



Planning and Development Services

PB-15-13 LUC

**City Commission
September 3, 2015**

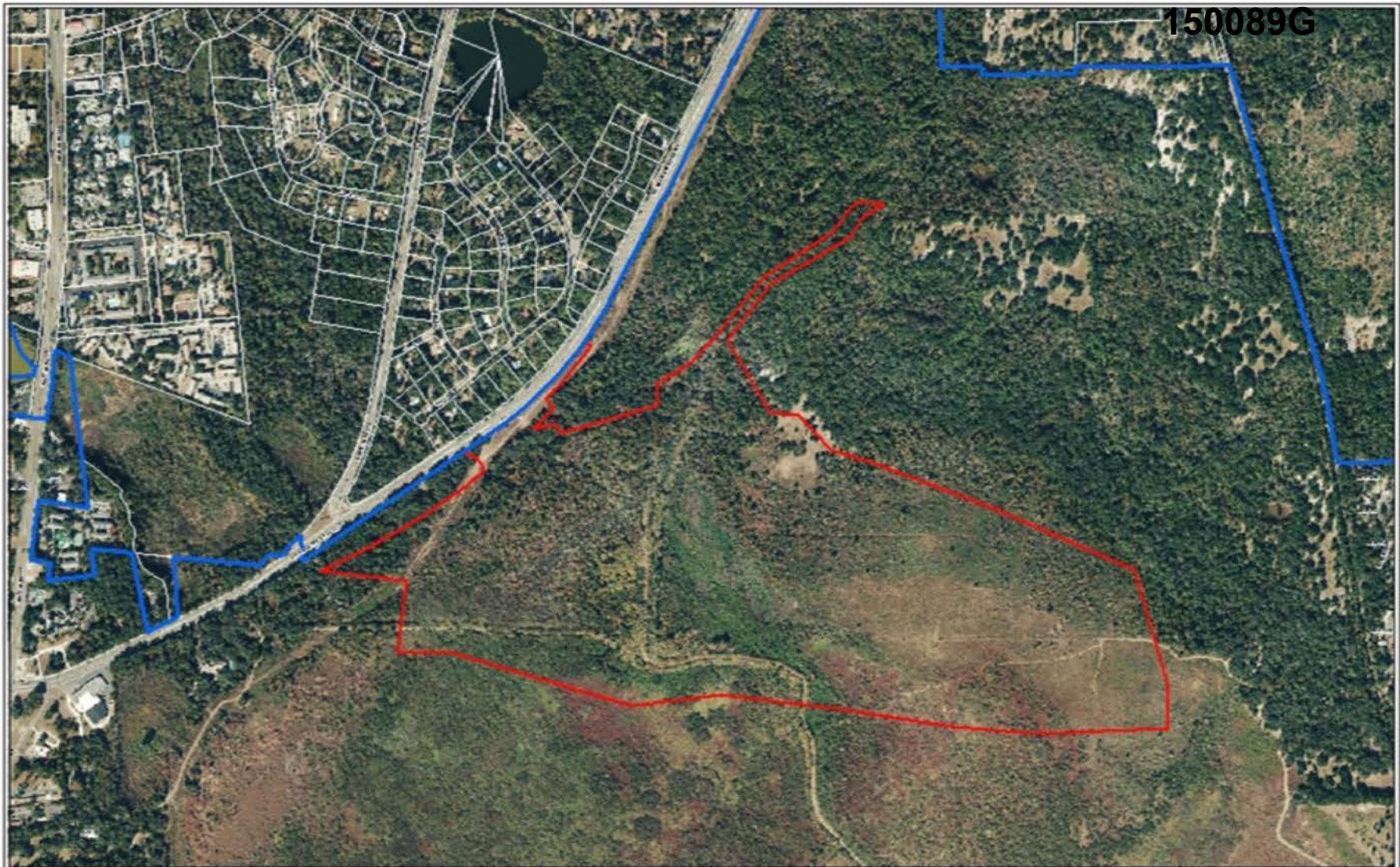
Legistar No. 150089

Presentation by Dean Mimms, AICP


Large-scale Land Use Amendment

PB-14-13 LUC	Existing	Proposed
Land Use (258.18 ac)	Alachua County Preservation (PRES)	PF (Public & Institutional Facilities)

150089G



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 Land Use Designations


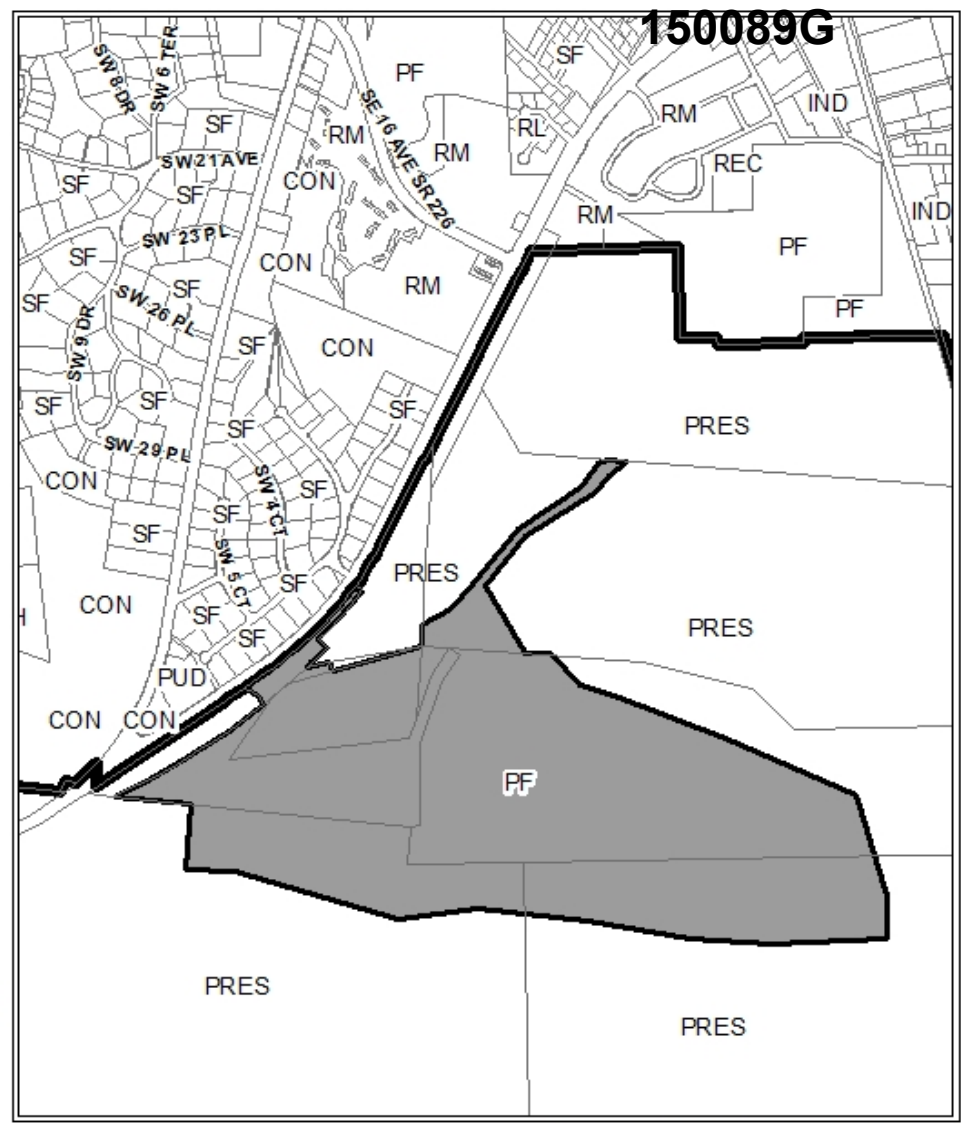
- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- O Office
- C Commercial
- IND Industrial
- REC Recreation
- CON Conservation
- PF Public Facilities
- PUD Planned Use District

Alachua County Land Use Designations


- PRES Preservation

----- Division line between two land use categories
———— City Limits

Area
under petition
consideration

PROPOSED LAND USE

 No Scale	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

150089G

West across Williston RD



150089G

Entry Building





West from Entry Building



150089G

East into Sweetwater Wetlands Park

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

150089G

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**

Key Issues – LUC

- **City land use required for annexed land**
- **PF land use 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**

Compatibility & Consistence

LUC Compatible w/surrounding area and land use, 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-15-13 LUC
(Plan Board voted 7-0)

Staff to City Commission

Approve Petition & Ordinance