7) could encourage higher and better uses of the subject property, considering the recent discussions to redevelop the [Power District](#) and the community discussions about use of land within this area.

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 City Commission reviewed an update to the [Power District](#) at their June 8th General Policy Committee meeting under [Item 2023-321](#). At the meeting, they discussed parceling the Power District properties, updating land use and zoning of the Power District parcels, soliciting request for bid for the Power District parcels, and reallocating the remaining Gainesville Community Reinvestment Area (GCRA) funds for the Power District to the Downtown Strategic Plan implementation. At this meeting, the City Commission discussed extending the Power District boundaries to include the parcels to the west and south of the subject Lewis Oil property. The Lewis Oil property,

being privately-owned, is not included within the Power District boundaries (see Power District Backup in Appendix D). The ongoing Power District redevelopment discussions are relevant to the redevelopment of the subject property. Based on an analysis of the Power District proposal, the subject rezoning to U7 is compatible and consistent with the type of development proposed for the Power District.

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

The site is currently developed with petroleum storage, distribution, and related office spaces. Should the property be redeveloped, the proposed Urban 7 (U7) zoning would allow residential, nonresidential/commercial, office, and mixed-use development which could serve the surrounding neighborhood. New development at the site would likely be in tandem with the ongoing plans to redevelop the Power District. Urban transect zoning with its multitude of permitted uses and design standards are appropriate for the site and the Power District redevelopment.

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

As previously discussed, the subject property is adjacent to the City's Power District, a redevelopment area designated by the City Commission and the Gainesville Community Reinvestment Area (GCRA). This area along SE Depot Ave has received numerous improvements and redevelopment, including Depot Park, the Catalyst Building, new sidewalks and street lighting, a roundabout at the intersection of SE Depot Ave and SE 7th St, and more. In 2017, the City adopted urban transect zoning (Urban 1/U1 – Urban 9/U9, and Downtown/DT) which changed the list of permitted uses and added building and street design standards for areas across the City, including this area. SE Depot Ave was designated as a "Storefront Street" which should be designed with a high level of pedestrian activity, higher intensity and density uses, and increased sidewalk widths. See [Section 30-4.11 of the Land Development Code](#) for more information on urban transect zones and street types.

H. The goals, objectives, and policies of the [Comprehensive Plan](#)

The rezoning request is consistent with the goals, objectives, and policies of the Comprehensive Plan as outlined below. The requested Urban 7 zoning reinforces a sustainable development pattern by allowing a mix of residential and nonresidential uses at the subject property, where development of these uses is appropriate. The allowance of residential development at the site could diversify the types of housing in this area. The building and street design standards in Urban 7 transect zoning promotes compact and vibrant urbanism that emphasizes transportation choice and pedestrian activity.

[Future Land Use Element](#)**Goal 1**

Improve the quality of life and achieve a superior, sustainable development pattern in the city by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.

Policy 1.1.3

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

Policy 1.2.3

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

Objective 1.5

Discourage the proliferation of urban sprawl.

Goal 2

Redevelop areas within the city, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

Objective 2.1

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

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 and the City Commission meetings. The public will have the opportunity to examine the petition and the Board and Commission will make a determination as to whether this petition meets the stated criteria in the Land Development Code and Comprehensive Plan.

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

- 1. The proposed T-Zone shall provide a logical extension of an existing zone, or an adequate transition between zones, with the potential to establish a coherent expansion of nearby transects with elements including a code compliant street system with sidewalks, pedestrian circulation, lighting systems, and utility infrastructure.**

The proposed U7 zoning will provide a logical extension and transition of the existing U9 zoning to the north and the U2 zoning to the east, and U3 zoning to the northeast. There are existing improved sidewalks (implemented by GCRA) to the north of SE Depot Ave, a new traffic circle for the intersection of SE Depot Ave and SE 7th St, and new street lighting along Depot Ave. The proposed U7 zoning would facilitate the same improvements to the south side of Depot Ave consistent with the requirements for Storefront Streets in U7 zoning (SE Depot Ave is considered a Storefront Street).

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.**

As previously discussed, the subject property is adjacent to the City's Power District, a 17-acre redevelopment opportunity spearheaded by the Gainesville Community Reinvestment Area (GCRA). The subject area has received improvements related to the Power District redevelopment, including the Catalyst Building, Depot Park, and other street and lighting infrastructure improvements. U7 permitted uses will complement the proposed uses in the Power District redevelopment.

3. **The request shall be consistent with the overall City of Gainesville vision for growth and development as expressed in the [City of Gainesville Comprehensive Plan](#).**

The proposed U7 zoning is consistent with the vision for growth and development in the City's Comprehensive Plan. U7 zoning promotes vibrant urbanism, mixed-use development, increased pedestrian activity, and a focus on compact development that favors transportation choice. Redevelopment of this site would be considered urban infill development where there are existing utilities and infrastructure to support new development, thus discouraging urban sprawl.

4. **The subject land has the characteristics of a T-Zone or has the potential to successfully facilitate development consistent with the intent of the T-Zone, including the creation of a more urban form through prescriptive building placement standards, enhanced window glazing, and an emphasis on the pedestrian experience.**

The subject property has adequate capacity to implement transect zone requirements including building placement standards along storefront streets (SE Depot Ave is a storefront street), enhanced window glazing, and emphasis on the pedestrian experience through additional street lighting, sidewalks,

landscaping, and pedestrian-oriented frontages and uses.

Recommendation

Staff recommends Approval of Petition LD23-000140 ZON.

Draft Motion for Consideration

I move to approve Petition LD23-000140 ZON.

Appendices

Appendix A. – Application Documents

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

Appendix C. – Environmental Report

Appendix D. – Power District Backup

APPENDIX A

Application Documents

**2023-1136A**

Planning Division
PO Box 490, Station 11
Gainesville, FL 32627
Ph: 352-334-5023

Email: planning@gainesvillefl.gov

Land Use Amendment/Zoning Map Change Application

Project Name: Lewis Oil land use and zoning change	Tax Parcel Number: 12745-001-000, 12082-000-000
Property Address: 605 & 621 SE Depot Avenue	
*Size of Property (acres): 2.57 +/- acres	
**First Step Meeting Date: 8/16/23*	Neighborhood Workshop Date: 10/2/23

***(pre-application meeting with Brittany McMullen in lieu of First Step Meeting)**

*All requests for a land use or zoning change for a 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.

**Anyone intending to file a petition for amendments to the future land use or zoning map should attend a first step meeting with city staff prior to submittal to discuss the proposed amendment and petition process.

Legal Description (attach as separate document, using the following guidelines):

- Submit separate from any other information.
- 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 office, etc.
- Must correctly describe the property being submitted for the petition.
- Must fully describe directions, distances, and angles.

Owner(s) of Record	
Name(s): Lewis Petroleum Aids LLC / Lewis Gainesville Bulk Plant	
Mailing Address: 621 SE Depot (7th) Ave., Gainesville, FL 32601	
Phone:	Email:

Applicant/Project Coordinator	
Name: Clay Sweger, AICP	Company: eda consultants, inc.
Mailing Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601	
Phone: 352-373-3541	E-mail: csweger@edafl.com
Additional users to be granted access for e-plan review:	
Name: Stephanie Sutton	E-mail: permitting@edafl.com
Name: Onelia Lazzari	E-mail: olazzari@edafl.com

Request		
Check applicable request(s) below:		
<input checked="" type="checkbox"/> Future Land Use Map	<input checked="" type="checkbox"/> Zoning Map	<input type="checkbox"/> Master Flood Control Map
Present designation: Industrial	Present Designation: I-1 & I-2	<input type="checkbox"/> Other – Specify:
Requested designation: Urban Mixed Use	Requested Designation: U7	

Surrounding Property Information	
	Existing land use:
North	SE Depot AVE & north of that Utility Uses (UMUH)
South	Utility Use (Public Facilities)
East	SE 7th ST & east of that SF dwelling designated RL
West	Utility Uses (Public Facilities)

1. 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?)

2.

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

3. 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)

4. 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**

5.

Which of the following best describes the type of development pattern your development will promote?

<input checked="" type="checkbox"/> Redevelopment	<input type="checkbox"/> Urban Infill
<input type="checkbox"/> Activity Center	<input type="checkbox"/> Urban Fringe
<input type="checkbox"/> Commercial	<input type="checkbox"/> Traditional Neighborhood

6. Please explain the impact of the proposed change on the community:

See Justification Report

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

See Justification Report

8.

What impact will the proposed change have on level of service standards?
Roadways: See Justification Report
Recreation: See Justification Report
Water & Wastewater: See Justification Report
Solid Waste: See Justification Report
Mass Transit: See Justification Report

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

☐ No ☒ Yes (please explain)

See Justification Report

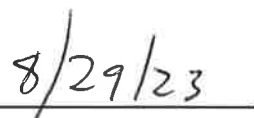
To the Applicant:

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) are the true and proper identification of the area for which the petition is being submitted.

Applicant Signature:



Date:





2023-1136A

Planning Division
PO BOX 490, Station 11
Gainesville, FL 32627
Ph: 352-334-5023
Email: planning@gainesvillefl.gov

Property Owner Affidavit

Owner(s) of Record	
Name(s): Lewis Petroleum Aids LLC / Lewis Gainesville Bulk Plant	
Mailing Address: 621 SE Depot (7th) Ave., Gainesville, FL 32601	
Phone:	Email:

Applicant/Project Coordinator	
Name: Clay Sweger, LEED, AICP	Company: eda consultants, inc.
Mailing Address: 720 SW 2nd Ave, South Tower, Ste. 300 Gainesville, FL 32601	
Phone: 352-373-3541	E-mail: csweager@edafl.com

Tax Parcel Number(s): 12745-001-000, 12082-000-000
Property Address: 605 & 621 SE Depot Avenue
Acreage: 2.57 +/-
Requested Action: Land Use Map Change & Rezoning

I hereby certify that I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property Owner Signature: Wenda Lewis

Date: 7/26/23

Printed Name: Wenda Lewis

The foregoing affidavit is acknowledged before me this 26 day of Sept, 2023 by Wenda Lewis who is/are personally known to me, or who has/have produced as identification. an



State of Florida
Signature of Notary Public Meredith Ann Rohlfing

Record 78-00
Doc. Stamps .70
Int. Tax _____
Total 78.70

2023-1136A

Prepared by and return to:
Philip A. DeLaney
Attorney at Law
Scruggs & Carmichael, P.A.
4041 N.W. 37th Place, Suite B
Gainesville, FL 32606
PAD: 11-1845

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2695673 9 PG(S)
February 15, 2012 11:52:52 AM
Book 4085 Page 2498
J. K. IRBY, Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$0.70



Deed 1
Sales Price: \$10.00
Deed Stamps: \$.70

[Space Above This Line For Recording Data]

Corrective Warranty Deed

This Warranty Deed made this 14th day of July, 2012, between

Jualene Lewis, as Surviving Trustee of the Wendell Lewis Revocable Living Trust Agreement, dated March 23, 1994 as Restated March 18, 1997, and Jualene Lewis, as Surviving Trustee of the Jualene Lewis Revocable Living Trust Agreement, dated March 23, 1994 as Restated March 18, 1997, and Jualene O. Lewis, Individually, whose post office address(es) is(are): 621 S.E. 7th Avenue, Gainesville, FL 32601, grantor, and

Lewis Family LLC, whose post office address(es) is(are): 621 S.E. 7th Avenue, Gainesville, FL 32601, grantee:
(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH:

That for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable considerations paid by Grantee, the receipt of which is herein and hereby acknowledged by the Grantor, at and before the sealing and delivery of these presents, the Grantor has granted, bargained, sold, aliened and conveyed, and does by these presents herein and hereby grant, bargain, sell, alien and convey unto the Grantee, and to Grantee's heirs and assigns, in fee simple absolute forever, the following described lots, tracts, pieces, and parcels of land, situate, lying and being in the County of **Alachua**, State of **Florida**, and more particularly known and distinguished as follows, to-wit:

**Legal Description Labeled Exhibit "A" Attached
Hereto and by Reference Incorporated Herein**

THIS IS A CORRECTIVE DEED TO CORRECT THE SCRIVENER'S ERROR CONTAINED IN THE DEED RECORDED IN O.R. BOOK 3258, AT PAGE 764 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, Florida, WHEREIN THE GRANTOR NOT HOMESTEAD LANGUAGE WAS MISSING.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead or the homestead of any of beneficiaries of the Grantor Trusts within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property owned either individually or by any beneficiary of the Grantor trusts.

SUBJECT TO: restrictions, conditions, reservations, easements, covenants, assessments, building setback lines, and other matters or limitations of record, if any; and, taxes and assessments for year 2005 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Corrective Warranty Deed

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TO HAVE AND TO HOLD, the above granted and described property, and each and every part and parcel thereof, unto the Grantee and to Grantee's heirs, legal representatives, successors and assigns, forever in fee simple absolute.

AND the said Grantor does herein and hereby fully warrant the title to the above described property and each and every part and parcel thereof and will forever defend the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

Witness Signature **PHILIP A. DELANEY**

Printed Name

Witness Signature **Pamela K. O'Steen**

Printed Name

Wendell Lewis Revocable Living Trust Agreement,
dated March 23, 1994 as Restated March 18, 1997

By:

Jualene Lewis
Jualene Lewis, as Surviving Trustee

Jualene Lewis Revocable Living Trust Agreement,
dated March 23, 1994 as Restated March 18, 1997

By:

Jualene Lewis
Jualene Lewis, as Surviving Trustee

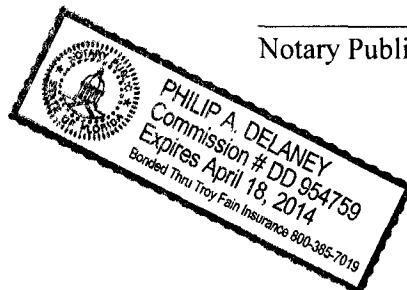
Jualene O. Lewis
Jualene O. Lewis, Individually

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 14th day of July, 2012, by **Jualene Lewis, Individually and as the Surviving Trustee of the Wendell Lewis Revocable Living Trust Agreement, dated March 23, 1994 as Restated March 18, 1997, and the Jualene Lewis Revocable Living Trust Agreement, dated March 23, 1994 as Restated March 18, 1997**, who ☒ is/are personally known to me or ☒ who has produced FLDL as identification and who executed the above instrument on behalf of the trust and herself.

[Signature]
Notary Public State of Florida

(NOTARY SEAL)



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EXHIBIT A**Parcel No. 07240-300-000**

Commence at the Northeast corner of Lot 1 of Country Club Estates, as recorded in Plat Book "F", pages 63 & 63-A of the Public Records of Alachua County, Florida, and run N. 41° 59' 32" W., 182.13'; thence run N. 50° 05' 58" E., 359.77' to a point on the Northwesterly right-of-way line of State Road No. 121 for the Point of Beginning. Thence run N. 39° 54' 02" W., 175.0', thence run N. 50° 05' 58" E., 238.64' to the Southwesterly right-of-way line of Interstate Highway No. 75; thence run S. 39° 54' 02" E., alone said right-of-way line, 91.53'; thence run S. 2° 34' 42" E., along said right-of-way line, 104.97' to its intersection with the said Northwesterly right-of-way line of State Road No. 121; thence run S. 50° 05' 58" W., along said Northwesterly right-of-way line; 175.0' to the Point of Beginning. All being and lying in the Gary Grant in T. 10 S., R. 19 E., Alachua County, Florida and containing 39,107 square feet, more or less.

AND

Parcel No. 07221-002-000

Commence at the Northeast corner of Lot 22 of SERENOLA PLANTATION thence run S 84 deg. 51 min. W along the North line of said Lot 22 1056 ft., thence run S 10 deg. 27 min. W 91.54 ft. to the South right-of-way line of SR 331, thence run N 86 deg. 58 min. 09 sec. E along the South R/W line of SR 331 131.65 ft. to the point of beginning, thence run N 86 deg. 58 min. 09 sec. E along the South R/W line of SR 331 73.91 ft., thence run Southeasterly 88.52 ft. along an arc of a curve having a 50 ft. radius to the West right-of-way of SR 25 (US 441), thence run S 8 deg. 22 min. 09 sec. W along the West right-of-way of SR 25 (US441) 76.91 ft., thence run N 87 deg. 32 min. 51 sec. W 132 ft., thence run N 7 deg. 53 min. 39 sec. E 125 ft. to the South right-of-way of SR 331 and the point of beginning. All being and lying in Lot 22 of SERENOLA PLANTATION in Township 10 South, Range 20 East, Alachua County, Florida. ALSO commence at the NE corner of Lot 22 of the Serenola Plantation, thence run S 84 deg. 51 min. W along the North line of said Lot 22 1056 ft., thence run S 10 deg. 27 min. W 91.54 ft. to the South R/W line of SR 331, thence run N 86 deg. 58 min. 09 sec. E along the South R/W line of SR 331, 131.65 ft., thence run S 7 deg. 53 min. 39 sec. W 125.0 ft. to POB #2 thence run S 87 deg. 32 min. 51 sec. E 132.0 ft. thence run S 8 deg. 22 min. 09 sec. W 13.0 ft. thence run N 81 deg. 53 min. 45 sec. W 131.30 ft. to the POB. All being and lying in Lot 22 of Serenola Plantation in T10S R20E, Alachua County, Florida.

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Parcel No. 10766-009-000

Lots Nine (9), Ten (10), Eleven (11) and Twelve (12) of Block "B" of Williamson's Addition to Seola as per plat thereof recorded in Plat Book "D", Page 33 of the Public Records of Alachua County, Florida. Less the State Road Department Right of Way.

AND

All of the land lying between said Lots Eleven (11) and Twelve (12) of Block "B", of Williamson's Addition to Seola and the right-of-way of Northeast 16th Avenue being more particularly described as follows:

Commence at the Southwest (SW) Corner of Lot Twelve (12) of Block "B" of Williamson's Addition to Seola as per plat thereof recorded in Plat Book "D", Page 33 of the Public Records of Alachua County, Florida, as a point of beginning, (the same being the corner located at the point where the Southernmost boundary line of said Lot Twelve (12) intersects the Easterly right-of-way line of Northeast 17th Way) thence run Six and Four Tenths (6.4') feet in a Southwesterly direction along an extension of the Westerly boundary line of said Lot Twelve (12) to the Northerly right-of-way line of Northeast 16th Avenue; thence run South Eighty-nine degrees (89°), Forty-two minutes (42') Thirty seconds (30") East along the right-of-way line of Northeast 16th Avenue One Hundred Fifty-five and Thirty-five Hundredths (155.35') feet to the P. C. of a curve having a One Hundred (100') foot radius; thence continue along said curve in a Northeasterly direction Thirty-seven and Nine Tenths (37.9') feet to the intersection of said curve with the Southerly line of Lot Eleven (11) of said Block "B"; thence run in a Westerly direction along the Southerly line of said Lot Eleven (11) and Lot Twelve (12) One Hundred Eighty-nine and Three Hundredths (189.03') feet to the point of beginning.

EXCEPTING THEREFROM that portion of the premises conveyed to the State of Florida by Special Warranty Deed dated May 21, 1957, and described as follows:

A parcel of land in Lot 9, Block "B" of Williams Addition to Seola according to plat recorded in Plat Book "D", Page 33, Public Records of Alachua County, Florida, described as follows:

Beginning at the southeast corner of Lot 9 of said Block "B", run thence northwesterly along the southwest side of said Lot 9 a distance of 14.7 feet, run thence North 30° 35' 17" East 50.01 feet to the northeast side of said Lot 9, run thence southeasterly along the northeast side of said Lot 9 a distance of 13.52 feet to the northeast corner of said Lot 9, run thence South 29° 15' 17" West along the southeast side of said Lot 9 a distance of 50 feet to the point of beginning.

Containing 0.016 acres more or less.

ALSO EXCEPTING THEREFROM that portion of the premises conveyed to the State of Florida by Stipulation for Final Judgment dated November 20, 1968 in the case entitled State Road Department of Florida and Alachua County v. John Camp, et al, in the Circuit Court of the Eighth Judicial Circuit, Alachua County, Florida, and described as follows:

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That part of:

Lots 9 and 11 of Block "B" of Williamson's Addition to Seola as per plat thereof recorded in Plat Book "D", Page 33 of the Public Records of Alachua County, Florida, less State Road Department Right of Way as to Lot 9 in Deed Book 366, Page 85, as to Lot 11 in Deed Book 297, Page 211 of the Public Records of Alachua County, Florida.

Lying (1) northwesterly of and within 53.25 feet of the survey line of State Road 24, Section 26050-2505, between the south line of the parent tract and survey line Station 42+05.21 and (2) northwesterly of and within 53.25 feet of said State Road 24 at survey line Station 42+05.21 and decreasing uniformly in width to 48.125 feet at the north line of the parent tract, said survey line and survey line Station being described as follows:

Begin on the south line of Section 33, T9S, R20E, at a point 269.10 feet westerly from the SE corner of said Section 33, run thence N 30 degrees 36' 36" East 251.99 feet, run thence N 29 degrees 05' 16" East 293.24 feet to the east line of said Section 33, (west line of Section 34, T9S, R20E) at a point 470.4 feet northerly from the SW corner of said Section 34, continue thence N 29 degrees 05' 16" East 75.12 feet, run thence N 30° 35' 01" East 2,584.86 feet to a point designated as survey line Station 42+05.21 continue thence N 30 degrees 35' 01" East 2,943.04 feet to the north line of said Section 34 at a point 4,180.40 feet easterly from the NW corner of said Section 34.

Containing 0.126 acres more or less, exclusive of existing road right-of-way.

AND

Parcel No. 15544-000-000

Lot Five (5), and the South 50 feet of Lot Four (4), and the North Twenty-five (25) feet of Lot Four (4), Block "A", Casa Loma Subdivision, Unit No. 1, as recorded in Plat Book "B", page 84, public records of Alachua County, Florida. LESS the Westerly 7 feet for State Road Right-of-Way.

LESS: Beginning at a point 50 ft. N. of the SW Corner of Lot 4, thence running E. to a point 114.83 ft. from the E. line of Lot 4, being the point of beginning of the land hereby excepted, then continue E. 114.83 ft. to the E. line of said Lot 4, thence S. 125.6 ft. to the SE Corner of Lot 5, then run W. along Southern boundary of Lot 5 a distance of 125.3 ft., then run N. 125 ft. more or less to point of beginning, being part of Lot 4 and 5, Block "A" from replat of Casa Loma, Unit 1, as recorded in Plat Book "B", page 84, being in Section 8-10-20, in Alachua County, Florida,

AND LESS: Commence at the NE Cor. of Lot 4, Block "A" Casa Loma S/D, Unit 1, as recorded in Plat Book "B", page 84, public records of Alachua County, Florida, and run thence S.25 feet along E. line of said Lot 4, thence run W. 114.83 ft., thence N. 25 ft. to N. line of Lot 4, thence run E. 111.9 feet to point of beginning.

AND

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Parcel No. 00024-006-000

A parcel of land in the George Atkinson Grant in Township 7 South, Range 18 East, Alachua County, Florida, more particularly described as follows: Commencing at a point on the East line of the George Atkinson Grant where the section line between Sections 7 and 8 of Township 7 South, Range 18 East, intersect said East line of Atkinson Grant, thence run North $31^{\circ} 04' 30''$ west 1231.03 feet to the East right-of-way line of Interstate Highway No. 75; thence run South $80^{\circ} 36' 30''$ West 150.0 feet to the centerline of said highway; thence run South $9^{\circ} 23' 30''$ East along said centerline 6897.69 feet to a point, said point being the intersection of the centerline of said Interstate and centerline of State Road No. 236; thence run North $47^{\circ} 54' 30''$ East along said centerline of State Road No. 236, 139.73 feet; thence run South $42^{\circ} 05' 30''$ East 60.0 feet to the South right-of-way line of State Road No. 236; thence run North $47^{\circ} 54' 30''$ East along said South right-of-way line 600.0 feet to the Point of Beginning; thence continue North $47^{\circ} 54' 30''$ East 225.0 feet; thence run South $30^{\circ} 05' 24''$ East 204.47 feet; thence run South $47^{\circ} 54' 30''$ West 182.48 feet; thence run North $42^{\circ} 05' 30''$ West 200.0 feet to the Point of Beginning; all being and lying in the George Atkinson Grant, Township 7 South, Range 18 East, Alachua County, Florida.

AND

Parcel No. 13988-000-000

Begin at a railroad spike at the Southeast corner of Block 12 of Brown's Addition to the City of Gainesville, as recorded in Plat Book "A", page 64 of the Public Records of Alachua County, Florida, said point being on the North line of University Avenue; thence run West along the North line of said University Avenue a distance of 140 feet to the POINT OF BEGINNING of the land herein described; thence continue West along the North line of West University Avenue a distance of 131 feet to the East line of N.W. 11th Street; thence run North along the East line of N.W. 11th Street a distance of 120 feet; thence run East parallel to the North line of West University Avenue a distance of 131 feet; thence run South parallel to the East line of N.W. 11th Street a distance of 120 Feet to the POINT OF BEGINNING.

AND

Parcel No. 19463-000-000

That part of Lot 3, Block 34, Town of Hawthorne, as recorded in Plat Book "A", Page 78 of the public records of Alachua County, Florida, described as follows:

Commence at the SE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, Township 10 South, Range 22 East in the Town of Hawthorne, Alachua County, Florida, and run West a distance of 79.69 feet to the intersection of the North right-of-way line of Lake Street and the West right-of-way line of State Road 200 (U.S. 301) for a point of beginning. From point of beginning run South $87^{\circ} 53' 00''$ West along the South line of said Lot 3 a distance of 219.70 feet to a point on the right-of-way of the Seaboard Airline Railroad, said point being 60 feet East from the center line of the Seaboard Airline Main Line,

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thence run Northerly along the said Seaboard Airline Right-of-Way, said right-of-way being along the arc of a curve concave to the Southwesterly and having a radius of 1970.08 feet and being parallel to the Main Line a distance of 179.52 feet to the NW corner of said Lot 3, which point is 60 feet East of the center line of the Seaboard Airline Main Line, thence run North $87^{\circ} 53' 00''$ East along the North line of said Lot 3 a distance of 173.99 feet to the Westerly right-of-way line of State Road 200 (U.S. 301), said line being on the arc of a curve concave to the Southwesterly and having a radius of 2811.79 feet, a distance of 175.09 feet to the point of beginning.

AND

Parcel No. 07176-005-000

A tract of land situated in the Serenola Plantation, as recorded in Deed Book "L", Page 480 of the Public Records of Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at a concrete monument at the Northwest corner of Serenola Plantation and run $S 05^{\circ} 07' 54'' E$, along the West line of said Serenola Plantation, 2279.61 feet to the Southerly right of way line of State Road No. 121; thence run $N 50^{\circ} 05' 58'' E$, along said right of way line, 2342.66 feet; thence run Northeasterly, along said right of way line, with a curve concave Southeasterly, said curve having a central angle of $00^{\circ} 24' 07''$, a radius of 5679.58 feet, a length of 39.84 feet, and a chord bearing and distance of $N 50^{\circ} 18' 01'' E$, 39.84 feet to the Point of Beginning; thence continue Northeasterly, along said right of way line, with a curve concave Southeasterly, said curve having a central angle of $03^{\circ} 01' 35''$, a radius of 5679.58 feet, a length of 300.00 feet, and a chord bearing and distance of $N 52^{\circ} 00' 52'' E$, 299.96 feet; thence run $S 34^{\circ} 56' 02'' E$, 725.81 feet; thence run $S 42^{\circ} 11' 03'' W$, 286.38 feet; thence run North $36^{\circ} 26' 24'' W$, 773.95 feet to the Point of Beginning, said tract of land containing 4.989 acres, more or less.

AND

Parcel No. 00529-000-000

Commence at the Southeasterly corner of Block 56 of Whetstone's Addition to High Springs as recorded in Plat Book "A", page 46 1/2 of the Public Records of Alachua County, Florida, as the point of beginning, and run $N 65^{\circ} 41' W$ along the Northerly right of way of 4th Avenue 150 feet; thence run $N 24^{\circ} 19' E$ 150 feet, thence run $S 65^{\circ} 41' E$ 39.86 feet to the Westerly right of way of State Road No. 25, thence run $S 36^{\circ} 56' E$ along said right of way 125.4 feet to its intersection with the Westerly right of way of Main Street, thence run $S 24^{\circ} 19' W$ along said right of way 89.57 feet to the Northerly right of way of 4th Street and the Point of Beginning. All being and lying in Section 34, Township 7 South, Range 17 East, High Springs, Alachua County, Florida.

AND

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Parcel No. 12745-001-000

Commence at the Southwest corner of Section 4, Township 10 South, Range 20 East, said Alachua County; run thence North 0 degrees, 03 minutes, 30 seconds East, 97.21 feet to the center line of Railroad track; thence North 78 degrees, 42 minutes, 15 seconds East, along said center line, 1,026.3 feet; thence South 12 degrees, 17 minutes, 30 seconds East 60.0 feet to southerly right of way line of railroad track, which right of way is 120 feet wide, i.e., 60 feet on each side of the center line of Railroad track, and the point of beginning; from the point of beginning thus described run thence North 78 degrees, 42 minutes, 15 seconds East, along said Southerly right of way line, 199.83 feet; thence South 12 degrees, 11 minutes, 19 seconds East 226.42 feet; thence South 79 degrees, 02 minutes, 25 seconds West 200.41 feet; thence North 12 degrees, 02 minutes, 45 seconds West 225.23 feet to the point of beginning.

GRANTEE herein shall have full power and authority to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real property conveyed by this deed. Any successor Trustee shall have all the same powers and duties.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

Parcel No. 03367-002-000

A tract of land situated in Section 14, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Southeast corner of Block 7 of "Downings Addition to the City of Alachua" as per plat recorded in Plat Book "C", page 79-C of the public records of Alachua County, Florida for the Point of Beginning and run N.02°57'00"W., along the East line of said Block 7, a distance of 60.00 feet; thence run S.87°03'00"W., a distance of 60.00 feet; thence run S.02°57'00"E., a distance of 12.84 feet to the North right of way line of the abandoned Seaboard Coastline Railroad; thence run N.54°46'58"W., along said North right of way line, a distance of 151.77 feet to the intersection of said North right of way line with the South line of that certain parcel of land described in the Warranty Deed recorded in Official Record Book 1149, at page 35 of the public records of Alachua County, Florida; thence run N.68°48'31"W., along said South line, a distance of 169.00 feet to the Southernmost corner of said lands recorded in Official Record Book 1149, at page 35; thence run S20°41'11"W., along a Southerly projection of the West line of said land recorded in Official Record Book 1149, page 35, a distance of 164.29 feet to the Southerly right of way line of the abandoned Seaboard Coastline Railroad; thence run S.54°46'58"E., along said Southerly right of way line, a distance of 350.08 feet to the Northernmost corner of Lot 1, Block 38 of Clark's first Addition to Alachua; thence run N.88°36'02"E., a distance of 120.29 feet; thence run S.01°32'58"E., a distance of 89.56 feet to the Easternmost corner of said Lot 1;

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thence run S.54°46'58"E., along the aforementioned Southerly right of way line of the abandoned Seaboard Coastline Railroad, a distance of 74.90 feet to the intersection of said Southerly right of way line with the Southerly projection of the boundary line of Block 8 of the aforementioned "Downings Addition to Alachua"; thence run N.01°32'58"W., along said Southerly projection, a distance of 249.65 feet to the Southwest corner of said Block 8; thence run N.54°46'58"W., along the aforementioned North right of way line of the abandoned Seaboard Coastline Railroad, a distance of 74.90 feet to the Point of Beginning, containing 2.261 acres more or less.

AND

Parcel No. 03958-000-000

ALL THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, LYING BETWEEN THE SOUTHERLY RIGHT OF WAY OF STATE ROAD NO. S-340A AND THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY 441, ALACHUA COUNTY, FLORIDA.

AND

Parcel No. 12082-000-000

A tract of land located in the Southwest 1/4 of Section 4, Township 10 South, Range 20 East, City of Gainesville, Alachua County, Florida being more particularly described as follows:

For a point of reference commence at the Southwest corner of said Section 4; thence run North 00° 03' 30" East, a distance of 97.20 feet to the center line of Grantor; thence run North 78° 42' 15" East, along said center line, a distance of 1026.30 feet; thence run South 12° 17' 30" East, a distance of 60.0 feet to an intersection with the Southerly right of way line of said Grantor; thence run South 12° 02' 45" East, a distance of 225.23 feet; thence run North 79° 02' 25" East a distance of 200.41 feet to the Point of Beginning; thence, from said POINT OF BEGINNING run North 12° 11' 19" West a distance of 226.50 feet to an intersection with the Southerly right of way curve of said Grantor, said curve having a radius of 2568.83 feet and being concave Northerly; thence run Easterly along said Southerly right of way curve through a central angle of 05° 36' 44" along an arc a distance of 251.62, said curve having a tangent length of 125.91 feet and a chord bearing and distance of North 75° 04' 37" East and 251.52 feet to an intersection with the Westerly right of way line of South East Seventh Street; thence run South 02° 10' 50" East, along said Westerly right of way line, a distance of 324.55 feet; thence run South 83° 59' 41" West, a distance of 195.97 feet; thence run North 12° 11' 19" West, a distance of 60.00 feet to close on the said POINT OF BEGINNING; containing 1.543 acres, more or less, as shown on print of survey dated April 6, 1981, prepared by Perry C. McGriff Company, Inc.

[Skip to main content](#)
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Parcel Summary

[Click Here to Open Cyclomedia Viewer in a New Tab](#)


Parcel ID 12082-000-000
Prop ID 85464
Location Address 621 SE DEPOT AVE
 GAINESVILLE, FL 32601
Neighborhood/Area 145404.60
Subdivision GAINESVILLE ROPERS ADDN
Legal Description ROPER ADD DB J-550 COM SW COR SEC N 97.20 FT N 78
 DEG E 1026.30 FT S 12 DEG E 285.23 FT N 79 DEG E 200.41
 FT POB N 12 DEG W 226.50 FT TO RR/W E'LY ALONG RR/W
 251.62 FT TO W'LY R/W SE 7TH ST S 2 DEG E 324.55 FT S 83
 DEG W 195.97 FT N 12 DEG W 60.00 FT POB
 (Note: *The Description above is not to be used on legal
 documents.)
Property Use Code WHOLESALER (02900)
Sec/Twp/Rng 04-10-20
Tax Area GAINESVILLE (3600)
Acres 1.38
Homesteaded False

[View Map](#)

Millage Rate Value

Millage Rate: 21.4793

Owner Information

LEWIS GAINESVILLE BULK PLANT
 PO BOX 141286
 GAINESVILLE, FL 32614

Valuation

	2023 Proposed Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	\$106,305	\$101,801	\$101,801	\$101,801	\$101,801
Land Value	\$90,169	\$90,000	\$90,000	\$75,000	\$45,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$196,474	\$191,801	\$191,801	\$176,801	\$146,801
Assessed Value	\$194,556	\$186,835	\$172,200	\$158,896	\$146,801
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$194,556	\$186,835	\$172,200	\$158,896	\$146,801
Maximum Save Our Homes Portability	\$1,918	\$4,966	\$19,601	\$17,905	\$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

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
2900	WHOLESALE PRODUCE	1.38	60112.8	0	0	I1

Building Information

Type	OFFICE LOW RISE	Heat	ELECTRIC
Total Area	4,260	HC&V	FORCED AIR
Heated Area	1,765	HVAC	CENTRAL
Exterior Walls	CONCRETE BLOCK	Bathrooms	
Interior Walls	DRYWALL	Bedrooms	
Roofing	ASBESTOS SHING	Total Rooms	7-Rooms
Roof Type	GABLE/HIP	Stories	1.0
Frame	MASONRY	Actual Year Built	1960
Floor Cover	CARPET; VINYL TILE	Effective Year Built	1960

Type	MH PRE 1977	Heat	GAS
Total Area	958	HC&V	FORCED - NO DT
Heated Area	880	HVAC	WIND/WALL UNIT
Exterior Walls	ALUMINUM SIDNG	Bathrooms	1.0-Baths
Interior Walls	PANEL	Bedrooms	2 BEDROOMS
Roofing	ASBESTOS SHING	Total Rooms	
Roof Type	GABLE/HIP	Stories	1.0
Frame		Actual Year Built	1965
Floor Cover	CARPET; SHEET VINYL	Effective Year Built	1965

Type	SOH MISC	Heat	
Total Area	17,109	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1948

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,765	2	4900	OFFICE LOW RISE
CDN	DETACHED CANOPY	504	2	4900	OFFICE LOW RISE
CDN	DETACHED CANOPY	480	2	4900	OFFICE LOW RISE
CLP	LOADING PLATFORM	488	2	4900	OFFICE LOW RISE
UST	UNFINISHED STORAGE	1,023	2	4900	OFFICE LOW RISE

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	880	3	0700	MH PRE 1977
FOP	FINISHED OPEN PORCH	48	3	0700	MH PRE 1977
FOP	FINISHED OPEN PORCH	30	3	0700	MH PRE 1977

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3800	DRIVE/WALK	1,200		C1	COMM
3883	FENCE CL	4,250		C1	COMM
4680	PAVING 1	6,650		C1	COMM
5021	SHED 1	460		C2	COMM
5021	SHED 1	988		C2	COMM
5080	SLAB	333		C1	COMM
5080	SLAB	270		C1	COMM
5221	STG 1	96		C2	COMM
5221	STG 1	900		C2	COMM
5221	STG 1	1,280		C2	COMM
5222	STG 2	682		C2	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
2/14/2012	\$100	MS	4085	2498	Unqualified (U)	Improved	* LEWIS GAINESVILLE BULK PLANT	LEWIS GAINESVILLE BULK PLANT L	Link (Clerk)
4/10/2006	\$100	WD	3367	133	Unqualified (U)	Improved	* LEWIS FAMILY LLC TRUSTEES JU	* LEWIS GAINESVILLE BULK PLANT	Link (Clerk)
10/25/2005	\$100	MS	3258	764	Unqualified (U)	Improved	* LEWIS & LEWIS CO-TRUSTEES &	* LEWIS FAMILY LLC TRUSTEES JU	Link (Clerk)
5/8/1998	\$100	MS	2169	2356	Unqualified (U)	Improved	* LEWIS WENDELL	* LEWIS & LEWIS CO-TRUSTEES &	Link (Clerk)
5/8/1998	\$100	MS	2169	2353	Unqualified (U)	Improved	* LEWIS WENDELL	* LEWIS WENDELL	Link (Clerk)

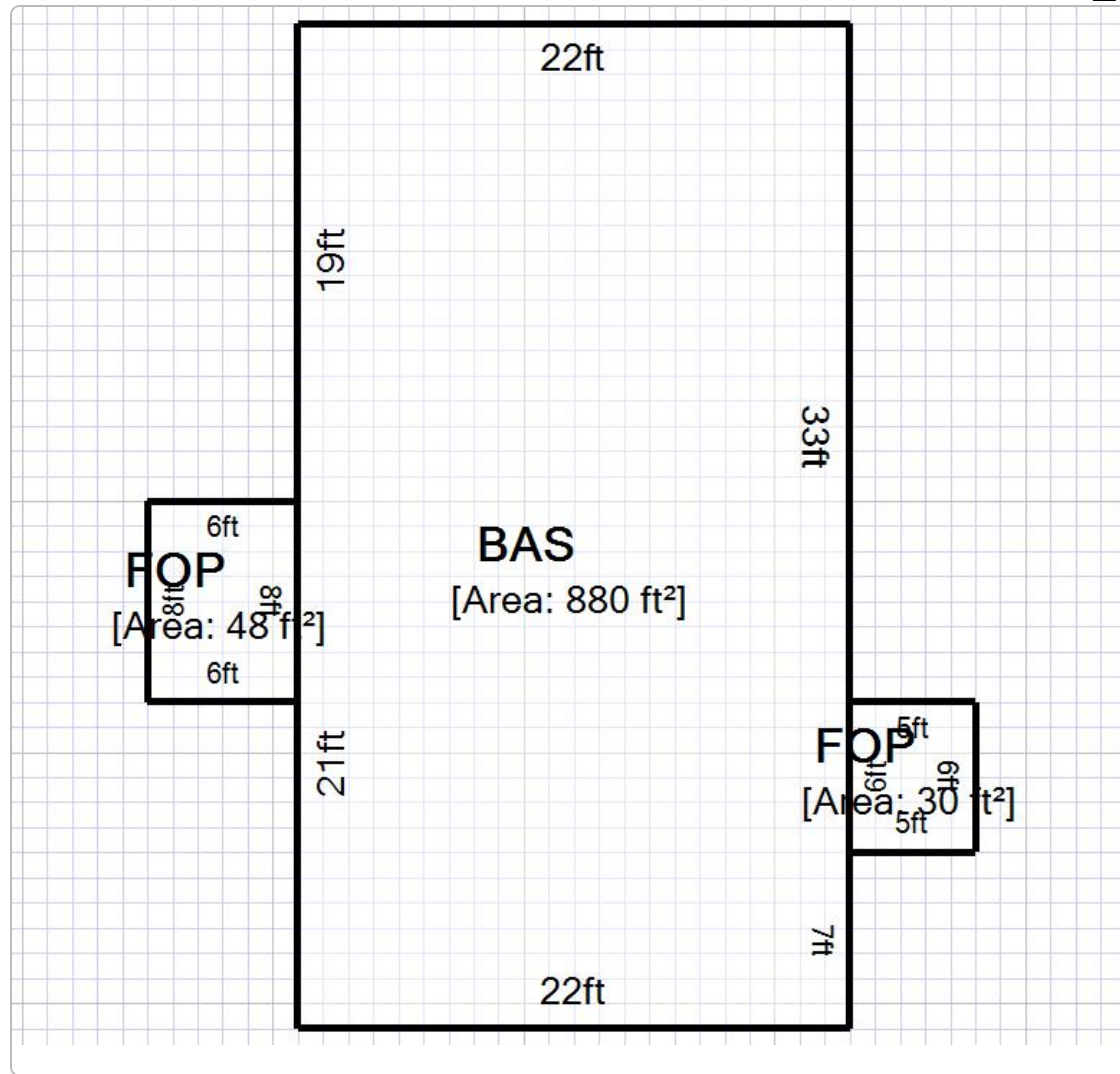
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

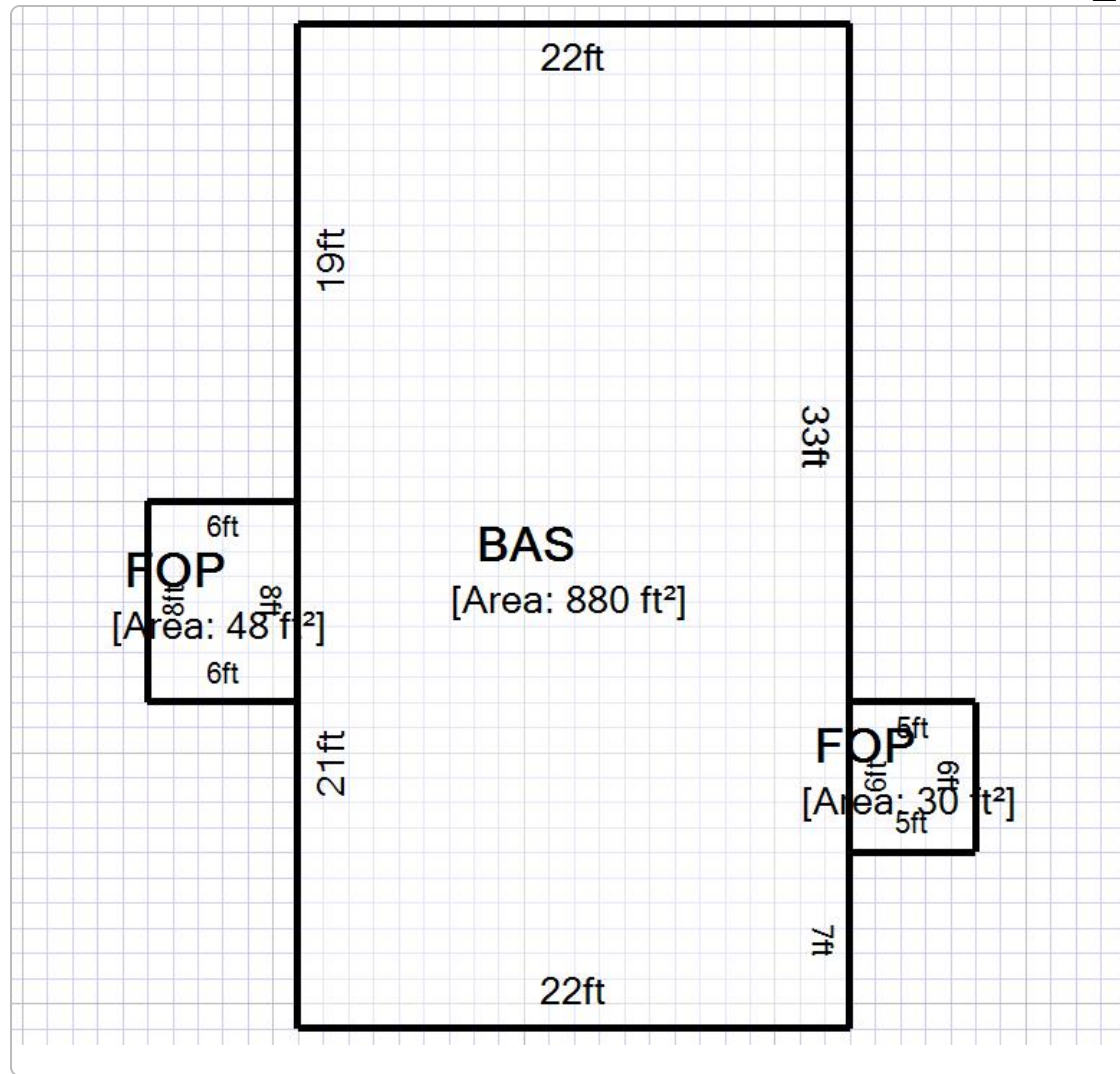
Permits

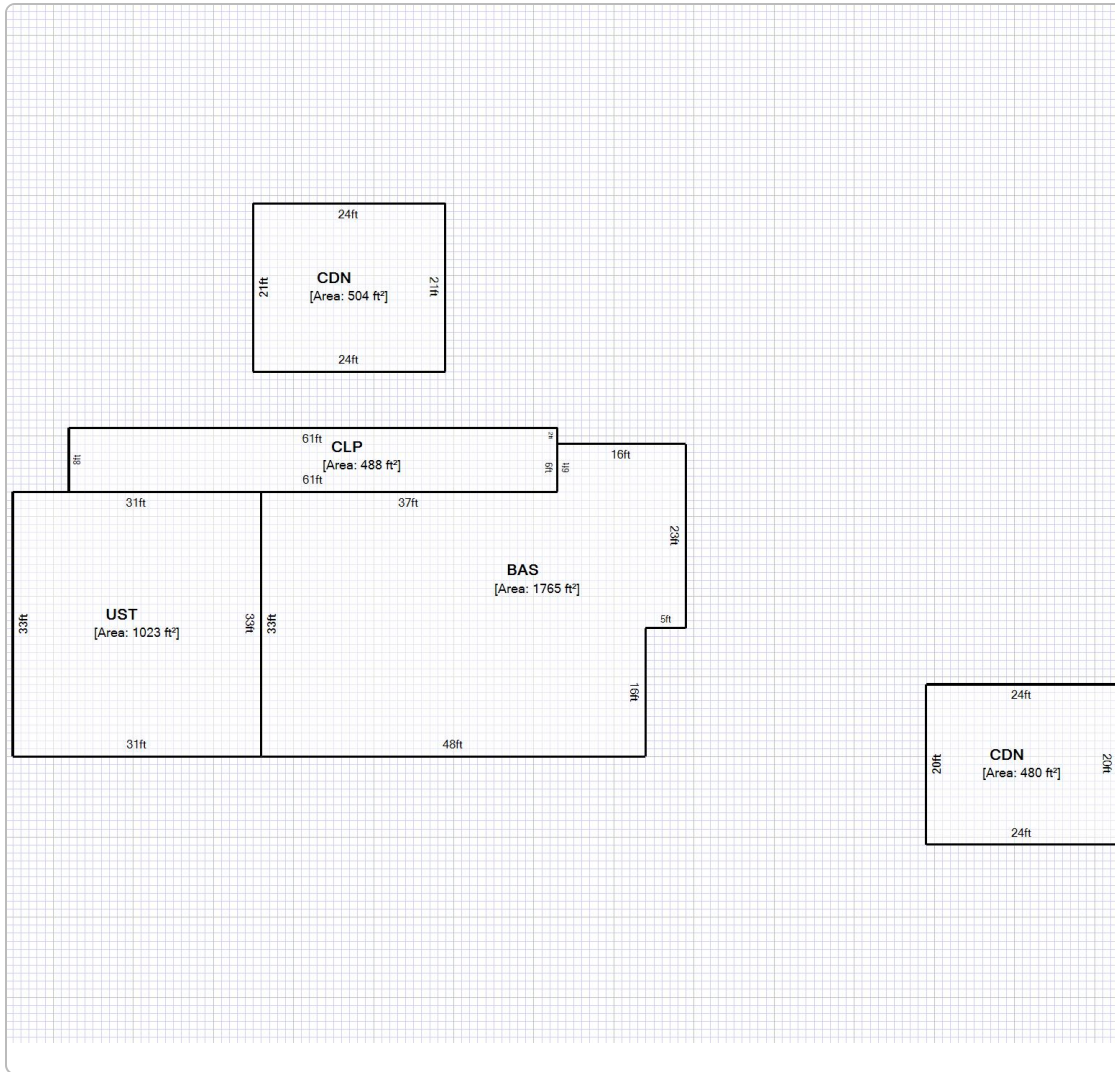
Permit Number	Type	Primary	Active	Issue Date	Value
15-05212	MECHANICAL	Yes	No	9/16/2015	\$2,842
13-04722	FIRE SPR. SYS.	Yes	No	8/21/2013	\$21,000
13-01546	ROOFING	Yes	No	3/18/2013	\$3,500
98-02714	FUEL TANK PERMIT	Yes	No	4/20/1998	\$20,000
94-03518	FUEL TANK PERMIT	Yes	No	6/30/1994	\$0
94-00865	MECHANICAL	Yes	No	2/10/1994	\$780
93-07798	COMM REMODEL PERMIT	Yes	No	1/7/1994	\$24,120

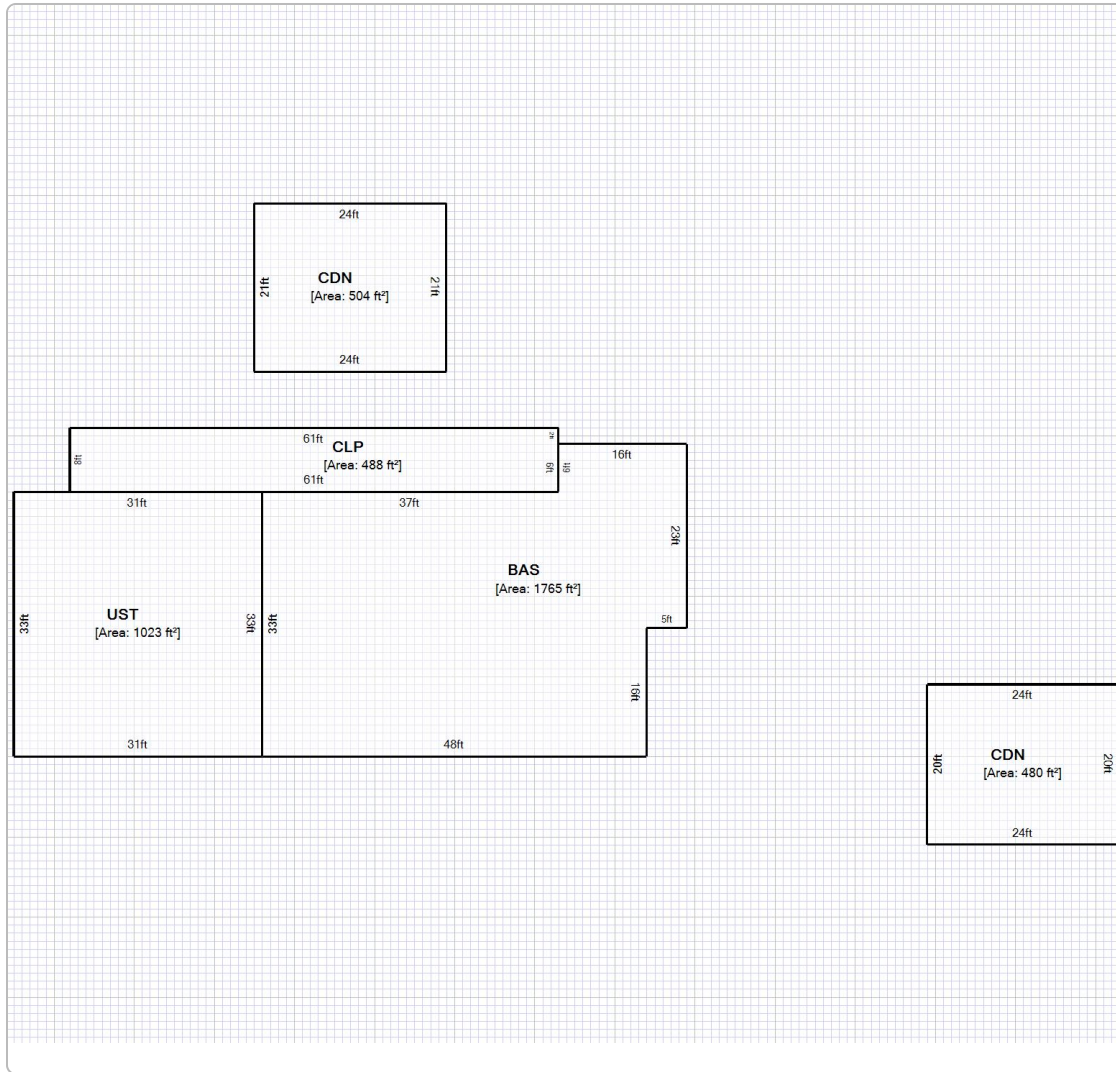
Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches

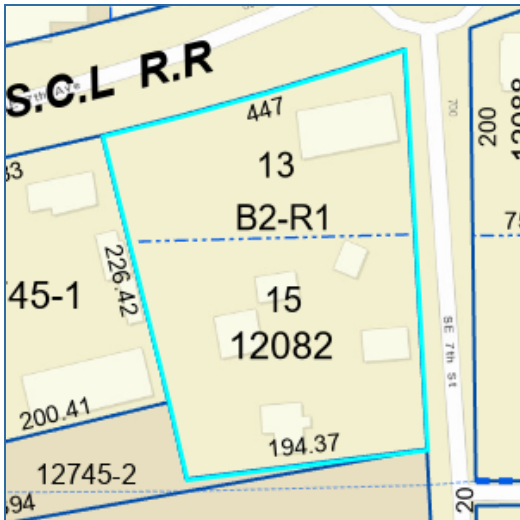








Map



Photos



No data available for the following modules: Extra Features.

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Parcel Summary

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Parcel ID 12745-001-000
Prop ID 86318
Location Address 605 SE DEPOT AVE
 GAINESVILLE, FL 32601
Neighborhood/Area 145404.60
Subdivision
Legal Description COM SW COR SEC N 97.21 FT TO C/L SCL RR R/W N 78 DEG E ALONG C/L 1026.3 FT S 12 DEG E 60 FT TO S/LY R/W SCL RR RW POB N 78 DEG E 199.83 FT S 12 DEG E 226.42 FT S 79 DEG W 200.41 FT N 12 DEG W 225.23 FT POB OR 3367/0139
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code WAREH/DIST TERM (04800)
Sec/Twp/Rng 04-10-20
Tax Area GAINESVILLE (3600)
Acres 1.04
Homesteaded False

[View Map](#)

Millage Rate Value

Millage Rate: 21.4793

Owner Information

LEWIS PETROLEUM AIDS LLC
 PO BOX 141286
 GAINESVILLE, FL 32614

Valuation

	2023 Proposed Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	\$112,912	\$95,375	\$96,099	\$96,822	\$97,545
Land Value	\$47,567	\$47,445	\$47,445	\$56,483	\$56,483
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$160,479	\$142,820	\$143,544	\$153,305	\$154,028
Assessed Value	\$156,102	\$142,820	\$143,544	\$153,305	\$150,766
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$156,102	\$142,820	\$143,544	\$153,305	\$150,766
Maximum Save Our Homes Portability	\$4,377	\$0	\$0	\$0	\$3,262

"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

[2023 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
4800	WAREHOUSE	1.04	45302.4	0	0	I2

Building Information

Type	OFFICE LOW RISE	Heat	ELECTRIC
Total Area	1,319	HC&V	FORCED AIR
Heated Area	1,319	HVAC	CENTRAL
Exterior Walls	PRE-FINISH METL	Bathrooms	
Interior Walls	PANEL	Bedrooms	
Roofing	MODULAR METAL	Total Rooms	1-Rooms
Roof Type	WOOD TRUSS	Stories	1.0
Frame	STEEL	Actual Year Built	1940
Floor Cover	CARPET	Effective Year Built	1979

Type	WAREHOUSE STORAGE	Heat	NONE
Total Area	4,000	HC&V	NONE
Heated Area	4,000	HVAC	NONE
Exterior Walls	PRE-FINISH METL	Bathrooms	
Interior Walls	NONE	Bedrooms	
Roofing	MODULAR METAL	Total Rooms	1-Rooms
Roof Type	STEEL FR/TRUSS	Stories	1.0
Frame	STEEL	Actual Year Built	1979
Floor Cover	FIN CONCRETE	Effective Year Built	1979

Type	SOH MISC	Heat	
Total Area	12,861	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1940

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,319	2	4900	OFFICE LOW RISE

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	4,000	3	8400	WAREHOUSE STORAGE

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3882	FENCE CB	300		C1	COMM
3883	FENCE CL	1,225		C1	COMM
4240	GUTTER	54		C1	COMM
4680	PAVING 1	10,450		C1	COMM
5220	STG	432		C2	COMM
5220	STG	400		C2	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
2/14/2012	\$100	MS	4085	2498	Unqualified (U)	Improved	* LEWIS PETROLEUM AIDS LLC COR	LEWIS PETROLEUM AIDS LLC	Link (Clerk)
4/10/2006	\$100	WD	3367	139	Unqualified (U)	Improved	* LEWIS FAMILY LLC TRUSTEES JU	* LEWIS PETROLEUM AIDS LLC COR	Link (Clerk)
10/25/2005	\$100	MS	3258	764	Unqualified (U)	Improved	* LEWIS & LEWIS CO-TRUSTEES &	* LEWIS FAMILY LLC TRUSTEES JU	Link (Clerk)
5/8/1998	\$100	MS	2169	2347	Unqualified (U)	Improved	* LEWIS H W JUALENE	* LEWIS & LEWIS CO-TRUSTEES &	Link (Clerk)

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/8/1998	\$100	MS	2169	2341	Unqualified (U)	Improved	* LEWIS H W JUALENE	* LEWIS H W JUALENE	Link (Clerk)
6/6/1989	\$145,000	WD	1737	2219	Unqualified (U)	Improved		* LEWIS H W JUALENE	Link (Clerk)
7/1/1979	\$22,600	WD	1221	887	Unqualified (U)	Improved		* UNASSIGNED	Link (Clerk)

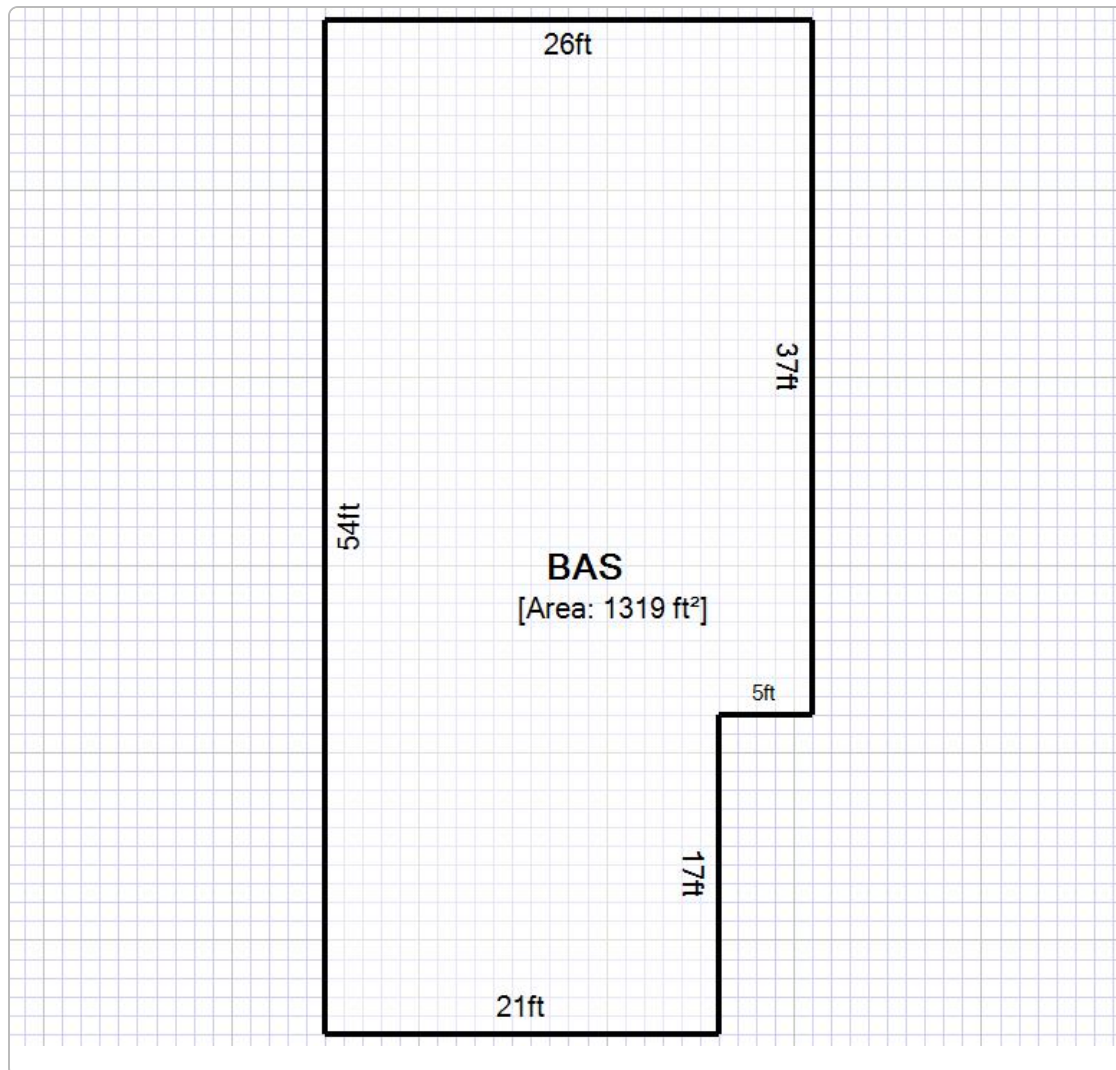
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

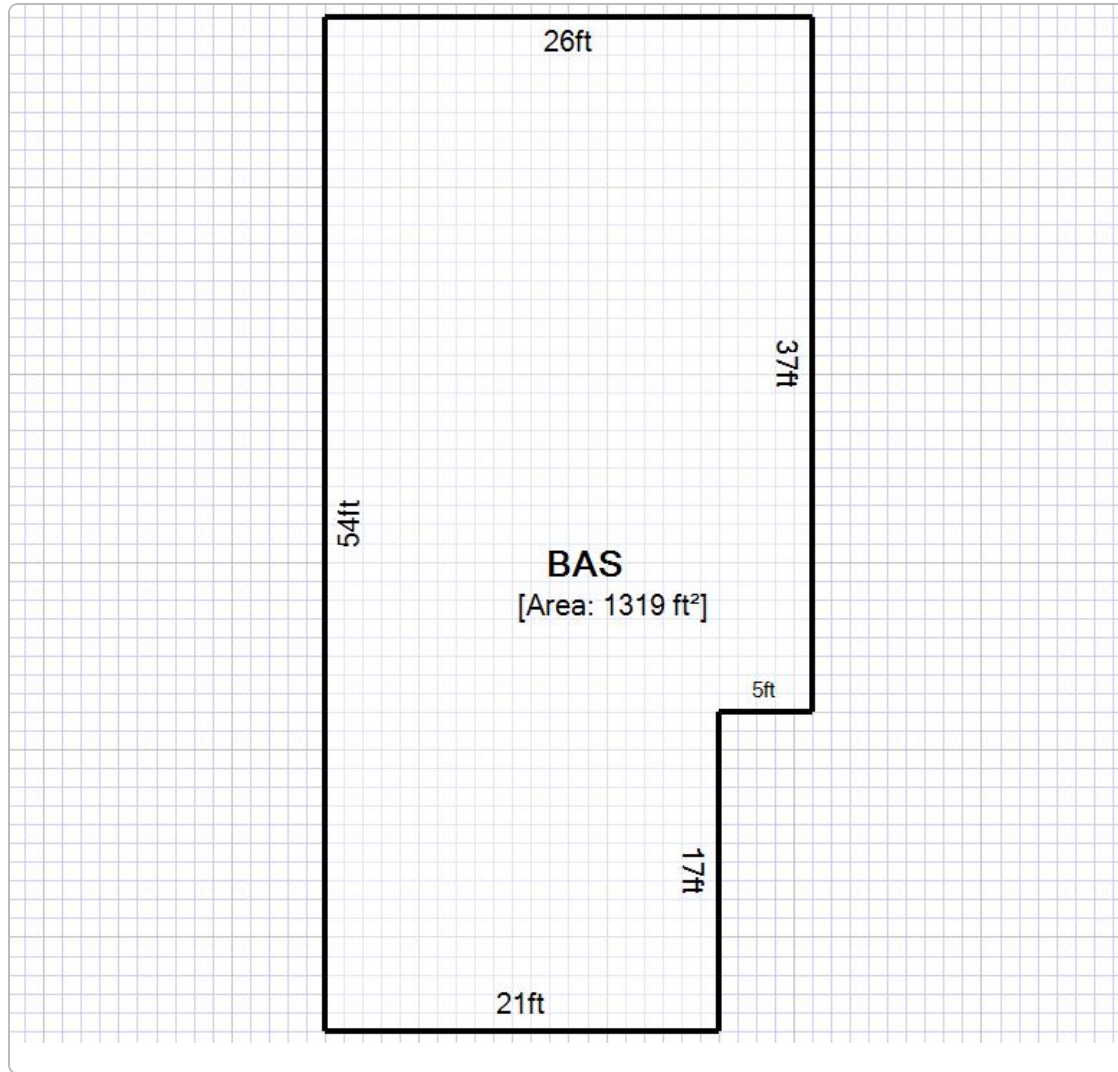
Permits

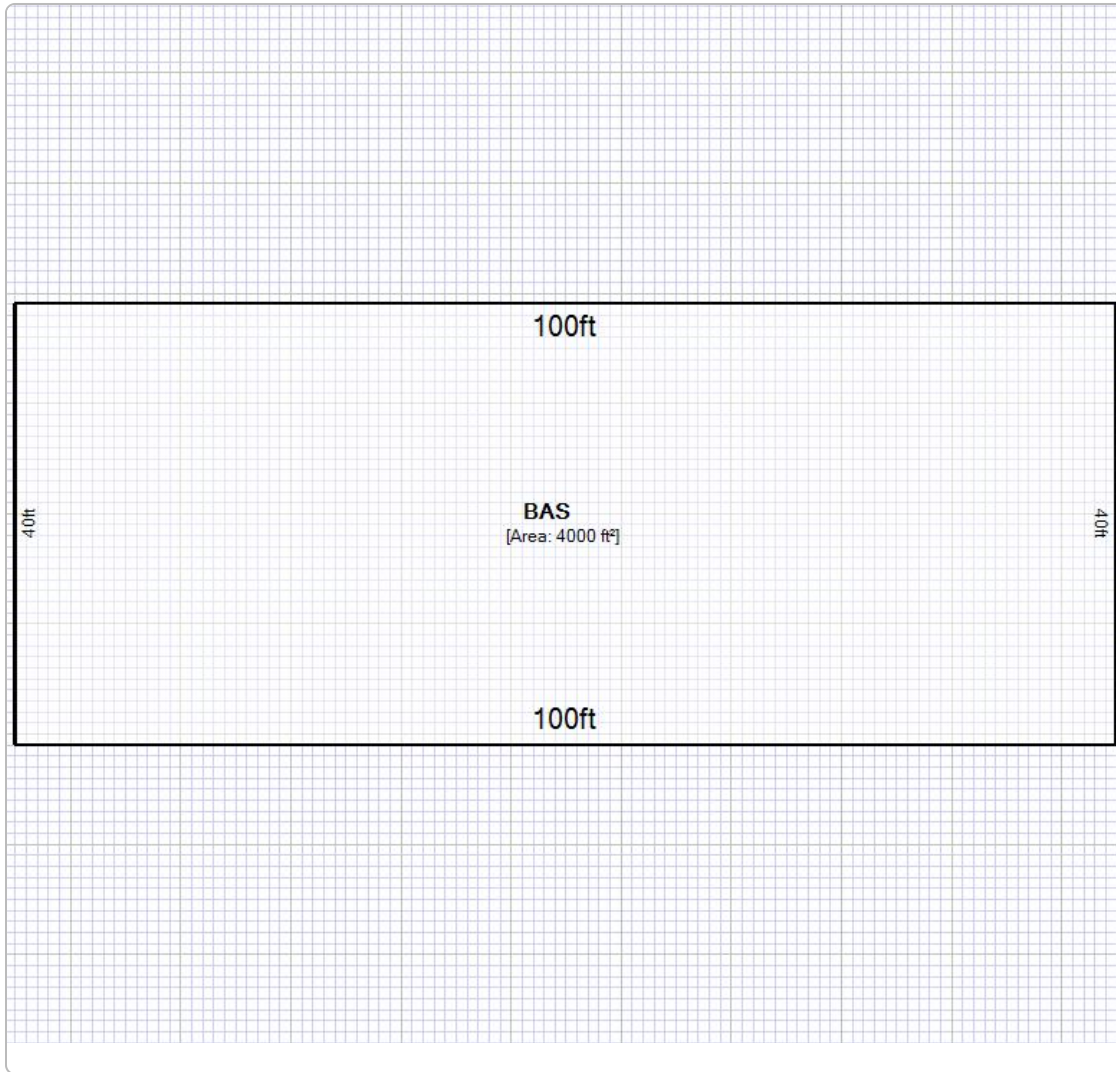
Permit Number	Type	Primary	Active	Issue Date	Value
00-00562	COMM REMODEL PERMIT	Yes	No	6/12/2000	\$15,000

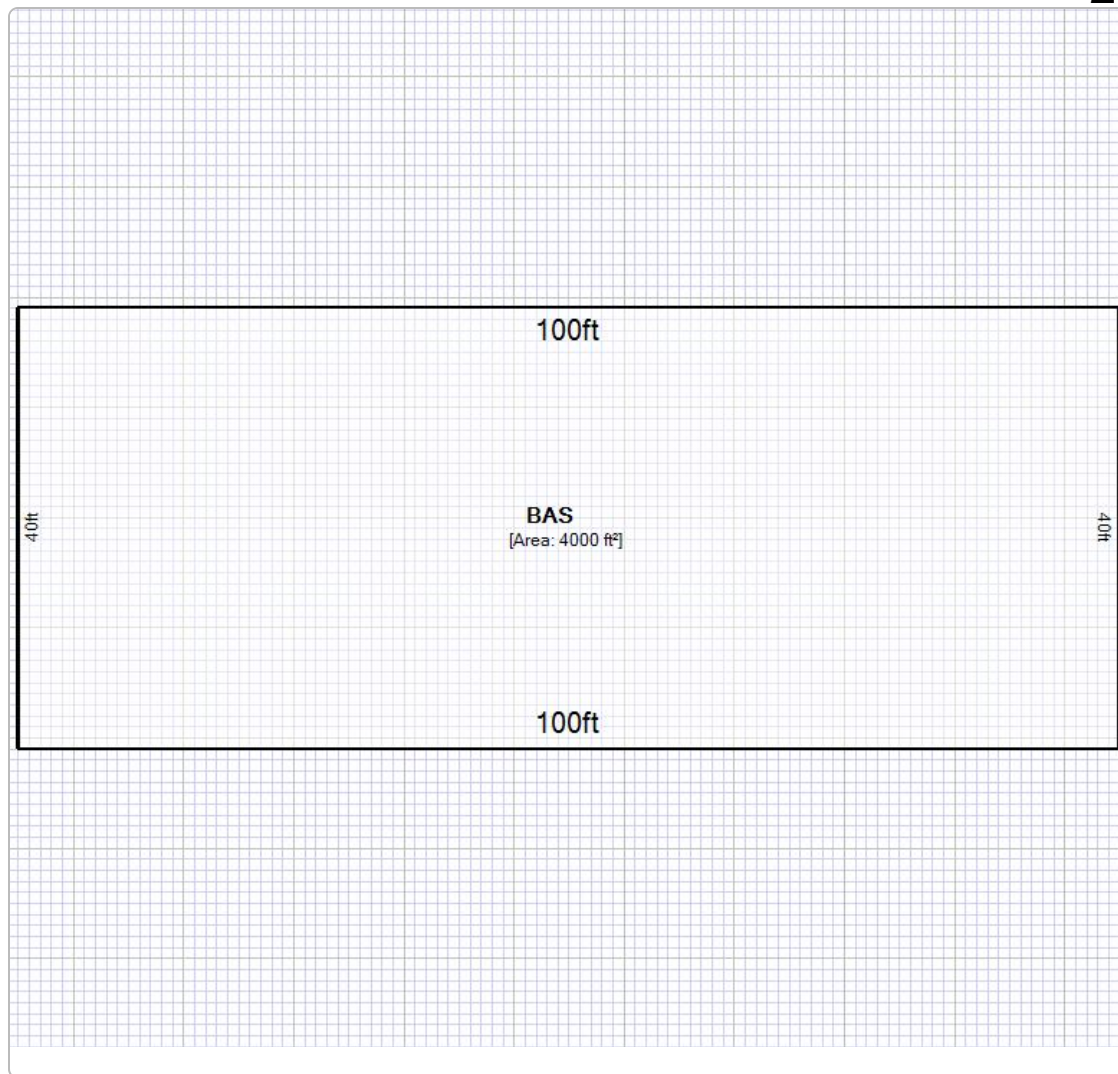
Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches

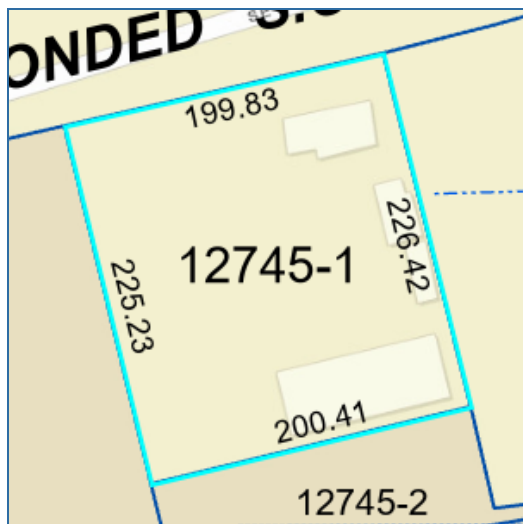








Map



Photos



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Detail by Entity Name

Florida Limited Liability Company
LEWIS GAINESVILLE BULK PLANT, LLC

Filing Information

Document Number	L06000016632
FEI/EIN Number	20-4634319
Date Filed	02/06/2006
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	05/12/2009
Event Effective Date	NONE

Principal Address

621 SE DEPOT (7TH) AVENUE
GAINESVILLE, FL 32601

Mailing Address

621 SE DEPOT (7TH) AVENUE
GAINESVILLE, FL 32601

Changed: 04/25/2011

Registered Agent Name & Address

LEWIS, WENDAA, MGR
621 SE DEPOT (7TH) AVENUE
GAINESVILLE, FL 32601

Name Changed: 04/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

LEWIS, WENDAA
PO BOX 141286
GAINESVILLE, FL 32614

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2021	04/23/2021
2022	04/20/2022
2023	04/25/2023

Document Images

04/25/2023 -- ANNUAL REPORT	View image in PDF format
04/20/2022 -- ANNUAL REPORT	View image in PDF format
04/23/2021 -- ANNUAL REPORT	View image in PDF format
06/25/2020 -- ANNUAL REPORT	View image in PDF format
03/11/2019 -- ANNUAL REPORT	View image in PDF format
06/20/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
05/23/2016 -- ANNUAL REPORT	View image in PDF format
04/15/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
04/19/2013 -- ANNUAL REPORT	View image in PDF format
04/26/2012 -- ANNUAL REPORT	View image in PDF format
04/25/2011 -- ANNUAL REPORT	View image in PDF format
01/07/2010 -- ANNUAL REPORT	View image in PDF format
05/12/2009 -- LC Amendment	View image in PDF format
01/16/2009 -- ANNUAL REPORT	View image in PDF format
01/03/2008 -- ANNUAL REPORT	View image in PDF format
05/30/2007 -- ANNUAL REPORT	View image in PDF format
02/06/2006 -- Florida Limited Liability	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company
LEWIS PETROLEUM AIDS, LLC

Filing Information

Document Number	L06000016607
FEI/EIN Number	20-4635232
Date Filed	02/06/2006
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	05/12/2009
Event Effective Date	NONE

Principal Address

621 SE DEPOT (7TH) AVENUE
GAINESVILLE, FL 32601

Mailing Address

621 SE DEPOT (7TH) AVENUE
GAINESVILLE, FL 32601

Registered Agent Name & Address

LEWIS, WENDAA
621 SE DEPOT (7TH) AVENUE
GAINESVILLE, FL 32601

Name Changed: 04/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

LEWIS, WENDAA
PO BOX 141286
GAINESVILLE, FL 32614

Annual Reports

Report Year	Filed Date
2021	04/23/2021
2022	04/20/2022

Document Images

04/25/2023 -- ANNUAL REPORT	View image in PDF format
04/20/2022 -- ANNUAL REPORT	View image in PDF format
04/23/2021 -- ANNUAL REPORT	View image in PDF format
06/25/2020 -- ANNUAL REPORT	View image in PDF format
03/11/2019 -- ANNUAL REPORT	View image in PDF format
06/20/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
05/23/2016 -- ANNUAL REPORT	View image in PDF format
04/15/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
04/19/2013 -- ANNUAL REPORT	View image in PDF format
04/25/2012 -- ANNUAL REPORT	View image in PDF format
04/25/2011 -- ANNUAL REPORT	View image in PDF format
01/07/2010 -- ANNUAL REPORT	View image in PDF format
05/12/2009 -- LC Amendment	View image in PDF format
01/16/2009 -- ANNUAL REPORT	View image in PDF format
01/11/2008 -- ANNUAL REPORT	View image in PDF format
05/31/2007 -- ANNUAL REPORT	View image in PDF format
02/06/2006 -- Florida Limited Liability	View image in PDF format



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Real Estate Account #12082 000 000

Owner:

LEWIS GAINESVILLE BULK PLANT

Situs:

621 SE DEPOT AVE
GAINESVILLE 32601

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[Property Appraiser](#)

[Installments](#)

2023-1136A



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Amount Due

Your account is **paid to date**. Your next bill will be available for payment by 09/01/2023.

Your last payment was made on **06/26/2023** for **\$1,088.63**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION	
2023 ⓘ						
2023 Installment Bill #4 ⓘ		Upcoming				
2023 Installment Bill #3 ⓘ		Upcoming				
2023 Installment Bill #2 ⓘ		Upcoming				
2023 Installment Bill #1 ⓘ	\$0.00	Paid \$1,088.63	06/26/2023	Receipt #22-0196983		Print (PDF)
		Paid \$1,088.63				
2022 ⓘ						
2022 Installment Bill #4 ⓘ	\$0.00	Paid \$1,188.24	03/31/2023	Receipt #22-0141945		Print (PDF)
2022 Installment Bill #3 ⓘ	\$0.00	Paid \$1,152.59	12/30/2022	Receipt #22-0078229		Print (PDF)
2022 Installment Bill #2 ⓘ	\$0.00	Paid \$1,077.24	09/26/2022	Receipt #21-0254222		Print (PDF)
2022 Installment Bill #1 ⓘ	\$0.00	Paid \$1,060.32	06/30/2022	Receipt #21-0203201		Print (PDF)
		Paid \$4,478.39				
2021 ⓘ						
2021 Installment Bill #4 ⓘ	\$0.00	Paid \$1,205.78	03/31/2022	Receipt #21-0144264		Print (PDF)
2021 Installment Bill #3 ⓘ	\$0.00	Paid \$1,169.62	12/30/2021	Receipt #21-0077699		Print (PDF)
2021 Installment Bill #2 ⓘ	\$0.00	Paid \$1,002.96	09/30/2021	Receipt #20-0259766		Print (PDF)
2021 Installment Bill #1 ⓘ	\$0.00	Paid \$987.21	06/30/2021	Receipt #20-0199781		Print (PDF)
		Paid \$4,365.57				
2020 ⓘ						
2020 Installment Bill #4 ⓘ	\$0.00	Paid \$1,134.24	03/31/2021	Receipt #20-0145807		Print (PDF)
2020 Installment Bill #3 ⓘ	\$0.00	Paid \$1,100.22	12/30/2020	Receipt #20-0077933		Print (PDF)
2020 Installment Bill #2 ⓘ	\$0.00	Paid \$922.71	09/30/2020	Receipt #19-0250748		Print (PDF)
2020 Installment Bill #1 ⓘ	\$0.00	Paid \$908.22	06/30/2020	Receipt #19-0194295		Print (PDF)
		Paid \$4,065.39				
2019 ⓘ						
2019 Installment Bill #4 ⓘ	\$0.00	Paid \$966.11	03/31/2020	Receipt #19-0141972		Print (PDF)
2019 Installment Bill #3 ⓘ	\$0.00	Paid \$937.14	12/31/2019	Receipt #19-0078599		Print (PDF)
Total Amount Due		\$0.00				

BILL	AMOUNT DUE	STATUS			ACTION	
2019 Installment Bill #2 ⓘ	\$0.00	Paid	\$922.78	09/30/2019	Receipt #18-0266572	 Print (PDF)
2019 Installment Bill #1 ⓘ	\$0.00	Paid	\$908.28	06/30/2019	Receipt #18-0204804	 Print (PDF)
Paid \$3,734.31						
2018 ⓘ						
2018 Installment Bill #4 ⓘ	\$0.00	Paid	\$1,024.19	03/25/2019	Receipt #18-0136857	 Print (PDF)
2018 Installment Bill #3 ⓘ	\$0.00	Paid	\$993.46	12/27/2018	Receipt #18-0068991	 Print (PDF)
2018 Installment Bill #2 ⓘ	\$0.00	Paid	\$867.45	09/26/2018	Receipt #17-0258914	 Print (PDF)
2018 Installment Bill #1 ⓘ	\$0.00	Paid	\$853.82	06/29/2018	Receipt #17-0203458	 Print (PDF)
Paid \$3,738.92						
2017 Annual Bill ⓘ	\$0.00	Paid	\$3,633.29	03/22/2018	Receipt #17-0136283	 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid	\$3,425.20	03/21/2017	Receipt #16-0128193	 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid	\$3,490.10	03/22/2016	Receipt #15-0118830	 Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid	\$3,443.09	03/31/2015	Receipt #14-0123197	 Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid	\$3,349.58	12/31/2013	Receipt #13-0066143	 Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid	\$3,280.53	11/30/2012	Receipt #12-0049937	 Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid	\$3,470.78	02/29/2012	Receipt #2011-3028264	 Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid	\$3,488.62	02/14/2011	Receipt #2010-3026753	 Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid	\$3,316.71	03/31/2010	Receipt #2009-1031485	 Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid	\$3,474.23	12/31/2008	Receipt #2008-9024969	 Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid	\$3,438.28	02/29/2008	Receipt #2007-7015513	 Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid	\$3,512.91	11/30/2006	Receipt #2006-9091836	 Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid	\$3,360.03	11/30/2005	Receipt #2005-9052423	 Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid	\$3,201.61	12/31/2004	Receipt #2004-9018151	 Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid	\$3,250.94	11/30/2003	Receipt #2003-3045353	 Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid	\$3,046.26	11/27/2002	Receipt #2002-0233569	 Print (PDF)
Total Amount Due	\$0.00					

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.
Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.



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Real Estate Account #12745 001 000

Owner:

LEWIS PETROLEUM AIDS LLC

Situs:

605 SE DEPOT AVE
GAINESVILLE 32601

[Parcel details](#)

[Property Appraiser](#)

Installments

2023-1136A



[Get bills by email](#)























Amount Due

Your account is **paid to date**. Your next bill will be available for payment by 09/01/2023.

Your last payment was made on **06/26/2023** for **\$907.31**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION	
2023 ⓘ						
2023 Installment Bill #4 ⓘ		Upcoming				
2023 Installment Bill #3 ⓘ		Upcoming				
2023 Installment Bill #2 ⓘ		Upcoming				
2023 Installment Bill #1 ⓘ	\$0.00	Paid \$907.31	06/26/2023	Receipt #22-0196983		Print (PDF)
		Paid \$907.31				
2022 ⓘ						
2022 Installment Bill #4 ⓘ	\$0.00	Paid \$942.16	03/31/2023	Receipt #22-0141945		Print (PDF)
2022 Installment Bill #3 ⓘ	\$0.00	Paid \$913.90	12/30/2022	Receipt #22-0078229		Print (PDF)
2022 Installment Bill #2 ⓘ	\$0.00	Paid \$943.81	09/26/2022	Receipt #21-0254222		Print (PDF)
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		Paid \$3,728.85				
2021 ⓘ						
2021 Installment Bill #4 ⓘ	\$0.00	Paid \$915.59	03/31/2022	Receipt #21-0144264		Print (PDF)
2021 Installment Bill #3 ⓘ	\$0.00	Paid \$888.13	12/30/2021	Receipt #21-0077699		Print (PDF)
2021 Installment Bill #2 ⓘ	\$0.00	Paid \$1,013.23	09/30/2021	Receipt #20-0259766		Print (PDF)
2021 Installment Bill #1 ⓘ	\$0.00	Paid \$997.31	06/30/2021	Receipt #20-0199781		Print (PDF)
		Paid \$3,814.26				
2020 ⓘ						
2020 Installment Bill #4 ⓘ	\$0.00	Paid \$1,062.72	03/31/2021	Receipt #20-0145807		Print (PDF)
2020 Installment Bill #3 ⓘ	\$0.00	Paid \$1,030.85	12/30/2020	Receipt #20-0077933		Print (PDF)
2020 Installment Bill #2 ⓘ	\$0.00	Paid \$1,011.56	09/30/2020	Receipt #19-0250748		Print (PDF)
2020 Installment Bill #1 ⓘ	\$0.00	Paid \$995.67	06/30/2020	Receipt #19-0194295		Print (PDF)
		Paid \$4,100.80				
2019 ⓘ						
2019 Installment Bill #4 ⓘ	\$0.00	Paid \$1,170.16	03/31/2020	Receipt #19-0141972		Print (PDF)
2019 Installment Bill #3 ⓘ	\$0.00	Paid \$1,135.06	12/31/2019	Receipt #19-0078599		Print (PDF)
Total Amount Due		\$0.00				

BILL	AMOUNT DUE	STATUS			ACTION	
2019 Installment Bill #2 ⓘ	\$0.00	Paid	\$905.60	09/30/2019	Receipt #18-0266572	 Print (PDF)
2019 Installment Bill #1 ⓘ	\$0.00	Paid	\$891.37	06/30/2019	Receipt #18-0204804	 Print (PDF)
Paid \$4,102.19						
2018 ⓘ						
2018 Installment Bill #4 ⓘ	\$0.00	Paid	\$1,035.08	03/25/2019	Receipt #18-0136857	 Print (PDF)
2018 Installment Bill #3 ⓘ	\$0.00	Paid	\$1,004.03	12/27/2018	Receipt #18-0068991	 Print (PDF)
2018 Installment Bill #2 ⓘ	\$0.00	Paid	\$822.69	09/26/2018	Receipt #17-0258914	 Print (PDF)
2018 Installment Bill #1 ⓘ	\$0.00	Paid	\$809.77	06/29/2018	Receipt #17-0203458	 Print (PDF)
Paid \$3,671.57						
2017 Annual Bill ⓘ	\$0.00	Paid	\$3,445.82	03/08/2018	Receipt #17-0125103	 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid	\$3,376.23	03/21/2017	Receipt #16-0128193	 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid	\$3,454.98	03/22/2016	Receipt #15-0118830	 Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid	\$3,494.09	03/31/2015	Receipt #14-0123197	 Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid	\$3,401.99	12/31/2013	Receipt #13-0066143	 Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid	\$3,335.77	11/30/2012	Receipt #12-0049937	 Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid	\$3,451.46	02/29/2012	Receipt #2011-3028264	 Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid	\$3,500.05	02/14/2011	Receipt #2010-3026753	 Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid	\$3,225.85	03/31/2010	Receipt #2009-1031485	 Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid	\$2,951.96	12/31/2008	Receipt #2008-9024970	 Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid	\$2,908.64	02/29/2008	Receipt #2007-7015513	 Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid	\$2,909.53	11/30/2006	Receipt #2006-9091836	 Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid	\$2,867.74	11/30/2005	Receipt #2005-9052423	 Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid	\$2,716.95	12/31/2004	Receipt #2004-9018151	 Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid	\$2,761.84	11/30/2003	Receipt #2003-3045353	 Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid	\$2,645.33	11/27/2002	Receipt #2002-0233569	 Print (PDF)
Total Amount Due	\$0.00					

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.
Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.

September 5, 2023

Legal Description

For: Lewis Oil Company

A portion of Section 4, Township 10 South, Range 20 East, City of Gainesville, Alachua County, Florida; being more particularly described as follows:

Official Records Book 4085, Page 2498

Parcel No. 12745-001-000

Commence at the Southwest corner of Section 4, Township 10 South, Range 20 East, said Alachua County; run thence North 0 degrees, 03 minutes, 30 seconds East, 97.21 feet to the center line of Railroad track; thence North 78 degrees, 42 minutes, 15 seconds East, along said center line, 1,026.3 feet; thence South 12 degrees, 17 minutes, 30 seconds East 60.0 feet to southerly right of way line of railroad track, which right of way is 120 feet wide, i.e., 60 feet on each side of the centerline of Railroad track, and the point of beginning; from the point of beginning thus described run thence North 78 degrees, 42 minutes, 15 seconds East, along said Southerly right of way line, 199.83 feet; thence South 12 degrees, 11 minutes, 19 seconds East 226.42 feet; thence South 79 degrees, 02 minutes, 25 seconds West 200.41 feet; thence North 12 degrees, 02 minutes, 45 seconds West 225.23 feet to the point of beginning.

Together with:

Parcel No. 12082-000-000

A tract of land located in the Southwest 1/4 of Section 4, Township 10 South, Range 20 East, City of Gainesville, Alachua County, Florida being more particularly described as follows:

For a point of reference commence at the Southwest corner of said Section 4; thence run North 00°03'30" East, a distance of 97.20 feet to the center line of Grantor; thence run North 78°42'15" East, along said center line, a distance of 1026.30 feet; thence run South 12°17'30" East, a distance of 60.0 feet to an intersection with the Southerly right of way line of said Grantor; thence run South 12°02'45" East, a distance of 225.23 feet; thence run North 79°02'25" East a distance of 200.41 feet to the Point of Beginning; thence from said POINT OF BEGINNING run North 12°11'19" West a distance of 226.50 feet to an intersection with the Southerly right of way curve of said Grantor, said curve having a radius of 2568.83 feet and being concave Northerly; thence run Easterly along said Southerly right of way curve through a central angle of 05°36'44" along an arc a distance of 251.62, said curve having a tangent length of 125.91 feet and a chord bearing and distance of North 75°04'37" East and 251.52 feet to an intersection with the westerly right of way line of South East Seventh Street; thence run South 02°10'50" East, along said Westerly right of way line, a distance of 324.55 feet; thence run South 83°59'41" West, a

distance of 195.97 feet; thence run North 12°11'19" West, a distance of 60.00 feet to close on the said POINT OF BEGINNING; containing 1.543 acres, more or less, as shown on print of survey dated April 6, 1981, prepared by Perry C. McGriff Company, Inc.



2023-1136A

Planning Division
PO BOX 490, Station 11
Gainesville, FL 32627
Ph: 352-334-5023

Email: planning@gainesvillefl.gov

Environmental Review or Exemption Application

Project Name: Lewis Oil land use and zoning change **Tax Parcel Number:** 12745-001-000, 12082-000-000
Property Address: 605 & 621 SE Depot Avenue, Gainesville 32601

Owner(s) of Record

Name(s): Lewis Petroleum Aids LLC / Lewis Gainesville Bulk Plant

Mailing Address: 621 SE Depot (7th) Ave., Gainesville, FL 32601

Phone:

Email:

Applicant/Project Coordinator

Name: Clay Sweger, AICP

Company: eda consultants, inc.

Mailing Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601

Phone: 352-373-3541

E-mail: csweger@edafl.com

Additional users to be granted access for e-plan review:

Name: Stephanie Sutton

E-mail: permitting@edafl.com

Name: Onelia Lazzari

E-mail: olazzari@edafl.com

Environmental Review Type: Please check one

Basic	Level 1	Level 2	Exemption
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No environmental feature of concern on-site or adjacent.	Environmental feature of concern on-site or adjacent.	Impacts to environmental feature of concern on-site or adjacent, mitigation required.	Must provide attached exemption checklist.

Environmental Features of Concern: Check all that apply. (Level 1 or 2 Review Only)

<input type="checkbox"/>	Surface waters on-site or adjacent
<input type="checkbox"/>	Wetlands on-site or adjacent
<input type="checkbox"/>	High aquifer recharge areas on-site
<input type="checkbox"/>	Significant ecological communities on-site
<input type="checkbox"/>	Listed species known from or probably occur on-site
<input type="checkbox"/>	Karst features (caves, springs, sinkholes) known on-site
<input type="checkbox"/>	Other significant geological features on-site
<input type="checkbox"/>	Significant uplands on-site

I certify that the above statements are correct and true to the best of my knowledge.

Applicant Signature: _____

Date: 9/27/23

Environmental Exemption Checklist: Please attach with application if claiming exemption.

Check the box next to the reason(s) why you claim exemption. Conditions apply; see full text of City Land Development Code Section 30-8.1 before checking exemption.

Section 30-8.18. – Surface Waters and Wetlands Exemptions

- ☐ The proposed construction, development or use is authorized by a valid building permit or approved development plan issued or approved before April 12, 2004. (Please attach a copy of the permit or approved plan).
- ☐ Public works or utilities project.
- ☐ Repairs or replacement to the site structure(s) that do not increase the external dimensions of site impervious surface.
- ☐ Additions or accessory structures that do not add more than 100 square feet of impervious surface area, and meets the minimum setbacks from surface waters and wetlands.
- ☐ The proposed construction or development was approved under a planned development prior to April 12, 2004.
- ☐ Construction of public or private nature trails if the proposed plan is consistent with the intent of these sections and complies with each of the restrictions in Section 30-8.18.6.a-e.
- ☐ Reestablishment of native vegetation.
- ☐ The proposed activity is located in or adjacent to a human-built surface water or wetland which was not created as a mitigation project, and which was originally constructed in uplands.
- ☐ Construction of a stormwater management facility within a wetland buffer.

Section 30-8.11.D – Regulated Natural and Archaeological Resources Exemptions

- ☒ Any parcel of record as of November 13, 1991, that is less than or equal to five (5) acres in size and does not contain listed species or an archeological site identified by Florida Master Site file number.
- ☐ Bona-fide agricultural/silvicultural activities.
- ☐ Removal of invasive non-native vegetation on conservation lands.
- ☐ Alteration of vegetation pursuant to an adopted management or restoration plan on government-maintained land.
- ☐ Activities authorized by City-approved management plan.
- ☐ Alteration of vegetation within existing utility, drainage or stormwater easements, and road right-of-ways.
- ☐ Clearing and vegetation removal to construct a fence or wall, or establish a firebreak.
- ☐ Vegetation alteration to conduct a survey or other required test.
- ☐ Text amendments to planned development zoning or planned use district land use ordinances that are unrelated to development activity.
- ☐ Activities determined by the city manager or designee as having *de minimis* impact.
- ☐ The County land use and zoning remains in effect and the development application will be reviewed under County regulations.
- ☐ The property has a final master plan approved by the City prior to August 2, 2012; or has a valid planned development zoning ordinance approved by the City prior to August 2, 2012 that includes protection of natural and archaeological resources.
- ☐ Sinkholes which pose threat of property loss or structural or functional damage to an existing building or facility.

Lewis Oil Parcels
Land Use Change & Rezoning Justification Report
2 Parcels (12745-001-000 & 12082-000-000)
605 & 621 SE Depot Avenue

Prepared for Submittal to:
City of Gainesville

Prepared by:
eda consultants, inc.



October 5, 2023

Proposal and Background

This application proposes a Small-Scale land use amendment and rezoning for two parcels (12745-001-000 and 12082-000-000) located at 605 and 621 SE Depot Avenue. The two properties are developed with petroleum storage and distribution uses and offices for the business. Structures on Parcel 12745-001-000 date as far back as 1940 according to the Property Appraiser's files. Structures on Parcel 12082-000-000 date as far back as 1960. Both parcels front on SE Depot Avenue; Parcel 12082-000-000 also has frontage along SE 7th Street. The parcels are 2.57 +/- acres in size.

The aerial photo below (Figure 1) illustrates the location of the 2 parcels along SE Depot Avenue. The parcels are located on the south side of SE Depot Avenue at the corner of SE 7th Street. As can be noted from the aerial photo, the property is currently developed with office buildings, storage tanks, and associated parking. The City's Catalyst Building is northwest of Parcel 12745-001-000 across SE Depot Avenue. To the west and south is property owned by the City of Gainesville that was most recently in utility use.



The properties are located in the urbanized portion of Gainesville. The existing buildings and structures on the site are used by Lewis Oil for their business operations (including offices and petroleum storage and distribution operations). Lewis Oil intends to phase out the business

operations in this location (and relocate to other existing nearby facilities) and wishes to redevelop the property for urban use consistent with transect-type zoning.

The proposed future land use amendment is to amend the future land use map designation of the property from Industrial (IND) to Urban Mixed-Use (UMU). The proposed companion rezoning is to change the properties from I-2 and I-1 to Urban 7 (U7), a transect zoning.

Vehicular access is available to both properties from SE Depot Avenue (a City-maintained roadway), which is a paved, two-lane street fronting the subject property. There are existing driveways from both parcels out onto SE Depot Avenue. Parcel 12082-000-000 also has an existing driveway out onto SE 7th Street (a two-lane, City-maintained street).

There is an existing sidewalk on the north side of SE Depot Avenue, across from the subject property. That sidewalk system is also part of the Depot Avenue Rail Trail. The Depot Avenue Rail-Trail is a 3-mile trail that runs along Depot Avenue and connects to the west to the Old Archer Road Trail from approximately Silver Creek Apartments (on Old Archer Road) to Depot Avenue. The trail then connects to the Waldo Road Greenway Trail at SE 7th Street. This trail system and the sidewalk along the north side of Depot Avenue provide excellent bicycle and pedestrian connectivity to Depot Park, the UF Campus, Shands Hospital, the VA Hospital, and the University Towne Center shopping area. The Depot Avenue Rail Trail and sidewalk system also connect the subject property to the Rosa Parks Regional Transit System Downtown Station on SE 3rd Street.

There is a nearby transit service available at the aforementioned Rosa Parks Regional Transit System (RTS) Downtown Station (less than ¼ mile from the subject property). The Rosa Parks Transfer Station provides a hub for all major transit routes and connects to the Butler Plaza Transfer Station. Thus, transit service is available within a short walking distance from the subject property that allows connections to the major shopping and employment centers in Gainesville.

The property is located in Zone A of the Transportation Mobility Program Area (TMPA). The portion of SE Depot Avenue in front of the subject property is designated as a Storefront Street, which regulates building placement. The site is also located within the Gainesville Community Reinvestment Area (GCRA) and the Enterprise Zone.

There have been no recent zoning or land use changes on the subject property. However, the properties immediately across Depot Avenue and SE 7th Street were part of the major rezoning and land use change petitions that the City initiated in 2017 to introduce transect-type zoning in a large area of the City.

An area north of Depot Avenue was designated as the “Power District” by Ordinance 140030 adopted December 18, 2014. The GCRA created a redevelopment plan for the Power District and there are special height limitations associated with that district as illustrated in Figure 2 on the following page of this report.

On June 8, 2023, the City’s General Policy Committee heard a presentation about the Power District and the potential expansion of the district from 17 acres to 24 acres with the inclusion of additional parcels. Figure 3 on the next page illustrates that proposed expansion. If the proposed expansion is implemented, the subject property will abut the Power District to the west and south.

Figure 3: Proposed Expansion of the Power District

Power District: 2023 Scope

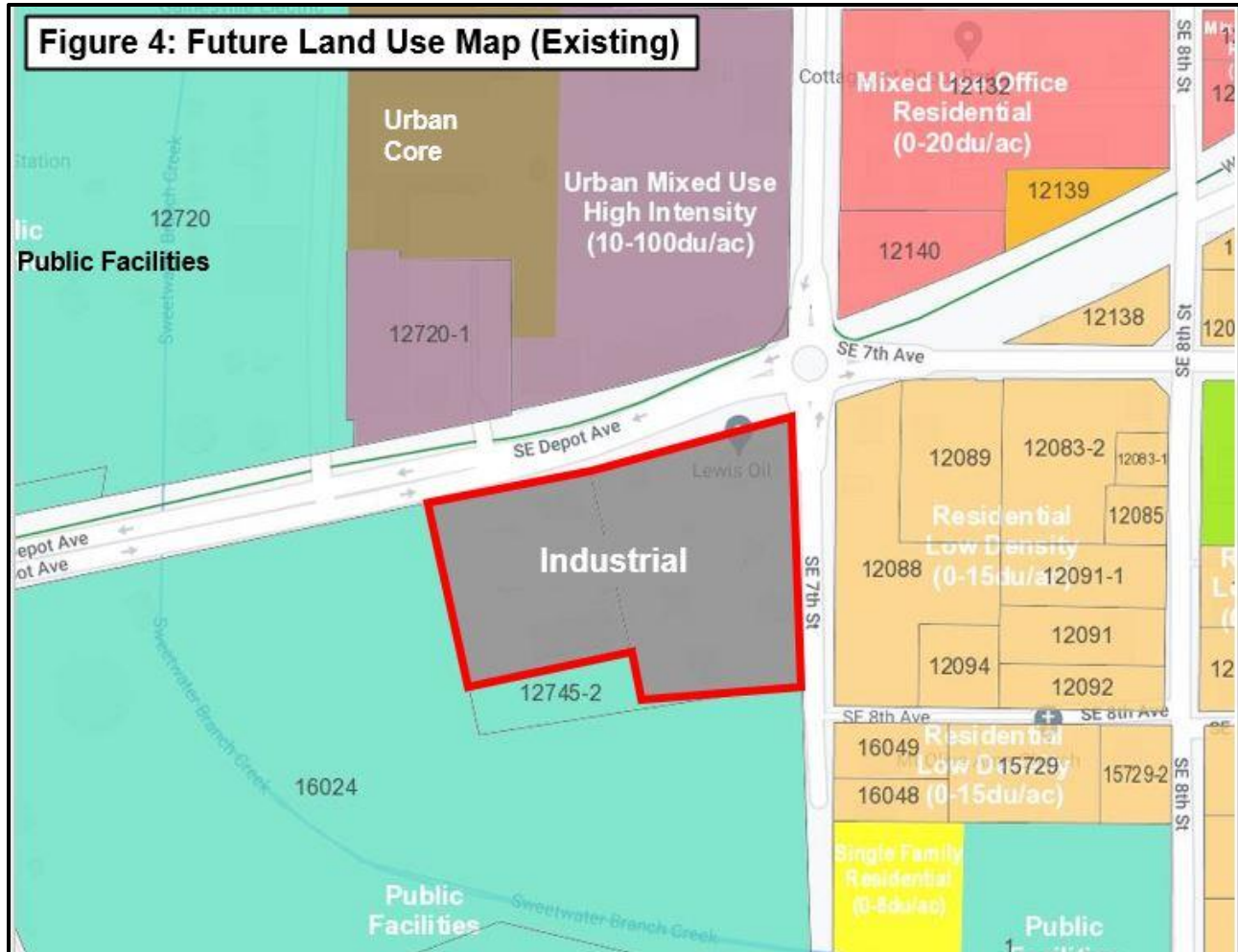
Legend:

- Power District area, 2013 (~17 acres)
- Power District area, 2023 (~24 acres)

Source: June 8, 2023 PowerPoint Presentation to the General Policy Committee

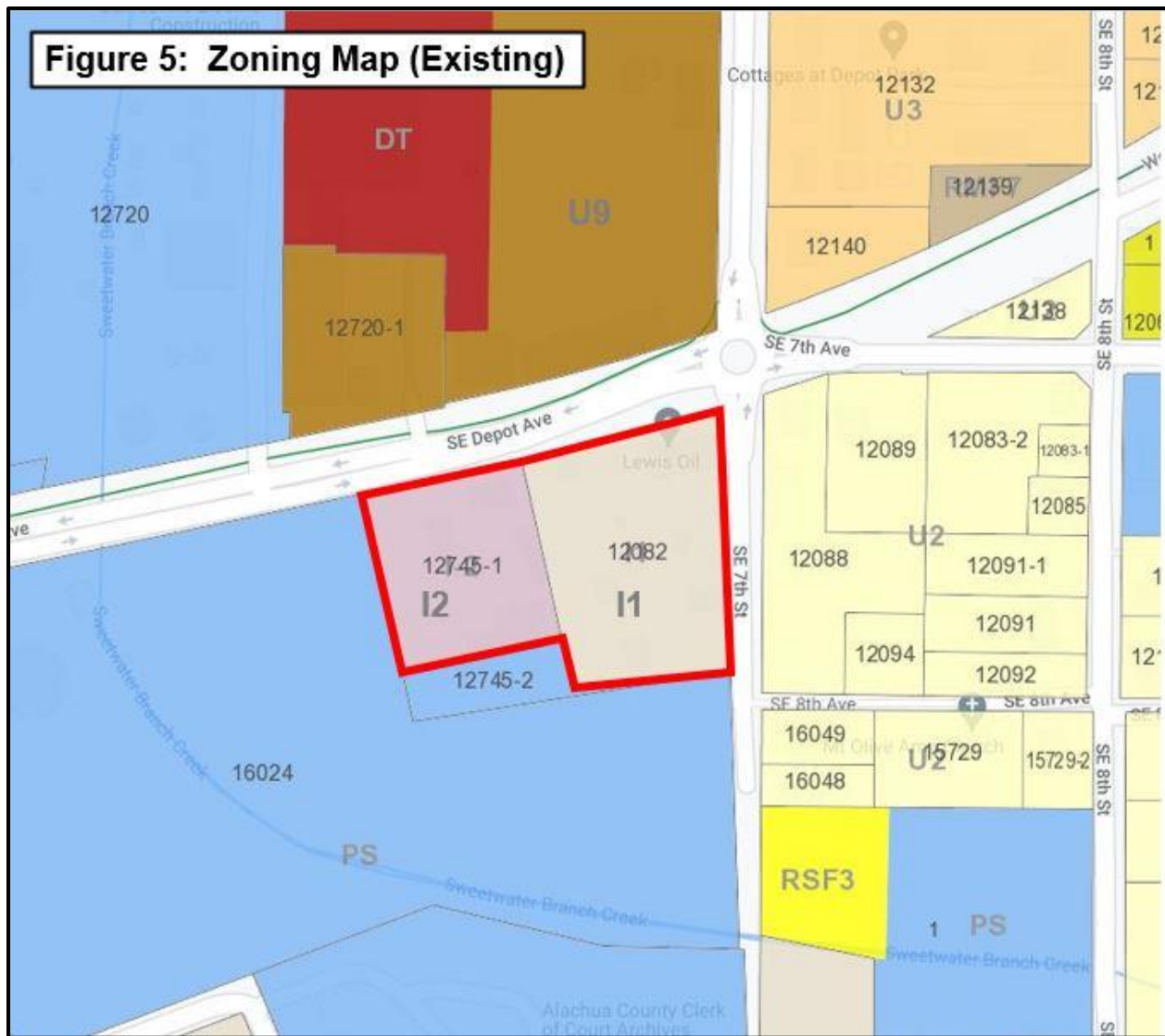
Existing Future Land Use Designation and Zoning District

The current future land use designation of the property is Industrial (IND) as indicated in Figure 4 below.



To the west and south, the property, which is owned by the City of Gainesville, has the Public Facilities future land use designation. To the north, the parcels (also owned by the City of Gainesville) are designated Urban Mixed-Use High (UMUH) and Urban Core. The properties to the north, west, and south are generally in utility use, however, the City's Catalyst Building is used as office space. To the east, the properties are designated Residential Low (RL) with single-family dwellings or some parcels that are vacant.

The existing zoning district on Parcel 12745-001-000 is I-2, and the existing zoning on Parcel 12082-000-000 is I-1 as illustrated in Figure 5 below. The I-1 and I-2 zoning districts allow the existing industrial uses on the subject property.



Properties to the south and west of the site have PS (Public Services and Operations) zoning, which is based on the existing utility use. The parcels to the north (across SE Depot Avenue) have the U9 zoning district designation (a transect zoning district). There is also a parcel area to the north designated DT (Downtown) zoning. Property to the east is zoned U2 (Urban 2), also a transect-type zoning. The transect zones were adopted in the area to the north and east in 2017 during the citywide rezoning to introduce the new transect zoning in many parts of the City.

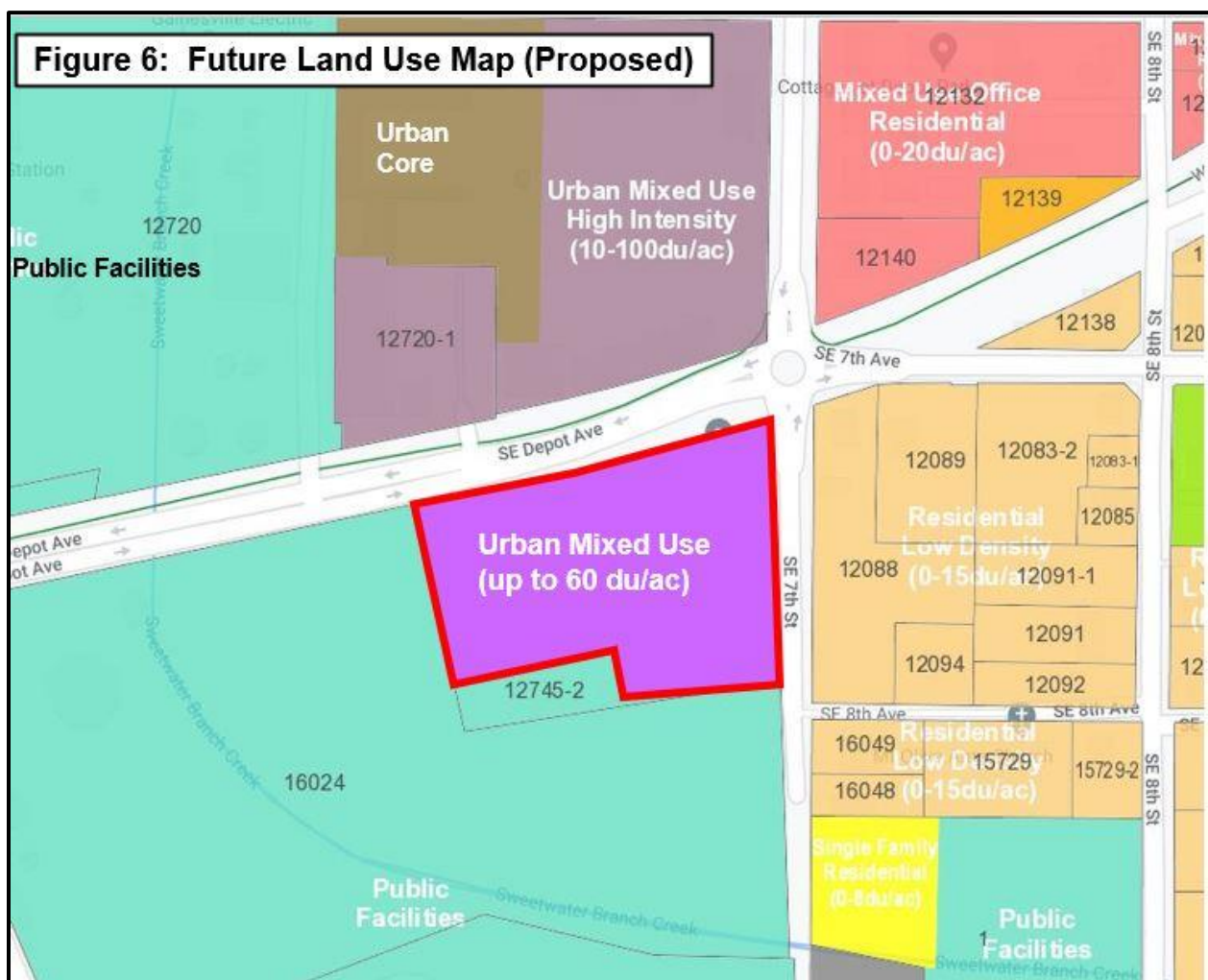
Statement of Proposed Change / Proposed Future Land Use Category and Zoning District

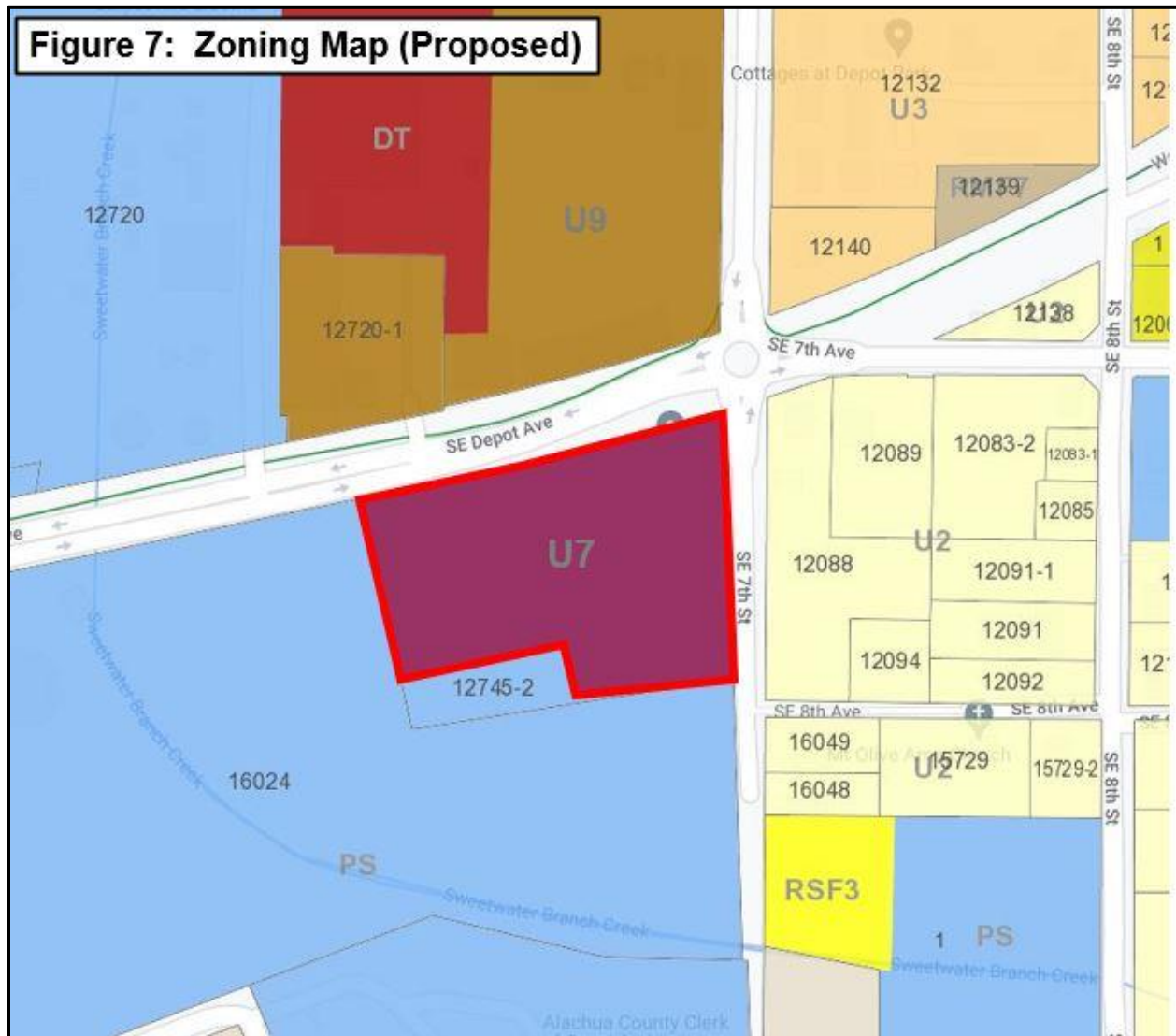
As stated above, the site currently has a future land use (FLU) designation of Industrial (IND) and the zoning districts of I-1 and I-2. The property owner has indicated that the parcels are no longer needed for the current industrial uses at the site and desires to redevelop the site to a more urban use that is compatible with the surrounding transect zoning to the north and east of the site. The

applicant believes that changing the land use category and zoning district on the property will facilitate redevelopment of the property when the Lewis Oil use of the property is discontinued.

The proposed Urban Mixed-Use future land use category (with proposed U7 zoning) for the site is compatible with the UMUH land use designation (and U9 zoning) for the properties to the north. The proposed U7 zoning will serve as a step down/transition from the U9 to the north. It will also be more compatible with the Residential Low future land use category for the property to the east than the existing Industrial land use category. The proposed land use category (UMU) and zoning district (U7) for the subject property are consistent with each other and appropriate given the surrounding uses.

Figures 6 and 7 below illustrate the proposed future land use category (UMU) and zoning designation (U7) for the subject property.





The proposed land use category (UMU) and zoning district (U7) will add two properties to the transect zoning and related land use categories that the City implemented in this area in 2017. This is consistent with the existing and future surrounding development pattern in the area. This change will allow for redevelopment on these properties that is more consistent with the surrounding area than the existing Industrial land use and zoning. At this time there are no plans for site redevelopment. However, any future redevelopment on the property would require compliance with all applicable regulations associated with the Comprehensive Plan and Land Development Code, including site plan applications. At that time, neighboring properties would be notified of any proposed plans for the property.

The site currently is served by GRU centralized utilities with adequate capacity. Vehicular access exists from SE Depot Avenue (a 2-lane, City-maintained roadway) and SE 7th Street (also a 2-lane, City-maintained roadway). There is an existing sidewalk along the north side of SE Depot Avenue that also serves as part of the Depot Avenue Rail Trail Multi-Use Path. A small portion of the

southern ROW along SE Depot Avenue has a sidewalk related to the crosswalks at the corner of SE Depot Avenue and SE 7th Street.

In 2011 and 2018, the City constructed roadway and trail modifications related to SE Depot Avenue to improve access. The segment completed in 2011 ran from east of the Main Street roundabout to the Catalyst Building driveway on Depot Avenue. The segment completed in 2018 ran from east of the Catalyst Building driveway to Williston Road. These segment modifications included sidewalk and trail construction and a roundabout at SE Depot Avenue and SE 7th Street.

The closest transit service is located at the Rosa Parks Downtown Transit Transfer Station on the corner of SE 3rd Street and SE Depot Avenue. This is less than ¼ mile from the subject property. The Rosa Parks Transfer Station provides a hub for all major transit routes and connects to the Butler Plaza Transfer Station. Thus, transit service is available within a short walking or bicycling distance from the subject property that allows connections to the major shopping and employment centers in Gainesville.

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

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

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

The proposed zoning to implement the proposed Urban Mixed-Use future land use category is U7 (Urban 7), a transect zoning district. The City of Gainesville Land Development Code Sec. 30-4.12 establishes the permitted uses in the U7 zoning district.

The table below indicates the permitted uses for the U7 zoning district:

Sec. 30-4.12 Permitted Uses U7 Zoning District

<i>Use</i>	<i>Use Standards</i>	<i>U7</i>
<i>Accessory dwelling unit</i>	<i>30-5.35</i>	<i>A</i>
<i>Adult day care home</i>	<i>30-5.2</i>	<i>P</i>
<i>Attached dwelling (up to 6 attached units)</i>		<i>P</i>
<i>Community residential home (up to 6 residents)</i>	<i>30-5.6</i>	<i>P</i>
<i>Community residential home (more than 6 residents)</i>	<i>30-5.6</i>	<i>P</i>
<i>Family child-care home</i>	<i>30-5.10</i>	<i>P</i>
<i>Multi-family, small-scale (2-4 units per building)</i>		<i>P</i>
<i>Multi-family dwelling</i>		<i>P</i>
<i>Single-family dwelling</i>		<i>P</i>
<i>Single room occupancy residence</i>	<i>30-5.8</i>	<i>P</i>
<i>Alcoholic beverage establishment</i>	<i>30.5.3</i>	<i>P</i>
<i>Assisted living facility</i>		<i>P</i>
<i>Bed and breakfast establishment</i>	<i>30-5.4</i>	<i>P</i>
<i>Business services</i>		<i>P</i>
<i>Carwash</i>	<i>30-5.5</i>	<i>P</i>
<i>Civic, social, or fraternal organization</i>		<i>P</i>
<i>Day care center</i>	<i>30-5.7</i>	<i>P</i>
<i>Drive-through facility</i>	<i>30-5.9</i>	<i>P</i>
<i>Emergency shelter</i>		<i>P</i>
<i>Equipment rental and leasing, light</i>		<i>P</i>
<i>Exercise studio</i>		<i>P</i>
<i>Farmers market</i>	<i>30-5.11</i>	<i>P</i>
<i>Food truck, not located within a food truck park</i>	<i>30-5.37</i>	<i>P</i>
<i>Food truck park (less than 6 pads)</i>	<i>30-5.13</i>	<i>P</i>
<i>Food truck park (6 or more pads) ⁵</i>	<i>30-5.13</i>	<i>S</i>
<i>Funeral home or crematory</i>		<i>P</i>
<i>Gasoline or alternative fuel station</i>	<i>30-5.14</i>	<i>P</i>
<i>Health services</i>		<i>P</i>
<i>Hotel or motel</i>		<i>P</i>
<i>Laboratory, medical or dental</i>		<i>P</i>

<i>Library</i>		<i>P</i>
<i>Light assembly, fabrication and processing</i>	<i>30-5.17</i>	<i>P</i>
<i>Medical marijuana dispensing facility</i>		<i>P</i>
<i>Microbrewery, microwinery, or microdistillery²</i>	<i>30-5.18</i>	<i>S</i>
<i>Museum or art gallery</i>		<i>P</i>
<i>Office</i>		<i>P</i>
<i>Office (medical, dental, or other health-related service)</i>		<i>P</i>
<i>Parking, structured (principal use)</i>		<i>P</i>
<i>Personal services</i>		<i>P</i>
<i>Place of religious assembly</i>	<i>30-5.22</i>	<i>P</i>
<i>Professional school</i>		<i>P</i>
<i>Public administration building</i>		<i>P</i>
<i>Public park</i>		<i>P</i>
<i>Recreation, indoor²</i>		<i>P</i>
<i>Recreation, outdoor</i>		<i>P</i>
<i>Research development or testing facility</i>		<i>P</i>
<i>Restaurant</i>		<i>P</i>
<i>Retail sales</i>		<i>P</i>
<i>School (elementary, middle, or high - public or private)</i>		<i>P</i>
<i>Scooter or electric golf cart sales</i>		<i>P</i>
<i>Skilled nursing facility</i>		<i>P</i>
<i>Subsistence garden</i>	<i>30-5.31</i>	<i>P</i>
<i>Urban market farm, less than 5 acres</i>	<i>30-5.31</i>	<i>P</i>
<i>Urban market farm, 5 acres or greater</i>	<i>30-5.31</i>	<i>S</i>
<i>Vehicle sales or rental (no outdoor display)</i>		<i>P</i>
<i>Vehicle repair</i>	<i>30-5.30</i>	<i>P</i>
<i>Veterinary services</i>	<i>30-5.31</i>	<i>P</i>
<i>Vocational or trade school</i>		<i>P</i>
<i>Wireless communication facility or antenna</i>	<i>See 30-5.32</i>	

LEGEND:

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

1 = When located along a Principal Street.

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

3 = Office uses as a home occupation.

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

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

The subject property is an appropriate area for the placement of the Urban Mixed-Use land use category and the implementing zoning district of Urban 7 (U7) for two reasons. First, the proposal expands the transect-related land use category and zoning district in an area that the City had designated in 2017 for this type of land use and zoning to replace conventional zoning and land use designations. Second, the proposed land use category and zoning district provide for redevelopment opportunities on property with an Industrial land use and zoning category that is no longer needed for that use.

The proposed Urban Mixed-Use land use category and U7 zoning will allow for flexibility and incentives for redevelopment while still maintaining compatibility and consistency with the surrounding area. The U7 zoning will serve as a step-down transition from the U9 zoning to the north.

Surrounding/Adjacent Land Uses

The property lies within an area that contains non-residential and residential uses such as public service uses (GRU); offices; multi-family dwellings; and single-family.

North: To the immediate north of the subject property is SE Depot Avenue and to the north of that is the City's Catalyst Building and GRU property (both designated UMH)

South: To south of the subject property is land in use by GRU designated Public Facilities. This property is owned by the City of Gainesville.

East: To the east is SE 7th Street. Across SE 7th Street are single-family dwellings and some vacant lots that are designated Residential Low Density on the Future Land Use Map.

West: To west of the subject property is land in use by GRU designated Public Facilities. This property is owned by the City of Gainesville.

Adjacent Property Characteristics Table

	Existing Use	FLU Designation	Zoning District
North	SE Depot Avenue; GRU use; City's Catalyst Building	Urban Mixed-Use High	U9
South	GRU use	Public Facilities	PS
East	SE 7 th ST; Single-family dwellings & vacant	Residential Low	U2
West	GRU use	Public Facilities	PS

Upon analyzing these existing land use patterns, the proposed land use and zoning change will improve the existing development pattern in the area. In 2017, the City placed transect zoning and the associated land use categories in the area to encourage redevelopment. The existing development pattern of industrial use on the subject property is no longer needed by the applicant,

and transitioning the property to U7 transect zoning and the associated UMU land use category will promote the City's redevelopment goals in the area. The proposed land use and zoning changes will place the property into the U7 zoning district, which will step down from the existing U9 zoning pattern to the north. This will provide a lower intensity transition to the U2 designated residential designated neighborhood to the east (across SE 7th Street). The land use and zoning changes allow for modernizing the zoning (I1 and I2) on the property while promoting neighborhood compatibility due to the development design and building standards in transect zones.

Basic Level Environmental Review

This site is exempt from further Environmental Review because:

- It is an existing, developed site;
- There are no regulated surface waters or wetlands on the site; and,
- The site contains parcels that are less than or equal to 5 acres in size, is a fully developed site and does not contain any known listed species or an archaeological site identified by a Florida Master Site file number.

Responses to City Application Questions

2. *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:

Response: Depot Avenue provides primary site access and is not designated as a residential street. It is designated as a Storefront Street in terms of the Urban Zone Street Types.

Noise and lighting:

Response: There is existing nonresidential development (Lewis Oil) on the subject property. There is no current proposal for the redevelopment of the subject property, so it is unknown whether there will be new nonresidential development. However, any proposed redevelopment will be required to comply with all current standards for lighting found in the Land Development Code.

6. *Please explain the impact of the proposed change on the community.*

Response: This is a developed property requesting a land use and zoning change to promote redevelopment of the property since it is no longer needed for the existing industrial use. The City placed transect zoning in this area in 2017 as part of the overall citywide land use and zoning changes to promote redevelopment and implement improved building design and development standards. The zoning

change to the new transect zoning in the area (in this case a request to rezone to U7) is consistent with the City's goals for redevelopment in this area. The U7 zoning will be more compatible with the U2-zoned residential properties to the east.

The subject property is located within an existing urban area with public utilities and facilities already serving the current development at the site. Therefore, redevelopment at this site will support the City's goal of reducing urban sprawl by promoting development where existing services are already available.

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

Response: The site contains older office buildings and petroleum storage uses that are no longer needed by the applicant. The land use change and rezoning could spur infill and redevelopment, which would add to the City's tax base and create jobs during the construction phase. The U7 zoning allows a mix of uses that may increase the number of jobs associated with new uses at the site.

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

Response: Since there is an existing development (office buildings and petroleum storage use) on the site, and there is no new proposed development at this time, there will be no impacts to level of service standards. At the time when redevelopment is proposed on the site, any proposed development will be required to meet the City's level of service standards and there is no reason to believe that future infill redevelopment on site will have any affect on the adopted level of service standards. The site is located in Zone A of the Transportation Mobility Program Area, and will be required to meet the standards set in the Transportation Mobility Element for Zone A (there will be credits for the existing development at the site).

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

Response: Multi-Modal Accessibility

The Rosa Parks RTS Downtown Transit Transfer Station is located within easy walking distance of the site (less than ¼ mile). The Rosa Parks Station provides transit routes throughout the city to employment and shopping centers including the University of Florida; Shands; Butler Plaza; City and County government offices; and Oaks Mall.

Bicycle and pedestrian mobility is enhanced in the area of the subject property through the Depot Avenue Rail Trail. There is an existing sidewalk on the north side of SE Depot Avenue, across from the subject property. That sidewalk system is also part of the Depot Avenue Rail Trail. The Depot Avenue Rail Trail is a 3-mile trail that runs along Depot Avenue and connects to the west to the

Old Archer Road Trail from approximately Silver Creek Apartments (on Old Archer Road) to Depot Avenue. The trail then connects to the Waldo Road Greenway Trail at SE 7th Street. This trail system and the sidewalk along the north side of Depot Avenue provide excellent bicycle and pedestrian connectivity to Depot Park, the UF Campus, Shands Hospital, the VA Hospital, and the University Towne Center shopping area. The Depot Avenue Rail Trail and sidewalk system also connect the subject property to the Rosa Parks Regional Transit System Downtown Station on SE 3rd Street.

Redevelopment at the site will require the installation of sidewalks along the property frontage on the south side of SE Depot Avenue and the west side of SE 7th Street. This will improve pedestrian accessibility in the area.

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 Urban Mixed-Use (UMU) future land use category is consistent with the proposed U7 zoning district per the Correspondence with Future Land Use Categories table in Land Development Code Section 30-4.2. The following objective and policy are applicable to the proposed designations:

Future Land Use Element Policy 4.1.1

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

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

Response: As stated in this policy, a mix of uses is appropriate uses in the UMU future land use category. The subject property is appropriate in this future land use category due to the UMUH abutting to the north. This land use change with the implementing U7 zoning that is proposed for the site will bring it into consistency with other transect zoning in the area that was done in 2017 along the SE Depot Avenue and SE 7th Street corridors.

Objective 1.5

Discourage the proliferation of urban sprawl.

Response: The proposed land use change is for a site that is already developed and surrounded on the east, north, and west by existing development that has been in place, in many cases, since the 1960s and later time periods. In addition, the site itself and surrounding area is served by existing utilities and infrastructure such as roads and sidewalks. Changing the future land use category on the property will encourage infill and redevelopment on the site to allow a more urban use of the site given the surrounding land use and zoning pattern, thus discouraging 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.

Response: The proposed land use change is for a developed site that has an industrial use (Lewis Oil), which is no longer needed for the business. This provides an opportunity for redevelopment to facilitate a more compatible use with the UMUH designation to the north, the Mixed-Use Office Residential to the northeast, and the Residential Low designation to the east. Changing the future land use category on the property will encourage infill and redevelopment on the site to allow a more urban use of the site, which will promote transportation choice by providing sidewalks and foster a more compact development pattern on the site.

2. Compatibility and surrounding land uses

Response: The subject property is presently developed as an industrial-type use and has been operating at the location since the 1940s. The City's recent placement of transect zoning (2017) in the surrounding area indicates a desire for redevelopment of the area into a more urban form. Redevelopment of the subject property under the proposed Urban Mixed Use land use category (with associated U7 transect zoning) will enhance the compatibility of the subject property with the surrounding land uses, especially the residential to the east.

3. Environmental impacts and constraints

Response: This 2.57 +/- -acre site is currently developed with the Lewis Oil business with structures that were constructed as far back as the 1940s. There are no wetlands, surface waters, or floodplains on the site, and the site is not located in the strategic ecosystem. The site is less than 5 acres in size, which makes it exempt from the Natural and Archaeological Resources section of the Code per Section 30-8.11.D.1.

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

Response: The subject property is within the urbanized portion of the City of Gainesville. Urban land uses, centralized utilities, sidewalks, and public roadways are located adjacent to the parcel. Due to its location and proximity to necessary public facilities, the property is suitable to remain as existing urban development. As indicated earlier, the subject property is characteristic of urban development because it is a developed parcel surrounded by developments to the north, east, and west. The proposed land use change will allow and incentivize redevelopment and infill on the property since it is no longer needed for industrial use.

5. *Impacts on affordable housing*

Response: If the property re-develops with a mix of residential and non-residential uses, it may have an impact on affordable housing by providing new housing units in the area.

6. *Impacts on the transportation system*

Response: No development activity is proposed as part of the proposed land use and zoning change. There would be existing trip credits for any new development at the site.

The site is located in Zone A of the Transportation Mobility Program Area (TMPA), and if there is redevelopment on the site, the development will have to meet the Zone A requirements of the TMPA. Any new development would have to provide sidewalks along the north and east property frontages as part of any future development plan. Therefore, no new impacts on the transportation system are anticipated at this time.

There are existing sidewalks available on the north side of SE Depot Avenue, which also serves as the Depot Avenue Rail Trail for bicyclists. While there is no existing transit service on SE Depot Avenue, the Rosa Parks Downtown Transit Transfer Station is approximately 1,075 feet away (0.20 miles, less than ¼ mile). The Rosa Parks Station serves as a major transit hub for many transit routes citywide and provides connections to all the major employment and shopping centers in the community.

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

Response: The property already is developed and served by centralized Gainesville Regional Utilities potable water, wastewater, and electric services. Sidewalks are available on the north side of SE Depot Avenue (both sides). The site can be accessed by existing, paved public streets (SE Depot Avenue and SE 7th Street, City-maintained roadways). Currently the closest transit stop is at the Rosa Parks Downtown Transit Transfer Station, which is 0.20 +/- miles away).

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

Response: The subject property is 2.57 +/- -acres in size. The proposed change 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 (UMU) is consistent with the City's overall transect zoning plan for the area as implemented in 2017 (with associated future land use categories).

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

Response: The proposed future land use map change is on an urban site that is already developed and surrounded by existing urban development. It does not promote urban sprawl as defined in Section 163.3164, F.S. The site is located in the urban services area with existing development located north, east, and west when examining the existing land use patterns in 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: Since this is an existing, developed site that was constructed in the 1940s, there are no adverse impacts on natural resources and ecosystems. The site is surrounded by existing development that has existed since before the 1940s.

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

Response: The site is already developed and utilizes existing centralized utilities. It is located in an area surrounded by uses served by existing public facilities and services (including roads, sidewalks, and centralized utilities; and transit is proximate).

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

Response: The subject property is located on SE Depot Avenue with existing sidewalk on the north side of street. The sidewalk system on the north side of SE Depot Avenue also serves as part of the Depot Avenue Rail Trail, which connects to the west to the Old Archer Road Trail from approximately Silver Creek Apartments (on Old Archer Road) to Depot Avenue. The trail then connects to the Waldo Road Greenway Trail at SE 7th Street. This trail system and the sidewalk along the north side of Depot Avenue provide excellent bicycle and pedestrian connectivity to Depot Park, the UF Campus, Shands Hospital, the VA Hospital, and the University Towne Center shopping area. The Depot Avenue Rail Trail and

sidewalk system also connect the subject property to the Rosa Parks Regional Transit System Downtown Station on SE 3rd Street.

There are existing residential uses that are proximate to the site. Redevelopment on the site will promote higher density residential uses (currently prohibited now under the Industrial future land use category). The UMU land use category allows up to 60 dwelling units per acre by right and an additional 20 units per acre by Special Use Permit. The UMU land use category allows for a mix of residential and non-residential uses.

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

Response: This is an existing developed site in an area surrounded by uses served by existing public facilities and services, thereby reducing sprawl and wasteful allocation of resources. The availability of existing sidewalks and 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 map. It is an existing, developed site that has been in place since the 1940s. Thus, there is no reduction in agricultural land as a result of this proposed future land use amendment.

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

Response: The subject property currently is not in a Conservation or public lands category (it is in the Industrial future land use category). The site is already developed in an urban area. Therefore, there is no reduction in current open space or recreational area that will occur as a result of the proposed future land use change. Depot Park (owned by the City of Gainesville), which is located approximately 740 feet from the subject property, provides nearby open space and recreational opportunities.

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

Response: The proposed UMU land use category also for a mix of residential and non-residential uses such that a mixed-use development with residential and non-residential uses may occur as a result of redevelopment of the site.

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

Response: This is a developed site (since the 1940s) that is currently in an urban area served by existing public facilities and services, so it does not constitute sprawl. The site is only 2.57 +/- acres in size. The site is developed as an industrial use, but the proposed land use change would allow for residential density and commercial/office uses on the site to create a more transit-oriented type of development on the site.

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

Response: The proposed land use change involves an existing, developed site (Lewis Oil). The applicant has indicated that this site is no longer needed for fuel storage and distribution use. If infill and redevelopment occur on the site, there could be new jobs created during the construction phase and in any new development at the site. Redevelopment of the site will increase the City's tax base in the southeastern portion of the City.

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 uses in the U7 zoning district are compatible with the surrounding existing development near the subject property. Abutting to the north is the GRU power plant (designated U9 for future redevelopment) and the City's Catalyst Building (also U9). To the east, the City has designated U2 transect zoning, which allows for low-density residential development. It should be noted that SE 7th Street separates the U2 residential area from the proposed U7 zoning on the subject property.

Any future development on the subject property after the rezoning and land use change would require the installation of a landscape compatibility buffer (Buffer A) along the property lines abutting the Public Facilities land use category to the south and west.

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

Response: The proposed U7 zoning district is characterized by allowing residential and non-residential uses. The subject property is suited to the proposed allowed uses in the U7 zoning district due to its location: along a designated Storefront Street (SE Depot Avenue) and across from property designated U9, which allows higher intensity uses and higher density.

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

Response: The property abutting to the north (across SE Depot Avenue) has U9 zoning. Properties to the west and south have PS zoning consistent with the utility uses on those properties. The properties to the east across SE 7th Street are designated with U2 zoning. Properties to the northeast have U3 zoning. The proposed U7 zoning serves as a transitional step down from the U9 zoning to the north.

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

Response: The subject property is developed with office buildings, fuel storage, and fuel distribution structures. These structures are not located in an historic district or listed on any historic register. The applicant has indicated that there is no longer a need for the existing office and fuel storage/distribution uses on the property and wishes to redevelop the site. The proposed U7 rezoning will allow for additional uses that are more consistent with the recent placement of transect zoning in the area. Given the surrounding future land use categories and zoning districts and the existing development on those properties, the most appropriate use of this land is to transition from the industrial uses at the site to more urban development which would allow for a mix of uses on the property.

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 an area that underwent major land use and zoning changes in 2017 to implement the new Land Development Code transect zoning districts. The site also falls within Transportation Mobility Program Area (TMPA) Zone A.

The City created the Power District in 2014 for the property to the north across SE Depot Avenue. There have been recent (June 8, 2023) discussions at the City's General Policy Committee about expansion of the Power District to include an additional 7 +/- acres of land in the Power District. This would include new acreage south of SE Depot Avenue that would abut the Lewis Oil property to the west and south. City action on the Power District is ongoing with an active program to create new, smaller parcels within the Power District for redevelopment.

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

Response: The site is already developed with industrial uses (Lewis Oil). Redevelopment of this site would provide for additional uses to serve the surrounding residential areas and provide for non-residential needs. Redevelopment would also provide additional housing opportunities for City residents since the U7 zoning district allows for 50 dwelling units per acre by right and up to 60 du/acre by a Special Use Permit process.

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 adoption of transect zoning in this area in 2017 and the update of the Land Development Code that occurred at the same time. At that time, SE Depot Avenue was also designated a Storefront Street, which regulates building placement. The Power District was adopted for the area to the north in 2014. There are ongoing discussions about expanding the Power District to include an additional 7 acres that would expand the District boundary south of Depot Avenue and west of the existing boundary north of SE 5th Avenue. The General Policy Committee heard a presentation about this on June 8, 2023 and approved a motion to: parcelize the Power District property into the proposed redevelopment parcels; maintain the greenway; and reallocate the remaining GCRA Power District funding to the Downtown Strategic Plan implementation.

Recent modifications to SE Depot Avenue and the Depot Rail Trail were constructed in 2011 and 2018. These modifications improved access, added sidewalks, and a roundabout at Depot Avenue and SE 7th Street.

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

Response: Rezoning of this property is being proposed to incentivize redevelopment on the site. Infill and redevelopment are major themes in the City's Comprehensive Plan. It should also be noted that the proposed U7 zoning district implements the proposed Urban Mixed Use 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 in 2023 or 2024. The supporting documents include this Justification Report submitted with the application. The Neighborhood Workshop was held on Monday, October 2, 2023. 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, with the potential to establish a coherent expansion of nearby transects with elements including a code compliant street system with sidewalks, pedestrian circulation, lighting systems, and utility infrastructure.*
- 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. The subject land has the characteristics of a T-Zone or has the potential to successfully facilitate development consistent with the intent of the T-Zone, including the creation of a more urban form through prescriptive building placement standards, enhanced window glazing, and an emphasis on the pedestrian experience.*

Response: This is an application for rezoning to a transect zone. The proposed U7 zoning is a logical extension of the transect zoning to the north along the SE Depot Avenue corridor that the City placed on the area in 2017. It provides a logical stepdown transition from the U9 intensity to the north to the U3 and U2 residential neighborhoods to the northeast and east. The City desires redevelopment of a portion of the GRU property that they placed in transect zoning during the citywide zoning update in 2017. The City's Catalyst Building is also part of this recent redevelopment goal for the area. This was embodied in the Comprehensive Plan with the new future land use categories that are related to the transect zones. It is anticipated that transect zoning will facilitate redevelopment of the subject property, which is a major goal of the City's Comprehensive Plan (see FLUE Objective 2.1) along with the reduction of urban sprawl (see FLUE Objective 1.5). Given the location of the subject property across from existing transect zoning, this site has the potential to redevelop consistent with transect zoning that will create a more urban form than the existing petroleum operation at the subject property. Redevelopment of the property will require the construction of sidewalks along the SE Depot Avenue and SE 7th Street frontages, which will enhance the pedestrian experience in the area.

Conclusion

As stated in this report, the proposed small-scale land use amendment and rezoning for this property are consistent with the City of Gainesville Comprehensive Plan and Land Development Code. The applicant has indicated that the property is no longer needed for its existing industrial use and wishes to facilitate redevelopment of the site through the proposed land use and zoning changes. The subject property is surrounded by urban development, with existing transect zoning to the north and east. The land use change and rezoning are being proposed to introduce a more compatible zoning and land use category in the area than the existing Industrial category (with associated I1 and I2 zoning). This will allow additional flexibility for use of the site to redevelop and infill and to add a logical extension of the transect zoning that the City adopted for this area in 2017 with the Land Development Code update.

City of Gainesville Public Participation Report

Project Name:

Project Location (address and/or tax parcel number(s)):

Project Description summary as provided at the Workshop: (In lieu of a summary, the PowerPoint presented at the workshop can be used as the project description summary and attached to the report.)

Project Representatives:

Date & Time of Neighborhood Workshop:

Location of Neighborhood Workshop:

Number of participants at the Neighborhood Workshop:

Notification Information

Date notification sign posted (attach photo of posted sign at the site & affidavit of sign posting):

Date notification letters mailed (attach an affidavit attesting to the mailing of letters):

Number of mailed notices:

Notification contents: See attached notification letter.

List of notified property owners within 400 feet: See attached list of mailing labels for property owners within 400 of the subject property.

List of neighborhood associations within ½ mile of the subject property: See attached list of mailing labels for neighborhood associations.

List of any other persons, organizations, or agencies notified: See attached list of mailing labels for additional notifications, if applicable.

General Location of Notified Parties: Within 400 feet of tax parcel numbers

If a second (or more) workshop(s) is/are required, the applicant will mail notices to the original mailing list and post a sign at the site 15 calendar days ahead of the new meeting date.

Concerns/issues raised at the Neighborhood Workshop

- Summary of concerns and issues expressed at the workshop:
- Summary of how applicant will or will not address concerns and issues expressed at the workshop:
- Summary of any changes to the proposal after the workshop prior to application submittal:

Attachments:

- PowerPoint presentation PDF & link to recorded Zoom workshop (if applicable)
- Photo of Neighborhood Workshop sign posted at the site
- Affidavit attesting to sign posting
- Affidavit attesting to mailed notification
- Notification letter
- Mailing labels (property owners within 400 feet; neighborhood associations; others notified)
- Map showing 400-foot notification radius (provided by City of Gainesville)

NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss a proposed rezoning and future land use change on tax parcel numbers 12745-001-000 and 12082-000-000 located at 605 & 621 SE Depot Avenue. The proposal is to change the future land use designation from Industrial to Urban Mixed-Use, and the zoning from Limited Industrial (I-1) and General Industrial (I-2) to U7. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed changes and to seek their comments. The meeting will be held virtually as a Zoom teleconference. The meeting can be accessed by the following information:

Date: Monday, October 2, 2023
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in by Phone: (646) 558-8656

A recording of the workshop will be made 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 materials discussed at the workshop can be provided via US Mail. Comments on the development plan 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.
 permitting@edafl.com (352) 373-3541





Neighborhood Workshop Mailed Notification Affidavit


Applicant Agent eda consultants, inc.

Project Name Lewis Oil land use and zoning change

Tax Parcel(s) 12745-001-000, 12082-000-000

Being duly sworn, I depose and say the following:

1. That I am the authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above.
2. That this property constitutes the property for which the above noted Neighborhood Workshop is being held.
3. That this affidavit has been executed to serve as mailing of the "Notice of Neighborhood Workshop" letters which describes the nature of the development request, the name of the project, the telephone number(s) where additional information can be obtained, and detailed instructions for how to participate in the workshop.
4. That the applicant has mailed the letters at least fifteen (15) days prior to the scheduled Neighborhood Workshop date.
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

6. 
Applicant (signature)


Heather Hartman
Applicant Print Name

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of September, 2023 (year), by Heather Hartman (name of person acknowledging).

[NOTARY SEAL]




Signature of Notary Public - State of Florida

Debbie Wallen
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____

Neighborhood Workshop Notice

16001-002-000 Lewis Oil Land Use/Rezoning
ALACHUA COUNTY
PO BOX 490 MS 58
GAINESVILLE FL 32627

Neighborhood Workshop Notice

16048-000-000 Lewis Oil Land Use/Rezoning
BATIE & BATIE
907 SE 7TH ST
GAINESVILLE FL 32601-8041

Neighborhood Workshop Notice

12085-000-000 Lewis Oil Land Use/Rezoning
BELL MATTHEW S
PO BOX 490 MS 58
GAINESVILLE FL 32627

Neighborhood Workshop Notice

12139-000-000 Lewis Oil Land Use/Rezoning
CITY OF GAINESVILLE
PO BOX 490 MS 58
GAINESVILLE FL 32627

Neighborhood Workshop Notice

12132-000-000 Lewis Oil Land Use/Rezoning
COTTAGES @ DEPOT PARK LLC (TH
431 NE 9TH AVE
GAINESVILLE FL 32601-2307

Neighborhood Workshop Notice

12138-000-000 Lewis Oil Land Use/Rezoning
DE MEO & ESPINOSA & RIEHM H/W
PO BOX 490 MS 58
GAINESVILLE FL 32627

Neighborhood Workshop Notice

12089-000-000 Lewis Oil Land Use/Rezoning
EMERSON JOANNA
10721 US 441 SE
MICANOPY FL 32667-3376

Neighborhood Workshop Notice

16044-000-000 Lewis Oil Land Use/Rezoning
FERBER JOHN E
12603 SW 81ST PL
ARCHER FL 32618-7071

Neighborhood Workshop Notice

12091-001-000 Lewis Oil Land Use/Rezoning
FILER VIVIAN WASHINGTON TRUST
55 DEL REY DR
MOUNT VERNON NY 10552

Neighborhood Workshop Notice

12091-000-000 Lewis Oil Land Use/Rezoning
FILER CRAIG & SHARON
4965 MILLENNIA GREEN
ORLANDO FL 32811

Neighborhood Workshop Notice

12140-000-000 Lewis Oil Land Use/Rezoning
GANZ ALEXANDER
PO BOX 490 MS 58
GAINESVILLE FL 32627

Neighborhood Workshop Notice

12088-000-000 Lewis Oil Land Use/Rezoning
LEWIS DON W
PO BOX 490 MS 58
GAINESVILLE FL 32627

Neighborhood Workshop Notice

12082-000-000 Lewis Oil Land Use/Rezoning
LEWIS GAINESVILLE BULK PLANT
PO BOX 141286
GAINESVILLE FL 32614

Neighborhood Workshop Notice

12745-001-000 Lewis Oil Land Use/Rezoning
LEWIS PETROLEUM AIDS LLC
PO BOX 141286
GAINESVILLE FL 32614

Neighborhood Workshop Notice

15729-002-000 Lewis Oil Land Use/Rezoning
MITCHELL TRAVIS & RACHEL CLAIRE
PO BOX 490 MS 58
GAINESVILLE FL 32627

Neighborhood Workshop Notice

12094-000-000 Lewis Oil Land Use/Rezoning
NGUYEN PHUONG & TRANG
PO BOX 490 MS 58
KISSIMMEE FL 32627

Neighborhood Workshop Notice

16049-000-000 Lewis Oil Land Use/Rezoning
POWELL ROSA L HEIRS
903 SE 7TH ST
GAINESVILLE FL 32601-8041

Neighborhood Workshop Notice

15729-000-000 Lewis Oil Land Use/Rezoning
ROSSLOW TROY
PO BOX 490 MS 58
GAINESVILLE FL 32627

Neighborhood Workshop Notice

12083-001-000 Lewis Oil Land Use/Rezoning
STEPHENSON LIFE ESTATE & STEP
706 SE 8TH ST
GAINESVILLE FL 32601-7030

Neighborhood Workshop Notice

12083-002-000 Lewis Oil Land Use/Rezoning
THE MILLS GROUP OF FLORIDA LLC
PO BOX 490 MS 58
GAINESVILLE FL 32627

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

School Board
SUZANNE WYNN
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 359004
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

University Village Neighborhood Assoc.
% BRUCE DELANEY
2706 NW 23 TERR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

LYNNAE DAVIS
5416 DRIFTWAY DRIVE
FORTWORTH, TX 76135

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

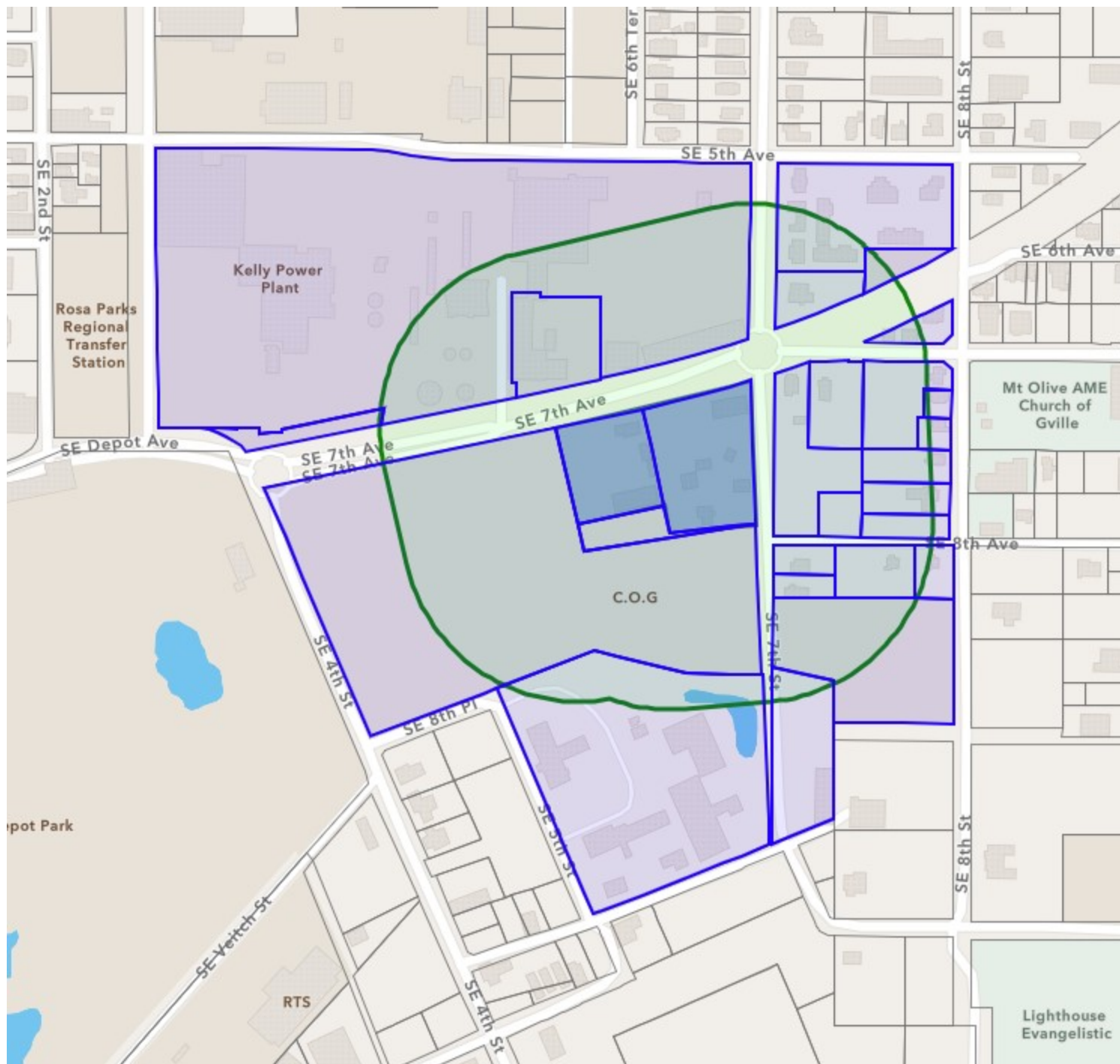
South Black Acres
DEANNA MONAHAN
14 SW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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



Notice of Online Neighborhood Workshop

Date: Monday, October 2, 2023

Time: 6:00 pm

Property Address/Location of Project:

Parcels 12745-001-000 and 12082-000-000 located at 605 & 621 SE Depot Avenue

Action Proposed: Change the future land use designation from Industrial to Urban Mixed-Use, and the zoning from Limited Industrial (I-1) and General Industrial (I-2) to U7

The Meeting will be held digitally on Zoom.

URL: <https://us02web.zoom.us/j/5733319527>

Meeting ID: 573 331 9527

Dial-in: (646) 558-8656



Please call **eda** at (352) 373-3541 with any questions or email permitting@edafl.com for more information.









Neighborhood Workshop Signage Affidavit

Applicant Agent eda consultants, inc.

Project Name Lewis Oil land use and zoning change

Tax Parcel(s) 12745-001-000, 12082-000-000

Being duly sworn, I depose and say the following:

1. That I am the authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above.
2. That this property constitutes the property for which the above noted Neighborhood Workshop is being held.
3. That this affidavit has been executed to serve as posting of the "Notice of Neighborhood Workshop" sign(s) which describes the nature of the development request, the name of the project, and the telephone number(s) where additional information can be obtained.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled Neighborhood Workshop date.
5. That the applicant shall maintain the sign(s) as provided above until the conclusion of the Neighborhood Workshop and that the signs shall be removed within ten (10) days after the Neighborhood Workshop
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7. Debbie Wallen
Applicant (signature)

Debbie Wallen
Applicant Print Name

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of September, 2023 (year), by Debbie Wallen (name of person acknowledging).

[NOTARY SEAL]

Heather A. Hartman
Signature of Notary Public - State of Florida



Heather A. Hartman
Comm.: # HH 320137
Expires: October 10, 2026
Notary Public - State of Florida

Heather Hartman
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____



Lewis Oil Rezoning & Land Use Change

Neighborhood Meeting

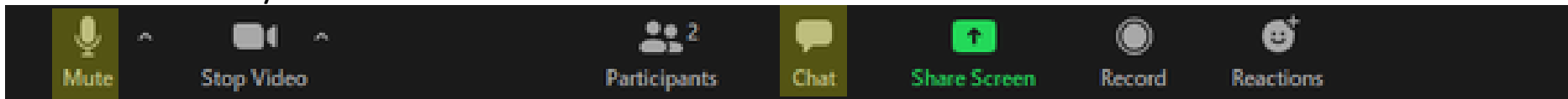
October 2, 2023

Meeting Guidelines

- This meeting is informational only
- It is required as a part of the City of Gainesville review process
- You have been muted upon entering
- If you have a question, either:
 - Unmute yourself to speak
 - Type your question in the chat box

↓ UNMUTE/MUTE

↓ CHAT



Agenda

- Introductions
- Property Location & Description
- Existing Zoning & Land Use Maps
- Proposed Zoning & Land Use Changes
- Next Steps
- Contact Information
- Questions

Location Map/Aerial: 605 & 621 SE Depot Avenue



Proposed Land Use & Zoning Changes

- Tax Parcel Numbers 12745-001-000 & 12082-000-0000

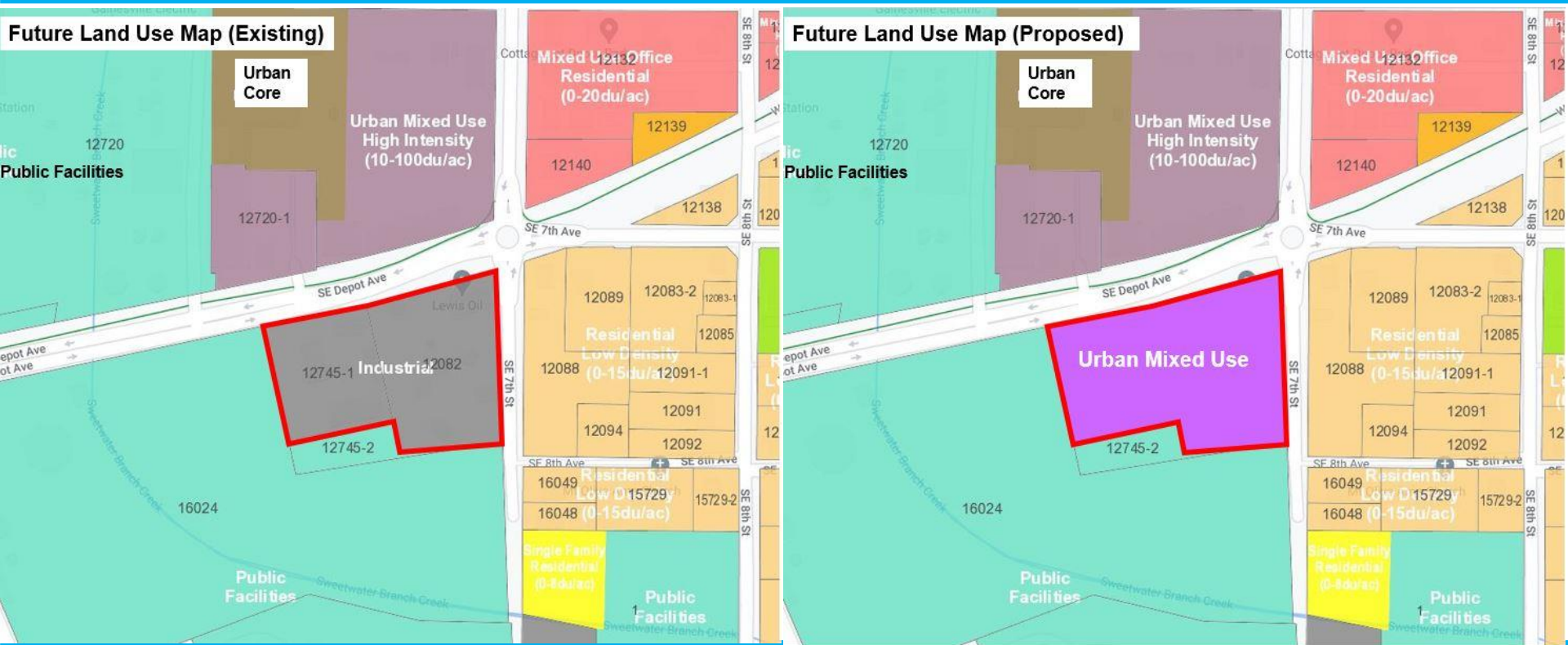
Land Use Map

From: Industrial	2.57 Ac. (+/-)
To: Urban Mixed Use (UMU)	2.57 Ac. (+/-)

Zoning Map

From: I-1 & I-2	2.57 Ac. (+/-)
To: U7	2.57 Ac. (+/-)

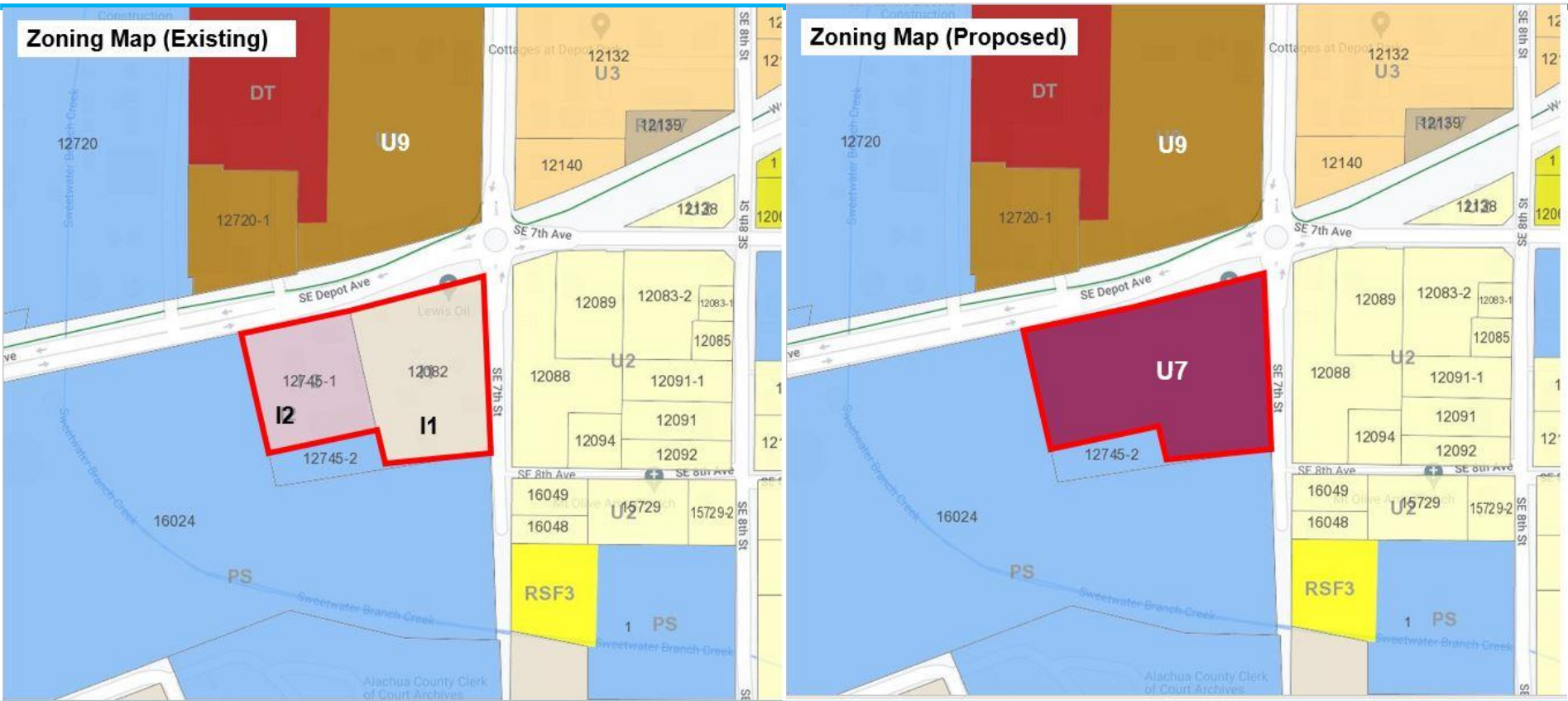
Proposed Land Use Map Change



Proposed Land Use Map Change:

- From: Industrial (2.57 Ac. +/-)
- To: Urban Mixed Use (UMU) (2.57 Ac. +/-)

Proposed Zoning Map Change



Proposed Zoning Map Change:

- From: I1 & I2 (2.57 Ac. +/-)
- To: U7 (2.57 Ac. +/-)

Comparison of Allowed Uses I1 & I2 to U7

I1 or I2 Zoning	U7 Zoning
Industrial	Single & multi-family dwellings
Outdoor Storage	Assisted living facility
Public Maintenance or Storage Building	Business services
Outdoor Recreation	Day care center
Sexually-oriented cabaret or retail store	Drive-through facility (special regulations)
Solar generation station	Food truck park
Truck or bus terminal or maintenance facility	Gas station (special regulations)
Vehicle Repair	Hotel or motel
Vehicle Sales with outdoor storage	Offices (medical, dental, or professional)
Vehicle Services	Vehicle services (special regulations)
Warehouse or distribution facility	Retail sales & restaurants
Waste management facility	Veterinary services (special regulations)

Next Steps

- eda will submit the applications for rezoning & land use map change to the City of Gainesville
- City of Gainesville will review the applications
- City of Gainesville will notify neighboring property owners of the public hearing before the City Plan Board
- Plan Board Meeting (TBD: Approx. 3 months)
- City Commission meeting (TBD: Approx. 5 months)

Contact Information

- Person: Onelia Lazzari or Clay Sweger
- Phone: (352) 373-3541
- Email: **permitting@edafl.com**
- Web site:
www.edafl.com/neighborhoodworkshops
- Mail: 720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601



2023-1136A

Planning Division
PO Box 490, Station 11
Gainesville, FL 32627
Ph: 352-334-5023

Email: planning@gainesvillefl.gov

Public Notice Signage Affidavit

Petition Name LD23 139 & LD23 140

Applicant (Owner or Agent) eda consultants, inc.

Tax parcel(s) 12745-001-000 & 1282-000-000

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

Melissa Watson

Applicant (signature)

Melissa Watson

Applicant (print name)

**STATE OF FLORIDA,
COUNTY OF ALACHUA**

Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 28th day of November, 2023, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.

[Signature] Notary

Public

My Commission expires: Oct. 10, 2024

RECORDING SPACE



Heather A. Hartman
Comm.: # HH 320137
Expires: October 10, 2026
Notary Public - State of Florida

LEWIS OIL CO.
FLEET ISLAND

What's going on?

AMEND THE FUTURE LAND USE MAP FROM INDUSTRIAL TO URBAN MIXED-USE AND REZONE THE PROPERTY FROM LIMITED INDUSTRIAL (I-1) AND GENERAL INDUSTRIAL (I-2) TO U1.

Petition Number/ Project

LD 23-139 AND LD 23-140

Hearing Date/Time

THURSDAY DECEMBER 14, 2023 @ 6:30 PM.
City Hall Auditorium
200 East University Avenue

2023-1136A

**LAND USE/ 
ZONING **

Want to learn more?
352-334-5023 | cogplanning@cityofgainesville.org



2023-1136A

What's going on?

AMEND THE FUTURE LAND USE MAP FROM INDUSTRIAL TO URBAN MIXED-USE AND REZONE THE PROPERTY FROM LIMITED INDUSTRIAL (I-1) AND GENERAL INDUSTRIAL (I-2) TO U1.

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**LAND USE/
ZONING**

Want to learn more?
352-334-5023 | cogplanning@cityofgainesville.org



APPENDIX B

Comprehensive Plan Goals, Objectives, and Policies

Goals, Objectives & Policies



Future Land Use Element

- GOAL 1** **IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.**
- Objective 1.1** **Adopt urban design principles that adhere to timeless (proven successful), traditional principles.**
- Policy 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.
- Policy 1.1.2 To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.
- Policy 1.1.3 Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
- Policy 1.1.4 The City and its neighborhoods, to the extent possible, shall have a center focus that combines commercial, civic, cultural, and recreational uses.
- Policy 1.1.5 The City, to the extent possible, should contain an ample supply of squares, greens, and parks with frequent use encouraged through placement, definition and design.



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

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

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

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

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

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

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

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

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

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

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



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

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

Objective 1.5 Discourage the proliferation of urban sprawl.

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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



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

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

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

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



compatible with the airport. Intensity will be controlled by adopting land development regulations that establish height limits consistent with the Airport Hazard Zoning Regulations. When not located within an airport zone of influence, as mapped in the Land Development Code, this category is also appropriate to designate areas for office, business, commercial and industrial uses, with a maximum height of 5 stories, and a maximum floor area ratio of 4.0. Land development regulations shall specify the type and distribution of uses, design criteria, landscaping, pedestrian and vehicular access.

Industrial (IND)

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

Education (E)

This land use category identifies appropriate areas for public and private schools and institutions of higher learning. This category includes University of Florida (UF) properties designated in the UF Campus Master Plan as part of the main campus. Land development regulations shall address compatibility with surrounding uses and infrastructure needs.

Recreation (REC)

This land use category identifies appropriate areas for public and private leisure activities. Land development regulations shall address the scale, intensity and buffering of structures and outdoor improvements.

Conservation (CON)

This land use category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.

Agriculture (AGR)

This land use category identifies existing lands which are expected to continue in agricultural production and ancillary uses. Land development regulations shall allow single-family densities of 1 unit per 5 acres. It is not expected that lands designated for urban uses will be converted to agricultural production.

APPENDIX C
Environmental Report

Environmental Evaluation of the LD23-000139 and LD23-000140 application

The 12745-001-000 and 12082-000-000 property has been reviewed for considerations relating to environmental resources regulated by the City's Land Development Code (LDC) Article VIII, Division 3, Natural and Archaeological Resources, or Division 4, Surface Waters and Wetlands. No regulated natural resources have been identified.

A review of the National Wetlands Inventory (NWI), Alachua County wetlands data, and USDA soil data verify that there are no wetlands currently within parcel boundaries, and a review of historical aerial data indicate that there have not been wetlands within the property boundary for the last century. This data indicates that the area had been historically clear of vegetation since at least the 1930s and began being developed in the 50s, but has not been a natural ecosystem in historical recorded data. Additionally to no wetlands being identified within the 12745-001-000 and 12082-000-000 bounds, the parcel is outside the 0.2% annual chance flood hazard. The soils identified on the property are Urban Land Millhopper Complex and Montecocha Loamy Sand (see fact sheet, attached), with a 4.8 ft depth to the water table at the north half of the property and a 1 ft. depth to the water table at the south half.

A review of the Florida Natural Species Index shows no known, recorded species, however, wood storks are considered to be likely, however, their habitat ranges over much of the state of Florida, see attached fact sheet. The Federal Wildlife Commission Terrestrial Resources Geographic Information System lists the Potential Habitat Species Richness of zero. Property boundaries are not within a Strategic Ecosystem as defined by Alachua County, nor do they fall within the Murphree Wellfield Protection Zone. This parcel is not adjacent to a strategic ecosystem, nor near enough to a protected area where it could serve as a wildlife corridor, and is surrounded by development on the east, west, and south side. Development to the site should have insignificant ecological impact to our community should best building practices be adhered to.

In regards to environmental contamination, the Lewis Oil company site's operations encompass a substantial range of above-ground storage tanks designated for lube and fuel oil, with the earliest installations recorded in 1950. Over the decades, the facility has had to navigate environmental responsibilities following incidents like the discharges reported in 1988 and 1995, the latter resulting in 198 gallons of new lube oil being discharged with a partial recovery.

Environmental compliance and remediation have been central to the site's operations, and after the excavation and removal of contaminated soils, they were discharged from further soil sampling requirements. Years later, the Florida Department of Environmental Protection (FDEP) initiated a comprehensive site assessment, spanning from 2016 to 2017, and the findings showed that remediation was not complete, and the site necessitated the development of an air sparging with vapor extraction pilot test plan. This plan, however, faced challenges due to

submerged screens in the monitoring wells, which led to a change in the remediation strategy which is ongoing to this day.

The complex history of environmental assessments, which includes repeated sampling of groundwater to check for contaminants and confirmatory soil samples that revealed exceedances of cleanup target levels, underscores the intricate balance between industrial utility and environmental health. As the Lewis Oil Company contemplates the removal of storage tanks and a transition to office space, they are bound by the rigorous requirements of environmental safety and must secure a seal of approval from the DEP, affirming the completion of a successful remediation. This transition is not just a physical reconstruction but also a transformation in environmental impact, reflecting the evolving nature of industrial sites and the continuous effort to reconcile past uses with future aspirations for community development and environmental integrity.

1.0 INTRODUCTION

The site is located at 605 Southeast Depot Avenue, Gainesville, Alachua County, Florida. A site plan is provided as **Figure 1**. This report is being prepared per FDEP Purchase Order B87247 (**Appendix A**).

2.0 BACKGROUND INFORMATION

2.1 Area of Investigation

The site is located at 605 Southeast Depot Avenue, Gainesville, Alachua County, Florida, in Section 4, Township 10 South, Range 20 East of the United States Geological Survey's (USGS) Gainesville East, Florida, Quadrangle map. The topographic elevation of the site, as indicated on the USGS topographic quadrangle map, is approximately 130 feet above the National Geodetic Vertical Datum (NGVD).

2.2 Site History and Operations

The site currently operates as a bulk storage and wholesale facility for lubrication oil. Based on the latest inspection report the site has a total of 12 active above ground storage tanks (ASTs) as follows:

- 5 – 17,000 gallon lube oil and fuel oil ASTs installed 7/1/50,
- 1 – 12,000 gallon lube oil AST installed 7/1/50,
- 3 – 2,000 gallon lube oil ASTs, 2 installed 9/1/03 and 1 installed 11/1/07,
- 1 – 1,000 gallon lube oil AST installed 12/1/01, and
- 2 – 2,000 waste oil ASTs installed 1/1/97.

The ASTs are surrounded by a concrete containment wall as shown on **Figure 1**. The area surrounding the site is a mix of residential and commercial developments.

A Discharge Reporting Form (DRF) was first filed for the site on December 27, 1988. A Discharge was discovered by visual signs at the facility based on information gathered from EDI Application. The DRF was not located on Oculus.

An additional DRF was submitted on February 22, 1995, which stated that 198 gallons of new lube oil was discharged; 165 gallons were recovered. The area (unknown where or which tank) was excavated. No soil samples were collected and no additional information was gathered.

ATC was issued FDEP P.O. ADF19F on November 23, 2015, to conduct assessment activities and prepare a template site assessment report (TSAR). Assessment activities were conducted at the site starting on March 29, 2016 and spanning to August 30, 2017. Results of the assessment were presented in a TSAR dated October 9, 2017, with subsequent revision submitted on November 14, 2017.

ATC submitted an air sparging with vapor extraction (ASVE) pilot test plan to the FDEP on April 2, 2018. The pilot test plan was approved by the FDEP on April 4, 2018. ATC oversaw installation of one air sparge (AS) well, one horizontal vapor extraction (VE) well, and three piezometer wells by Preferred Drilling Solutions (PDS) on June 5 and 6, 2018. The AS well was installed to a depth of 16 feet bls at an angle of 26 degrees (18 feet total length) and was constructed with 2 feet of 1-inch diameter, 20-micron porous polyethylene well screen. The lateral VE well was constructed of ten feet of 2-inch diameter schedule 40 PVC with 0.010-inch slotted screen. The piezometer wells (PZ-1, PZ-2 and PZ-3) were constructed with ten feet of 2-inch diameter schedule 40 PVC with 0.010-inch slotted screen and two feet of solid schedule 40 PVC riser. ATC and Equipment with Experience (EWE) personnel mobilized to the site on June 12,

2018, to conduct the ASVE pilot test. ATC collected baseline groundwater levels and DO concentrations in surrounding monitoring wells prior to initiating the pilot test. It was observed that monitoring wells MW-5, MW-6, PZ-1, PZ-2 and PZ-3 had submerged screens. ATC along with the FDEP determined that due to the submerged screens the pilot test would not be conducted. The field activities were summarized in a Remedial Action Interim Report (RAIR) dated August 9, 2018.

ATC was issued FDEP PO B44F18 on December 17, 2018, to update the Health and Safety Plan, conduct assessment activities and prepare a RAIR. A round of groundwater samples were collected from the site monitoring wells on January 25, 2019. Groundwater elevations were above the well screens on each well sampled except monitoring well MW-15. Petroleum hydrocarbon concentrations decreased in monitoring wells MW-2, MW-3, MW-6, MW-12, MW-14 and MW-15 since previous sampling events. Benzene, ethylbenzene, and total xylenes concentrations increased in MW-9 during the period from October 10, 2016 to January 25, 2019.

Groundwater samples were collected from monitoring wells MW-2, MW-4, MW-5, MW-6, MW-9, MW-10, MW-12, and MW-15 on April 2, 2019. Benzene concentration increased in monitoring wells MW-2, MW-5, MW-6, MW-9 and MW-15 between the January 25, 2019 and the April 2, 2019 sampling event. The sampling results were presented in a RAIR dated April 19, 2019. The RAIR was approved by the FDEP on May 1, 2019, with a recommendation to move forward with RAP preparation.

Confirmatory soil samples were collected from SB-30R, SB-35R and SB-40R at the site on December 18, 2019. Soil sample SB-35R exceeded the Chapter 62-777 Florida Administrative Code (F.A.C.) Residential Exposure Soil Cleanup Target Level (R-SCTL) for benzene and total recoverable petroleum hydrocarbons (TRPHs). Soil sample SB-35R also exceeded the Chapter 62-777 F.A.C. Leachability Soil Cleanup Target Level (L-SCTL) for ethylbenzene, total xylenes, naphthalene, 1-methylnaphthalene and 2-methylnaphthalene. The samples from soil boring SB-35R were analyzed further using the Massachusetts Department of Environmental Protection (MADEP) method for determining volatile petroleum hydrocarbons (VPH) and extractable petroleum hydrocarbon (EPH) ranges. The TRPH speciation from SB-35R was above the SCTL of 560 mg/kg for the C9-C10 aromatic range (869 mg/kg) with all other fractions were below their respective SCTLs. Soil samples SB-30R and SB-40R did not exceed the R-SCTL or the L-SCTL listed in Chapter 62-777 F.A.C.

Monitoring wells MW-2, MW-5 and MW-6, MW-12, MW-14 and MW-15 were sampled on December 18, 2019. The groundwater samples collected from wells MW-4, MW-12, MW-14, MW-15 and DW-1 were not in excess of Groundwater Cleanup Target Levels (GCTLs) for tested constituents. Results of samples collected from monitoring wells MW-2, MW-5, MW-6 and MW-9 were above Natural Attenuation Default Concentrations (NADCs) for some tested constituents. Results from field work and sampling conducted in December 2019 were presented in a RAIR dated January 22, 2020.

Groundwater samples were collected from wells PZ-2, PZ-3, MW-13 and MW-16 on March 3, 2020. The analytical results of groundwater samples collected from wells PZ-2 and PZ-3 were above GCTLs for several hydrocarbon compounds.

ATC sampled wells MW-2, MW-5, MW-6, and PZ-2 on February 9, 2021 for benzene, toluene, ethylbenzene, total xylenes, methyl tertiary-butyl ether (BTEX/MTBE), polycyclic aromatic hydrocarbons (PAHs), and TRPHs. The analytical results of groundwater samples collected from wells MW-2, MW-5, MW-6, and PZ-2 were above the GCTLs and NADCs for select hydrocarbon constituents. Results of the sampling event were summarized in the RAI Report as part of Task 2 of this PO.

The groundwater analytical results are summarized in **Tables 2A, 2B** and **2C**. A groundwater analytical results summary maps with the most recent data is presented on **Figure 3A** and **3B**.

2.3 Surface Drainage

The site is generally flat with a small retention pond located near the southwest corner of the property. Storm drain grates exist in the circular driveway onsite just north of the tank farm containment area and in the concrete slab just west of the main office building.

3.0 SITE ASSESSMENT SUMMARY

3.1 Potable Well and Receptor Assessment

Review of the Florida Department of Health (FDOH) potable well survey report dated August 2, 2010, indicates 0 large public wells (>150,000 gallons per day; gpd) within a ½ mile radius of the site and 0 small private wells located within a ¼ mile radius of the site.

3.2 Geologic Profile

The soil beneath the site consists of sand to approximately 8 to 12 feet below land surface (bls). The sand is underlain by sandy clay to approximately 14 to 20 feet bls. The sandy clay was encountered as shallow as approximately 3 feet bls in the boring for MW-11 and 6 feet bls in the boring for MW-14. Sand was again encountered in the soil boring for DW-1 from approximately 14 to 18 feet bls. Clay with some sand was encountered at approximately 18 to 20 feet bls and extended to the depth of the deepest onsite boring at 55 feet bls.

3.3 Groundwater Characterization

The groundwater elevation summary is presented in **Table 1**. A groundwater contour map of the shallow monitoring wells from February 9, 2021 is illustrated on **Figure 2**. The overall groundwater flow in the shallow monitoring wells has typically been toward the south-southwest.

3.4 Soil Assessment

Depth to water has been measured as shallow as 0.50 feet in the onsite monitoring wells (MW-12 on January 25, 2019). The vadose zone was assumed to extend to approximately 1 feet bls, therefore the extent of soil impacts was inferred from the lab analysis of the 1 foot depth interval and the measured OVA response from the 0 to 1 foot depth interval. A map showing the inferred extent of vadose zone hydrocarbon impacts is presented on **Figure 4A** and **4B**. The OVA field screening data for soil borings is presented in **Table 3**. Analytical results from soil samples are summarized in **Tables 4A** through **4F**.

The mass of hydrocarbons in the vadose zone that are associated with the site was calculated to be approximately 63 pounds. This is based on an impacted area of 297 square feet and a thickness of 1 foot. Mass calculations are presented in **Appendix B**.

3.5 Groundwater Chemistry

The most recent round of groundwater samples was collected on March 3, 2020. The analytical results of historical groundwater sampling events conducted at the site are summarized in **Tables 2A, 2B** and **2C**.

A dissolved hydrocarbon distribution map has been included on **Figures 3A** and **3B**. Inferred plume maps for dissolved hydrocarbons have been included on **Figures 5** through **11**. Free product has not been documented in any of the monitoring wells on site.

The volume of impacted groundwater was calculated to be approximately 11,635 cubic feet or 87,030 gallons. This volume of contaminated groundwater is based on a porosity of 25%, an impacted area of 4,654 square feet and a thickness of 10 feet.

The estimated mass of dissolved hydrocarbons at this site is approximately 2 pounds. Calculations used for estimating the mass of hydrocarbons are included in **Appendix B**.

3.6 Underground Utility Pathways

Dissolved hydrocarbon migration can be influenced by the utility conduits due to the shallow depth to water onsite. Underground utilities have not been identified in the vicinity of the dissolved hydrocarbon plume and the plume migration appears to be due to the hydraulic gradient onsite.

4.0 REMEDIAL ACTION ALTERNATIVE SELECTION

Several remedial options to address the hydrocarbon impacts at this site were considered. The primary options used at sites of similar geology are dual phase extraction (DPE) and air sparging with vapor extraction (ASVE). Conventional ASVE was initially selected because it is typically more reliable and has a shorter project life than similar sites using DPE. However, the extent of the dissolved hydrocarbon plume beneath the tank farm was not defined, and if significant, would not be completely influenced using ASVE, assuming a typical AS radius of influence. In addition, site owners expressed their concern, when reviewing the preliminary ASVE design layout, over the number of wells that needed to be installed.

The ASVE pilot test that was attempted at the site on April 2, 2018 is described in Section 2.2 of this report. Issues with conducting the ASVE pilot test and concerns from the site owner prompted ATC to explore chemical injection administered via directional drilling as a third option for a remedial approach. The site owners expressed their concern with directionally drilling beneath the tank farm, therefore this approach was not pursued.

5.0 RECOMMENDED REMEDIAL ACTION

The recommended remedial action to address the petroleum hydrocarbon impacts associated with this site is conventional ASVE, switching to biosparging during times of high water table when vapor extraction wells become ineffective. This approach was agreed upon with the FDEP after the failed ASVE pilot test and discussions about injections with directional drilling alternatives. The proposed layout presented in this RAP is based on information from sites of similar geology and the latest plume of dissolved constituents.

5.1 Remediation System (General)

This RAP presents the calculated design needed to remediate the site. A remediation system that meets or exceeds this design will be selected for use.

Hour meters, flow meters, remote failure notification, and appropriate safety features will be provided with the system. All equipment will be rated for 100% duty cycle. The equipment trailer will be UL listed (or equivalent).

A one year warranty will be provided on a new trailer and non-expendable components if used or rental equipment is not available. A copy of the system operation and maintenance manual will be kept on site.

Although all equipment is rated for 100% duty cycle, various factors will diminish actual run time. These include power outages, excessive mounding in the infiltration gallery during higher precipitation events, downtime for maintenance and sampling, or the corrosion or fouling of system components. The system performance will be monitored at startup and compared to the design capacity or the optimum capacity observed at startup, whichever is less.

5.2 Air Sparging System Design

The proposed sparge system consists of 11 sparge wells to remediate the dissolved petroleum hydrocarbons at the site. A radius of influence (ROI) of 12 feet per AS well was estimated from sites of similar geology. The locations of the proposed sparge wells, the proposed AS well construction detail and the proposed process flow diagram are illustrated in **Figures 12, 13 and 14**, respectively. The AS wells will be constructed of one inch diameter schedule 40 PVC riser with 2 foot of screen installed to an approximate depth of up to 14 feet bls. The actual depth of each sparge well may be adjusted based on the depth of clay encountered during installation at each location. Several of the sparge wells (AS-2, 5, 8 and 9) are proposed to be installed on an angle to reach the inferred plume under the AST slab and to avoid underground utilities. Sparge well AS-1 was intended to be used for the pilot test and was installed to a depth of 16 feet on a 26° angle. This sparge well was installed 2 feet deeper than the proposed sparge wells to maintain a screen submergence of 10 feet. However, subsequent depth to water data concluded that the average water table is about 2 feet shallower than the initial measurements.

The proposed sparge wells plan to be operated simultaneously during site remediation. An oil-less rotary claw or vane compressor is proposed to be used to supply air to the sparge wells. The general specifications for the compressor and various appurtenances for the compressor are presented in **Table 5**. A design air flow rate of approximately 6 scfm was selected to be supplied to each sparge well with a design flow of approximately 3 scfm during biosparging. Sparge flow rates can be adjusted based on conditions measured at startup. The pressure required at each AS wellhead was estimated to be 8 pounds per square inch (psi) based on screen depth and information from similar sites. Each sparge well will be piped directly to a manifold assembly located inside the treatment system trailer. The compressor and line sizing calculations applied to determine suitable design parameters for the air compressor and various appurtenances are presented in **Appendix C**.

5.3 Vapor Extraction System Design

A VE system consisting of 3 horizontal wells is proposed to address vadose zone impacted soil and help capture contaminant laden air generated by the AS process. The process flow diagram, locations of the VE wells and VE well construction details are illustrated on **Figures 14, 15 and 16**, respectively. A vacuum ROI of 20 feet was used in the design for each VE well. The air flow and vacuum necessary to attain this ROI was estimated to be 50 scfm and 25"WC, respectively. The design values for the VE system were estimated with a safety factor based on sites of similar geology.

A Roots model 36 URAI-DSL rotary lobe blower (or equivalent) equipped with a 7.5 horsepower (hp) motor can be used to provide the required soil vapor flow and vacuum to effectively operate all of the VE wells at once. The system is expected to extract approximately 150 scfm, with a vacuum at the blower of 92"WC. The sparge rate is approximately 44% of this flow allowing for adequate capture of vapors from the AS system during full ASVE operation. The sizing calculations applied to determine suitable design parameters for the

selection of the VE blower and various appurtenances and various engineering specifications are presented in **Appendix D**. Note that the sizing calculations include safety factors, and therefore indicate vacuums and flows higher than anticipated levels.

Bleed air will be adjusted, if required, to operate the system at 20% of the LEL. Influent and effluent (after treatment) OVA readings will be recorded during system startup and during all maintenance site visits, in addition to OVA readings from all individual VE wells. The VE blower specifications and various appurtenances are summarized in **Table 6**.

The VE blower will be operated for several hours before starting the AS compressor during system start-up. The effectiveness of the VE system will be monitored during this time. Monitoring will be conducted after the sparge system is initiated to ensure vacuum is being maintained within the treatment zone to prevent migration of volatilized hydrocarbons. Both systems will operate continuously during remediation when the water table is low. An override will be installed to switch to biosparge mode should the VE system experience a loss of vacuum. If the proposed vapor phase treatment technology is not appropriate based upon the initial (start-up) monitoring, then modifications to the system will be proposed.

5.4 Vapor Extraction Air Phase Treatment

A granulated activated carbon (GAC) adsorption system was chosen over catalytic oxidization for treatment of recovered vapors because of its convenience, simple design, lower maintenance and likely higher run time compared to an oxidizer. The proposed GAC treatment will consist of a 500-lb vacuum rated vessel and is expected to be sufficient to meet vapor treatment requirements of Chapter 62-780 F.A.C. Bleed air is not anticipated to be required to keep the influent under 25% of the lower explosive limit. Vapor phase treatment specifications are included in **Appendix E**. Up to 13.7 pounds per day of Hazardous Air Pollutants (HAP) may be discharged into the atmosphere, after a minimum of 30 days of treatment based on the FDEP guidelines. Vapor samples will be collected before and after the GAC vessel weekly for the first month to ensure that discharge requirements are met. The vapor emission mass will be re-calculated based on these sample results. Results from the before air treatment air samples will allow for adjusting system parameters (i.e.: bleed air) for optimum system performance.

5.5 Treatment of Recovered Groundwater

The ASVE system is designed to avoid groundwater recovery. However, it is likely that groundwater will be recovered during times of heavy rain or high groundwater elevation.

Activated carbon is proposed for the primary method for removal of petroleum constituents due to the expected low recovery rate. An average concentration from the latest round of monitoring well analytical results was used as the design influent concentration for the full scale treatment system. The maximum groundwater recovery rate selected for sizing purposes was 12 gpm. An overall average flow rate of one gpm was used to calculate carbon consumption. The activated carbon design specifications are included in **Appendix F** along with transfer pump sizing. The appropriate controls are listed on the process flow diagram, **Figure 14**. Appurtenances considered necessary for the activated carbon system include a pre-filter, pressure gauges, and a pressure relief valve. If there is excessive back-pressure on the carbon the entire system is designed to shut down when groundwater collects in the air/water separator. Provisions for fouling of carbon, and excessive consumption due to high total organic carbon (TOC) were not considered necessary due to the relatively low flow rate. The manufacturer will be notified to replace the carbon once breakthrough begins to occur. Used carbon will be removed for proper disposal.

The treated water will be discharged into an infiltration gallery (**Figure 18**) onsite at the location depicted in **Figure 17**. The infiltration gallery will be equipped with a high level float switch to shut down the remediation system should the infiltration gallery water level rise too high. The use of the infiltration gallery is not expected to affect plume migration based on its location and low recovery rate.

5.6 Remediation System Enclosure

A trailer enclosed system is proposed for the following reasons: the protection of remediation equipment from the deteriorating effects of outdoor use; required sound attenuation for the proposed location of the treatment system; reduced potential for vandalism and/or theft of treatment system components; and increased potential for re-using the capital equipment at other similar sites. The proposed trailer location, fenced enclosure and gravel pad area are depicted on **Figure 17**. Some grading may be required to level the pad area.

5.7 Construction

Three-phase electrical service appears to be available onsite based on the transformers mounted on the utility pole at the north end of the site. The local electric company will be contacted during preparation of the construction package to inquire about obtaining a separate power service.

A building permit and electrical permit will be required. Each of these (and any other necessary permits) will be applied for prior to initiation of work. Prior to activating electrical power, a county electrical inspection and release must be provided to the power company.

The major phases of construction include: installation of the remediation wells, trenching and system piping; plumbing connections; installation of manholes and vault boxes for the well heads; installation of the equipment pad and fenced enclosure; piping/plumbing all connections to the trailer enclosed equipment; coordinating the power and meter installation; electrical connections for all motorized equipment; and start-up services. A remediation system owned by the responsible party will be utilized if a suitable system is available, otherwise one will be rented or bought for use at this site. The proposed Trenching Layout is presented as **Figure 17**.

Whenever possible, petroleum-impacted soil encountered during construction will be returned to excavated areas for in-situ remediation. Other excavated petroleum-impacted soil will be stockpiled in a secure location and covered with visqueen. Upon completion of construction activities, this soil will be removed and treated by a licensed disposal facility.

The proposed construction activities (excluding well installations) are expected to take approximately 15 working days. As-built drawings certified by a professional engineer will be submitted upon completion of system construction.

6.0 ESTIMATED PROJECT LIFE

The cleanup goal for this site is No Further Action (NFA) according to the default GCTLs as outlined in Chapter 62-777, F.A.C. This cleanup goal applies to the “key wells”, which are proposed to be MW-2, MW-5 and MW-6.

The continuously mixed tank model (and Henry's law) was utilized to estimate the amount of contaminants removed from groundwater vs. time. The mixed tank is a simplified model which assumes the aquifer is a completely mixed volume with contaminated groundwater being pumped out at the same rate that clean water

is coming in. The model results and assumptions used are presented in **Appendix G**. The model predicts dissolved hydrocarbons will reach GCTLs in approximately three quarters in ASVE mode (6 scfm per sparge well). The number increases to 1.4 years if the system is kept in biosparge mode (3 scfm/well). This was rounded up to 2 years as a safety factor. An FDEP milestone schedule is presented in **Appendix G**.

Upon completion of active remediation, Post Active Remediation Monitoring (PARM) will be performed for a minimum of one year. Key and perimeter monitoring wells should be sampled quarterly during PARM.

7.0 MAINTENANCE

Startup (week one maintenance) will be conducted over a three-day period. Subsequent maintenance will be conducted weekly for the first month and monthly thereafter. Maintenance will be performed in conjunction with monitoring (**Section 8.0**).

The maintenance will include, but is not limited to: checking for line leaks; recording site specific data; recording and adjusting flow rates and pressure for individual AS and VE wells; checking oil levels of each component; and running a general safety and maintenance check on various system components and fail-safe switches.

8.0 MONITORING

Remediation system start-up will be conducted following completion of the system construction. Monitoring and sampling will be carried out by trained personnel in accordance with the procedures outlined in FDEP Standard Operating Procedures. Groundwater levels will be measured in the monitoring wells at least quarterly during remediation, and a baseline measurement of water levels and dissolved oxygen concentrations in all associated monitoring wells will be collected prior to system startup. A sampling schedule is provided in **Table 7**.

8.1 Air Discharge

Before and after treatment vapor samples will be collected from the VE system weekly during the first month of system operation, monthly for the next two months and quarterly thereafter (until vapor treatment is removed) for laboratory analysis. The first weekly sample will be collected on either day two or day three of system operation after AS flow and pressure, and VE flow and vacuum have been adjusted to appropriate levels for optimum system performance. The air samples will be analyzed for BTEX/MTBE and TPH. OVA readings will be obtained at each scheduled O&M site visit.

8.2 Water Discharge

Influent and effluent samples, if groundwater is recovered during the O&M visit, will be collected from the remediation system daily for the first three days, weekly during the first month of system operation and monthly thereafter. Influent and effluent samples will be analyzed for volatile organic compounds (VOCs) and PAHs.

8.3 Air Sparging

The AS system will be monitored for effectiveness by recording water levels and dissolved oxygen levels quarterly.

8.4 Groundwater Monitoring

Baseline and quarterly sampling of select monitoring wells will be performed to monitor the progress of remediation of dissolved petroleum constituents. A second deep well (DW-2 to be screened 32-37 feet bls) will be installed near MW-5 and MW-6 during installation of the remediation wells per correspondence from FDEP on January 30, 2020. The proposed location for DW-2 is presented on **Figure 17**. The following monitoring wells are proposed for quarterly sampling: MW-2, MW-5, MW-6, MW-9 and MW-14. The quarterly wells, in addition to MW-12, MW-15, MW-16, PZ-2, PZ-3 and DW-2 are proposed for baseline and annual sampling. Depth to water measurements will be collected in selected site monitoring wells during the quarterly sampling events. The groundwater samples will be analyzed for BTEX/MTBE and PAHs. A groundwater sampling schedule is presented in **Table 7**. Sampling of certain monitoring wells may be deemed unnecessary as the project progresses.

8.5 Reporting

A startup report will be prepared upon completion of the remediation system installation and startup of the system. As-built drawings will be signed and sealed by a Florida licensed engineer, and will be included in the startup report.

Quarterly status reports will be submitted to the FDEP. The reports will summarize the remedial activities conducted during the reporting period and milestones achieved, if applicable. The TPOC wells will be sampled during the fourth quarter of each remediation year and the results reported in the corresponding status reports.

9.0 ESTIMATED COSTS

Project costs were estimated using the schedule of pay items (SPI) cost spreadsheet negotiated between the FDEP and ATC for the north Florida region. Cost to closure, assuming project life of 2 years, was estimated to be approximately \$385,600. Costs were for estimating purposes only and not intended for contractual use. The SPI cost spreadsheet used for the cost estimate is included in **Appendix H**.

10.0 REMARKS

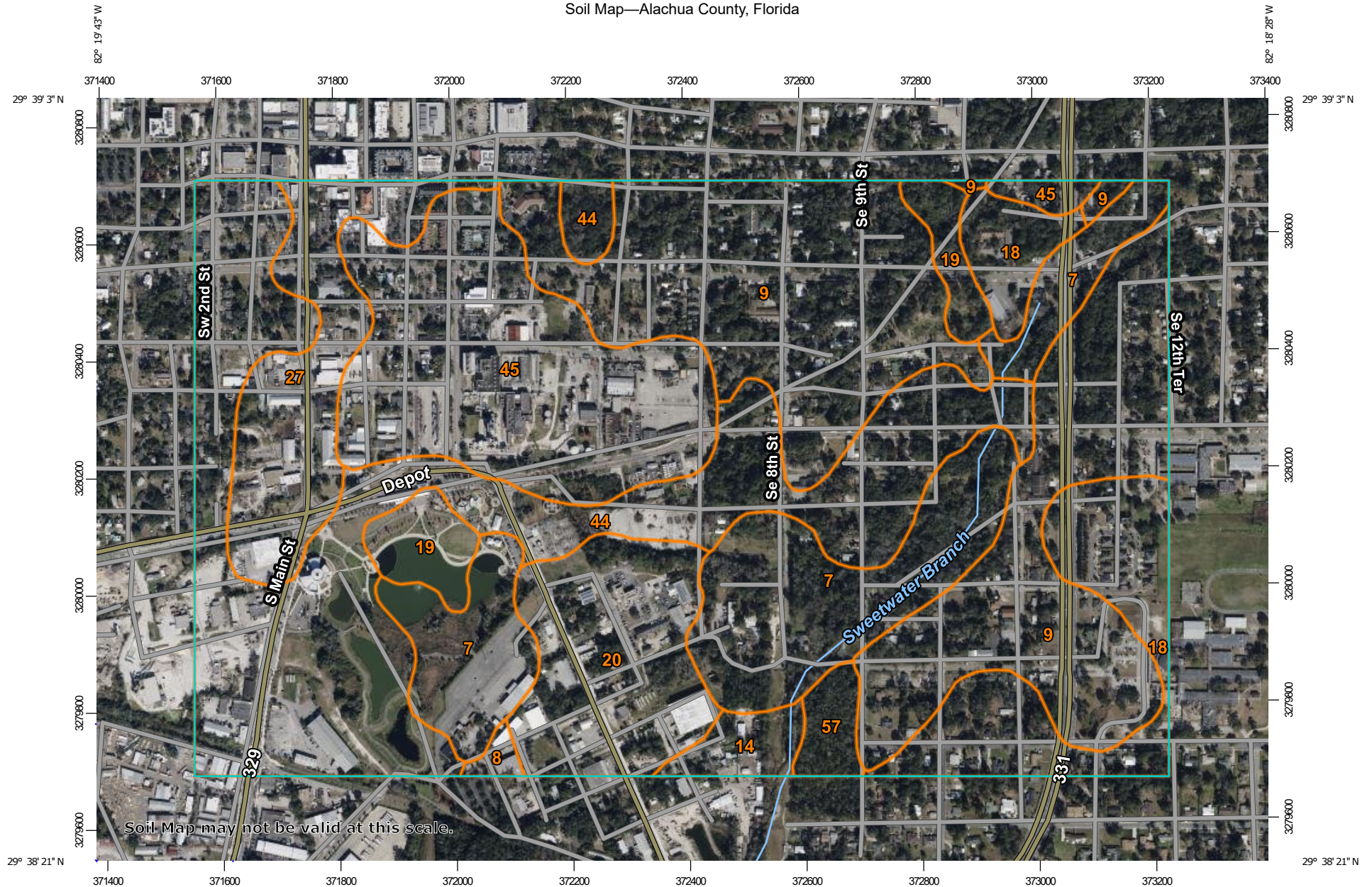
The recommendation, findings, or specifications contained in this report represent our professional opinions. These opinions were arrived at in accordance with currently accepted hydrogeologic and engineering practices at this time and location. Other than this, no warranty is implied or intended.

RAP checklist and design summary forms are included in **Appendix I**.

Further data on soil remediation is available at:

<https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8500014/facility!search>

Soil Map—Alachua County, Florida



Map Scale: 1:9,200 if printed on A landscape (11" x 8.5") sheet.

0 100 200 400 600 Meters

0 400 800 1600 2400 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

11/14/2023
Page 1 of 3


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Alachua County, Florida

Survey Area Data: Version 24, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

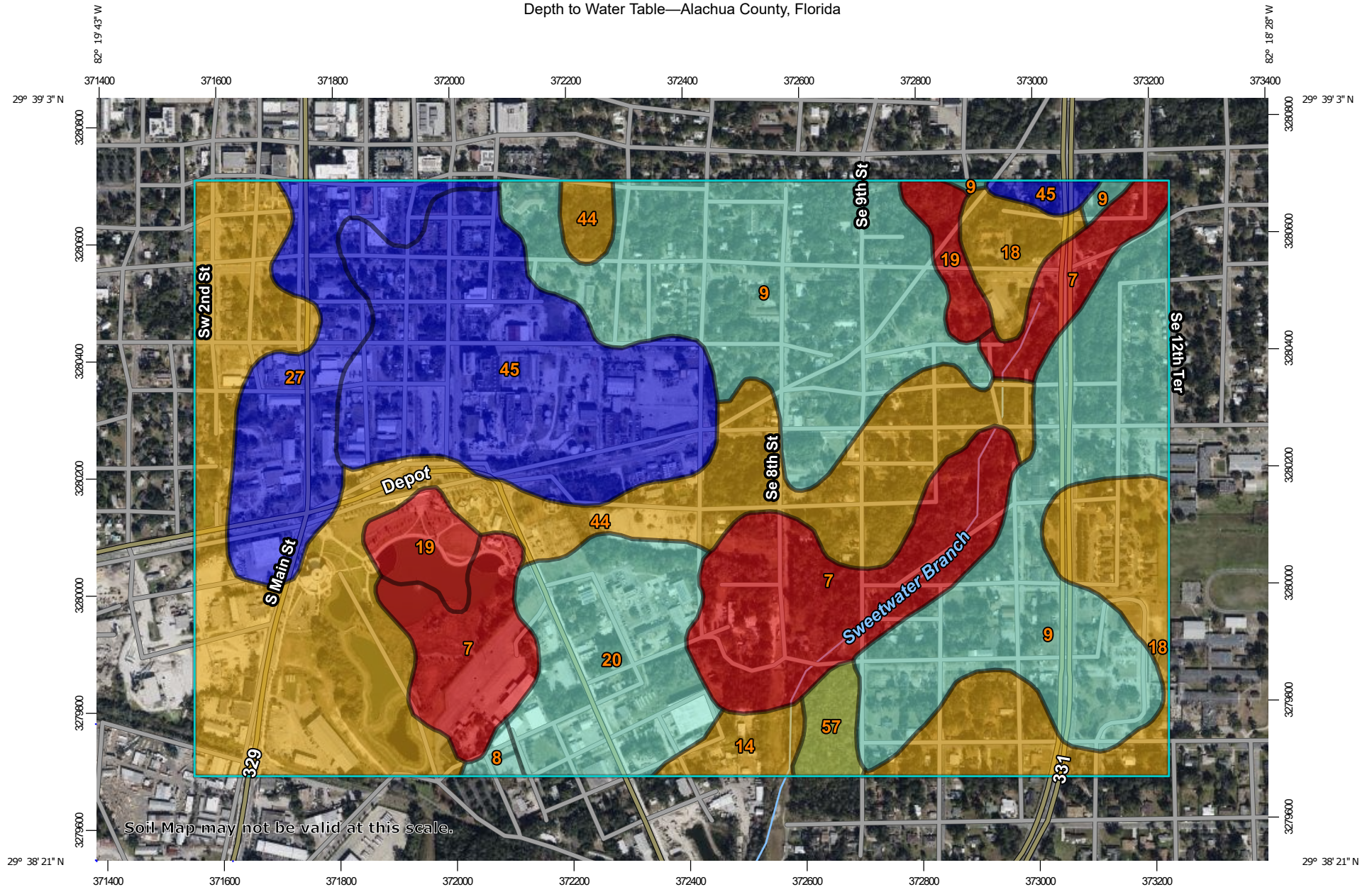
Date(s) aerial images were photographed: Jan 9, 2022—Feb 10, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Kanapaha sand, 0 to 5 percent slopes	53.3	12.6%
8	Millhopper sand, 0 to 5 percent slopes	1.3	0.3%
9	Millhopper-Urban land complex, 0 to 5 percent slopes	108.1	25.6%
14	Pomona sand, 0 to 2 percent slopes	5.2	1.2%
18	Wauchula-Urban land complex	31.7	7.5%
19	Monteocha loamy sand	11.1	2.6%
20	Tavares sand, 0 to 5 percent slopes	29.4	7.0%
27	Urban land	27.1	6.4%
44	Blichton-Urban land complex, 0 to 5 percent slopes	93.7	22.2%
45	Urban land-Millhopper complex	56.8	13.5%
57	Micanopy loamy fine sand, 2 to 5 percent slopes	4.3	1.0%
Totals for Area of Interest		422.1	100.0%

Depth to Water Table—Alachua County, Florida



Soil Map may not be valid at this scale.

Map Scale: 1:9,200 if printed on A landscape (11" x 8.5") sheet.

0 100 200 400 600 Meters

0 400 800 1600 2400 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/14/2023
Page 1 of 4







MAP LEGEND

Area of Interest (AOI)



 Area of Interest (AOI)

Soils






Soil Rating Polygons


-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200
-  Not rated or not available

Soil Rating Lines


-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200
-  Not rated or not available

Soil Rating Points






-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200

 Not rated or not available


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Alachua County, Florida
Survey Area Data: Version 24, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 9, 2022—Feb 10, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Depth to Water Table

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
7	Kanapaha sand, 0 to 5 percent slopes	23	53.3	12.6%
8	Millhopper sand, 0 to 5 percent slopes	145	1.3	0.3%
9	Millhopper-Urban land complex, 0 to 5 percent slopes	145	108.1	25.6%
14	Pomona sand, 0 to 2 percent slopes	31	5.2	1.2%
18	Wauchula-Urban land complex	38	31.7	7.5%
19	Monteocha loamy sand	0	11.1	2.6%
20	Tavares sand, 0 to 5 percent slopes	145	29.4	7.0%
27	Urban land	>200	27.1	6.4%
44	Blichton-Urban land complex, 0 to 5 percent slopes	31	93.7	22.2%
45	Urban land-Millhopper complex	>200	56.8	13.5%
57	Micanopy loamy fine sand, 2 to 5 percent slopes	61	4.3	1.0%
Totals for Area of Interest			422.1	100.0%

Description

"Water table" refers to a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: centimeters

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Interpret Nulls as Zero: No

Beginning Month: January

Ending Month: December

LOCATION MONTEOCHA

FL

2023-1136A

Established Series

Rev. BPT:AGH

01/2001

MONTEOCHA SERIES

The Monteocho series consists of very poorly drained, moderately permeable soils that formed in thick deposits of sandy and loamy sediments of marine origin. These soils are in wet depressions within the flatwoods of central and southern peninsular Florida. Slopes are concave and range from 0 to 2 percent.

TAXONOMIC CLASS: Sandy, siliceous, hyperthermic Ultic Alaquods

TYPICAL PEDON: Monteocho loamy sand in a cypress pond.

(Colors are for moist soil unless otherwise stated.)

A--0 to 12 inches; black (N 2/0) loamy sand; moderate medium granular structure; friable; many fine and medium roots; few large roots; extremely acid; clear smooth boundary. (10 to 24 inches thick)

E--12 to 18 inches; light brownish gray (10YR 6/2) sand with common fine and medium faint light gray (10YR 7/1) mottles; weak fine granular structure; very friable; common fine and few medium roots; extremely acid; abrupt wavy boundary. (6 to 18 inches thick)

Bh--18 to 27 inches; dark brown (7.5YR 3/2) sand; moderate medium granular structure; friable; common fine and few medium roots; sand grains are well coated with organic matter; extremely acid; clear wavy boundary. (6 to 15 inches thick)

BC--27 to 34 inches; dark brown (10YR 4/3) sand with common medium faint dark brown (10YR 3/3) and (7.5YR 3/2) mottles; weak medium granular structure; very friable; few fine and medium roots; very strongly acid; clear wavy boundary. (0 to 7 inches thick)

E'--34 to 48 inches; brown (10YR 5/3) sand; single grained; loose; few fine roots; very strongly acid; clear wavy boundary. (8 to 15 inches thick)

Btg1--48 to 59 inches; grayish brown (10YR 5/2) fine sandy loam with few fine distinct dark brown streaks along root channels; weak fine subangular blocky parting to moderate medium granular structure; friable; few fine roots; sand grains are well coated and bridged with clay; very strongly acid; clear wavy boundary. (8 to 16 inches thick)

Btg2--59 to 85 inches; light brownish gray (10YR 6/2) fine sandy loam; weak fine subangular blocky parting to moderate medium granular structure; friable; sand grains are well coated and bridged with clay; very strongly acid; clear wavy boundary. (10 to 26 inches thick)

Cg--85 to 94 inches; light gray (10YR 7/2) sand; massive; nonsticky; sand grains are coated with fine, very strongly acid. **2020-1136A**

TYPE LOCATION: Alachua County, Florida; in a cypress pond 0.4 mile northeast of intersection of U. S. Highway 441 and State Road 121, 200 feet off trail road. NE1/4NW1/4 sec. 18, T. 9 S., R. 20 E.

RANGE IN CHARACTERISTICS: The solum thickness is 60 inches or more. Reaction ranges from extremely acid to strongly acid in all horizons.

The A horizon has hue of 10YR or N, value of 2 or 3, and chroma of 1 or less. Texture is loamy sand, fine sand, or sand. Organic matter content of the A horizon ranges from about 5 to 12 percent. The E horizon has hue of 10YR, value of 5 to 7, and chroma of 1 or 2. Texture is sand or fine sand. Total thickness of the A and E horizons is 17 to 30 inches.

The Bh horizon has hue of 5YR or 7.5YR, value of 3, and chroma of 2; or hue of 10YR, value of 2 or 3, and chroma of 1 to 3. Texture is sand or fine sand. The Bh horizon is usually saturated with water and there is little or no cementation. However, when dry, a weak cementation is evident in most pedons. The BC horizon has hue of 10YR, value of 4, and chroma of 2 or 3; or value of 5, and chroma of 3, with or without dark brownish mottles. Texture is sand or fine sand. In some pedons, this horizon is absent.

The E' horizon has hue of 10YR, value of 5 to 7, and chroma of 1 to 3. In some pedons, this horizon has few to common gray, yellow, or brown mottles. Texture is sand or fine sand.

The Btg horizon has hue of 10YR or N, value of 5 or 6, and chroma of 2 or less, or value of 4, and chroma of 1 or less, with or without yellow and brown mottles. Texture is fine sandy loam, sandy loam, or sandy clay loam. In some pedons, this horizon contains a few fine streaks and masses of coarser textured material in the lower part. Some pedons have a BC' horizon with hue of 10YR or N, value of 5 to 7, and chroma of 2 or less. Where present, it ranges from loamy sand to sandy loam in texture.

The Cg horizon has hue of 10YR, value of 6 or 7, and chroma of 1 or 2. Texture is sand, loamy sand, or sandy loam.

COMPETING SERIES: These are the [Pomona](#) and [Wauchula](#) series. Pomona and Wauchula soils lack an umbric epipedon. In addition, Wauchula soils have an argillic between a depth of 20 and 40 inches.

GEOGRAPHIC SETTING: Montechoa soils are in wet depressions within the flatwoods in central and southern Florida. Slope gradients are less than 2 percent. Mean annual precipitation ranges from about 50 to 55 inches, but is not evenly distributed throughout the year. Heaviest rainfall usually occurs during the summer months from about June to October. Mean annual temperature is about 73 degrees F.

2023-1136A

GEOGRAPHICALLY ASSOCIATED SOILS: These are the competing Pomona and [Wauchula](#) series and the [Placid](#), [Jumper](#), [Lochloosa](#), [Pompano](#), and [Sparr](#) series. Placid soils are sandy to depths of more than 80 inches. Jumper, Lochloosa, Pompano, and Sparr soils are better drained and do not have spodic horizons. In addition, Jumper and Lochloosa soils have thinner A and E horizons and Pompano soils are sandy to depths of more than 80 inches.

DRAINAGE AND PERMEABILITY: Montechoa soils are very poorly drained. Runoff is very slow. Permeability is rapid in the A horizon, moderately rapid to rapid in the Bh horizon, and moderately slow to moderate in the Btg horizon. The water table is within a depth of 10 inches for 6 months or more and most areas are ponded for more than 4 months during most years.

USE AND VEGETATION: Montechoa soils are used mainly for wildlife habitat. Native vegetation is dominantly ponded baldcypress, sweetbay, pond pine, red maple, greenbrier, and water tolerant grasses. Swamp tupelo occur in the northern range.

DISTRIBUTION AND EXTENT: Central and southern peninsular Florida. The series is of small extent.

MLRA SOIL SURVEY REGIONAL OFFICE (MO) RESPONSIBLE: Auburn, Alabama

SERIES ESTABLISHED: Alachua County, Florida; 1982.

REMARKS: These soils were formerly included in the Rutledge series.

National Cooperative Soil Survey
U. S. A.

LOCATION MILLHOPPER

FL

2023-1136A

Established Series

Rev. BPT:CAW

10/2018

MILLHOPPER SERIES

The Millhopper series consists of very deep, moderately well drained, moderately permeable soils that formed in thick beds of sandy and loamy marine sediments. They occur in central and southern Florida. Slopes range from 0 to 8 percent.

TAXONOMIC CLASS: Loamy, siliceous, semiactive, hyperthermic Grossarenic Paleudults

TYPICAL PEDON: Millhopper sand in a gently sloping, planted pine plantation. (Colors are for moist soil.)

Ap--0 to 9 inches; dark grayish brown (10YR 4/2) sand; weak medium granular structure; very friable; many fine and medium roots; medium acid; clear wavy boundary. (3 to 9 inches thick)

E1--9 to 21 inches; yellowish brown (10YR 5/6) sand; weak fine granular structure; very friable; few fine roots; slightly acid; clear wavy boundary.

E2--21 to 26 inches; yellowish brown (10YR 5/4) sand; few fine faint brownish yellow mottles; single grained; loose, few fine roots; slightly acid; clear wavy boundary.

E3--26 to 48 inches; light yellowish brown (10YR 6/4) fine sand; few fine distinct pale brown mottles; single grained; loose; few fine roots; slightly acid; clear wavy boundary.

E4--48 to 58 inches; very pale brown (10YR 7/3) sand; few fine and medium distinct strong brown (7.5YR 5/6) and few fine distinct yellowish brown (10YR 5/8) mottles; single grained; loose; few fine roots; moisture content much greater than in horizon above; medium acid; clear wavy boundary. (Combined thickness of the E horizon is 36 to 70 inches.)

Bt--58 to 64 inches; yellowish brown (10YR 5/6) loamy sand; common medium distinct light gray (10YR 7/1) and few fine distinct strong brown mottles; weak fine subangular blocky structure; very friable; sand grains are coated and bridged with clay; medium acid; clear wavy boundary. (0 to 20 inches thick)

Btg--64 to 86 inches; light gray (10YR 7/1) sandy clay loam; common medium faint (10YR 7/3) and few fine distinct strong brown mottles; weak medium subangular blocky structure; friable; thin discontinuous clay films on faces of peds; strongly acid; clear wavy boundary. (0 to 26 inches thick)

BCg--86 to 89 inches; light gray (N 7/0) sandy loam; few medium faint light brownish gray (10YR 6/2) and few fine distinct very pale brown mottles; weak fine subangular blocky structure; friable; sand grains are well coated with clay; strongly acid.

TYPE LOCATION: Alachua County, Florida; in planted pine plantation 200 feet north of graded road (Power Line Road), 0.8 mile west of State Road 121 and about 1 mile east of Devil's Millhopper, 1/4SE1/4, sec. 14, T. 9 S., R. 19 E.

RANGE IN CHARACTERISTICS: The solum is 80 or more inches thick. Soil reaction ranges from very

2023-11-16A

strongly acid to slightly acid in the A and E horizons, and very strongly acid to medium acid in the Bt, Btg, and BCg horizons. A few ironstone and leached phosphatic limestone nodules about 1 to 15 mm in size occur in many pedons but are less than 5 percent by volume. Some pedons have up to 2 percent cobbles in the solum.

The A horizon has hue of 10YR, value of 3 to 5, and chroma of 1 or 2. Where value is 3, thickness is 4 to 6 inches. The E horizon has hue of 10YR, value of 5 to 7, and chroma of 3 to 8 in the upper part. The lower part of the E horizon has hue of 10YR, value of 6 to 8, and chroma of 1 to 4. Mottles of brown and yellow range from none to common. Small pockets and streaks of light gray or white uncoated sand grains occur throughout in some pedons. Gray and red or strong brown mottles indicative of wetness occur below a depth of 40 inches. Texture is sand, fine sand, or loamy sand.

The EB horizon, where present, has hue of 10YR, value of 6, and chroma of 6 or 8. Texture is fine sand or loamy fine sand. It is less than 8 inches thick.

The Bt horizon where present, has hue of 10YR or 7.5YR value of 5 to 7, and chroma of 3 to 7, with or without gray, yellow, red and brown mottles. Texture is loamy sand, loamy fine sand, sandy loam, fine sandy loam, or sandy clay loam.

The Btg horizon where present, has hue of 10YR to 5Y, value 5 to 7, and chroma of 1 to 2, with mottles in shades of red, gray, yellow, and brown, or it is a mixture of these colors. It is usually at depths of more than 55 inches. Texture of the Btg horizon is sandy loam, fine sandy loam, or sandy clay loam.

Where present, the BCg horizon has hue of 10YR to N, value of 5 to 7, chroma of 2 or less. It is generally in various shades of gray, yellow, and brown. Texture is sandy loam or sandy clay loam.

COMPETING SERIES: These are the [Apopka](#), Arrendondo, and [Sparr](#) series. Apopka and Arrendondo soils are well drained. Sparr soils have a seasonally high water table at a depth of 20 to 40 inches for periods of 1 to 4 months during most years.

GEOGRAPHIC SETTING: Millhopper soils are on upland areas of central and southern Florida. Dominant slope gradients range from 0 to 8 percent. These soils formed in thick beds of sandy and loamy marine sediments. Average annual precipitation is about 50 to 55 inches, and the mean annual temperature is about 70 to 74 degrees F.

GEOGRAPHICALLY ASSOCIATED SOILS: These are the competing [Apopka](#), Arrendondo and [Sparr](#) series and, in addition, the [Blichton](#), [Fort Meade](#), [Gainesville](#), [Kanapaha](#), [Kendrick](#), [Lochloosa](#), and [Tavares](#) series. Blichton soils contain over 5 percent plinthite, have loamy soil within a depth of 20 to 40 inches and are poorly drained. Fort Meade soils have an umbric epipedon, are well drained, and are sandy to depths of more than 80 inches. Gainesville soils are well drained and are sandy to more than 80 inches. Kanapaha soils are poorly drained. Kendrick soils are well drained and have loamy soil within a depth of 20 to 40 inches. Lochloosa soils are somewhat poorly drained and have loamy soil within a depth of 20 to 40 inches. Tavares soils are sandy throughout.

DRAINAGE AND PERMEABILITY: Moderately well drained; slow runoff. Permeability is rapid in the A and E horizons and slow to moderate in the Bt horizons. The water table is at a depth of 48 to 60 inches for 1 to 4 months and at 60 to 72 inches for 2 to 4 months during most years. It may be at 30 to 48 inches for cumulative periods of 1 to 3 weeks during some years.

USE AND VEGETATION: Many areas are cleared and used for improved pasture or for cultivated crops. Native vegetation consists of live oak, laurel oak, post oak, water oak, sweetgum, cherry laurel, few hickory, and slash and longleaf pine. The understory is chiefly lopsided indiagrass, hairy panicum, low panicum, greenbrier, hawthorne, persimmon, fringeleaf paspalum, chalky and creeping bluestems, and pineland threeawn.

DISTRIBUTION AND EXTENT: Central and southern Peninsular Florida. The series is of moderate extent.

2023-1136A**MLRA SOIL SURVEY REGIONAL OFFICE (MO) RESPONSIBLE:** Auburn, Alabama**SERIES ESTABLISHED:** Pasco County, Florida; 1980.**REMARKS:** Millhopper soils formerly were included in the Sparr series. Water table studies were made in Alachua County showing that this soil has high water at greater depths.

Diagnostic horizons and features recognized in this pedon are:

Ochric epipedon - the zone from the surface of the soil to a depth of 58 inches (Ap, E1, E2, E3 and E4 horizons).

Argillic horizon - the zone from a depth of 58 inches to 89 inches (Bt, Btg, and BCg horizons).

National Cooperative Soil Survey
U.S.A.



Florida Natural Areas Inventory

Biodiversity Matrix Query Results

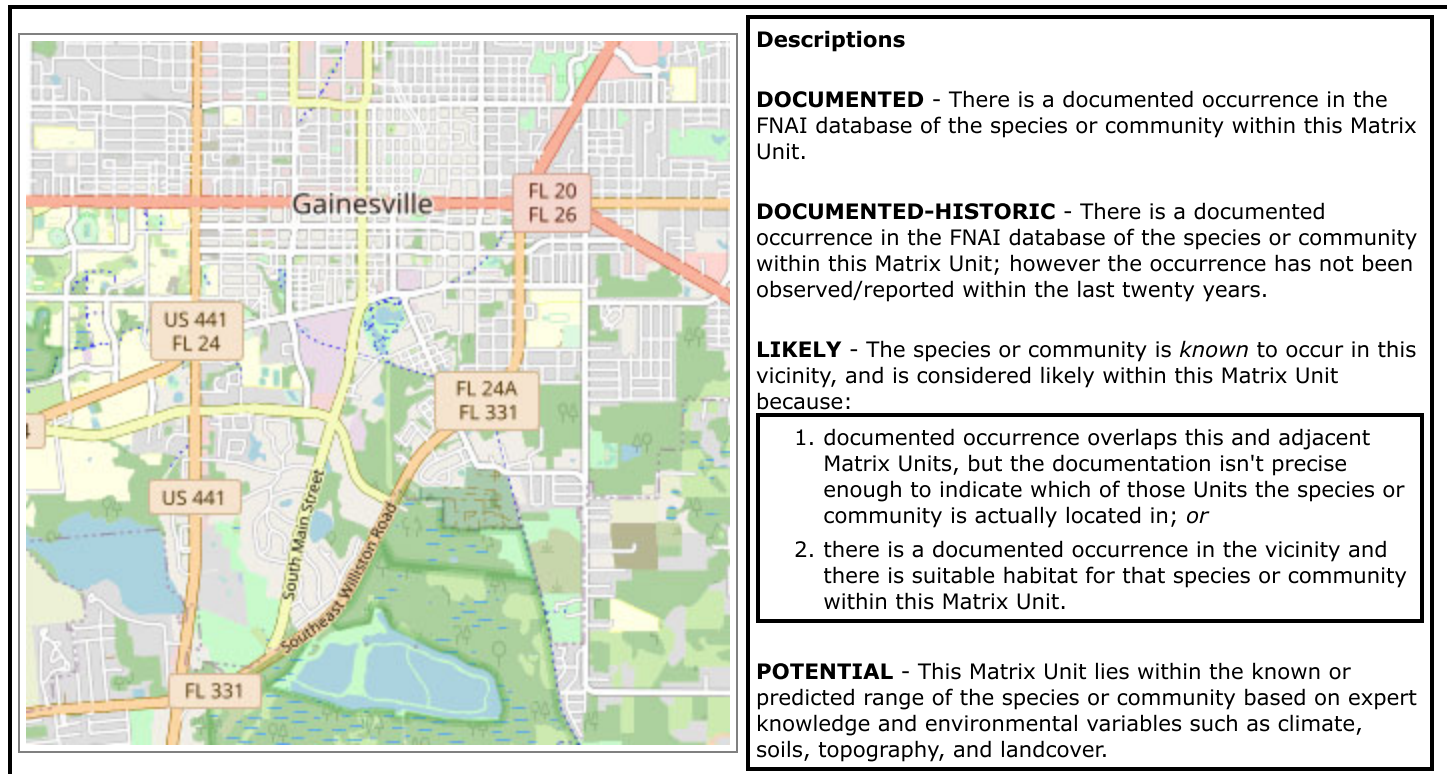
UNOFFICIAL REPORT

Created 11/15/2023

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

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

Report for 1 Matrix Unit: 27533



Matrix Unit ID: 27533

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Geological feature	GNR	SNR	N	N
Mycteria americana Wood Stork	G4	S2	T	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 27533

44 **Potential** Elements for Matrix Unit 27533

Scientific and Common Names		Global Rank	State Rank	Federal Status	State Listing
Agrimonia incisa incised groove-bur		G3	S2	N	T
Ambystoma tigrinum Eastern Tiger Salamander		G5	S3	N	N
Antigone canadensis pratensis Florida Sandhill Crane		G5T2	S2	N	ST
Aphodius troglodytes Gopher Tortoise Aphodius Beetle		G2G3	S2	N	N
Arnoglossum diversifolium variable-leaved Indian-plantain		G2	S2	N	T
Asplenium x curtissii Curtiss' spleenwort		GNA	S1	N	N
Asplenium x heteroresiliens Morzenti's spleenwort		G2	S1	N	N
Asplenium x plenum ruffled spleenwort		G1Q	S1	N	N
Ataenius brevicollis An Ataenius Beetle		G3G5	S1S2	N	N
Athene cunicularia floridana Florida Burrowing Owl		G4T3	S3	N	ST
Bolbocerosoma hamatum Bicolored Burrowing Scarab Beetle		G3G4	S3	N	N
Brickellia cordifolia Flyr's brickell-bush		G3	S2	N	E
Calopogon multiflorus many-flowered grass-pink		G2G3	S2S3	N	T
Ceratocanthus aeneus Shining Ball Scarab Beetle		G2G3	S2	N	N
Copris gopheri Gopher Tortoise Copris Beetle		G2	S2	N	N
Dasymutilla archboldi Lake Wales Ridge Velvet Ant		G2G3	S2S3	N	N
Drymarchon couperi Eastern Indigo Snake		G3	S2?	T	FT
Dryobates borealis Red-cockaded Woodpecker		G3	S2	E, PT	FE
Eudocimus albus White Ibis		G5	S4	N	N
Falco sparverius paulus Southeastern American Kestrel		G5T4	S3	N	ST
Forestiera godfreyi Godfrey's swampprivet		G2	S2	N	E
Gopherus polyphemus Gopher Tortoise		G3	S3	C	ST
Hartwrightia floridana hartwrightia		G2	S2	N	T
Heterodon simus Southern Hognose Snake		G2	S2S3	N	N
Lampropeltis extenuata Short-tailed Snake		G3	S3	N	ST
Lithobates capito Gopher Frog		G2G3	S3	N	N
Litsea aestivalis pondspice		G3?	S2	N	E
Matelea floridana Florida spiny-pod		G2	S2	N	E
Myotis austroriparius Southeastern Myotis		G4	S3	N	N
Neofiber alleni Round-tailed Muskrat		G2	S2	N	N
Onthophagus polyphemi polyphemi Punctate Gopher Tortoise Onthophagus Beetle		G2G3T2T3	S2	N	N

<i>Peltotrupes profundus</i> Florida Deepdigger Scarab Beetle	G3	S3	N	2023-1136A
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Phyllanthus liebmannianus</i> ssp. <i>platylepis</i> pinewoods dainties	G4T2	S2	N	E
<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>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>Spigelia loganioides</i> pinkroot	G2Q	S2	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.

Unofficial Report

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

Help us Conserve and Protect Wood Storks 2023-1136A

Wood storks are tall wading birds that stand about 3 to 4 feet tall, with a wingspan of about 5 feet. They have a black to gray, rough, and bald head with a thick, straight bill that hooks slightly at the end. Their bodies are white, except for black flight feathers on the back of their wings and tail. Wood storks have long, gray legs with orange feet that trail behind the body in flight.

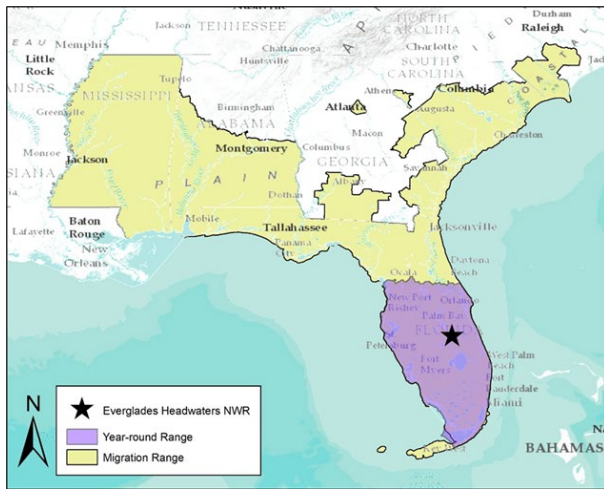


Wood stork, *Mycteria americana* (Photo by Susan Young)

Habitat and Behavior

Wood storks are found in central and south Florida year-round. Their migration range extends throughout Florida and Mississippi, as well as parts of Alabama, Georgia, South

Carolina, and North Carolina. Wood storks roost and nest in groups in forested wetlands and swampy areas. They nest in trees that are standing in or surrounded by still water such as cypress stands, mangrove swamps, and other forested wetlands, preferably with an open tree canopy.



Wood Stork Range Map (USFWS)

ephemeral wetlands. They need fluctuating water levels to concentrate fish populations, especially during nesting season. They use their long bill to feel for fish in the shallow water, snap it shut when they find one, and swallow the fish whole.

Conservation and Protection

Wood storks are federally listed as a threatened species and are protected throughout their range. The main threat to the wood stork is the loss of foraging and breeding habitat due to disruptions in natural water flow in their preferred habitats.

Limiting disturbance to wood storks is crucial for their recovery.

Wood storks prefer to feed in areas with standing water up to about 1 foot deep in these habitats, but these opportunistic feeders can be seen feeding in drainage ditches in pastures and prairie habitats of Central Florida as well. Wood storks may occasionally forage in the refuge's



Wood Stork In Flight (Photo by David Brady USFWS)

You can help us protect wood storks by following the specific rules of the Refuge Wildlife Management Area or Unit you are visiting. See the links below for unit-specific rules and regulations.

Ways you can help wood storks include:

- properly dispose of fishing line
- do not feed wood storks
- follow speed limits on refuge roads
- stay on designated trails unless otherwise permitted
- follow the refuge unit's specific regulations for pets
- observe the refuge unit's established hours of operations

If you see a banded wood stork or nesting colony, please report it to Florida Fish and Wildlife Conservation Commission (FWC) at storks@myfwc.com. To report violations or injured wildlife, please call the FWC Wildlife Alert Hotline at (888) 404-3922.

For More Information

U.S. Fish and Wildlife Service Saving the Wood Stork:

<https://storymaps.arcgis.com/stories/dc59e167fad74ad8bb10cfcf456909ea>

Florida Fish and Wildlife Conservation Commission Wood Stork Species Profile:

<https://myfwc.com/wildlifehabitats/profiles/birds/waterbirds/wood-stork/>

Links to Units of Everglades Headwaters National Wildlife Refuge and State of Florida Wildlife Management Areas for unit-specific visitor rules and regulations:

Arbuckle Unit:

<https://ocean.floridamarine.org/HGMSearch/BrochureDetails.aspx?srctype=pfs&title=arbuckle>

Hatchineha Unit:

<https://ocean.floridamarine.org/HGMSearch/BrochureDetails.aspx?sb=Specific%20Area&srctype=pfs&title=Hatchineha%20Unit%20of%20the%20Everglades%20Headwaters>

Kissimmee Bend Unit:

<https://ocean.floridamarine.org/HGMSearch/BrochureDetails.aspx?sb=Specific%20Area&srctype=pfs&title=Kissimmee%20Bend%20Unit%20of%20the%20Everglades%20Headwaters>

APPENDIX D

Power District Backup



City of Gainesville Agenda Item Report

File Number: 2023-321

Agenda Date: June 8, 2023

Department: Sustainable Development

Title: 2023-321 Power District Update (B)

Department: Sustainable Development

Description: This item is providing an update to the City Commission regarding the Power District and potential disposition of properties.

Fiscal Note: None

Explanation: At the March 28th Special City Commission meeting, staff provided a Power District project update ([Agenda #2023-321](#)). The Commission requested staff to bring back further information about the site and its potential for future redevelopment. Today staff will provide the requested follow-up information and proposed next steps.

Strategic Connection:

- ☐ Goal 1: Equitable Community
- ☒ Goal 2: More Sustainable Community
- ☒ Goal 3: A Great Place to Live and Experience
- ☒ Goal 4: Resilient Local Economy
- ☒ Goal 5: "Best in Class" Neighbor Services

Recommendation: The General Policy Committee receive an update on the Power District and direct the City Manager and General Manager to: 1) Parcelize the Power District property into the proposed redevelopment parcels, 2) Update zoning and land use to reflect 2023 Power District Concept Plan, 3) Solicit request for bid for the Power District parcels, and 4) Reallocate the remaining GCRA Power District funding to the Downtown Strategic Plan implementation.



POWER
DISTRICT



General Policy Committee
June 8, 2023

Overview

- On March 28, Staff provided a project update at the City Commission Workshop.
- The commission requested staff to bring back further information about the site and its potential for future redevelopment.
- This presentation is to provide the requested follow-up information.



View of the Catalyst Building (right) and Kelly Power Plant site (left) from SE Depot Ave

Agenda

- A. Vision & Community Engagement**
- B. Greenway & Sweetwater Creek Daylighting**
- C. Current Conditions**
- D. 2023 Power District Concept Plan**
- E. Disposition & Infrastructure**
- F. Recommendations**



A.

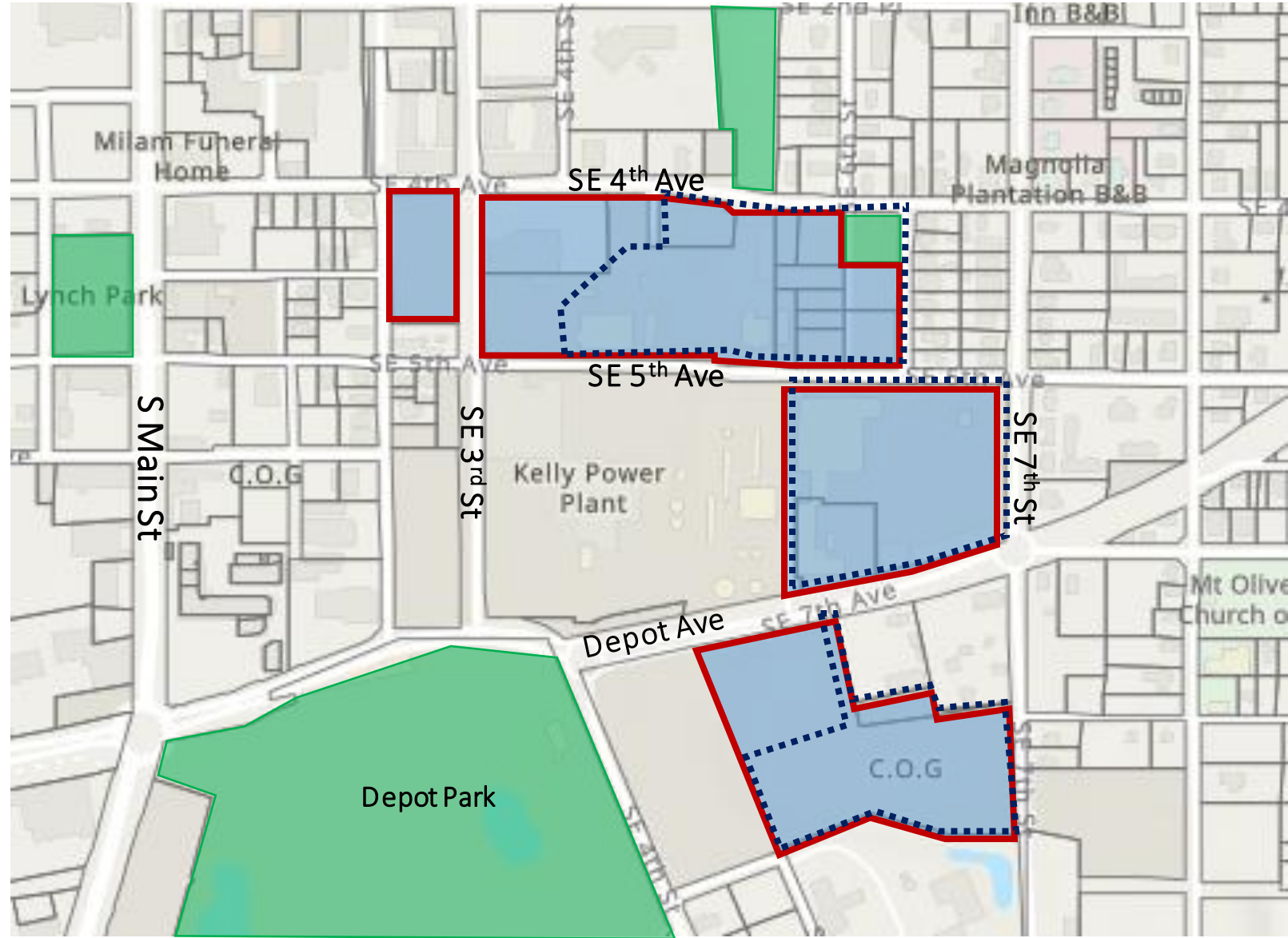
Vision & Community Engagement



POWER
DISTRICT

Power District: 2023 Scope

-  Power District area, 2013 (~17 acres)
-  Power District area, 2023 (~24 acres)



Power District Redevelopment Plan, 2013

In planning for the *2013 Power District Master Plan*, **hundreds of stakeholders were consulted in a range of forums, including 5 public meetings**, community events, Technical Advisory Group, and City & GRU management and staff.

DECEMBER 2013

**POWER DISTRICT
REDEVELOPMENT PLAN UPDATE**

2023-321A

Power District Redevelopment Plan, 2013

Core Planning Principles:

1. **Build on what's existing**
2. Strengthen connections
3. Plan incrementally and build slowly
4. **Make it unique**

DECEMBER 2013

**POWER DISTRICT
REDEVELOPMENT PLAN UPDATE**

2023-321A

Power District Redevelopment Plan, 2013

Stakeholder Comments + Community Vision:

1. Leverage the **industrial character**
2. **Keep it local**
3. Organic development
4. **Sweetwater Branch Creek**
5. **Land use diversity & open space preservation**
6. Connecting the district to the city
7. Interface with adjacent neighborhoods

DECEMBER 2013

**POWER DISTRICT
REDEVELOPMENT PLAN UPDATE**

2023-321A

Power District Redevelopment Plan, 2013

- To create a walkable and diverse environment, small **blocks** were laid out, and **small building** footprints were placed to encourage **meandering, incremental growth, diverse** uses & users, **open space**, and closed structures.
- Development is **scaled** to complement the context area.
- **Adaptive reuse and open space network** are key to the unique sense of place.

DECEMBER 2013

**POWER DISTRICT
REDEVELOPMENT PLAN UPDATE**

2023-321A

Outreach + Research, 2021

In 2021, staff received input from the GCRA Advisory Board and following, held individual meetings with external and internal stakeholders. The following slides are based on the info gathered. See backup for additional info.

- Meetings with residents of Springhill, Porters Quarters, and Duckpond neighborhoods, Matheson Museum leadership, downtown business and property owners, local developers, and architects/planners.
- Meetings and communications with City and GRU Management, and GRU, GCRA, PWD, PRCA, Sustainable Development, Transportation, Communications & Engagement, and Office of Equity staff.

GCRA Advisory Board, May 18, 2021

Recommendation to the City Commission, passed unanimously:

The GCRAAB support the Power District Redevelopment strategy (a.k.a., 2013 Master Plan) with five recommendations for the City Commission:

1. To reconsider inclusion of the **Rosa Parks Transit Station*** and the **former RTS*** properties in public service.
2. Consider extending the protections around the **McRorie Community Garden***.
3. Emphasize **smaller scale buildings** with opportunities to access **recreation**.
4. Have city staff **engage neighborhoods** prior to returning to the City Commission.
5. To include daylighting of the **Sweetwater Creek** and extending the park down to Depot Park and include the area east of the creek.

*property not included in the proposed 2023 Power District boundary

Conceptual Plan by Springhill Neighbors, 2021

Mixed Income Housing

Garden & Park

Parking Garage

Parking

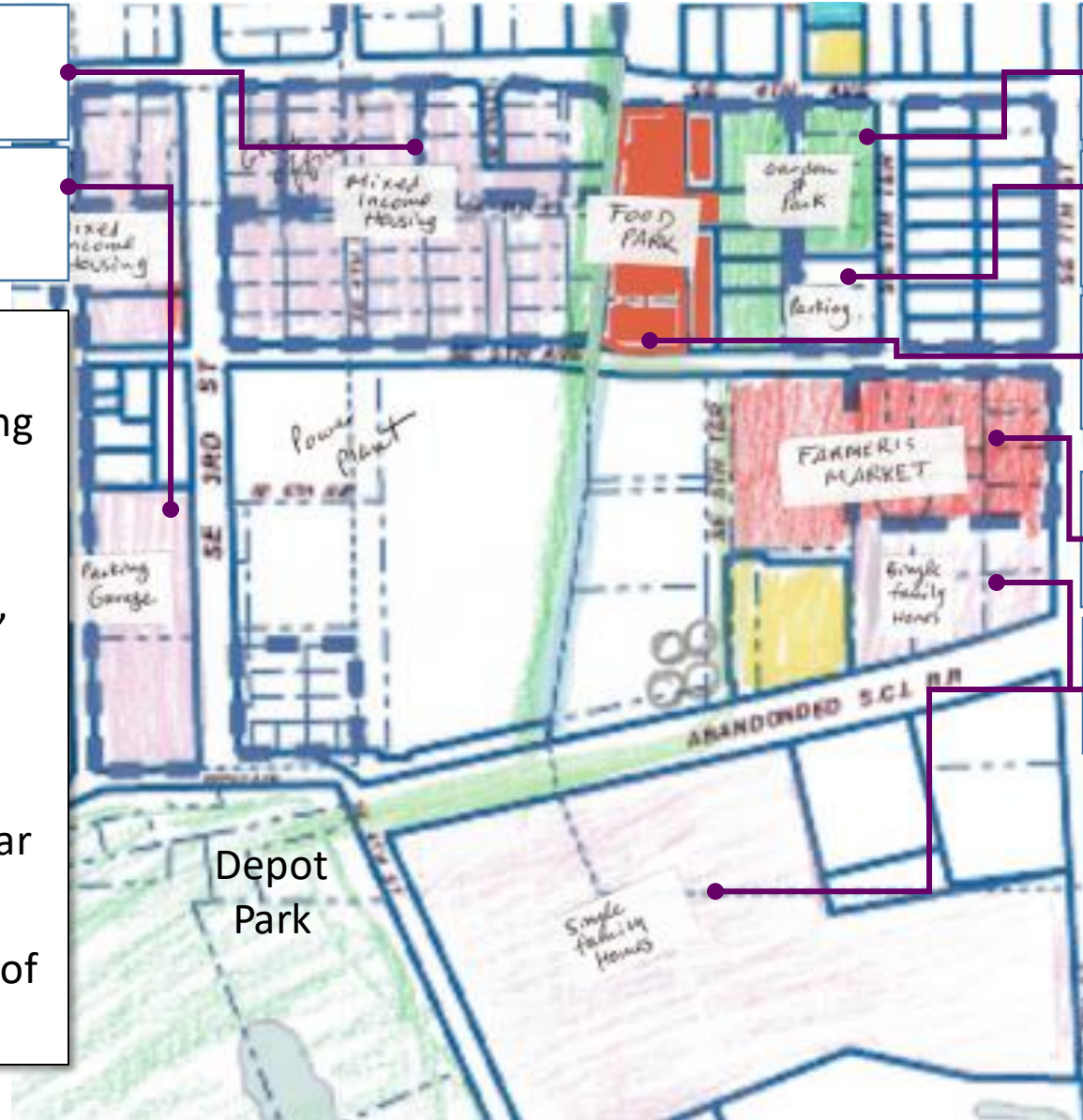
Key ideas:

- Green buffer between existing neighborhood and new development
- Recreation, public amenities, and single-family housing around the green buffer and existing homes
- Continuous north-south linear park
- Mixed-income housing west of Sweetwater Creek

Food Park

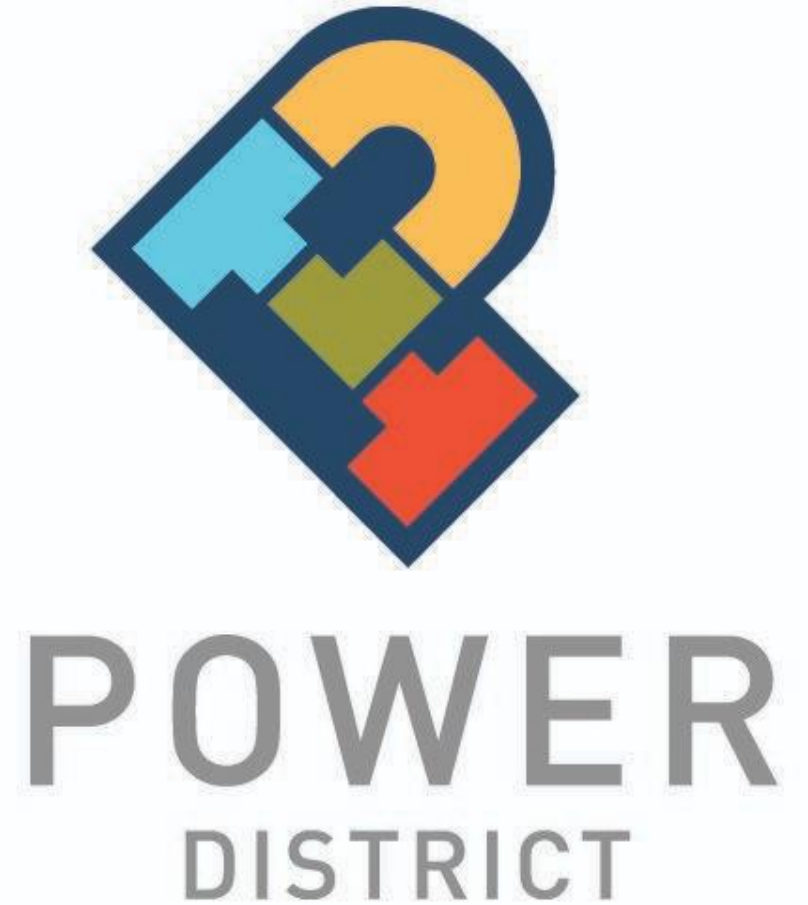
Farmers Market

Single Family Homes



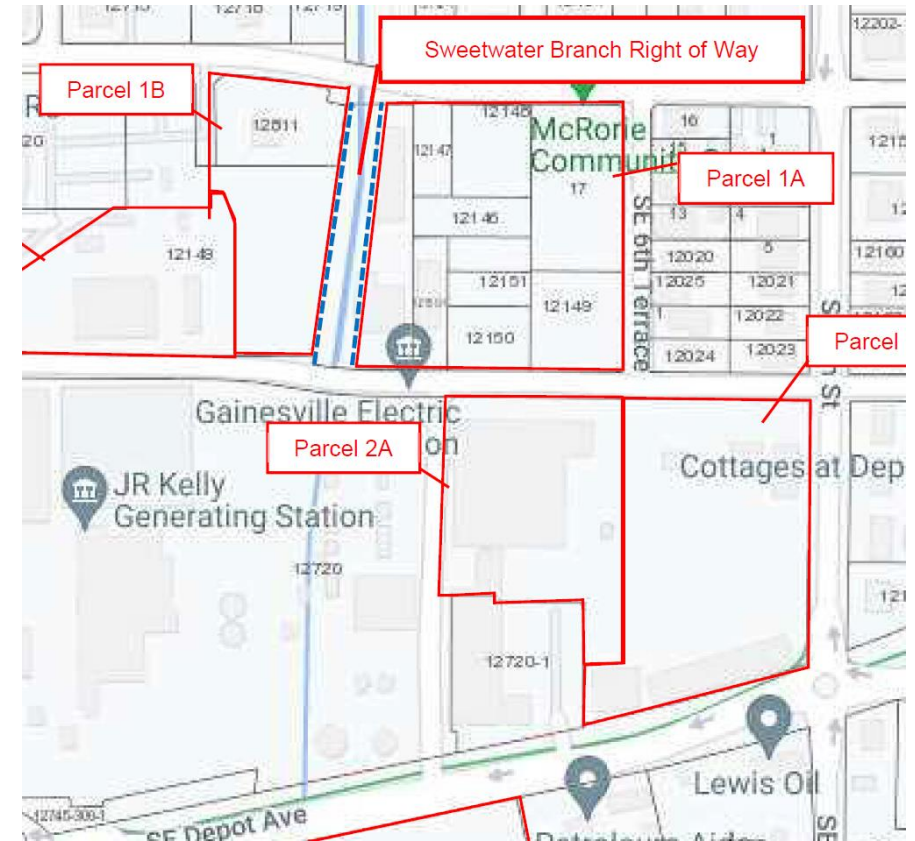
B.

Greenway &
Sweetwater Creek
Daylighting



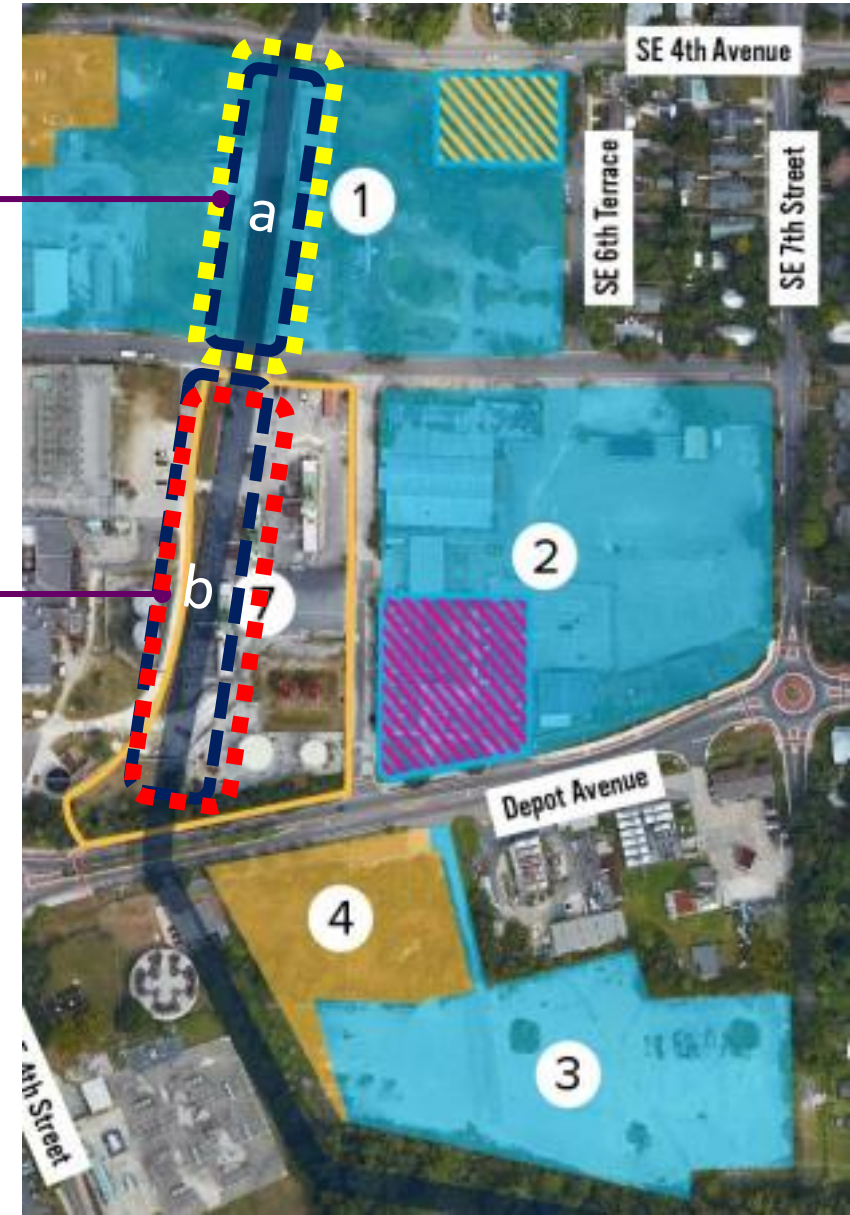
Greenway & Creek daylighting corridor

- Currently, the Sweetwater Creek is piped from SE 4th Ave onwards to the south.
- A portion of property between Parcels 1A & 1B, up to 150' wide, will be retained by the City along the creek for greenway connectivity and/or future day lighting.



Greenway & Creek daylighting corridor

- The 2015 *Sweetwater Branch Daylighting Feasibility Analysis* explored daylighting the creek between SE 4th Ave and SE 5th Ave (400 ft. long). It also included a **Greenway alternative** - a continuous recreational greenspace is achievable even without day lighting the creek.
- The piped segment between SW 5th Ave and Depot Park (650 ft. long) is in the Kelly Power Plant parcel and is not available for daylighting due to engineering control compliance.



C.

Current Conditions:
Site Appraisal, Building
Conditions & Environmental

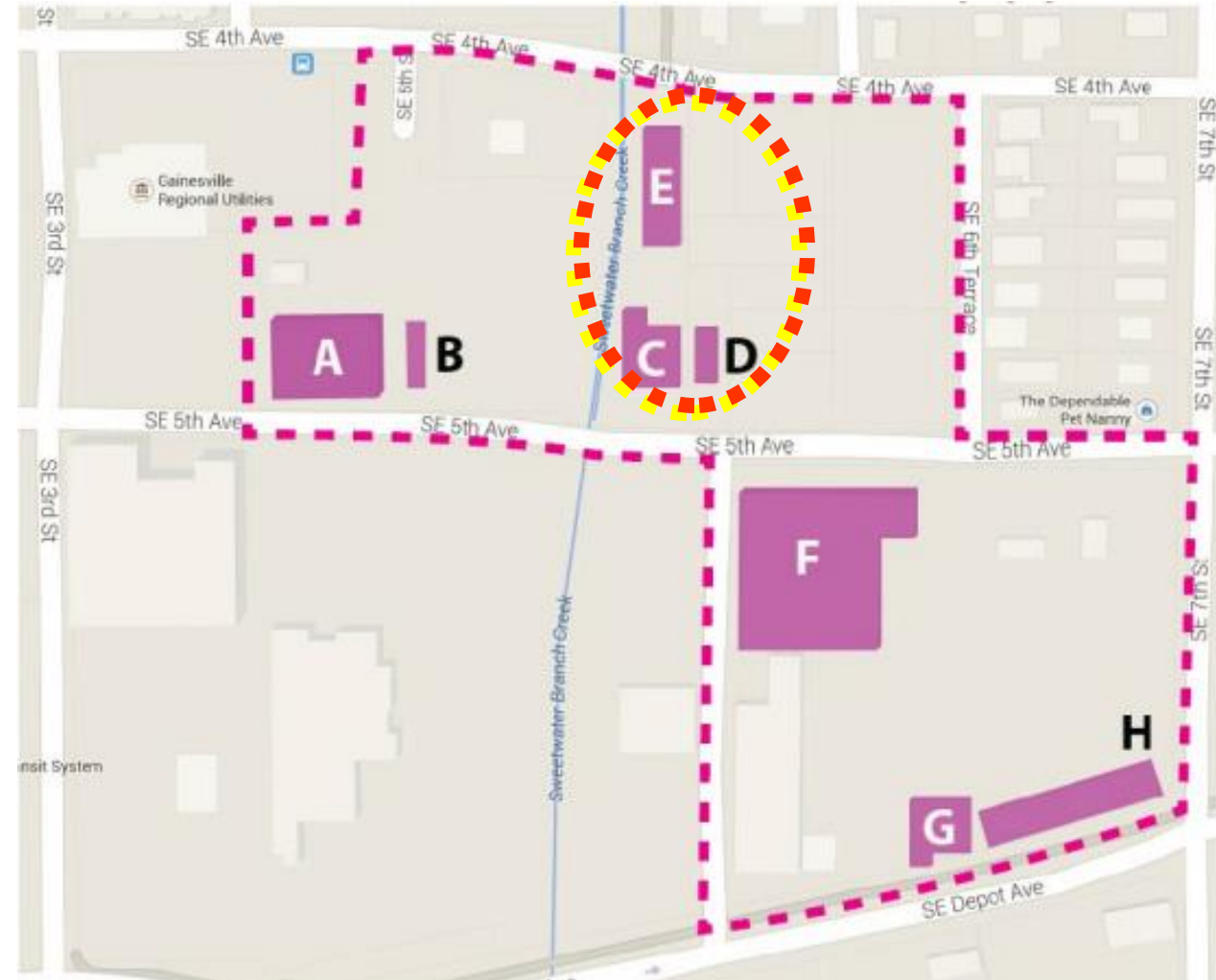


Parcel 1A – W/WW & Field Services Buildings C, D & E

2023-321A

- 3.35 ± acres with 13,933 SF building space
- Current building conditions
 - Overall poor condition
 - Functionally obsolete & at the end of economic life
 - Should be demolished for Highest & Best Use
 - Sweetwater Creek Right of Way Corridor encroachment
- Estimated 2023 Market Value (with demolition adjustments and creek considerations)

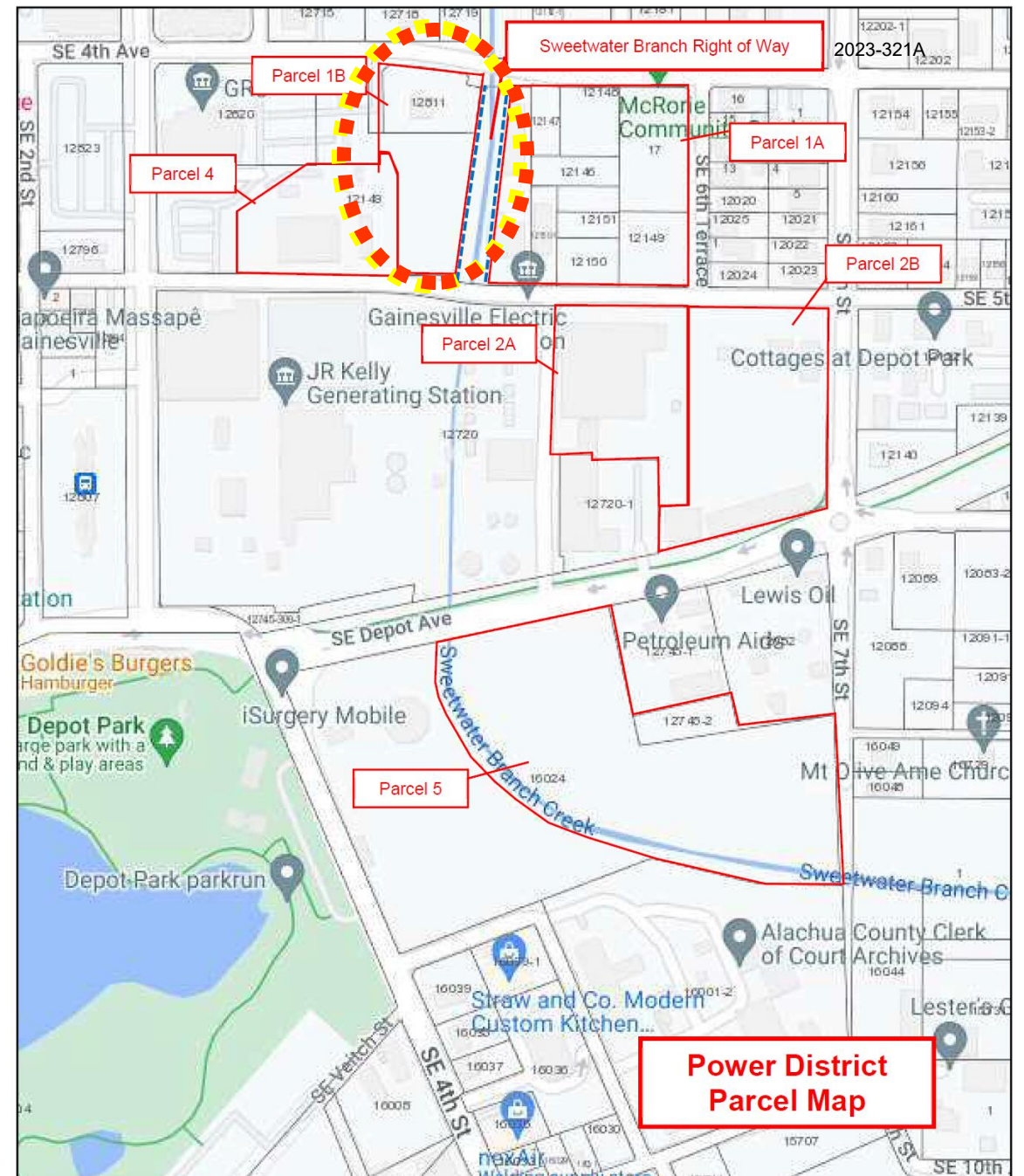
\$2,540,000



Parcel 1B – Vacant Land

- 1.56 ± acres
- Site Restraints
 - Existing water retention basin
 - Creek setback
- Estimated 2023 Market Value (with adjustment for water retention basin & creek)

\$1,140,000

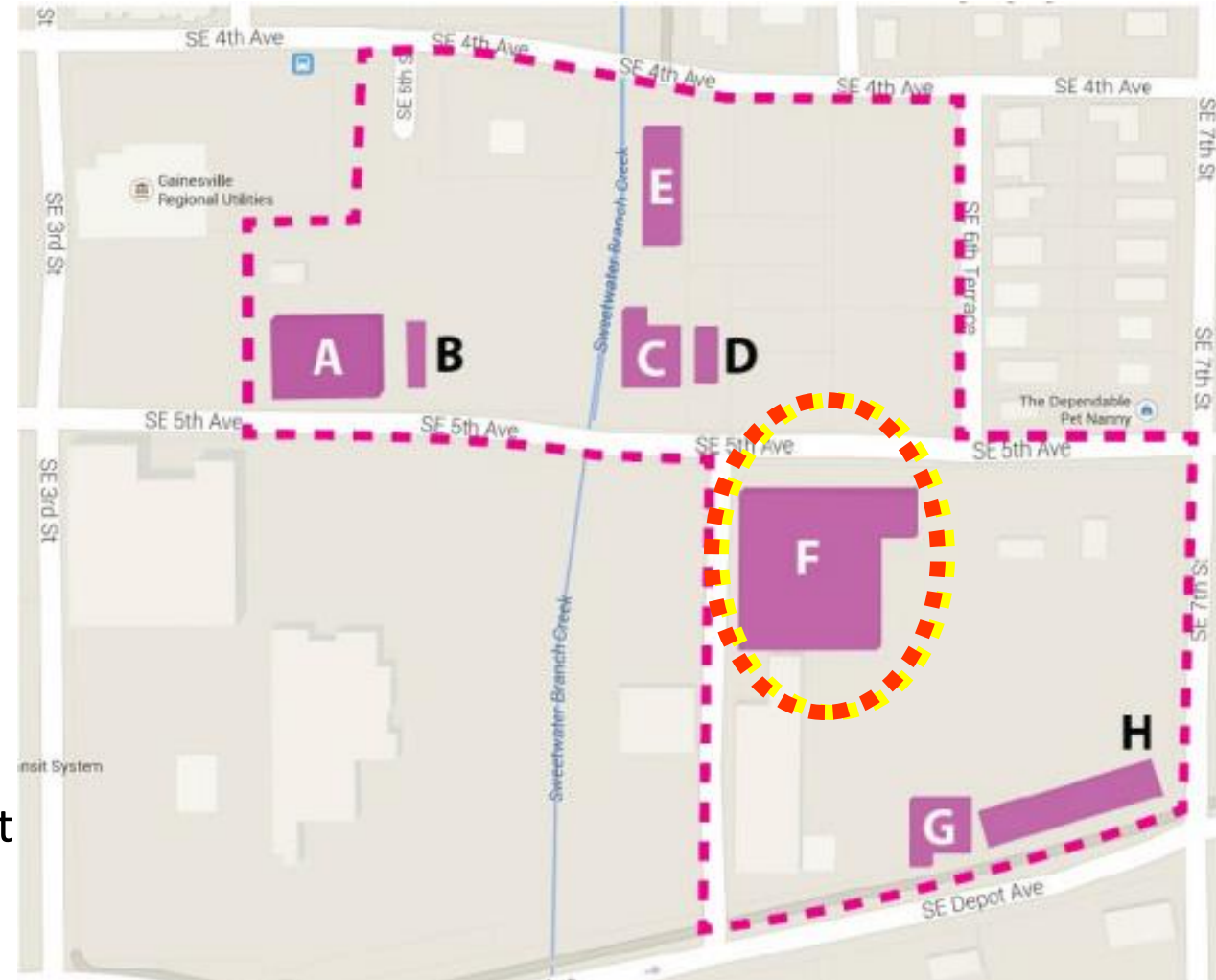


Parcel 2A – Warehouse Building F

2023-321A

- 1.92 ± acres with 36,660 SF buildingspace
- Current building condition
 - Overall poor condition
 - Substantial renovation/remodeling
 - Two development options
 - 1) Demolish & redevelop vacant land
 - 2) Renovate/remodel (\$4.6 Million)
- Estimated 2023 Market Value (with demolition adjustments – greater market appeal, Highest & Best Use)

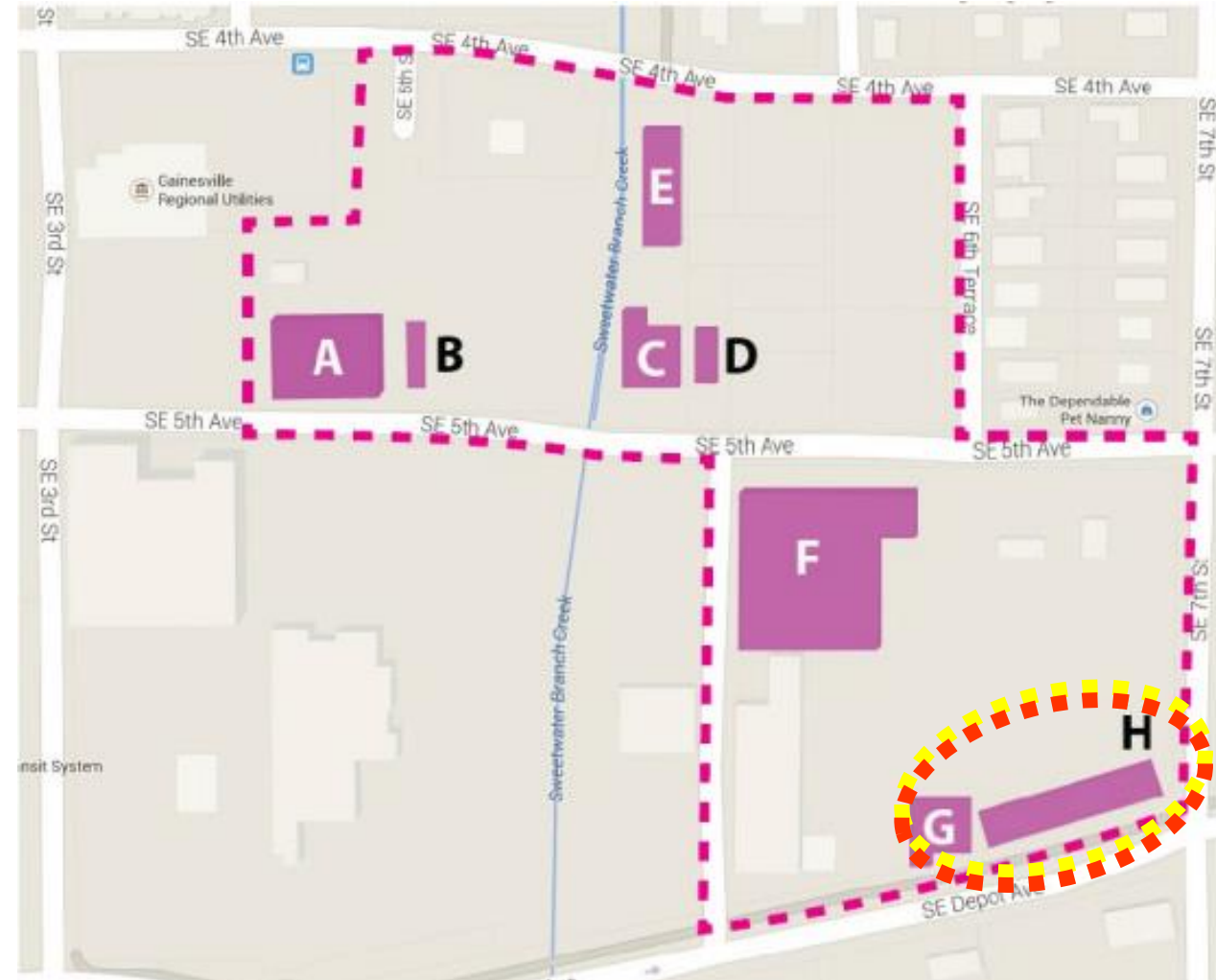
\$750,000



Parcel 2B – Buildings G & H

- 2.93 ± acres with 10,557 SF buildingspace
- Current building conditions
 - Overall poor condition
 - Functionally obsolete & at the end of economic life
 - Should be demolished for Highest & Best Use
- Estimated 2023 Market Value (with demolition adjustments)

\$2,390,000



Parcel 4 – Fleet Garage Buildings A & B

- 1.74 ± acres with 13,825 SF buildingspace
- Current building conditions
 - Overall fair condition
 - Two development options
 - 1) Demolish & redevelop vacant land
 - 2) Renovate/remodel (\$2 Million)
- Estimated 2023 Market Value (with demolition adjustments - greater market appeal, Highest & Best Use)

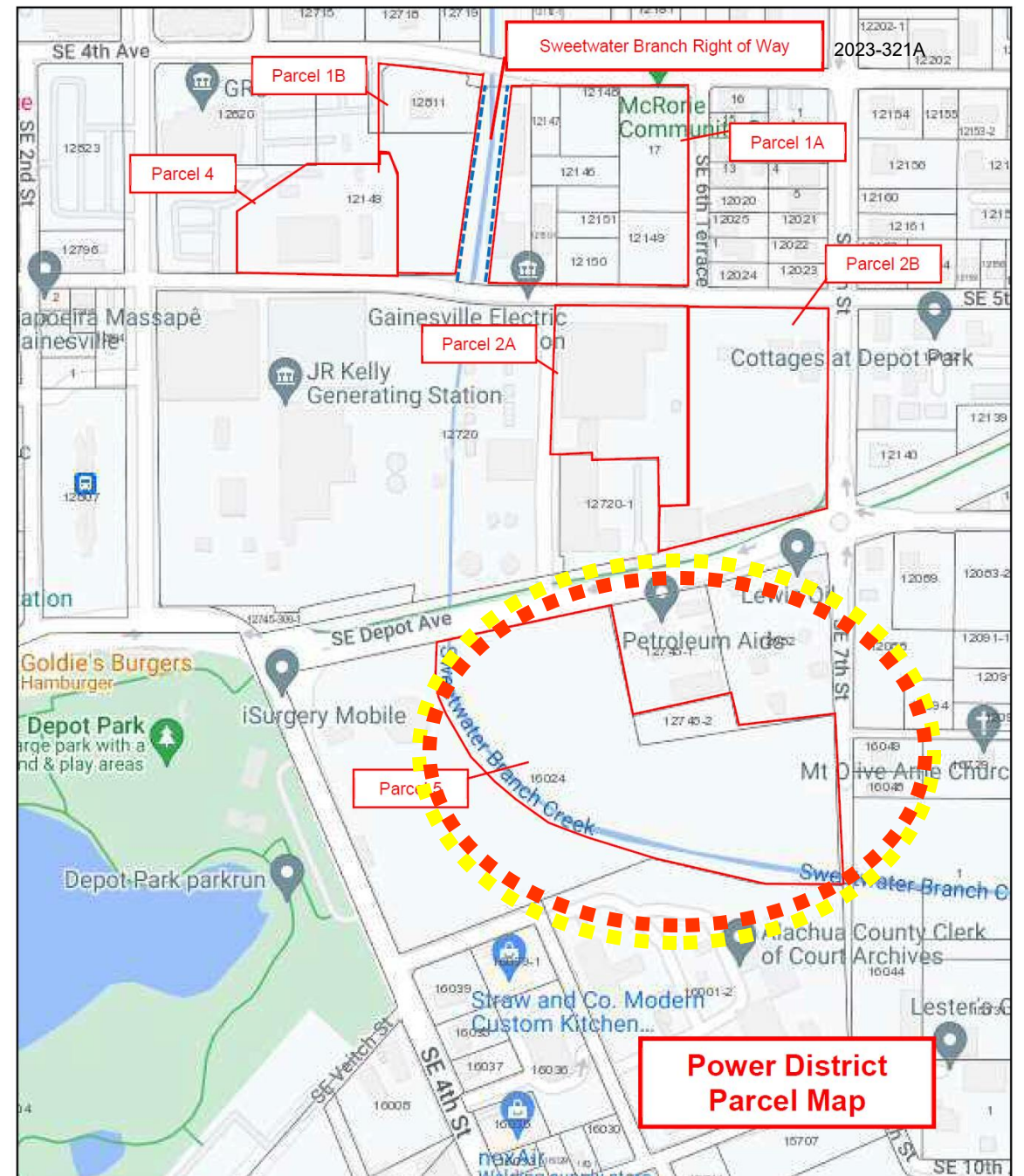
\$1,220,000



Parcel 5 – Vacant Land

- 5.7 ± acres
- Site restraints
 - 3 ± acres of restricted use due to high voltage electric lines and creek setback
 - Concrete retaining wall for old water tank yard
- Estimated 2023 Market Value (with adjustment for transmission easement & creek setback)

\$510,000



GRU Administration Building & West Parking Lot

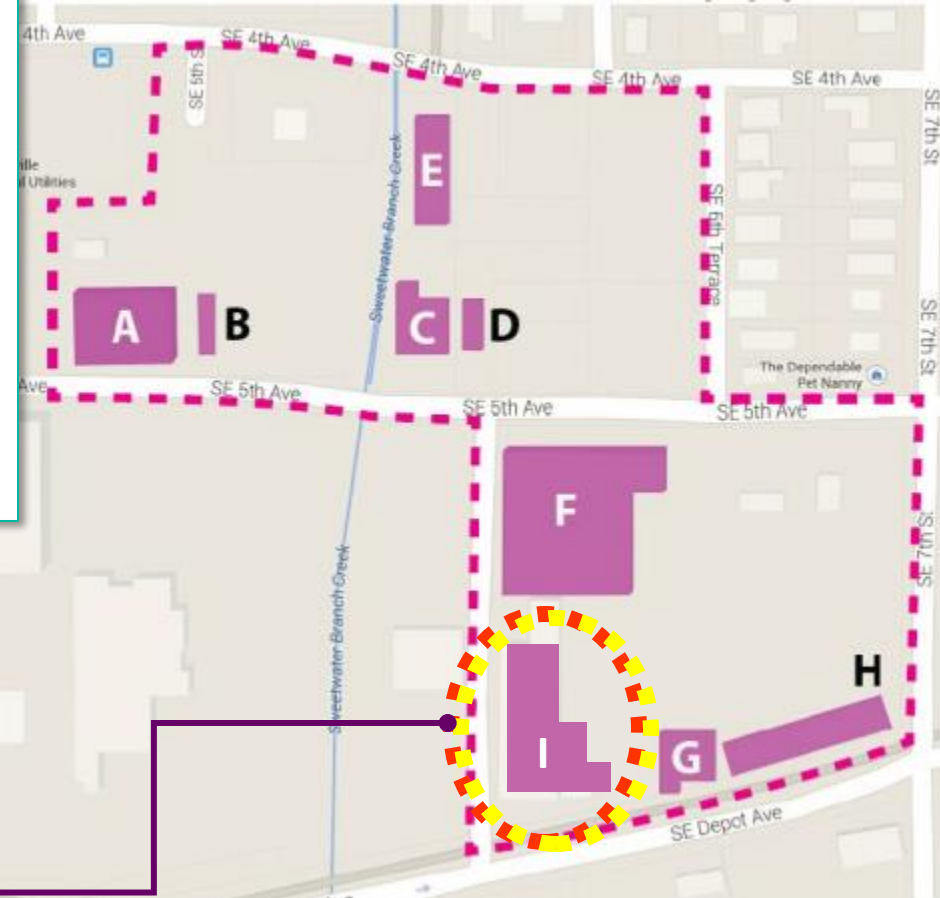
- **GRU Administration Building**
 - 2.82 ± acres with 71,725 SF office building
 - Overall good building condition
 - No environmental conditions
 - Challenges with relocation costs for existing staff and operations
- Estimated 2023 Market Value **\$12,300,000**
- **West Parking Lot**
 - 1.53 ± acre parking lot
 - No environmental conditions
- Estimated 2023 Market Value **\$1,975,000**



Catalyst Building

Building I: Catalyst Building (22,000 SF)

- City owned 1-acre site includes the Catalyst Building, 32 parking spaces, and yard
- Very good condition. Full adaptive reuse renovation in 2013 (\$2.25M City investment)
- The building has been leased to Teledyne. Teledyne wishes to occupy a smaller footprint in the building. Per current negotiations, from Oct. 1, 2023, to Sept. 30, 2025, Teledyne will lease 7,500 SF at a \$29,563 monthly rent.



Environmental

2023-321A

❖ Parcels 1A, 1B, 2A & 2B – Phase 1 & 2 completed

- 2007 Phase 1 Site Assessment—Recommended Phase 2
- 2011 Phase 2
 - Soil, groundwater & building samples taken
 - Recommended monitoring wells & additional soils testing
- 2012 Further assessment performed as recommended
 - 3 groundwater monitoring wells installed on Parcel 1B; no exceedances noted for Groundwater Cleanup Target Levels
 - Consultant recommended additional soil testing during future development

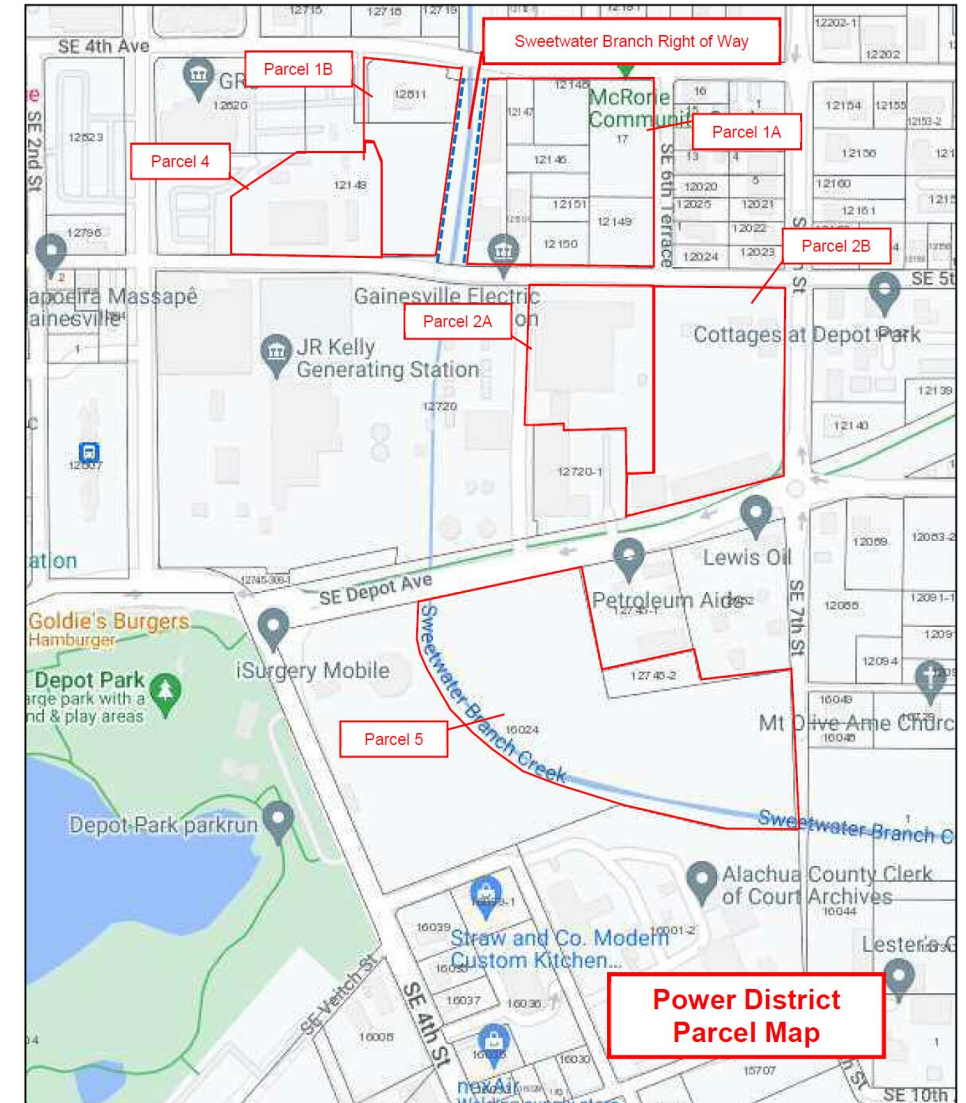
❖ Parcel 4 – Fleet Garage – Phase 1 & 2 completed

- 2015 Phase 1 & 2 Site Assessments
 - Consultant recommended additional groundwater soil testing during future development
- 2016 Underground storage tanks removed and site closure assessments performed with the State
 - No soil or groundwater impacts were encountered above regulatory levels

❖ Parcel 5 - Phase 1 completed

- 2007 Phase 1 Site Assessment
 - Recommended soil testing if developed.

❖ *HAZMAT abatement/remediation required for all buildings that are either remodeled or demolished for lead, asbestos and/or mold*



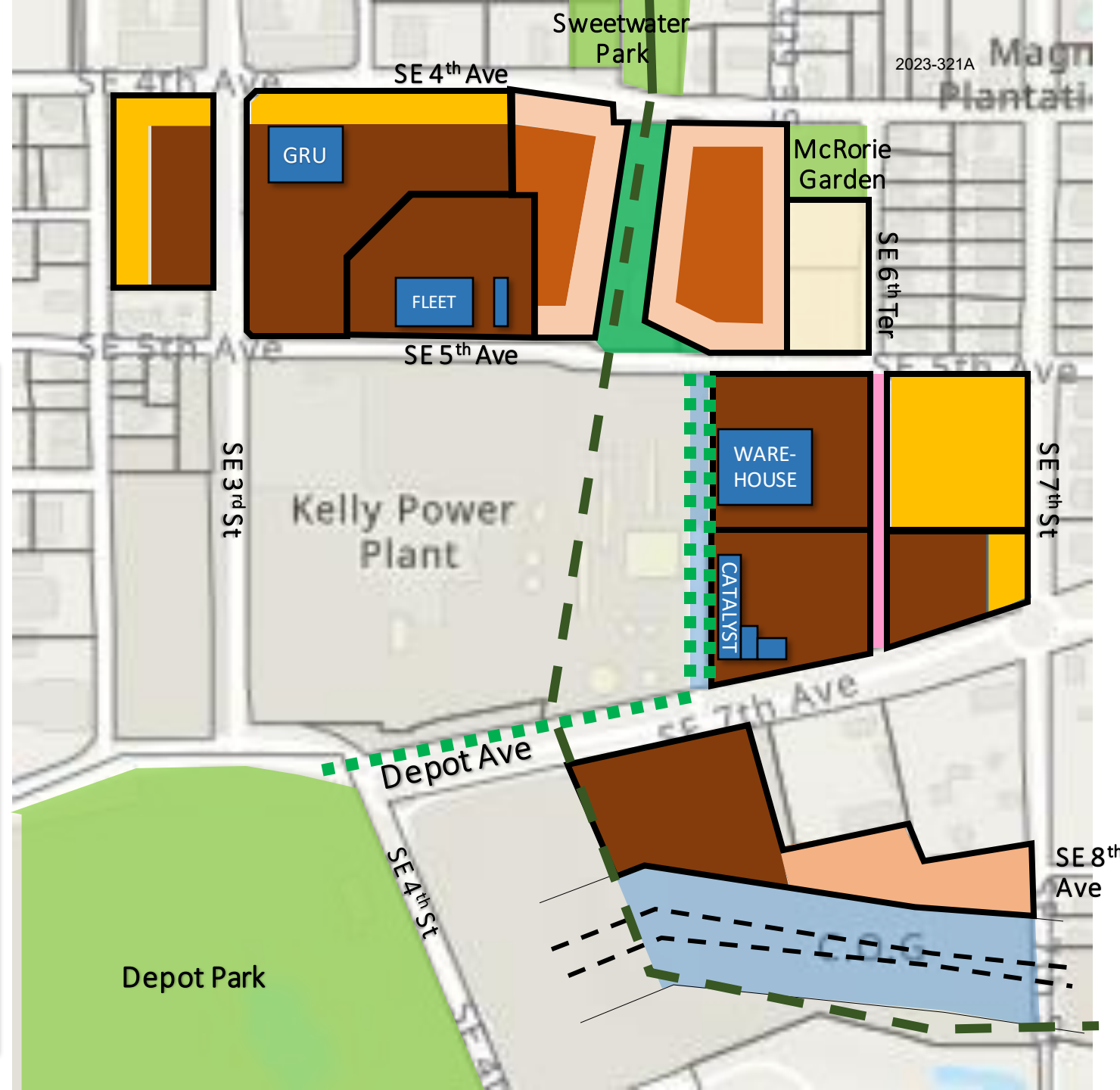
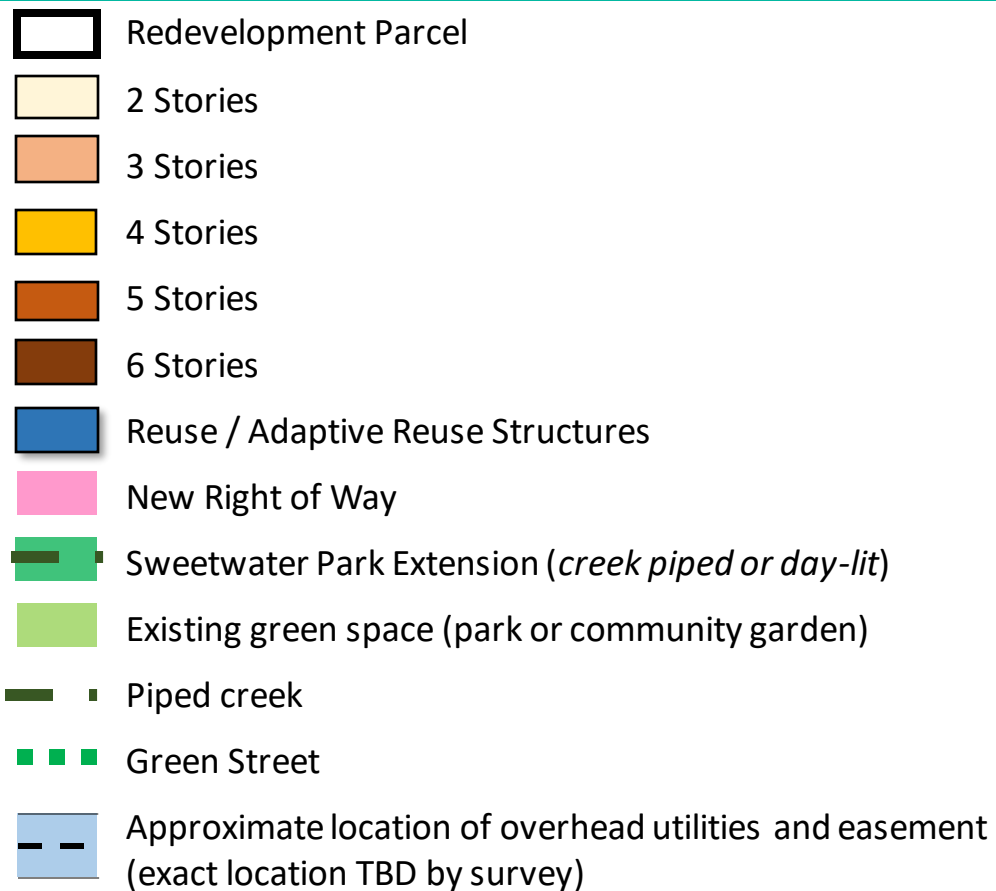
D.

2023 Concept Plan Proposed Parcels and Building Heights



2023 Power District Concept Plan

Proposed Redevelopment Parcels, Adaptive Reuse Buildings, Building Heights, & Green Network



E.

Disposition & Infrastructure



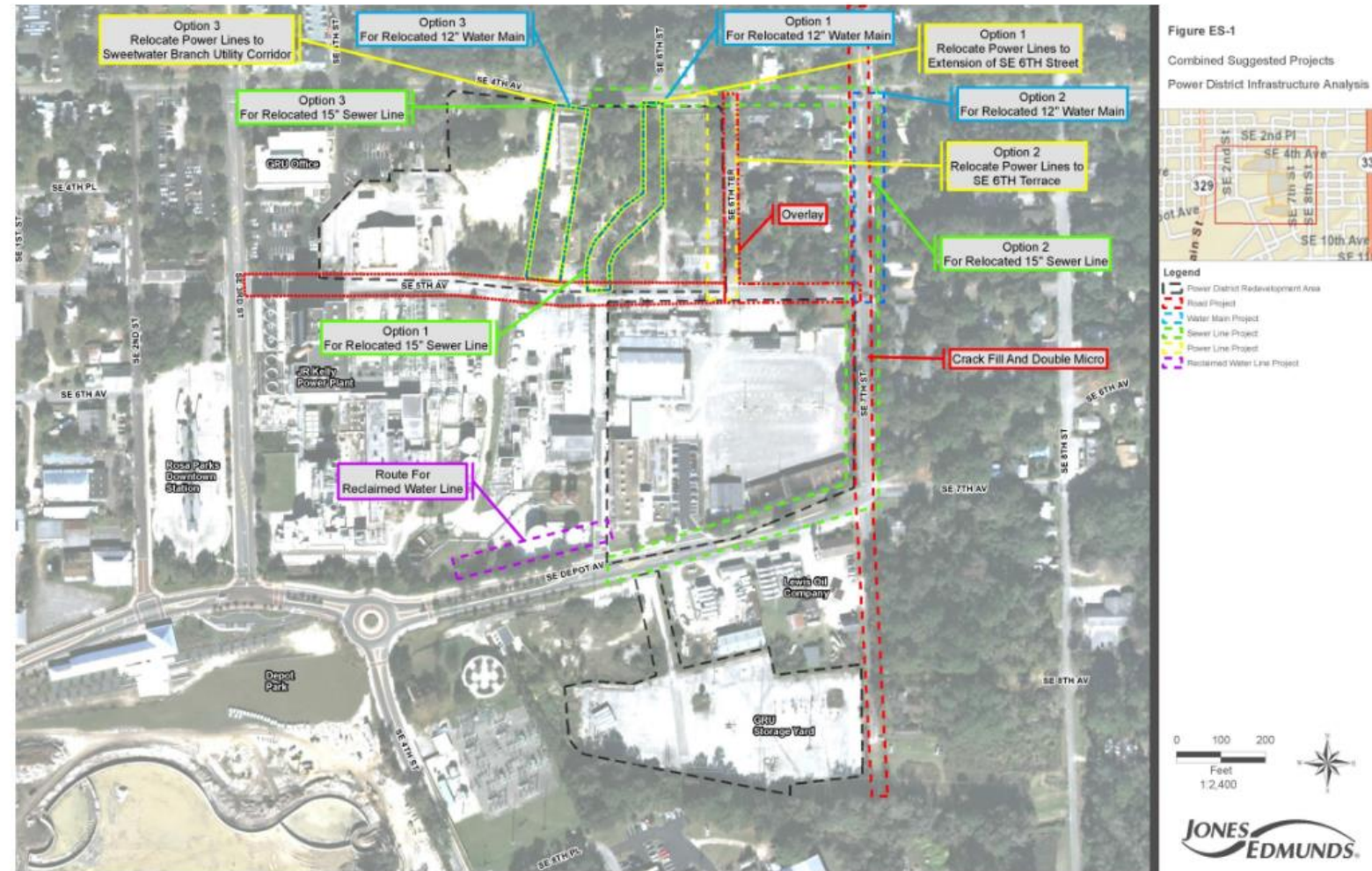
Disposition & Local Developer Involvement

- Subdivide property into smaller parcels, and sell to multiple developers
- Each parcel will be offered for negotiations via a Request For Bid process
- Meeting the District's vision and desired character, as well as the fiscal benefits, will be the basis for rating the offers
- Encourage local developers' participation
- GRU & City project team shall oversee the integrity of the development to support its vision for the Power District

Infrastructure

- Infrastructure upgrades are needed to support growth. See *Power District Infrastructure Analysis Report*, 2015 in backup.
- In its 2017 Solicitations for Disposition to Developer, Cross Street estimated Infrastructure improvements at \$9,678,366 (excluding creek daylighting, garage, and lease incentives).
- The GCRA has \$363,000 earmarked for the Power District.

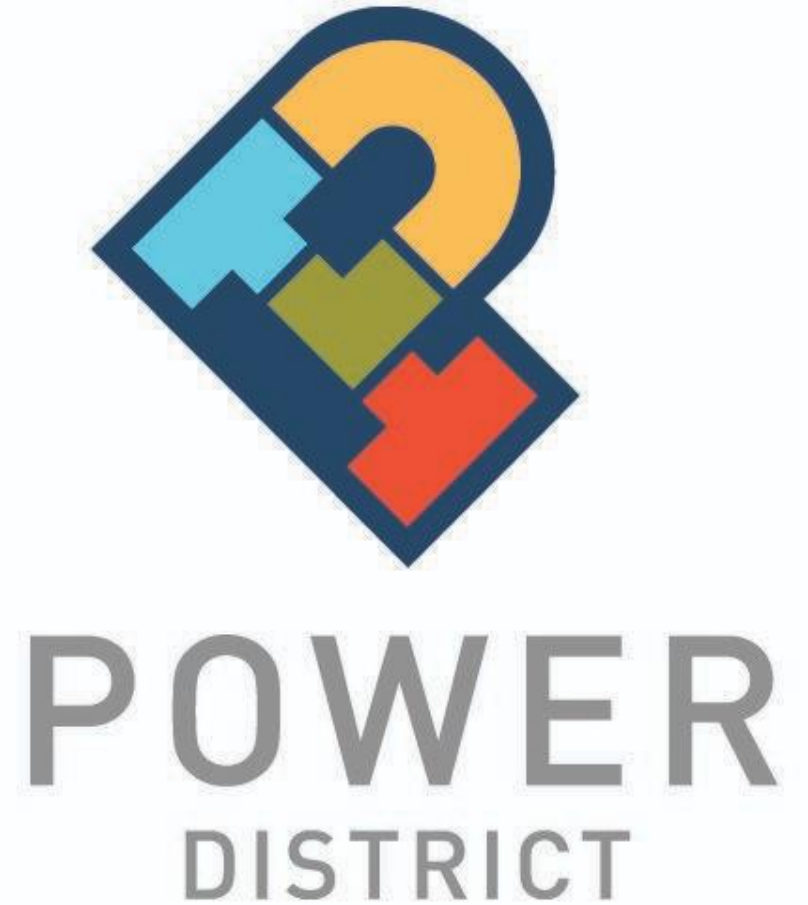
Figure ES-1 Combined Suggested Projects



Combined Suggested Projects map, Power District Infrastructure Analysis, 2015

E.

Recommendations



Recommendations

City Manager and General Manager to the City Commission: Direct Staff to

1. Parcelize the Power District property into the proposed redevelopment parcels.
2. Update zoning and land use to reflect 2023 Power District Concept Plan.
3. Solicit Request For Bid for the Power District parcels.
4. Reallocate the remaining GCRA Power District funding to the Downtown Strategic Plan implementation.

