



Planning and Development Services

PB-15-14 ZON

**City Commission
September 3, 2015**

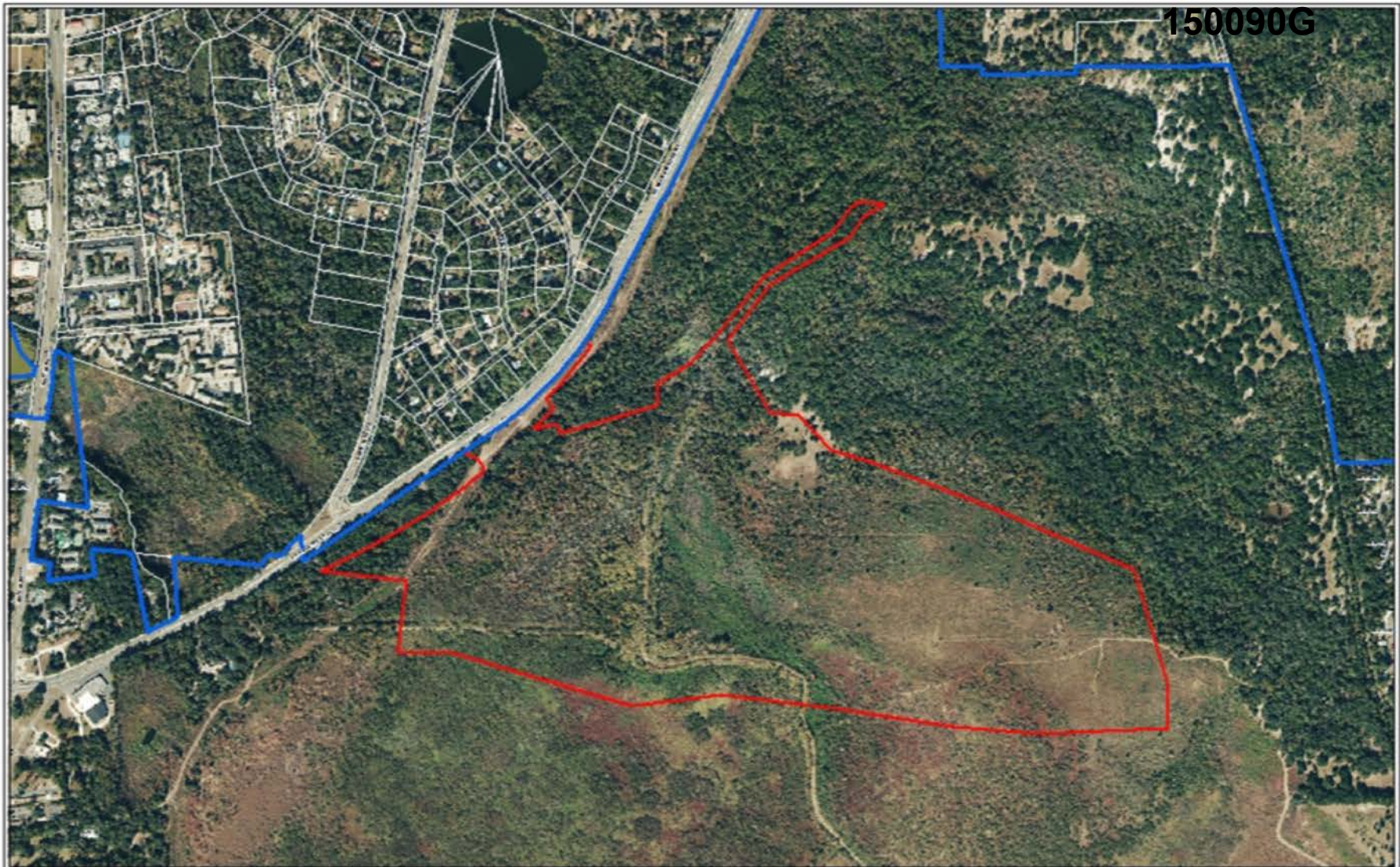
Legistar No. 150090

Presentation by Dean Mimms, AICP

Zoning Change

PB-14-14 ZON	Existing	Proposed
Zoning (258.18 ac)	Alachua County Conservation (C-1)	PS (Public services & operations)

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AERIAL PHOTOGRAPH



Name	Petition Request	Petition Number
City Plan Board	Amend the City of Gainesville Future Land Use Map from Alachua County Preservation to City of Gainesville Public and Institutional Facilities	PB-15-13 LUC

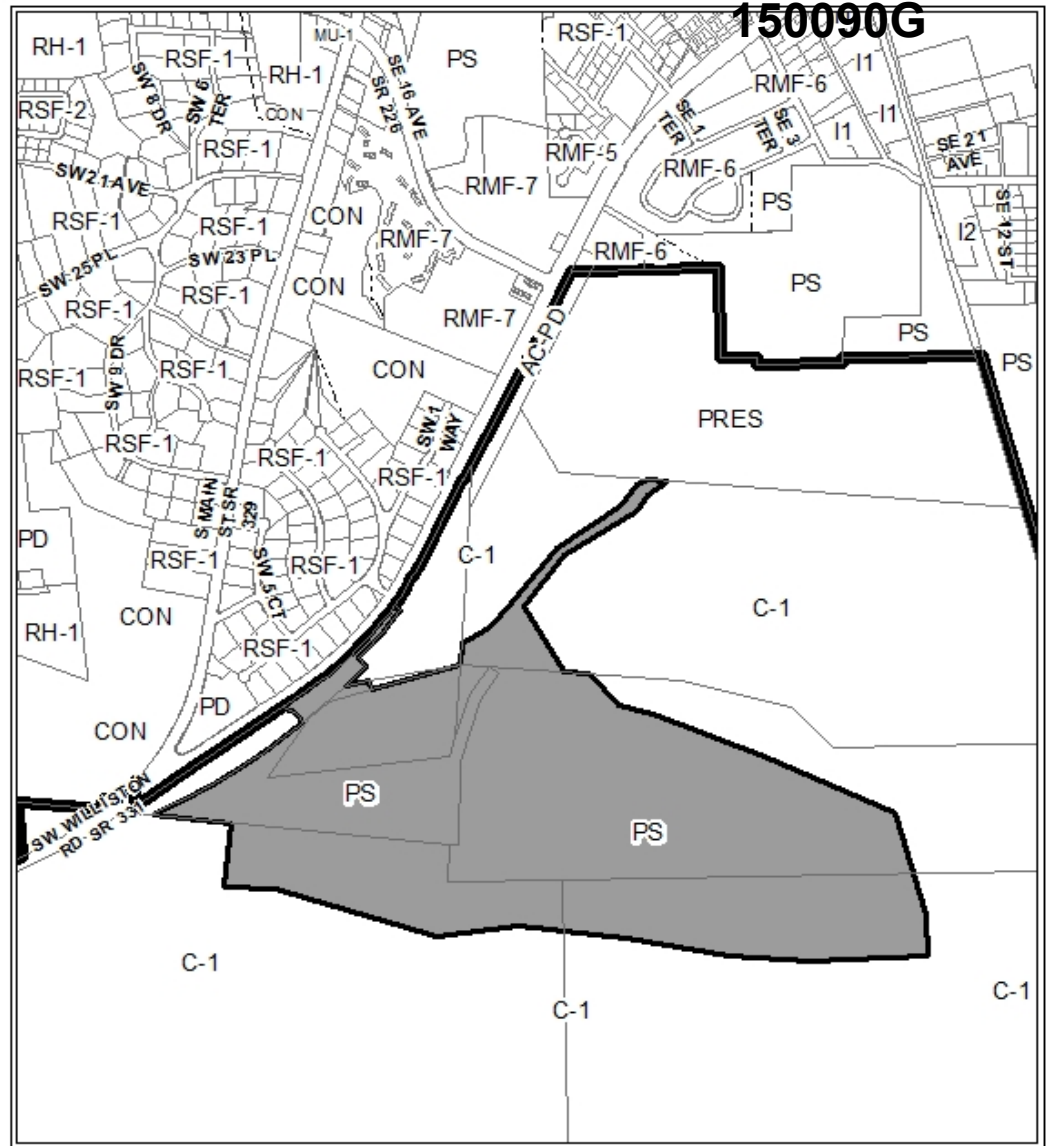
City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single Family Residential
- RSF-2 4.6 units/acre Single Family Residential
- RMF-6 8-15 units/acre Multiple Family Residential
- RMF-7 8-21 units/acre Multiple Family Residential
- RH-1 8-43 units/acre Residential High Density
- MU-1 8-30 units/acre Mixed Use Low Intensity
- I-1 Limited Industrial
- I-2 General Industrial
- CON Conservation
- PS Public Services and Operations
- PD Planned Development

Alachua County Zoning Districts

- PRES Preservation
- C-1 Conservation
- AC-PD Planned Development

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PROPOSED ZONING

Area
under petition
consideration

- - - - - Division line between two zoning districts
- - - - - City Limits



No Scale

Name	Petition Request	Petition Number
City Plan Board	Rezone property from Alachua County Conservation (C-1) to City of Gainesville Public services and operations district (PS)	PB-15-14 ZON



West from Entry Building



150090G

East into Sweetwater Wetlands Park

Please park your bike at rack
Please leave your pet at home

150090G

North along Sweetwater Branch Sediment Basin



Petition / Background

- **Paynes Prairie Sheetflow Restoration Project (PPSRP) - unique public utility project**
- **Stormwater treatment, water quality enhancement & Floridan aquifer protection, wetland enhancement & creation, passive recreation amenities (Sweetwater Wetlands Park)**
- **Wetlands in PPSRP provide treatment of stormwater and of current & future discharges from Main ST Water Reclamation Facility that flow into Sweetwater Branch upstream of property**
- **Treated effluent from Main ST Water Reclamation Facility is main contributor of nutrients to Sweetwater Branch**

- **City zoning required for annexed land**
- **PS zoning appropriate for Paynes Prairie Sheetflow Restoration Project (PPSRP)**
- **PPSRP received development plan approval from Alachua County in 2012**
- **Net environmental benefits of PPSRP to Paynes Prairie Preserve State Park expected to be significant, as are expected long-term improvements to surface and ground water quality for the region**

Proposed permitted uses for PS zoning:

- **Water conservation areas, water reservoirs and control structures**
- **Stormwater treatment facilities**
- **Public lands designated for open space or conservation**
- **Wildlife management**
- **Local nature park w/passive recreation amenities that include nature trails and boardwalks, restrooms and pavilions**
- **Visitor/education center**
- **Security residence**
- **Accessory uses**

Development Standards in Concept Plan

- All future development activity requires development plan review in accordance with Article VII of Land Development Code
- All future development activity shall be in substantial compliance w/Final Development Plan approved by County in 2012. Transportation impacts to be assessed in accordance w/applicable Transportation Mobility Program Area (TMPA)

Compatibility & Consistence

ZON is Compatible w/surrounding area & land use, and Consistent w/Comp Plan including policies re:

- Providing adequate land for utility facilities
- Protecting quality & quantity of H2O resources
- Pollution remediation
- Preservation & protection of drainage features
- Restoration or enhancement of wetland areas for open space & stormwater management
- Promotion of dual use & aesthetically pleasing stormwater facilities

City Plan Board to City Commission

Approve Petition PB-15-14 ZON
(Plan Board voted 7-0)

Staff to City Commission

Approve Petition & Ordinance