



Planning and Development Services

PB-14-73 LUC

**City Commission
April 2, 2015**

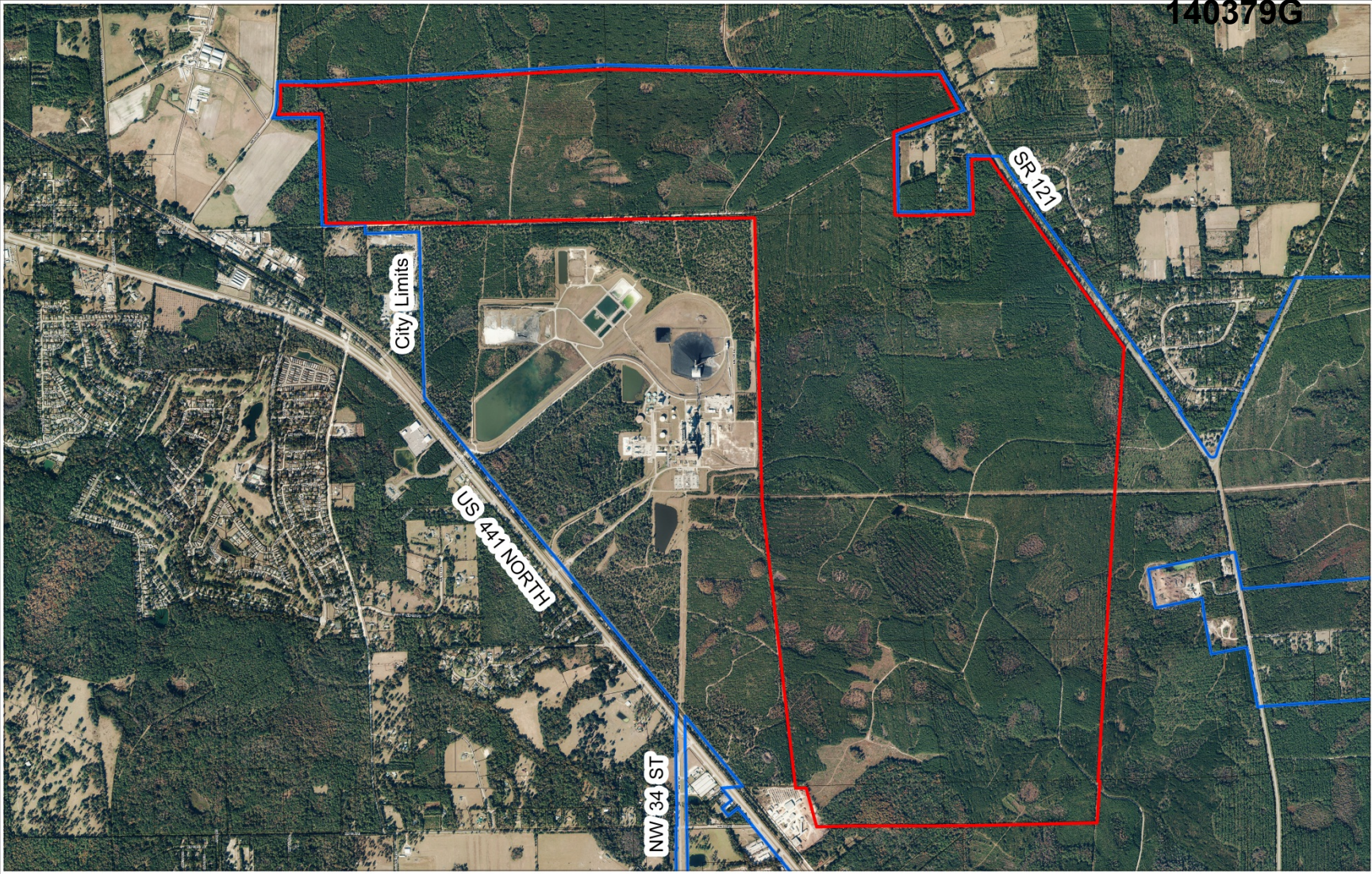
Legistar No. 140379

Presentation by Dean Mimms, AICP

Large-scale Land Use Amendment

	Existing	Proposed
Land Use (2,287 ac)	AG (Alachua County Rural/Agriculture)	PF (Public & Institutional Facilities)

140379G



AERIAL PHOTOGRAPH



Name	Petition Request	Petition Number
City of Gainesville, applicant	Amend the City of Gainesville Future Land Use map from Alachua County Rural/Agriculture (AG) category to City of Gainesville Public and Institutional Facilities (PF)	PB-14-73 LUC

140379G

City of Gainesville Land Use Designations





- SF Single-Family (up to 8 du/acre)
- RL Residential Low-Density (up to 12 du/acre)
- IND Industrial
- CON Conservation
- PF Public and Institutional Facilities

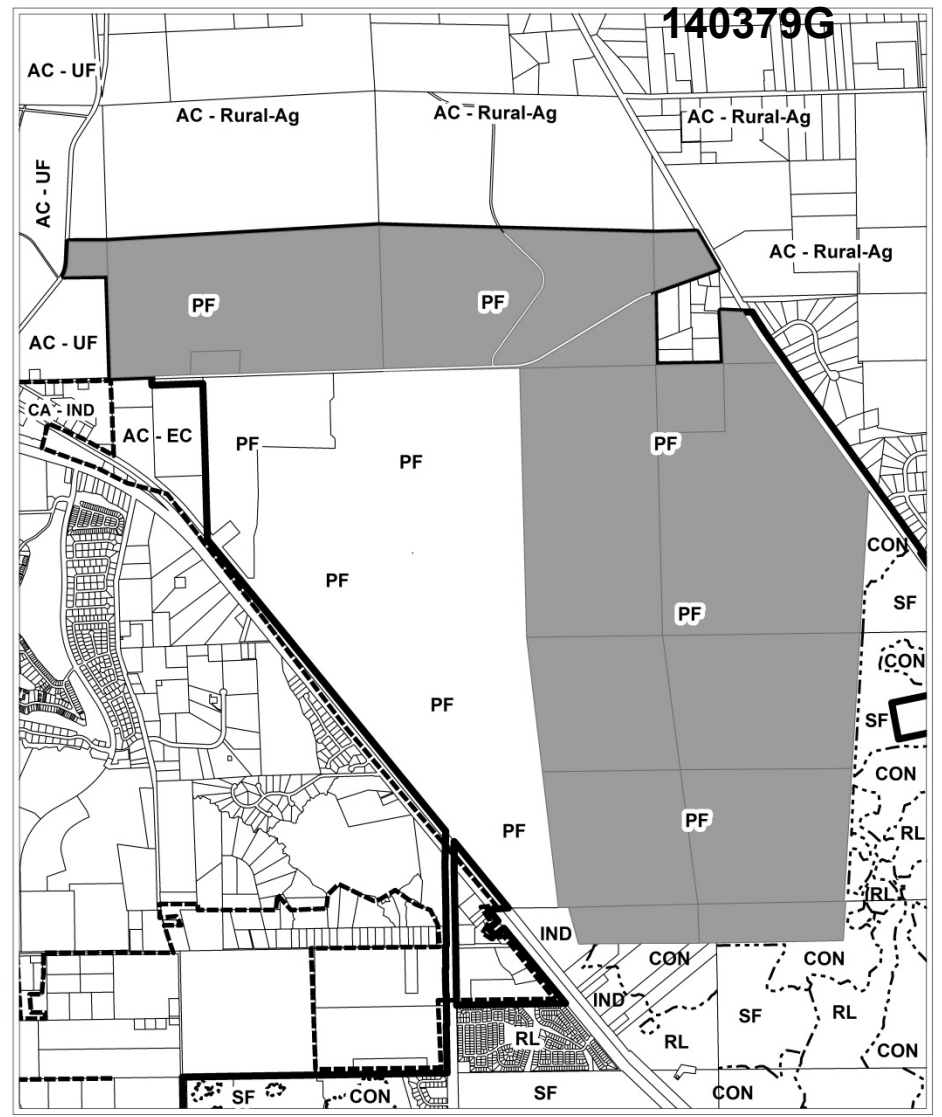
Alachua County Land Use Designations

- AC - EC Rural Employment Center
- AC - RURAL-AG Rural/Agriculture
- AC - UF University of Florida Master Plan


City of Alachua Land Use Designations

- CA - IND Industrial

-  Split Land Use Categories
-  Gainesville City Limits
-  Alachua City Limits
-  Area under petition consideration



PROPOSED LAND USE

	Name	Petition Request	Petition Number
 No Scale	City of Gainesville, applicant	Amend the City of Gainesville Future Land Use map from Alachua County Rural/Agriculture (AC - RURAL-AG) category to City of Gainesville Public and Institutional Facilities (PF)	PB-14-73 LUC

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SR 121
NW 122 PL

W into property
from SR 121

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**W along NW 128
Lane**

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S from NW 128 Lane



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S from NW 128 Lane

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S from NW 128 Lane

- **City-owned, GRU-managed, undeveloped, commercially forested property surrounding Deerhaven Generating Station (power plant facilities)**
- **Property incrementally acquired 2001, 2002, 2003, 2005. Underlying timber rights excluded (except for 50.8 acres)**
- **Annexed 2007 (except for two relatively small parcels annexed 2013)**
- **City land use required**

- **Proposed PF land use needed to allow for future development of Deerhaven Power Plant complex (has PF land use) beyond current boundaries**
- **Regulated environmental and natural resources (e.g., extensive wetlands) are present, and much of this large, public property is w/in regulated Strategic Ecosystem unit (Hague Flatwoods)**

Compatibility & Consistence

Proposed PF land use is:

- **Compatible with surrounding area and its various land uses,**
- **Consistent with Comprehensive Plan**

City Plan Board to City Commission

Approve Petition PB-14-73 LUC
(Plan Board voted 4-0)

Staff to City Commission

Approve Petition & Ordinance