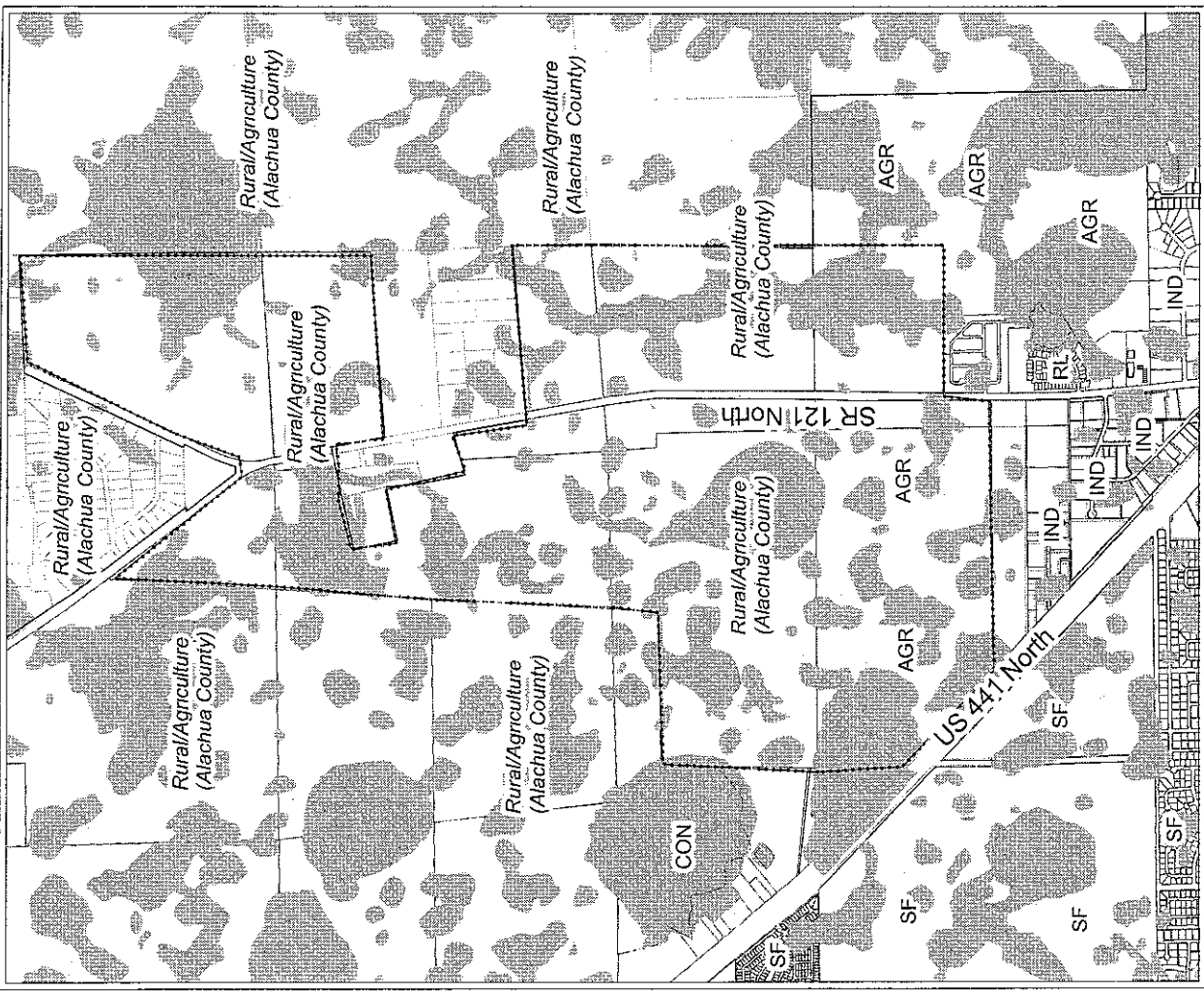


Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- MUH Mixed Use High Intensity (up to 150 du/acre)
- UMU1 Urban Mixed Use 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use 2 (up to 100 du/acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

- Wetland Areas
- Protect Area
- City Limits



EXISTING LAND USE

Name	Petition Request	Map(s)	Petition Number
C. David Coffey, P.A, agent for Plum Creek Timberlands, LP	Change Land Use from Rural/Agriculture (Alachua County) and City of Gainesville A (Agriculture) to PUD, Single-Family, & Conservation	Sections 25-8-19, 36-8-19, 1-9-19, 30-8-20, 31-8-20, 6-9-20	28LUC-07PB

EXHIBIT

2

070647



Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- MUH Mixed Use High Intensity (up to 150 du/acre)
- UMU1 Urban Mixed Use 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use 2 (up to 100 du/acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- AGR Agriculture
- PF Public Facilities



Conservation Land Use Areas
(within the Project Area)



Planned Use District Areas

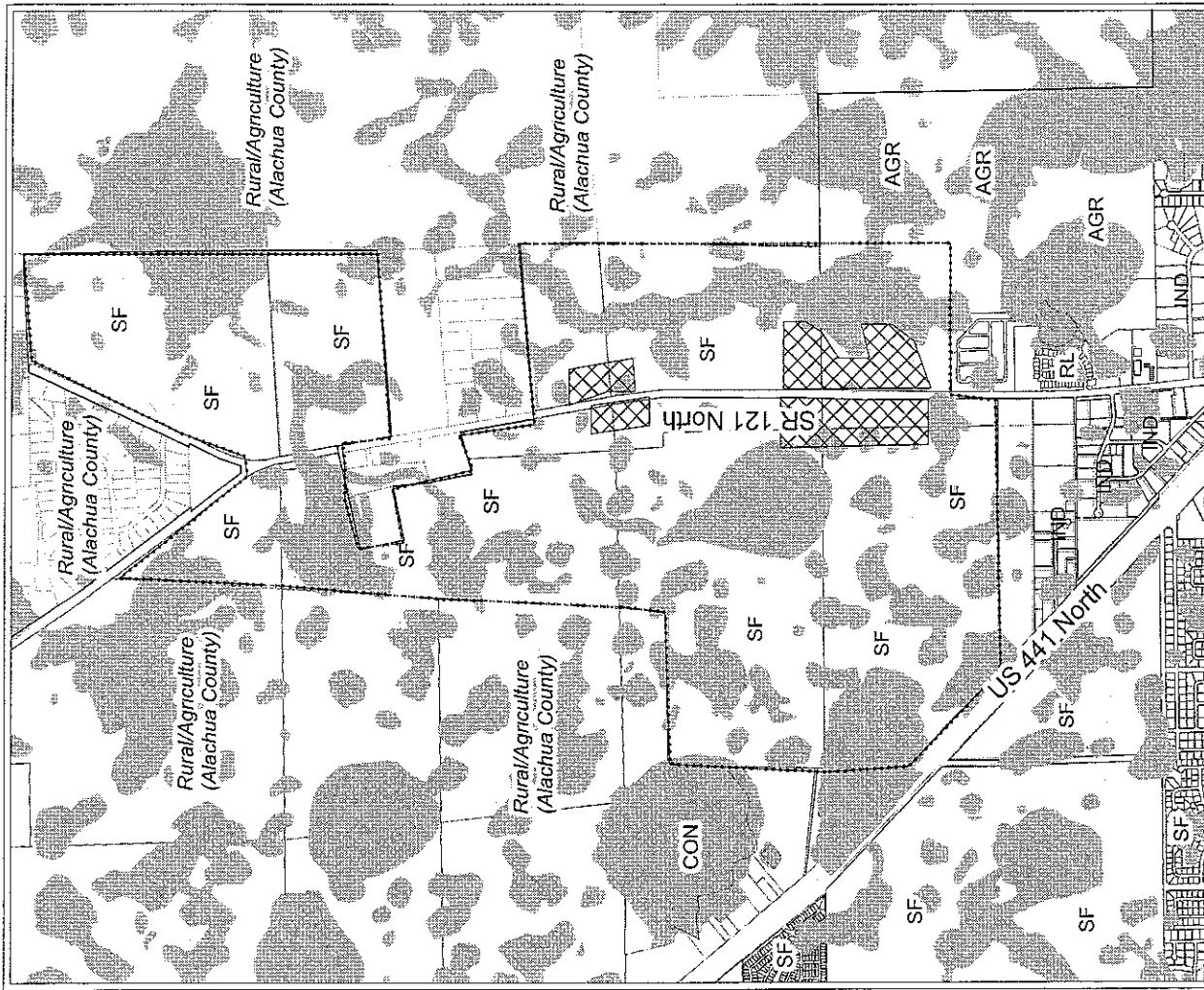


Single-Family Land Uses
within the Project Area



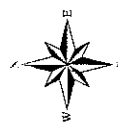
Project Area

City Limits

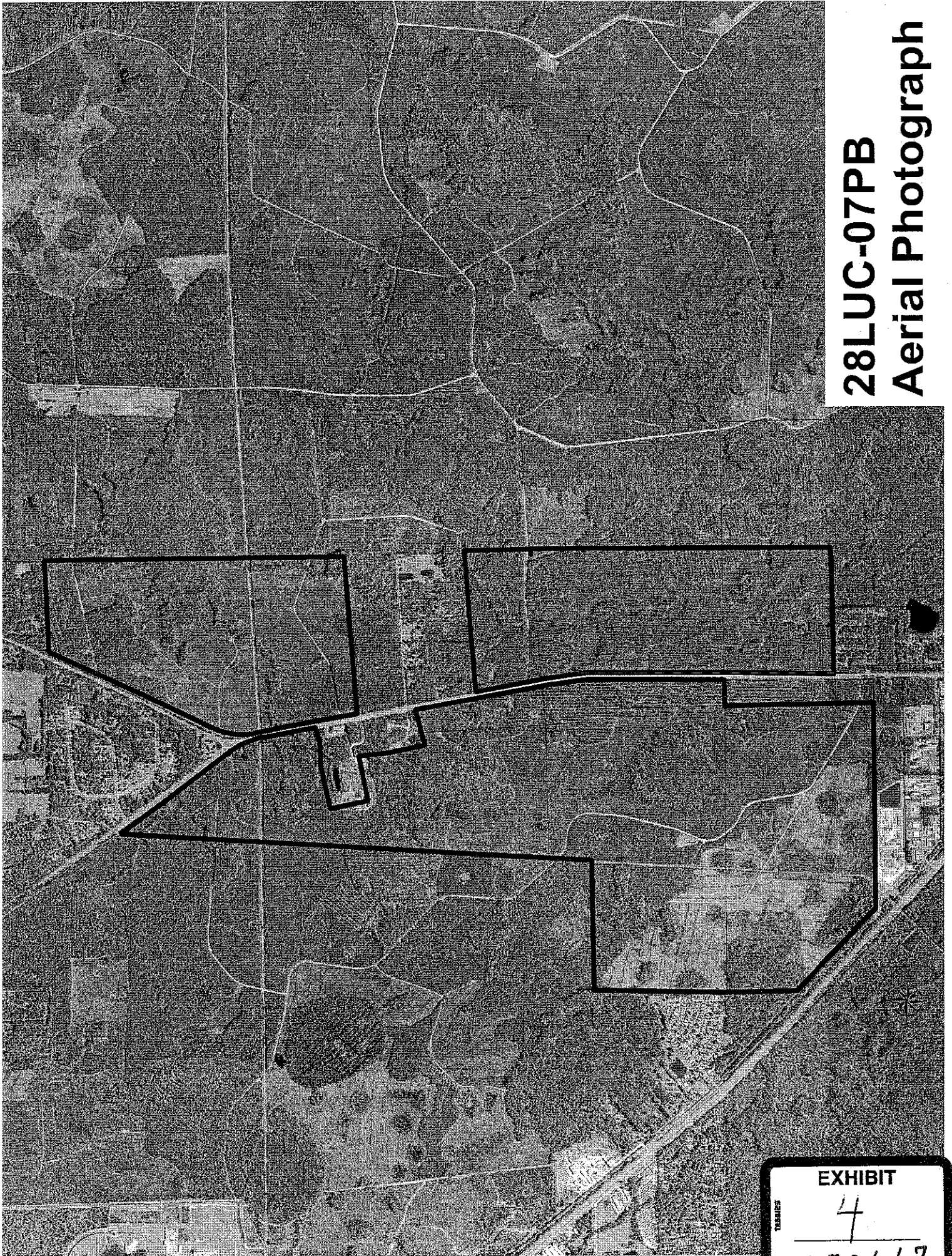


PROPOSED LAND USE

Name	Petition Request	Map(s)	Petition Number
C. David Coffey, PA, agent for Plum Creek Timberlands, LP	Change Land Use from Rural/Agriculture (Alachua County) and City of Gainesville A (Agriculture) to PUD, Single-Family, & Conservation	Sections 25-8-19, 36-8-19, 1-9-19, 30-8-20, 31-8-20, 6-9-20	28LUC-07PB



No Scale



28LUC-07PB
Aerial Photograph

EXHIBIT
4
070667

Table 4: FDOT Calculation of Plum Creek PUD 2013 Significant and Adverse Links (Phase-1)

Link ID	Road	Segment	Type	2006 AADT	Peak MSV	K Factor	2006 Peak AADT	Growth Rate	2013 Bkgd Traffic	2013			Significant & Adverse
										Project Traffic	Proj Traffic % of MSV	Total Traffic	
48	US 441	SW 63rd Ave to CR 25A	Urban	16,800	3,390	0.095	1,596	2.2%	1,859	100	3%	1,959	
86	US 441	NW 6th St to GMA boundary	Urban	19,200	3,390	0.095	1,824	1.3%	1,997	100	3%	2,097	
88	SR 20	SR 222/N 39th Ave to US 441	Urban	9,400	2,543	0.095	893	1.0%	957	200	8%	1,157	Yes
109	SR 121	SR 222/W 39th Ave to US 441	Urban	12,700	1,460	0.095	1,207	1.0%	1,294	150	10%	1,444	Yes
110	SR 121	US 441 to Urban Boundary	Urban	10,748	1,560	0.095	1,021	1.0%	1,095	451	29%	1,546	Yes
110.1	SR 121	Urban Boundary to NW 77th Ave	Rural	10,748	1,070	0.097	1,043	1.4%	1,149	451	42%	1,600	Yes
53	SR 121	NW 77th Ave to SCL of Lacrosse	Rural	2,500	856	0.097	243	1.0%	260	40	5%	300	Yes

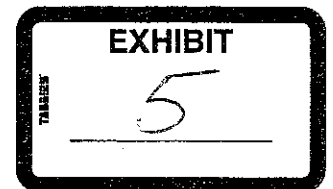


Exhibit 6

Property West of Applicant Property – Deerhaven Generating Station

Report by Gainesville Regional Utilities

July 27, 2007

To the east of the subject property is the Deerhaven Generating Station operated by the City of Gainesville, as a municipal utility enterprise, Gainesville Regional Utilities (GRU). Under its home rule powers and pursuant to the Charter, the City owns and operates a utility enterprise, which provides the City and unincorporated areas of Alachua County with electric, natural gas, water, wastewater, and telecommunications service. All facilities are owned by the City, and governed by the City Commission.

The Deerhaven Generating Station (“Deerhaven”) consists of the original site, which was incorporated into the City of Gainesville in 1981, and additional areas that have been acquired more recently. In 2001, 1,153 acres to the east of the original site were acquired. GRU did not purchase the timber rights to any of this property, and it is actively managed for silviculture. A lease for rights to hunt on the property is in effect, and hunting with firearms is prohibited. The 3,464 acres was annexed into the City in February 2007.

The area of Deerhaven that has been within city limits since 1981 carries a Public Facilities land use designation, and the zoning is Public Service. The remaining area still has Alachua County Rural/Agriculture land use and zoning, due to its recent annexation, and must have its land use a zoning changed to City categories so that City land development regulations take affect. It is the intention of the City to make the land use designations on these properties consistent with the rest of the site (i.e., to apply Public Facilities land use designation), in order to allow a continuation and potential expansion of power generation capacity for Gainesville.

The Deerhaven facility consists of two steam turbines, three gas turbines, and the associated cooling facilities, fuel storage, pumping equipment and transmission equipment. The site now includes coal unloading and storage facilities and a zero-discharge wastewater treatment plant (i.e., a brine concentrator), which treats process water from the facility and generates a brine salt that is subsequently deposited into a secure landfill in the northeast area of the Deerhaven site. The Deerhaven Station units have a net summer capability of 422 MW. Deerhaven Unit 1 (“Deerhaven 1”) is a steam unit equipped for oil/gas firing with a net summer capability of 83 MW. Deerhaven Unit 2 (“Deerhaven 2”) is a coal-fired steam unit that was placed into commercial operation in October 1981 with a net summer capability of 228 MW. Deerhaven 2 utilizes low-sulfur coal in combination with electrostatic precipitators to meet its air permit requirements. Deerhaven 2 represents 37 percent of the System’s total generating capacity, and provides most of the System’s energy (close to 70 percent). There are also three quick-start combustion turbines on the Deerhaven site. Two combustion turbines are rated at 18 MW each; with a third combustion turbine rated with a net summer capability of 75 MW and equipped with dry low NO_x combustors and water injection for NO_x control. Each of these turbines is capable of firing on natural gas or distillate fuel oil.

GRU currently has a long-term transportation contract for coal transportation with CSX Transportation and a rail line serves the Deerhaven site. GRU owns a 106-car set of aluminum rapid rail cars that are in continuous operation between Deerhaven and the coal fields in Eastern Appalachia. In 1997, the System constructed a facility at the Deerhaven Station to allow the System to perform on-site coal car maintenance. Coal inventory at the Deerhaven Station is maintained at approximately 50-60 days supply, in a semi-covered coal pile that is managed continuously. GRU's baseload coal supply agreement is with Massey Coal Sales Co and provides a volume of 401,000 tons annually. GRU currently has a short-term agreement with Koch Carbon for 120,000 tons of coal supply.

Natural gas for electric generation and for the local distribution system is transported by Florida Gas Transmission (FGT) under long-term contracts for daily firm pipeline transport capacity. A FGT pipeline runs along the east property line of the Deerhaven property. The natural gas supplies are transported from Gulf Coast producing regions in Texas, Louisiana, and Alabama. For the fiscal year ended September 30, 2006, GRU consumed 5,280,985 million British thermal units ("MMBtu's") of natural gas in electric generation and 2,235,064 MMBtu's for the distribution system. GRU monitors the price of natural gas and No. 6 fuel oil for potential savings through fuel switching at units at the Deerhaven Generating Station. In cases where the price of fuel oil is lower than natural gas, GRU will dispatch its fuel oil/natural gas capable units to No. 6 fuel oil or diesel fuel. Fuel oil is stored on this site.

The process water management system at Deerhaven consists of: six process water storage ponds (ash, sludge and pump back ponds), and three runoff ponds (associated with the landfills and the coal pile). The process water ponds store water from various plant processes including cooling tower blowdown, bottom ash sluice water, floor drains and water from the runoff ponds. They also receive stormwater that comes in contact with material storage or process areas. Water from these ponds is either pumped back to the plant and reused or is evaporated in the brine concentrator. The Deerhaven plant actively manages water levels in these ponds.

Any future expansion or construction of generating facilities at the Deerhaven Site would be incorporated into the certified site and completed under the Power Plan Siting Act, by the Department of Environmental Protection. No plans for future development have been finalized, although on April 12, 2006, the City Commission voted and gave GRU Management direction for developing a long-term energy supply plan, consisting of two key components. The first component was to pursue all cost-effective and feasible energy efficiency, demand response programs and/or load management, and incentive rate designs. The second component was to develop additional generation capacity under one of the following options: (i) construction of a relatively small (100 MW or less), fuel flexible, solid fuel facility at the Deerhaven Station plant site capable of utilizing up to 100 percent biomass as fuel; (ii) construction of an F-class integrated gasification combined cycle unit at the Deerhaven Station plant site of roughly 260 MW, preferably able to employ biomass as well as coal and petroleum coke; and/or (iii) participation in another unit not constructed at the Deerhaven Station plant site. The benefits of this strategy include the development of local forestry industries, the use of domestically produced (as opposed to imported) fuels, and being strategically positioned should carbon

curtailment policies ever be enacted. A non-binding Request for Letters of Interest for developing power supply resources was issued on September 5, 2006. The RFI expressly stated the System's willingness to consider third-party ownership and operation, the use of municipal solid waste, the use of coal or petroleum coke, and joint participation on the Deerhaven site. On December 15, 2006, 18 responses were received, representing a wide range of technologies and options. After evaluation by the City Commission in the spring of 2007, a binding Request for Proposals for generation using biomass resources will be issued in the early fall of 2007.

Based on assumptions of the time required for permitting and construction, additional generation is not likely to be completed until after 2013.



**APPLICATION—CITY PLAN BOARD
DEPARTMENT OF COMMUNITY DEVELOPMENT**

OFFICE USE ONLY		
Petition No _____	Date _____	Fee: \$ _____
Map No(s) _____	Receipt No. _____	
Staff Mtg. Date and Name: _____	EZ Area No. _____	EZ PD. _____
Account No. 001-790-7920-3401 []		
Account No. 001-790-7920-1124 (Enterprise Zone) []		

Owner(s) of Record (please print)	
Name: Plum Creek Timberlands, LP	
Address: James Palmer III	
161 North Macon Street	
Jesup, Georgia 31545	
Phone: _____	Fax: _____
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name: C. David Coffey, P.A.	
Address: Haile Village Center	
5346 S.W. 91st Terrace	
Gainesville, Florida 32608	
Phone: 352-335-8442	Fax: 352-376-0026

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

REQUEST

Check applicable request(s) below:		
Future Land Use Map <input checked="" type="checkbox"/>	Zoning Map <input type="checkbox"/>	Master Flood Control Map <input type="checkbox"/>
Present designation Attached	Present designation:	Other <input checked="" type="checkbox"/> Specify:
Requested designation Attached	Requested designation:	

CPA Policy Revision

INFORMATION ON PROPERTY

1. Street address: SR 121
2. Map no(s): Please see attached.
3. Tax parcel no(s): Please see attached.
4. Size of property: 1,756.49 _____ acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i>

Certified Cashier's Receipt:



07-09-17 10:48 AM

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

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

A. What are the existing surrounding land uses?

North Alachua County Rural/Agriculture

South City of Gainesville Industrial, Agricultural, and Residential Low

East Alachua County Preservation

West Alachua County Rural/Agriculture

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

NO _____

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

C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets

Please see attached.

Noise and lighting

Please see attached.

D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO _____

YES _____ (If yes, please explain below)

Please see attached

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

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

No.

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

No.

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

Redevelopment _____

Urban Infill _____

Activity Center _____

Urban Fringe _____

Strip Commercial _____

Traditional Neighborhood _____

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

Please see attached.

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

Please see attached.

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

Roadways

Please see attached.

Recreation

Please see attached.

Water and Wastewater

Please see attached.

Solid Waste

Please see attached.

Mass Transit

Please see attached.

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

NO _____

YES _____ (please explain)

Please see attached.

070447

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name: Plum Creek Timberlands, LP	
Address: Todd Powell	
999 Third Avenue, Suite 4300	
Seattle, WA 98104	
Phone:	Fax:
Signature: <i>Todd W Powell</i>	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

Todd W Powell
Owner/Agent Signature

March 12, 2007
Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 12 day of March 2007, by (Name)
Todd W. Powell

Linda F. Johnson
Signature - Notary Public

Personally Known OR Produced Identification _____ (Type) _____



070447

AFFIDAVIT AUTHORIZING AGENCY

Owner: Plum Creek Timberlands, LP

Appointed Agents: C. David Coffey, PA

Parcel Numbers: 05882-000-000, 05946-000-000, 05973-000-000, 06013-000-000, 07777-000-000, 07781-000-000, 07813-000-000, 07814-000-000

The undersigned, agent for Plum Creek Timberlands, LP, the owner of the above described property, being duly sworn, deposes and says that Plum Creek Timberlands, LP has appointed, and does appoint, C. David Coffey, P.A. as its agent to execute any agreements, and other documents necessary to effectuate a petition to the City of Gainesville to change the Future Land Use designation and the zoning designations for all or a portion of the above mentioned property.

Owner Signature: Todd W Powell

Printed: Todd W Powell

Title: Director

STATE OF FLORIDA
COUNTY OF ALAHCUA

SWORN AND SUBSCRIBED BEFORE ME THIS
12th DAY OF March, 2007
BY Todd Sr. Powell, WHO IS
 PERSONALLY KNOWN TO ME OR WHO
HAS PRODUCED _____
AS IDENTIFICATION.

Signature of Notary Public: Linda F. Johnson

Printed: Linda F. Johnson



LINDA F. JOHNSON
Commission DD 642607
Expires February 26, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

The applicant supplies this affidavit to comply with the requirement of Section 30-347.1.(b)(1) of the City of Gainesville Land Development Code

Future Land Use & Zoning

Intent

This application is submitted by Plum Creek Timberland, LP, to establish appropriate City of Gainesville, Future Land Use and zoning designations for all of the 1,754 acres indicated in the attached proposed land use map labeled Attachment A. All except the southern approximately 460 acres of the 1,754 acres was annexed into the City on February 12, 2007. This application proposes the most appropriate post-annexation City of Gainesville, Future Land Use and zoning designations for the entire property.

The environmental sensitivity of the area and its location on the edge of the City suggest conservation and minimal overall development densities and intensities. The City's goals favoring the provision of mixed-use pedestrian oriented areas that shorten vehicular trips clearly suggests the need for an appropriate mixed-use Future Land Use and zoning designation on a portion of the property. The intent of this application is to establish the Future Land Use designations that best implement the goals, objectives and policies of the City of Gainesville Comprehensive Plan when applied to this recently annexed property as well as the most appropriate implementing zoning districts. There are no rezoning applications or development plans prepared for submittal at this time.

Request

This application proposes a Conservation Future Land Use to be implemented later with Conservation District zoning designations for 34% of the entire site that primarily includes the larger wetland areas on the property. A policy is proposed for adoption into the Future Land Use Element that prohibits any residential development in areas to be designated Conservation land use and district zoning. Five percent of the property is proposed to receive a Future Land Use designation of Planned Use District (PUD) and an implementing Planned Development (PD) zoning within which pedestrian oriented mixed-use development may occur. The land use designation of PUD shall have an underlying land use designation of Single-Family Residential which shall apply if the implementing PD is not approved within the time limit for adoption or as may be specified in the PD ordinance. The remaining 61% of the property is proposed to receive the City's lowest available residential Future Land Use designation, Single-Family, which allows up to 8 residential units per acre. To further restrict development potential, a policy is proposed for adoption into the Future Land Use Element that will further limit residential development in the areas to be designated Single-Family to a maximum gross density of 1.5 units per acre. All areas proposed for a Single-Family land use are proposed to be implemented by Planned Development zoning to help ensure that sufficient protection is provided for the environmentally sensitive areas of the site.

Consistent with the overall planning goals of the City of Gainesville, the proposed Future

Land Use designations now, and implementing zoning districts later, are intended to facilitate sustainable growth by authorizing a mix of residential densities and non-residential uses while respecting the significant natural resource values existing on the site. Land use and zoning that provides for the integration of traditional neighborhood mixed-use areas within walking and biking distance to low density residential and large conservation areas create the opportunity for the evolution over time of sustainable and livable community with places for social gathering; professional service and civic endeavors; recreation; dining; shopping; banking; worship, and more. The quality of the mixed-use area and its seamless integration within the property as a whole is assured first through adoption of appropriate authorizing PUD Future Land Use to be followed later by the more detailed implementing Planned Development (PD) zoning. It is the implementing PD that will provide detailed standards addressing street geometry and furnishing, the amount and placement of parking, building mass and placement, building and landscaping architectural parameters, compatibility of uses, and placement and design of civic uses and public open spaces. The applicant is not submitting the implementing PD zoning with this application. Instead, it is proposed that the implementing PD zoning for one of the PUD areas and a portion of the area designated Single-Family will be submitted after the comprehensive plan amendment is transmitted to the State of Florida for review and before final adoption of Comprehensive Plan Amendment.

The owner of the property is, Plum Creek Timberlands, LP, which is represented by agent C. David Coffey, P.A. At this time it is anticipated that future development of the property that might be undertaken by Plum Creek will be done in partnership with LandMar Group, LLC. This, coupled with its predominant frontage on SR 121, is the reason why the property is referred to in this application as LandMar SR-121.

The requested Land Use designations are defined in the City's Comprehensive Plan as follows:

Single-Family (up to 8 units per acre). This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density

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

Planned Use District: This category is an overlay land use district which may be applied on any specific property in the City. The land use regulations pertaining to

this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this comprehensive plan. The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This district allows a mix of residential and non-residential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. This category shall allow traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. Each adopting PUD overlay land use designation shall address density and intensity, permitted uses, access by car, foot, bicycle, and transit, trip generation and trip capture, environmental features and, when necessary, buffering of adjacent uses. Planned Development zoning shall be required to implement any specific development plan under a PUD.

The proposed policy for adoption in the Future Land Use element states:

4.3.4 Due to the unique environmental constraints of the Plum Creek area, the area shall be regulated by the following:

- 1. All areas designated Conservation land use shall receive a zoning district designation of Conservation and shall not be permitted to have any residential units, and*
- 2. To ensure adequate environmental protection of the Plum Creek area and its ecosystems all areas designated Single-Family land use shall be zoned Planned Development prior to issuance of development permits. The required zoning to Planned Development may occur in increments over time upon request of the property owner.*
- 3. The areas designated Single-Family land use shall be limited to a total maximum gross residential density of 1.5 residential units per acre.*

The proposed policy insures that no residential development otherwise allowed in areas designated Conservation will be permitted and a maximum gross density of 1.5 residential units per acre will be allowed in areas designated Single-Family. It also establishes the requirement that all areas designated Single-Family must eventually be rezoned to Planned Development.

Existing Conditions

The area encompasses approximately 1,140.9 acres of upland and 628.5 acres of wetland. (See map attached as Attachment B) Uplands are exclusively managed as pine plantation. There are several large wetland systems and small isolated cypress depressions

interspersed throughout the property. The large wetland systems are proposed to receive a Future Land Use and zoning designation of Conservation to ensure the permanent protection of such systems. It is anticipated that additional wetland and upland areas will be protected through the City's development review process when development is proposed, and further that conservation easements will be placed on such protected areas to ensure their permanent protection. Because the property has historically been maintained and managed for siculture purposes, it has not been managed with the level of environmental protection that will occur through the Conservation land use and zoning designations and later conservation easements. Much of the site has been altered by ditches that were installed many years ago that drain water from many of the wetlands and by logging roads and roadside swales. Much of the hardwoods have been harvested from most of the wetlands. A complete environmental analysis of the property is included in the "**Listed Species Report for the 121 Project Area**" submitted directly to Mark Garland of City Public Works.

Current City of Gainesville and Alachua County Land Use designations for the property is Agricultural and Rural/Agriculture respectively. Land to the North is designated Alachua County Rural/Agriculture, to the South City of Gainesville Industrial, Agricultural, and Residential Low, to the East Alachua County Preservation and to the West Alachua County Rural/Agriculture.

As previously noted, most of the property was recently annexed into the City of Gainesville. The Urban Services Report prepared by the City of Gainesville and approved by the City Commission for the annexation indicates that the property is appropriate for urban, rather than rural agricultural, densities and intensities of use. Consistent with that determination the property must be given Future Land Use designation and zoning districts that allow appropriate levels of urban densities and intensities consistent with the City's Comprehensive Plan.

Land Use Analysis

The existing environmental systems found on the property coupled with the it's location at the edge of the City's Urban Reserve Area clearly suggests the need for Future Land Use and zoning designations that allow the area to evolve over time at low residential densities and enough non-residential uses to meet the daily needs of future residents of the area. The requested Single-Family Future Land Use designation provides the lowest available residential density among the several residential Future Land Use designations available in the City of Gainesville Comprehensive Plan. While much of the City's growth management efforts are directed toward redevelopment at higher densities, there remains the need to respond to that portion of the market demanding new construction of larger homes on larger lots. Clearly this property, being situated in a location that must provide a transition from urban to rural, should properly be designated with the lowest possible residential land use. For all the same reasons, the proper implementing zoning designation is the lowest available, RSF-1, which limits development to 3.5 units per acre. As further justification for the lowest available density land use and zoning designation is the reality that the City of Gainesville is approaching build-out, so this

newly annexed area provides a unique opportunity for the City to meet the existing demand for such lower density housing opportunities.

At the same time that resource protection objectives suggest the need for lower density, lower impact density land use and zoning designations, provision of non-residential uses to address daily needs of residents within a short drive, bike ride or walk is also consistent with the resource protection objectives of the City. Provision of the appropriate amount of non-residential use within PUD areas developed in a manner that generally conforms to the design principles of Traditional Town Planning as contained in the City's Traditional Neighborhood Development District, is consistent with the general overarching goals, objective and policies of the City of Gainesville. In furtherance of such goals, four land areas are suggested as possible mixed-use areas and are proposed to receive PUD land use and PD zoning.

The requested mixed-use areas are proposed to be authorized with neighborhood level uses that can be sustained by the new population that eventually will populate the property. The remote location and sparse population of the area is not conducive to high intensity development. Such development would serve as a destination, drawing traffic and commercial related activity away from the City's existing community and regional level development areas. A high intensity mixed use development on so large a tract of land would include proportionately more commercial development. This would not be financially sustainable. Recent development approvals given by Alachua County for properties at the urban fringe have accounted for the available market for both regional and community level commercial for the immediate future. The proposal, therefore, is for neighborhood level commercial development to a maximum of 100,000 square feet. It is intended to provide just enough mixed-use to reduce trip generation by providing convenient shopping and services, and by creating live-work opportunities.

The purpose of the proposed land use distribution and low level intensity is to avoid loss or degradation of wetland functions. The sensitive natural terrain of the property is to be protected first by Conservation land use and zoning designation and additionally, during any development review that may occur, through the City's protective wetland protection standards. The proposal is for predominantly low density residential and conservation area with small areas of mixed uses to provide cohesion and the development of neighborhood character. Careful review of the land use map proposed also reveals anticipated wetland crossing areas needed to provide integration of the development. These cross over areas are necessary as the only means of access to certain upland areas suitable for development. Others are needed in order to avoid building numerous isolated residential subdivisions all requiring separate access to roadways. Where possible, cross over areas will use established roads and paths. It is recognized that where unavoidable, sustainable mitigation will be required that fully offsets any unavoidable loss or degradation of wetland functions.

The applicant recognizes that the system of wetlands and associated upland habitat can be a true amenity for future residents of the area and that fact should be a driving force in any future development plans for the property. Along with providing the known

environmental benefits of water quality maintenance, floodplain and erosion control, groundwater recharge and wildlife habitat, these areas can provide recreational opportunities and add considerably to the aesthetics of any future community.

Compatibility Analysis

The applicant also owns a majority of the land adjacent to the site. The site contains such extensive conservation areas as to be buffered far beyond the usual standard from impacts of development off-site or visa versa. Single-family land use is a standard transitional use between urban and rural areas. The relationship between industrial and residential uses, or between agricultural and residential uses already exists on adjacent properties within the City of Gainesville. The mixed-use areas are internal to the site and will meet design standards to ensure compatibility with surrounding uses.

Need analysis

Market analysis and land inventory analysis provided by Fishkind and Associates and included herein as Attachment C indicates the requested uses and intensities can be supported by existing and future populations. The report indicates that single-family development in the Gainesville urban area has just kept up with the rate of growth with no over development. Specifically, the analysis states that, "Based on the current Comprehensive Land Use Plan, the housing capacity required versus the current capacity, indicates a shortfall of 6,122 units in 2010. It is important to note that the Consultant is aware of the Hatchet Creek Comprehensive Land Use Amendment The Consultant believes additional residential capacity within the City of Gainesville is needed to maintain proper flexibility within the current Comprehensive Plan and that there is justification to include the LandMar Project lands in the Future Land Use Map as inventory for future residential lands."

The future demand for new single-family home sites will be met either within the City boundaries or outside of it in the unincorporated area. Providing opportunity for this development to occur adjacent to existing urban development will help eliminate the pressure for leapfrog development throughout the county. It will also provide the City with the tax benefits of development that will impact its facilities regardless of whether located inside or outside its boundaries.

The neighborhood level commercial will be internally supported. Specifically Fishkind & Associates analyzed the need for additional retail. The proposed land use would allow for development of a maximum of 80,000 square feet of retail. The analysis indicates there will be adequate demand for additional neighborhood retail and that there is justification to include the proposed PUD areas in the Future Land Use Map as inventory of future retail lands.

Neighborhood retail demand was evaluated. It was determined that based on the site's location, it is unlikely to be an active retail-commercial corridor. Thus, the proposed residential component represents the sole source of retail demand for the site. For this

reason neighborhood demand was calculated solely on the estimated number of units the site is estimated to produce. Outside market was not included. This analysis indicates that the site's projected population will generate an estimated 100,000 square feet of retail demand, only 80% of which is projected to be met onsite as a PUD component

Finally, since development of the land will result in added retail demand, there is obvious advantage to providing for that need on site. Along with creating a more vibrant and sustainable community, the ability to internally serve its population base will limit retail trips on the external roadways which would otherwise add to traffic congestion.

PUD Standards

The PUD areas shall be permitted mixed uses with residential, office, business retail, professional and financial services, schools, places of religious assembly and community facilities allowed. The areas shall be implemented by PD zoning which shall generally adhere to the requirements of the City's Traditional Neighborhood Development District standards

Residential Uses: A maximum of 540 residential units shall be permitted throughout the entire 90 acres. Residential use may be placed above non-residential uses. Residential types shall include townhomes, apartments, and attached single-family homes.

Non-residential Uses: A maximum of 100,000 square feet of non-residential use shall be allowed. A maximum of 80,000 square feet shall be permitted as retail. Except as may be otherwise provided in the implementing PD zoning, each building within this zone shall be allowed to be mixed with residential above non-residential uses. The implementing PD shall provide detailed and specific design standards governing all aspects of development within this zone.

Internal compatibility: The PD zoning shall, through design standards, ensure appropriate relationship between various uses and specifically will protect low-intensity uses from the negative impacts of higher-intensity uses to provide for the healthy coexistence and integration of various land uses.

Design Standards: the PD zoning shall, through design and performance measures, assure the neighborhood, pedestrian quality of the area by regulating building type and scale, overall building appearance and orientation, the placement and function of parking, loading, waste disposal, access points, outdoor uses and mechanical equipment, signage and landscaping.

Open Space: Open space shall be provided as common open space serving, conservation, recreation and civic needs of the site and development.

Noise and Lighting: Noise and lighting that may adversely affect surrounding residential neighborhoods shall not be allowed. Specific and detailed design

standards addressing these issues shall be included within the implementing PD zoning designation.

Environmental Resources: Wetlands and any other environmentally sensitive features on the site shall be identified and addressed during adoption of the implementing PD zoning designation. The water management district shall identify wetlands.

Stormwater Management. A master stormwater management plan must be prepared and approved by city engineering for the entire site before final development orders will be approved

The PUD areas are proposed to be mixed-use areas that will have appropriate limitations set on the number and location of access points to SR 121 determined during the PD zoning and development review stages. No driveway access to SR 121 will be proposed. Instead, only streets will take access from SRI 121. The configuration of the PUD areas will not allow strip commercial frontage on SR 121. The mixed-use areas will be proposed in the implementing PD to be configured with streets and blocks in the traditional urban form. Access to the PUD and Single-Family land use areas will be by streets only with such streets located at appropriate intervals as determined through the PD zoning process. The streets within the PUD areas will be interconnected with adjacent Single-Family land use areas.

General uses allowed within the PUD area are indicated in this application. It is anticipated that greater specificity of uses to be allowed and not allowed would occur at the PD rezoning phase in the process. If however, staff determines that it is necessary to recommend more detail regarding allowed uses within the PUD land use areas it might be appropriate to authorize all uses allowed by right and by Special Use Permit in the Mixed Use Low Intensity (MU-1) zoning district and state explicitly in the PUD that the allowed uses may be further limited by the implementing PD zoning. A statement in the PUD acknowledging that strict limitations on drive through uses may be imposed at the PD stage would be appropriate. It is preferred that such limitations be imposed at the PD rather than the PUD stage so that such limitations can be established with a better understanding of the overall pattern and plan for the PUD and PD areas.

Housing

The Fishkind report (Attachment C) indicates that the market will continue to demand new housing in the urban area. The City will need to make housing available to serve this growing need. The proposed land use designations provide the opportunity for development of a range of housing types serving a range of price points within the market place. The mix of uses authorized by the proposed PUD areas will provide nearby goods and services as well as places for neighborhood social events that enhance the quality of life for future residents of the areas proposed for designation as Single-Family Future Land Use.

Planning asked that the applicant address affordable housing. The CPA only authorizes 100,000 square feet of non residential use. That commercial and office use will be primarily supported internally by residents of the project. It is not intended to serve as an employment center and so is not anticipated to produce a large number of low income jobs. The PUD areas will include a vertical mix of residential and non-residential uses that create opportunities for affordable housing because there is no land cost attributable to the residential unit above non-residential uses. In addition, the vertical and horizontal mixing of uses creates the opportunity for daily commutes that do not require use of automobiles which can dramatically lower household living costs. The mixed-use environment creates the opportunity for households that would otherwise require ownership of two automobiles to eliminate one, thereby further reducing the household's cost of living.

The variety of lot sizes and residential unit types authorized by the CPA will provide housing opportunities at a range of costs, some of which may meet the definition of affordable. These will include some units, including small multi-family units located within the mixed-use PUD areas. As already noted, amenities associated with the project, its compact village design and its mix of commercial uses will offer some the opportunity to live and work within walking distance, reducing the cost of travel. The provision of services and retail on site will also reduce the cost of travel associated with those life needs. As you know, provision of affordable living opportunities is inherent to true mixed-use communities.

Transportation

An assessment of trip generation and distribution for the potential impact associated with the proposed Future Land Use and zoning is provided by HNTB Corporation in Attachment D. The assessment provided in Attachment D was prepared before a decision was made to propose a policy that would limit development potential to 1.5 residential units in the areas designated Single-Family and prohibiting any development in areas designated Conservation. Nonetheless, the assessment contained in Attachment D under the 'wetland and FEMA limitation' scenario only slightly overstates the trip generation attributable to the policy limited development potential. It is therefore included in this submission for consideration. The assessment provides information pertaining to trip generation and distribution for the maximum allowed development potential under the proposed Future Land Uses as well as the maximum allowed development potential under the proposed zoning. All access is assumed to occur on SR 121 and CR 231. At the point of any future development review, specific trip generation and distribution analysis will be provided and concurrency requirements applied. Coordination will be required at that time with all appropriate regulatory agencies.

Transportation financial feasibility through 2013 is demonstrated through the attached traffic analysis prepared by HNTB and market analysis by Fishkind & Associates (Attachment E).

The PUD areas will have non-residential uses that will be accessible to motorists passing on SR 121. It is anticipated that a portion of trips attributable to the non-residential uses will serve the needs of exiting and future trips occurring on SR 121 that are not attributable to the future land uses within the LandMar SR 121 site. The pass-by capture rate utilized is 10% and is consistent with the rate accepted by the Florida Department of Transportation for such mixed-use projects directly impacting FDOT roadways. Note that the attached (Attachment E) five year financial feasibility analysis for transportation only forecasts development of residential uses and no internal capture or pass-by capture is credited during that period.

It is understood by the applicant that the areas governed by the proposed land uses are outside the City's ICEA and the land use changes do not vest a development for concurrency. The applicant will be pleased to have documentation of that understanding in whatever form the City may require. It is also understood that any development that may be proposed on the property in the future must be compliant with the concurrency management requirements of the City and it is understood that concurrency must be shown at the PD zoning stage.

Recreation

Approximately 34% of the site is designated for Conservation land use providing extensive opportunity for passive recreation. An additional 400 plus acres is likely to include wetlands and undevelopable flood plain providing additional areas for potential passive and active recreation. The extensive resource conservation areas within the property suggest that designs for pedestrian and bicycle paths can be easily incorporated into any future development designs in furtherance of the City's recreational goal to extend its trail systems in a way that connects natural resources with residential and non residential areas.

The applicant intends that future development of the property will provide all required recreation facilities on site. Recreation facilities to be specified during the PD implementing zoning process will include both passive and active recreational facilities including nature trails, a nature park, basketball and/or tennis courts and various types of play areas. Many of the single family areas along with portions of the PUD areas will be built around pocket parks of various types. At development stage for each phase and section of the project, recreational amenities needed to meet the demands of those units will be provided as required by the Comprehensive Plan facilities and substitution lists. All recreational amenities will be provided at the cost of the developer and on site.

During the first 5 years of development, it is anticipated that 581 residential units of varying type will be built. The resulting population growth will not, by itself, create a demand for any specific *full* recreational facility. However, it is anticipated that this first phase of development will include the construction of at least ½ mile of nature trail, 5 pocket parks, 1 neighborhood pool and either basketball or tennis facilities. As stated above, all facilities will be provided at the cost of the developer.

The City provides a large and diverse, fee based recreational program involving both organized recreation programs in active settings and passive nature facilities. Future residents on the property will have access to all City programs and facilities. Level of service requirements will be required to be met for all new development that may be proposed for the property.

Public Utilities and Facilities

Solid Waste, Water/Wastewater Services and facilities needed to meet and maintain the LOS standards adopted in City's Comprehensive Plan shall be provided concurrent with development impact as defined in the Capital Improvements Element. Specifics regarding service extension plans can be found in the "City Of Gainesville Urban Services Report for City Of Gainesville, GRU Deerhaven and Plum Creek Annexation." Currently, the Area is vacant and undeveloped, and does not require service. At the point solid waste services are required, the City will extend residential solid waste and recycling collection services, and fees for this service will be collected through the utility billing process. Potable water and wastewater services will be provided by Gainesville Regional Utilities. Cost for extension of services to the site will be the responsibility of the developer.

Attached as Attachment F is analysis demonstrating capacity exists for potable water, sewer and solid waste to serve the full build-out potential created for the entire area that is the subject of this CPA.

Schools

A letter from the School Board has been requested but not received. It is understood that the letter will most likely state:

Capacity is currently available on a district wide basis for all school levels but not necessarily in the zone where the project is located. It is School Board policy that where new development results in overcrowding and requires some students to be assigned to schools outside of their zone, it is the students emanating from the new development who are reassigned. The most likely group to be reassigned is that of the high school level students. The project is zoned for Santa Fe High School which is currently over capacity. There is no established plan for the expansion of the Santa Fe facility. Options for district-wide growth and facility expansion are being considered.

Conservation

The extensive areas designated for Conservation Future Land Use and zoning will be regulated in accordance with the City's comprehensive plan policies and Land Development Regulations. There is considerable additional acreage that is wetlands and upland habitat for wildlife that will require protection when any future developments may

be proposed. The recently annexed area was designated by Alachua County as a Strategic Ecosystem. During any future development review, the appropriateness of that designation will need to be determined by the City. The appropriate level of environmental protection for the area will then need to be established during development review.

Historic Preservation

The site contains no known historic resources.

Capital Improvements

The applicant recommends the following provision be added to the Capital Improvement Element to ensure that the Plan remains financially feasible:

CIE: Project Funding

5-Year Schedule of Capital Improvements (FY 06/07 –2011/2012) (in \$1,000s)

Project Description	Projected Total Cost	Cost to the City	FY1 Schedule	General Location	Revenue Sources
Various Recreational Facilities	Undetermined	0		Gainesville 121 Development	Developer Funded
4 lanes for SR 121 –	\$1,195	0	2009-2013	US 441 to NW 62 nd Place	Developer Funded / Proportionate Share

Intergovernmental Coordination

This is not a development proposal. All intergovernmental coordination issues will be addressed at the time specific PD zoning or platting is submitted.

Economic Benefits

Long-term economic benefits of this Land Use Change request include substantial growth in the tax base (the site is currently assessed as agricultural land) and new jobs associated with the 100,000 square feet of retail, service and office uses. Additionally the land use distribution and the inclusion of mixed use areas subject to TND design, furthers the intent of the City's comprehensive plan by providing a more sustainable and efficient development pattern. The non-residential uses provided in close proximity to the single-family development will enhance and sustain the quality of future residential areas.

Stormwater Management

This is not a development proposal. All stormwater management issues will be addressed at the time specific PD zoning or platting is submitted.

SUPPLEMENTAL INFORMATION**Requested Zoning Map Designation:**

All areas designated Single-Family in the map contained in Attachment A will later be rezoned to PD. All areas designated Conservation in the map contained in Attachment A is requested to be designated Conservation zoning. All areas designated PUD is required to be rezoned PD and the application for one of the areas for said PD zoning shall be submitted to the City prior to final adoption of the proposed Comprehensive Plan Amendments.

Information on Property

The project area includes portions of the following Section-Township-Ranges: 30-08-20, 25-08-19, 31-08-19, 36-08-19, 06-09-20, 01-09-19, 07-09-20, 12-09-19

Tax Parcel Numbers:

The project area includes all or portions of properties with the following tax identification numbers: 05882-000-000, 05946-000-000, 05973-000-000, 06013-000-000, 07777-000-000, 07781-000-000, 07813-000-000, 07814-000-000