

CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: October 24, 2019

ITEM NO: 1

PROJECT NAME AND NUMBER: Gainesville Weyerhaeuser 121, PB-19-128 LUC

APPLICATION TYPE: Large-Scale Comprehensive Plan Amendment (Legislative)

RECOMMENDATION: Approve

CITY PROJECT CONTACT: Brittany McMullen

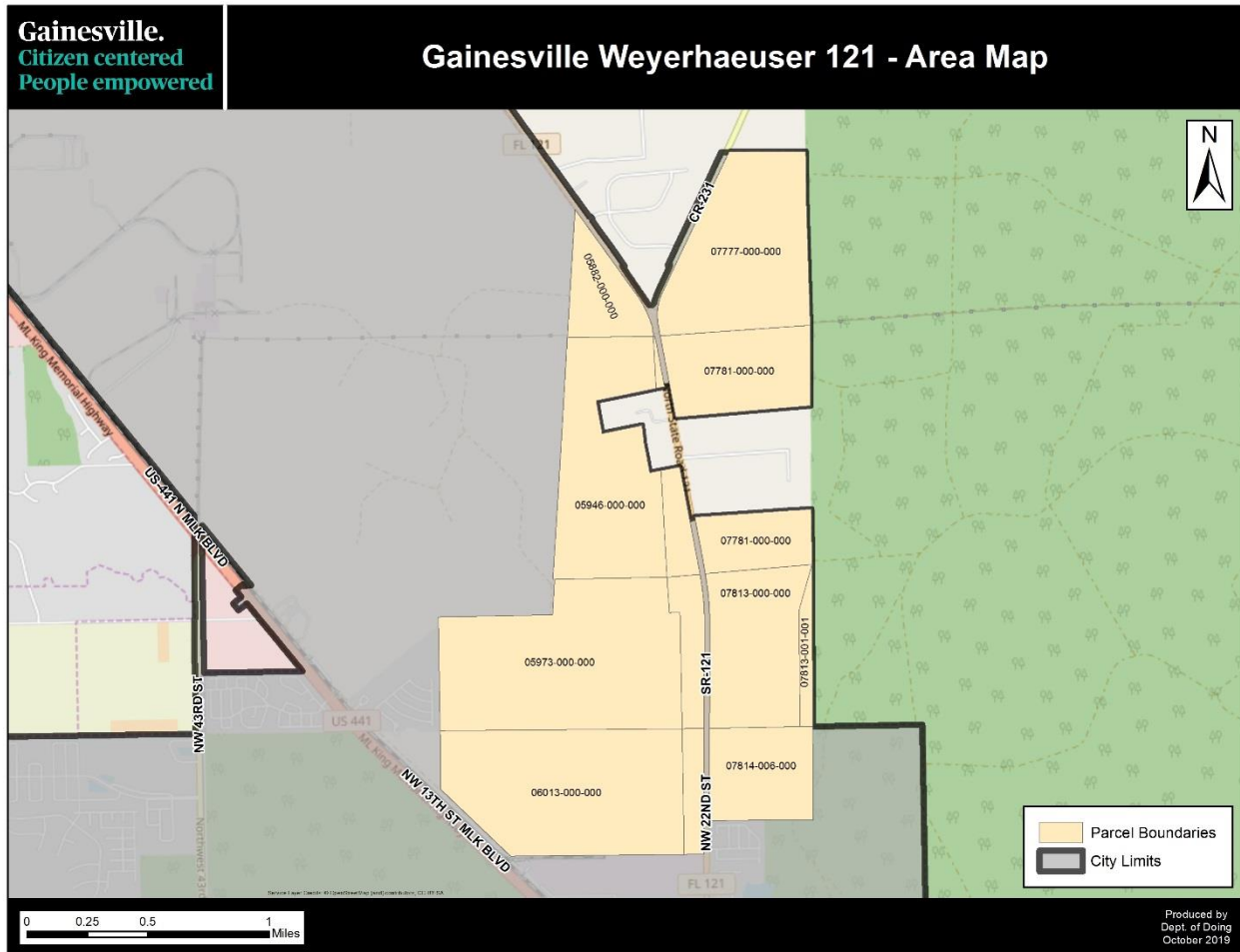


Figure 1. Location Map

APPLICATION INFORMATION:

Agent/Applicant: City of Gainesville, Florida

Property Owner(s): Weyerhaeuser Company

Related Petition(s): Petition PB-19-00129 ZON. City of Gainesville. Rezone property from Alachua County Agriculture (A) to City of Gainesville Agricultural (AGR). Generally located to the west and east of SR 121 and North of NW 77th Avenue.

Legislative History: Petition PB-17-65. Eda engineers-surveyors-planners, inc., agent for Weyerhaeuser NR Company. Rezone property from Alachua County Agriculture (A) district to City of Gainesville Planned Development (PD) district to allow for single family residential, multi-family residential, mixed-use development, conservation management areas, and to allow for a managed transition from silviculture use to urban development. Located east and west of SR 121, north of NW 77th Avenue, and south of 122nd Place.

Ordinance No. 070447. An Ordinance amending the City of Gainesville 2000-2010 Comprehensive Plan Future Land Use Map' changing the land use categories of certain property from the Alachua County land use category of "Rural/Agriculture" and the City of Gainesville land use category of "Agriculture" to the land use categories of "Single-Family (up to 8 units per acre)", "Residential Low-Density (up to 12 units per acre)", and "Conservation", and by overlaying the "Planned Use District" category over certain portions of the property, as more specifically described and shown in this ordinance, consisting of approximately 1,778 acres; generally located north of U.S. 441 and Northwest 74th Place lying east and west of SR 121 and CR 231, and south of Northwest 121st Avenue; providing for time limitations; creating and adopting Policy 4.3.4; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Ordinance No. 100189. An Ordinance amending the City of Gainesville 2000-2010 Comprehensive Plan Future Land Use element; amending Ordinance No. 070447 that adopted Policy 4.3.4 relating to the LandMar Development; generally located north of U.S. 441 and Northwest 74th Place lying east and west of SR 121 and CR 231, and south of Northwest 121st Avenue and consisting of approximately 1,778 acres; providing for extension of rezoning time limitations; amending Policy 4.3.4; by renaming the Development; amending and revising certain environmental and transportation policies; providing directions to the City Manager and the Codifier; providing a severability clause; and providing an effective date.

Ordinance No. 110700. An ordinance of the City of Gainesville, Florida, amending Ordinance No. 070447 (as was subsequently amended by Ordinance No. 100189) related to Plum Creek Planned Use District (PUD); by providing an extension of time to adopt a Planned Development (PD) zoning ordinance; by deleting redundant Section 4 of both Ordinance No. 070447 and Ordinance No. 100189; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Ordinance No. 150540. An ordinance of the City of Gainesville, Florida, amending Ordinance No. 070447 (as was subsequently amended by Ordinance Nos. 100189 and 110700) to extend the deadline for the property owner/developer to have a Planned Development (PD) zoning ordinance adopted that implements the adopted Plum Creek Planned Use District (PUD) land use overlay; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Ordinance No. 170996. An ordinance amending Ordinance No. 070447 (as was subsequently amended by Ordinance Nos. 100189, 110700, and 150540) to extend the deadline for the property owner/developer to have a Planned Development (PD) zoning ordinance adopted that implements that adopted Plum Creek Planned Use District (PUD) land use overlay; providing a severability clause' providing a repealing clause; and providing an immediate effective date.

Neighborhood Workshop: October 21, 2019

SITE INFORMATION:

Address:	None
Parcel Number(s):	07814-006-000, 06013-000-000, 05973-000-000, 07813-000-000, 07813-001-001, 07781-000-000, 05946-000-000, 07781-000-000, 07777-000-000, 05882-000-000
Acreage:	± 1,778
Existing Use:	Silviculture
Land Use Category:	City of Gainesville Planned Use District (PUD), Residential Low-Density (RL), Single-Family Residential (SF) and Conservation (CON)
Zoning District:	Alachua County Agriculture (A)
Overlay District:	None
Transportation Mobility Program Area:	Zone E
Census Tract:	18.02, 19.08
Water Management District(s):	St. Johns River Water Management District, Suwannee River Water Management District
Special Feature(s):	Hague Flatwoods Strategic Ecosystem, Wetlands, Special Flood Hazard Areas
Annexed:	1992, 2007
Code Violations:	No open cases

PROPOSED LAND USE CHANGE:

Table 1. Proposed Land Use Change (in acres)

Future Land Use Category	Description	Existing Acres	Proposed Acres
PUD	Planned Use District	167	0
RL	Residential Low Density	365	0
SF	Single-Family Residential	545	0
CON	Conservation	701	0
AGR	Agriculture	0	1,778
Total Acres		1,778	1,778

ADJACENT PROPERTY CHARACTERISTICS:

Table 2. Adjacent Property Characteristics*

	Existing Use(s)	Future Land Use Category	Zoning District
North	Single-family residential, Silviculture, Undeveloped lands including wetlands	Alachua County Rural/Agriculture	Alachua County Agricultural
South	Single-family residential, Industrial, Silviculture, Undeveloped lands including wetlands	Residential Low-Density, Agriculture, Industrial	Planned Development, Agriculture, General Industrial
East	Silviculture, Undeveloped lands including wetlands	Alachua County Rural/Agricultural, Preservation	Agricultural
West	Deerhaven Generating Station, Mobile home park, Conservation, Warehouse, Wetlands	Public and Institutional Facilities, Conservation, Residential Low-Intensity	Public Services and Operations, Mobile Home, Conservation

*See Appendix B for Adjacent Land Use and Zoning District Maps

BACKGROUND, PURPOSE AND DESCRIPTION:

This petition proposes to amend the City's Future Land Use Map from PUD (Planned Use District), RL (Residential Low-Density), SF (Single-Family Residential) and CON (Conservation) to Agriculture (AGR) for the subject property and remove Policy No. 4.3.4 of the Comprehensive Plan Future Land Use Element.

The subject property consists of approximately 1,778 acres known as "Plum Creek" in the City's Comprehensive Plan and is generally located to the west and east of SR 121 and North of NW 77th Avenue. The southernmost portion of the property, approximately 460 acres, was annexed in 1992, and the remaining acreage was annexed in 2007 (Ord. 060731). At the time of annexation the property had a future land use designation of Alachua County Rural/Agricultural. Much of the subject property has historically been used for silvicultural activities.

On January 26, 2009, the City Commission adopted Ordinance No. 070447 and assigned the following four land use categories to the 1778-acre Plum Creek: 1) Conservation; 2) Single-Family; 3) Residential Low-Density; and 4) Planned Use District (PUD) overlay with an underlying land use category of Agriculture. Ordinance No. 070447 specified that Planned Development (PD) zoning must implement the Plum Creek areas with a land use designation of Single-Family, Residential Low-Density, and PUD (all of Plum Creek except those areas with a Conservation land use designation). Although Ordinance No. 070447 stated that the rezoning to PD for the portions designated Single-Family and Residential Low-Density could occur incrementally over time upon request of the owner/developer, the ordinance gave a time limit to the owner/developer of 18 months to have a PD rezoning ordinance adopted for the PUD portion of Plum Creek. If this time limit was not met, the consequence was that the PUD land use overlay would be automatically removed and thereby leave that portion of Plum Creek with a land use category of Agriculture. On October 21, 2010, the City Commission adopted Ordinance No. 100189 and extended the subject PD rezoning deadline until July 26, 2012. On May 3, 2012, the City Commission adopted Ordinance No. 110700 and extended the deadline until July 26, 2016. On March 3, 2016, the City Commission adopted Ordinance No. 150540 and extended the deadline until July 26, 2018.

On June 15, 2017, the owner/developer submitted an application to have a PD rezoning ordinance adopted for the PUD portion of Plum Creek, and on October 26, 2017, the City Plan Board held a hearing on the application (PB-17-65 PD). The Board recommended approval of the petition with certain conditions. On June 7, 2018, at the owner/developer's request, the City Commission adopted Ordinance 170996 extending the deadline by which a PD rezoning ordinance must be adopted for the property to July 26, 2019. This was the fourth extension request granted since approval of the original land use amendment in 2009.

In July of 2019, after working with the owner/developer to resolve several aspects of the proposal to work towards a resolution of the PD rezoning application, staff presented to the City Commission the Commission's three possible options for consideration regarding the subject property (see Appendix C – 2019 Gainesville Weyerhaeuser 121 Update). Since the original adoption of the land use plan for the property, significant changes have occurred including the adoption of a new City Land Development Code and environmental regulations, expansion of wetlands on the subject property, a change in property owner/developer, and changes on the City Commission. These facts were considered by the City Commission, which moved to direct staff to prepare a City-initiated land use amendment and related rezoning petition to designate the entire property as City of Gainesville Agricultural land use and the accompanying Agricultural zoning district, with the City Commission welcoming applications by the property owner at any time in the future to re-designate the subject property's land use and zoning in consideration of the property's present conditions and context and the City's currently in effect Comprehensive Plan and Land Development Code.

Table 3. Land Action Timeline

Year	Action	Result
1992	Referendum Under Boundary Adjustment Act	Annexation of southern 460 acres of property.
2007	Adoption of Ordinance 060731	Annexation of northern 1319 acres.
2009	Adoption of Ordinance 070447	Adoption of Comprehensive Plan Policy 4.3.4 and associated City of Gainesville land use designations.
2010	Adoption of Ordinance 100189	Extended timeframe for adoption of PD zoning to July 26, 2012, renamed development to Plum Creek, amended certain environmental and transportation policies.
2012	Adoption of Ordinance 110700	Extended timeframe for adoption of PD zoning to July 26, 2016.
2016	Adoption of Ordinance 150540	Extended timeframe for adoption of PD zoning to July 26, 2018.
2017	PD Rezoning Petition presented to City Plan Board (PB-17-65 ZON)	City Plan Board recommends approval of PD Rezoning with conditions.
2018	Adoption of Ordinance 170996	Extended timeframe for adoption of PD zoning to July 26, 2019.

STAFF ANALYSIS AND RECOMMENDATION:

ANALYSIS

The analysis of this application is based on the following factors stated in the Future Land Use Element and on State criteria, which are discussed below.

1. Consistency with the Comprehensive Plan

This application is consistent with the Comprehensive Plan, as stated in the finding for the following goals, objectives and policies:

Future Land Use Element**Agriculture (AGR)**

This land use category identifies existing lands which are expected to continue in agricultural production and ancillary uses. Land development regulations

shall allow single-family densities of 1 unit per 5 acres. It is not expected that lands designated for urban uses will be converted to agricultural production.

Finding: The subject property has historically been used for silviculture operations and the designation of the Agriculture future land use will allow for the continuation of this use.

Objective 4.6 The City's Land Development Code shall provide a regulating mechanism to ensure consistency between the land use categories established in this Future Land Use Element and the zoning districts established in the Land Development Code.

Finding: The companion rezoning application will provide for a zoning designation and corresponding land development regulations that support the proposed Agricultural Future Land Use Designation.

2. Compatibility and surrounding land uses

Surrounding land uses include Alachua County Rural/Agricultural, Alachua County Preservation, City of Gainesville Public Facilities, City of Gainesville Residential Low Density, City of Gainesville Conservation, and City of Gainesville Industrial. Much of the land surrounding the subject property is undeveloped wetlands or is utilized for silviculture activities, aside from some abutting properties to the south and west. Properties abutting to the east have future land use designations of Agriculture and Preservation, and all abutting properties to the east are zoned Agriculture. A majority of the land to the west is the location of GRU's Deerhaven Generating Station. The area directly south of the easternmost portion of the property has been developed with single-family homes, and a portion of property located to the west of property, fronting US 441, has been developed as a mobile home park. Allowing for the continuation of silviculture activities at the site is compatible with the surrounding land uses which are largely agricultural in nature.

3. Environmental impacts and constraints

The site is a headwaters for Rocky Creek, Hatchet Creek, and Turkey Creek. It is in a moderate to high recharge area for the Floridan Aquifer, as identified by the Suwannee River and St. Johns River Water Management Districts. The site is adjacent to the conservation easement surrounding the Murphree Wellfield, and the eastern portion of the property is located within the Tertiary Wellfield Protection Zone. A Wellfield Protection Special Use Permit is required for a wide range of uses in the Wellfield Protection Zones.

Numerous wetlands are found on and adjacent to the site that may serve as habitat for listed species, waterfowl, and amphibians. A large proportion of the area that is currently designated for single-family residential lies within the 100-year floodplain as currently mapped by the Federal Emergency Management Agency (FEMA), making these areas less suitable for development without extensive excavation and filling. Large acreages of uplands on the site may provide habitat for upland listed species. The area does make up part of two of Alachua County's strategic ecosystems, Hague Flatwoods located to the west of SR 121, and Buck Bay Flatwoods located east of SR 121. The value of these ecosystems lies in the fact that they are a major headwaters area within the county.

4. Support for urban infill and/or redevelopment

The petition does not promote urban infill. The property is on the urban periphery in an area that consists largely of agricultural and rural lands.

5. Impacts on affordable housing

The proposed land use change does not involve development that includes affordable housing.

6. Impacts on the transportation system

Allowing for the continued use of silviculture at the subject property will not have a significant impact on the existing transportation system. Level of Service characteristics for adjacent roadways are provided in Table 4 below.

Table 4. Automotive Level of Service Characteristics

Roadway	Segment (From South or West)	Segment (To North or East)	Maximum Service Volume	Available Service Volume	2016 AADT	Level of Service	Adopted Level of Service
SR 121/NW 22 nd St	US 441/NW 13 th St	NW 128 th Lane	16,200	6,272	9,928	C	E
US 441	NW 23 rd St	NW 126 th Ave	39,800	20,400	19,400	C	E

Note: The data in this table was obtained from the “Multimodal Level of Service Report: Year 2016 Average Annual Daily Traffic”, prepared by the Metropolitan Transportation Planning Organization for the Gainesville Urbanized Area.

7. An analysis of the availability of facilities and services

The subject property has access to public facilities and services that include, but are not limited to, major utilities, transportation, fire, police, and waste collection.

8. Need for the additional acreage in the proposed future land use category

If approved, the land use designation will contribute to a significant increase in the Agriculture Future Land Use category total acreage within the City.

Table 5. Future Land Use Category Total Acreage for 2019

Future Land Use Category	Description	Total Acres 2019	Occupied Acres	Vacant Acres	Percent Occupied	Proposed Increase in Acres
AGR	Agriculture	941.3	935	6.3	99%	± 1,778

Note: The data in this table was obtained from the City of Gainesville, Department of Doing, Geographic Information Systems (GIS) Division.

9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6) (a) 9.a., F.S.

Urban sprawl is defined in Subsection 163.3164 (51), F.S. as a “*development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses*”. The following analysis is required to determine whether the proposed land use amendment contributes to urban sprawl, using the indicators as identified in Subsection 163.3177(6) (a) 9.a., F.S. and listed below.

- I. **Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.** The subject property is located on the periphery of the city and the land use change will designate a substantial area of land for rural/agricultural purposes, supporting the existing use at the property. Allowing for the continuation of the existing use will not contribute to urban sprawl.
- II. **Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.** The proposed land use amendment does not involve a designation for urban development.
- III. **Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.** The proposed land use amendment involves agricultural uses and does not involve urban development.
- IV. **Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.** The proposed land use designation will allow for the continued use of silviculture at the property.
- V. **Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.** The proposed land use amendment will serve to protect agricultural areas and activities including silviculture which has historically occurred on the site as well as adjacent properties.
- VI. **Fails to maximize use of existing public facilities and services.** The proposed land use change will allow for continued use of the land for silviculture activities which is not expected to increase the demand on existing public facilities and services.
- VII. **Fails to maximize use of future public facilities and services.** The proposed land use change will allow for continued use of the land for silviculture activities which is not expected to increase the demand on existing public facilities and services.
- VIII. **Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.** Designating the property for the use which has historically occurred at the

site is not expected to disproportionately increase costs for providing and maintaining facilities and services.

- IX. **Fails to provide a clear separation between rural and urban uses.** The proposed agricultural land use classification will maintain a clear separation between rural and urban uses.
- X. **Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.** The property has historically been used for silvicultural purposes. The change does not involve the redevelopment of existing neighborhoods.
- XI. **Fails to encourage a functional mix of uses.** The proposal does not include a mix of uses. Given the environmental resources and constraints at the site, the continued use of the property for silviculture is appropriate.
- XII. **Results in poor accessibility among linked or related land uses.** Accessibility to adjacent properties will not be affected by the land use change. No new development is required in order to continue the use of the property for silviculture.
- XIII. **Results in the loss of significant amounts of functional open space.** The land use change will facilitate the conservation of a significant amount of open space.

Additional analysis required to determine whether the proposed land use amendment discourages the proliferation of urban sprawl, using at least four (4) of the criteria identified in Subsection 163.3177(6)(a)9.b.,F.S., is as follows:

- I. **Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.** The designation of the property for continued agricultural purposes will not have an adverse impact and will protect the existing natural resources on the site to the extent that they have been protected in the past considering the silviculture use.
 - II. **Promotes the efficient and cost-effective provision or extension of public infrastructure and services.** The proposed land use designation supports the efficient provision of services by allowing for the continued use of the property for silviculture purposes which will not require the extension of public infrastructure and services.
 - III. **Promotes walkable and connected communities and provides for compact development and multimodal transportation system, including pedestrian, bicycle, and transit, if available.** The proposed land use amendment does not involve commercial or residential development and will preserve a significant amount of land which contains environmental resources.
 - IV. **Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.** The land use change will provide for additional agricultural land within the city in an area that is surrounded by similar uses.
10. **Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy.**

The proposed land use amendment supports the continuation of the established silviculture use which has historically occurred at the property.

11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

This amendment does not involve an antiquated subdivision, which is defined in Subsection 163.3164(5), F.S., as follows: *“a subdivision that was recorded or approved more than 20 years ago and that has substantially failed to be built and the continued buildout of the subdivision in accordance with the subdivision’s zoning and land use purposes would cause an imbalance of land uses and would be detrimental to the local and regional economies and environment, hinder current planning practices, and lead to inefficient and fiscally irresponsible development patterns as determined by the respective jurisdiction in which the subdivision is located”.*

CONCLUSION AND RECOMMENDATION

Staff recommends approval of Petition PB-19-128 LUC based on a finding of compliance with all applicable review criteria.

DRAFT MOTION FOR CONSIDERATION

I move to recommend approval of Petition PB-19-128 LUC.

POST- APPROVAL REQUIREMENTS:

The request is required to be heard by the City Commission at a public hearing where it will be considered for further action.

LIST OF EXHIBITS:

Appendix A Proposed Comprehensive Plan Amendment

Appendix B Area Maps

- Parcel Map
- Existing Land Use
- Proposed Land Use
- Existing Zoning
- Proposed Zoning

Appendix C Supplemental Documents

- 2019 Memo to City Commission
- Neighborhood Workshop Documents
- Application

**Appendix A – Proposed Comprehensive Plan Future Land Use
Element Amendment**

Policy 4.3.4

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

a. Within all land use areas of Plum Creek:

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

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

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

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

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

6. ~~Areas within the floodplain district, as defined in the City's Land Development Code, shall be protected so that at least ninety (90%) percent of existing floodplain areas shall not be altered by development, except that recreation and stormwater management may occur within not more than twenty percent (20%) of the floodplain district, and the existing floodplain storage volume will be maintained; and~~

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

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

9. ~~Maintain and enhance plant and animal species habitat and distribution by protecting significant plant and animal habitats, provide for habitat corridors, prevent habitat fragmentation by requiring a detailed survey of listed species, identify habitat needs for maintaining species diversity and sustainability;~~

~~preserve wetlands and at least forty percent (40%) and up to fifty percent (50%) of the upland area, inclusive of the wetland buffers established pursuant to 4.3.4.a.4. above. Listed species are those species of plants and animals listed as endangered, threatened, rare, or species of special~~

concern by the state and federal plant and wildlife agencies, or species ranked as S1, S2, or S3 the Florida Natural Areas Inventory (FNAI).

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

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

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

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

~~b. Conservation Land Use Areas~~

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

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

~~c. Single-Family, Residential Low-Density and Planned Use District Land Use Areas~~

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

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

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

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

~~b. Preservation or enhancement of existing wetlands with approved treated stormwater to wetlands, limiting impacts to such wetlands to crossings necessary to achieve interconnectivity between upland properties, and requiring that any such crossings be designed to minimize wetland impacts.~~

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

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

~~b. Clustering of development.~~

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

~~d. Grass swales~~

~~e. Permeable pavements~~

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

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

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

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

~~j. Reduction in impervious driveways through reduced building setbacks, frontages for lots.~~

~~l. 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 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~~

~~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.~~

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

~~3. Development shall provide for pedestrian and bicyclist safety and comfort.~~

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

~~f. Planned Use District Land Use Area~~

~~1. Development within the Planned Use District area shall maximize pedestrian/bicycle connections among all uses (residential and non-residential) and shall maximize pedestrian and bicyclist safety and comfort. A network of sidewalks and street trees shall be provided on all internal streets. Sidewalk connections shall be made from the internal sidewalk system to the public right-of-way adjoining the Planned Use District. To minimize traffic impacts on SR 121, the~~

~~implementing PDs shall maximize internal roadway connectivity between residential and areas with mixed uses.~~

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

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

~~3. The implementing PDs district zoning for the Planned Use District area shall be subject to the following standards:~~

~~a. The Planned Use District area shall allow mixed uses such as residential, office, business retail, professional and financial services, schools, places of religious assembly and community facilities. The area shall be implemented by PD zoning which shall generally adhere to the requirements of the City's Traditional Neighborhood Development District standards.~~

~~b. A minimum gross density of 4 residential units per acre (668 residential units) is required for the 166.89 acres of Planned Use District (PUD) land use. A transfer of density from the Residential Low-Density Land Use Areas or the Single-Family Residential Land Use Areas into the PUD area may be approved during PD rezonings. Any transfers of density from the Residential Low-Density Land Use Areas and the Single-Family Land Use Areas to PUD shall reduce the overall number of units for the Residential Low-Density Land Use Areas and Single-Family Residential Land Use Area, respectively, allowed by the number of residential units transferred.~~

~~c. Residential uses that are located above non-residential uses are allowed and encouraged. Residential types allowed include townhouses, apartments, plus attached and detached single-family homes.~~

~~d. A maximum of 100,000 square feet of non-residential use shall be allowed within the Planned Use District land use, of which a maximum of 80,000 square feet shall be permitted as commercial use. Except as may be otherwise provided in the implementing PD zoning ordinance, each building within this zone shall be allowed to be mixed with residential located above non-residential uses. Each implementing PD shall provide detailed and specific design standards governing all aspects of development within the PD.~~

~~e. Urban design standards that ensure compatibility among the various allowed uses shall be included as part of the PD ordinance. Additional standards may be required to address noise and lighting to further assure compatibility.~~

~~f. The PD zoning ordinance shall, through design and performance measures, assure the neighborhood, pedestrian quality of Plum Creek by regulating building type and scale, overall~~

~~building appearance and orientation, placement and function of parking, loading, waste disposal, access points, outdoor uses and mechanical equipment, signage and landscaping.~~

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

~~g. Miscellaneous Provisions~~

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

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

~~All recreation facilities that are required to ensure that the City's Recreation LOS standards are maintained shall be specified in the PD rezoning application and ordinance. Many of the single-family areas along with portions of the PUD area shall be built around pocket parks of various types, subject to approval by the City. At the development stage for each phase and section of the project, recreational acreage necessary to meet the demands of the residential units will be provided by the owner/developer as required by the Gainesville Comprehensive Plan Recreation Element. All recreational amenities will be provided at the cost of the owner/developer. Recreation facilities shall be provided on-site to ensure that the needs of the residents of Plum Creek are met on-site, provided that a portion of the recreation need may be met through the development of active recreation facilities on the adjacent property (tax parcel 07781-002-000) owned by the City of Gainesville, subject to approval by the City.~~

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

~~4. Due to the roadway operation and safety concerns of SR 121, the owner/developer shall provide a traffic study acceptable to the City, Alachua County, and the Florida Department of Transportation prior to the application for each PD rezoning. The study shall analyze issues related to trip generation, trip distribution, operational and safety concerns, and shall propose~~

~~appropriate transportation mobility modifications, consistent with the transportation impacts of the development. The development shall be required to meet any transportation mobility requirements in effect at the time of application for development review. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.~~

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

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

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

~~8. In accordance with Policy 1.1.5 of the Public School Facilities Element and School Concurrency Alachua County, FL, Updated Interlocal Agreement for Public School Facility Planning (December 23, 2008), the Alachua County School Board submitted a school facilities capacity report. The report concludes that projected student demand resulting from Plum Creek Development at the elementary, middle and high school levels can reasonably be accommodated for the five, ten and twenty year planning periods and is consistent with the Public School Facilities Element based upon School District not constitute a school capacity availability determination or concurrency certification, it does not reserve school capacity for Plum Creek, and it does not vest Plum Creek for school concurrency. At the time of application for a development order for Plum Creek, the developer shall apply for and obtain concurrency certification in compliance with the City Comprehensive Plan, Code of Ordinances and state law. Prior to approval of any development order, the City shall coordinate with the School Board and determine availability of school capacity within the applicable School Concurrency Service Area. A Capacity Enhancement Agreement or other mitigation option as provided for in Policies 1.1.7 and 2.5.1 through 2.5.4 of the Public School Facilities Element may be required at that time to ensure continued compliance with all applicable provisions of the City Comprehensive Plan, Code of Ordinances and state law. In the absence of a Capacity Enhancement Agreement or other mitigation option being approved fulfilling the concurrency requirement, the City will not issue a concurrency certification if capacity is unavailable, and such circumstance can result in a delay or denial of a development order for Plum Creek.~~

Appendix B – Area Maps

Parcel Map

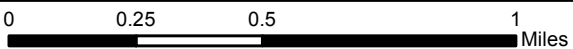
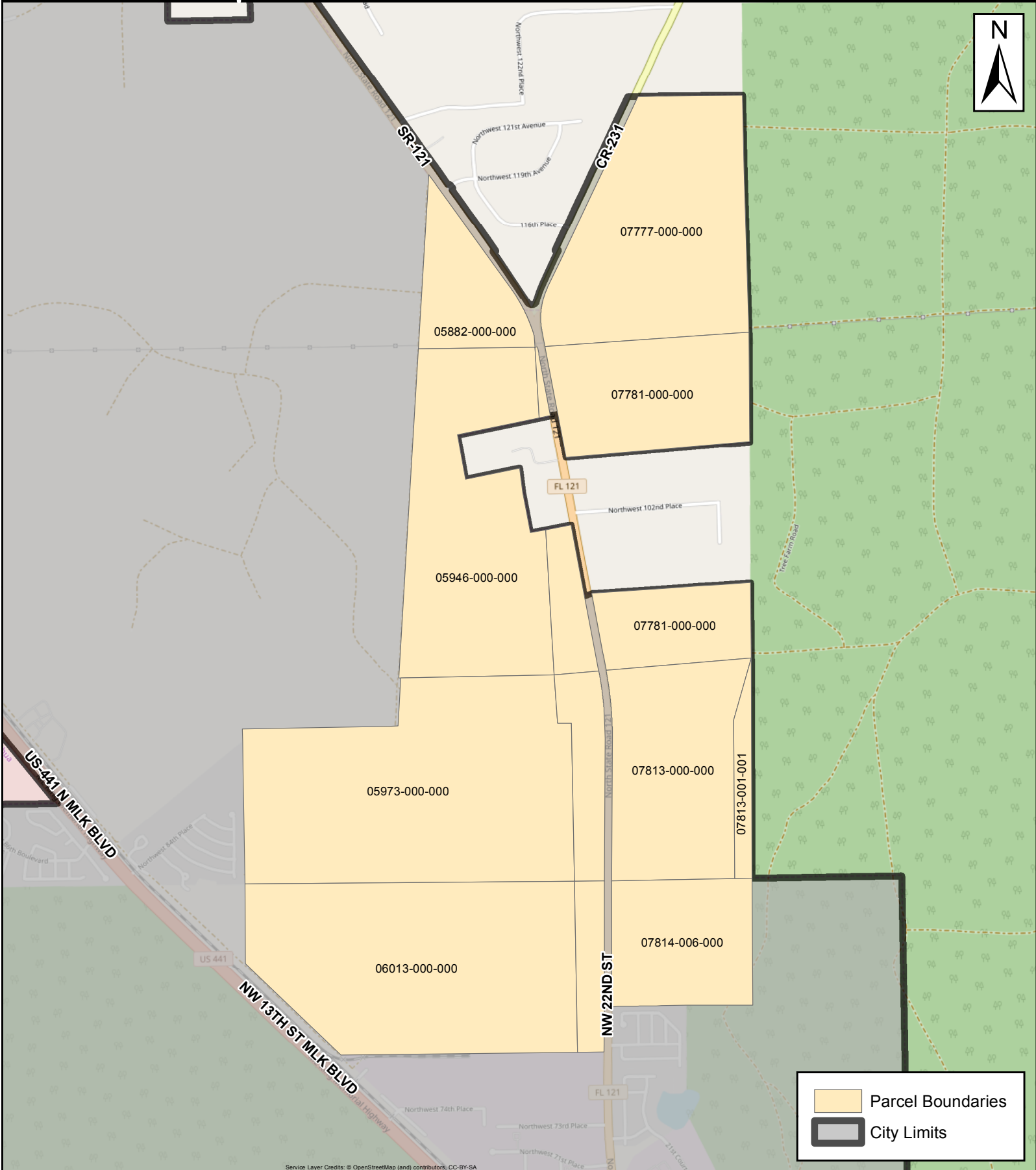
Existing Future Land Use

Proposed Future Land Use

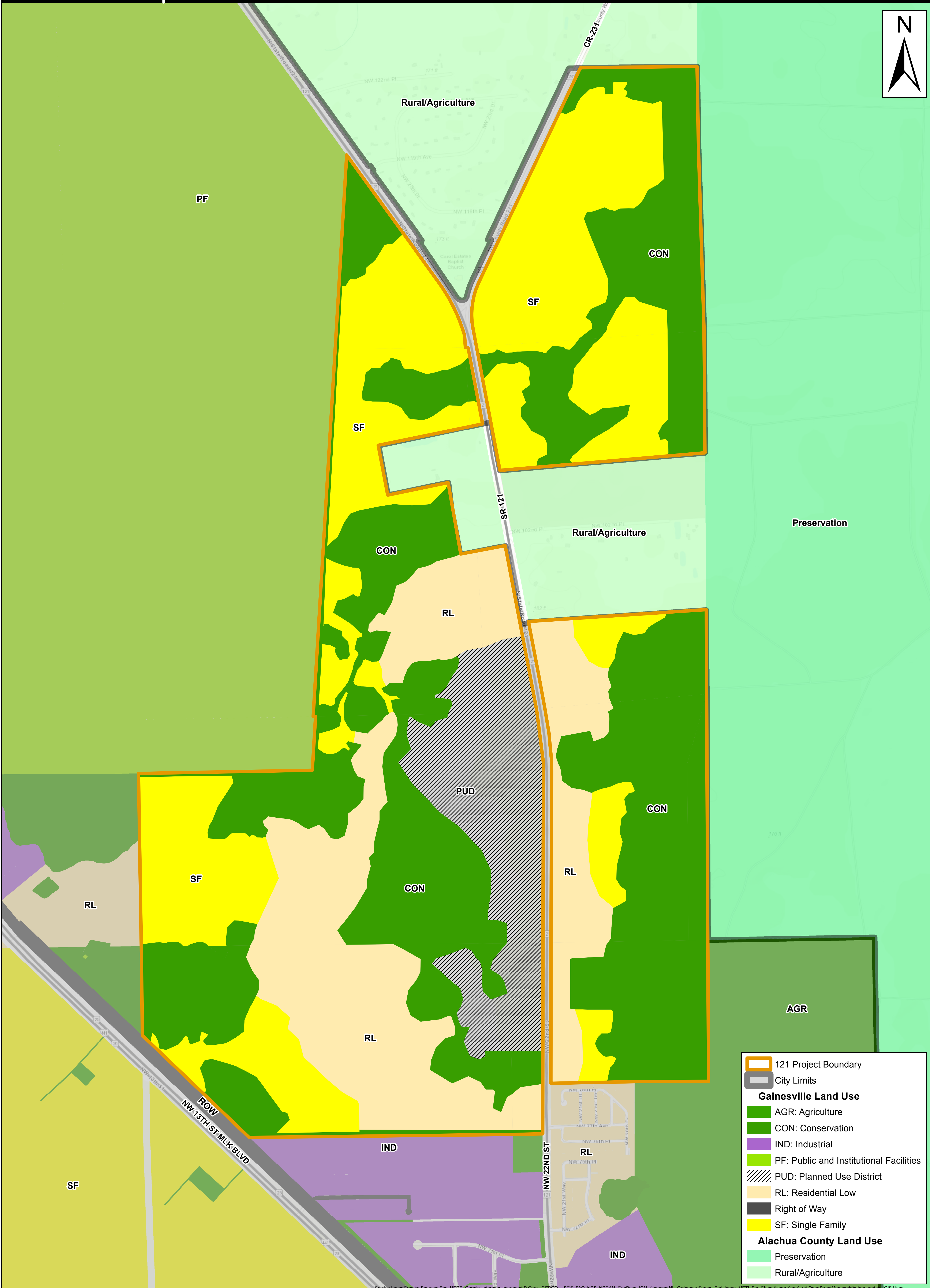
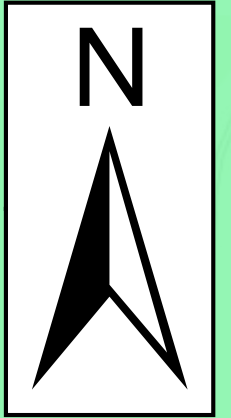
Existing Zoning

Proposed Zoning

Gainesville Weyerhaeuser 121 - Area Map



121 Project Area - Current Land Use



121 Project Boundary

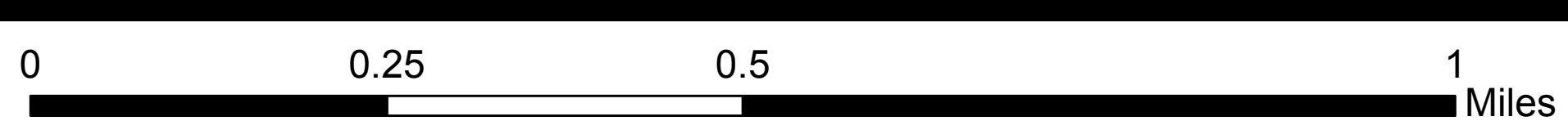
City Limits

Gainesville Land Use

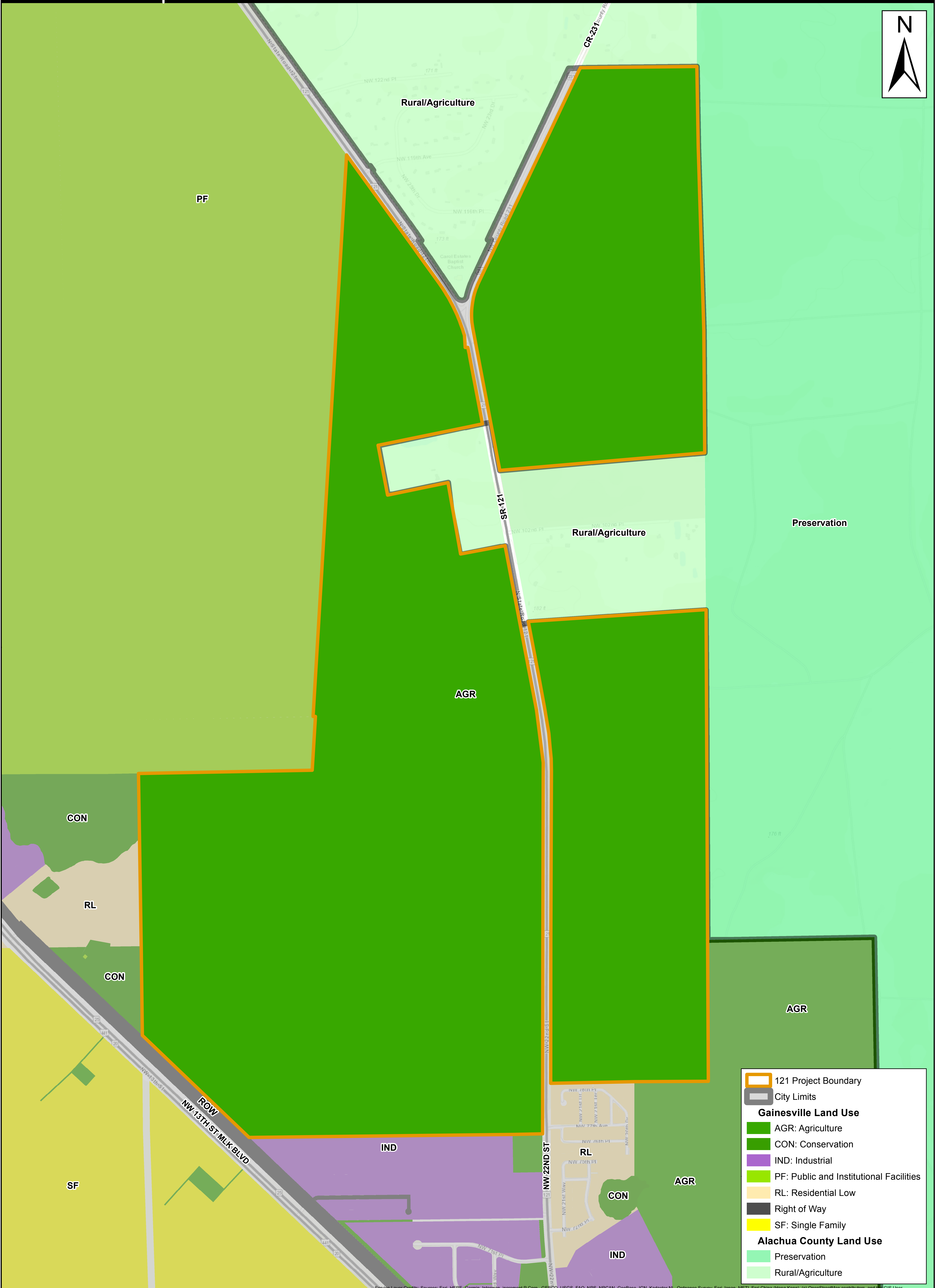
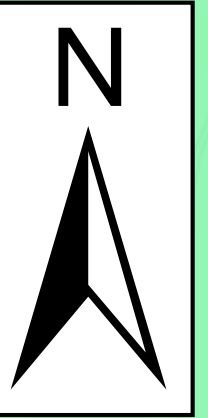
- AGR: Agriculture
- CON: Conservation
- IND: Industrial
- PF: Public and Institutional Facilities
- PUD: Planned Use District
- RL: Residential Low
- Right of Way
- SF: Single Family

Alachua County Land Use

- Preservation
- Rural/Agriculture



121 Project Area - Proposed Land Use



121 Project Boundary

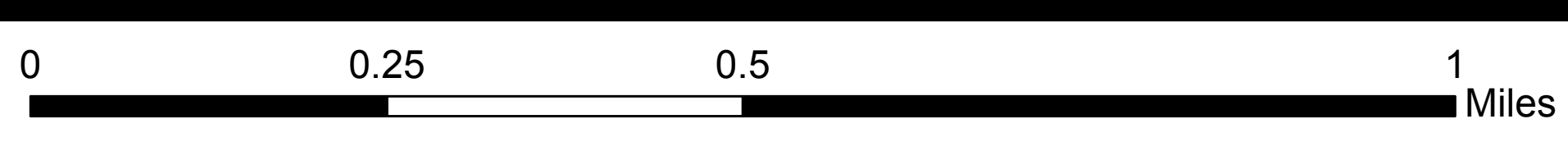
City Limits

Gainesville Land Use

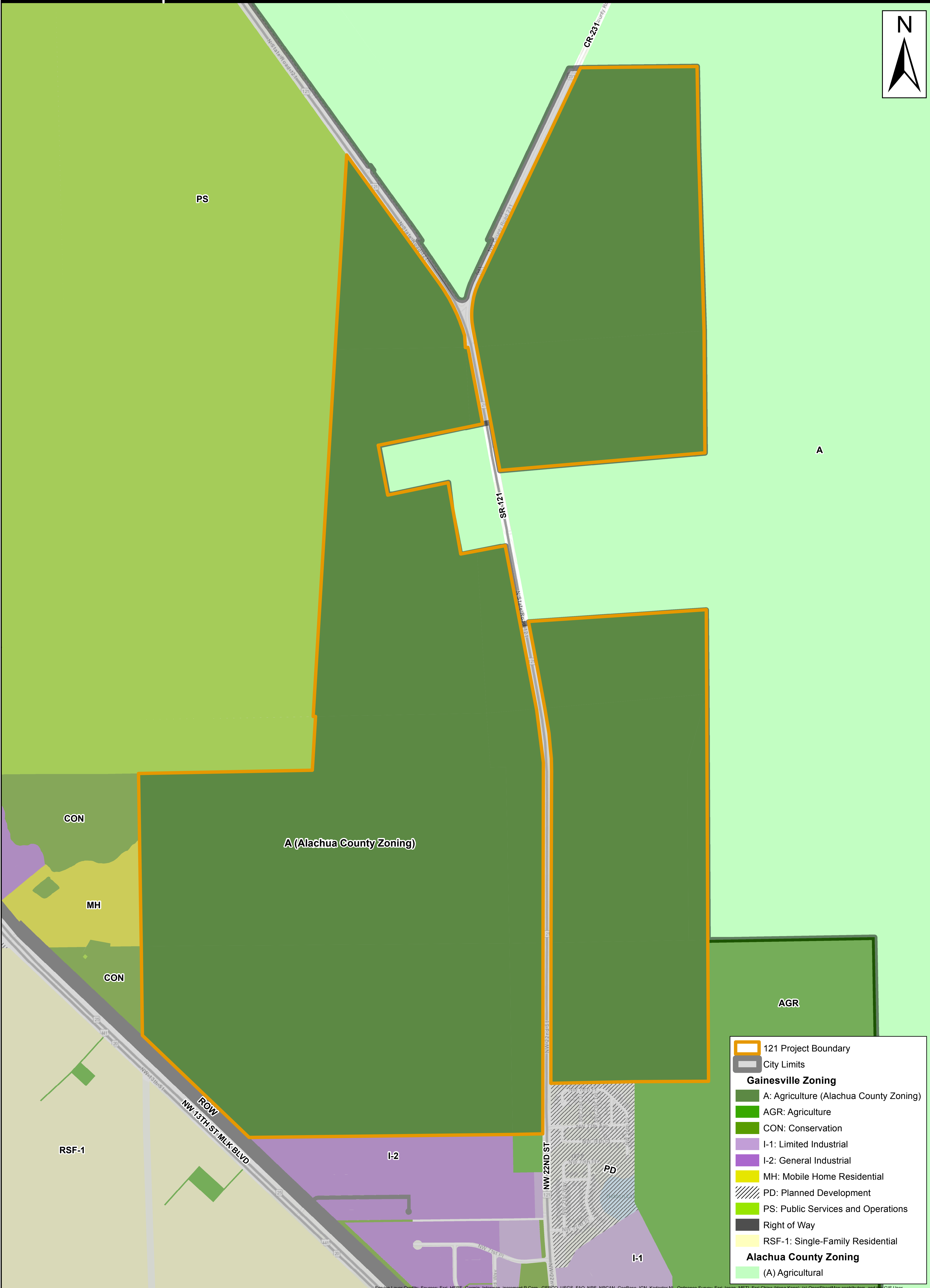
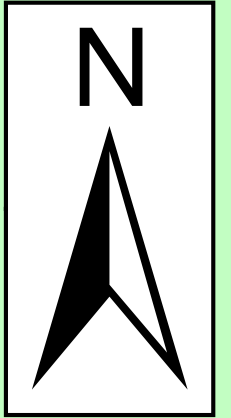
- AGR: Agriculture
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Alachua County Land Use

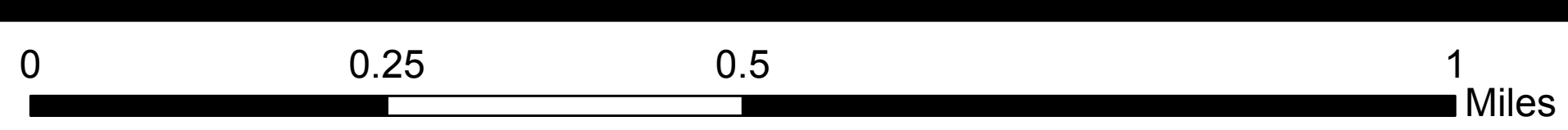
- Preservation
- Rural/Agriculture



121 Project Area - Current Zoning

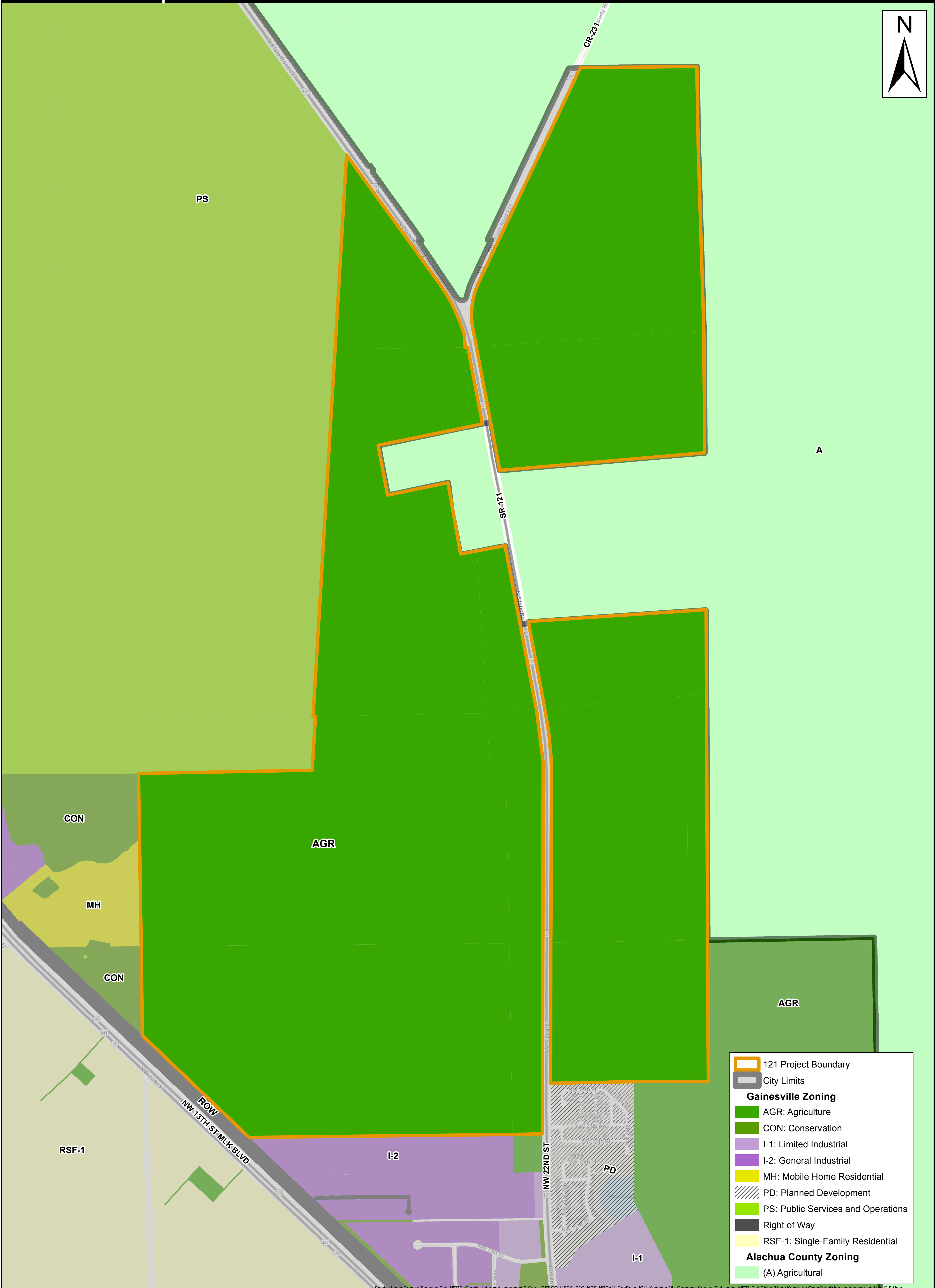
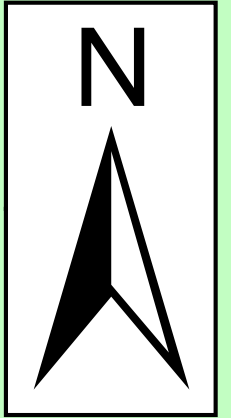


	121 Project Boundary
	City Limits
Gainesville Zoning	
	A: Agriculture (Alachua County Zoning)
	AGR: Agriculture
	CON: Conservation
	I-1: Limited Industrial
	I-2: General Industrial
	MH: Mobile Home Residential
	PD: Planned Development
	PS: Public Services and Operations
	Right of Way
	RSF-1: Single-Family Residential
Alachua County Zoning	
	(A) Agricultural



Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User

121 Project Area - Proposed Zoning



121 Project Boundary

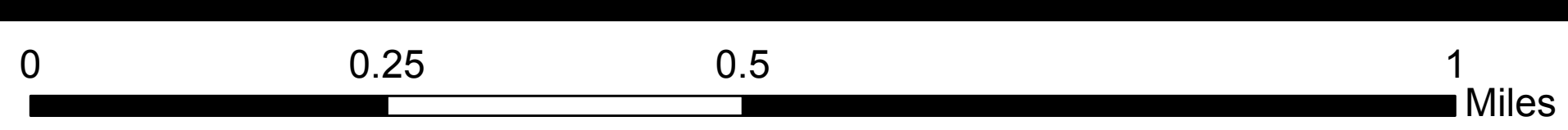
City Limits

Gainesville Zoning

- AGR: Agriculture
- CON: Conservation
- I-1: Limited Industrial
- I-2: General Industrial
- MH: Mobile Home Residential
- PD: Planned Development
- PS: Public Services and Operations
- Right of Way
- RSF-1: Single-Family Residential

Alachua County Zoning

- (A) Agricultural



Appendix C – Supplemental Documents

2019 Memo to City Commission
Neighborhood Workshop Documents
Application



Legislation Text

File #: 190000., **Version:** 2

Gainesville Weyerhaeuser 121 Update (NB)

The purpose of this item is to discuss options and seek direction from the City Commission regarding the Gainesville Weyerhaeuser 121 property.

On June 7, 2018, at the owner/developer's request, the City Commission adopted Ordinance No. 170996 extending the deadline by which a PD rezoning ordinance must be adopted for the subject property to July 26, 2019. This was the fourth extension request granted since the approval of the original land use amendment over a decade ago.

Over the past year, the owner and city staff have met on several occasions to attempt to resolve several aspects of the proposal and work towards a resolution of the PD rezoning application. City staff received letters on May 28th and June 3rd, indicating Weyerhaeuser's agreement with several conditions related to the application. With the extension deadline set to expire on July 26, 2019, staff is seeking direction from the City Commission in how to proceed.

Staff has identified three possible options for the City Commission to consider:

Option 1: Direct staff to prepare a City-initiated land use amendment and related rezoning petition to designate the entire property to the City of Gainesville Agricultural land use and the accompanying Agricultural zoning district. Since the original adoption of the land use plan for the property, significant changes that have occurred over the past decade including, the adoption of a new City Land Development Code and environmental regulations, expansion of wetlands on the subject property, a change in property owner/developer, and changes on the City Commission. These facts warrant City Commission consideration.

Option 2: Take no action whereby the PUD land use portion of the site would revert to an Agricultural land use designation as described in more detail below. Option 2 would leave an island of Agricultural Land Use directly on SR 121, surrounded by pockets of Conservation, Single-Family, and Residential Low-Density Land Use.

Option 3: Direct staff to begin the process for advertising a public hearing on the Zoning application for a future City Commission Meeting. Option 3 is the owner/developer's preferred option.

Background:

The subject property consists of approximately 1,778-acre development called "Plum Creek" in the City's Comprehensive Plan, which is generally located north of US 441 and along the east and west sides of SR 121 (NW 22nd Street).

On January 26, 2009, the City Commission adopted Ordinance No. 070447 and assigned the following four land use categories to the 1778-acre Plum Creek: 1) Conservation; 2) Single-Family; 3) Residential Low-Density; and 4) Planned Use District (PUD) overlay with an underlying land use category of Agriculture.

Ordinance No. 070447 specified that Planned Development (PD) zoning must implement the Plum Creek areas with a land use designation of Single-Family, Residential Low-Density, and PUD (all of Plum Creek except those areas with a Conservation land use designation). Although Ordinance No. 070447 stated that the rezoning to PD for the portions designated Single-Family and Residential Low-Density could occur incrementally over time upon request of the owner/developer, the ordinance gave a time limit to the owner/developer of 18 months to have a PD rezoning ordinance adopted for the PUD portion of Plum Creek. If this time limit was not met, the consequence was that the PUD land use overlay would be automatically removed and thereby leave that portion of Plum Creek with a land use category of Agriculture.

On October 21, 2010, the City Commission adopted Ordinance No. 100189 and extended the subject PD rezoning deadline until July 26, 2012. On May 3, 2012, the City Commission adopted Ordinance No. 110700 and extended the deadline until July 26, 2016. On March 3, 2016, the City Commission adopted Ordinance No. 150540 and extended the deadline until July 26, 2018.

On June 15, 2017, the owner/developer submitted an application to have a PD rezoning ordinance adopted for the PUD portion of Plum Creek, and on October 26, 2017, the City Plan Board held a hearing on the application.

None.

The City Commission discuss the update and provide direction to staff on their preferred option.

MINUTES

Neighborhood Workshop

Proposed Large-Scale Land Use Amendment and Rezoning Gainesville Weyerhaeuser 121

Date: Monday, October 21, 2019

Time: 6:00 PM

Where: Senior Recreation Center at Northside Park
(5701 NW 34th Blvd, Gainesville, FL 32653)



A neighborhood workshop was held by the City of Gainesville to discuss changing the land use and zoning of the property owned by Weyerhaeuser Company in Northwest Gainesville (approximately 1,778 acres in total).

The purpose of the workshop was to inform neighboring property owners and interested members of the public of the nature of the proposals and to seek their input.

Brittany McMullen, Planner III, gave a brief presentation covering the property location and the proposed land use and zoning change, providing maps of existing land use and zoning as a reference. Liliana Kolluri, Environmental Coordinator, and Yvette Thomas, Planner IV, were also in attendance and assisted with answering questions from the public.

Questions were raised for clarification of existing designations versus proposed designations. One attendee asked for clarification on what the current land use designation is, to which Ms. McMullen pointed out the existing land use designations on the display map. Another attendee asked if the “yellow” areas on the map had already been rezoned to agriculture. Ms. McMullen explained that the underlying land use has not been changed, but the current zoning designation has not changed from its original designation of Alachua County Agriculture. In response to a question of whether the City will be changing the land use designations to match the agriculture zoning, Ms. McMullen explained that both the land use and the zoning must match, and that the City is proposing to change the land use designation to agriculture along with the zoning.

A neighboring property owner brought up concerns over the property’s access to GRU, telecommunications, and traffic at the intersection of US 441 and SR 121, and wanted to know how residential development may impact traffic. Ms. McMullen further clarified that the proposal was to remove the designation for residential development, and that there were no expected impacts to traffic, utilities, or telecommunications as a result of the agriculture designation. The designation of the property for agriculture would allow for the continuation of the current use at the site, silviculture, which is an agricultural use. The same property owner expressed concerns about the owner of the subject property coming back later to apply for another land use change to

develop the property. Ms. McMullen reiterated that the current petition was to designate the property to agriculture, and that the property owner does have the option of applying for a different designation in the future.

A question was asked regarding the location of the property in relation to the wellfield, to which Ms. Kolluri answered that the property is located within a wellfield. Another resident asked for clarification on the current zoning and why it was indicated as "Alachua County". Ms. McMullen explained that the property was zoned for agriculture within Alachua County at the time that it was annexed, and that the zoning designation had not yet been changed. The proposal at this time is to change the zoning designation to City of Gainesville Agriculture, which is overall very similar to the County's Agricultural zoning district. The same resident asked if any areas of conservation would remain, and Ms. McMullen explained that the existing conservation land use that is designated at the property would be changed to agriculture if the petition is approved. A follow up question was asked about whether or not the City has a conservation plan. Ms. McMullen replied that there is a conservation element in the City's Comprehensive Plan, however it would not apply to this property. A resident asked if changing the land use designation back to Agriculture would lead to a lawsuit, to which Ms. McMullen replied that she could not speak to that issue.

One resident asked why the project has taken so long and why there is a change being proposed now. Ms. McMullen explained that a deadline was in place for July of 2019 to designate a City zoning district, and that that deadline was not met. This is what prompted the City Commission to have a discussion and direct staff to change the land use and rezone the entire property to Agriculture.

A resident asked about the County's involvement in the issue, to which Ms. McMullen replied that the County does not typically get involved in land use and zoning changes for property that has been annexed into City limits, and the property was annexed in 2007. A question was raised as to how the City would provide for water and sewer at the property. Ms. McMullen explained that no changes in services are expected as a result of the land use and zoning change.

A question was raised about the schedule for the Comprehensive Plan change, to which Ms. McMullen replied that it is being processed as part of this request. One property owner expressed that he had assumed this proposal was a joint venture with the property owner. Ms. McMullen clarified that this petition was initiated by the City Commission.

Ms. McMullen gave a final reminder that the petitions would be heard before the City Plan Board on Thursday, October 24, 2019 at 6:30 p.m. and let attendees know that if they are unable attend the meeting but would like to relay comments to the Plan Board, they could e-mail her the comments and they would be passed along.

The meeting concluded at approximately 6:30 p.m.

190533B



City of Gainesville
 Department of Doing
 PO Box 490, Station 11
 Gainesville, FL 32627-0490
 306 NE 6th Avenue
 P: (352) 334-5022
 F: (352) 334-2648

WORKSHOP SIGN -IN FORM

Gainesville Weyerhaeuser 121 Neighborhood Workshop – 10/21/19

(Please print)

NAME	ADDRESS
Charles Peck Day/Onega Peck	4911 NW 37th Drive Gainesville 32605
Tina Adams	7820 NW 21st way Gainesville FL 32618
Levin Gaston	10606 SR 121 North
Rob & LaTrelle Davis	2031 NW 102 PL 32609
John SPRAGUE	2546 NW 119 Ave GNB 32609
L P LOGAN	2319 NW 119th Ave
EM LOGAN	2319 NW 119th Ave

190533B



City of Gainesville
Department of Doing
PO Box 490, Station 11
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306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

WORKSHOP SIGN -IN FORM

Gainesville Weyerhaeuser 121 Neighborhood Workshop – 10/21/19

(Please print)

NAME	ADDRESS
Emminger	7823 NW 20th Dr 32609 (Eryn's Gardens)
Juan Castillo	30
David Coffey	
Tim JACKSON	
Lawrence Calder	

Neighborhood Workshop

Proposed Large-Scale Land Use Amendment and Rezoning

Date: Monday, October 21, 2019

Time: 6:00 PM



Where: Senior Recreation Center at Northside Park
5701 NW 34th Blvd, Gainesville, FL 32653

A neighborhood workshop will be held by the City of Gainesville to discuss changing the land use and zoning designations of approximately 1,778 acres for a property located to the west and east of State Road 121 and north of NW 77th Avenue (a reference map is included on Page 2 of this notification).

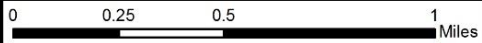
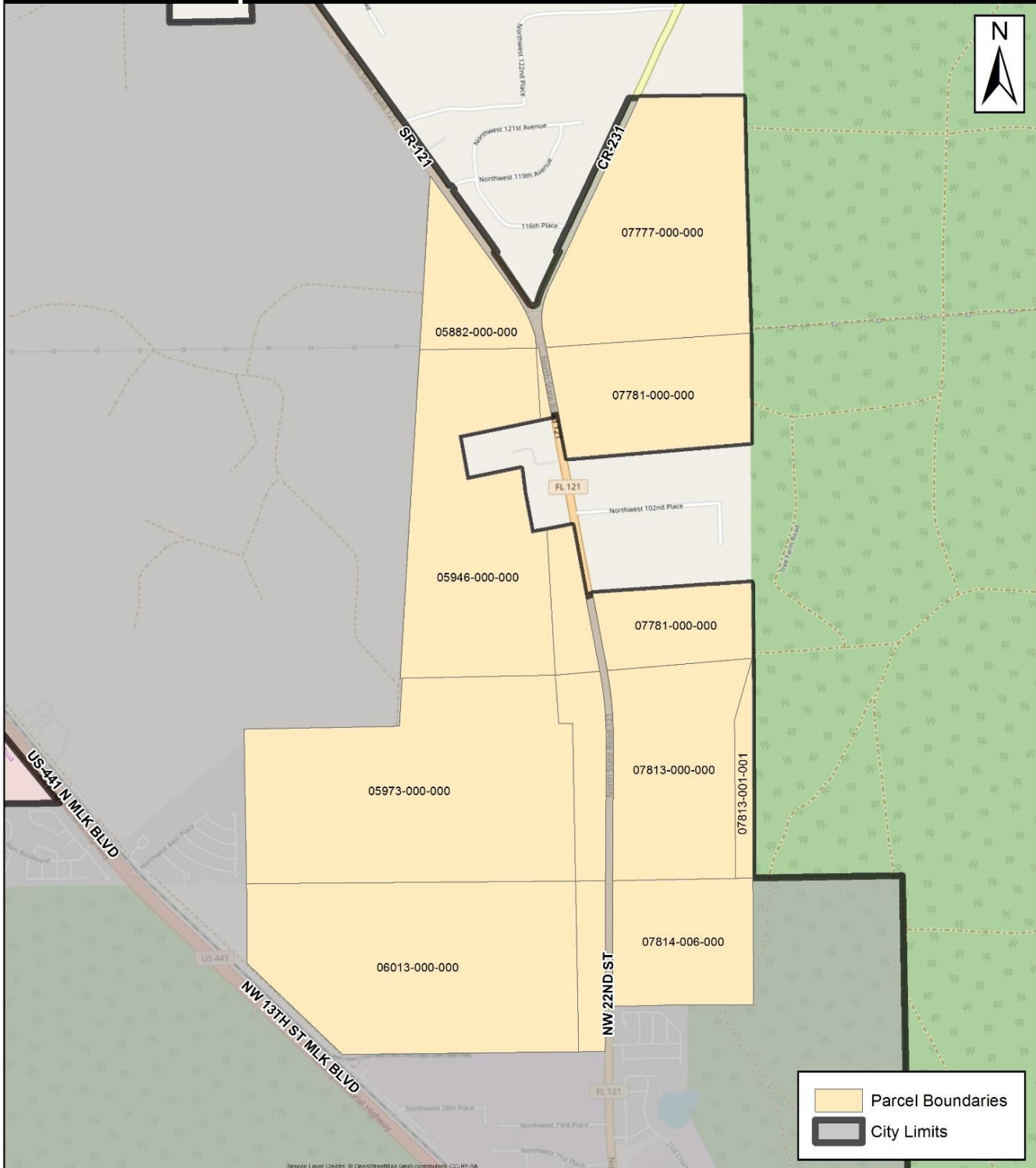
The proposal is to change the future land use designation of the property from Planned Use District (PUD), Residential Low-Density (RL), Single-Family Residential (SF) and Conservation (CON) to Agriculture (AGR); and to rezone the property to City of Gainesville Agriculture (AGR).

Contact Brittany McMullen (Planner) at McMullenBA@CityofGainesville.org or (352) 393-8688 if you need more information or if you cannot attend the workshop and you wish to provide comments.

This is not a public hearing. The purpose of the meeting is to inform neighboring property owners and interested members of the public of the nature of the proposals and to seek their input.

Gainesville.
Citizen centered
People empowered

Gainesville Weyerhaeuser 121 - Area Map



10/2/19

190533B

Public Notice

The City of Gainesville Department of Doing will hold a neighborhood workshop to discuss proposed land use and zoning changes at a property generally located along the east and west sides of SR 121 and north of NW 77th Ave. The proposal is to change the future land use designation of approximately 1,778 acres from Planned Use District (PUD), Residential Low-Density (RL), Single-Family Residential (SF) and Conservation (CON) to Agriculture (AGR); and to rezone the property to City of Gainesville Agriculture (AGR). The purpose of the meeting is to inform neighboring property owners and interested members of the public of the nature of the proposal and to seek their input. The meeting will be held on Monday, October 21, 2019 at 6:00 p.m. at the Senior Recreation Center at Northside Park (5701 NW 34th Blvd, Gainesville, FL 32653). Contact the Department of Doing at (352) 393-8620 (or by email at cogplanning@cityofgainesville.org) for more information.

GF-GH09484

Neighborhood Workshop Notice

07814-100-135 SR 121 project
ADAMS & ADAMS
7808 NW 20TH WAY
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-090 SR 121 project
ADAMS ROBERT L SR & TINA L
7820 NW 21ST WAY
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-079 SR 121 project
AGUAYO & DIAZ
2114 NW 78TH PL
GAINESVILLE FL 32609

Neighborhood Workshop Notice

06013-003-000 SR 121 project
ALACHUA COUNTY
408 W UNIVERSITY AVE STE 106
GAINESVILLE FL 32601

Neighborhood Workshop Notice

07781-001-000 SR 121 project
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

07814-100-075 SR 121 project
ALFORD RYAN PEACHMAN & HOLLY
DAVIS
7843 NW 20TH DR
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-105 SR 121 project
ANTOINE-DIALLOBE JULIE P
7751 NW 21ST DR
GAINESVILLE FL 32609

Neighborhood Workshop Notice

06011-001-000 SR 121 project
ARC IV L.L.C.
PO BOX 61102
CHICAGO IL 60606

Neighborhood Workshop Notice

05882-010-059 SR 121 project
BAGEANT BETTY H
1609 NE 30TH ST
OCALA FL 34479-3333

Neighborhood Workshop Notice

07814-100-002 SR 121 project
BAILEY CORTLAND & KATHERINE
2143 NW 77TH AVE
GAINESVILLE FL 32653

Neighborhood Workshop Notice

07814-100-098 SR 121 project
BANNER MARIENE FAITH
2135 NW 78TH PL
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-097 SR 121 project
BLAKLEY & STAMPER
2145 NW 78TH PL
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-078 SR 121 project
BLOODWORTH DERRICK & LATRICIA
2110 NW 78TH PL
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-030-012 SR 121 project
BLUE JAMES D & JENNIFER M
2146 NW 75TH PL
GAINESVILLE FL 32653

Neighborhood Workshop Notice

07814-100-118 SR 121 project
BOYKIN MICHELLE LATRICE
7816 NW 21ST DR
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07784-000-000 SR 121 project
BRABHAM BETTY
3110 SE 29TH LN
GAINESVILLE FL 32641-9343

Neighborhood Workshop Notice

07814-100-094 SR 121 project
BROCK HAROLD CRAIG & AMY
MELISSA
7811 NW 21ST WAY
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-010-065 SR 121 project
BUSHEE & SMITH
11814 NW 25TH DR
GAINESVILLE FL 32609-4013

Neighborhood Workshop Notice

07814-100-041 SR 121 project
CAMACHO MARIA ELENA
2147 NW 76TH PL
GAINESVILLE FL 32653

Neighborhood Workshop Notice

07782-003-000 SR 121 project
CASE RONALD E & NANCY L
1917 NW 102ND PL
GAINESVILLE FL 32653-0972

Neighborhood Workshop Notice

07814-100-093 SR 121 project
CENTENO EBED
7801 NW 21ST WAY
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07781-002-000 SR 121 project
CITY OF GAINESVILLE
200 E UNIVERSITY AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

05882-010-050 SR 121 project
CLARK ALFRED L II TRUSTEE
102 BLACK CREEK RD
OSWEGO NY 13126

Neighborhood Workshop Notice

07814-100-082 SR 121 project
COBIA PHILLIP K & CRYSTAL S
2130 NW 78TH PL
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-033 SR 121 project
COWART MARALYN
2142 NW 76TH PL
GAINESVILLE FL 32609-5849

Neighborhood Workshop Notice

05882-010-056 SR 121 project
CRUCE & CRUCE
11808 NW COUNTY RD 231
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-095 SR 121 project
CURRY SHANORA
2165 NW 78TH PL
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-010-067 SR 121 project
DANIEL CUSTODIAN & ROWE
11732 NW 25TH DR
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07785-000-000 SR 121 project
DAVIS ROBERT E & CLAUDIA LATR
2031 NW 102ND PL
GAINESVILLE FL 32653

Neighborhood Workshop Notice

07785-002-000 SR 121 project
DENNIS RHONDA GWEN
11039 NW 60TH TER
ALACHUA FL 32615

Neighborhood Workshop Notice

07814-100-038 SR 121 project
DIX STAR N
7610 NW 21ST WAY
GAINESVILLE FL 32609-5081

Neighborhood Workshop Notice

07785-001-000 SR 121 project
DOLWICK & PEREZ
10207 N SR 121
GAINESVILLE FL 32653

Neighborhood Workshop Notice

07814-100-068 SR 121 project
DORTCH ALYSSA ANN & RANCE
7757 NW 20TH DR
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-076 SR 121 project
EDMUNDSON NICHOLAS E & APRIL
2100 NW 78TH PL
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-073 SR 121 project
EMMINGER JEFFREY & JULIE
7823 NW 20TH DR
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-000 SR 121 project
ERYN'S GARDEN AT BUCK BAY
HOMEOWNERS ASSN
5522 NW 43RD ST # B
GAINESVILLE FL 32653

Neighborhood Workshop Notice

05984-000-000 SR 121 project
ESTEPP & LEE & LEE CO-TRUSTEES
8717 NW 13TH ST
GAINESVILLE FL 32653

Neighborhood Workshop Notice

07814-100-034 SR 121 project
EVANS & EVANS
2148 NW 76TH PL
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-037 SR 121 project
FELIX EMMANUEL
7620 NW 21ST WAY
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-001 SR 121 project
FENTON SIMON PAUL & MELISSA S
2149 NW 77TH AVE
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-010-055 SR 121 project
FLETCHER & FLETCHER
1731 NW 6TH ST STE H
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-074 SR 121 project
FOTI WILLIAM
7833 NW 20TH DR
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-137 SR 121 project
GARVIN & MERRICKS-GARVIN
7745 NW 20TH WAY
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05946-002-000 SR 121 project
GASTON WILLIAM G
4901 NW 93RD AVE
GAINESVILLE FL 32653-7823

Neighborhood Workshop Notice

07814-100-067 SR 121 project
GONZALEZ & PANTOJA & RODRIGUEZ
7747 NW 20TH DR
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-010-001 SR 121 project
GOSWICK & HALES
12132 NW COUNTY ROAD 231
GAINESVILLE FL 32609-4034

Neighborhood Workshop Notice

07814-100-084 SR 121 project
GREEN ROBERT LEE & MARIANA
2140 NW 78TH PL
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05982-000-000 SR 121 project
GREENE CLIFTON W JR
PO BOX 94
MCALPIN FL 32062

Neighborhood Workshop Notice

07814-100-070 SR 121 project
GREINER LEONA
7777 NW 20TH DR
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07778-001-000 SR 121 project
HARRIS & LARSEN & LARSEN &
LARSEN
12214 NW COUNTY ROAD 231
GAINESVILLE FL 32609-4036

Neighborhood Workshop Notice

07814-100-071 SR 121 project
HARRIS DAVIE & ZALENE
7787 NW 20TH DR
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-039 SR 121 project
HARRIS MARSHAL R
2157 NW 76TH PL
GAINESVILLE FL 32609-5853

Neighborhood Workshop Notice

07814-100-083 SR 121 project
HAYES ALTAMESE D
2134 NW 78TH PL
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-092 SR 121 project
HICKMAN TELVA A
7800 NW 21ST WAY
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-010-022 SR 121 project
HILL JOHN T TRUSTEE
2536 NW 119TH AVE
GAINESVILLE FL 32653

Neighborhood Workshop Notice

07814-100-088 SR 121 project
HILL MARK HEIRS
7840 NW 21ST WAY
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-010-058 SR 121 project
HILL JAMES A
1424 SE 17TH DR
GAINESVILLE FL 32641

Neighborhood Workshop Notice

07814-100-077 SR 121 project
HOUGH & WEESE
2104 NW 78TH PL
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07778-005-000 SR 121 project
HUNTER W D & MARCIA
12311 NW COUNTY ROAD 231
GAINESVILLE FL 32609-4037

Neighborhood Workshop Notice

07814-100-117 SR 121 project
JACKSON CHARLES A
7806 NW 21ST TER
GAINESVILLE FL 32609

Neighborhood Workshop Notice
05882-010-051 SR 121 project
JACKSON S L
11919 NW 23RD DR
GAINESVILLE FL 32609-4018

Neighborhood Workshop Notice
07814-100-081 SR 121 project
JENKINS SAMUEL JOSEPH
2124 NW 78TH DR
GAINESVILLE FL 32609

Neighborhood Workshop Notice
07814-100-040 SR 121 project
KING JAMIE LOU
2151 NW 76TH PL
GAINESVILLE FL 32653

Neighborhood Workshop Notice
05882-010-049 SR 121 project
LOGAN L P & ELVIRA
PO BOX 47
LACROSSE FL 32658

Neighborhood Workshop Notice
07814-100-069 SR 121 project
LUI & LUI
7767 NW 20TH DR
GAINESVILLE FL 32609

Neighborhood Workshop Notice
05882-010-066 SR 121 project
MARIANA MARIA
805 NE 11TH
GAINESVILLE FL 32601

Neighborhood Workshop Notice
05882-010-074 SR 121 project
MCCOY THERESA A
2335 NW 116TH PL
GAINESVILLE FL 32609

Neighborhood Workshop Notice
07779-001-000 SR 121 project
NOLAN PATRICK W
12421 NW COUNTY RD 231
GAINESVILLE FL 32609

Neighborhood Workshop Notice
07814-100-087 SR 121 project
OIKONOMOU & RAPTIS W/H
2154 NW 78TH PL
GAINESVILLE FL 32609

Neighborhood Workshop Notice
05882-010-020 SR 121 project
PFALZGRAF JACQUELINE
12002 NW 25TH DR
GAINESVILLE FL 32609

Neighborhood Workshop Notice
05882-010-076 SR 121 project
JAMES & JAMES
PO BOX 357991
GAINESVILLE FL 32635

Neighborhood Workshop Notice
05882-010-003 SR 121 project
JOHNSON C P & LILLIAN
2207 NW 121ST AVE
GAINESVILLE FL 32609-4004

Neighborhood Workshop Notice
07814-100-102 SR 121 project
KING GUSSIE MAE
7825 NW 21DT DR
GAINESVILLE FL 32609

Neighborhood Workshop Notice
07814-100-036 SR 121 project
LONG WIMBERLY CHARLES
7630 NW 21ST WAY
GAINESVILLE FL 32609

Neighborhood Workshop Notice
07814-100-091 SR 121 project
LYKENS DAVID WAYNE
7810 NW 21ST WAY
GAINESVILLE FL 32609

Neighborhood Workshop Notice
05882-010-069 SR 121 project
MASSONI MICHAEL
11712 NW 25TH DR
GAINESVILLE FL 32609

Neighborhood Workshop Notice
05882-010-064 SR 121 project
MERKLEY BRENDA
2525 NW 119TH AVE
GAINESVILLE FL 32609

Neighborhood Workshop Notice
05882-002-000 SR 121 project
NORTH CENTRAL FLORIDA BAPTIST
ASSN
2630 NW 39TH AVE
GAINESVILLE FL 32605-4713

Neighborhood Workshop Notice
05882-010-000 SR 121 project
OWENS-ILLINOIS DEVELOPMENT CO
PO BOX 4937
GREENWICH CT 06831

Neighborhood Workshop Notice
07814-100-134 SR 121 project
PITT-MCCLELLAND JESSE P & LAUREN
ASHLEY
7754 NW 20TH WAY
GAINESVILLE FL 32609

Neighborhood Workshop Notice
07814-100-123 SR 121 project
JENKINS NACE JR HEIRS
7753 NW 21ST TER
GAINESVILLE FL 32609

Neighborhood Workshop Notice
07814-100-089 SR 121 project
KELLOCK ALEC & STACEY
7830 NW 21ST WAY
GAINESVILLE FL 32609

Neighborhood Workshop Notice
07778-000-000 SR 121 project
LARSEN & LARSEN & LARSEN
12214 NW COUNTY RD 231
GAINESVILLE FL 32609-4036

Neighborhood Workshop Notice
05882-010-004 SR 121 project
LOVEDAHL ETTA MARG
2202 NW 121ST AVE
GAINESVILLE FL 32609-4004

Neighborhood Workshop Notice
07814-100-035 SR 121 project
MANSOLO DALLAS D
7640 NW 21ST WAY
GAINESVILLE FL 32609

Neighborhood Workshop Notice
07782-002-000 SR 121 project
MCCLURE & SPURLING-WOOD
1815 NW 102ND PL
GAINESVILLE FL 32653

Neighborhood Workshop Notice
05882-010-002 SR 121 project
MORRISON J S & SHIRLEY
12112 NW COUNTY ROAD 231
GAINESVILLE FL 32609-4034

Neighborhood Workshop Notice
05981-000-000 SR 121 project
NSA PROPERTY HOLDINGS LLC
6327 EDGEWATER DR
ORLANDO FL 32810

Neighborhood Workshop Notice
05882-010-072 SR 121 project
PERRY WILMA JR & YVONNE
2419 NW 116TH PL
GAINESVILLE FL 32609-4012

Neighborhood Workshop Notice
07814-100-086 SR 121 project
PRITCHARD VICTORIA STUART
2150 NW 78TH PL
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-133 SR 121 project
PULLEY CARMEN N
7744 NW 20TH WAY
GAINESVILLE FL 32609-5856

Neighborhood Workshop Notice

07814-100-101 SR 121 project
RAMKUMAR RUSSEL & MALA
7746 NW 21ST DR
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-010-075 SR 121 project
ROEBUCK ROBERT
2325 NW 116TH PL
GAINESVILLE FL 32609-4012

Neighborhood Workshop Notice

07814-100-080 SR 121 project
ROLDAN RUTH EMILE
2120 NW 78TH PL
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-085 SR 121 project
SABOL ANTHRA DE ANGELO
2144 NW 78TH PL
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-010-057 SR 121 project
SANNER DAPHNE A
PO BOX 1089
HIGH SPRINGS FL 32655-1089

Neighborhood Workshop Notice

07814-100-120 SR 121 project
SCOTT DENISE W
7827 NW 21ST TER
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-010-024 SR 121 project
SIMPKINS JOSEPH & STEPHANIE
12013 N STATE RD 121
GAINESVILLE FL 32653

Neighborhood Workshop Notice

05882-010-070 SR 121 project
SMITH DARYL
11702 NW 25TH DR
GAINESVILLE FL 32609-4013

Neighborhood Workshop Notice

05882-010-023 SR 121 project
SPRAGUE JOHN WALTER & LESLEY
2546 NW 119TH AVE
GAINESVILLE FL 32609-4008

Neighborhood Workshop Notice

07814-100-119 SR 121 project
STERLING LACEAL M
7826 NW 21ST TER
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-030-013 SR 121 project
STEWART RONNIE WAYNE & COLEEN
ANN
7474 NW 75TH PL
GAINESVILLE FL 32653

Neighborhood Workshop Notice

07814-100-103 SR 121 project
SUAREZ JR & VALENTIN H/W
7815 NW 21ST DR
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-096 SR 121 project
SWINDLE STEVEN & ELIZABETH
2155 NW 78TH PL
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-010-071 SR 121 project
SZERENCSES ROBERT FERENC
2625 SW 75TH ST APT 920
GAINESVILLE FL 32608

Neighborhood Workshop Notice

07814-100-122 SR 121 project
TURNBULL MARVA METELA
7807 NW 21ST TER
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-010-054 SR 121 project
WALDROP STACEY L
11828 NW COUNTY RD 231
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-116 SR 121 project
WARREN MARK & RACHEL N
7752 NW 21ST TER
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-000-000 SR 121 project
WEYERHAEUSER COMPANY
100 PROFESSIONAL CENTER DR
BRUNSWICK GA 31525

Neighborhood Workshop Notice

07814-100-072 SR 121 project
WHITE BEVERLY
PO BOX 6038
GAINESVILLE FL 32627

Neighborhood Workshop Notice

07814-100-099 SR 121 project
WHITE LORRAINE MORGAN
7812 NW 21ST DR
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05983-000-000 SR 121 project
WHITNEY MHC LLC
31200 NORTHWESTERN HIGHWAY
FARMINGTON HILLS MI 48334

Neighborhood Workshop Notice

05882-010-068 SR 121 project
WILKERSON REUBEN & RACHAEL L
11722 NW 25TH DR
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-104 SR 121 project
WILLIAMSON DEREK A & DEBRA D
7805 NW 21ST DR
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-100 SR 121 project
WILSON DEVERN Y
7756 NW 21ST DR
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07779-000-000 SR 121 project
WINDLE HARRY NEAL & ARLINE
FRANCES
12425 NW COUNTY RD 231
GAINESVILLE FL 32609-4037

Neighborhood Workshop Notice

07814-100-003 SR 121 project
WITT JOHN W JR & JENNIFER C
2139 NW 77TH AVE
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-121 SR 121 project
WOULARD GARY & TAVORA
7817 NW 21ST TER
GAINESVILLE FL 32609

Neighborhood Workshop Notice

06013-006-000 SR 121 project
YELVINGTON GAINESVILLE LLC
2328 BELLEVUE AVE
DAYTONA BEACH FL 32114

Neighborhood Workshop Notice

5th Avenue
ROBERTA PARKS
616 NW 8 ST
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

CITY OF GAINESVILLE
ATTN: MIKE HOGE
PO BOX 490 MS 11
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Azalea Trails
MARIE SMALL
1265 SE 12 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Black Acres/Black Pines
REGINA HILLMAN
506 NW 30 STREET
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Carol Estates South
BECKY RUNNESTRAND
1816 NE 16 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Cedar Grove II
HELEN HARRIS
1237 NE 21 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Creekwood
HELEN SCONYERS
2056 NW 55 BLVD.
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

Northwood at Possum Creek
WES WHEELER
4728 NW 37 WAY
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval
GILBERT S MEANS, SR
PO BOX 7
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Edgewood Hills
BONNIE O'BRIAN
2329 NW 30 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Elizabeth Place
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

LEE NELSON
DIRECTOR OF REAL ESTATE – UF
PO BOX 113135
GAINESVILLE, FL 32611-3135

Neighborhood Workshop Notice

Gateway Park
HAROLD SAIVE
1716 NW 10 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Greater Northeast Community
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Grove Street
MARIA HUFF-EDWARDS
1102 NW 4 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Hibiscus Park
CAROL BISHOP
2616 NW 2 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Hidden Lake
GEORGE KASNIC
2116 NW 74 PL
GAINESVILLE, FL 32653

Neighborhood Workshop NoticeNeighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kensington Park
MAXINE HINGE
5040 NW 50 TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Kingswood Court
BARBARA KELLEHER
5350 NW 8 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Kirkwood
JANE BURMAN-HOLTON
701 SW 23 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Lampighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Landmark Woods
JACK OSGARD
4332 NW 12 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Landmark Woods
PETER JANOSZ
3418 NW 37 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Woodland Terrace
 PETER PRUGH
 207 NW 35 ST
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Lincoln Estates
 DORIS EDWARDS
 1040 SE 20 ST
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Mason Manor
 JOANNA LEATHERS
 2550 NW 13 AVE
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Mill Pond
 HAROLD HANEL
 309 NW 48 BLVD
 GAINESVILLE, FL 32607

Neighborhood Workshop Notice

North Lincoln Heights
 ANDREW LOVETTE SR.
 430 SE 14 ST
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwood
 SUSAN W WILLIAMS
 P.O. BOX 357492
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Northeast Neighbors
 SHARON BAUER
 1011 NE 1 AVE
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwest Estates
 VERN HOWE
 3710 NW 17 LN
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Oakview
 DEBRA BRUNER
 914 NW 14 AVE
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Phoenix
 APRIL JONES
 3214 SW 26 TERR, APT B
 GAINESVILLE, FL 32608

Neighborhood Workshop Notice

Appletree
 JUDITH MORROW
 3616 NW 54 LANE
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pine Park
 DELORES BUFFINGTON
 721 NW 20 AVE
 GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kirkwood
 KATHY ZIMMERMAN
 1127 SW 21 AVE
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Pleasant Street
 DOTTY FAIBISY
 505 NW 3 ST
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters Community
 GIGI SIMMONS
 712 SW 5 ST
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Rainbows East
 JOE THOMAS
 5014 NW 24 TER
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Rainbows End
 SYLVIA MAGGIO
 4612 NW 21 DR
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Raintree
 RONALD BERN
 1301 NW 23 TER
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
 ROB GARREN
 1805 NW 34 PL
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
 KERRI CHANCEY
 1310 NW 30 ST
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Royal Gardens
 DOUGLAS BURTON
 2720 NW 27 PL
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Shadow Lawn Estates
 CONNIE SPITZNAGEL
 3521 NW 35 PL
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

South Black Acres
 DEANNA MONAHAN
 14 SW 32 ST
 GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Southeast Evergreen Trails
 MAUREN RESCHLY
 1208 SE 22 AVE
 GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springhill/Mount Olive
 VIVIAN FILER
 1636 SE 14 AVE
 GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springtree
 KATHY MEISS
 2705 NW 47 PL
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Stephen Foster
 ROBERT PEARCE
 714 NW 36 AVE
 GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Suburban Heights
 BETH GRAETZ
 4321 NW 19 AVE
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
 KELLY AISSIN
 4306 SW 5 AVE
 GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Sutters Landing
PETER REBMAN
3656 NW 68 LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
ATTN: URBAN DIRECTOR
4055 NW 86 BLVD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PLACE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
1710 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
MARCIA GREEN
2215 NW 21 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Pineridge
BERNADINA TUCKER
721 NW 20 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Front Porch Florida, Duval
JUANITA MILES HAMILTON
2419 NE 8 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
712 SW 5 STREET
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board
VICK McGRATH
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

University of Florida
LINDA DIXON
PO BOX 115050
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

University Park
ROBERT MOUNTS
1639 NW 11 RD
GAINESVILLE, FL 32605-5319

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
13840 W NEWBERRY RD
NEWBERRY, FL 32669

Neighborhood Workshop Notice

University Park
RICHARD DOTY
2158 NW 5 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
SANDRA WATTS KENNEDY
514 NW 31 LANE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Bivens North Association
PENNY WHEAT
2530 SW 14 DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

BELLINGTON'S CUSTOM SERVICE
% BRAXTON LINTON
1907 SE HAWTHORNE RD
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-19-128 LUC</u>	Fee: \$ <u>N/A</u>
1 st Step Mtg Date: <u>N/A</u>	EZ Fee: \$ <u>N/A</u>
Tax Map No. <u>2447, 2448, 2547, 2548, 2647, 2648, 2747, 2748, 2846, 2847, 2848, 2849, 2946, 2947, 2948, 2949</u>	Receipt No. <u>N/A</u>
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

Owner(s) of Record (please print)	
Name: <u>Weyerhaeuser Company</u>	
Address: <u>100 Professional Center Dr</u>	
<u>Bunswick, GA 31525</u>	
Phone: _____	Fax: _____
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name: <u>City of Gainesville</u>	
Address: <u>PO Box 490, Station 11</u>	
<u>Gainesville, FL</u>	
Phone: <u>352-334-5023</u>	Fax: _____

Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.

REQUEST

Check applicable request(s) below:

Future Land Use Map <input checked="" type="checkbox"/>	Zoning Map <input type="checkbox"/>	Master Flood Control Map <input type="checkbox"/>
Present designation: <u>See Below</u>	Present designation: _____	Other <input type="checkbox"/> Specify: _____
Requested designation: <u>AGR</u>	Requested designation: _____	

INFORMATION ON PROPERTY

1. Street address: <u>N/A</u>
2. Map no(s): _____
3. Tax parcel no(s): <u>07777-000-000, 07781-000-000, 05882-000-000, 05946-000-000, 07813-000-000, 05973-000-000, 06013-000-000, 07814-006-000, 07813-001-001</u>
4. Size of property: <u>1,779</u> acre(s)

*All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more **must** be accompanied by a market analysis report.*

Certified Cashier's Receipt:

Present Land Use Designations:

- Planned Use District (PUD)
- Residential Low Density (RL)
- Single-Family (SF)
- Conservation (CON)

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
 - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser’s Office, etc.
 - c. Must correctly describe the property being submitted for the petition.
 - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340’); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES (NOTE: All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.)

A. What are the existing surrounding land uses?
 (Surrounding land use map to be provided as part of Staff Report)

North

Rural/Agriculture (Alachua County)
 Public and Institutional Facilities (City of Gainesville)

South

Residential Low (City of Gainesville)
 Industrial (City of Gainesville)
 Agriculture (City of Gainesville)

East

Preservation (Alachua County)
 Agriculture (Alachua County)
 Agriculture (City of Gainesville)

West

Conservation (City of Gainesville)
 Residential Low (City of Gainesville)
 Single-Family Residential (City of Gainesville)
 Industrial (City of Gainesville)

B. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO _____ YES _____ If yes, please explain why the other properties cannot accommodate the proposed use?

N/A

C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

The request does not involve non-residential development.

Residential streets

Noise and lighting

D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO ___ YES X (If yes, please explain below)

See Staff Report.

E. Does this request involve either or both of the following?

a. Property in a historic district or property containing historic structures?

NO X YES ___

b. Property with archaeological resources deemed significant by the State?

NO X YES ___

F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community): N/A

Redevelopment ___

Urban Infill ___

Activity Center ___

Urban Fringe ___

Strip Commercial ___

Traditional Neighborhood ___

Explanation of how the proposed development will contribute to the community.

See Staff Report.

G. What are the potential long-term economic benefits (wages, jobs & tax base)?

See Staff Report.

H. What impact will the proposed change have on level of service standards?

See Staff Report.

Roadways

Recreation

Water and Wastewater

Solid Waste

Mass Transit

I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO ____

YES ____ (please explain)

See Staff Report.

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

City of Gainesville
Owner/Agent Signature

9/27/19
Date

STATE OF FLORIDA
COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____, 20____, by (Name)
_____.

Signature – Notary Public

Personally Known ____ OR Produced Identification ____ (Type) _____