

LEGISLATIVE #

190533A

ORDINANCE NO. 190533

1
2
3 **An ordinance of the City of Gainesville, Florida, amending the Future Land Use**
4 **Map of the Comprehensive Plan by changing the land use category of**
5 **approximately 1778 acres of property generally located north of U.S. 441 and**
6 **NW 74th Place, east and west of SR 121 and CR 231, and south of NW 121st**
7 **Avenue, as more specifically described in this ordinance, from Planned Use**
8 **District (PUD), Residential Low-Density (RL), Single-Family (SF), and**
9 **Conservation (CON) to Agriculture (AGR); deleting policy 4.3.4 of the**
10 **Comprehensive Plan Future Land Use Element pertaining to Plum Creek**
11 **Development Company; deleting “Plum Creek SR-121 PUD and Underlying**
12 **Future Land Use” map from the Future Land Use Map Series in the Future Land**
13 **Use Element; providing directions to the City Manager; providing a severability**
14 **clause; providing a repealing clause; and providing an effective date.**

15
16 **WHEREAS**, Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a
17 Comprehensive Plan to guide the future development and growth of the city; and

18 **WHEREAS**, the City of Gainesville Comprehensive Plan, as required by Section 163.3177(1),
19 Florida Statutes, must provide the principles, guidelines, standards, and strategies for the orderly
20 and balanced future economic, social, physical, environmental, and fiscal development of the city
21 as reflected by the community’s commitments to implement such plan; and

22 **WHEREAS**, Section 163.3177(6), Florida Statutes, requires the City of Gainesville Comprehensive
23 Plan to include a Future Land Use Element with a Future Land Use Map that designates the future
24 general distribution, location, and extent of the uses of land for residential, commercial, industry,
25 agriculture, recreation, conservation, education, public facilities, and other categories of the
26 public and private uses of land, with the goals of protecting natural and historic resources,
27 providing for the compatibility of adjacent land uses, and discouraging the proliferation of urban
28 sprawl; and

29 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the Future Land Use
30 Map of the Comprehensive Plan by changing the land use category of the property that is the

1 subject of this ordinance, and will delete the subject property’s associated Policy 4.3.4 and
2 corresponding map in the Future Land Use Element; and

3 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
4 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant
5 to Section 163.3174, Florida Statutes, held a public hearing on January 23, 2020, in order to make
6 a recommendation to the City Commission regarding this ordinance; and

7 **WHEREAS**, an advertisement no less than two columns wide by ten inches long was placed in a
8 newspaper of general circulation and provided the public with at least seven days’ advance notice
9 of this ordinance’s first public hearing (i.e., transmittal hearing) to be held by the City Commission
10 in the City Hall Auditorium, located on the first floor of City Hall in the City of Gainesville; and

11 **WHEREAS**, after the first public hearing, the City of Gainesville transmitted copies of this
12 proposed amendment to the reviewing agencies and any other local government unit or state
13 agency that requested same; and

14 **WHEREAS**, a second advertisement no less than two columns wide by ten inches long was placed
15 in the aforesaid newspaper and provided the public with at least five days’ advance notice of this
16 ordinance’s second public hearing (i.e., adoption hearing) to be held by the City Commission; and

17 **WHEREAS**, public hearings were held pursuant to the notice described above at which hearings
18 the parties in interest and all others had an opportunity to be and were, in fact, heard; and

19 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered any written
20 comments received concerning this ordinance.

21 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
22 **FLORIDA:**

1 **SECTION 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is amended
2 by changing the land use category of the following property from Planned Use District (PUD),
3 Residential Low-Density (RL), Single-Family (SF), and Conservation (CON) to Agriculture (AGR):

4 See the maps attached as **Exhibit A** and made a part hereof as if set forth in full.

5
6 **SECTION 2.** Policy 4.3.4 of the Comprehensive Plan Future Land Use Element is deleted in its
7 entirety.

8 ~~Policy 4.3.4 The property governed by this policy shall be known as the Plum Creek~~
9 ~~Development Company ("Plum Creek") for land use purposes. Due to the unique~~
10 ~~infrastructure and environmental constraints of "Plum Creek" as depicted on the~~
11 ~~map labeled "Plum Creek SR 121 Overall Site" in the Future Land Use Map Series~~
12 ~~A, Plum Creek shall be governed by the following policies:~~

13
14 a. ~~Within all land use areas of Plum Creek:~~

15
16 ~~1. Maximum residential development of the entire 1,778 acres shall not~~
17 ~~exceed 1,890 residential units and 100,000 square feet of non-residential~~
18 ~~uses of which a maximum of 80,000 square feet shall be permitted as~~
19 ~~Commercial, and these densities and square footage may be less unless the~~
20 ~~developer establishes to the City at the time of rezoning by competent~~
21 ~~substantial evidence, that the development meets the criteria and standards~~
22 ~~of this Policy 4.3.4 and the Land Development Code.~~

23
24 ~~2. Development shall be clustered to inhibit encroachment upon the~~
25 ~~environmentally significant features of Plum Creek; and~~

26
27 ~~3. Wetlands shall not be impacted other than where necessary to achieve~~
28 ~~interconnectivity between upland properties; and~~

29
30 ~~4. Wetlands shall be protected by wetland buffers that shall be a minimum of~~
31 ~~fifty (50) feet and an average of seventy five (75) feet wide. The minimum~~
32 ~~and average buffer widths shall not apply to those portions of the wetlands~~
33 ~~that are impacted consistent with 4.3.4.a.3 above; and~~

34
35 ~~5. Stormwater treatment facilities shall not be permitted within the wetland~~
36 ~~buffers established pursuant to Section 4.3.4.a.4. above, except that outfall~~
37 ~~structures shall be allowed within these buffers; and~~

38
39 ~~6. Areas within the floodplain district, as defined in the City's Land~~
40 ~~Development Code, shall be protected so that at least ninety (90%) percent~~
41 ~~of existing floodplain areas shall not be altered by development, except that~~

1 recreation and stormwater management may occur within not more than
2 twenty percent (20%) of the floodplain district, and the existing floodplain
3 storage volume will be maintained; and
4

5 ~~7. Stormwater best management practices and/or low impact development~~
6 ~~(LID) practices shall be used to the maximum extent practicable to~~
7 ~~maintain or replicate the pre-development hydrologic regime, as~~
8 ~~determined by the City, and consistent with state requirements; and~~
9

10 ~~8. Existing functioning ecological systems within Plum Creek shall be~~
11 ~~retained to the maximum extent practicable while accommodating the uses~~
12 ~~and intensity of uses authorized by the land use policies governing Plum~~
13 ~~Creek, as determined by the City.~~
14

15 ~~9. Maintain and enhance plant and animal species habitat and distribution~~
16 ~~by protecting significant plant and animal habitats, provide for habitat~~
17 ~~corridors, prevent habitat fragmentation by requiring a detailed survey of~~
18 ~~listed species, identify habitat needs for maintaining species diversity~~
19 ~~and sustainability; preserve wetlands and at least forty percent (40%) and~~
20 ~~up to fifty percent (50%) of the upland area, inclusive of the wetland~~
21 ~~buffers established pursuant to 4.3.4.a.4. above. Listed species are those~~
22 ~~species of plants and animals listed as endangered, threatened, rare, or~~
23 ~~species of special concern by the state and federal plant and wildlife~~
24 ~~agencies, or species ranked as S1, S2, or S3 the Florida Natural Areas~~
25 ~~Inventory (FNAI).~~
26

27 ~~10. Wetlands, wetland buffers, floodplain and upland habitat areas that are to~~
28 ~~be protected shall be identified as Conservation Management Areas and~~
29 ~~protected by a perpetual conservation easement in favor of the City, or a~~
30 ~~tax exempt land trust doing business within Alachua County, Florida, as~~
31 ~~determined by the City. Activities within the Conservation Management~~
32 ~~Areas shall be as set forth in a Conservation Management Plan approved~~
33 ~~by the City.~~
34

35 ~~11. Planned Developments adopted by zoning ordinances within Plum Creek~~
36 ~~shall impose standards that address minimum required setback from SR~~
37 ~~121 and CR 231, retention of existing vegetation and supplemental~~
38 ~~vegetative plantings, fencing and other forms of screening. Except where~~
39 ~~access to the property is provided, a minimum 50 foot vegetative buffer~~
40 ~~shall be retained along both sides of SR 121 and CR 231 within Plum~~
41 ~~Creek.~~
42

43 ~~12. A natural and/or planted buffer with a minimum average width of 100 feet~~
44 ~~that at no location is less than 25 feet wide, shall be retained along the entire~~
45 ~~western boundary property line beginning at SR 121 at the north and~~
46 ~~ending at US 441 at the south, but shall not include the southwesterly~~
47 ~~property line abutting US 441.~~

1
2 ~~13. A natural and/or planted buffer with a minimum average width of 200 feet~~
3 ~~that at no location is less than 50 feet wide, shall be retained along the~~
4 ~~southern boundary of Plum Creek, west of SR 121, between industrial and~~
5 ~~residential uses.~~

6
7 ~~b. Conservation Land Use Areas~~

8
9 ~~All areas designated Conservation land use shall receive a zoning district~~
10 ~~designation of Conservation and are not permitted to have any residential units.~~
11 ~~There shall be no transfer of density to other areas.~~

12
13 ~~No development, other than minimum crossings necessary to achieve~~
14 ~~interconnectivity between upland properties, and passive recreational uses is~~
15 ~~allowed within the Conservation Areas, as determined by the City.~~

16
17 ~~c. Single Family, Residential Low Density and Planned Use District Land Use~~
18 ~~Areas~~

19
20 ~~1. All areas designated Single Family, Residential Low Density and Planned~~
21 ~~Use District land use shall be implemented by Planned Development (PD)~~
22 ~~zoning. The required rezoning to PD of the areas designated Single Family~~
23 ~~and Residential Low Density may occur in increments over time upon~~
24 ~~request of the property owner and approval by the City; however, rezoning~~
25 ~~of the Planned Use District (PUD) area to PD shall occur as provided in~~
26 ~~Paragraph F below entitled "Planned Use District Land Use Area". Until~~
27 ~~such rezonings to PD are effective, the zoning district designations shall~~
28 ~~remain Agriculture for all areas designated Single Family, Residential~~
29 ~~Low Density and Planned Use District land use; and~~

30
31 ~~2. All areas that are rezoned to PD shall be designed to be traffic calmed and~~
32 ~~pedestrian friendly; and~~

33
34 ~~3. The PD rezonings for Plum Creek shall ensure that allowed uses are~~
35 ~~integrated within the existing site landscape in a way that reasonably~~
36 ~~assures the following:~~

37
38 ~~a. Preservation of the ecological integrity of the ecosystems of~~
39 ~~Plum Creek by creating and maintaining connectivity between habitats,~~
40 ~~minimizing natural area fragmentation, and protecting wetlands,~~
41 ~~associated uplands, and floodplains as indicated in Policy 4.3.4.a.~~
42 ~~above; and~~

43
44
45 ~~b. Preservation or enhancement of existing wetlands with approved~~
46 ~~treated stormwater to wetlands, limiting impacts to such wetlands to~~
47 ~~crossings necessary to achieve interconnectivity between upland~~

1 properties, and requiring that any such crossings be designed to
2 minimize wetland impacts.
3
4

5 4. ~~The PD rezonings for Plum Creek shall require that appropriate “low~~
6 ~~impact development” (LID) techniques for the site must be implemented.~~
7 ~~Prior to second and final reading of each ordinance that rezones property~~
8 ~~within the PUD to PD, the owner/developer shall provide legally~~
9 ~~enforceable documents to the City that establish that a responsible~~
10 ~~entity (e.g., community development district, developer and/or~~
11 ~~homeowner’s association) will permanently provide for proper~~
12 ~~maintenance of the LID functional landscape. LID is a site design strategy~~
13 ~~for maintaining or replicating the pre-development hydrologic regime~~
14 ~~through the use of design techniques that create a functionally equivalent~~
15 ~~hydrologic landscape. Hydrologic functions of storage, infiltration, and~~
16 ~~ground water recharge, plus discharge volume and frequency shall be~~
17 ~~maintained by integrated and distributed micro-scale stormwater retention~~
18 ~~and detention areas, by the reduction of impervious surfaces, and by the~~
19 ~~lengthening of flow paths and runoff time. Other LID strategies include,~~
20 ~~but are not limited to, the preservation/protection of environmentally~~
21 ~~sensitive site features such as wetlands, wetland buffers and flood plains.~~
22 ~~Each rezoning to PD shall include conditions requiring appropriate LID~~
23 ~~practices, subject to the approval of the City. Such practices shall include,~~
24 ~~but are not limited to:~~

25
26 a. ~~Development that adheres to the principles of “New Urbanism” or~~
27 ~~“Traditional Neighborhood Development”.~~

28
29 b. ~~Clustering of development.~~

30
31 c. ~~Bioretention areas or ‘rain gardens.’~~

32
33 d. ~~Grass swales~~

34
35 e. ~~Permeable pavements~~

36
37 f. ~~Redirecting rooftop runoff to functional landscape areas, rain barrels or~~
38 ~~cisterns.~~

39
40 g. ~~Narrowing street widths to the minimum width required to support~~
41 ~~traffic, on-street parking where appropriate, and emergency vehicle~~
42 ~~access.~~

43
44 h. ~~Elimination of curb and gutter where appropriate.~~

45
46 i. ~~Minimization of impervious surfaces through use of shared driveways~~
47 ~~and parking lots.~~

- j. ~~Reduction in impervious driveways through reduced building setbacks, frontages for lots.~~
- i. ~~Permanent educational programs to ensure that future owners and residents of the site have an opportunity to fully understand the purpose, function, and maintenance of each LID component.~~
- m. ~~Limitations on the amount of turf allowed within the site and standards for implementation of best management practices for such turf, including minimum fertilizer applications.~~
- n. ~~Reuse of stormwater.~~
- o. ~~Use of “Florida Friendly” plant species and preferably native species for landscaping.~~
- p. ~~Use of low volume irrigation technologies and soil moisture sensors if potable water supply is used for irrigation.~~

5. ~~Implementation of appropriate “firewise” community planning practices shall be identified during the rezoning process and required by the PD zoning ordinances.~~

6. ~~A master storm water management plan for each geographic area proposed for rezoning to PD must be prepared and submitted to the City for review and approval before final development orders can be approved.~~

d. ~~Single Family Land Use Areas~~

1. ~~All areas designated Single Family land use shall be rezoned to PD prior to undertaking any development for single family use within the rezoned area; and~~

2. ~~All of the areas designated Single Family land use within Plum Creek (Future Land Use Map, Series A) shall be limited to a total maximum gross residential density of 1 residential unit per 2.5 acres (0.4 residential units per acre) up to a maximum of 218 residential units; and~~

e. ~~Residential Low Density Land Use Areas~~

1. ~~All areas designated Residential Low Density land use shall be rezoned to PD prior to undertaking any development for multi family or single family use or any other housing type.~~

1
2 2. — Development of a range of housing types, including, but not limited
3 to single family detached, single family attached, townhomes and
4 apartments is allowed. The mix of housing types shall be
5 specifically provided in the PD zoning ordinances. Clustering
6 of residential uses to allow for greater environmental sensitivity is
7 allowed.

8
9 3. — Development shall provide for pedestrian and bicyclist safety and
10 comfort.

11
12 4. — All of the areas designated Residential Low Density land use within
13 Plum Creek (Future Land Use Map, Series A) shall be limited to a
14 total maximum gross residential density of 2.75 residential units per
15 acre, up to a maximum of 1,004 residential units, or less, as transfers
16 of density may occur as provided in Paragraph f.3.c. below.

17
18 f. — Planned Use District Land Use Area

19
20 1. — Development within the Planned Use District area shall maximize
21 pedestrian/bicycle connections among all uses (residential and non-
22 residential) and shall maximize pedestrian and bicyclist safety and comfort.
23 A network of sidewalks and street trees shall be provided on all internal
24 streets. Sidewalk connections shall be made from the internal sidewalk
25 system to the public right of way adjoining the Planned Use District. To
26 minimize traffic impacts on SR 121, the implementing PDs shall maximize
27 internal roadway connectivity between residential and areas with mixed
28 uses.

29
30 2. — The PDs associated with the Planned Use District shall provide for transit
31 access approved by the City's Regional Transit System (RTS), and the
32 owner/developer shall be required to provide comfortable, multi-use transit
33 stations when transit service is made available to Plum Creek. The
34 owner/developer shall be required to fund transit service (capital and
35 operations) for the development with minimum 15 minute frequencies in
36 the a.m. and p.m. peak hours for RTS. If the funding is for a new route to
37 serve the development, the funding for transit shall be for a minimum
38 period of 5 years. If the funding is for expansion of an existing route to
39 serve the development, the funding for transit shall be for a minimum
40 period of 3 years.

41
42 Transit service shall be phased at the development to maximize successful
43 transit routes consistent with population and density standards set by RTS
44 as Plum Creek develops. The transit phasing plan for the required transit
45 service shall be provided in the associated PD ordinance and shall be
46 subject to RTS approval.

- 1 3. ~~The implementing PDs district zoning for the Planned Use District area~~
2 ~~shall be subject to the following standards:~~
- 3
- 4 a. ~~The Planned Use District area shall allow mixed uses such as~~
5 ~~residential, office, business retail, professional and financial services,~~
6 ~~schools, places of religious assembly and community facilities. The~~
7 ~~area shall be implemented by PD zoning which shall generally adhere~~
8 ~~to the requirements of the City's Traditional Neighborhood~~
9 ~~Development District standards.~~
- 10
- 11 b. ~~A minimum gross density of 4 residential units per acre (668 residential~~
12 ~~units) is required for the 166.89 acres of Planned Use District (PUD)~~
13 ~~land use. A transfer of density from the Residential Low Density Land~~
14 ~~Use Areas or the Single Family Residential Land Use Areas into the~~
15 ~~PUD area may be approved during PD rezonings. Any transfers of~~
16 ~~density from the Residential Low Density Land Use Areas and the~~
17 ~~Single Family Land Use Areas to PUD shall reduce the overall number~~
18 ~~of units for the Residential Low Density Land Use Areas and Single-~~
19 ~~Family Residential Land Use Area, respectively, allowed by the~~
20 ~~number of residential units transferred.~~
- 21
- 22 c. ~~Residential uses that are located above non-residential uses are allowed~~
23 ~~and encouraged. Residential types allowed include townhouses,~~
24 ~~apartments, plus attached and detached single-family homes.~~
- 25
- 26 d. ~~A maximum of 100,000 square feet of non-residential use shall be~~
27 ~~allowed within the Planned Use District land use, of which a~~
28 ~~maximum of 80,000 square feet shall be permitted as commercial use.~~
29 ~~Except as may be otherwise provided in the implementing PD zoning~~
30 ~~ordinance, each building within this zone shall be allowed to be mixed~~
31 ~~with residential located above non-residential uses. Each~~
32 ~~implementing PD shall provide detailed and specific design~~
33 ~~standards governing all aspects of development within the PD.~~
- 34
- 35 e. ~~Urban design standards that ensure compatibility among the~~
36 ~~various allowed uses shall be included as part of the PD ordinance.~~
37 ~~Additional standards may be required to address noise and lighting to~~
38 ~~further assure compatibility.~~
- 39
- 40 f. ~~The PD zoning ordinance shall, through design and performance~~
41 ~~measures, assure the neighborhood, pedestrian quality of Plum~~
42 ~~Creek by regulating building type and scale, overall building~~
43 ~~appearance and orientation, placement and function of parking,~~
44 ~~loading, waste disposal, access points, outdoor uses and mechanical~~
45 ~~equipment, signage and landscaping.~~
- 46

1 ~~g. Open space shall be provided, where appropriate, as common open~~
2 ~~space serving conservation, recreation and civic needs of the Planned~~
3 ~~Use District Area, subject to approval of the City.~~

4
5 ~~g. Miscellaneous Provisions~~
6

7 ~~1. The developer has signed a binding agreement acknowledging~~
8 ~~owner/developer responsibility for mitigation of transportation impacts~~
9 ~~associated with the maximum amount of development identified in the~~
10 ~~future land use amendment. Prior to the second reading of the first PD~~
11 ~~rezoning ordinance(s) for Plum Creek, the owner/developer shall sign an~~
12 ~~agreement associated with the transportation mobility program in effect at~~
13 ~~the time of PD rezoning submittal for the first phase of the development as~~
14 ~~shown in the PD ordinance. At a minimum, prior to adoption of the second~~
15 ~~reading of the ordinance for any PD rezoning for any portion of Plum~~
16 ~~Creek, the owner/developer shall make a payment to the City or sign~~
17 ~~a binding agreement for construction of an acceptable project, which~~
18 ~~shall include bonding requirements or other assurance acceptable to the~~
19 ~~City Attorney for the required transportation mobility project (consistent~~
20 ~~with the transportation mobility program in effect at the time of PD~~
21 ~~rezoning) associated with the trip generation for the first phase as shown in~~
22 ~~the PD. Subsequent to the first agreement associated with the~~
23 ~~transportation mobility agreement program in effect at the time of PD~~
24 ~~rezoning, additional transportation mobility agreements shall be executed~~
25 ~~prior to the issuance of final site plan or subdivision final plat development~~
26 ~~orders for the relevant phases of the development.~~

27
28 ~~2. At the time of filing an application for the first planned development~~
29 ~~rezoning, the developer shall submit to the City recommended~~
30 ~~transportation mobility modifications needed to address the full build-out~~
31 ~~of residential and nonresidential uses authorized by Policy 4.3.4.a.1. and~~
32 ~~identify funding of such modifications pursuant to the Agreement required~~
33 ~~for Policy 4.3.4.g.1. herein, subject to approval by the City. Such~~
34 ~~transportation modifications shall be consistent with the City's~~
35 ~~transportation mobility requirements in effect at that time.~~

36
37 ~~All recreation facilities that are required to ensure that the City's~~
38 ~~Recreation LOS standards are maintained shall be specified in the PD~~
39 ~~rezoning application and ordinance. Many of the single family areas along~~
40 ~~with portions of the PUD area shall be built around pocket parks of various~~
41 ~~types, subject to approval by the City. At the development stage for each~~
42 ~~phase and section of the project, recreational acreage necessary to meet the~~
43 ~~demands of the residential units will be provided by the owner/developer~~
44 ~~as required by the Gainesville Comprehensive Plan Recreation Element.~~
45 ~~All recreational amenities will be provided at the cost of the~~
46 ~~owner/developer. Recreation facilities shall be provided on site to ensure~~

1 that the needs of the residents of Plum Creek are met on-site, provided that
2 a portion of the recreation need may be met through the development of
3 active recreation facilities on the adjacent property (tax parcel 07781-002-
4 000) owned by the City of Gainesville, subject to approval by the City.
5

6 ~~3. All proposed access points to CR 231 are subject to approval by the~~
7 ~~Alachua County Public Works Department. All proposed access~~
8 ~~points onto SR 121 are subject to approval by the FDOT.~~
9

10 ~~4. Due to the roadway operation and safety concerns of SR 121, the~~
11 ~~owner/developer shall provide a traffic study acceptable to the City,~~
12 ~~Alachua County, and the Florida Department of Transportation prior to the~~
13 ~~application for each PD rezoning. The study shall analyze issues related to~~
14 ~~trip generation, trip distribution, operational and safety concerns, and shall~~
15 ~~propose appropriate transportation mobility modifications, consistent with~~
16 ~~the transportation impacts of the development. The development shall be~~
17 ~~required to meet any transportation mobility requirements in effect at the~~
18 ~~time of application for development review. The developer shall provide~~
19 ~~any transportation modifications that are site related and required for~~
20 ~~operational or safety reasons, such as, but not limited to, new turn lanes~~
21 ~~into the development, driveway modifications, or new traffic signals, and~~
22 ~~such operational and safety modifications shall be unrelated to the~~
23 ~~Transportation Mobility Program requirements.~~
24

25 ~~5. Land use changes for Plum Creek do not vest future development~~
26 ~~for concurrency. The owner/developer is required to apply for and meet~~
27 ~~concurrency management certification requirements, including public~~
28 ~~school facilities and recreation mitigation at the time of filing any PD~~
29 ~~rezoning application.~~
30

31 ~~6. The Plum Creek development shall include in any Planned Development~~
32 ~~Report the requirement that five percent of the residential units shall be~~
33 ~~affordable to households earning between 80% and 120% of the median~~
34 ~~income for Alachua County for a family of four as established from time~~
35 ~~to time by the U.S. Department of Housing and Urban Development. Each~~
36 ~~implementing PD zoning ordinance shall provide all required methods for~~
37 ~~ensuring implementation of this requirement, including the requirement~~
38 ~~that the owner/developer enter into a binding agreement that specifies the~~
39 ~~number of affordable units that must be constructed on an approved time~~
40 ~~schedule.~~
41

42 ~~7. No rezonings to PD within the area of the map labeled "Plum Creek SR~~
43 ~~121 Overall Site" in the Future Land Use Map Series A shall be adopted~~
44 ~~on final reading of the ordinance for areas north of the line labeled "Phase~~
45 ~~Line" until all areas south of the same line have been rezoned to PD zoning,~~
46 ~~and at least 75 percent of the infrastructure (e.g., roads, sidewalks,~~
47 ~~stormwater facilities, utilities) south of the "Phase Line" has been~~

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- University Corners PUD Future Land Use Overlay
- Innovation Zone
- Urban Village
- Active Mine Sites

- *Environmentally Significant Land and Resources Map Series:*
 - 100-Year Floodplain
 - Wellfield Protection Zones
 - Floridan Aquifer High Recharge Area
 - Surface Waters & Wetlands
 - Strategic Ecosystems

- *Historic Preservation Map Series:*
 - Northeast Gainesville Residential Historic District
 - Pleasant Street Historic District
 - Southeast Gainesville Historic District
 - University Heights Historic District—North
 - University Heights Historic District—South
 - Designated Historically Significant Properties

24 **SECTION 4.** Within ten working days of the transmittal (first) hearing, the City Manager or
25 designee is authorized and directed to transmit this plan amendment and appropriate
26 supporting data and analyses to the reviewing agencies and to any other local government or
27 governmental agency that has filed a written request for same with the City. Within ten working
28 days of the adoption (second) hearing, the City Manager or designee is authorized and directed
29 to transmit this amendment to the state land planning agency and any other agency or local
30 government that provided comments to the City regarding the amendment.

31 **SECTION 5.** The City Manager or designee is authorized and directed to make the necessary
32 changes to maps and other data in the City of Gainesville Comprehensive Plan in order to comply
33 with this ordinance.

1 **SECTION 6.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or the
2 application hereof to any person or circumstance is held invalid or unconstitutional, such finding
3 will not affect the other provisions or applications of this ordinance that can be given effect
4 without the invalid or unconstitutional provision or application, and to this end the provisions
5 of this ordinance are declared severable.

6 **SECTION 7.** All ordinances or parts of ordinances in conflict herewith are to the extent of such
7 conflict hereby repealed on the effective date of this amendment to the Comprehensive Plan.

8 **SECTION 8.** This ordinance will become effective immediately upon adoption; however, the
9 effective date of this amendment to the City of Gainesville Comprehensive Plan, if the
10 amendment is not timely challenged, will be 31 days after the state land planning agency notifies
11 the City that the plan amendment package is complete in accordance with Section 163.3184,
12 Florida Statutes. If timely challenged, this Comprehensive Plan amendment will become effective
13 on the date the state land planning agency or the Administration Commission enters a final order
14 determining the amendment to be in compliance with Chapter 163, Florida Statutes. No
15 development orders, development permits, or land uses dependent on this Comprehensive Plan
16 amendment may be issued or commenced before this amendment has become effective.

17

18 **PASSED AND ADOPTED** this _____ day of _____, 2020.

19

20

21

22

23

24 Attest:

25

26

LAUREN POE
MAYOR

Approved as to form and legality:

1 _____

2 OMICHELE D. GAINNEY
3 CLERK OF THE COMMISSION

NICOLLE M. SHALLEY
CITY ATTORNEY


4

5 This ordinance passed on transmittal (first) reading this ____ day of _____, 2020.

6

7 This ordinance passed on adoption (second) reading this ____ day of _____, 2020.

Petition PB-19-128 LUC Existing Land Use

 Area under petition consideration

City of Gainesville Land Use Categories

- AGR Agriculture
- SF Single Family Residential
- RL Low Density Residential
- CON Conservation
- IND Industrial
- PUD Planned Use District
- PF Public & Institutional Facilities

City of Alachua Land Use Categories

- COMM Commercial

Alachua County Land Use Categories

- R-AG Rural/Agriculture
- PRES Preservation



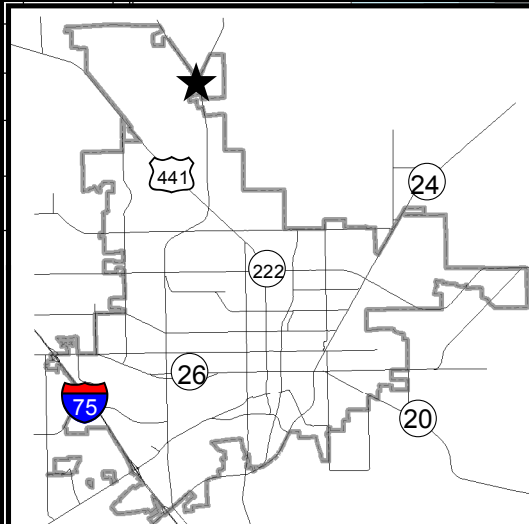
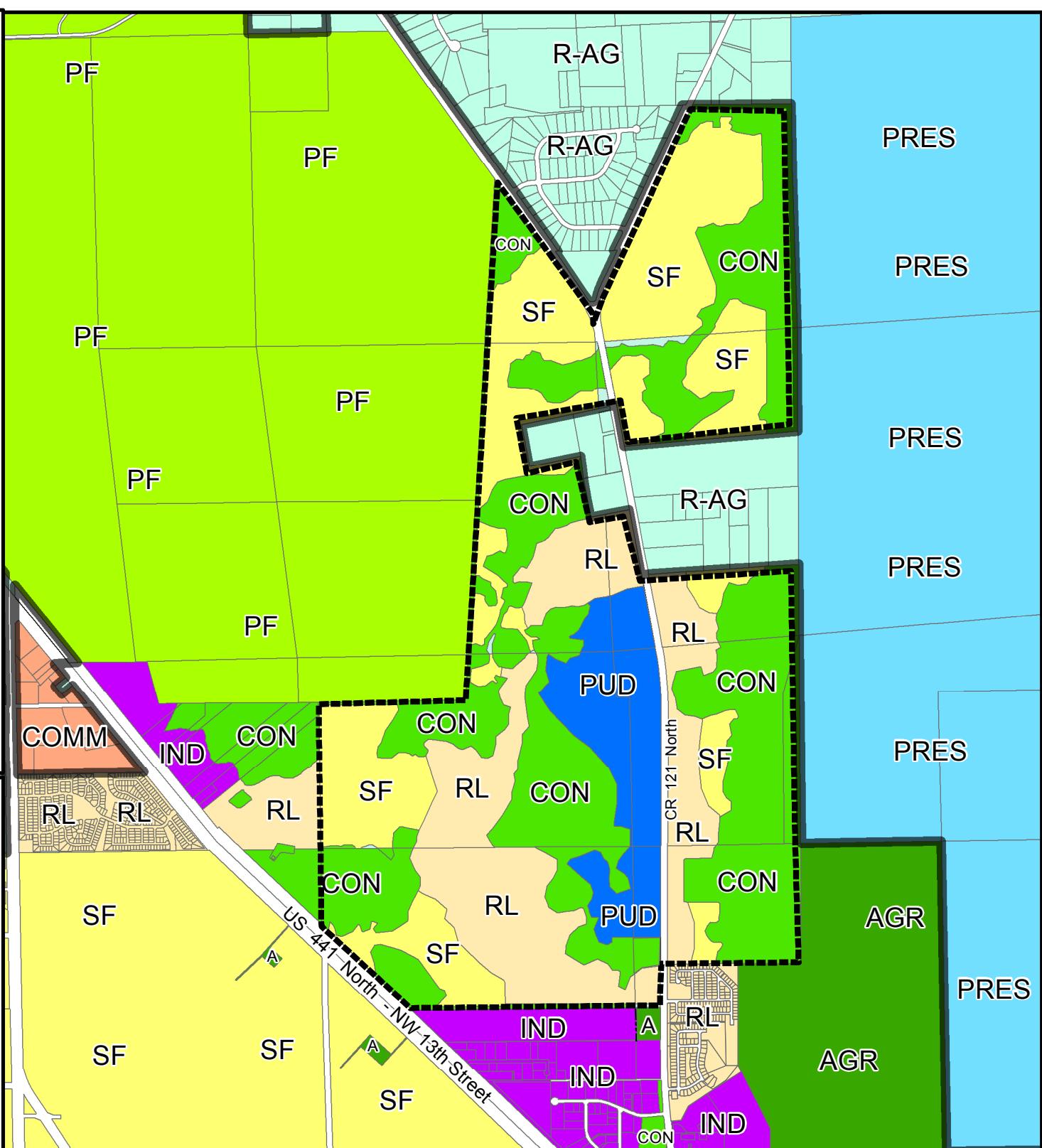

 Division line between two land use categories
 City Limits

Exhibit A to Ordinance No. 190533

page 1 of 2



Petition PB-19-128 LUC Proposed Land Use

 Area under petition consideration

City of Gainesville Land Use Categories

- AGR Agriculture
- SF Single Family Residential
- RL Low Density Residential
- CON Conservation
- IND Industrial
- PF Public & Institutional Facilities

City of Alachua Land Use Categories

- COMM Commercial

Alachua County Land Use Categories

- R-AG Rural/Agriculture
- PRES Preservation



-  Division line between two land use categories
-  City Limits

Exhibit A to Ordinance No. 190533 page 2 of 2

