



GRU Deerhaven Properties

Proposed Land Use Change Application
City Commission Meeting
February 19, 2009

Location Map

S.R. 121

US 441

NW 43rd St.

NW CR 231

US 441



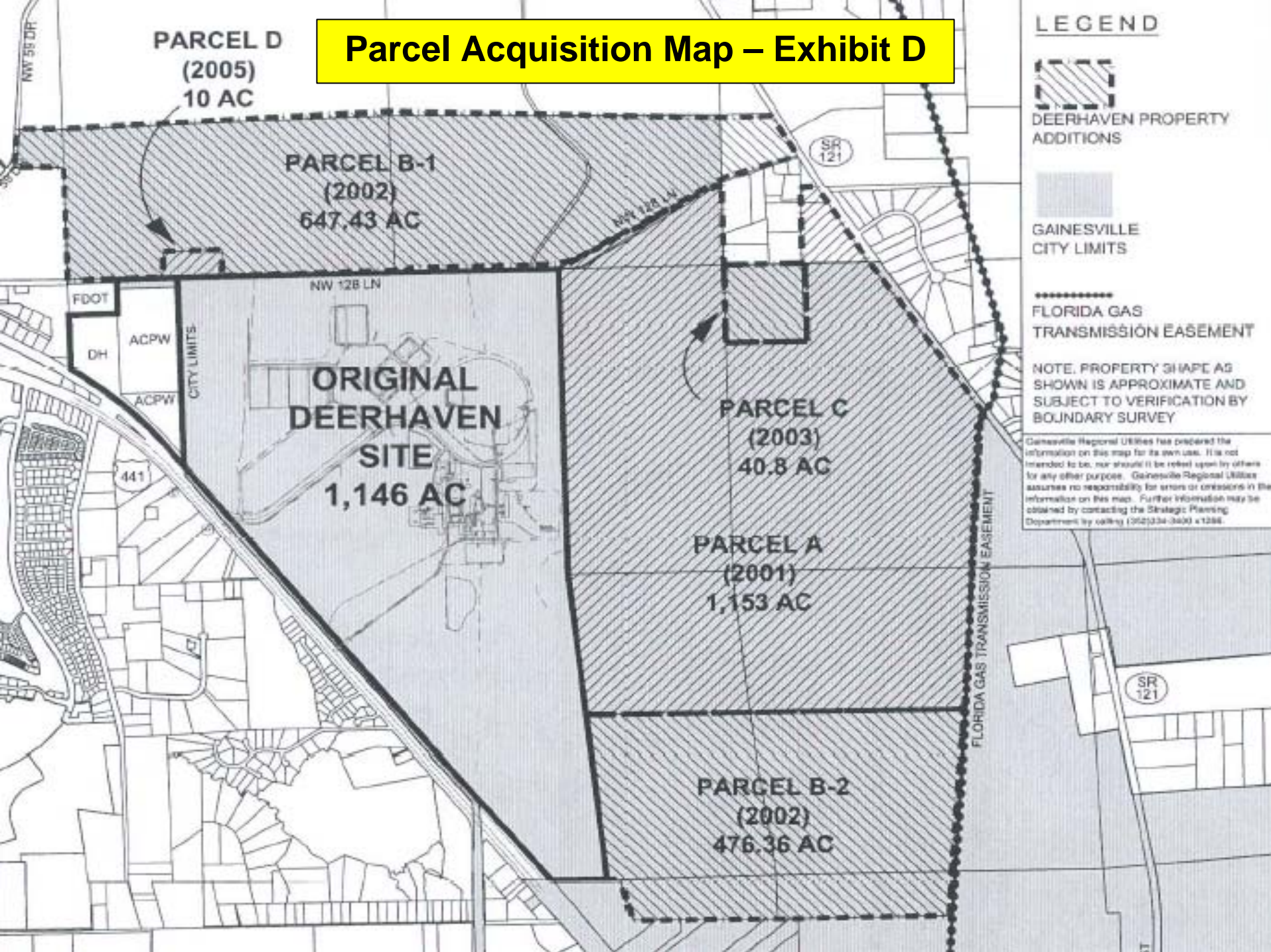
0 0.68mi



Background/Chronology:

- ❖ Property is approximately 2,300 acres located adjacent to the Deerhaven Generation Station to the north and east.
- ❖ Property has historically and currently uses for the harvesting of timber.
- ❖ Parcels acquired by City of Gainesville between 2001-2005 (see Exhibit D).
- ❖ Parcels annexed into City of Gainesville in February 2007.






Parcel Acquisition Map – Exhibit D



Existing Future Land Use Map – Exhibit A

**Existing
Deerhaven
Generating
Station**

**Proposed
Landmar
Development**

- | | |
|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
|  Annexation Area |  Alachua City Limits |
|  Gainesville City Limits | Alachua County Land Use Categories |
| City of Gainesville Land Use Categories |  Estate Residential |
|  Single Family |  Rural/Agriculture |
|  Residential Low Density |  Rural Employment Center |
|  Industrial |  Rural Cluster |
|  Public Facilities |  Institutional |
|  Agriculture |  Low Density Residential |
|  Conservation |  Preservation |

Background / Chronology

- ❖ Application for land use change (County to City) submitted in February 2008.
- ❖ Comments received by City planning staff
 - identify future uses
 - address environmental issues
- ❖ Environmental Resource Assessment prepared by ERC in May 2008 (see Exhibit B).
- ❖ GRU staff and consultants met with City planning staff on July 2008 to present revised land use change application, with the intent to address the City staff's concerns.
- ❖ Mutual agreement to present the information to City Commission for direction.

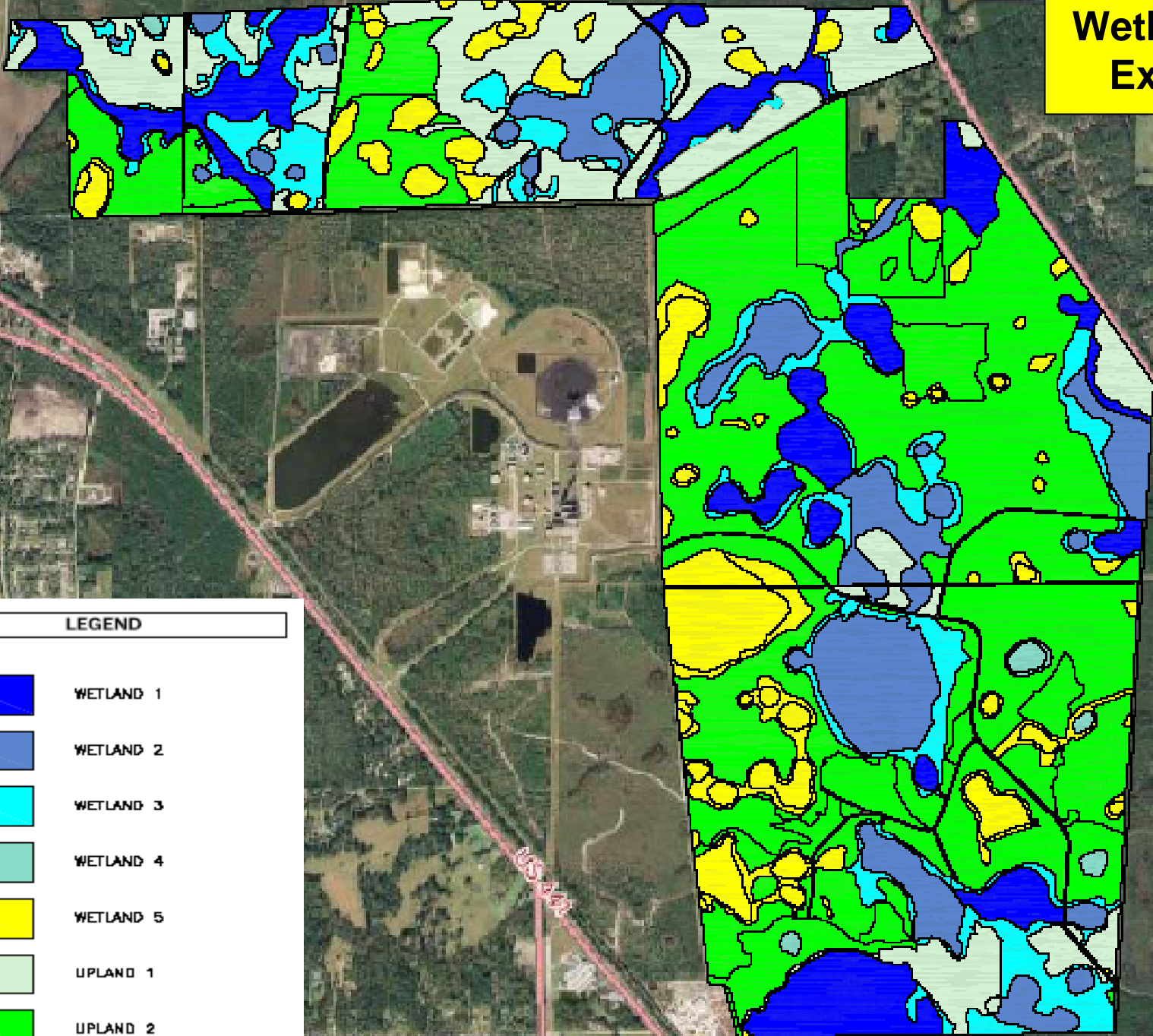
Recommendation to City Commission

- 1) Receive report and consider information regarding the proposed land use change application.
- 2) Authorize the General Manager, or designee, to initiate a petition on behalf of the City Commission to change the future land use designation on the approximately 2,300 acre subject property from Alachua County 'Rural Agriculture' to City of Gainesville 'Public Facilities' with the addition of the following specific regulations for future site development to be implemented in the Comprehensive Plan.

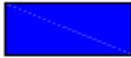




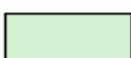

Recommend Conditions

- ❖ Seven conditions that shall be incorporated in the land use change application:
 1. Request a Public Facilities future land use designation for the entire 2,300(+/-) acre property.
 2. Set aside highest quality wetlands, identified as 'Wetlands 1, 2, 3 & 4' in the report prepared by Ecosystem Research Corporation (ERC). This area constitutes approximately 30% (708(+/-) acres) of the entire property and will be removed from any future development area (with the exception of existing roadways if deemed necessary for ingress/egress). The ERC delineation map will be included as an exhibit to the land use change ordinance (see exhibit B & C).
 3. Future development activities may occur in 'Wetland 5' as identified in the ERC report but will be proposed in full compliance with all applicable wetland regulations outlined in the City LDR's.
 4. The actual delineation and surveying of these wetlands would be provided at the rezoning stage.

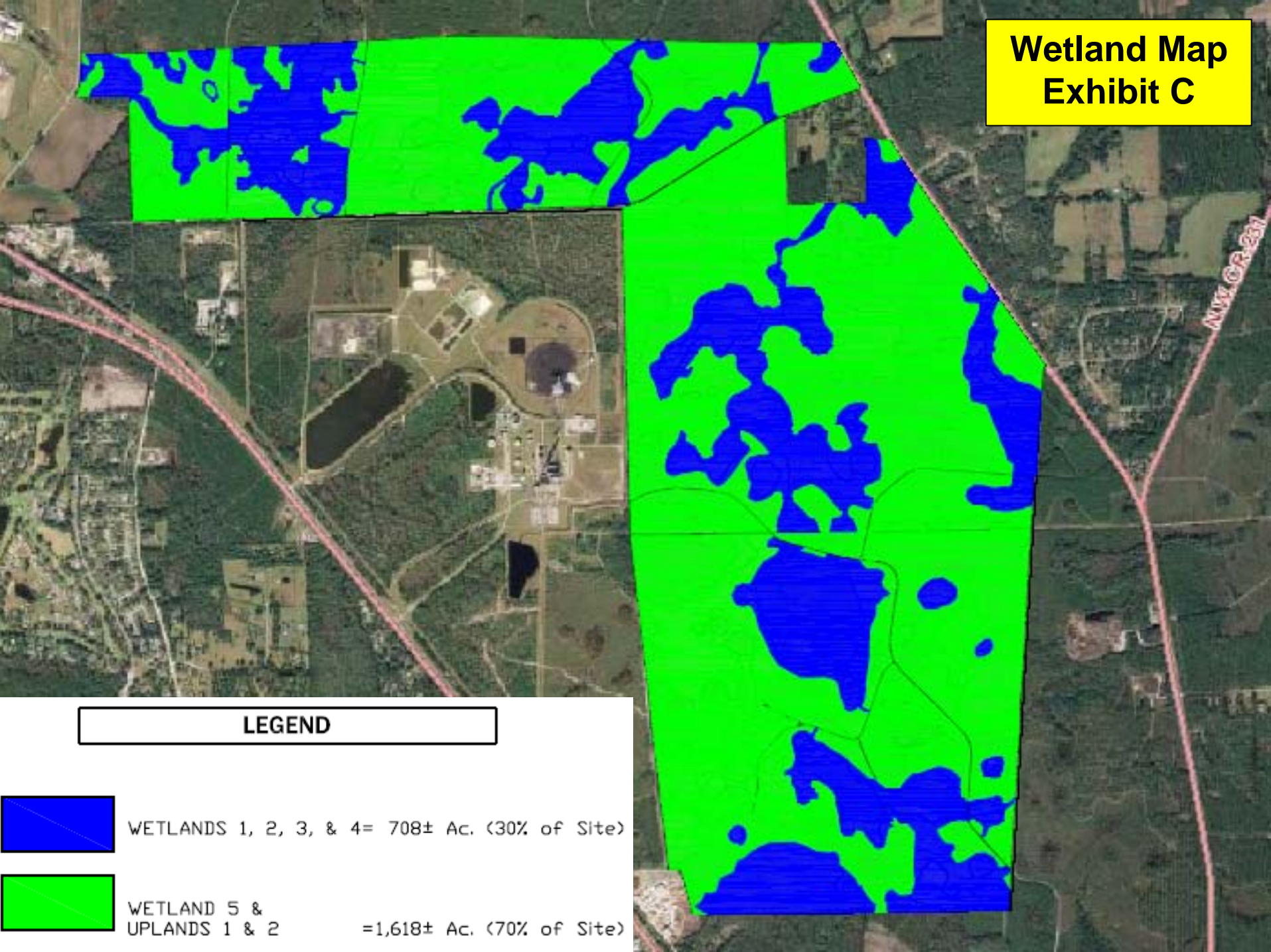
Wetland Map Exhibit B



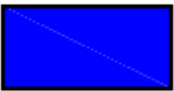
LEGEND

-  WETLAND 1
-  WETLAND 2
-  WETLAND 3
-  WETLAND 4
-  WETLAND 5
-  UPLAND 1
-  UPLAND 2

**Wetland Map
Exhibit C**



LEGEND



WETLANDS 1, 2, 3, & 4= 708± Ac. (30% of Site)



WETLAND 5 &
UPLANDS 1 & 2 =1,618± Ac. (70% of Site)

Recommended Conditions

5. The list of permitted uses will be general in nature as described in the Comprehensive Plan under Public Facilities. As stated in Future Land Use Element Policy 4.1.1, these uses include 'administrative and operational governmental functions such as government offices, utility facilities and storage facilities'. Activities in this area may include solar and eco-development projects.
6. Upon the approval of the land use change, GRU will submit a rezoning application to 'Public Services' (PS) within 10 years of the approval. The zoning will include a detailed plan regarding proposed type, location and intensity of on-site development. No development activity shall occur on the subject property until such time as the PS zoning is approved by the City Commission.
7. Site specific text will be included in the Comprehensive Plan to govern the future development of the property and will incorporate the provisions listed above. This text would also state that a 100-foot wide natural and/or planted buffer shall exist along the common property line between the proposed development to the east and the subject property.

Application Rationale

1. City should apply the appropriate future land use designation based on what is the actual planned future use. The most appropriate land use designation for a property managed by the City utility is Public Facilities.
2. Conservation F.L.U. not appropriate for wetland areas when boundaries may change prior to development and with timber rights held by an outside entity.
3. Uses can be better defined at rezoning stage (specific uses not yet identified by GRU / City of Gainesville).
4. Application strikes a balance between appropriate environmental measures done so in a cost effective manner.

Environmental Protection Measures:

- a. At least 30% of site (708 acres) and all quality wetland areas are set aside at the land use stage.
- b. Set aside is above and beyond normal land use change application details.

Cost Effectiveness:

- a. Wetland delineation and surveying done at zoning stage (approximately \$250,000).
- b. Purchase of timber rights done at time of future development (approximately \$1,700,000).
- c. Delaying these actions are not needed at this stage and saves significant public expenditure.

Questions?

