



Large Scale Comprehensive Plan Amendment Land Use Change Application Justification Report



- Project Request:** A proposed Comprehensive Plan Amendment / Land Use Map Change on approximately 81.3 (+/-) acres.
- Project Location:** Tax Parcel Numbers 16184-0-0, 16185-0-0, 16194-1-0, 16194-2-0, 16201-4-0 & 16194-0-0
- Project Owner:** Gator Country LLC & Bentley Properties, Inc.
- Submittal Date:** February 24, 2025 (Revised March 13, 2025)
- Prepared By:** Clay Sweger, AICP, LEED AP
eda consultants, inc.

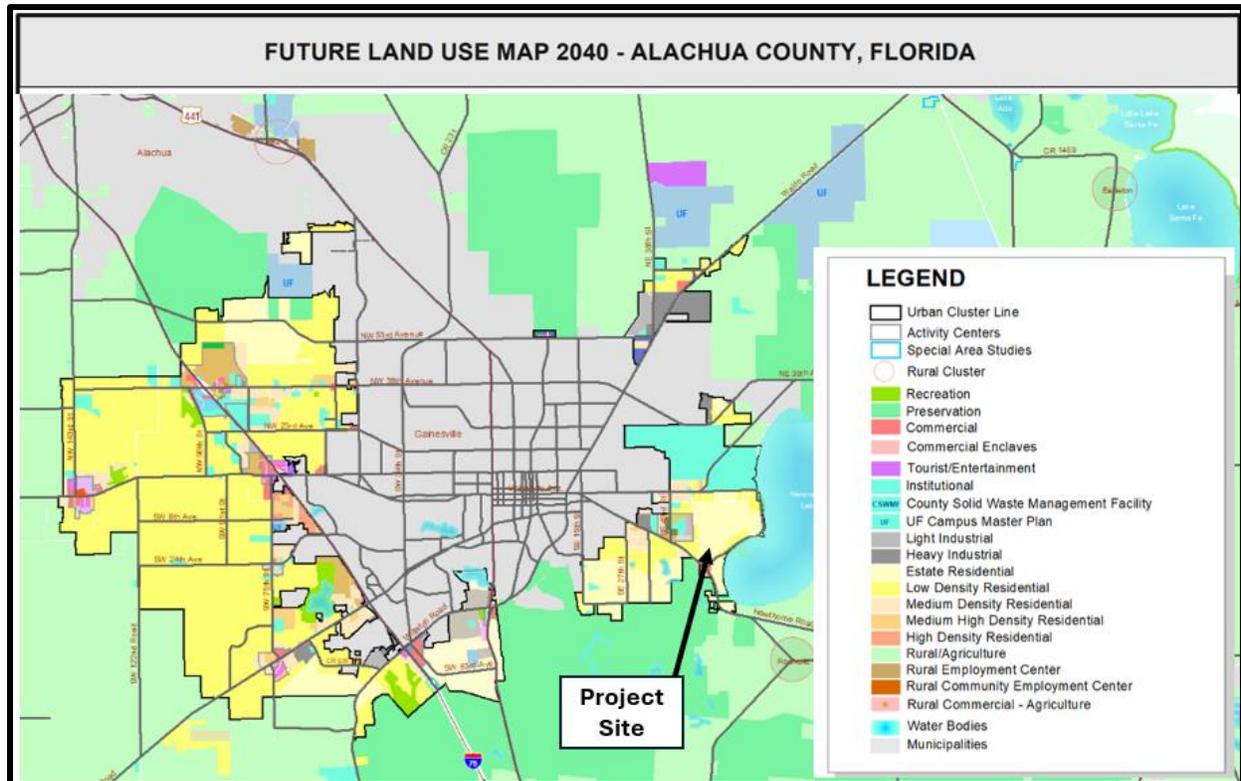
Background

The subject property is located at the 5400 block of SE Hawthorne Road, (parcel numbers 16184-0-0, 16185-0-0, 16194-1-0, 16194-2-0, 16201-4-0 & 16194-0-0) in unincorporated Alachua County. The subject property abuts three public roadways - SE Hawthorne Road (State Road 20) to the south, Lakeshore Drive to the east and SE 51st Street to the west. The subject property, comprising approximately 81.3 (+/-) acres, is mostly undeveloped, with the exception of a few small, abandoned commercial structures located along SE Hawthorne Road. The property is located within the County-designated Urban Cluster and public facilities are available to serve the site, including GRU centralized potable water and sanitary sewer services.

An aerial photo showing the existing conditions of the subject property and surrounding properties is provided below:



As previously stated, the subject property is located within the Urban Cluster, which is the area designated in the Alachua County Comprehensive Plan for urban development (identified below):



Statement of Proposed Change

The applicant requests to amend and reconfigure the future land use and zoning maps on the subject property via two proposed map amendments; 1) a large-scale future land use map amendment to amend the future land use category from Low Density Residential, Estate Residential and Commercial to Low Density Residential and Conservation, and 2) a rezoning from R-1a, A, BR, BH, & MB to R-1a, RE-1 & C-1. This report and analysis is related to the proposed amendments to the Future Land Use Map and a separate report is provided with the companion rezoning application.

The following table summarizes the proposed land use map changes, with associated acreages:

Summary of Net Change between Existing and Proposed FLU Map

Existing FLU Designations	Acres (+/-)	Proposed FLU Designations	Acres (+/-)	Net Change (+/-)
LDR	27.8 Ac.	LDR	54.8 Ac.	+27.0 Ac.
EST	41.1 Ac.			-41.1 Ac.
COMM	12.4 Ac.			-12.4 Ac.
		CON	26.5 Ac.	+26.5 Ac.
Total	81.3 Ac.		81.3 Ac.	

It is the intent of the property owners to propose these land use and zoning map changes to achieve multiple goals, including; 1) create land use and zoning map designations that are consistent with each other, 2) place most environmentally sensitive areas into conservation designations, 3) re-configure the residential map areas to allow for single family development of the property, and 3) remove commercial map areas that have demonstrated that no non-residential market demand has been or will be available. These map changes will result in making the land more viable for residential development, which will bring new home construction and home ownership opportunities on the east side of the unincorporated Gainesville area – all while doing so in an environmentally sensitive manner.

Existing Future Land Use Designations

The subject property has a combination of three separate future land use designations (Low Density Residential, Estate Residential and Commercial), summarized in the information below:

Existing Future Land Use Map Summary of Project Site

Category	Acreage (+/-)	Percentage (+/-)
Low Density Residential	27.8 Ac.	34%
Estate Residential	41.1 Ac.	51%
Commercial	12.4 Ac.	15%
Total	81.3 Ac.	100%

Low Density Residential

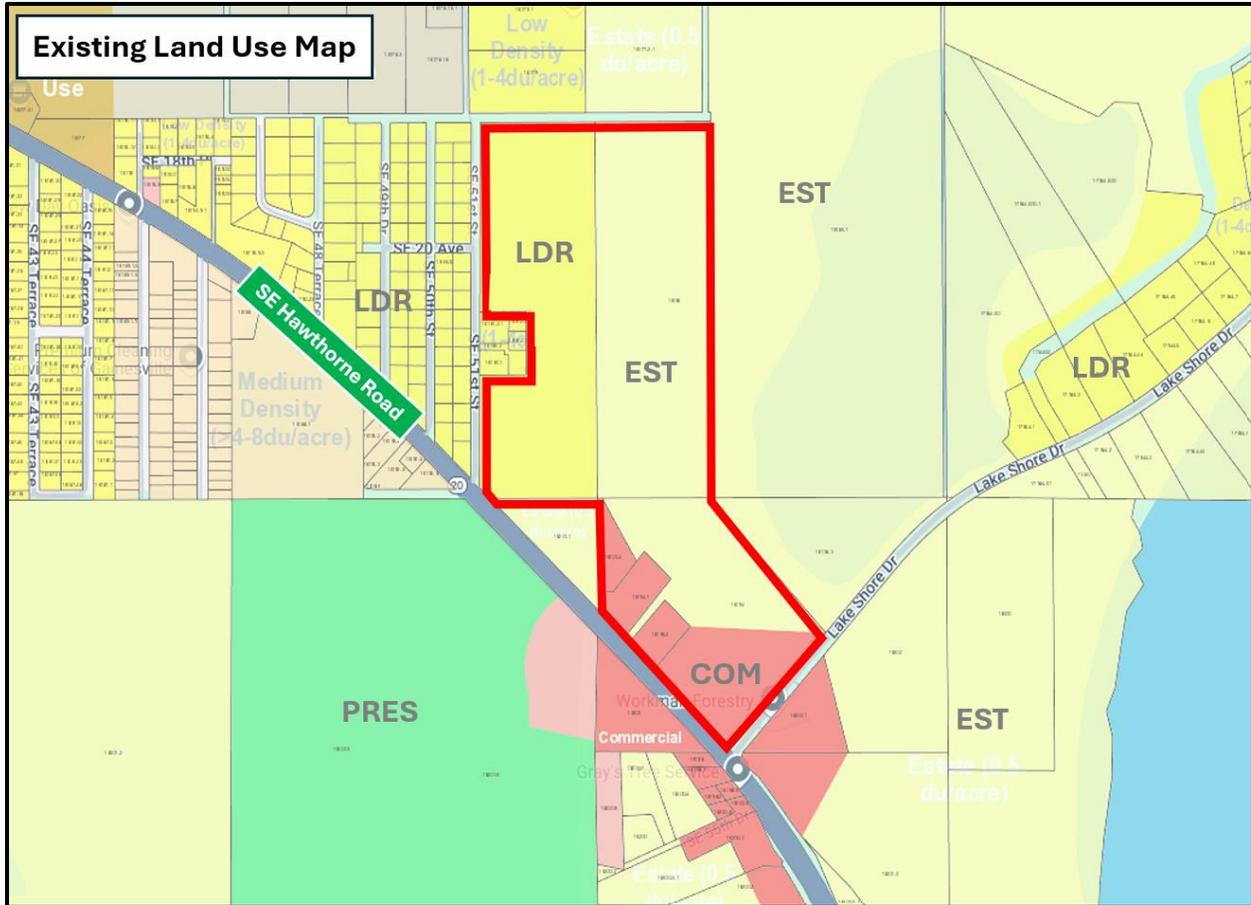
The Future Land Use Element states that the Low Density Residential Future Land Use designation shall provide for a gross residential density of one to four dwelling units per acre. The Low Density residential land use category allows various housing types, such as conventional site-built single family homes, accessory living units, attached structures including townhouses, multi-family developments in planned developments, dwellings with zero lot line orientation, factory-built modular units, manufactured homes, or mobile homes.

Estate Residential

The Estate Residential designation includes maximum density of one dwelling unit per two acres, shall only be located in the urban cluster on properties adjacent or near Preservation areas, as identified on the Future Land Use Map, as a transitional land use to higher intensity or density urban development. This residential land use category also allows for a range of residential unit types, similar to the Low Density Residential category.

Commercial

The Commercial land use category allows for a range of commercial activities within designated areas, including such uses as retail sales, professional services, business services, and personal services and storage (mini-warehouses).



Proposed Future Land Use Map Change

The proposed map amendment includes two separate future land use designations (Low Density Residential and Conservation), summarized in the information below:

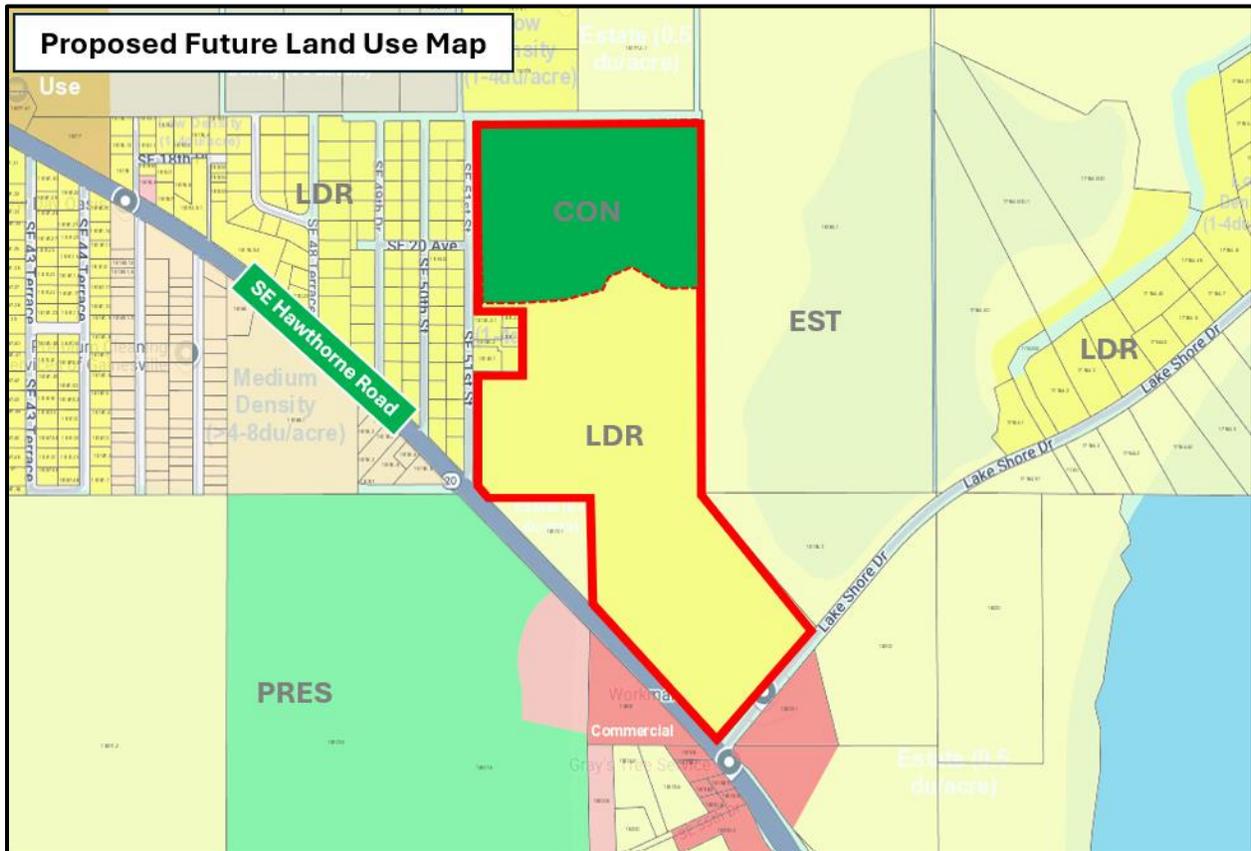
Conservation

The conservation land use category is established to recognize and protect natural resources within privately owned lands in Alachua County and shall consist of natural resources that, because of their ecological value, uniqueness and particular sensitivity to development activities, require stringent protective measures to sustain their ecological integrity, including wetlands, 100-year floodplains and strategic ecosystems.

Low Density Residential

The Future Land Use Element states that the Low Density Residential Future Land Use designation shall provide for a gross residential density of one to four dwelling units per acre. The Low Density residential land use category allows various housing types, such as conventional site-built single family homes, accessory living units, attached structures including townhouses, multi-family developments in planned developments, dwellings with zero lot line orientation, factory-built modular units, manufactured homes, or mobile homes. **However, note that the companion rezoning proposes a mix of zoning designations that will reduce the overall**

permitted density to a maximum of 149 units (approximately 1.8 units per acre). More specifically, in the residentially zoned areas (non-conservation), the maximum density (147 units at 2.7 units per acre) is well below the maximum density in the Low Density Residential land use designation.



Existing vs. Proposed Land Use & Zoning Map Designations

It is the intent of the property owners to propose these land use and zoning map changes to achieve multiple goals, including; 1) create land use and zoning map designations that are consistent with each other, 2) place most environmentally sensitive areas into conservation designations, 3) re-configure the residential map areas to allow for single family development of the property, and 3) remove commercial map areas that have demonstrated that no non-residential market demand has been or will be available. These map changes will result in making the land more viable for residential development, which will bring new home construction and home ownership opportunities on the east side of the unincorporated Gainesville area – all while doing so in an environmentally sensitive manner.

The following tables provide an estimate of the net change in development potential based on the proposed Future Land Use map changes, related to the existing and proposed map designations:

Existing FLU Map

FLU Designations	Acres (+/-)	Permitted DU/AC	Maximum Units	Permitted Non-Residential SF/AC	Maximum SF
Low Density Residential	27.8 Ac.	4 DU/AC	111 Units	0 SF/AC	0 SF
Estate Residential	41.1 Ac.	1 DU/2 AC	20 Units	0 SF/AC	0 SF
Commercial	12.4 Ac.	0 DU/AC	0 Units	10,000 SF/AC ⁽¹⁾	120,400 SF
Total	81.3 Ac.		131 Units		120,400 SF

⁽¹⁾ Assumes 10,000 SF per Acre.

Proposed FLU Map

FLU/Zoning Designations	Acres (+/-)	Permitted DU/AC	Maximum Units	Permitted Non-Residential SF/AC	Maximum SF
Low Density Residential	54.8 Ac.	4 DU/AC	219 Units	0 SF/AC	0 SF
Conservation	26.5 Ac.	1 DU/10AC	2 Units	0 SF/AC	0 SF
Total	81.3 Ac.		221 Units		0 SF

Summary of Net Change between Existing and Proposed FLU Map

	Residential Units	Non-Residential SF
Existing FLU Map	131 Units	120,400 SF
Proposed FLU Map	221 Units	0 SF
Net Change	+90 Units	- 120,400 SF

It should be noted that the proposed map amendments will result in an elimination of non-residential development potential on the subject property and as such, the transportation impacts to public facilities are reduced, based on the reduction in net permitted non-residential development.

Public Facilities / Level of Service Analysis

The County Comprehensive Plan Capital Improvements Element requires that the public facilities and services needed to support development be available concurrent with the impacts of development and 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, LOS standards have been adopted for various types of public facilities.

The proposed future land use map change is consistent with the following Comprehensive Plan policy (and related policies) regarding level of service:

Policy 1.5.1 New residential development shall meet all of the requirements for adequate facilities based on the level of service standards adopted in this Plan for roads, potable water,

sanitary sewer, solid waste, stormwater, recreation and open space facilities, and mass transit and the concurrency provisions of this plan.

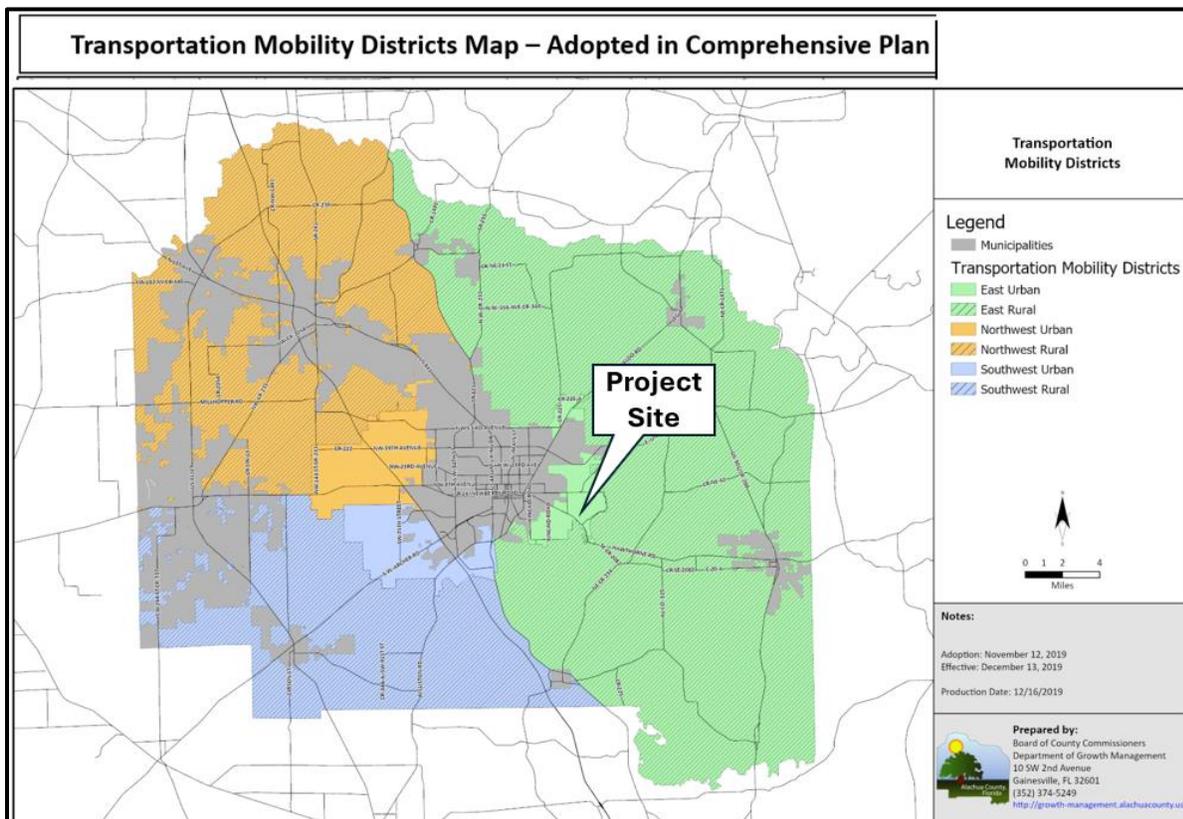
Consistency: The proposed future land use amendments will result in an elimination of non-residential development entitlements on the subject property and subsequently, there will be a reduction in public facilities impacts related to non-residential development potential. The proposed amendments are limited to a maximum of 221 single family residential units and no commercial activity. The level of service analysis below is based on this proposed maximum development scenario related to the proposed future land use map amendments.

However, note that the companion rezoning proposes a mix of zoning designations that will reduce the overall permitted density to a maximum of 149 units (approximately 1.8 units per acre). More specifically, in the residentially zoned areas (non-conservation), the maximum density (147 units at 2.7 units per acre) is well below the maximum density in the Low Density Residential land use designation.

The following information provides consistency with the required County standards for level of service, based upon the potential maximum development scenario (221 lots) as indicated in this report:

Traffic: There is sufficient capacity in the East Urban Transportation Mobility District to accommodate the projected development of the site at the maximum development scenario allowed by the proposed future land use map amendments.

The subject property is located within the East Urban Transportation Mobility District, as indicated on the map (adopted in the Comprehensive Plan Transportation Mobility Element) below:



According to data (below) provided by Alachua County Growth Management, the areawide level of service for automobile travel is being met inside the Transportation Mobility Districts.

URBAN CLUSTER TRANSPORTATION MOBILITY AREAS			
	Northwest	Southwest	East
2020			
Existing AADT	432,241	186,663	239,612
Existing MSV @ LOS D	748,620	362,250	557,475
Existing V/C Ratio	0.58	0.52	0.43
Miles of Road	39.5	30.6	33.0
Number of Segments	27	17	17

As required by Alachua County, any future development on the property is required to meet the concurrency guidelines in the Comprehensive Plan. This may be accomplished through a variety of measures including improvements to the adjacent transportation network and payment of the Multi-Modal Transportation Mitigation (MMTM) fee, which will fund the transportation facilities within the County’s Capital Improvements Program. In addition, any future development on the subject property shall be required to provide a traffic engineering analysis related to operational and safety improvements at proposed vehicular connection points to adjacent public roadways to ensure that safe and properly designed connections are made. Review of these improvements will include Alachua County Public Works and the Florida Department of Transportation (FDOT).

The proposed future land use map changes will result in a net decrease in non-residential development entitlements on the subject property and a subsequent overall reduction in demand. The following tables indicate this net change in potential trip generation:

Trip Generation Development Scenario – Existing FLU Map

ITE CODE	SF / UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
821	120,400 SF	Shopping Plaza	94.49 / KSF	11,376 ADT
210	131 Units	Single Family	9.43 / UNIT	1,235 ADT
			TOTAL:	12,611 ADT

Trip Generation Development Scenario – Proposed FLU Map

ITE CODE	SF / UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	221 Units	Single Family	9.43 / UNIT	2,084 ADT
			TOTAL:	2,084 ADT

Net Change in Trip Generation (Existing vs. Proposed Map)

Existing Map	12,611 ADT
Proposed Map	2,084 ADT
Net Change	-10,527 ADT (-84%)

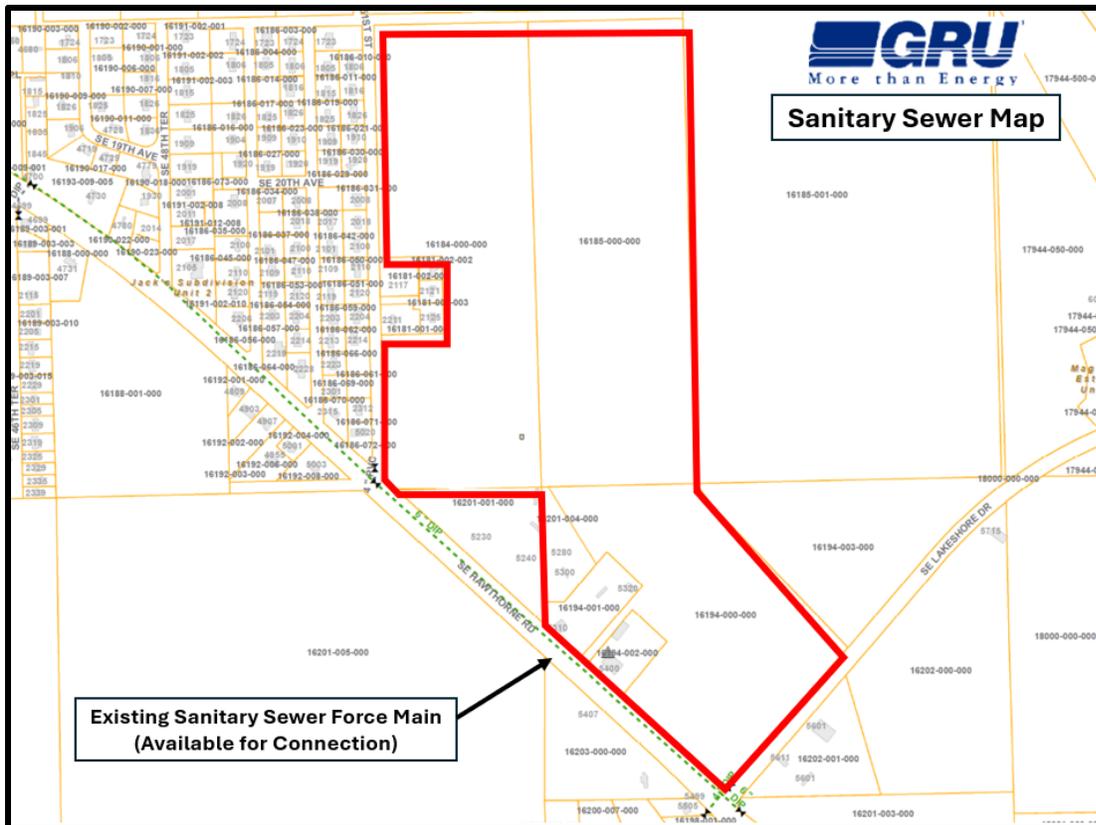
Noted above is a summary of the significant net reduction in maximum potential trip generation on adjacent street traffic trips as a result of the proposed map amendments.

Potable Water & Sanitary Sewer: Policy 1.2.4(d) of the Capital Improvements Element provides the minimum LOS standards for potable water and sewer as summarized in the following table:

	Peak Res. & Non-Res.	Pressure	Storage Capacity
Potable Water	200 gallons / day / du	40 p.s.i.	½ peak day volume
Sanitary Sewer	106 gallons / day / du	N/A	N/A

There will be no negative impacts to the adopted level of service related to water and sewer service resulting from this request. The site will be served by municipal (GRU) water and sewer services. According to GRU, potable water and sanitary sewer infrastructure is available to serve the site and adequate capacity exists in the system to accommodate this proposed development. Any development to occur on this site shall be required to connect to these centralized systems.

The GRU maps related to water and sewer service in the immediate area are included on the following page.



Mass Transit: RTS bus service is available in the immediate area, with Route 711 (Rosa Parks Transfer Station to Eastwood Meadows) located along SE 43rd Street. In addition, SE 51st Street (abutting the subject property) is adjacent to the RTS Mobility on Demand Service Area. This service allows the public to schedule a ride up to 7 days in advance.

Public Schools: Impacts on public school facilities adopted Level of Service are summarized below:

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	221	units X 0.14 Elementary School Multiplier	31	Student Stations
MIDDLE	221	units X 0.06 Middle School Multiplier	13	Student Stations
HIGH	221	units X 0.08 High School Multiplier	18	Student Stations

Approval of the application will result in a projected school enrollment impact of 31 elementary, 13 middle and 18 high school student stations. According to the 2023 Annual Report on School Concurrency for Alachua County Public Schools, the available FISH capacity at Eastside High School SCA in 2025-2026 is 1,054 stations (57% capacity), 364 stations available (65% capacity) at Lincoln Middle CSA and 2,503 stations available (70%) at Gainesville East Alachua Elementary CSA. Adequate capacity is available to serve the subject property and the proposed map changes will not negatively affect school capacity for the assigned CSA's.

Recreation: The proposed land use map would allow a maximum development scenario of approximately 221 residential units. This scenario would not exceed Recreation LOS as found in the Policy 1.2.4(a) of the Capital Improvements Element and 1.1.2 in the Recreation Element of the Comprehensive Plan. The level of service standards for recreation include: (1) 0.5 acres of improved activity-based recreation sites per 1,000 persons in the unincorporated area of Alachua County; (2) 5.0 acres of improved resource-based recreation sites per 1,000 persons in the unincorporated area of Alachua County.

The 'Supporting Data & Analysis for Evaluation & Appraisal Based Update of Alachua County Comprehensive Plan' (dated November 12, 2019) document related to the Recreation Element states:

Currently, the level of service for both activity-based and resource-based parks is determined by the countywide unincorporated area population and all of the County-owned and County-maintained parks. The current standards are based on a number of improved or developed acres per thousand of unincorporated area population. The level of service standard for activity-based parks is 0.5 acres/1,000 unincorporated population and the standard for resource-based parks in 5.0 acres/1,000 unincorporated population. Both standards are being not only met, but exceeded.

The Data and Analysis for Evaluation & Appraisal Based Update of Alachua County Comprehensive Plan - Future Land Use Element also states that the published population for unincorporated Alachua County is 104,904, which equates to a LOS requirement of approx. 524 acres of resource-based recreation and approximately 52 acres of activity-based recreation (in the unincorporated area).

Estimated information provided by County staff indicate that there is approximately 916 acres of resource-based parks and approximately 180 acres of activity-based parks, which well exceeds

the adopted LOS standard. The proposed map amendment will not negatively affect the level of service for recreation.

Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed change in the Future Land Use map.

The existing land uses and future land use designations of the adjacent properties are as follows:

- North:* Single Family Residences
Low Density Residential and Estate Residential future land use designations
- East:* Undeveloped / Conservation Easement
Estate Residential future land use designation
- West:* SE 51st Street / Single Family Subdivision
Low Density Residential future land use designation
- South:* SE Hawthorne Road / Undeveloped Land / Single Family
Commercial & Preservation future land use designations

The proposed residential and conservation future land use designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the Urban Cluster, as designated in the Comprehensive Plan. In addition, the property is bounded on three sides by paved public roadways, including SE Hawthorne Road, a state arterial highway. There are also properties with commercial designations in close proximity to the site to provide a supporting mix of uses to future residents. Eastside High School is within approximately 1 mile of the site. Public services (centralized water & sewer utilities, police/fire protection, public schools, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. Connections to public utilities will be made as part of any site development.

Urban Sprawl Analysis

Urban Sprawl Indicators

This future land use map amendment has been analyzed to determine whether the plan amendment incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

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

Response: This proposed land use map amendment will provide a map configuration that will better protect the environment above the existing map configuration by designating approximately 26.5 acres as Conservation, which includes the most environmentally sensitive portion of the property. The amendment will concentrate development areas away from these resources.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: Existing public utilities are available to serve the site and connections to such utilities will be provided. According to Gainesville Regional Utilities, utilities are available to service future development on the parcel along SE Hawthorne Road.

3. Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.

Response: The subject property does not have an Agriculture future land use designation and is located in the Urban Cluster, as designated in the County Comprehensive Plan. As such, the existing land use designations indicate that it is not the County's long-term vision for agricultural activities to occur on this property.

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

Response: The proposed land use map amendment for the property will help to facilitate future residential development, and provide new housing stock, which is in need in the urbanized portion of the County. There are also properties with commercial designations in close proximity to the site to provide a supporting mix of uses to future residents and Eastside High School is within approximately 1 mile of the site. The proposed residential use of the land will support these non-residential uses by providing housing opportunities for the employees of local businesses.

The primary indicators that a plan amendment promotes or does not promote urban sprawl are listed below. Perhaps the most common indicators of urban sprawl include leapfrog development, ribbon or strip development and large expanses of low density, single dimensional development.

Included with each of these listed indicators is a site-specific response that demonstrates the proposed comprehensive plan amendment will not result in urban sprawl:

1. *Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

Response: The proposed map amendment allows development at urban densities, as defined in the County Comprehensive Plan. In addition, the map change and reconfiguration will help facilitate the development of the land with the needed residential housing units.

2. *Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

Response: The subject property is not located in a rural area. The property is located in the Urban Cluster, which is defined in the County Comprehensive Plan as areas that are appropriate for urban development. In addition, public facilities needed to support development, including water & sewer services and a high school (Eastside High School) are proximate to the property. Existing centralized public utilities are available to serve the site and connections to such utilities will be provided.

- Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.*

Response: No radial, strip, isolated or ribbon patterns will be created by this land use change. Residential development on the subject property will not promote strip development based on the proposed map's consistency with the overall land use pattern in the immediate area. Urban land use and zoning designations are existing on all adjacent parcels and will be consistent with those designations.

- Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

Response: This proposed land use map amendment will provide a map configuration that will better protect the environment above the existing map configuration by designating approximately 26.5 acres as Conservation, which includes the most environmentally sensitive portion of the property. The amendment will concentrate development areas away from these resources.

- Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities and dormant, unique and prime farmland and soils.*

Response: The subject property does not have an Agriculture future land use designation and is located in the Urban Cluster, as designated in the County Comprehensive Plan. As such, the existing land use designations indicate that it is not the County's long-term vision for agricultural activities to occur on this property.

- Fails to maximize use of existing public facilities and services.*

Response: Public facilities needed to support development, including water & sewer services and a high school (Eastside High School) are proximate to the property. Existing centralized public utilities are available to serve the site and connections to such utilities will be provided.

- Fails to maximize use of future public facilities and services.*

Response: The property is located in the Urban Cluster, which is defined in the County Comprehensive Plan as areas that require connection and utilization of urbanized public facilities. The public facilities needed to support development, including water & sewer services and a high school (Eastside High School) are proximate to the property. Existing centralized public utilities are available to serve the site and connections to such utilities will be provided.

- Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, educational, health care, fire and emergency response, and general government.*

Response: The subject property is located in the Urban Cluster, as defined in the County Comprehensive Plan. Schools, police & fire services, potable water and sanitary sewer facilities are available to the site and connections shall be provided. Adequate vehicular capacity is currently available on the local road network to serve future development on site. Due to the immediate proximity of the property areas to these public facilities, the development of this site will not result in a disproportionate burden on public facilities and services.

9. *Fails to provide a clear separation between rural and urban uses.*

Response: The subject property is located within the Urban Cluster, which calls for urban development, as designated in the County Comprehensive Plan.

10. *Discourages or inhibits infill development or redevelopment of existing neighborhoods and communities.*

Response: The proposed amendment does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. The development of this site with residential units is consistent with the County Comprehensive Plan, which designates the subject property as within the Urban Cluster. Public services are available (water, sewer, police, fire, etc.) and as such, should be considered an area that is urbanizing in nature based on the existing local development pattern and urban future land use designations within the immediate vicinity of the subject property.

11. *Fails to encourage an attractive and functional mix of uses.*

Response: The proposed map amendments will encourage an attractive and functional mix of uses. The amendments will help to facilitate future residential development, and provide new housing stock, which is in need in the urbanized portion of the County. There are also properties with commercial designations in close proximity to the site to provide a supporting mix of uses to future residents and Eastside High School is within approximately 1 mile of the site. The proposed residential use of the land will support these non-residential uses by providing housing opportunities for the employees of local businesses.

12. *Results in poor accessibility among linked and related land uses.*

Response: The proposed amendment will not result in poor accessibility among linked and related uses. The property has access to three adjacent paved public roadways, including SE Hawthorne Road to the south, Lakeshore Drive to the east and SE 51st Street to the west. Connections to these roadways will be made as part of future site development.

13. *Results in loss of significant amounts of functional open space.*

Response: The proposed amendment will not result in loss of any amount of functional open space. Currently, the property does not provide any functional open space to the area. In addition, any development of the site will be required to provide at least 10% functional open space as part of the overall development, per County requirements.

Comprehensive Plan Consistency

The following analysis is intended to demonstrate that this request is consistent with the applicable Goals, Objectives and Policies of the Comprehensive Plan:

OBJECTIVE 1.1 – GENERAL

Encourage development of residential land in a manner which promotes social and economic diversity, provides for phased and orderly growth consistent with available public facilities, and provides for access to existing or planned public services such as schools, parks, and cultural facilities.

Consistency: The subject property is proposed to be developed as a single family neighborhood that will provide new housing opportunities in eastern Gainesville and has access to all required public facilities to serve the site, including paved public streets, school, GRU centralized potable water and sanitary sewer.

Policy 1.1.1 Adequate locations shall be available in the urban cluster for all types of housing including the placement of manufactured homes, and manufactured home parks and subdivisions.

Consistency: It is the intent of the applicant to develop the property (which is located within the urban cluster) with single family detached homes.

Policy 1.1.3 Urban Residential development shall be consistent with the Conservation policies of Alachua County.

Consistency: The application proposes to place approximately 26.5 acres of the subject property into conservation land use designations in order to protect the most environmentally sensitive areas, thus demonstrating consistency with this policy.

Policy 1.1.5 Master planning of all contiguous land under common ownership or control is strongly encouraged.

Consistency: It is the intent of the applicant to prepare a master-planned residential subdivision development for this property, if proposed map amendments are approved.

OBJECTIVE 1.2 - LOCATION, MIX OF USES, AND IMPLEMENTATION CONSISTENT WITH MARKET DEMAND

Provide for adequate future urban residential development that includes a full range of housing types and densities to serve different segments of the housing market, designed to be integrated and connected with surrounding neighborhoods and the community, with opportunities for recreation and other mixed uses within walking or bicycling distance.

Consistency: The future development of this property with new single family housing construction would be the first of its kind (size and location) in many years in eastern Gainesville and would help contribute to the housing stock in the urbanized area.

Policy 1.2.4 All new residential development in the urban cluster shall:

- (a) be economically and efficiently served by supporting community facilities, and services such as streets, utilities, public educational facilities, and public protection.*
- (b) connect to centralized potable water supply and sanitary sewer systems in accordance with Policy 2.1.1 of the Potable Water and Sanitary Sewer Element.*

Consistency: The subject property has access to all required public facilities to serve the site, including paved public streets, school, GRU centralized potable water and sanitary sewer.

Policy 1.3.7 Low Density Residential land use category shall provide for a gross density of one to four dwelling units per acre except as provided for in Cottage Neighborhoods, Transit Oriented Development (TOD) and Traditional Neighborhood Development (TND) meeting the requirements of this Element.

Policy 1.3.7.1 Low Density residential land use category shall provide for single residential detached and attached dwellings. In addition, traditional neighborhood developments (TND), transit oriented developments (TOD) and planned developments may include mixed housing types and mixed uses.

Policy 1.3.7.2 Low Density residential land use category shall provide for various housing types, such as conventional site-built single family homes, accessory living units, attached structures including townhouses, multi-family developments in planned developments, dwellings with zero lot line orientation, factory-built modular units, manufactured homes, or mobile homes.

Policy 1.3.7.3 The County's Land Development Regulations shall allow Low or Medium density residential land use to include flexible and mixed minimum lot sizes, relying on design standards and gross density. Such provisions shall address the need for affordable housing, compatibility with transit alternatives, and open space preservation including greenway corridors.

Consistency: The proposed map amendments are consistent with this policy. It is the intent of the applicant to pursue the development of the property as a residential development within the permitted density ranges in the land use designation and design in compliance with the requirements stated above.

Policy 1.4.1.4 Urban development shall incorporate design techniques to promote integration with adjacent neighborhoods and enhance the quality of the living environment. Such design techniques shall include:

- (a) Quality design practices, transitional intensity (types of uses), stepped density, buffering, boundaries, landscaping, and natural open space.*
- (b) Open space shall be designed to be accessible as required by Conservation and Open Space Policy 5.2.3 and Stormwater Management Element Policy 5.1.11. Open space requirements fulfilled through the use of conservation resource areas per Conservation and Open Space Element Policy 5.2.2 shall incorporate accessible open space, to the extent consistent with the character and protection of the resource.*
- (c) Special attention shall be provided to the design of development and neighborhood edges, which shall be designed to be integrated into the surrounding community.*

Consistency: The policy above provides techniques to properly design urban projects that abut existing neighborhoods, including stepping down of density, provision of open space and usable common areas along the project perimeter and linking the developments in a manner that benefits all residents in the area. The proposed land use map changes will allow for such a development design, thus implementing this Policy.

OBJECTIVE 1.5 – REQUIRED FACILITIES

All new residential development shall meet the requirements for adequate facilities as established or referenced in this section.

Policy 1.5.1 New residential development shall meet all of the requirements for adequate facilities based on the level of service standards adopted in this Plan for roads, potable water, sanitary sewer, solid waste, stormwater, public schools, recreation and open space facilities, and mass transit and the concurrency provisions of this Plan.

Policy 1.5.2 In addition to the facilities for which level of service standards are adopted as part of the concurrency management system of this Plan, other facilities that should be adequate to serve new urban residential development include:

- (a) local streets;*
- (b) police, fire and emergency medical service protection;*
- (c) pedestrian and bicycle network; and*
- (d) primary and secondary schools.*

Policy 1.5.3 New residential developments shall provide for the provision of high speed internet access as specified in the land development regulations.

Policy 7.1.11 All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, mass transit, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Consistency: As demonstrated in the ‘Public Facilities / Level of Service Analysis’ section of this report, all required facilities for new residential development are available to the subject property; all levels of service are adequate to serve the projected development. Internet access will be part of the ultimate design for the proposed project. The amendment is consistent with the requirements of Objective 1.5 and Policies 1.5.1, 1.5.2 and 1.5.3.

Policy 7.1.8 of the FLUE indicates that buffers between adjacent uses will be provided in accordance with the Buffer Group Matrix Table. The subject property will provide the required buffers in accordance with the referenced table, and the proposed site plan that accompanies a future development application will demonstrate that these buffers will be met or exceeded on every development boundary.

Public participation has been undertaken in accordance with the requirements of FLUE Policy 7.1.26. A neighborhood information meeting was held on February 20, 2025 where input was received from interested parties. The attached summary details the issues raised by and discussed with members of the public.

Economic Element

Policy 1.1.9 Consistent with Energy Element Policy 3.1.4, Alachua County shall promote redevelopment and infill within the Urban Cluster. Recognizing that such redevelopment and infill is an efficient use of land, infrastructure, energy resources, and existing public services, redevelopment of existing sites and buildings shall be encouraged.

Consistency: The subject property is located within the designated Urban Cluster and as such, is consistent with what this policy was intended to promote – infill development that efficiently utilizes land, infrastructure, public services, etc.

Conservation and Open Space Element

OBJECTIVE 3.1 - CONSERVATION LAND USE CATEGORIES

A conservation land use category shall be established to recognize and protect natural resources within privately owned lands in Alachua County utilizing appropriate regulatory, acquisition, and incentive mechanisms.

Policy 3.1.1 Conservation areas shall consist of natural resources that, because of their ecological value, uniqueness and particular sensitivity to development activities, require stringent protective measures to sustain their ecological integrity. These areas shall include:

- (a) Wetlands;*
- (b) Surface waters;*
- (c) 100-year floodplains;*
- (d) Listed species habitat;*
- (e) Significant geologic features; and*
- (f) Strategic ecosystems.*

Consistency: The application proposes to place the northernmost approximately 26.5 acres of the property into the Conservation FLU designation. This portion of the property contains environmentally sensitive areas, including wetlands and strategic ecosystems. The proposed map designations will protect these sensitive areas.

Policy 3.4.1 All applications for land use change, zoning change and development approval shall be required to submit an inventory of natural resource information.

Consistency: The application includes an inventory of natural resource information for the site.

OBJECTIVE 5.2 - OPEN SPACE

To permanently preserve public Open Space within developments within Alachua County that protects natural resources, provides recreation, and augments the community network of bicycle and pedestrian infrastructure.

Policy 5.2.1 Open Space shall be provided on at least ten percent of every development, except as specified in Policy 5.2.5.

Consistency: The owner acknowledges this and any development on site shall comply with this provision by providing at least 10% open space as part of any future development.

Conclusion

The requested map amendments are consistent with and serve to implement the Goals, Objectives and Policies of the Alachua County Comprehensive Plan. The specific design parameters mandated by the Plan will be part of the ultimate development program submitted by the applicant, and the accompanying rezoning application provides data in support of that conclusion. The data and analysis in support of the proposed amendments demonstrates that the requests are both consistent and compliant.