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# MEETING NOTICE

## CLEARINGHOUSE COMMITTEE

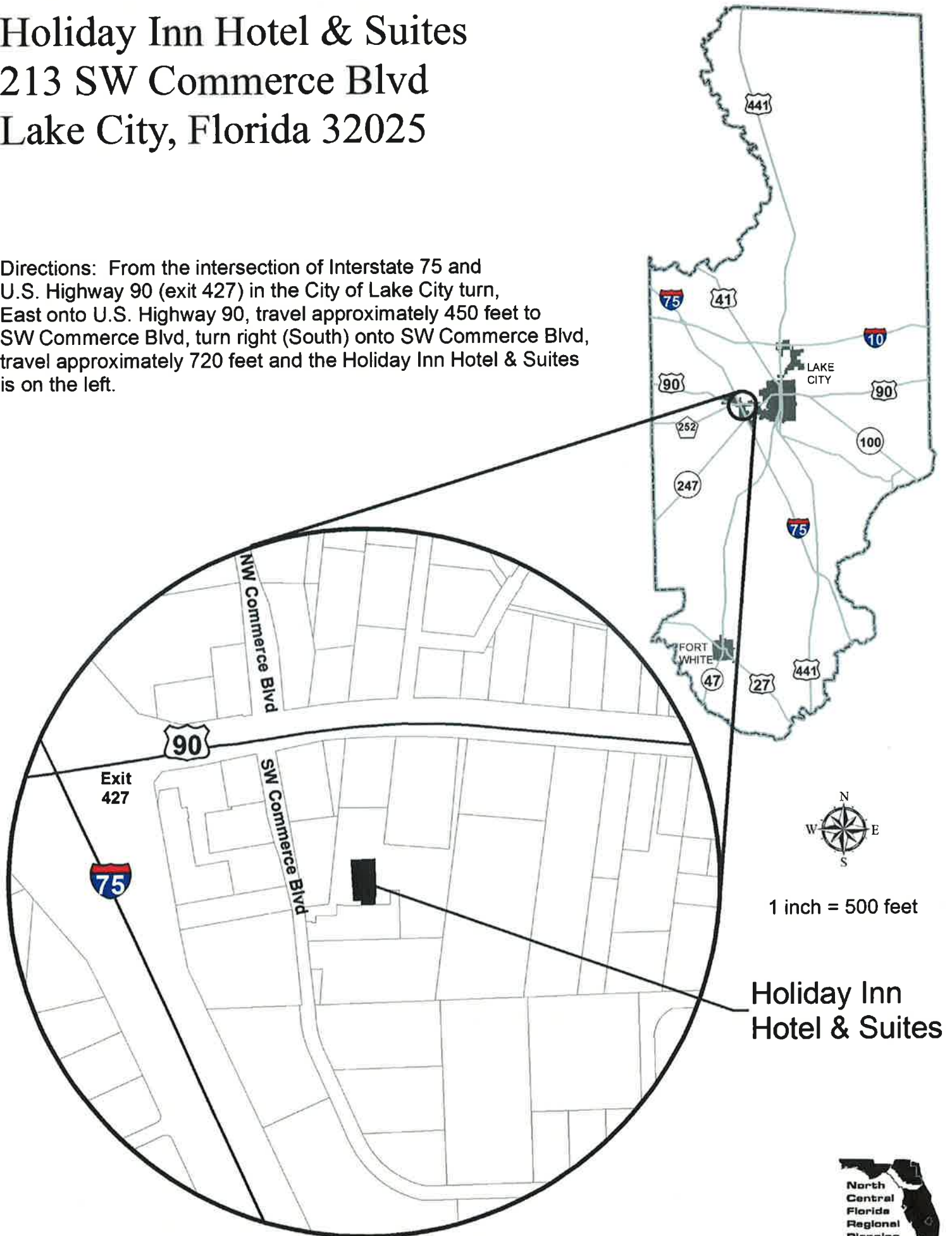
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **August 24, 2017**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(Location Map on Back)

# Holiday Inn Hotel & Suites

213 SW Commerce Blvd  
Lake City, Florida 32025

Directions: From the intersection of Interstate 75 and U.S. Highway 90 (exit 427) in the City of Lake City turn, East onto U.S. Highway 90, travel approximately 450 feet to SW Commerce Blvd, turn right (South) onto SW Commerce Blvd, travel approximately 720 feet and the Holiday Inn Hotel & Suites is on the left.





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## AGENDA

### CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites  
Lake City, Florida

August 24, 2017  
6:00 p.m.

#### **PAGE NO.**

I.	APPROVAL OF THE JUNE 22, 2017 MEETING MINUTES	<b>5</b>
II.	COMMITTEE-LEVEL REVIEW ITEMS	
	<u>Comprehensive Plan Amendments</u>	
	#98 - Alachua County Comprehensive Plan Adopted Amendments (DEO 17-2ESR and 17-3ESR)	<b>9</b>
	#99 - City of Gainesville Comprehensive Plan Adopted Amendments (DEO 17-2ESR)	<b>31</b>
	#100 - Alachua County Comprehensive Plan Draft Amendment (DEO No. 17-4ESR)	<b>77</b>



NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL  
CLEARINGHOUSE COMMITTEE  
MINUTES

Holiday Inn Hotel and Suites  
Lake City, Florida

June 22, 2017  
6:00 p.m.

MEMBERS PRESENT

Beth Burnam  
Jim Catron  
William Hunter  
Larry Sessions, Vice-Chair  
Helen Warren  
Stephen Witt

MEMBERS ABSENT

John Meeks  
James Montgomery, Chair  
Mike Williams

STAFF PRESENT

Steven Dopp

Noting the presence of a quorum, the meeting came to order at 6:05 p.m.

Noting the absence of the Chair and Vice-Chair, the Committee selected an interim Chair for the meeting.

**ACTION: It was moved by Mr. Hunter and seconded by Commissioner Catron for Commissioner Burnam to serve as interim Chair for the meeting. The motion carried unanimously.**

I. APPROVAL OF THE MAY 25, 2017 MEETING MINUTES

**ACTION: It was moved by Commissioner Catron and seconded by Mr. Hunter to approve the May 25, 2017 meeting minutes as circulated. The motion carried unanimously.**

Vice-Chair Sessions joined the meeting.

II. COMMITTEE-LEVEL REVIEW ITEMS

- #85 - City of Gainesville Comprehensive Plan Draft Amendments (DEO No. 17-2ESR)
- #86 - Alachua County Comprehensive Plan Draft Amendments (DEO No. 17-3ESR)
- #87 - Lafayette County Comprehensive Plan Adopted Amendment (DEO No. 17-1ER)
- #88 - Town of LaCrosse Comprehensive Plan Adopted Amendment (DEO No. 17-1ER)
- #89 - Alachua County Comprehensive Plan Adopted Amendment (DEO No. 17-1ESR)
- #90 - City of Hawthorne Comprehensive Plan Draft Amendment (DEO No. 17-1ESR)
- #91 - City of Newberry Comprehensive Plan Adopted Amendment (DEO No. 17-1ER)

The Committee agreed by consensus to group these items for purposes of Clearinghouse Committee review. Mr. Dopp stated that the staff reports find the Comprehensive Plans, as amended, are not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments.

**ACTION:** It was moved by Mayor Witt and seconded by Mr. Hunter to approve the staff reports as circulated. The motion carried unanimously.

#92 - Hamilton Comprehensive Plan Adopted Amendment (DEO No. 17-1DRI)

Mr. Dopp stated that the staff report finds the County Comprehensive Plan, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional significance. Mr. Dopp further stated that the staff report finds the County Comprehensive Plan, as amended, may result in significant adverse impacts to the Regional Road Network and an adjacent local government. He noted that the staff report recommends the County adopt Transportation Planning Best Practices contained in the regional plan as goals and policies in the County Comprehensive Plan to mitigate adverse impacts.

**ACTION:** It was moved by Commissioner Catron and seconded by Mr. Hunter to approve the staff report as circulated. The motion carried unanimously.

The meeting adjourned at 6:30 p.m.

---

James Montgomery, Chair

8/24/17

**COMMITTEE-LEVEL ITEMS**





**FLORIDA REGIONAL COUNCILS ASSOCIATION  
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central FL  
Review Date: 8/24/17  
Amendment Type: Adopted Amendments

Regional Planning Council Item No.: 98  
Local Government: Alachua County  
Local Government Item Nos.: CPA-01-17,  
CA-02-17, & CPA-04-17  
State Land Planning Agency Item Nos.: 17-2ESR &  
17-3ESR

Date Mailed to Local Government and State Land Planning Agency: 8/25/17 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

**DESCRIPTION OF AMENDMENTS**

County item CPA-01-17 reclassifies 27.3 acres on the Future Land Use Map from Recreational to Medium Density Residential (4-8 dwelling units per acre).

County item CPA-02-17 reclassifies 43.63 acres on the Future Land Use Map from Recreational to Medium Density Residential (4-8 dwelling units per acre) (see attached).

County item CPA-04-17 deletes airport hazard area maps from the County Comprehensive Plan and amends Future Land Use Element Policy 1.2.2 and Transportation Mobility Element Policy 3.1.1 to provide for airport protection zone regulations to be adopted in the County land development regulations (see attached).

**1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN**

The subject properties of County items CPA-01-17 and CPA-02-17 are located within one-half mile of State Road 26, which is identified and mapped as part of the Regional Road Network in the North Central Florida Strategic Regional Policy Plan. The local government staff reports indicate that the amendments are not anticipated to negatively impact roadway level of service. Additionally, the staff reports note that the properties are located within an Urban Cluster and that the County has adopted a Multi-modal Transportation Mitigation program to address transportation improvements needed to support development within the Urban Cluster. Therefore, no significant adverse impacts are anticipated to occur to State Road 26 as a result of the amendments (see attached).

The subject properties of County items CPA-01-17 and CPA-02-17 are located within an Area of High Recharge Potential to the Floridan Aquifer, a Natural Resource of Regional Significance as identified and mapped in the regional plan. Nevertheless, no significant adverse impacts to the Natural Resource of Regional Significance are anticipated as a result of the amendment as the County Comprehensive Plan contains policy direction to minimize adverse impacts to the Floridan Aquifer (see attached).

County item CPA-04-17 is not anticipated to result in significant adverse impacts to regional facilities, Natural Resources of Regional Significance or adjoining local governments as they do not result in a change in allowable uses, densities or intensities of use.

**2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION**

The County Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

**Request a copy of the adopted version of the amendments?**

Yes \_\_\_\_\_ No \_\_\_\_\_  
Not Applicable \_\_\_\_\_ X \_\_\_\_\_

It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

**EXCERPTS FROM THE  
COUNTY COMPREHENSIVE PLAN AMENDMENTS  
AND LOCAL GOVERNMENT STAFF REPORTS**



# Alachua County

## Office of Planning and Development Staff Report

**Application Number: CPA-01-17**

**Staff Contact: Gerald L. Brewington, Sr. Planner 352-374-5249**

**Local Planning Agency**

**Hearing Date: March 15, 2017**

**Board of County Commissioners**

**Transmittal Hearing Date: April 11, 2017**

**SUBJECT:** CPA-01-17: A request for a large scale land use amendment from a Recreational Land Use designation to a Medium Density Residential (4-8 du/acre) land use designation on approximately 27.3 acres

**APPLICANT/AGENT:** eda, Inc..

**PROPERTY OWNER:** Paolita Acres, Inc.

**PROPERTY DESCRIPTION:** Location: 12730 NW 12<sup>th</sup> Road  
Parcel Number: 04314-004-000  
Section/Township/Range: 35-09-18  
Land Use: Recreational  
Zoning: PD (Planned Development) district  
Existing Use: Vacant  
Acreage: 27.3

**PREVIOUS REQUESTS:** Z-2588, ZOM-12-99, ZOM-05-03, ZOM-13-04

**ZONING VIOLATION HISTORY:** There are currently no violations on the site.

**STAFF RECOMMENDATION:** Staff recommends that the Commission transmit the proposed amendment to the Department of Economic Opportunity (DEO) for review and comment with the following bases included in the staff report.

**PC RECOMMENDATION:** The PC recommends that the Commission transmit the proposed amendment to the Department of Economic Opportunity (DEO) for review and comment with the following bases included in the staff report. (7-0)

# Alachua County Office of Planning and Development Staff Report

## Analysis of Request

### Background

The applicant is requesting a large scale land use amendment from a Recreational Land Use designation to a Medium-Density Residential (4-8 du/acre) Land Use designation. The present land use designation does not permit residential development and has no residential density associated with it. However, the approved development plan for the West End Planned Development (PD) clearly shows that the site that is the subject of this request is intended for residential development.



**Aerial View of Subject Property associated with the large-scale land use application**

# Alachua County

## Office of Planning and Development Staff Report

### Comprehensive Plan Consistency

#### Levels of Service

The Alachua County Comprehensive Plan Capital Improvement Element requires that the public facilities and services needed to support development be available concurrent with the impacts of development and that issuance of a Certificate of Level of Service Compliance (CLSC) be a condition of all final development orders. 'Concurrent' shall mean that all adopted levels of service (LOS) standards shall be maintained or achieved within a specified timeframe. Per Policy 1.2.4 of the Capital Improvements Element of the Alachua County Comprehensive Plan, LOS standards have been adopted for various types of public facilities.

#### Traffic

The subject property is located within the Urban Cluster of Alachua County. The Transportation Mobility Element establishes an areawide level of service for the Mobility Districts. Transportation facilities within the Urban Cluster continue to meet established level of service standards and any development resulting from the proposed Comprehensive Plan Amendment is not anticipated to negatively impact the level of service. Consistent with the Transportation Mobility Element, the Board of County Commissioners has adopted the Multi-modal Transportation Mitigation (MMTM) program to fund transportation improvement necessary to support development in the Urban Cluster. Any development on the subject property will mitigate its impacts through this program.

#### Water and Sewer

The site is served by central water and sewer service.

#### Drainage

Policy 1.2.4 (D) states that the minimum drainage LOS standard for residential development requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any development at this site will be required to meet this standard at the time of final DRC approval.

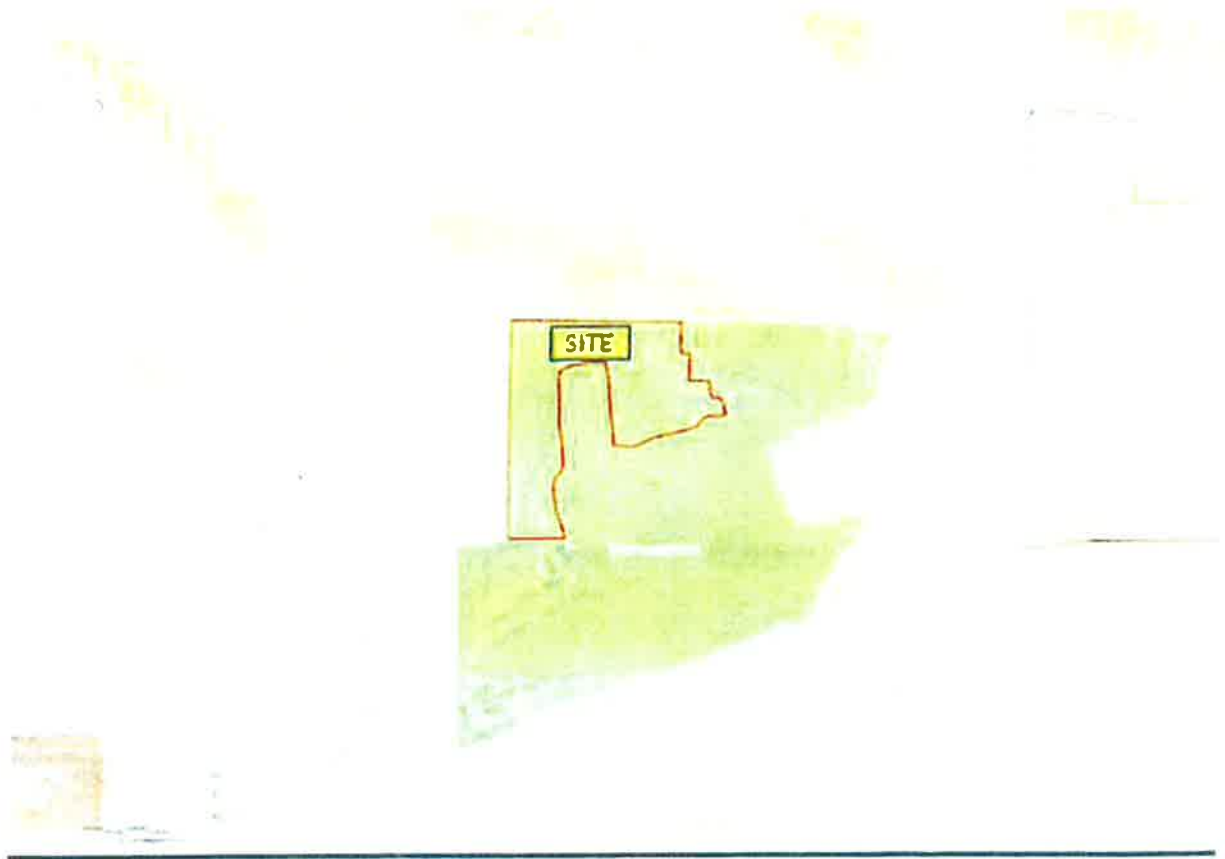
#### Emergency Services

Policy 1.2.5 (a) states that the LOS standard for fire services within the urban cluster area is as follows:

- Initial unit response within 6 minutes for 80% of all responses within 12 months.
- Fire protection service level of ISO (Insurance Service Office) Class Protection 6 or better.
- Development shall provide adequate water supply for fire suppression and

# Alachua County

## Office of Planning and Development Staff Report



### Land Use Map showing site with existing Recreational Land Use Designation

As shown in the land use map above, the vacant 27.3 acre site that is the subject of this property has a Recreational land use designation. This land use designation does not have an associated land use density for residential development and was intended only for those portions of the PD that encompass the golf course. The map also shows portions of the PD that have been developed with residential units (The Greens and the Villas) that also have a Recreation land use. These areas are the subjects of an additional large use Comprehensive Map Amendment (CPA-02-17) that is being submitted at the same time.



# Alachua County

## Office of Planning and Development Staff Report

**Application Number: CPA-02-17**

**Staff Contact: Gerald L. Brewington, Sr. Planner 352-374-5249**

**Local Planning Agency**

**Hearing Date: March 15, 2017**

**Board of County Commissioners**

**Transmittal Hearing Date: April 11, 2017**

**SUBJECT:** CPA-02-17: A request for a large scale land use amendment from a Recreational Land Use designation to a Medium Density Residential (4-8 du/acre) land use designation on approximately 43.63 acres

**APPLICANT/AGENT:** Alachua County Board of County Commissioners

**PROPERTY OWNER:** Various

**PROPERTY DESCRIPTION:** Parcel Number: Multiple  
Section/Township/Range: 35-09-18  
Land Use: Recreational  
Zoning: PD (Planned Development) district  
Existing Use: Residential  
Acreage: 43.63

**PREVIOUS REQUESTS:** Z-2588, ZOM-12-99, ZOM-05-03, ZOM-13-04

**ZONING VIOLATION HISTORY:** There are currently no violations on the site.

**STAFF RECOMMENDATION:** Staff recommends that the Commission transmit the proposed amendment to the Department of Economic Opportunity (DEO) for review and comment with the following bases included in the staff report.

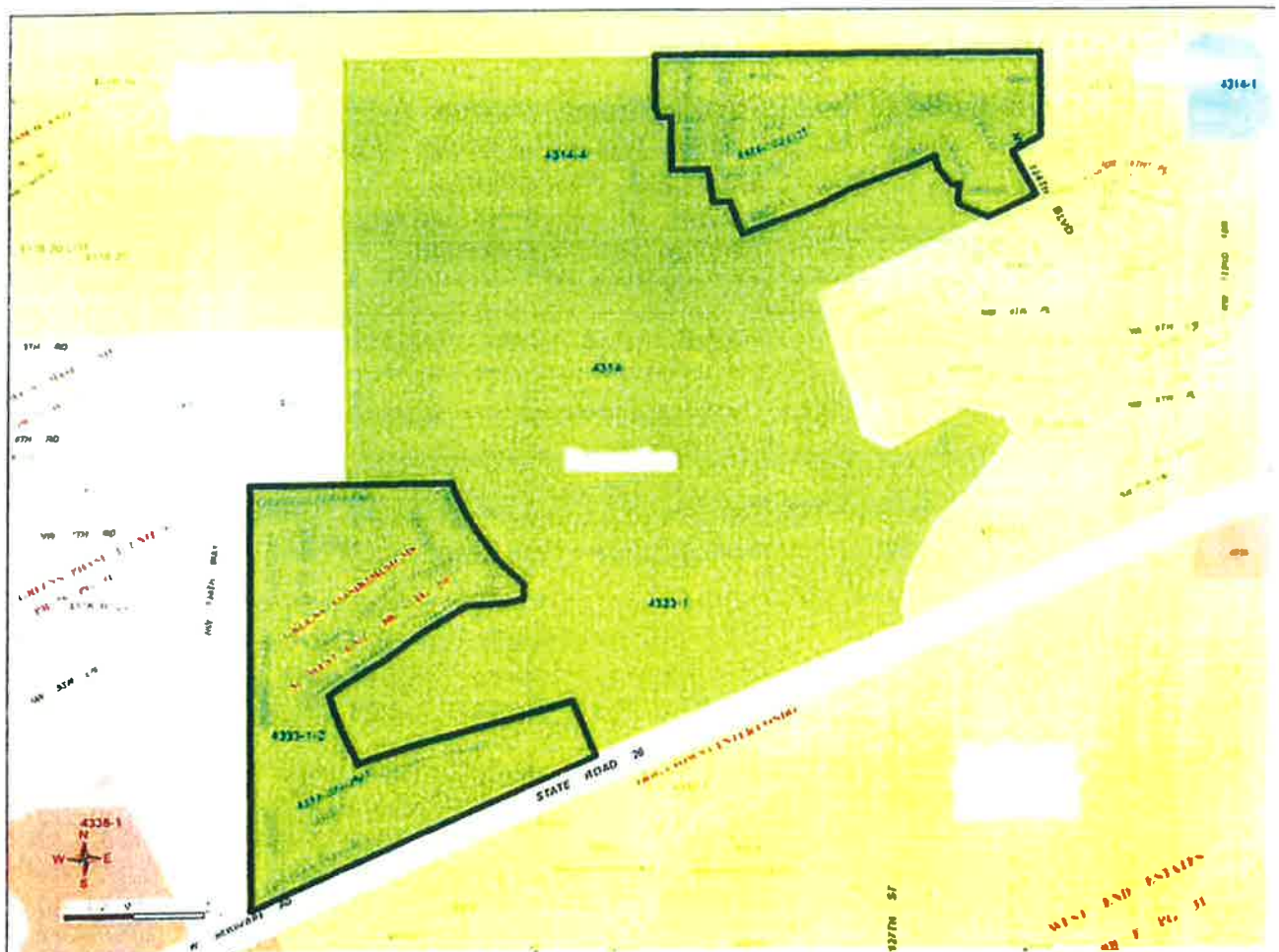
**PC RECOMMENDATION:** The PC recommends that the Commission transmit the proposed amendment to the Department of Economic Opportunity (DEO) for review and comment with the following bases included in the staff report. (7-0)

# Alachua County

## Office of Planning and Development Staff Report

### Background

Alachua County is sponsoring this application requesting a large scale land use amendment from a Recreation Land Use designation to a Medium-Density Residential (4-8 du/acre) Land Use designation on the two multi-family parcels as noted on the map below. . The present Recreation land use designation does not permit residential development and has no residential density associated with it. However, as shown on the map, residential development has occurred on these portions of the West End PD. The land use amendment will therefore assign an appropriate land use classification to this already developed property. This application is being considered in conjunction with CPA-01-17, which will address an additional 27.3 acre parcel at West End with a similar land use designation.



**Subject Property associated with the large-scale land use application**

# Alachua County

## Office of Planning and Development Staff Report

### Levels of Service

The Alachua County Comprehensive Plan Capital Improvement Element requires that the public facilities and services needed to support development be available concurrent with the impacts of development and that issuance of a Certificate of Level of Service Compliance (CLSC) be a condition of all final development orders. 'Concurrent' shall mean that all adopted levels of service (LOS) standards shall be maintained or achieved within a specified timeframe. Per Policy 1.2.4 of the Capital Improvements Element of the Alachua County Comprehensive Plan, LOS standards have been adopted for various types of public facilities.

### Traffic

The subject property is located within the Urban Cluster of Alachua County. The Transportation Mobility Element establishes an areawide level of service for the Mobility Districts. Transportation facilities within the Urban Cluster continue to meet established level of service standards and any development resulting from the proposed Comprehensive Plan Amendment is not anticipated to negatively impact the level of service. Consistent with the Transportation Mobility Element, the Board of County Commissioners has adopted the Multi-modal Transportation Mitigation (MMTM) program to fund transportation improvement necessary to support development in the Urban Cluster. Any development on the subject property will mitigate its impacts through this program.

### Water and Sewer

The site is served by central water and sewer service.

### Drainage

Policy 1.2.4 (D) states that the minimum drainage LOS standard for residential development requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any development at this site will be required to meet this standard at the time of final DRC approval.

### Emergency Services

Policy 1.2.5 (a) states that the LOS standard for fire services within the urban cluster area is as follows:

- Initial unit response within 6 minutes for 80% of all responses within 12 months.
- Fire protection service level of ISO (Insurance Service Office) Class Protection 6 or better.
- Development shall provide adequate water supply for fire suppression and protection and fire service compliant fire connections.

## Exhibit 1 – Proposed Amendments to Comprehensive Plan

### FUTURE LAND USE ELEMENT

Policy 1.2.2 The Unified Land Development Code shall contain regulations ~~In order to preclude detrimental airport noise impact on residential areas and to protect the public's investment in the Gainesville Regional Airport,~~ New residential development should be allowed only under certain conditions within the Noise Contour (Ldn DNL) lines as shown on the noise exposure maps included in the most current Part 150 Noise Study for Gainesville Regional Airport that has been determined to be compliant by the FAA, adopted on a map in the Transportation Mobility Element. In accordance with policies in the Transportation Mobility Element, compatibility will be ensured based upon the Gainesville Regional Airport FAR, Part 150 Noise Study.

### TRANSPORTATION MOBILITY ELEMENT

#### OBJECTIVE 3.1 – AVIATION

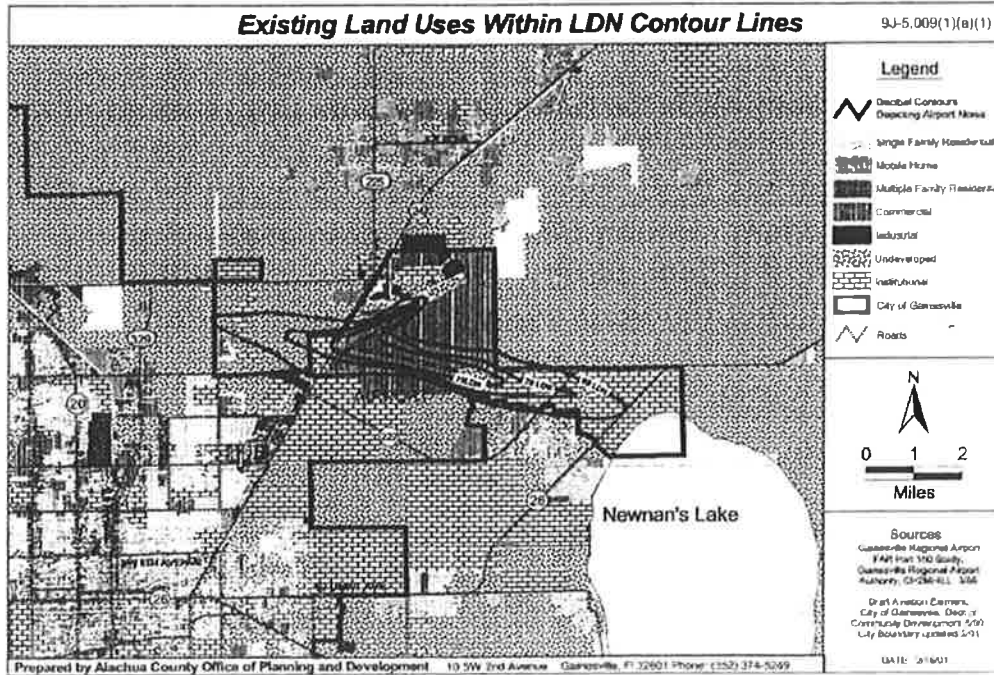
To coordinate improvements or expansions of aviation facilities with the Future Land Use Element and the Conservation and Open Space Element; and to prevent obstructions to airport operations.

Policy 3.1.1 The land development regulations shall provide for airport protection zoning regulations and airport land use compatibility zoning regulations in order to protect designated airport hazard areas from potential obstructions to airport operations, and to prevent incompatible land uses in the vicinity of public use airports. Such land development regulations shall be adopted or amended, as needed, administered, and enforced in accordance with the interlocal agreement for airport zoning regulations between Alachua County, the City of Gainesville, and the Gainesville-Alachua County Regional Airport Authority, as required by Chapter 333, Florida Statutes. Zoning and other ~~Such land development regulations shall be updated based on recommendations in the most current Gainesville Regional Airport FAR Part 150 Noise Study (1986) that has been determined to be compliant by the FAA and subsequent updates, and updates of the most current version of the Gainesville Regional Airport Master Plan. , in order to protect designated airport lands, approach and runway protection zones, Ldn DNL (day/night: loudness) contour lines, and existing and future development adjacent to aviation facilities. The regulations shall address specific methods for County coordination with the Airport to implement these recommendations. Maps 12-17 (depicting the general location of airport facilities and expansions including runway protection zones and obstructions, adjacent land uses, and airport facility ingress and egress for surface transportation), located in the supporting data and analysis for this Element, are adopted and incorporated herein as the Future Aviation and Related Facilities Map Series.~~

**Future Aviation and Related Facilities Map Series**

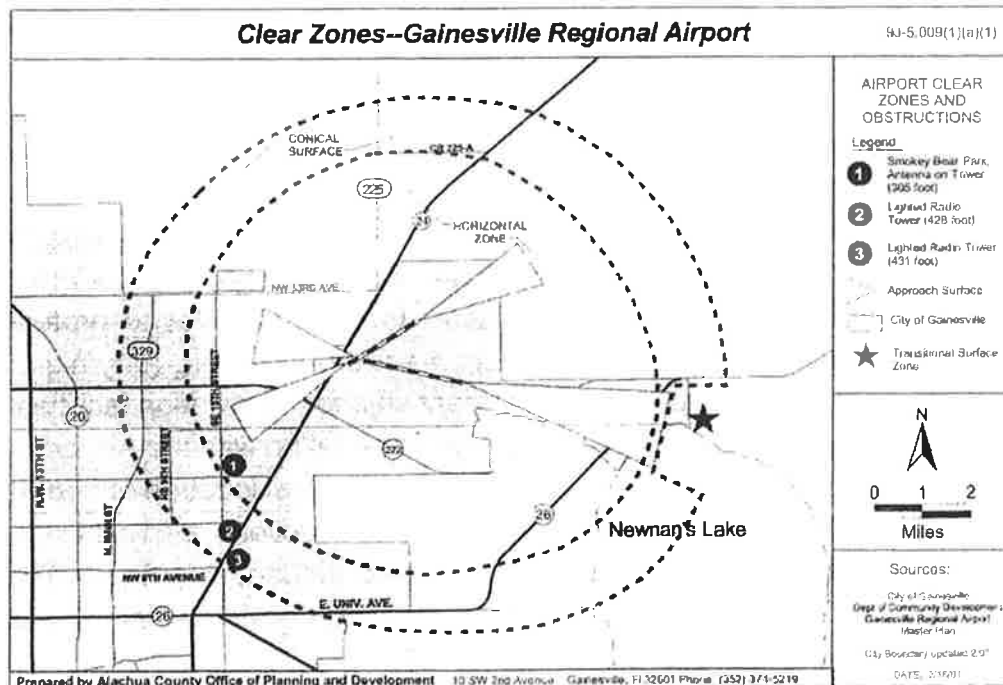
**13. Existing Land Uses within LDN Contour Lines**

*Map to be deleted from Comprehensive Plan; updated airport noise contours will be addressed in the Unified Land Development Code*



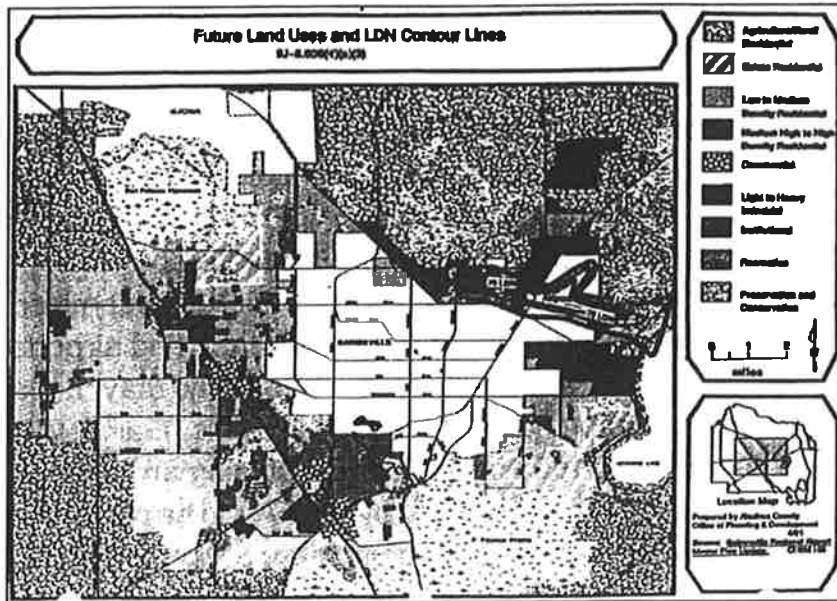
**14. Clear Zones—Gainesville Regional Airport**

*Map to be deleted from Comprehensive Plan; the zones shown on the map will be addressed in the Unified Land Development Code.*



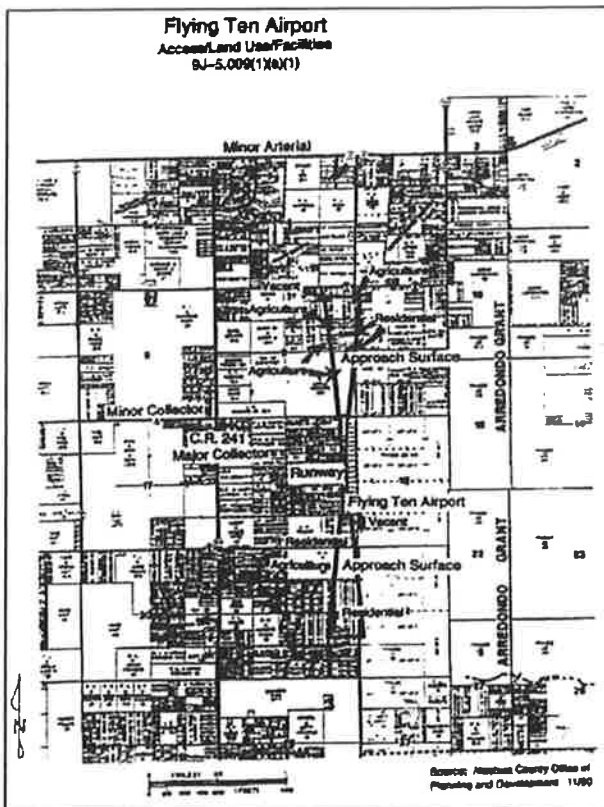
16. Future Land Uses and LDN Contour Lines

Map to be deleted from Comprehensive Plan; updated noise contours will be addressed in the Unified Land Development Code



17. Flying Ten Airport

Map to be deleted from the Comprehensive Plan; the approach surfaces shown on the map are addressed in the adopted Unified Land Development Code



**EXCERPTS FROM THE  
COUNTY COMPREHENSIVE PLAN**





## **GOAL 1**

PROTECT NATURAL DRAINAGE FEATURES AND THE QUALITY OF WATERS AND PROTECT NEW AND EXISTING DEVELOPMENTS IN ACCORDANCE WITH ADOPTED LEVELS OF SERVICE FOR FLOODPLAIN MANAGEMENT, WATER QUANTITY AND WATER QUALITY.

### **OBJECTIVE 1.1**

Maintain an inventory and evaluation of new and existing County and privately owned/maintained stormwater management facilities.

**Policy 1.1.1** The current inventory program for County owned/maintained stormwater management facilities shall be expanded to include privately owned/maintained facilities as a part of the National Pollution Discharge Elimination System (NPDES), Phase II permit that must be obtained from the United States Environmental Protection Agency (EPA). The County shall develop a rating system for the evaluation of all stormwater management facilities. The criteria shall include the information needed for the acquisition of the NPDES, Phase II permit. All existing facilities shall be completely inventoried and re-evaluated with the new rating criteria within the five-year planning period. All new facilities shall be immediately incorporated into the inventory program utilizing the new rating system.

**Policy 1.1.2** Improvements to deficient County-maintained facilities as determined by the rating system that are identified in the future will be scheduled in the Capital Improvements Program provided a funding source has been established.

**Policy 1.1.3** The County shall investigate the feasibility of establishing a Stormwater Utility for the purposes of funding improvements to the existing systems and the on-going monitoring and maintenance of all stormwater management systems.

### **OBJECTIVE 2.1**

Deficient stormwater management and drainage facilities will be upgraded in accordance with Chapter 62-25 F.A.C and federal, state, regional, water management districts (WMD) and local regulations in effect on the date of adoption of this Comprehensive Plan to an acceptable level of service to prevent violations of water quality standards.

**Policy 2.1.1** No development order shall be issued for new development which would result in an increase in demand on deficient facilities unless one of the following criteria are met:

- (a) The necessary facilities are under construction at the time a development permit is issued and will be completed when the impacts of development occur; or
- (b) The necessary facilities are guaranteed in an enforceable development agreement that includes the provisions set forth in Policy 1.3.2(a) of the Capital Improvements Element; or
- (c) The development is limited to pre-development contributions to the capacity of the existing facility in cases where upgrading of existing facilities would create adverse stormwater impacts to adjacent or downstream properties.

- Policy 2.1.2** Alachua County shall pursue the use of stormwater benefit assessments or other dedicated revenue sources for correcting localized deficiencies in stormwater management facilities and for designing, constructing and operating regional master stormwater management facilities.
- Policy 2.1.3** Priorities for correcting volume and pollution abatement deficiencies in existing County-maintained stormwater management systems shall be scheduled in the Capital Improvements Program in accordance with the criteria established in the Capital Improvements Element of this plan. The Robin Lane, Sunningdale and S.W. 34th Street Industrial Park, North Florida Regional Doctor’s Park, Kanapaha Prairie, and Emerald Woods stormwater facilities shall be included in the Capital Improvements Program for improvements within the five-year planning period provided a funding source has been established (e.g. Special Assessment District, Special Tax District, Stormwater Utility, grant or general funding).
- Policy 2.1.4** The County shall pursue funding of stormwater projects through appropriate state or federal grant applications which address identified needs.

**OBJECTIVE 3.1**

Coordinate improvements to the stormwater management system which serve new or future needs with the Future Land Use Map and level of service standards as adopted in this plan.

- Policy 3.1.1** To ensure water quality and flood protection, new development shall provide facilities designed to control and treat stormwater runoff at the following levels of service:

**LEVELS OF SERVICE**

**Floodplain Management**

All new building lots shall include adequate buildable area above the 100-year floodplain and all new habitable structures must be outside the floodplain. Existing lots of record as of May 2, 2005, without buildable area above the floodplain may only develop subject to limitations such as intensity, impervious surface ratio (ISR), clearing, limits on the use of fill material and requirement for appropriate on-site sewage disposal. No development shall adversely impact the functions of the floodplain. Silviculture and agricultural uses shall be required to follow appropriate Best Management Practices.)

<u>Facility</u>	<u>Level of Service</u>
Residential floor elevation .....	1 foot above the 100 year/ critical-duration storm elevation
Non-residential floor elevation .....	1 foot above 100 year/ critical-duration storm elevation or flood resistant construction

**Water Quantity**

Retention basins.....	100 year/ critical-duration storm or applicable Water Management District standards
Detention basins.....	25 year/critical-duration storm with 100 year/critical-duration storm routing analysis
Storm sewer systems.....	3 year/10 minute
Crossdrains.....	10/25 year/24hr. storm for closed system 100 Year/24hr. for open system
Sidedrains.....	10 year/20 minute

**Water Quality**

All new development, redevelopment, and, when expansion occurs, existing developed areas, must provide adequate stormwater treatment so as not to degrade the water quality of the receiving water body. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this Comprehensive Plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will degrade the water quality of the watershed. Regardless of the area served, the stormwater treatment provided must provide a level of treatment which meets or exceeds Chapter 62-25 F.A.C. and applicable federal, state, regional, WMD and local requirements in effect on the date of adoption, April 8, 2002 of this Comprehensive Plan.

- Policy 3.1.2** Stormwater management facilities for new development shall be provided concurrent with the impacts of such development as part of the County's Concurrency Management Program.
- Policy 3.1.3** The County shall promote the use of and will assist in the development and implementation of regional master stormwater management plans for Activity Centers.
- Policy 3.1.4** The County shall amend land development regulations to include the standards adopted in this Stormwater Management Element.
- Policy 3.1.5** Upon receipt of new Flood Insurance Rate Maps, the County will review and update the Future Land Use Map and adopted level of service standards. The County will provide assistance to the maximum extent practicable, in application for Letters of Map Revision or Letters of Map Amendments solicited from the Federal Emergency Management Agency.

**OBJECTIVE 4.1**

The County shall continue to maintain and improve existing stormwater management facilities in order to maximize their capacity and lifespan and to ensure that discharges do not violate State water quality standards.

- Policy 4.1.1** The Public Works Department shall have a preventive maintenance program for stormwater management facilities to maximize the efficiency of existing structures.

**Policy 4.1.2** The County shall amend its development regulations to ensure periodic inspection and routine maintenance of privately owned community stormwater management facilities. The County shall coordinate inspections of privately owned stormwater management facilities with the appropriate water management district to avoid duplication of inspections. The County shall investigate and implement, if determined to be financially-feasible, appropriate design techniques and maintenance strategies to minimize mosquito propagation.

### **OBJECTIVE 5.1**

Alachua County will ensure the protection of natural drainage features, including surface water quality and groundwater aquifer quality and quantity recharge functions, from stormwater runoff.

**Policy 5.1.1** All development outside a regional master plan shall control post-development runoff rates and/or volumes to not exceed pre-development runoff rates and/or volumes.

**Policy 5.1.2** Stormwater runoff from development shall not adversely impact stormwater storage capacity of adjacent lands, identified conservation areas, or downstream surface waters or groundwaters.

**Policy 5.1.3** All stormwater management facilities shall be constructed and operated in accordance with State Water Policy and shall not cause violations of State water quality standards.

**Policy 5.1.4** Stormwater runoff from development activities shall not violate State water quality standards during construction.

**Policy 5.1.5** All new development, redevelopment, and, when expansion occurs, existing developed areas with a stormwater discharge to an active sinkhole shall provide a minimum treatment of the runoff from the first two (2) inches of rainfall from the design storm.

**Policy 5.1.6** All new development, redevelopment, and, when expansion occurs, existing developed areas located within the High Aquifer Recharge Areas shall provide treatment of the stormwater before it enters the Floridan Aquifer. This shall be presumed to have been met by designing and constructing a stormwater management system to control post-development water runoff rate and/or volume and water quality to not exceed pre-development runoff rate and/or volume and water quality.

**Policy 5.1.7** New stormwater management systems which receive stormwater from areas which are a potential source of oil and grease contamination shall include a baffle, skimmer, grease trap, pre-treatment basin or other mechanism suitable for preventing oil and grease from leaving the stormwater management system in concentrations that would cause violations of water quality standards in the groundwater or receiving waters.

**Policy 5.1.8** Conserve and enhance through the use of system upgrades the use of drainageways where appropriate as habitat corridors which allow the passage of wildlife between natural areas and throughout the County, as well as providing wildlife habitat.

**Policy 5.1.9** Conserve and enhance the use of floodplains where appropriate for flood and erosion control.

**Policy 5.1.10** Alachua County shall require stormwater management facilities be designed in accordance with the Stormwater Management and Landscaping Policies of the Metropolitan Transportation Planning Organization (MTPO) as outlined in the MTPO Policies Manual as an integral part of the development, as a physical or visual amenity

that provides usable open space or that resembles native habitat communities by planting native vegetation in and around the facility to the maximum extent feasible.

**Policy 5.1.11** Stormwater management facilities shall utilize contours of the site and minimize disturbance to existing natural features to maximum extent feasible. The county shall develop land development regulations that incentivize, encourage, and require where necessary, environmentally sensitive approaches to stormwater management, including Low Impact Development (LID) techniques and the protection of natural areas and features.

**Policy 5.1.12** The proportion of the area of stormwater management facilities to the area of the site shall be limited to the maximum extent practicable through LID techniques, the reduction of impervious surfaces via vertical construction and the use of alternative parking surfaces in order to preserve the existing pre-development hydro-period from discharge to wetland systems and adequate existing vegetation on the site.

### OBJECTIVE 6.1

Ensure that stormwater discharges to groundwater or surface water resources that are within or affecting more than one governmental jurisdiction are effectively managed to preserve, protect, and enhance those watershed resources through continued active County coordination with adjacent governments and appropriate agencies.

**Policy 6.1.1** Drainage improvements in unincorporated Alachua County shall be coordinated with the goals, objectives and policies of the Conservation and Open Space Element of this plan.



BIORETENTION AREAS (PICTURED ABOVE) ARE ONE EXAMPLE OF A LOW IMPACT DEVELOPMENT (LID) TECHNIQUE

**Policy 6.1.2** County land development regulations shall continue to ensure that standards for the treatment and discharge of stormwater runoff from developments within the watershed of surface waters that flow into adjacent governmental jurisdictions are consistent with the standards established by those jurisdictions.

**Policy 6.1.3** All appropriate state, water management district, and/or federal permits required by a development shall be obtained and submitted to the County prior to the issuance of construction permits. The County shall pursue opportunities for one-stop permitting with all appropriate agencies. The most restrictive criteria of the County or other agencies shall be utilized.

**Policy 6.1.4** The County shall solicit input and review of proposed development which has the potential of discharging stormwater runoff into surface waters of other jurisdictions in accordance with procedures established in the Intergovernmental Coordination Element of this plan.



**FLORIDA REGIONAL COUNCILS ASSOCIATION  
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl  
Review Date: 8/24/17  
Amendment Type: Adopted Amendments

Regional Planning Council Item No.: 99  
Local Government: City of Gainesville  
Local Government Item No.: PB-14-40 CPA and  
PB-14-46-LUC  
State Land Planning Agency Item No.: 17-2ESR

Date Mailed to Local Government and State Land Planning Agency: 8/25/17 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

**DESCRIPTION OF AMENDMENTS**

City item PB 14-40-CPA deletes the Mixed Use Residential (up to 75 dwelling units per acre), Mixed Use High Intensity (up to 150 dwelling units per acre), Urban Mixed Use 1 (8-100 dwelling units per acre) Urban Mixed Use 2 (10 to 125 dwelling units per acre), adds a new Mixed-Use Office/Residential category (up to 20 dwelling units per acre) and makes amendments to other land use categories (see attached). The item also amends the Transportation Mobility Element (see attached). City item PB 14-16-LUC amends the Future Land Use Map to take into account the changes to the allowable land use categories (see attached). The resulting changes to the Future Land Use Map result in approximately 1,829 acres, roughly 4.5 percent of the City's land area, being reclassified.

**1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN**

The City contains several roads which are part of the Regional Road Network, including Interstate Highway 75, U.S. Highway 441 as well as State Roads 20, 24, 26, 121, 222 and 331. City Transportation Mobility Element contains objectives and policies which implement of one or more practices consistent with Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.1 states that within municipalities where local government comprehensive plans contain goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately mitigated and local government plans and plan amendments are not subject to a Regional Planning Council determination impacts to the Regional Road Network. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

The subject property of the amendment is located within a Stream-to-Sink Watershed which is identified and mapped in the regional plan as a Natural Resource of Regional Significance. Nevertheless, significant adverse impacts are not anticipated to occur to the natural resources as, the City Comprehensive Plan contains adequate policy direction consistent with the regional plan to mitigate adverse impacts to the natural resources.

**2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION**

The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

**Request a copy of the adopted version of the amendments?**

Yes _____	No _____
Not Applicable	_____X_____

It is recommended that these findings be forwarded to the City and the Florida Department of Economic Opportunity.



**EXCERPTS FROM THE  
CITY COMPREHENSIVE PLAN AMENDMENTS**



1 notice of this ordinance’s second public hearing (i.e., adoption hearing) to be held by the City  
2 Commission; and

3 **WHEREAS**, public hearings were held pursuant to the notice described above at which  
4 hearings the parties in interest and all others had an opportunity to be and were, in fact, heard;  
5 and

6 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered any  
7 written comments received concerning this amendment to the Comprehensive Plan.

8 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**  
9 **CITY OF GAINESVILLE, FLORIDA:**

10 **SECTION 1.** Objective 4.1 and Policy 4.1.1 of the Future Land Use Element of the City of  
11 Gainesville Comprehensive Plan are amended as follows. Except as amended herein, the  
12 remainder of Objective 4.1 and its policies remain in full force and effect.

13  
14 **Objective 4.1**     **The City shall establish land use ~~designations~~ categories that allow**  
15 **sufficient acreage for residential, commercial, mixed-use, office,**  
16 **industrial, education, agricultural, recreation, conservation, public**  
17 **facility, and institutional uses at appropriate locations to meet the**  
18 **needs of the projected population and that allow flexibility for the**  
19 **City to consider unique, innovative, and carefully construed proposals**  
20 **that are in keeping with the surrounding character and**  
21 **environmental conditions of specific sites. Land use categories**  
22 **associated with transect zones are intended to encourage a more**  
23 **efficient and sustainable urban form by allowing a range of housing,**  
24 **employment, shopping and recreation choices and opportunities in a**  
25 **compact area of the City.**

26  
27 **Policy 4.1.1**     **Land Use Categories on the Future Land Use Map shall be defined as**  
28 **follows:**

29  
30  
31  
32

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

2

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

13

14 **Residential Low-Density (RL): (up to ~~12~~ 15 units per acre)**

15

16 This land use category shall allow dwellings at densities up to ~~12~~ 15 units per acre. The  
17 Residential Low-Density land use category classification identifies those areas within the City  
18 that, due to topography, soil conditions, surrounding land uses and development patterns, are  
19 appropriate for single-family development, particularly the conservation of existing  
20 traditional low-density neighborhoods, single-family attached and zero-lot line development,  
21 and small-scale multi-family development. Land development regulations shall determine  
22 gradations of density, specific uses and performance measures. Land development regulations  
23 shall specify criteria for the siting of low-intensity residential facilities to accommodate  
24 special need populations and appropriate community level institutional facilities such as  
25 places of religious assembly, public and private schools other than institutions of higher  
26 learning, and libraries. Land development regulations shall allow home occupations;  
27 accessory units in conjunction with single-family dwellings; and bed-and-breakfast  
28 establishments within certain limitations.

29

30 **Residential Medium-Density (RM): (8-30 units per acre)**

31

32 This land use category classification shall allow single-family and multi-family development  
33 at densities from 8 to 30 dwelling units per acre. Lots that existed on November 13, 1991 and  
34 that are less than or equal to 0.5 acres in size shall be exempt from minimum density  
35 requirements. The land shown as Residential Medium-Density on the Future Land Use Map  
36 identifies those areas within the City that, due to topography, soil conditions, surrounding  
37 land uses and development patterns, are appropriate for single-family, and medium-intensity  
38 multi-family development. Land development regulations shall determine gradations of  
39 density and specific uses. Land development regulations shall specify criteria for the siting of  
40 appropriate medium-intensity residential facilities to accommodate special need populations  
41 and appropriate community-level institutional facilities such as places of religious assembly,  
42 public and private schools other than institutions of higher learning, and libraries. Land  
43 development regulations shall allow home occupations within certain limitations.

44

1 **Residential High-Density (RH): (8-100 units per acre)**

2  
3 This land use category shall allow single-family and multi-family development at densities  
4 from 8 to 100 dwelling units per acre. Lots that existed on November 13, 1991 and that are  
5 less than or equal to 0.5 acres in size shall be exempt from minimum density requirements.  
6 ~~This category shall also allow traditional neighborhoods on sites 16 acres or larger in~~  
7 ~~conformance with the adopted Traditional Neighborhood Development (TND) ordinance.~~  
8 The land shown as Residential High-Density on the Future Land Use Map identifies those  
9 areas within the City that, due to topography, soil conditions, surrounding land uses and  
10 development patterns, are appropriate for high-intensity multi-family development, ~~traditional~~  
11 ~~neighborhood development,~~ and secondary retail and office uses scaled to serve the  
12 immediate neighborhood. The intensity of secondary retail and office use cannot exceed 25  
13 percent of the residential floor area. Land development regulations shall determine gradations  
14 of density, specific uses, percentage of floor area and maximum floor area appropriate for  
15 secondary uses. Land development regulations shall specify the criteria for the siting of high-  
16 intensity residential facilities to accommodate special need populations and appropriate  
17 community level institutional facilities such as places of religious assembly, public and  
18 private schools other than institutions of higher learning, and libraries. Land development  
19 regulations shall allow home occupations within certain limitations.

20  
21 **Mixed-Use Residential (MUR): (up to 75 units per acre)**

22  
23 This ~~residential district~~ land use category provides for a mixture of residential and office uses.  
24 Office uses that are complementary to and secondary to the residential character of the district  
25 ~~may be~~ are allowed as home occupations. Additional office uses may be allowed through a  
26 Special Use Permit process established in the Land Development Code. An essential  
27 component of the district is orientation of structures to the street and the pedestrian character  
28 of the area. Office uses located within this district should be scaled to ~~serve the immediate~~  
29 ~~neighborhood and pedestrians from~~ surrounding neighborhoods and institutions. Land  
30 development regulations shall set the ~~district size;~~ appropriate densities (up to 75 dwelling  
31 units per acre); the distribution of allowable uses; appropriate floor area ratios height (up to a  
32 maximum of 4 stories); design criteria; and landscaping requirements; ~~pedestrian, transit, and~~  
33 ~~bicycle access; and street lighting.~~ Land development regulations shall specify the criteria for  
34 the siting of public and private schools, places of religious assembly and community facilities  
35 within this category, ~~when designed in a manner compatible with the adoption of a Special~~  
36 ~~Area Plan for that area. The intensity of office use cannot exceed 10 percent of the total~~  
37 ~~residential floor area per development.~~

38  
39 **Mixed-Use Office/Residential (MOR): up to 20 units per acre**

40  
41 This land use category allows residential uses and, depending on the implementing zoning  
42 district, may allow office, professional, service, and ancillary uses either as stand-alone uses  
43 or combined in a mixed-use development format. Some non-office type uses, such as  
44 restaurants, may be allowed through a Special Use Permit process established in the Land

1 Development Code. Structures in this category shall be oriented to the street and encourage  
2 multi-modal transportation through the development design. Developments located within  
3 this category shall be scaled to fit the character of the area. Residential density shall be  
4 limited to 20 units per acre. Maximum building height shall be limited to 3 stories. Land  
5 development regulations shall establish the appropriate uses; design criteria; landscaping, and  
6 pedestrian/vehicular access for this category. Public and private schools, places of religious  
7 assembly and community facilities are appropriate within this category.

8  
9 **Mixed-Use Low-Intensity (MUL): ~~(8-30 units per acre)~~**

10  
11 This land use category allows a mixture of residential and non-residential uses such as  
12 standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses  
13 (attached housing), accessory dwelling units, group homes, multi-family housing (if  
14 compatible in scale and character with other dwellings in the proposed neighborhood), offices  
15 scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding  
16 neighborhood, public and private schools, places of religious assembly and other community  
17 civic uses, ~~and traditional neighborhoods on sites 16 acres or larger in conformance with the~~  
18 ~~adopted Traditional Neighborhood Development (TND) ordinance.~~ Light assembly,  
19 fabrication, and processing uses within fully enclosed structures may be allowed as specially  
20 regulated uses through a Special Use Permit process established in the Land Development  
21 Code. Residential development shall be limited to 8 to 30 units per acres. Lots that existed  
22 on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt  
23 from minimum density requirements. Unified developments that include a residential and  
24 non-residential component (either horizontally or vertically mixed) shall not be required to  
25 meet the minimum density requirements. Intensity will be controlled, in part, by adopting  
26 land development regulations that establish height limits of 5 stories or less; however, height  
27 may be increased to a maximum of 8 stories by Special Use Permit ~~special-use permit~~. Land  
28 development regulations shall establish the thresholds for the percentage of mixed uses for  
29 new development or redevelopment of sites 10 acres or larger. At a minimum, the land  
30 development regulations shall encourage that: at least 10 percent of the floor area of new  
31 development or redevelopment of such sites be residential; or, that the surrounding area of  
32 equal or greater size than the development or redevelopment site, and within 1/4 mile of the  
33 site, have a residential density of at least 6 units per acre. Residential use shall not be a  
34 required development component for public and private schools, institutions of higher  
35 learning, places of religious assembly and other community civic uses. Buildings in this  
36 category shall face the street and have modest ~~(or no)~~ front setbacks.

37  
38 This category shall not be used to extend strip commercial development along a street. Land  
39 development regulations shall ensure a compact, pedestrian-friendly environment for these  
40 areas, and provide guidelines or standards for the compatibility of permitted uses.

41  
42 **Mixed-Use Medium-Intensity (MUM): ~~(12-30 units per acre)~~**

1 This land use category allows a mixture of residential, office, and business and ~~light industrial~~  
2 uses concentrated in mapped areas. When implemented by the Corporate Park zoning  
3 district, this category is appropriate for corporate office facilities and mixed-use office  
4 oriented development. Light assembly, fabrication, and processing uses within fully enclosed  
5 structures may be allowed as specially regulated uses through a Special Use Permit process  
6 established in the Land Development Code. This category shall also allow traditional  
7 ~~neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional~~  
8 ~~Neighborhood Development (TND) ordinance.~~ Public and private schools, institutions of  
9 higher learning, places of religious assembly and community facilities shall be appropriate in  
10 this category. Such development shall function as a neighborhood center serving multiple  
11 neighborhoods or a community-serving retail and/or office center. It is not expected that these  
12 areas shall be expanded significantly during this planning period. Land development  
13 regulations shall ensure a compact, pedestrian environment for these areas; and provide  
14 guidelines for the compatibility of permitted uses; ~~and ensure that such areas do not serve~~  
15 ~~overlapping market areas of other designated medium intensity neighborhood centers.~~  
16 Residential development shall be limited to 12 to 30 units per acre. Lots that existed on  
17 November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from  
18 minimum density requirements. Unified developments that include a residential and non-  
19 residential component (either horizontally or vertically mixed) shall not be required to meet  
20 the minimum density requirements. Intensity will be controlled, in part, by adopting land  
21 development regulations that establish height limits of 5 stories or less; however, height may  
22 be increased to a maximum of 8 stories by Special Use Permit ~~special use permit~~. Land  
23 development regulations shall establish the thresholds for the percentage of mixed uses for  
24 new development or redevelopment of sites 10 acres or larger. At a minimum, the land  
25 development regulations shall encourage that: at least 10 percent of the floor area of new  
26 development or redevelopment of such sites be residential; or, that the surrounding area of  
27 equal or greater size than the development or redevelopment site, and within 1/4 mile of the  
28 site, have a residential density of at least 6 units per acre. Residential use shall not be a  
29 required development component for public and private schools, institutions of higher  
30 learning, places of religious assembly and community facilities. Buildings in this land use  
31 category shall face the street and have modest ~~(or no)~~ front setbacks.

32  
33 **~~Mixed-Use High-Intensity (up to 150 units per acre)~~**

34  
35 ~~This category allows a mixture of residential, office, business uses and light industrial uses~~  
36 ~~concentrated in mapped areas. This category shall also allow traditional neighborhoods on~~  
37 ~~sites 16 acres or larger in conformance with the adopted Traditional Neighborhood~~  
38 ~~Development (TND) ordinance. Public and private schools, institutions of higher learning,~~  
39 ~~places of religious assembly and community facilities shall be appropriate in this category.~~  
40 ~~Such development shall function as a center serving the urban area. When in accord with all~~  
41 ~~other land use regulations, residential densities up to 150 units per acre shall be permitted.~~  
42 ~~Land development regulations shall be prepared to ensure the compact, pedestrian character~~  
43 ~~of these areas. Land development regulations shall establish the thresholds for the percentage~~  
44 ~~of mixed uses for new development or redevelopment of sites 4 acres or larger. At a~~

1 minimum, the land development regulations shall encourage that: at least 10 percent of the  
2 floor area of new development or redevelopment of such sites be residential. Residential use  
3 shall not be a required development component for public and private schools, institutions of  
4 higher learning, places of religious assembly and community facilities. Buildings in this  
5 category shall face the street and have modest (or no) front setbacks. Floor area ratios in this  
6 district shall not exceed 10.00.

7  
8 **Urban Mixed Use 1 (UMU 1: ~~8-75 units per acre; and up to 25 additional units per~~**  
9 **~~acre by special use permit~~)**

10  
11 ~~This category allows a mixture of residential, retail, service and office/research uses. The~~  
12 ~~Urban Mixed Use districts are distinguished from other mixed use districts in that they are~~  
13 ~~specifically established to support research and development in the physical, engineering and~~  
14 ~~life sciences in close proximity to the University of Florida main campus. An essential~~  
15 ~~component of the district is orientation of structures to the street and multi-modal character of~~  
16 ~~the area. Retail and office uses located within this district shall be scaled to fit into the~~  
17 ~~character of the area. Residential density shall be limited to 75 units per acre with provisions~~  
18 ~~to add up to 25 additional units per acre by special use permit. Lots that existed on November~~  
19 ~~13, 1991 and are less than or equal to 0.5 acres in size shall be exempt from minimum density~~  
20 ~~requirements. All new non single family principal buildings shall have a minimum height of~~  
21 ~~24 feet. Building height shall be limited to 6 stories. Land development regulations shall set~~  
22 ~~the appropriate densities; the distribution of uses; design criteria; landscaping, and~~  
23 ~~pedestrian/vehicular access.~~

24  
25 **Urban Mixed Use 2 (UMU 2: ~~10 to 100 units per acre; and up to 25 additional units per~~**  
26 **~~acre by special use permit~~)**

27  
28 ~~This category allows a mixture of residential, retail, service and office/ research uses. The~~  
29 ~~Urban Mixed Use districts are distinguished from other mixed use districts in that they are~~  
30 ~~specifically established to support research and development in the physical, engineering and~~  
31 ~~life sciences in close proximity to the University of Florida main campus. An essential~~  
32 ~~component of the district is orientation of structures to the street and multi-modal character of~~  
33 ~~the area. Retail and office uses located within this district shall be scaled to fit into the~~  
34 ~~character of the area. Residential density shall be limited to 10 to 100 units per acre with~~  
35 ~~provisions to add up to 25 additional units per acre by special use permit. Lots that existed on~~  
36 ~~November 13, 1991 and that are less than or equal to 0.5 acres in size shall by exempt from~~  
37 ~~minimum density requirements. All new non single family principal buildings shall have a~~  
38 ~~minimum height of 24 feet. Building height shall be limited to 6 stories and up to 8 stories by~~  
39 ~~special use permit. Land development regulations shall set the appropriate densities; the~~  
40 ~~distribution of uses; design criteria; landscaping, and pedestrian/vehicular access. Land~~  
41 ~~development regulations shall specify the criteria for the siting of public and private schools,~~  
42 ~~places of religious assembly and community facilities within this category.~~



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

3  
4 This land use category allows residential, office, retail and service uses either as stand-alone  
5 uses or combined in a mixed-use development format. Light assembly, fabrication, and  
6 processing uses within fully enclosed structures shall be allowed in specified zoning districts  
7 as specially regulated by the Land Development Code. Structures in this category shall be  
8 oriented to the street and encourage multi-modal transportation through the development  
9 design. Developments located within this category shall be scaled to fit the character of the  
10 area. Residential density shall be limited to 60 units per acre with provisions to add up to 20  
11 additional units per acre by Special Use Permit as specified in the land development  
12 regulations. Maximum building height shall range between 4 to 5 stories, depending upon the  
13 implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a  
14 height bonus system as established in the Land Development Code. Land development  
15 regulations shall set the appropriate densities; the types of uses; design criteria; landscaping,  
16 and pedestrian/vehicular access. Public and private schools, places of religious assembly and  
17 community facilities are appropriate within this category.

18  
19 **Urban Mixed-Use High-Intensity (UMUH): 10-100 units per acre; and up to 25**  
20 **additional units per acre by Special Use Permit**

21  
22 This land use category allows residential, office/research, retail, and service uses either as  
23 stand-alone uses or combined in a mixed-use development format. Light assembly,  
24 fabrication, and processing uses within fully enclosed structures shall be allowed as specially  
25 regulated by the Land Development Code. The Urban Mixed-Use High-Intensity category is  
26 distinguished from other mixed-use categories in that it is specifically established to support  
27 research and development in close proximity to the University of Florida main campus. An  
28 essential component of the category is orientation of structures to the street and the multi-  
29 modal character of the area. Developments located within this category shall be scaled to fit  
30 the character of the area. Residential density shall be limited to 10 to 100 units per acre with  
31 provisions to add up to 25 additional units per acre by Special Use Permit as specified in the  
32 land development regulations. Lots that existed on November 13, 1991 and that are less than  
33 or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified  
34 developments that include a residential and non-residential component (either horizontally or  
35 vertically mixed) shall not be required to meet the minimum density requirements. Building  
36 height shall be limited to 6 stories and up to 8 stories by a height bonus system as established  
37 in the Land Development Code. Land development regulations shall set the appropriate  
38 zoning densities; the types of uses; design criteria; landscaping, and pedestrian/vehicular  
39 access. Public and private schools, places of religious assembly and community facilities are  
40 appropriate within this category.

41  
42 **Urban Core (UC): up to 150 units per acre; and up to 25 additional units per acre by**  
43 **Special Use Permit**

1 This land use category allows residential, office, and business uses concentrated in the urban  
2 core area. Light assembly, fabrication, and processing uses within fully enclosed structures  
3 shall be allowed as specially regulated by the Land Development Code. Development in this  
4 category shall function as a center serving the urban area. Development within the urban core  
5 shall ensure the compact, pedestrian character of this area. Residential densities up to 150  
6 units per acre shall be permitted with provisions to add up to 25 additional units per acre by  
7 Special Use Permit as specified in the land development regulations. Buildings in this  
8 category shall face the street and meet build-to lines established in the Land Development  
9 Code. Building height shall be limited to 12 stories, with up to 14 stories by a height bonus  
10 system as established in the Land Development Code. Public and private schools,  
11 government offices, institutions of higher learning, places of religious assembly and  
12 community facilities are appropriate in this category.

### 13 14 **Office (O)**

15  
16 The Office land use category identifies areas appropriate for office, ~~and residential,~~  
17 ~~professional and service uses.~~ ~~This category is intended to identify appropriate areas for~~  
18 ~~professional and service uses,~~ hospital and medical uses, ~~compound and residential uses,~~ and  
19 appropriate ancillary uses. Office designations shall be applied to compact office  
20 development. Residential uses in office districts shall be designed as new in-town  
21 development, mixed-use, live-work, compound use or shall accommodate existing residential  
22 development within the Office zoning district. Some non-office type uses such as restaurants  
23 may be allowed in this land use category by a Special Use Permit process established in the  
24 Land Development Code. Densities shall not exceed 20 units per acre. Land development  
25 regulations shall determine the appropriate scale of uses; and the specific criteria for the siting  
26 of private schools and churches. Intensity will be controlled by adopting land development  
27 regulations that establish height limits of 5 stories or less, that require buildings to face the  
28 street, and modest build-to lines, instead of a maximum floor area ratio; however, height may  
29 be increased to a maximum of 8 stories by ~~Special Use Permit~~ ~~special use permit~~. For  
30 hospital and large-scale medical office facilities that are located in a Medical Services zoning  
31 district, the height may be increased to 14 stories by Special Use Permit.

### 32 33 **Commercial (C)**

34  
35 The Commercial land use category identifies those areas most appropriate for large-scale  
36 highway-oriented commercial uses. Land development regulations shall determine the  
37 appropriate scale of uses. This category is not appropriate for neighborhood centers. Intensity  
38 will be controlled by adopting height limits of 5 stories or less, requiring buildings to face the  
39 street, and modest build-to lines instead of a maximum floor area ratio; however, height may  
40 be increased to a maximum of 8 stories by Special Use Permit ~~special-use permit~~.

### 41 42 **Business Industrial (BI)**

1 This land use category is ~~primarily intended to identify~~ appropriate for those areas near the  
2 Gainesville Regional Airport ~~appropriate for~~ office, business, commercial and industrial uses.  
3 This category district is distinguished from other industrial and commercial categories  
4 ~~districts~~ in that it is designed specifically to allow only uses that are compatible with the  
5 airport. Intensity will be controlled by adopting land development regulations that establish  
6 height limits consistent with the Airport Hazard Zoning Regulations. When not located  
7 within an airport zone of influence as mapped in the Land Development Code, this category  
8 ~~may be used~~ is also appropriate to designate areas for office, business, commercial and  
9 industrial uses, with a maximum height of 5 stories, and a maximum floor area ratio of 4.0.  
10 Land development regulation(s) shall specify the type and distribution of uses, design criteria,  
11 landscaping, pedestrian and vehicular access.

### 12 13 **Industrial (IND)**

14  
15 The Industrial land use category identifies those areas appropriate for manufacturing,  
16 fabricating, distribution, extraction, wholesaling, warehousing, recycling, and other ancillary  
17 uses. Other uses may be allowed in this land use category as specified in an adopted  
18 ordinance rezoning property to Planned Development District (PD). Land development  
19 regulations shall determine the appropriate scale of uses and consider the externalities of such  
20 uses. Intensity will be controlled by adopting land development regulations that establish  
21 height limits of 5 stories or less.

### 22 23 **Education (E)**

24  
25 This land use category identifies appropriate areas for public and private schools and  
26 institutions of higher learning ~~when located outside of neighborhood centers (activity~~  
27 ~~centers)~~. This category includes University of Florida (UF) properties designated in the UF  
28 Campus Master Plan as part of the main campus. Land development regulations shall address  
29 compatibility with surrounding uses and infrastructure needs, ~~except in a special area plan,~~  
30 ~~where there shall be no floor area ratio maximum~~. ~~The intensity of development on property~~  
31 ~~covered by a special area plan shall be regulated by the Urban Design Standards that include~~  
32 ~~building height, build to lines, setback requirements and building coverage to determine~~  
33 ~~intensity of use instead of a maximum floor area ratio.~~

### 34 35 **Recreation (REC)**

36  
37 This land use category identifies appropriate areas for public and private leisure activities.  
38 Land development regulations shall address the scale, intensity and buffering of structures  
39 and outdoor improvements. ~~This category shall meet the appropriate intensities of use as~~  
40 ~~established by the Recreation Element.~~

### 41 42 **Conservation (CON)**

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

6  
7 **Agriculture (AGR)**

8  
9 This land use category identifies existing lands which are expected to continue in agricultural  
10 production and ancillary uses. Land development regulations shall allow single-family  
11 densities of 1 unit per 5 acres. It is not expected that lands designated for urban uses will be  
12 converted to agricultural production.

13  
14 **Public and Institutional Facilities (PF)**

15  
16 This land use category identifies lands used for: administrative, operational, and utility  
17 governmental functions; private utilities; cemeteries; and public-private partnerships or other  
18 legal arrangements where the land title is vested in a government and the use(s) serves a  
19 public purpose. Maximum lot coverage in this category shall not exceed 80 percent, except in  
20 ~~urban core~~ areas where lot coverage is not limited by land development regulations.

21  
22 **Planned Use District (PUD)**

23  
24 This land use category is an overlay land use category that ~~district which~~ may be applied on  
25 any specific property in the City. The land use regulations pertaining to this overlay district  
26 shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map  
27 of this Comprehensive Plan. The category is created to allow the consideration of unique,  
28 innovative or narrowly construed land use proposals that, because of the specificity of the  
29 land use regulations, can be found to be compatible with the character of the surrounding land  
30 uses and environmental conditions of the subject land. This category ~~district~~ allows a mix of  
31 residential and nonresidential uses and/or unique design features which might otherwise not  
32 be allowed in the underlying land use category. ~~This category shall allow traditional~~  
33 ~~neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional~~  
34 ~~Neighborhood Development (TND) ordinance. Each adopting PUD overlay land use~~ category  
35 designation adopted shall address: density and intensity; permitted uses; access by car, foot  
36 pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture;  
37 environmental features; and, when necessary, buffering of adjacent uses. Planned  
38 Development zoning shall be required to implement ~~any specific development plan under a~~  
39 PUD land use category. ~~In the event that the overlay district has been applied to a site and no~~  
40 ~~planned development zoning has found approval by action of the City Commission within 18~~  
41 ~~months of the land use designation, the overlay land use district shall be deemed null and~~  
42 ~~void and the overlay land use category shall be removed from the Future Land Use Map,~~  
43 ~~leaving the original and underlying land use in place.~~

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**SECTION 2.** Paragraphs b.6. and d. of Policy 4.3.7 of the Future Land Use Element of the City of Gainesville Comprehensive Plan are amended as follows. Except as amended herein, the remainder of Policy 4.3.7 remains in full force and effect.

Policy 4.3.7      The City establishes the Urban Village, as mapped in the Future Land Use Element Map Series, to support and implement a long-term vision for redevelopment and development in an area proximate to the University of Florida campus.

b. In order to achieve the long-term vision, new development of vacant properties and redevelopment of existing developed properties within the Urban Village shall be evaluated (taking into account the scale, size, nature, density and intensity of the proposed development or redevelopment) to determine which of the following requirements shall apply:

6. New development and redevelopment shall use ~~utilize~~ street types and ~~street sections~~ building form standards that are consistent with the ~~Urban Mixed Use 2 zoning~~ transect zoning district requirements in the Land Development Code. ~~Land development regulations shall specify further requirements for street types and street sections.~~

d. Structured parking is encouraged in the Urban Village, ~~and any multi-family development using only structured parking (except for handicapped accessible surface parking spaces) and/or on street parking is allowed to develop at 125 units/acre residential density and/or up to a height of 8 stories without obtaining a special use permit. Non residential development utilizing only structured parking (except for loading spaces and handicapped accessible surface parking spaces) and/or on street parking is allowed a height of up to 8 stories without obtaining a special use permit. These allowances of additional density and height are specific to the Urban Village and are intended to supersede and take precedence over any contrary provisions in the City's Comprehensive Plan or Land Development Code.~~

1 **SECTION 3.** Objective 4.6 and Policy 4.6.1 of the Future Land Use Element of the City of  
2 Gainesville Comprehensive Plan are amended as follows. Except as amended herein, the  
3 remainder of Objective 4.6 and its policies remain in full force and effect.

4 **Objective 4.6** ~~Provide a mechanism for consistency between the Future Land Use~~  
5 ~~categories and zoning designations.~~ The City's Land Development  
6 Code shall provide a regulating mechanism to ensure consistency  
7 between the land use categories established in this Future Land Use  
8 Element and the zoning districts established in the Land Development  
9 Code.

10  
11 Policy 4.6.1 ~~The City's Land Development Code Chapter 30, City of Gainesville Code~~  
12 ~~of Ordinances shall implement the Future Land Use~~ land use categories  
13 created by this Comprehensive Plan and shall regulate all development  
14 until superseded by new land development regulations as required by this  
15 Comprehensive Plan. The Land Development Code shall designate the  
16 zoning districts that implement the ~~Future Land Use~~ land use categories  
17 created by this Comprehensive Plan. Proposed developments that do not  
18 fall within the parameters of existing zoning districts ~~and categories shall~~  
19 may be permitted to develop as Planned Developments and shall meet all  
20 the requirements of that zoning classification and the Future Land Use  
21 Element.

22  
23  
24 **SECTION 4.** Objective 10.3 and its policies of the Transportation Mobility Element of the  
25 City of Gainesville Comprehensive Plan are amended as follows.

26 **Objective 10.3** ~~The City's Land Development Code shall provide design standards~~  
27 ~~for all new developments and redevelopment within the TMPA.~~  
28 Within the transect zoning district areas, the Land Development Code  
29 shall regulate urban form to ensure a compact, pedestrian-friendly  
30 environment that supports multi-modal opportunities.

31  
32 Policy 10.3.1 ~~The City shall use the Central Corridors Overlay District design standards~~  
33 ~~in the Land Development Code for development/redevelopment projects~~  
34 ~~within the TMPA. These standards address building placement, parking,~~  
35 ~~sidewalks, building wall articulation, and placement of mechanical~~  
36 ~~equipment, and shall be the guiding design standards for~~  
37 ~~development/redevelopment on roadways in the TMPA that are listed in~~  
38 ~~the annual Level of Service Report produced by the North Central Florida~~  
39 ~~Regional Planning Council. Within Zones C and M, the build-to-line may~~

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~~be modified on Archer Road, SW 34th Street, SW 20<sup>th</sup> Avenue, or Williston Road due to right of way or utility constraints, consistent with requirements as described in the Land Development Code's Special Area Plan for Central Corridors. These design standards shall not supersede design standards adopted as part of a Special Area Plan, Overlay District, Planned Development, or Urban Mixed Use District 2 (UMU 2) zoning district. Within the transect zoning districts, land development regulations shall address urban form in terms of: street types, maximum block perimeter sizes, required new streets or urban walkways, building frontage requirements, building setbacks, location of parking, glazing requirements, building façade articulation, and building entrance location.~~

Policy 10.3.2 New development of automotive-oriented uses within the TMPA, such as retail petroleum sales (gasoline service stations), car washes, automotive repair, and limited automotive services (as defined in the Land Development Code), shall be designed with service bays and fueling (gas) pumps located to the rear or side of buildings. These design standards shall not apply in industrial zoning districts. Land development regulations shall specify the criteria for the placement of these uses. The number of fueling positions and service bays shall be regulated by ~~TMPA policies in the Land Development Code.~~

**SECTION 5.** Objective 10.4 and its policies of the Transportation Mobility Element of the City of Gainesville Comprehensive Plan are amended as follows.

**Objective 10.4** **Automobile-oriented developments/uses within the TMPA, including drive-through facilities, surface parking lots as a principal use, parking garages, car washes, and gasoline service stations, shall be regulated as follows by the Land Development Code.**

~~Policy 10.4.1 — The City may establish pedestrian, transit, and bicycle-oriented areas, through a special area plan overlay zone adopted within the Land Development Code, to prohibit or further regulate automobile-oriented developments/uses beyond the standards set by the TMPA.~~

~~Policy 10.4.2 — Special area plan overlay district regulations (such as the College Park Special Area Plan and the Traditional City) that prohibit and regulate automobile-oriented developments/uses, as described in Objective 10.4, shall not be modified by provisions or policies of the TMPA.~~

1 ~~Policy 10.4.3~~ — ~~New development of surface parking lots as a principal use shall be~~  
2 ~~required to obtain a Special Use Permit. In addition to the review criteria~~  
3 ~~set in the Land Development Code for Special Use Permits, the approval~~  
4 ~~of the Special Use Permit shall be based on consideration of the size/size~~  
5 ~~of the proposed surface parking lot and the inclusion of design and access~~  
6 ~~features that maintain pedestrian, bicycle, and transit safety and do not~~  
7 ~~discourage pedestrian, bicycle, and transit use in the area.~~

8  
9 Policy 10.4.1-4 Drive-through facilities shall be defined to include banking facilities,  
10 payment windows, restaurant, food and/or beverage sales, dry cleaning,  
11 express mail services, and other services that are extended mechanically or  
12 personally to customers who do not exit their vehicles. The following uses  
13 shall not be considered drive-throughs: auto fuel pumps and depositories  
14 that involve no immediate exchange or dispersal to the customer, such as  
15 mail boxes, library book depositories, and recycling facilities.

16  
17 ~~In addition to the review criteria set in the Land Development Code for~~  
18 ~~Special Use Permits, the approval of a drive through facility shall be based~~  
19 ~~on the following criteria:~~

- 20  
21 a. ~~maximization of pedestrian and bicycle safety and convenience;~~  
22  
23 b. ~~adequate queuing space for vehicles such that there is no back-up~~  
24 ~~of traffic onto adjacent roadways;~~  
25  
26 c. ~~provision of a by pass lane or sufficient driveway area around the~~  
27 ~~drive through lanes to assist internal vehicular circulation;~~  
28  
29 d. ~~minimization of the visual impacts of the drive through lanes on~~  
30 ~~street frontage areas;~~  
31  
32 e. ~~minimization of the total number of drive through lanes based on~~  
33 ~~site conditions and the operating conditions of the impacted~~  
34 ~~roadway segments;~~  
35  
36 f. ~~minimization of the number of access points to roadways;~~  
37  
38 g. ~~design of access points and ingress/egress directional flows to~~  
39 ~~minimize impacts on the roadway and non-motorized traffic;~~  
40  
41 h. ~~design of internal pedestrian access and safety as related to the~~  
42 ~~position of the drive through lane(s); and~~  
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~~i. meeting any additional design criteria established in the Land Development Code.~~

Policy 10.4.2

Drive-through facilities shall be specially regulated by the Land Development Code. The regulations shall include provisions that include: the maximum number of drive-through lanes; queuing space; minimization of the number of access points to public streets; by-pass lanes or driveway areas to avoid backups at the site; consideration of pedestrian/bicyclist safety; location of drive-through lanes; and minimization of the visual impacts of drive-through lanes on street frontage areas.

Policy 10.4.3

Gasoline and alternative fuel stations shall be specially regulated by the Land Development Code. The regulations shall include provisions that include: locating fueling pumps to the rear or side of buildings; minimization of the number and width of driveways; limitations on the number of fueling positions; and consideration of pedestrian and bicycle safety at the site.

Policy 10.4.4

The Land Development Code shall address design requirements for structured parking that include provisions for consideration of: pedestrian and bicycle routes; location and design of vehicle access points; and compatibility with neighborhoods.

Policy 10.4.5

~~Unless otherwise prohibited or regulated by a special area plan, the development of new free standing drive through facilities or expansion of or development activity at existing free standing drive through facilities not meeting the provisions of Policy 10.4.6 shall be required to obtain a Special Use Permit. These drive through facilities shall meet the Special Use Permit criteria in the Land Development Code and review criteria shown in Policy 10.4.4. In addition, drive through facilities not developed under the provisions of Policy 10.4.6 or 10.4.7 shall also meet the following standards:~~

~~a. There shall be a minimum distance of 400 feet between the driveways of sites with free standing drive through facilities on roadways operating at 85% or more of capacity. Roadway capacity shall be measured using the latest version of Art Plan or a method deemed acceptable by the Technical Advisory Committee Subcommittee of the Metropolitan Transportation Planning Organization. Available capacity shall include consideration of reserved trips for previously approved developments and the impacts of the proposed development. The 400 feet distance requirement shall not apply if any of the following criteria are met:~~

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- ~~1. Joint driveway access or common access is provided between the sites with free standing drive through facilities;~~
- ~~2. Cross access is provided with an adjoining property;~~
- ~~3. A public or private road intervenes between the two sites;  
or~~
- ~~4. The development provides a functional design of such high quality that the pedestrian/sidewalk system and on site/off-site vehicular circulation are not compromised by the drive through facility. This determination shall be made as part of the Special Use Permit and development plan review process and shall be based on staff and/or board review and approval.~~

~~b. There shall be no credit for pass by trips in association with the drive through facility. Criteria that must be met for any of the zones shall be based on total trip generation for the use and shall not include any net reduction for pass by trips.~~

~~Policy 10.4.6 Unless otherwise prohibited or regulated by a special area plan, new development or expansion of free standing drive through facilities shall be permitted, by right, only within shopping centers or mixed use centers. No direct access connections from the street to the drive through shall be allowed. Access to the drive through shall be through the shopping center or mixed use center parking area. Mixed use centers shall be defined as developments that are regulated by a unified development plan, consist of three or more acres, have a minimum of 25,000 square feet of gross floor area, provide centralized motorized vehicle access, and include a mix of at least three uses that may include residential or non-residential uses in any combination. Mixed use centers may include Planned Developments that meet the criteria listed in this policy. Development plan approval for the drive through facility shall be based on the inclusion of appropriate pedestrian, bicycle, and transit features that facilitate and encourage convenience, safety, and non-motorized use of the site; design of safe internal pedestrian access as related to the position of the drive through lane(s); and meeting of design criteria established in the Land Development Code. Drive through facilities meeting the criteria shown in this policy shall also receive an internal capture trip credit and credit for pass by trips.~~

1 ~~Policy 10.4.7~~ — ~~New development of a drive-through facility may be permitted, by Special~~  
2 ~~Use Permit, when it will be part of a single mixed use building that is at~~  
3 ~~least 25,000 square feet and that has more than one business or use at the~~  
4 ~~site. Only one drive through use at such site shall be allowed. In addition~~  
5 ~~to the review criteria in the Land Development Code for Special Use~~  
6 ~~Permits and the review criteria in Policy 10.4.4, the approval of the~~  
7 ~~Special Use Permit shall be based on the inclusion of pedestrian, bicycle,~~  
8 ~~and transit features that facilitate and encourage convenience, safety, and~~  
9 ~~non-motorized use of the site; design of safe internal pedestrian access as~~  
10 ~~related to the position of the drive-through lane(s); and meeting of design~~  
11 ~~criteria established in the Land Development Code. Drive through~~  
12 ~~facilities meeting the criteria shown in this policy shall also receive an~~  
13 ~~internal capture trip credit and credit for pass-by trips.~~

15 ~~Policy 10.4.8~~ — ~~On the road segment of NW 13th Street from University Avenue to NW~~  
16 ~~29th Road, drive-through facilities shall only be located within shopping~~  
17 ~~centers, mixed-use centers, or mixed-use buildings, as defined in this~~  
18 ~~Element. Drive-through facilities on this road segment shall meet the~~  
19 ~~requirements of Policies 10.4.6 and 10.4.7.~~

21 ~~Policy 10.4.9~~ — ~~Within the TMPA, retail petroleum sales at service stations and/or car~~  
22 ~~washes, either separately or in combination with the sale of food or eating~~  
23 ~~places, shall be required to obtain a Special Use Permit. In addition to the~~  
24 ~~review criteria in the Land Development Code for Special Use Permits, the~~  
25 ~~following review standards shall apply:~~

27 a. ~~Site design shall enhance pedestrian/bicycle access to any retail~~  
28 ~~and/or restaurant facilities on site. Sidewalk connections or marked~~  
29 ~~pedestrian crosswalks shall be shown on the site plan.~~

31 b. ~~The number and width of driveways shall be minimized.~~

33 e. ~~Except where more stringently regulated by a special area plan or~~  
34 ~~overlay district, the maximum number of fueling positions shall be~~  
35 ~~set as follows:~~

37 1. ~~No limitation on fueling positions in the Industrial zoning~~  
38 ~~categories;~~

40 2. ~~Six fueling positions in the Mixed-Use Low land use category~~  
41 ~~or Mixed-Use 1 zoning district;~~

43 3. ~~Until adoption in the Land Development Code of specific~~  
44 ~~architectural and design standards, six fueling positions in all~~

1 other zoning categories where gasoline service stations (retail  
2 petroleum sales) or food stores with accessory gasoline and  
3 alternative fuel pumps are allowed. In the interim period before  
4 the adoption of architectural and design standards, additional  
5 fueling positions, up to a maximum of twelve, may be allowed  
6 as part of a Planned Development rezoning or Special Use  
7 Permit process, with the final approval of the City  
8 Commission, based on meeting all of the following conditions:  
9

10 a. ~~The size of the site can safely accommodate the additional~~  
11 ~~fueling positions while meeting all required landscaping,~~  
12 ~~buffering, and other Land Development Code requirements;~~

13  
14 b. ~~Site access and traffic safety conditions on adjacent~~  
15 ~~roadways and intersections are not compromised by the~~  
16 ~~additional trips generated by the additional fueling~~  
17 ~~positions;~~

18  
19 c. ~~Pedestrian/bicycle safety and comfort in the area are not~~  
20 ~~compromised by the additional trips generated by the~~  
21 ~~additional fueling positions;~~

22  
23 d. ~~The architectural and site design are of such high quality~~  
24 ~~that they enhance the site area and promote the City's~~  
25 ~~multi-modal and design goals. As part of a Planned~~  
26 ~~Development rezoning or Special Use Permit review~~  
27 ~~process, the developer shall provide a development plan,~~  
28 ~~elevations and architectural renderings of the proposed site~~  
29 ~~including details such as, but not limited to, façade~~  
30 ~~treatment, colors, lighting, roof detail, signage, landscaping,~~  
31 ~~building location relative to the street, and location of~~  
32 ~~access points;~~

33  
34 e. ~~Cross-access or joint driveway usage is provided to other~~  
35 ~~adjacent developments; and~~

36  
37 f. ~~Retail convenience goods sales or a restaurant are included~~  
38 ~~in the development and designed such that pedestrian or~~  
39 ~~bicycle use of the site is encouraged. The retail convenience~~  
40 ~~goods sales or restaurant building and development shall~~  
41 ~~meet all of the following requirements:~~

42  
43 1. ~~Building(s) shall be placed close to the public sidewalk~~  
44 ~~for a substantial length of the site's linear frontage;~~

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~~2. A minimum of 30% window area or glazing at pedestrian level (between 3 feet above grade and 8 feet above grade) on all first floor building sides with street frontage. Windows or glazing shall be at least 80% transparent;~~

~~3. A pedestrian entry is provided from the public sidewalk on the property frontage or near a building corner when the building is on a corner lot;~~

~~4. Off street parking shall be located to the side or rear of the building; and~~

~~5. The building height and façade elevation are appropriate for the site and surrounding zoned properties.~~

~~4. Until adoption in the Land Development Code of specific architectural and design standards, ten fueling positions within 1/4 mile of an I-75 interchange. In the interim period before the adoption of architectural and design standards, additional fueling positions, to a maximum of twelve, may be allowed as part of a Planned Development rezoning or Special Use Permit process, with the final approval of the City Commission, based on meeting all of the conditions shown in 3 a-f above.~~

~~Policy 10.4.10 Within the TMPA, development plans for the placement of new parking garages as a principal or accessory use shall address:~~

- ~~a. minimizing conflict with pedestrian and bicycle travel routes;~~
- ~~b. providing parking for residents, employees, and/or customers to reduce the need for on-site surface parking;~~
- ~~c. being located and designed to discourage vehicle access through residential streets; and~~
- ~~d. designing facilities for compatibility with neighborhoods by including ground floor retail, office, or residential use/development (as appropriate for the zoning district) when located on a public street. The facility shall also have window and facade design that is sealed to relate to the surrounding area.~~

1 **SECTION 6.** It is the intent of the City Commission that the provisions of Sections 1  
2 through 5 of this ordinance shall become and be made a part of the City of Gainesville  
3 Comprehensive Plan and that the sections and paragraphs of the Comprehensive Plan may  
4 be renumbered in order to accomplish such intent.

5 **SECTION 7.** The City Manager or designee is authorized and directed to make the  
6 necessary changes to the City of Gainesville Comprehensive Plan in order to fully implement  
7 this ordinance. The City Manager or designee is authorized to correct any typographical  
8 errors that do not affect the intent of this ordinance.

9 **SECTION 8.** Within ten working days of the transmittal (first) hearing, the City Manager or  
10 designee is authorized and directed to transmit this plan amendment and appropriate  
11 supporting data and analyses to the reviewing agencies and to any other local government or  
12 governmental agency that has filed a written request for same with the City. Within ten  
13 working days of the adoption (second) hearing, the City Manager or designee is authorized  
14 and directed to transmit this plan amendment and appropriate supporting data and analyses to  
15 the state land planning agency and any other agency or local government that provide timely  
16 comments to the City.

17 **SECTION 9.** If any word, phrase, clause, paragraph, section or provision of this ordinance  
18 or the application hereof to any person or circumstance is held invalid or unconstitutional,  
19 such finding shall not affect the other provisions or applications of this ordinance that can be  
20 given effect without the invalid or unconstitutional provision or application, and to this end  
21 the provisions of this ordinance are declared severable.

1 **SECTION 10.** All ordinances or parts of ordinances in conflict herewith are to the extent of  
2 such conflict hereby repealed on the effective date of this plan amendment.

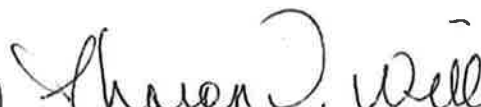
3 **SECTION 11.** This ordinance shall become effective immediately upon adoption; however,  
4 the effective date of this amendment to the City of Gainesville Comprehensive Plan, if the  
5 amendment is not timely challenged, shall be 31 days after the state land planning agency  
6 notifies the City that the plan amendment package is complete in accordance with Section  
7 163.3184, Florida Statutes. If timely challenged, this Comprehensive Plan amendment shall  
8 become effective on the date the state land planning agency or the Administration  
9 Commission enters a final order determining the amendment to be in compliance with  
10 Chapter 163, Florida Statutes. No development orders, development permits, or land uses  
11 dependent on this Comprehensive Plan amendment may be issued or commenced before this  
12 amendment has become effective.

13 **PASSED AND ADOPTED** this 20th day of July, 2017.  
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17

  
\_\_\_\_\_  
LAUREN POE  
MAYOR

18  
19  
20  
21 Attest:

Approved as to form and legality:

22  
23  
24   
\_\_\_\_\_  
KURT LANNON  
CLERK OF THE COMMISSION

  
\_\_\_\_\_  
NICOLLE M. SHALLEY  
CITY ATTORNEY

25  
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29 This ordinance passed on (first) transmittal hearing this 18th day of May, 2017.

30 This ordinance passed on (second) adoption hearing this 20th day of July, 2017.

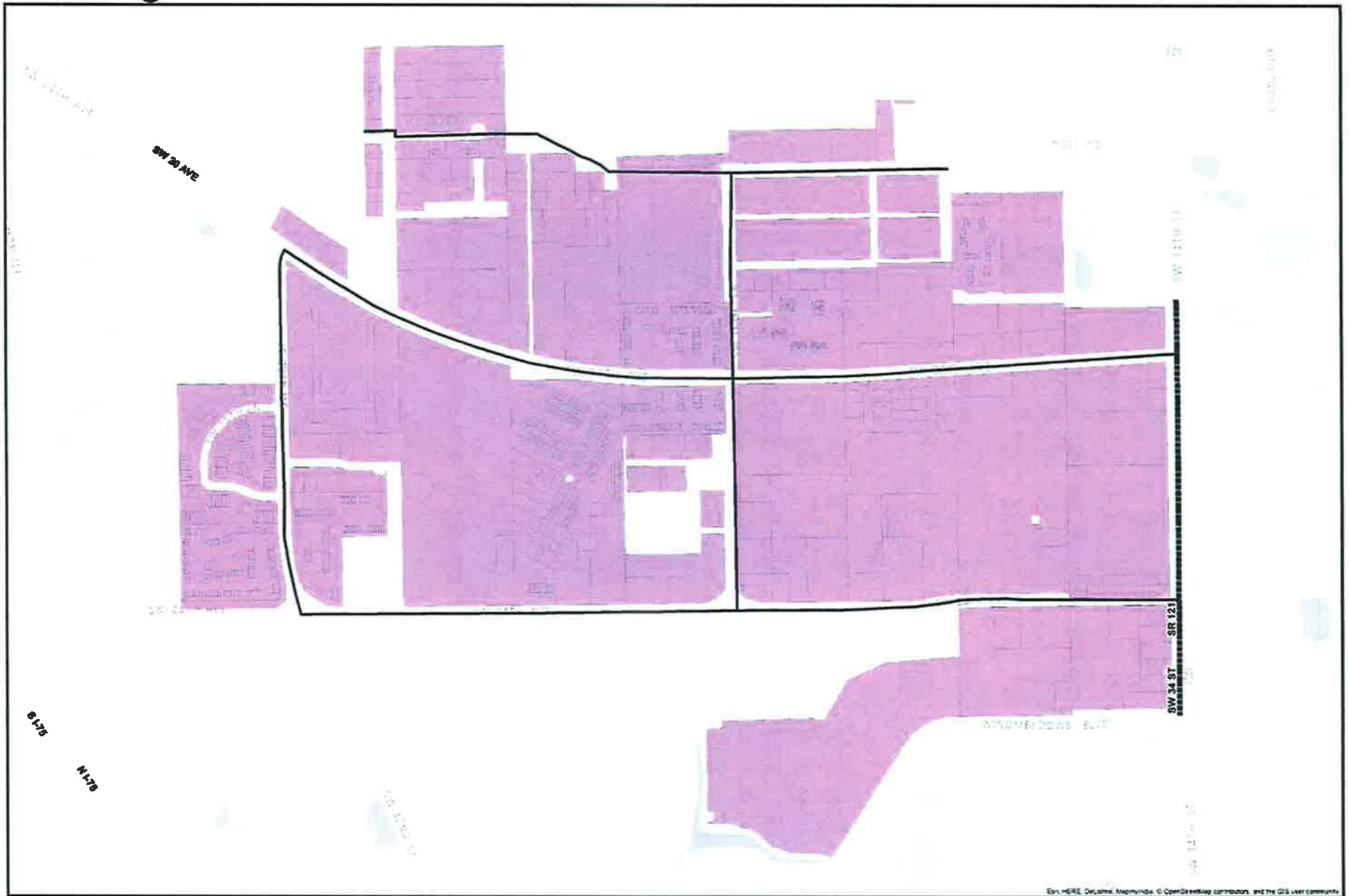






# Existing Land Use - MAP 1

Date: 4/10/2017

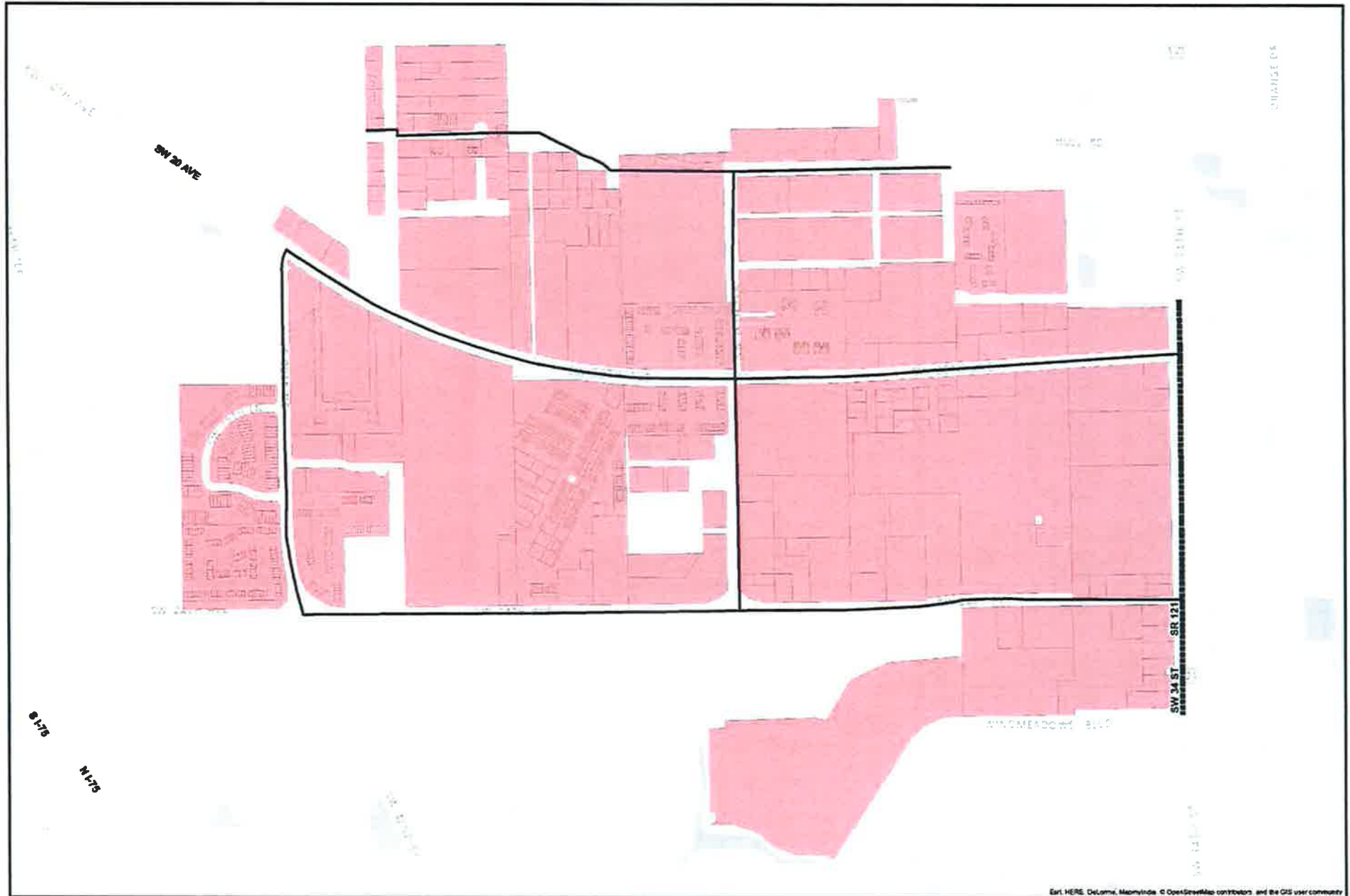


## Existing Land Use Categories Proposed Street Types

-  UMU-2: Urban Mixed Use 2
-  Principal Street
-  Storefront Street
-  Thoroughfare

# Proposed Land Use - MAP 1

Date: 4/10/2017



Esri, HERE, DeLorme, Mapbox, © OpenStreetMap contributors, and the GIS user community

## Proposed Land Use Categories

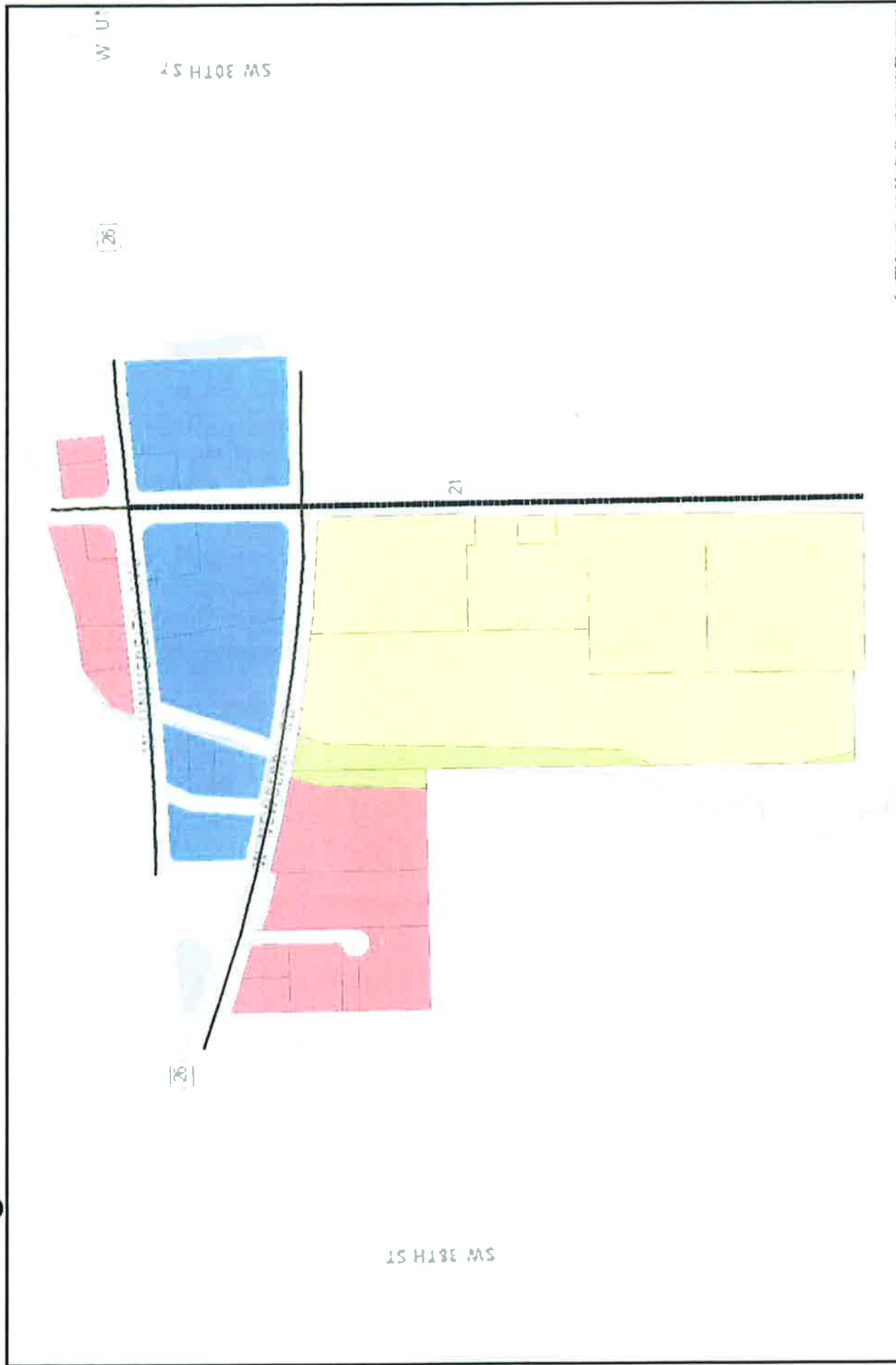
UMUH: Urban Mixed-Use High Intensity

## Proposed Street Types

- Principal Street
- Storefront Street
- Thoroughfare

# Existing Land Use - MAP 2

Date: 4/10/2017



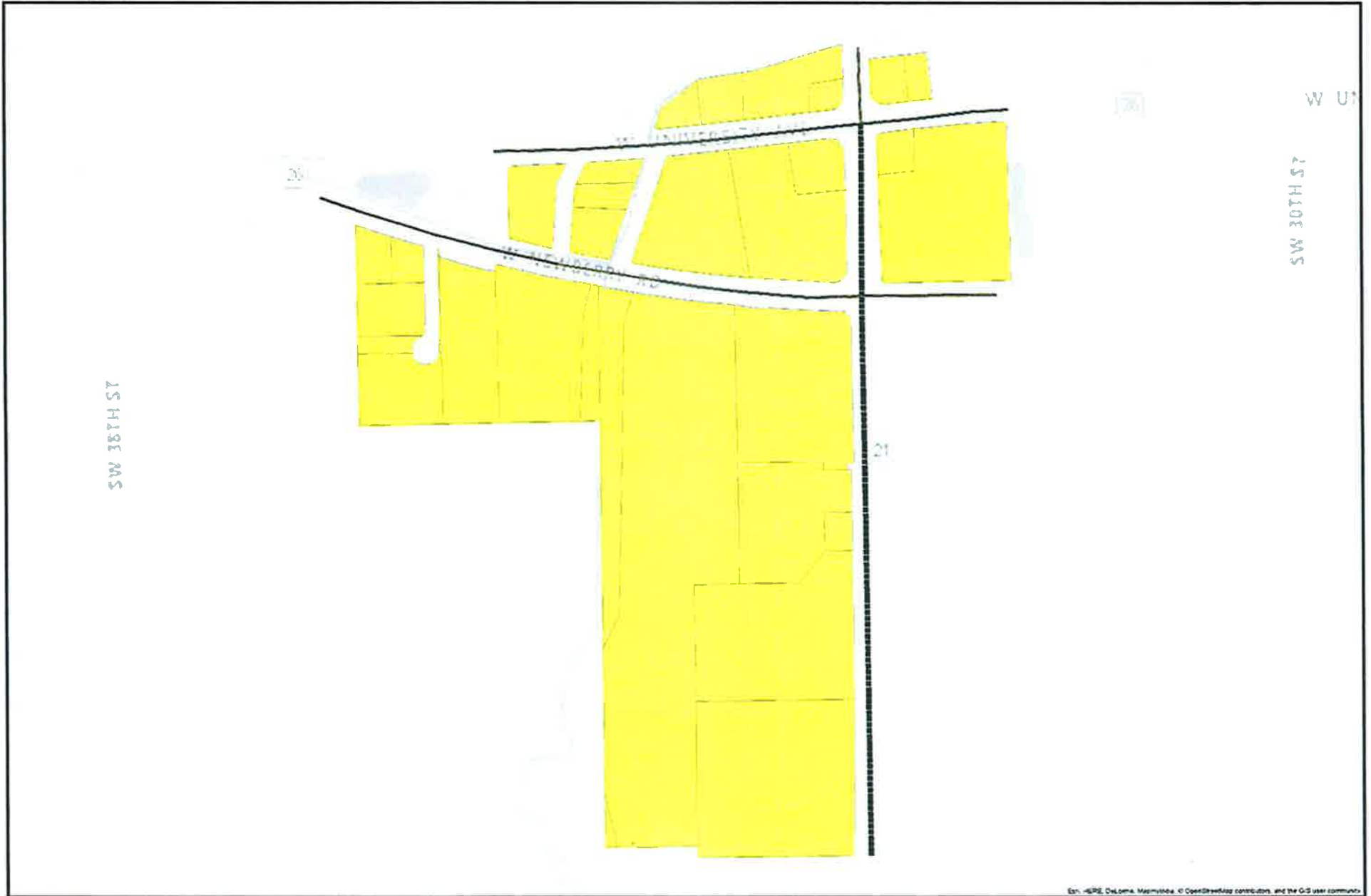
Dr. HEBE Duggan, Mayor and C. D. Duggan, Mayor Pro Tem

## Existing Land Use Categories Proposed Street Types

- CON: Conservation
- MUL: Mixed Use Low
- MUM: Mixed Use Medium
- RM: Residential Medium
- Principal Street
- Storefront Street
- Thoroughfare

# Proposed Land Use - MAP 2

Date: 4/10/2017



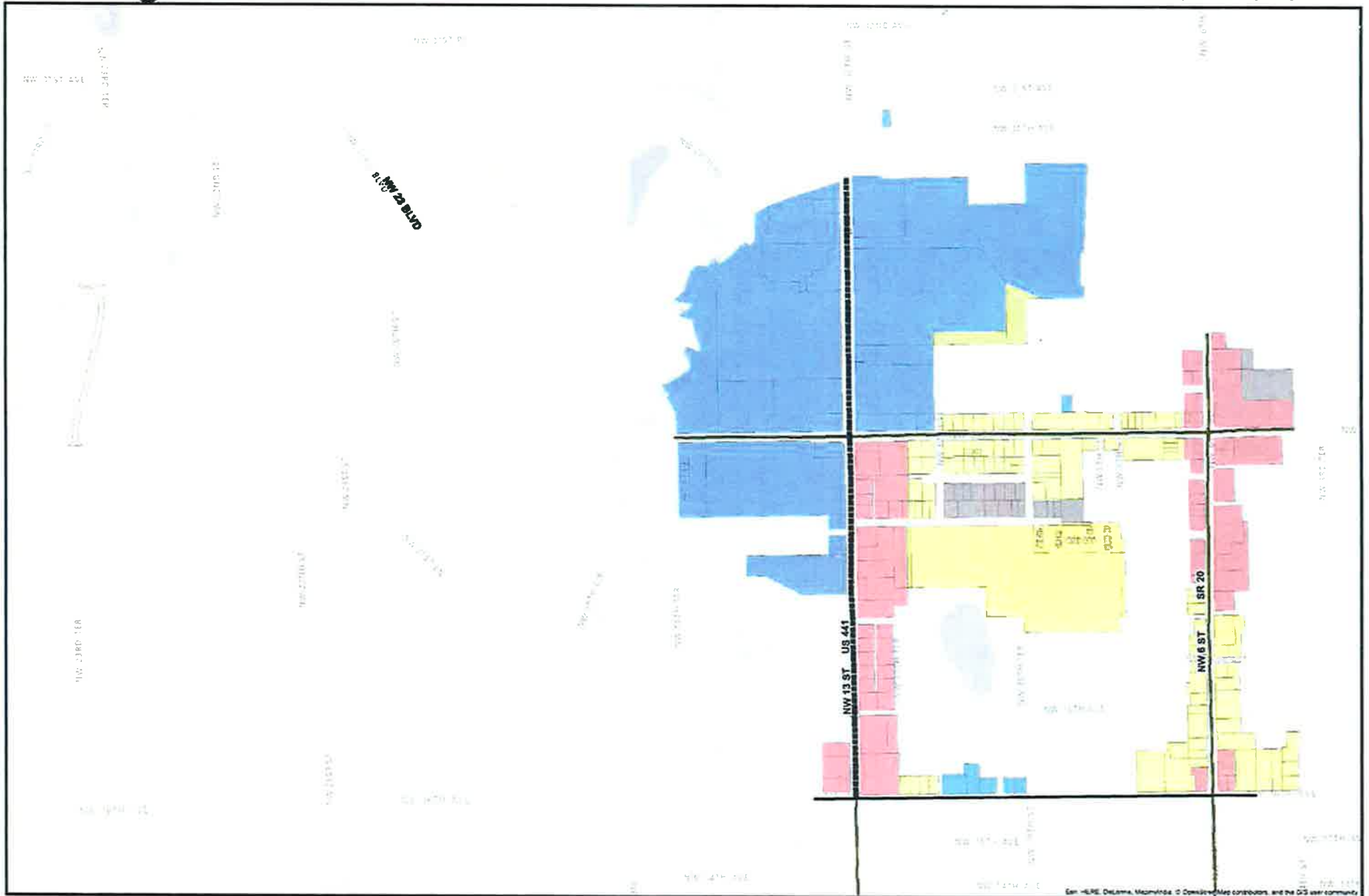
## Proposed Land Use Categories Proposed Street Types

-  UMU: Urban Mixed-Use
-  Principal Street
-  Storefront Street
-  Thoroughfare

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# Existing Land Use - MAP 3

Date: 4/10/2017



## Existing Land Use Categories

- CON: Conservation
- MUL: Mixed Use Low
- MUM: Mixed Use Medium
- O: Office

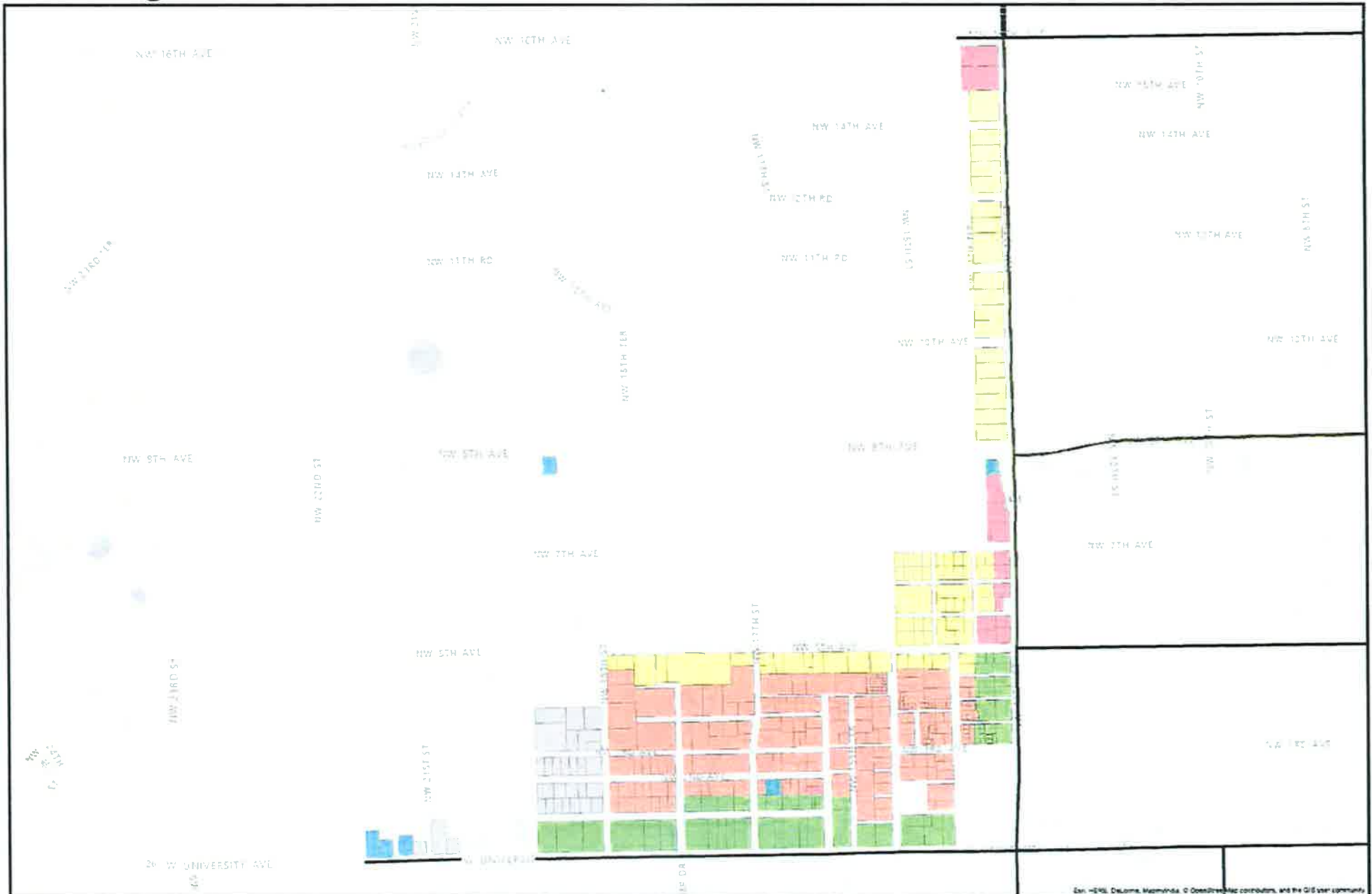
## Proposed Street Types

- RL: Residential Low
- RM: Residential Medium
- ROW
- SF: Single Family
- Principal Street
- Storefront Street
- Thoroughfare



# Existing Land Use - MAP 4

Date: 4/10/2017



## Existing Land Use Categories

- MUL: Mixed Use Low
- MUR: Mixed Use Residential
- 64.O: Office
- PF: Public and Institutional Facilities

## RL: Residential Low

- RM: Residential Medium
- SF: Single Family
- UMU-1: Urban Mixed Use 1

## Proposed Street Types

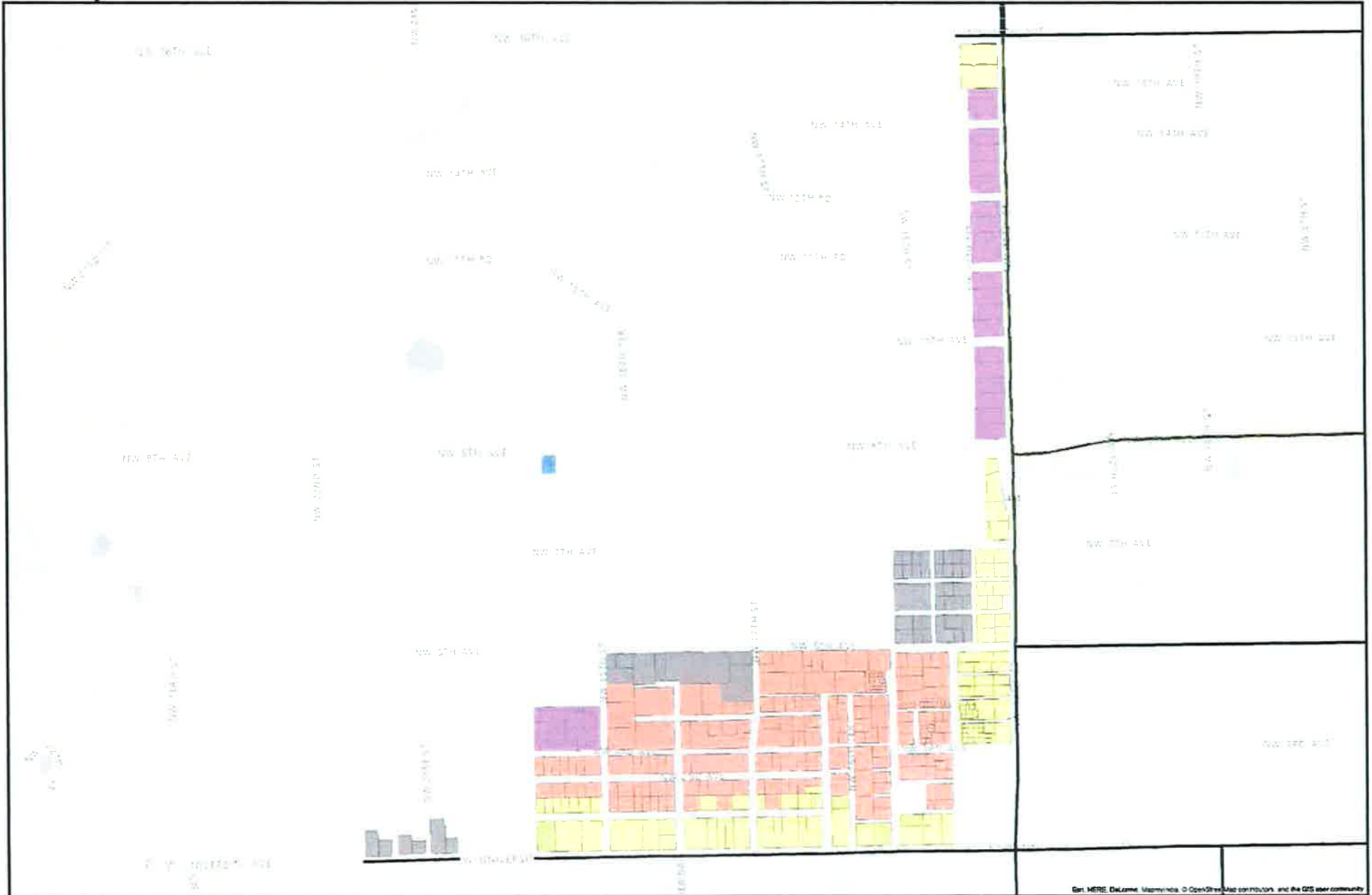
- Principal Street
- Storefront Street
- Thoroughfare

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# Proposed Land Use - MAP 4

Date: 4/10/2017

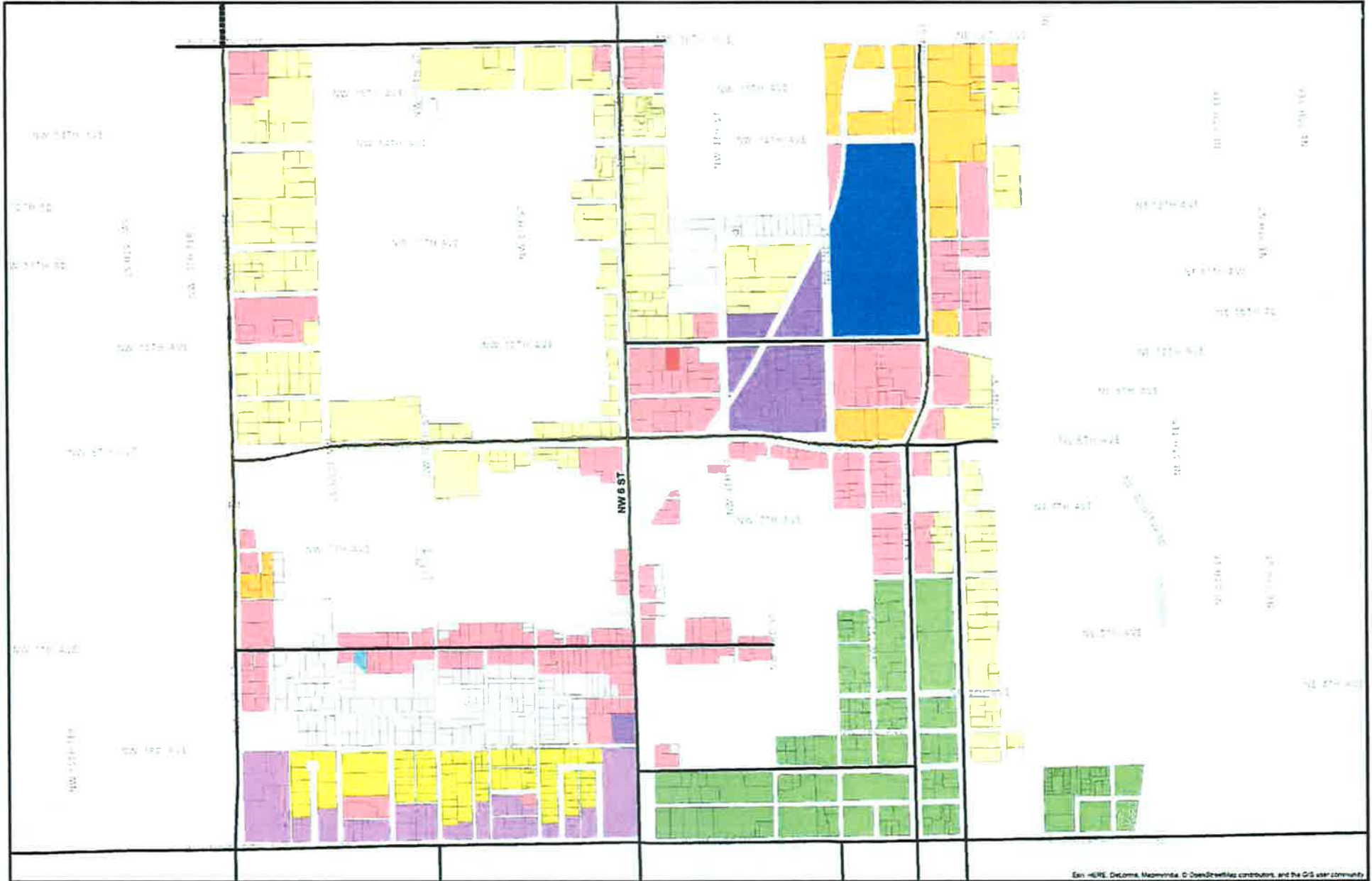


E: Education	RL: Residential Low Density	<b>Proposed Street Types</b>
MOR: Mixed-Use Office/Residential	SF: Single Family	Principal Street
MUR: Mixed-Use Residential	UMU: Urban Mixed-Use	Storefront Street
		Thoroughfare

Get HERE Data from Mapbox, © OpenStreetMap contributors, and the GIS user community

# Existing Land Use - MAP 5

Date: 4/10/2017

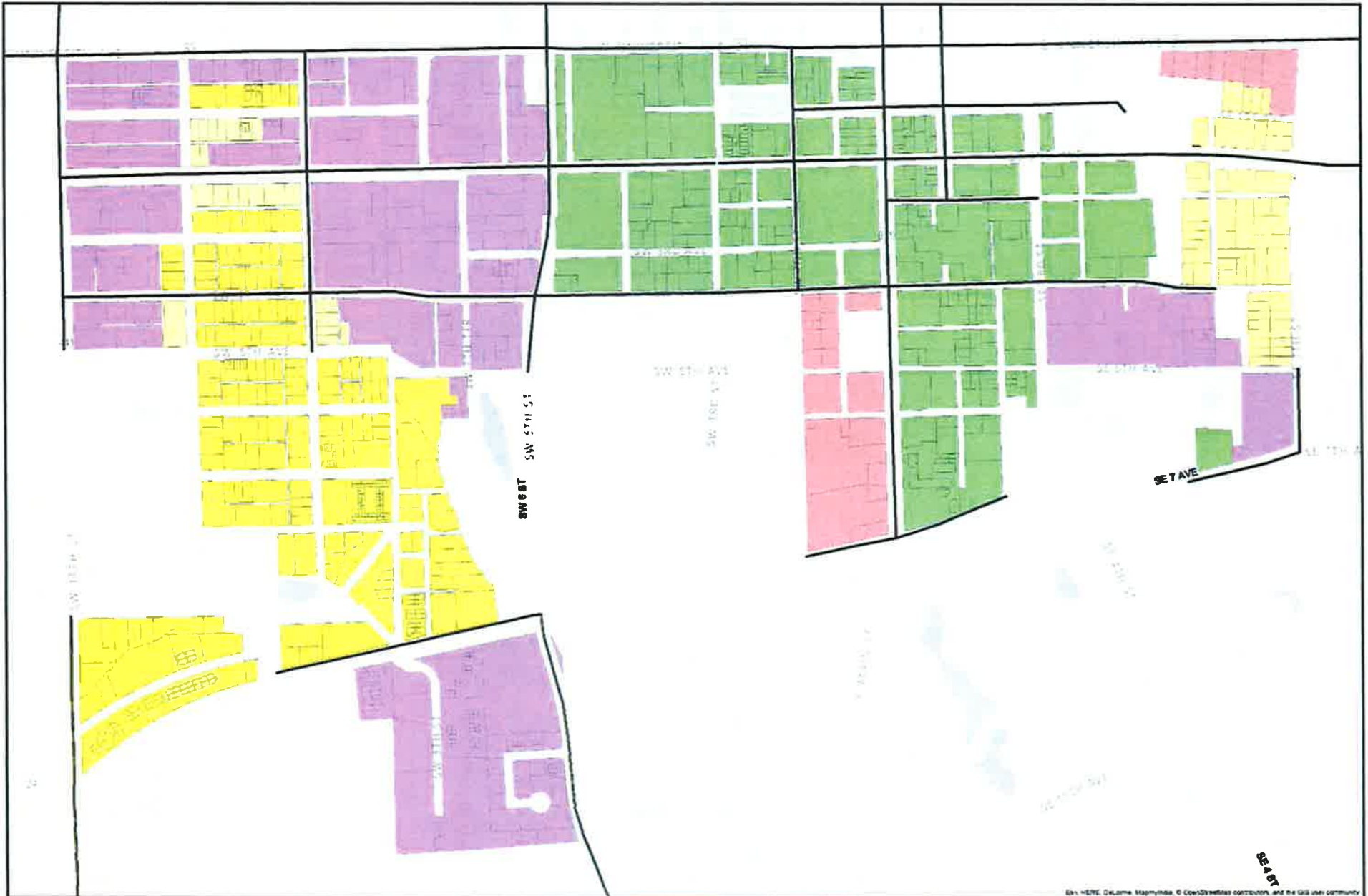


<b>Existing Land Use Categories</b>		MUM: Mixed Use Medium	RL: Residential Low	<b>Proposed Street Types</b>
C: Commercial	O: Office	RM: Residential Medium	Principal Street	
IND: Industrial	PF: Public and Institutional Facilities	ROW	Storefront Street	
MUH: Mixed Use High	PUD: Planned Use District	SF: Single Family	Thoroughfare	
MUL: Mixed Use Low	RH: Residential High	UMU-2: Urban Mixed Use 2		



# Existing Land Use - MAP 6

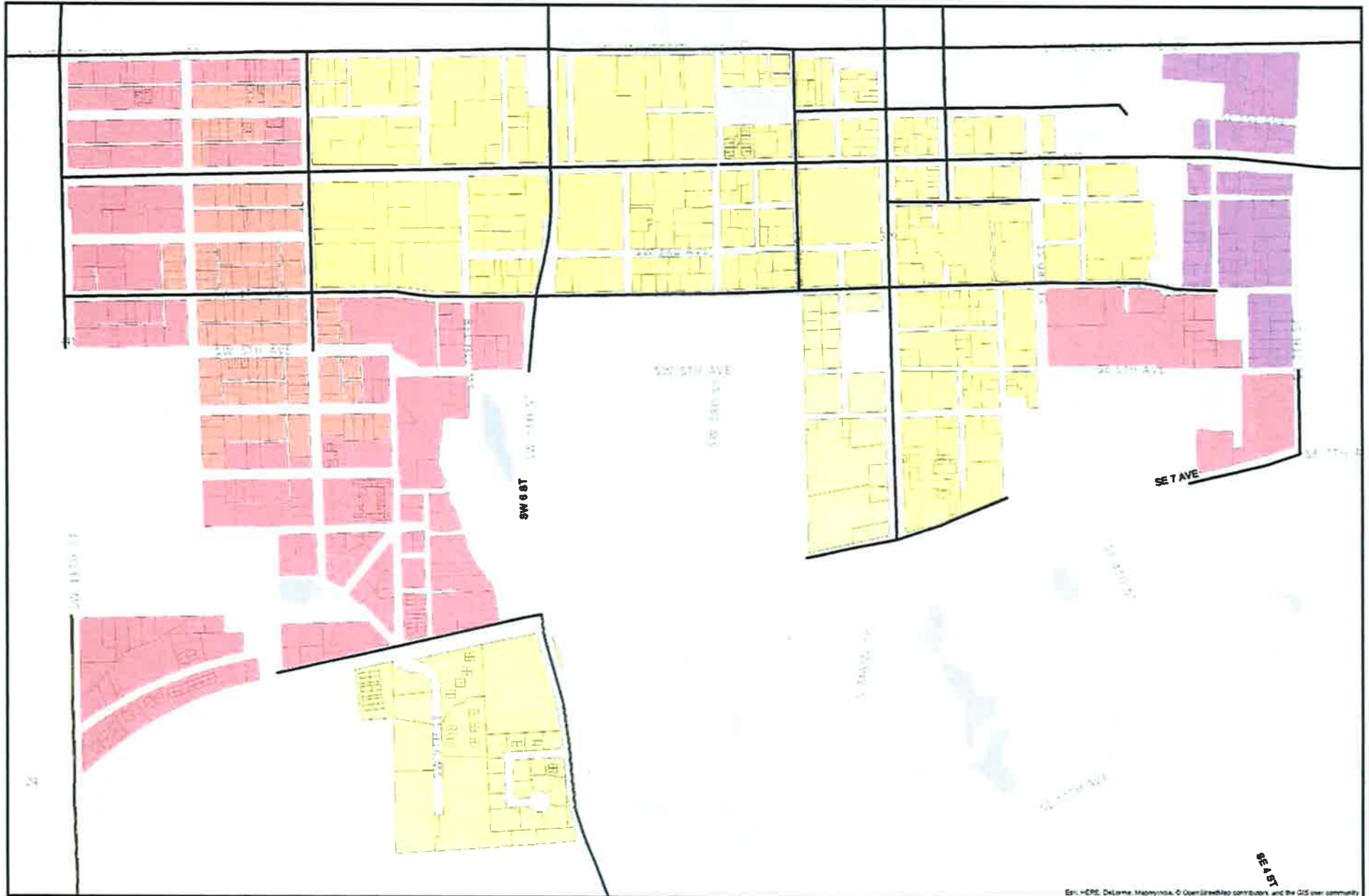
Date: 4/10/2017



<b>Existing Land Use Categories</b>		<b>Proposed Street Types</b>
MUH: Mixed Use High	RH: Residential High	Principal Street
MUL: Mixed Use Low	RM: Residential Medium	Storefront Street
-680: Office	UMU-2: Urban Mixed Use 2	Thoroughfare

# Proposed Land Use - MAP 6

Date: 4/10/2017

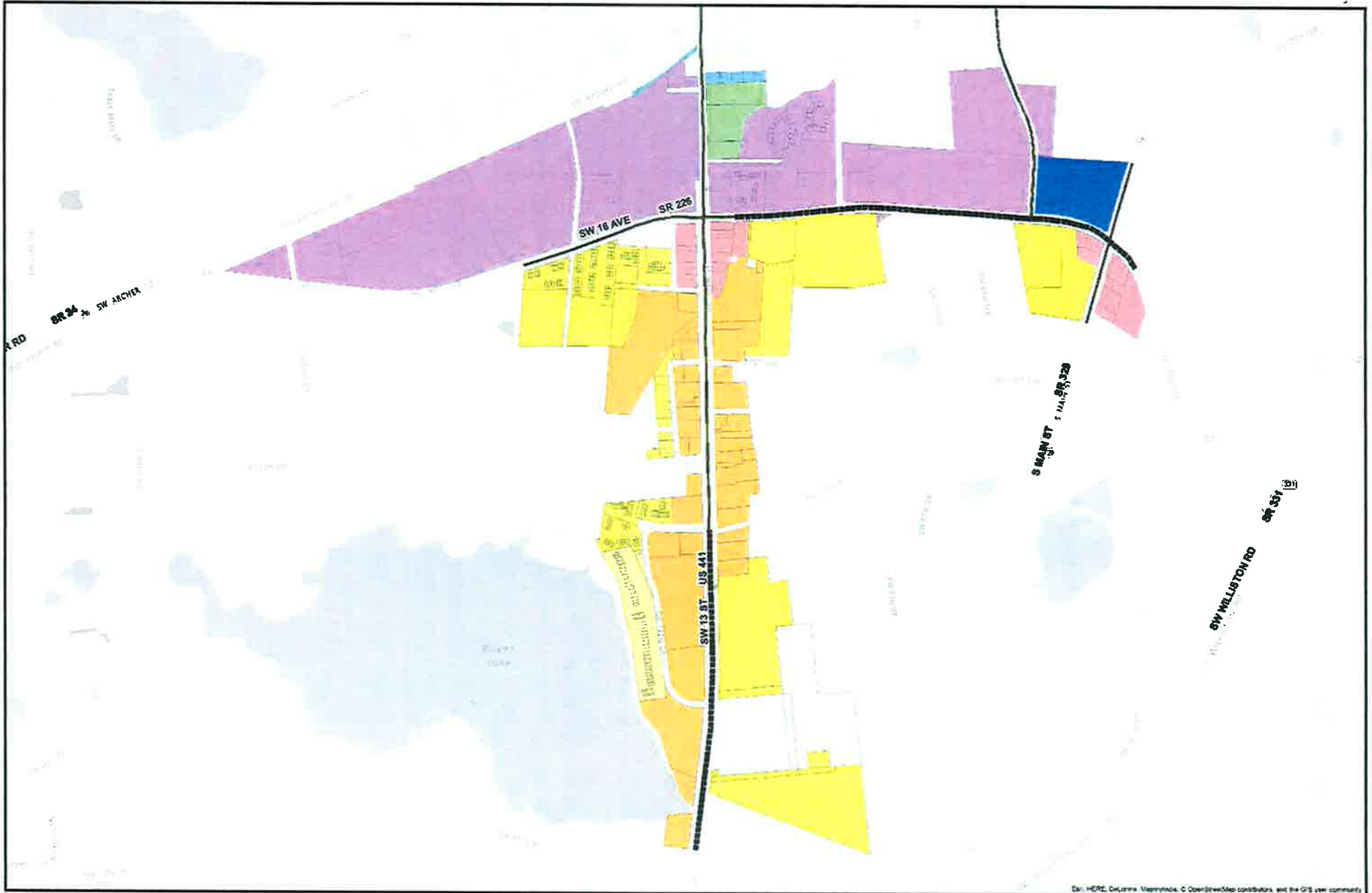


- |                                     |                                      |                              |                  |
|-------------------------------------|--------------------------------------|------------------------------|------------------|
| <b>Proposed Land Use Categories</b> | UC: Urban Core                       | <b>Proposed Street Types</b> | Principal Street |
| MOR: Mixed-Use Office/Residential   | UMU: Urban Mixed-Use                 | Storefront Street            |                  |
| MUR: Mixed-Use Residential          | UMUH: Urban Mixed-Use High Intensity | Thoroughfare                 |                  |

Esri, HERE, DeLorme, Mapbox, OpenStreetMap contributors, and the GIS user community

# Existing Land Use - MAP 7

Date: 4/10/2017



## Existing land Use Categories

C: Commercial

MUL: Mixed Use Low

MUM: Mixed Use Medium

PF: Public and Institutional Facilities

RH: Residential High

RL: Residential Low

RM: Residential Medium

SF: Single Family

UMU-1: Urban Mixed Use 1

UMU-2: Urban Mixed Use 2

## Proposed Street Types

Principal Street

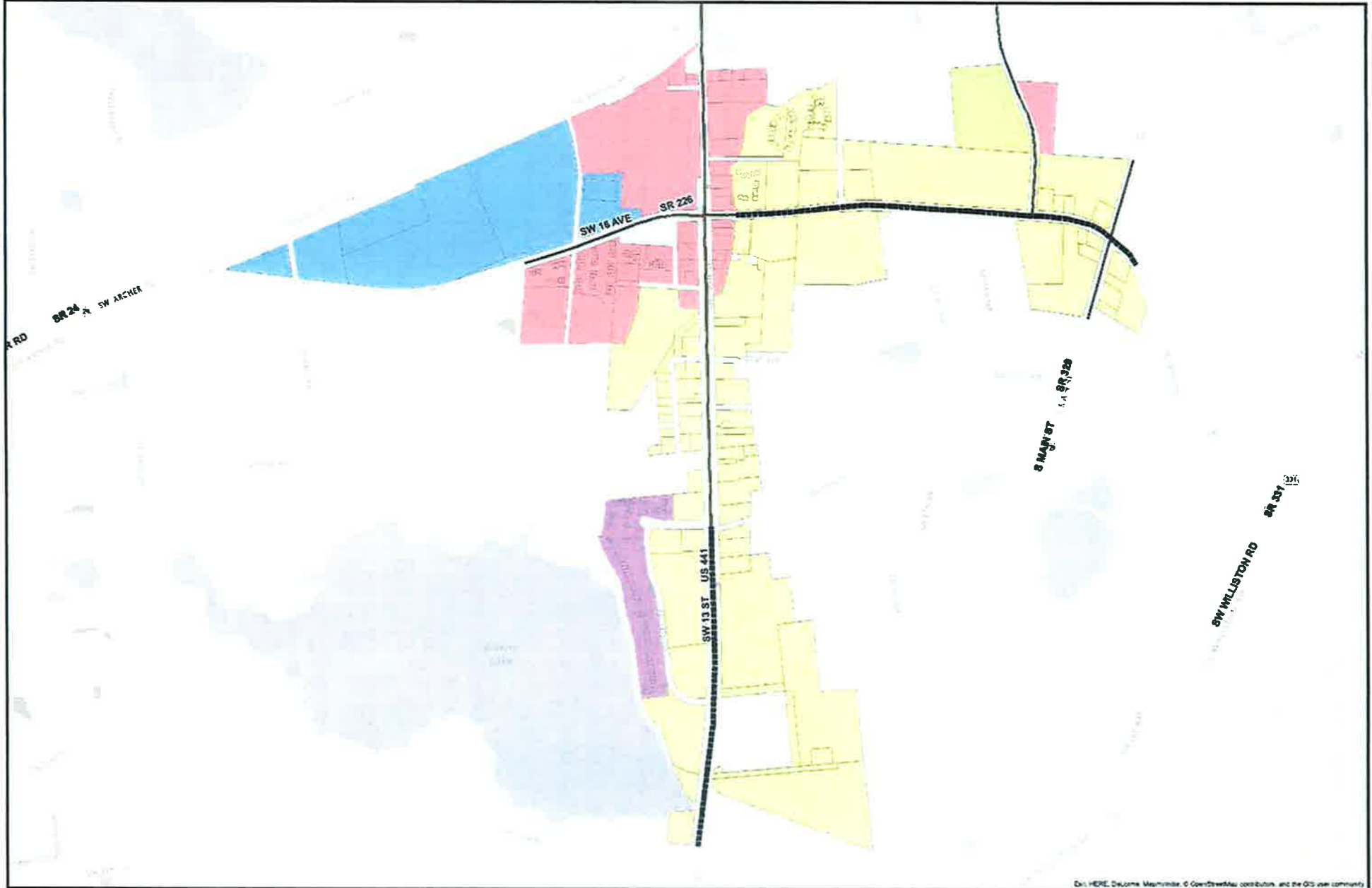
Storefront Street

Thoroughfare

Map data: HERE, DeLorme, Mapbox, OpenStreetMap contributors, and the GIS user community

# Proposed Land Use - MAP 7

Date: 4/10/2017



**Proposed Land Use Categories**

- E: Education
- MOR: Mixed-Use Office/Residential
- O: Office
- UMU: Urban Mixed-Use
- UMUH: Urban Mixed-Use High Intensity

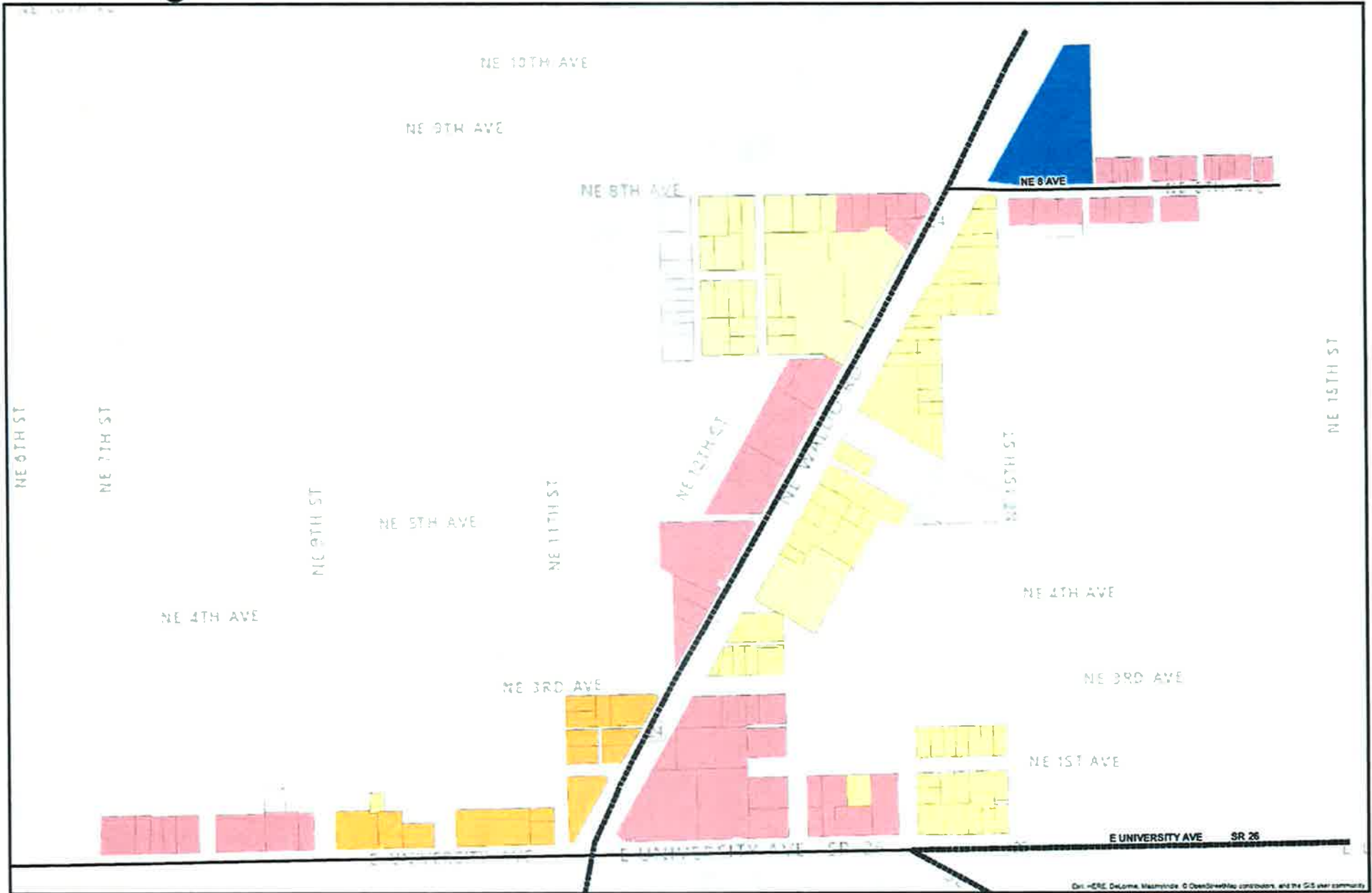
**Proposed Street Types**

- Principal Street
- Storefront Street
- Thoroughfare

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# Existing Land Use - MAP 8

Date: 4/10/2017



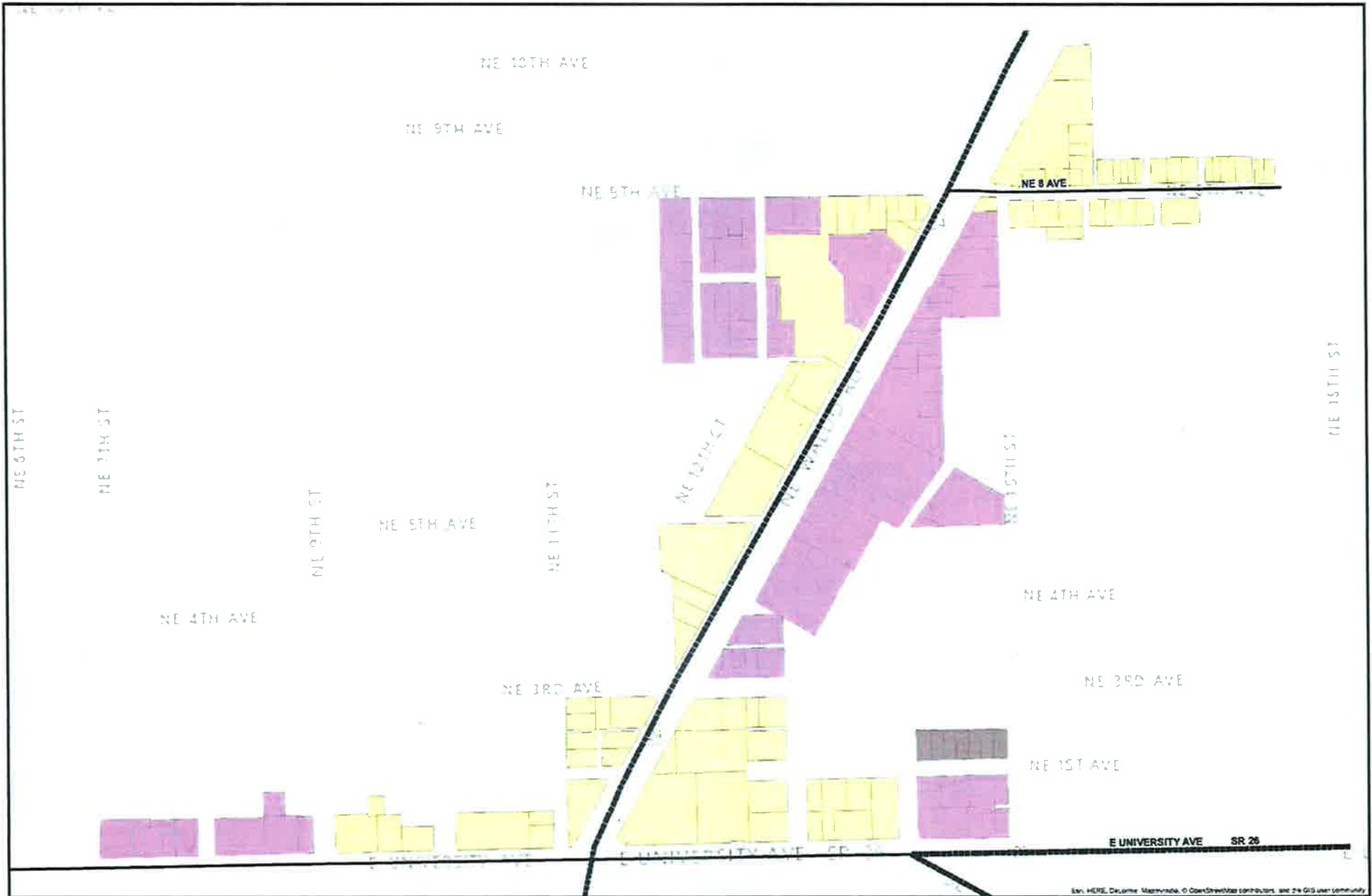
<b>Existing Land Use Categories</b>		<b>Proposed Street Types</b>
C: Commercial	O: Office	Principal Street
MUL: Mixed Use Low	RL: Residential Low	Storefront Street
MUM: Mixed Use Medium	RM: Residential Medium	Thoroughfare

City of Meriden, Delaware. MapSource © OpenStreetMap contributors, and the GIS user community.



# Proposed Land Use - MAP 8

Date: 4/10/2017

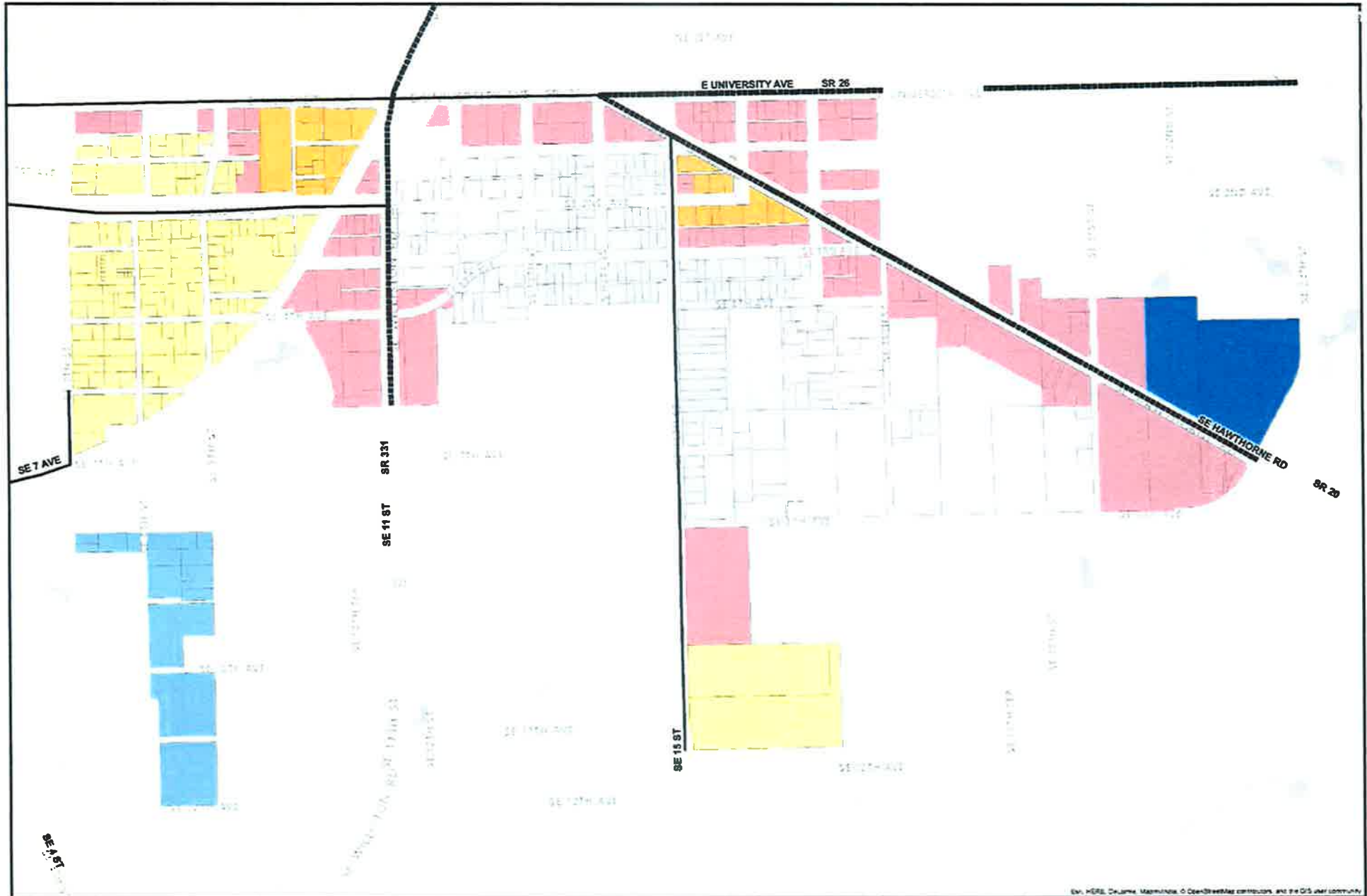


- | Proposed Land Use Categories  |  | Proposed Street Types   |   |
|---|--|---|---|
| <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> MOR: Mixed-Use Office/Residential | <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> UMU: Urban Mixed-Use | <span style="display:inline-block; width:15px; border-bottom:2px solid black;"></span> Principal Street | <span style="display:inline-block; width:15px; border-bottom:2px dashed black;"></span> Storefront Street |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> RL: Residential Low Density    |  | <span style="display:inline-block; width:15px; border-bottom:4px dashed black;"></span> Thoroughfare    |   |

Esri, HERE, DeLorme, Mapbox, OpenStreetMap contributors, and the GIS user community

# Existing Land Use - MAP 9

Date: 4/10/2017



## Existing Land Use Categories

- C: Commercial
- MUL: Mixed Use Low
- MUM: Mixed Use Medium

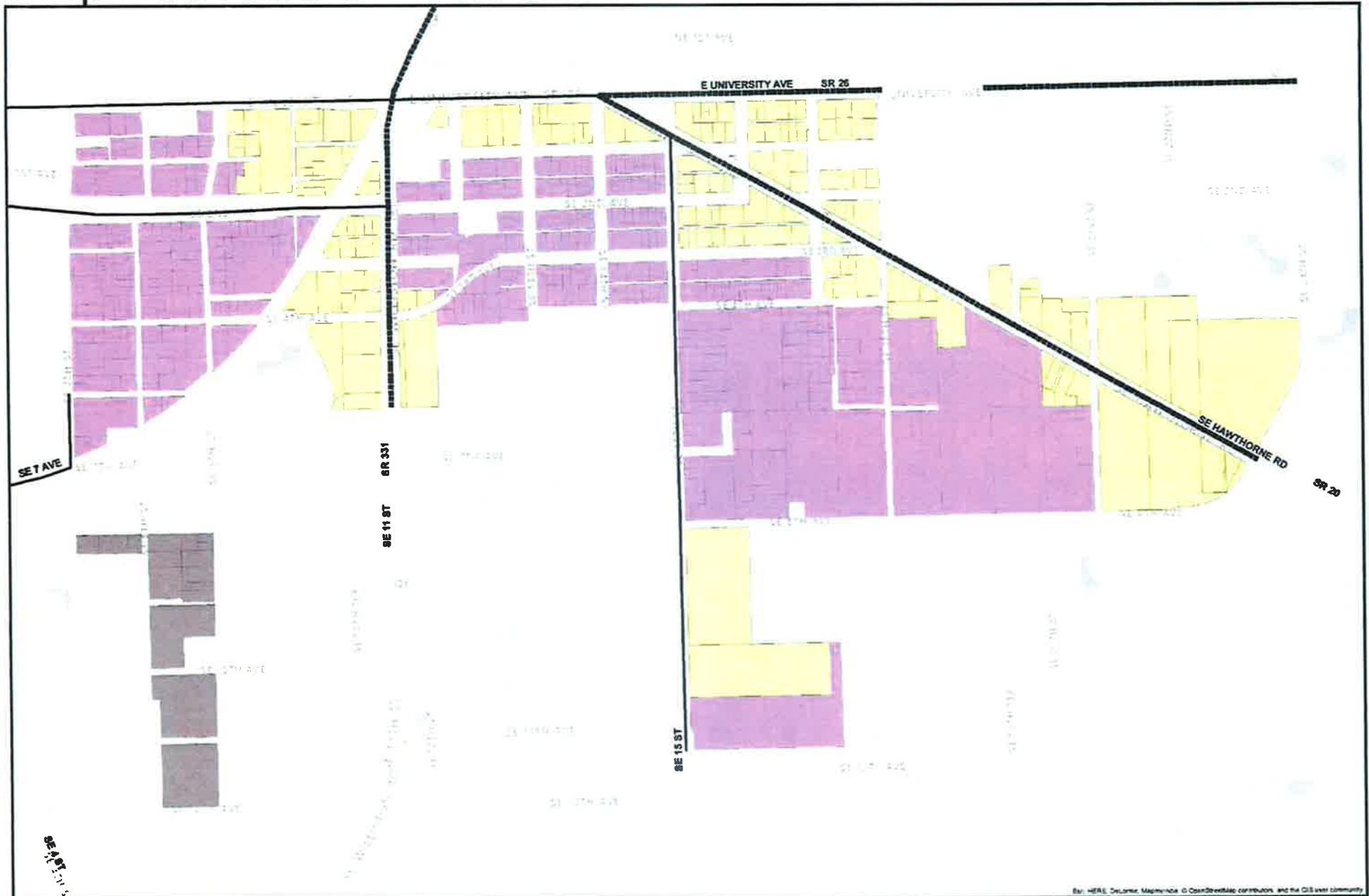
- RL: Residential Low
- RM: Residential Medium
- SF: Single Family

## Proposed Street Types

- Principal Street
- Storefront Street
- Thoroughfare

# Proposed Land Use - MAP 9

Date: 4/10/2017



## Proposed Land Use Categories Proposed Street Types

- |  |   |
|--|---|
|  MOR: Mixed-Use Office/Residential |  Principal Street  |
|  RL: Residential Low Density       |  Storefront Street |
|  UMU: Urban Mixed-Use              |  Thoroughfare      |

Basemap: HERE, DeLorme, Mapbox, OpenStreetMap contributors, and the GIS user community



**FLORIDA REGIONAL COUNCILS ASSOCIATION  
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central FL  
Review Date: 8/24/17  
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 100  
Local Government: Alachua County  
Local Government Item No.: CPA 06-17  
State Land Planning Agency Item No.: 17-4ESR

Date Mailed to Local Government and State Land Planning Agency: 8/25/17 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

**DESCRIPTION OF AMENDMENT**

The item reclassifies 20.42 acres from Residential Medium Density (4 - 8 units per acre) to Institutional (see attached).

**1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN**

The subject property is located adjacent to State Road 222, which is identified and mapped as part of the Regional Road Network in the North Central Florida Strategic Regional Policy Plan. The local government staff reports indicate that the amendment is not anticipated to negatively impact roadway level of service. Therefore, no significant adverse impacts are anticipated to occur to State Road 222 as a result of the amendment (see attached).

The subject property is located within a Stream-to-Sink Watershed, a Natural Resource of Regional Significance as identified and mapped in the regional plan. Nevertheless, no significant adverse impacts to the Natural Resource of Regional Significance are anticipated as a result of the amendment as the County Comprehensive Plan contains policy direction to minimize adverse impacts to the Floridan Aquifer (see attached).

**2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION**

The County Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

**Request a copy of the adopted version of the amendments?**

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Not Applicable <input type="checkbox"/>	<input type="checkbox"/>

It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.



**EXCERPTS FROM THE  
COUNTY COMPREHENSIVE PLAN AMENDMENT  
AND COUNTY STAFF REPORT**





# Alachua County

## Office of Planning and Development Staff Report

**Application Number: CPA-06-17**      Staff Contact: Mehdi Benkhatar, Planner  
352-374-5249

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**Local Planning Agency**                      **Hearing Date: July 19, 2017**  
**Board of County Commissioners**      **Transmittal Hearing Date: August 8, 2017**

**SUBJECT:**                                      CPA-06-17: A request for a large-scale land use amendment from Residential Medium Density (4-8 dwelling units/acre) to Institutional on approximately 20 acres

**APPLICANT/AGENT:**                      Craig Brashier of CHW, Inc.

**OWNER:**                                        Pradeep Raval, Marta Raval

**PROPERTY DESCRIPTION:**              Location: 6517 NW 39<sup>th</sup> Avenue  
Parcel Numbers: 06184-002-000; 06193-000-000;  
06194-004-000; 06194-005-000; 06194-006-000  
Section/Township/Range: 28-9-19  
Land Use: Residential Medium Density (4-8 du/acre)  
Zoning: R-1a  
Existing Use: Vacant residential  
Acreage: 20.42

**PREVIOUS REQUESTS:**                      None

**ZONING VIOLATION HISTORY:** There are currently no violations on the site.

**CHRONOLOGY:**                              Original Staff Report Date: July 12, 2017  
Planning Commission Hearing: July 19, 2017

**STAFF RECOMMENDATION:**              Staff recommends that the Board of County Commissioners **transmit** CPA-06-17 to the Department of Economic Opportunity (DEO) and other reviewing agencies for their review and comment.

**LPA RECOMMENDATION:**                      **Transmit (6-0)**

**BoCC ACTION:**                                      **TBD**

**Alachua County**  
**Office of Planning and Development Staff Report**

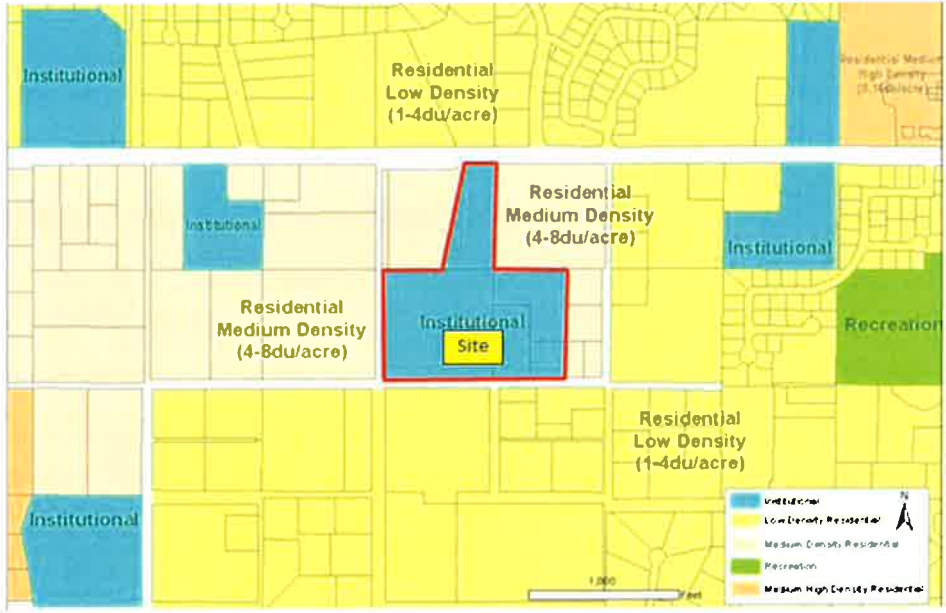


**Aerial View of Site**

# Alachua County Office of Planning and Development Staff Report



**CURRENT LAND USE MAP**



**PROPOSED LAND USE MAP**

# Alachua County

## Office of Planning and Development Staff Report

### ANALYSIS OF REQUEST

#### Background

The applicant is requesting a large-scale land use amendment from Residential Medium Density (4-8du/acre) to Institutional on parcels 06184-002-000, 06193-000-000, 06194-004-000, 06194-005-000 and 06194-006-000 which are located to the south of NW 39<sup>th</sup> Ave. near the Rutledge neighborhood. The Institutional land use allows for a range of activities related to human development and community services. Religious institutions, schools, utility infrastructure, community services and health facilities all fall under this land use category. The intent of the applicant is to amend the land use in order to rezone to a Planned Development (PD) which would allow for a nursing home (skilled nursing facility).

#### Description of Site and Surrounding Properties

The site is about 20 acres and lies to the northwest of the City of Gainesville on NW 39<sup>th</sup> Ave. a little over a mile east of the Springhills Activity Center. The site's zoning and future land use designation are not consistent, with the zoning (R-1a) allowing for residential density of 1-4 dwelling units/acre and the land use (Residential Medium Density) allowing 4-8 dwelling units/acre. The site and parcels to the east, south and west form part of the historic Town of Rutledge plat from the 1880s.

It is bounded to the east by a vacant, 9.25-acre parcel owned by the Diocese of Saint Augustine church and smaller single family residences of 1 acre or less. All of these parcels have R-1a (single family residential) zoning and Residential Medium Density (4-8 du/acre) future land use.

To the south it is bounded by a 10-acre parcel with a single family residence and smaller (1.5 acre or less) single family residential parcels. These parcels all have R-1a zoning and a future land use of Residential Low Density (1-4 dwelling units/acre).

To the west the site is bounded by the Abiding Faith church on 5 acres, which shares an access road with the site on NW 39<sup>th</sup> Ave. and a single family residence which also has silvicultural activities (Unicorn Hill Christmas Tree Farm) on a 9.42-acre parcel. These parcels have R-1a (single family residential) zoning and Residential Medium Density (4-8 du/acre) future land use.

To the north of the site is NW 39<sup>th</sup> Ave. Across this arterial road are three large undeveloped single family residential parcels, some smaller parcels with residences and the subdivisions of Greystone, Summer Creek and Emerald Woods.

The roads to the south and east of the site (NW 35<sup>th</sup> Ave and NW 63<sup>rd</sup> St) are unmaintained and not owned by the County.

# Alachua County

## Office of Planning and Development Staff Report

### COMPREHENSIVE PLAN CONSISTENCY

The Institutional land use category is discussed in Section 5 of the Future Land Use Element in the Comprehensive Plan. A variety of zoning districts can implement this land use category, depending on the proposed use. Therefore, amending the land use to Institutional opens up several development scenarios for the site. As the site exists currently, some institutional uses would already be allowed as limited uses or by means of a special use permit or special exception (e.g. religious facilities, schools, community services, personal wireless service facility). These impacts could be small or large depending on the proposed use. They would, however, be regulated by criteria or conditions. Although the Institutional land use allows for a broad range of development types, the applicant has submitted a companion rezoning application for a Planned Development (PD) specifically for the purposes of constructing a nursing home.

**Policy 5.2.1** describes the criteria to consider for the location and compatibility of Institutional uses.

These criteria are:

*(a) Optimum service area.*

The proposed nursing home would serve residents throughout the county.

*(b) Optimum operating size.*

The site's size (20 acres) has more than enough area to accommodate a nursing home. Other examples of nursing homes in the county include Terrace Health & Rehab Center in the Tower Rd./24<sup>th</sup> Ave. Activity Center (on 7.23 acres) and the newly constructed Windsor assisted living and memory care facility near NW 39<sup>th</sup> Ave. and NW 83<sup>rd</sup> St. (on 10 acres).

*(c) Access to clientele.*

Access to clientele exists from NW 39<sup>th</sup> Ave. Mass transit lines exist along NW 39<sup>th</sup> Ave. to serve the development.

*(d) Compatibility of the scale and intensity of the use in relationship to surrounding uses, taking into account impacts such as, noise, lighting, visual effect, traffic generation, odors.*

The amendment changing the land use to Institutional would open up the possibility for a future rezoning to a zoning district such as HM (Hospital/Medical). The HM zoning district has permitted uses which allow for development with a much greater scale and level of intensity than what could currently be built. The current maximum residential density (4 dwelling units/acre) would yield 82 dwelling units. If the site were to develop

# Alachua County

## Office of Planning and Development Staff Report

with hospital/medical uses the site could have 200,000 or 300,000 sq. ft. of building area (the applicant uses a potential maximum of 355,798 sq. ft., however, as there is no height limit in the HM zoning district, this could theoretically be even more, although most likely not feasible due to parking and stormwater requirements. Examples of such uses are hospitals, hotels, medical/dental offices, and pharmacies. These uses may generate levels of noise, lighting, visual and traffic impacts which may negatively affect surrounding uses. As a straight rezoning from R-1a to HM would not be able to be conditioned, it is the opinion of staff that should the Institutional land use be approved that the property be rezoned to a PD zoning district, with specific conditions to limit the impacts of the proposed use. Following discussions with the applicant about these concerns, the applicant resubmitted the companion rezoning application (ZOM-04-17) as a PD.

*(e) Nature of service provision.*

Skilled nursing homes require a team of employees providing health care, cooking, cleaning and transportation services. The site is located within the Urban Cluster and has access to urban services which could accommodate this use.

*(f) Needs of the clientele.*

The needs of this clientele involve ready access to health care facilities. Some of these facilities could be accommodated on site and some nearby, such as the Shands medical facility located approximately 1 mile west on NW 39<sup>th</sup> Ave.

*(g) Availability and adequacy of public infrastructure to serve the particular use.*

Adequate public infrastructure is available to serve any of the uses listed within the Institutional land use category. The site is located within the Urban Cluster and has access to potable water and sanitary sewer lines, and fronts NW 39<sup>th</sup> Ave.

*(h) Preservation and strengthening of community and neighborhood character through design.*

The site lies adjacent to the historic Town of Rutledge neighborhood which is composed of several large lot residential parcels. With appropriate scaling and buffering as proposed in the PD conditions the proposed use could help strengthen the neighborhood character through appropriate design.

*(i) Consistency with the goals, objectives, and policies of the Conservation and Open Space Element.*

The proposed use would be consistent with the goals, objectives and policies of the Conservation and Open Space Element (COSE). Wetlands are not located on the site and any proposed development will be required to locate outside of floodplains. The

# Alachua County

## Office of Planning and Development Staff Report

site will be required to retain 20% open space and comply with tree canopy retention and future canopy standards.

**Policy 5.4.5.3** of the Future Land Use Element states that “other health facilities such as... nursing homes, may be allowed in the urban cluster in areas designated on the Future Land Use Map for Institutional...”

Most of the uses listed in the Institutional section are allowed in all land use categories. These uses include religious facilities, schools, utility infrastructure, cell towers, cemeteries and civic/government facilities. Health facilities such as nursing homes, however, are allowed in only certain land use categories which is why this amendment is necessary.

The corresponding rezoning application ZOM-04-17 proposes to rezone to PD, which would implement the proposed new land use of Institutional by specifically setting the allowed use as a nursing home (skilled nursing facility).

### **EFFECT OF AMENDMENT ON AFFORDABLE HOUSING**

The proposed land use amendment to Institutional could potentially allow for new residential uses such as assisted living facilities. Staff does not expect the land use amendment to have a negative effect on affordable housing.

### **STAFF RECOMMENDATION**

Staff recommends that the Board of County Commissioners **transmit** CPA-06-17 to the Department of Economic Opportunity (DEO) and other reviewing agencies for their review and comment.

#### **Bases:**

- 1. Policy 5.1.1 of the Future Land Use Element (Institutional Uses)** states that *Potential locations for major future institutional uses are identified on the Future Land Use Maps. Institutional uses may be allowed in other land use categories designated on the Future Land Use Map, and implemented in accordance with the guidance and policies within this Section 5.0., and within the Comprehensive Plan as a whole.*

The amendment would allow a nursing home to be developed. A nursing home is an institutional use which is not allowed with the current land use designation of Medium Density Residential.

# Alachua County

## Office of Planning and Development Staff Report

**2. Policy 5.2.1 of the Future Land Use Element** describes the criteria to consider for the location and compatibility of Institutional uses:

(a) *Optimum service area.*

(b) *Optimum operating size.*

(c) *Access to clientele.*

(d) *Compatibility of the scale and intensity of the use in relationship to surrounding uses, taking into account impacts such as, noise, lighting, visual effect, traffic generation, odors.*

(e) *Nature of service provision.*

(f) *Needs of the clientele.*

(g) *Availability and adequacy of public infrastructure to serve the particular use.*

(h) *Preservation and strengthening of community and neighborhood character through design.*

(i) *Consistency with the goals, objectives, and policies of the Conservation and Open Space Element.*

The site provides an appropriate and compatible location for Institutional uses. The intended use of a skilled nursing facility (nursing home) will be able to serve residents throughout Alachua County. The site has access to an arterial road (NW 39<sup>th</sup> Ave.) which also has mass transit routes serving it. The needs of the clientele can be met as adequate public services exist to accommodate the use. A major health care facility is located approximately 1 mile from the site which can supplement the proposed nursing home's services. With appropriate scale and design, the proposed land use will not create detrimental effects to existing surrounding uses such as impacts from noise, lighting, visual blight, traffic generation or odors.

**3. Policy 5.2.2 of the Future Land Use Element** states that *Institutional facilities shall be designed and located for integration into the surrounding community. Land use decisions concerning location of institutional uses shall take into consideration environmental justice.*

Amending the future land use of the site to Institutional will allow for a nursing home to be developed. The proposed use will not create adverse environmental impacts. In conjunction with a planned development (PD) the site could be conditioned to have certain design criteria.

**4. Policy 5.4.5.1 of the Future Land Use Element** states that "*Medical support*



# Alachua County

## Office of Planning and Development Staff Report

*facilities shall locate in close proximity to hospitals”.*

The proposed amendment would allow for a nursing home to be developed at the site. The site is located in close proximity to the UF Shands Springhill medical facility approximately 1 mile west on NW 39<sup>th</sup> Ave.

**5. Policy 5.4.5.3 of the Future Land Use Element** states that *“Other health facilities such as outpatient medical clinics, including emergency facilities and nursing homes, may be allowed in the urban cluster in areas designated on the Future Land Use Map for Institutional, Institutional/Medical, Commercial, Medium-High Density Residential, and High Density Residential, within specific zoning districts subject to performance criteria in the land development regulations regarding site size, scale, and dimensions, building coverage, parking, buffering, access, and other impacts”.*

The proposed land use amendment changing the designation to Institutional would be consistent with this policy. The site is located within the Urban Cluster and has access to urban services. Locating this institutional use within the Urban Cluster will help minimize the conversion of land from rural to urban. Performance criteria and conditions (if the development is in the Planned Development district) could help address impacts.

# Alachua County

## Office of Planning and Development Staff Report

### Staff and Agency Comments

**Department of Environmental Protection:** The property consists primarily of third growth mixed oak and pine forest. There is an area of planted pine in the southeast portion of the project area. Numerous non-native, invasive plant species are common throughout. Evidence of historic dumping of construction and demolition debris and household garbage exists in various locations. The best and most desirable specimen trees tend to be located along historic fencerows.

The northwest corner of Tax Parcel 16193-000-000 includes a small section of the channel of Smith Creek, a stream-to-sink drainage. The channel, along with adjacent steep slopes, will be targeted for conservation and permanent protection during development plan review should this application be approved.

The project area includes a portion of a documented archaeological site (8AL283) and lies near the north end of a large cluster of Hickory Pond and Alachua Period (A.D. 800-1600) sites known as the Moon Lake Cluster. Staff observed debitage (waste from the process of making stone tools) in exposed soils during a site visit. Finally, there is evidence on one or more historic homesteads on the property. As a result, staff recommends the following condition should the BoCC approve the PD application.

*"The applicant shall provide the results of a Phase 1 Cultural Resource Assessment Survey with the application for Preliminary Development Plan approval."*

**Department of Public Works:** PW has no issues to the change of land use.

The following comments need to be addressed at DRC review level.

- The parcel has FEMA designated 100-year flood plain on the property which can be potential stormwater locations. Please be aware of the potential steep slopes towards the adjacent sites especially to the buildings located at Abiding Faith Church.
- The site has only one access entrance to public paved road NW 39<sup>th</sup> Avenue. If allowed by FDOT, a median configuration could have a potential full access with a joint driveway easement with Abiding Faith Church. The site can also benefit from an emergency access/stub connection to NW 35<sup>th</sup> Avenue and a stub to the eastern parcel.

**Traffic/Concurrency:** The subject application proposes to change the Future Land Use designation of approximately 20 acres from Medium Density Residential to Institutional. The potential transportation impact from any development on the site would be mitigated through the Multi-modal Transportation Mitigation program adopted into the Comprehensive Plan. Additionally, the County's mobility plan includes design standards

# Alachua County

## Office of Planning and Development Staff Report

that acknowledge the close relationship between land use and transportation.

The subject property has a single point of access to the developed transportation network on NW 39<sup>th</sup> Avenue, a state signalize 4-lane divided urban arterial on the Strategic Intermodal System. Although access to NW 39<sup>th</sup> Avenue will be permitted by FDOT, the configuration of the site would likely allow for only a single full access to a paved publicly maintained road that would be shared by this site and adjacent church through an existing easement. Although the submitted Zoning Master Plan proposes to driveways on NW 39<sup>th</sup> Avenue, the spacing and median control may make this unsafe. Staff suggests a single access point. In addition, to allow for future connectivity to adjacent development, the Zoning Master Plan should show a future connection to Parcel 06183-000-000 generally in the vicinity of Development Area 'A.' Finally, Staff supports the proposed location of an emergency access point on the south side of the development.

The proposed Planned Development allows for a single skilled nursing facility with up to 223 beds. The proposed use would generate 372 fewer daily trips than the current Future Land Use designation.

Land Use (ITE)	Units	Daily	
		Rate	ADT
Residential Condominium/Townhouse (230)	163 du	$LN(T)=0.87LN(X)+2.46$	983
Nursing Home (620)	223 beds	$T = 3.49(X) - 89.09$	611



**EXCERPTS FROM THE  
COUNTY COMPREHENSIVE PLAN**



## **GOAL 1**

PROTECT NATURAL DRAINAGE FEATURES AND THE QUALITY OF WATERS AND PROTECT NEW AND EXISTING DEVELOPMENTS IN ACCORDANCE WITH ADOPTED LEVELS OF SERVICE FOR FLOODPLAIN MANAGEMENT, WATER QUANTITY AND WATER QUALITY.

### **OBJECTIVE 1.1**

Maintain an inventory and evaluation of new and existing County and privately owned/maintained stormwater management facilities.

**Policy 1.1.1** The current inventory program for County owned/maintained stormwater management facilities shall be expanded to include privately owned/maintained facilities as a part of the National Pollution Discharge Elimination System (NPDES), Phase II permit that must be obtained from the United States Environmental Protection Agency (EPA). The County shall develop a rating system for the evaluation of all stormwater management facilities. The criteria shall include the information needed for the acquisition of the NPDES, Phase II permit. All existing facilities shall be completely inventoried and re-evaluated with the new rating criteria within the five-year planning period. All new facilities shall be immediately incorporated into the inventory program utilizing the new rating system.

**Policy 1.1.2** Improvements to deficient County-maintained facilities as determined by the rating system that are identified in the future will be scheduled in the Capital Improvements Program provided a funding source has been established.

**Policy 1.1.3** The County shall investigate the feasibility of establishing a Stormwater Utility for the purposes of funding improvements to the existing systems and the on-going monitoring and maintenance of all stormwater management systems.

### **OBJECTIVE 2.1**

Deficient stormwater management and drainage facilities will be upgraded in accordance with Chapter 62-25 F.A.C and federal, state, regional, water management districts (WMD) and local regulations in effect on the date of adoption of this Comprehensive Plan to an acceptable level of service to prevent violations of water quality standards.

**Policy 2.1.1** No development order shall be issued for new development which would result in an increase in demand on deficient facilities unless one of the following criteria are met:

- (a) The necessary facilities are under construction at the time a development permit is issued and will be completed when the impacts of development occur; or
- (b) The necessary facilities are guaranteed in an enforceable development agreement that includes the provisions set forth in Policy 1.3.2(a) of the Capital Improvements Element; or
- (c) The development is limited to pre-development contributions to the capacity of the existing facility in cases where upgrading of existing facilities would create adverse stormwater impacts to adjacent or downstream properties.

**Water Quantity**

Retention basins.....	100 year/ critical-duration storm or applicable Water Management District standards
Detention basins.....	25 year/critical-duration storm with 100 year/critical-duration storm routing analysis
Storm sewer systems.....	3 year/10 minute
Crossdrains.....	10/25 year/24hr. storm for closed system 100 Year/24hr. for open system
Sidedrains.....	10 year/20 minute

**Water Quality**

All new development, redevelopment, and, when expansion occurs, existing developed areas, must provide adequate stormwater treatment so as not to degrade the water quality of the receiving water body. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this Comprehensive Plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will degrade the water quality of the watershed. Regardless of the area served, the stormwater treatment provided must provide a level of treatment which meets or exceeds Chapter 62-25 F.A.C. and applicable federal, state, regional, WMD and local requirements in effect on the date of adoption, April 8, 2002 of this Comprehensive Plan.

- Policy 3.1.2** Stormwater management facilities for new development shall be provided concurrent with the impacts of such development as part of the County's Concurrency Management Program.
- Policy 3.1.3** The County shall promote the use of and will assist in the development and implementation of regional master stormwater management plans for Activity Centers.
- Policy 3.1.4** The County shall amend land development regulations to include the standards adopted in this Stormwater Management Element.
- Policy 3.1.5** Upon receipt of new Flood Insurance Rate Maps, the County will review and update the Future Land Use Map and adopted level of service standards. The County will provide assistance to the maximum extent practicable, in application for Letters of Map Revision or Letters of Map Amendments solicited from the Federal Emergency Management Agency.

**OBJECTIVE 4.1**

The County shall continue to maintain and improve existing stormwater management facilities in order to maximize their capacity and lifespan and to ensure that discharges do not violate State water quality standards.

- Policy 4.1.1** The Public Works Department shall have a preventive maintenance program for stormwater management facilities to maximize the efficiency of existing structures.



**Policy 4.1.2** The County shall amend its development regulations to ensure periodic inspection and routine maintenance of privately owned community stormwater management facilities. The County shall coordinate inspections of privately owned stormwater management facilities with the appropriate water management district to avoid duplication of inspections. The County shall investigate and implement, if determined to be financially-feasible, appropriate design techniques and maintenance strategies to minimize mosquito propagation.

**OBJECTIVE 5.1**

Alachua County will ensure the protection of natural drainage features, including surface water quality and groundwater aquifer quality and quantity recharge functions, from stormwater runoff.

**Policy 5.1.1** All development outside a regional master plan shall control post-development runoff rates and/or volumes to not exceed pre-development runoff rates and/or volumes.

**Policy 5.1.2** Stormwater runoff from development shall not adversely impact stormwater storage capacity of adjacent lands, identified conservation areas, or downstream surface waters or groundwaters.

**Policy 5.1.3** All stormwater management facilities shall be constructed and operated in accordance with State Water Policy and shall not cause violations of State water quality standards.

**Policy 5.1.4** Stormwater runoff from development activities shall not violate State water quality standards during construction.

**Policy 5.1.5** All new development, redevelopment, and, when expansion occurs, existing developed areas with a stormwater discharge to an active sinkhole shall provide a minimum treatment of the runoff from the first two (2) inches of rainfall from the design storm.

**Policy 5.1.6** All new development, redevelopment, and, when expansion occurs, existing developed areas located within the High Aquifer Recharge Areas shall provide treatment of the stormwater before it enters the Floridan Aquifer. This shall be presumed to have been met by designing and constructing a stormwater management system to control post-development water runoff rate and/or volume and water quality to not exceed pre-development runoff rate and/or volume and water quality.

**Policy 5.1.7** New stormwater management systems which receive stormwater from areas which are a potential source of oil and grease contamination shall include a baffle, skimmer, grease trap, pre-treatment basin or other mechanism suitable for preventing oil and grease from leaving the stormwater management system in concentrations that would cause violations of water quality standards in the groundwater or receiving waters.

**Policy 5.1.8** Conserve and enhance through the use of system upgrades the use of drainageways where appropriate as habitat corridors which allow the passage of wildlife between natural areas and throughout the County, as well as providing wildlife habitat.

**Policy 5.1.9** Conserve and enhance the use of floodplains where appropriate for flood and erosion control.

**Policy 5.1.10** Alachua County shall require stormwater management facilities be designed in accordance with the Stormwater Management and Landscaping Policies of the Metropolitan Transportation Planning Organization (MTPO) as outlined in the MTPO Policies Manual as an integral part of the development, as a physical or visual amenity

that provides usable open space or that resembles native habitat communities by planting native vegetation in and around the facility to the maximum extent feasible.

**Policy 5.1.11** Stormwater management facilities shall utilize contours of the site and minimize disturbance to existing natural features to maximum extent feasible. The county shall develop land development regulations that incentivize, encourage, and require where necessary, environmentally sensitive approaches to stormwater management, including Low Impact Development (LID) techniques and the protection of natural areas and features.

**Policy 5.1.12** The proportion of the area of stormwater management facilities to the area of the site shall be limited to the maximum extent practicable through LID techniques, the reduction of impervious surfaces via vertical construction and the use of alternative parking surfaces in order to preserve the existing pre-development hydro-period from discharge to wetland systems and adequate existing vegetation on the site.

### **OBJECTIVE 6.1**

Ensure that stormwater discharges to groundwater or surface water resources that are within or affecting more than one governmental jurisdiction are effectively managed to preserve, protect, and enhance those watershed resources through continued active County coordination with adjacent governments and appropriate agencies.

**Policy 6.1.1** Drainage improvements in unincorporated Alachua County shall be coordinated with the goals, objectives and policies of the Conservation and Open Space Element of this plan.



BIORETENTION AREAS (PICTURED ABOVE) ARE ONE EXAMPLE OF A LOW IMPACT DEVELOPMENT (LID) TECHNIQUE

**Policy 6.1.2** County land development regulations shall continue to ensure that standards for the treatment and discharge of stormwater runoff from developments within the watershed of surface waters that flow into adjacent governmental jurisdictions are consistent with the standards established by those jurisdictions.

**Policy 6.1.3** All appropriate state, water management district, and/or federal permits required by a development shall be obtained and submitted to the County prior to the issuance of construction permits. The County shall pursue opportunities for one-stop permitting with all appropriate agencies. The most restrictive criteria of the County or other agencies shall be utilized.

**Policy 6.1.4** The County shall solicit input and review of proposed development which has the potential of discharging stormwater runoff into surface waters of other jurisdictions in accordance with procedures established in the Intergovernmental Coordination Element of this plan.