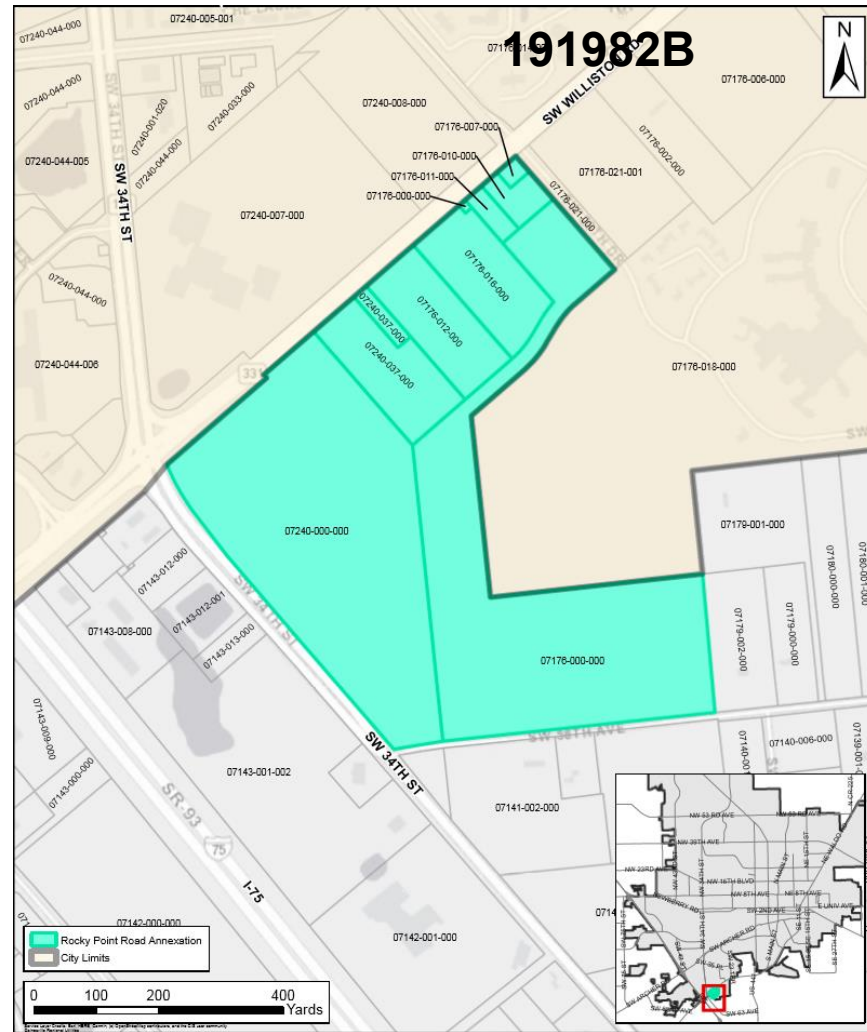


City of  
**Gainesville**

**PB-19-175 LUC**  
**Land Use Change**  
**Legistar #190982**

**Department of Sustainable Development**  
**Juan Castillo**  
**6/18/2020**



# Land Use Change Large Scale

**Address:** Intersection of SW Williston Road and SW 34<sup>th</sup> Street.

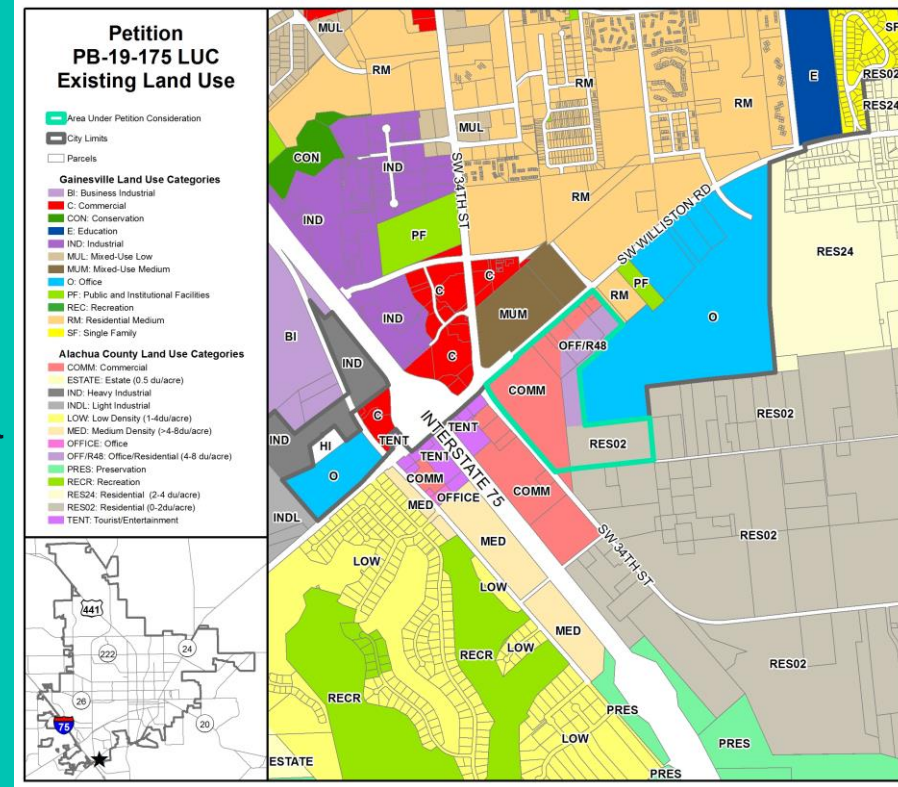
**Current Use:** Combination of vacant land and Commercial.

**Property size:** approximately 81.4 acres

**Current Land Use:** Alachua County

Commercial, Office-Residential, and Residential

**Proposed Land Use:** City of Gainesville Office, Commercial, and Single Family



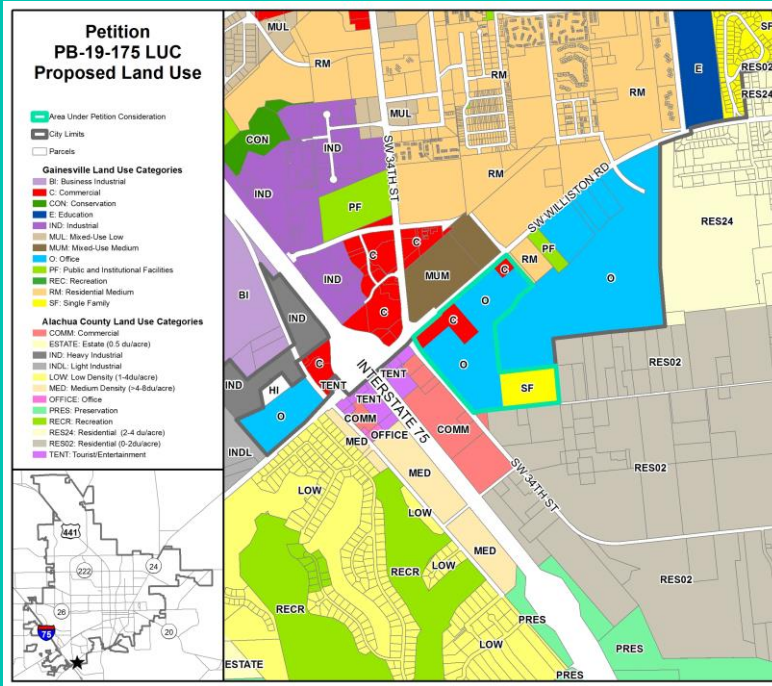
Existing Land Use

# Staff Recommendation: 191982B

## Approval

Meets Review Criteria

1. Consistency with the Comprehensive Plan
2. Compatibility and surrounding land uses
3. Environmental impacts and constraints (Includes review of Idylwild/Serenola study area).
4. Support for urban infill and redevelopment
5. Impacts on affordable housing
6. Impacts on the transportation system
7. Availability of facilities and services
8. Need for the additional acreage in the proposed future land use category
9. Discouragement of urban sprawl
10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy
11. Need to modify land use categories and development patterns within antiquated subdivisions



Proposed Land Use

Date	Action
2/27/20	Approved with Revisions 5-0
6/18/20	Petition heard by City Commission
TBD	Second reading of petition/ordinance

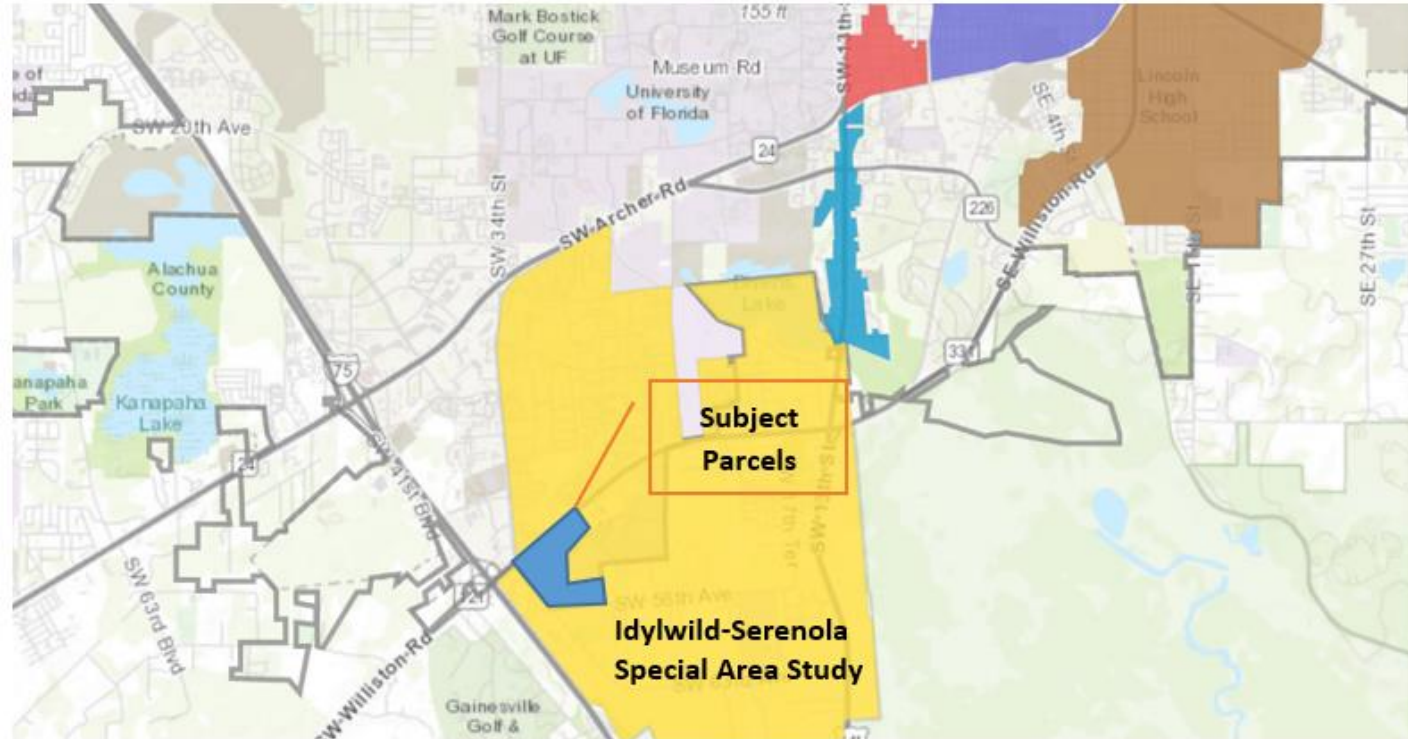
**Thank You**

**Objective 4.7**      **A Special Area is established for the Idylwild/Serenola area that shall be subject to the policies and standards contained in this Section. Portions of the Idylwild/Serenola area that are not currently within city limits shall be subject to these policies and standards at such time as they may be annexed into the City.**

**Policy 4.7.1**      The intent of this Special Area is to establish specific guidelines for the area identified as Idylwild/Serenola, generally bounded by Archer Road to the north, SW 13th Street to the east, Paynes Prairie to the south and east, and SW 34th Street and Interstate 75 to the west. Only a small portion of this area is currently within city limits and subject to these standards. To help with identification of the area and specific areas described herein, an Idylwild/Serenola Special Area Map (Special Area Study: Idylwild/Serenola in the Future Land Use Element Map Series), is incorporated by reference. Except where modified by the policies herein, all policies of the Plan shall be applicable within the special area. Where the specific policies conflict with general policies in the remainder of the plan, it is the intent that the policies herein shall prevail.

# Idylwild-Serenola Special Area Study

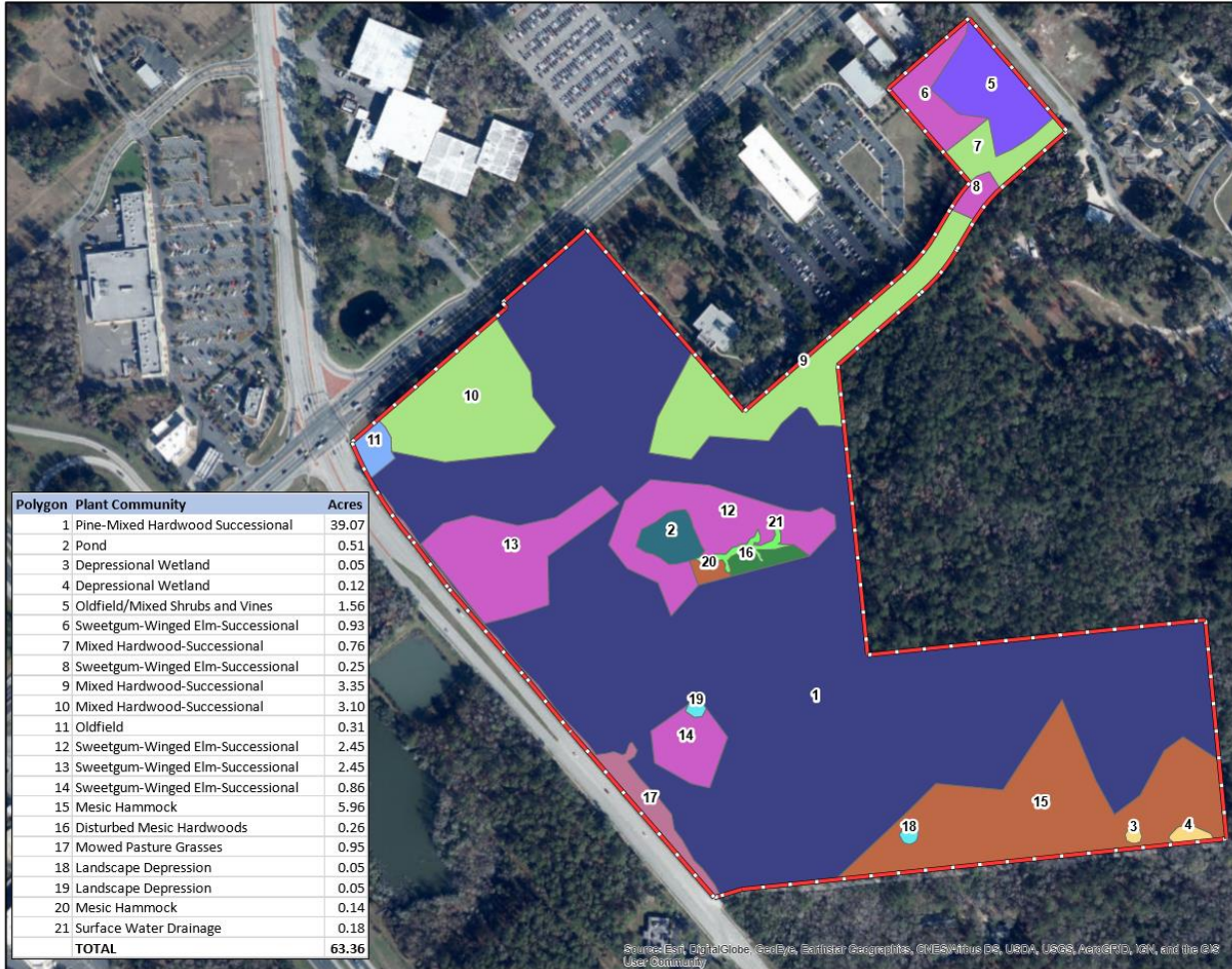
191982B



- University Heights
- 13th Street
- 39th Avenue
- College Park
- Corporate Park
- Idylwild-Serenola Special Area Study
- Residential Parking Overlay District
- SEGRI
- Special Environmental Concern
- Traditional City

# Figure 2. Prairie View Trust: 63.36-Acre Rezoning—Plant Communities

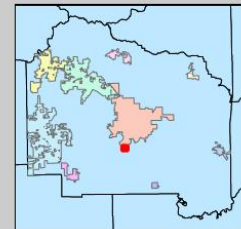
191982B



Polygon	Plant Community	Acres
1	Pine-Mixed Hardwood Successional	39.07
2	Pond	0.51
3	Depressional Wetland	0.05
4	Depressional Wetland	0.12
5	Oldfield/Mixed Shrubs and Vines	1.56
6	Sweetgum-Winged Elm-Successional	0.93
7	Mixed Hardwood-Successional	0.76
8	Sweetgum-Winged Elm-Successional	0.25
9	Mixed Hardwood-Successional	3.35
10	Mixed Hardwood-Successional	3.10
11	Oldfield	0.31
12	Sweetgum-Winged Elm-Successional	2.45
13	Sweetgum-Winged Elm-Successional	2.45
14	Sweetgum-Winged Elm-Successional	0.86
15	Mesic Hammock	5.96
16	Disturbed Mesic Hardwoods	0.26
17	Mowed Pasture Grasses	0.95
18	Landscape Depression	0.05
19	Landscape Depression	0.05
20	Mesic Hammock	0.14
21	Surface Water Drainage	0.18
<b>TOTAL</b>		<b>63.36</b>

## Legend

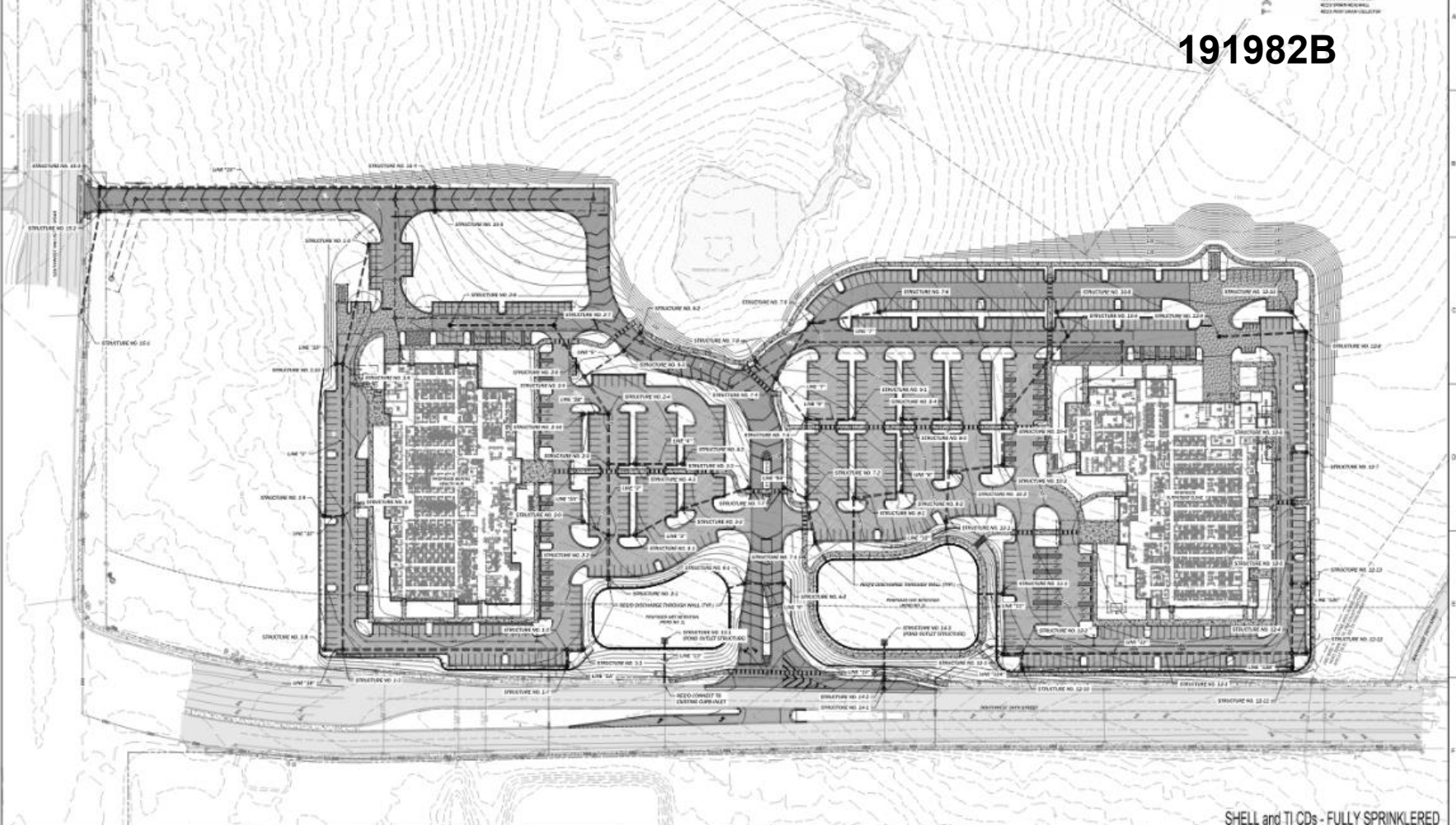
- Boundary (63.36 ac)
- Depressional Wetland
- Disturbed Mesic Hardwoods
- Landscape Depression
- Mesic Hammock
- Mixed Hardwood-Successional
- Mowed Pasture Grasses
- Oldfield
- Oldfield/Mixed Shrubs and Vines
- Pine-Mixed Hardwood Successional
- Pond
- Surface Water Drainage
- Sweetgum-Winged Elm-Successional



Prepared by: J Carter  
 2/10/2020 8:22:42 PM  
 F:\Data\Henderson-VA\MAPS\Plant Comms.mxd

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

191982B



SHELL and TI CD's - FULLY SPRINKLERED

**CONSULTANTS:**  
BL HARBERT INTERNATIONAL, LLC  
DESIGN PROGRAM MANAGER - BL HARBERT INTERNATIONAL, LLC



**ARCHITECT/ENGINEERS:**  
CIVIL ENGINEER - TFL, INC.  
LANDSCAPE ARCHITECT - GOODWIN MILLS AND CARWOOD, INC.  
ARCHITECT - GOODWIN MILLS AND CARWOOD, INC.  
INTERIOR DESIGN - GOODWIN MILLS AND CARWOOD, INC.

**PROJECT:**  
MASTER STORM DRAINAGE PLAN

**CLIENT:**  
DEPARTMENT OF VETERANS AFFAIRS

**PROJECT NUMBER:**  
SAC11P1800683

**BLANK NUMBER:**

**DRAWING NUMBER:**

Office of Construction and Facilities Management