
Hatchet Creek Land Use Amendment

City Commission Meeting

Gainesville, Florida

April 16, 2008

Special Meeting to Consider

- Amending ordinance to include entire 500 acre site
 - Modifying conditions as requested by Applicant
 - Directing staff to work with Applicant on the transmittal ordinance and bring it back to the first available Commission meeting
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Land Use Amendment Process Update

- Numerous discussions with City and Airport Authority representatives
 - Reduced discussion points regarding 36 conditions to 10 requested revisions
 - Produced all requested additional information
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If No Changes To Conditions

Status quo land use and zoning will apply

- No PUD or PD
 - 1,100 homes on 300 acres
 - 200 acres Industrial
 - Lower price point homes
 - No integrated environmental plan
 - No master storm water plan
 - No airport easement
 - No notice to homeowners
 - Limited better building materials
 - Homes in 65+ dnl noise contour
 - No ALF, Retail or Office
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Critical Changes

- Have PUD apply to entire site
 - Improve environmental conditions
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Requested Changes To Conditions - #1

- Modify Condition A to modify the following:
 - Place PUD over entire site
 - 1,500 residential units and 400 ALF beds
 - No residential or ALF beds in 65 + dnl noise contour east of golf course in land currently zoned industrial (in compliance with FAA letter)
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Why Place PUD On Entire Property?

- Needed for highest quality development
 - Needed for mixed-use activities
 - Better for wetlands
 - Better for storm water management
 - Better for water quality
 - More compatible with surrounding land uses
 - Golf course
 - Residential in County east of property
 - Maximizes economic impact
 - Revenues to City - \$5.2 million/yr
 - Ad valorem taxes - \$10 million/yr
 - 1,580 permanent jobs created (824 on-site, 756 off-site)
 - Disposable income added to East Gainesville - \$100 million/yr
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Advantages of PUD on Entire Property

- Mitigation plan can be developed over all parcels
 - Master storm water plan can be developed for all parcels
 - Integration of storm water renovation with wetland restoration and enhancement
 - More effective plan for treatment of golf course run-off into Little Hatchet Creek
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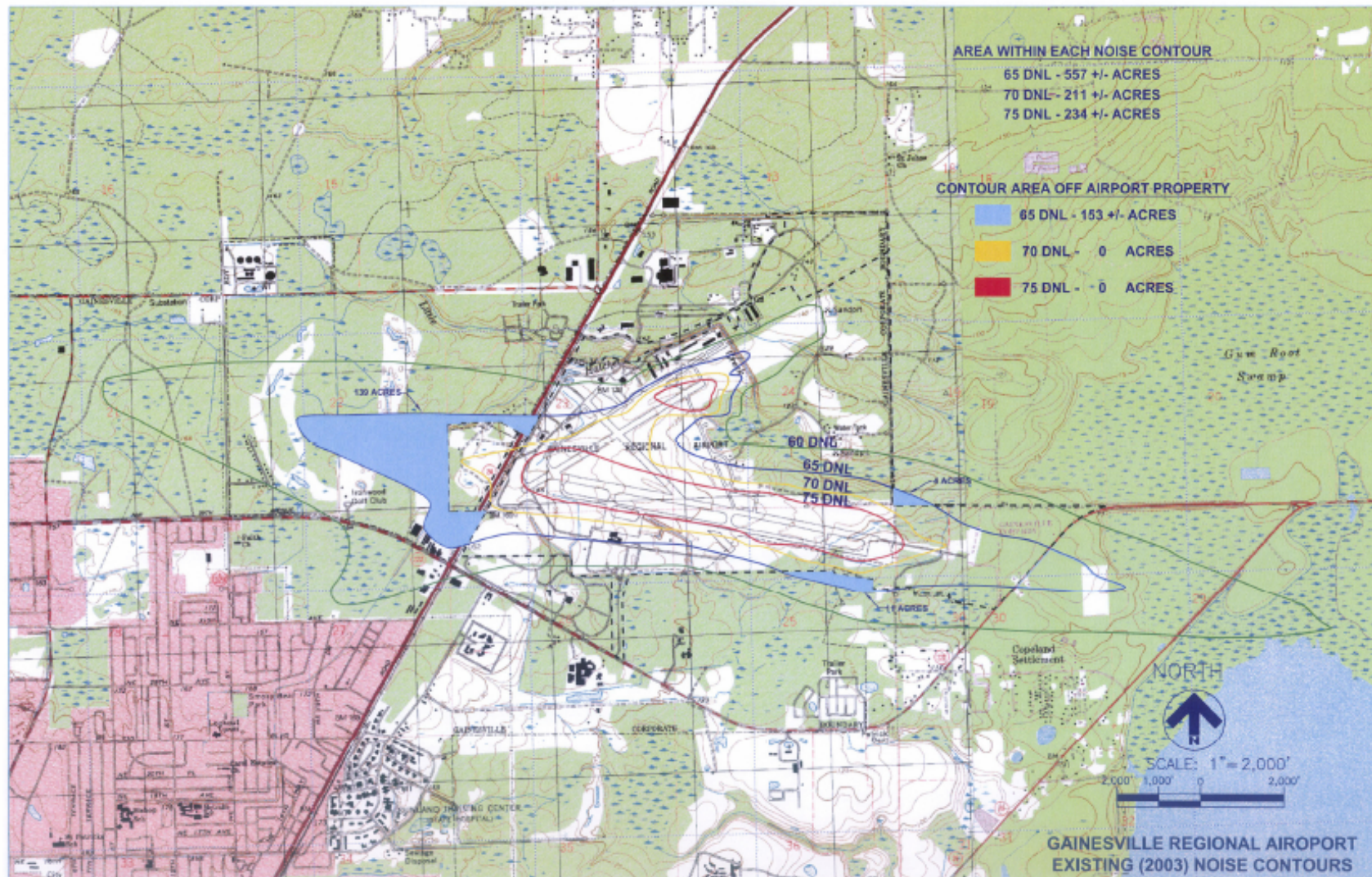
Advantages of Residential vs. Industrial

- Residential provides for greater potential to cluster development to avoid environmentally sensitive areas
 - Residential development results in less storm water runoff
 - Comparison of residential vs. industrial impervious surface requirements are as follows:
 - Industrial 75-80%
 - Single Family 25-40%
 - High Density Residential 65%
 - Residential development is more compatible with adjacent uses (*i.e.*, golf course and other residential)
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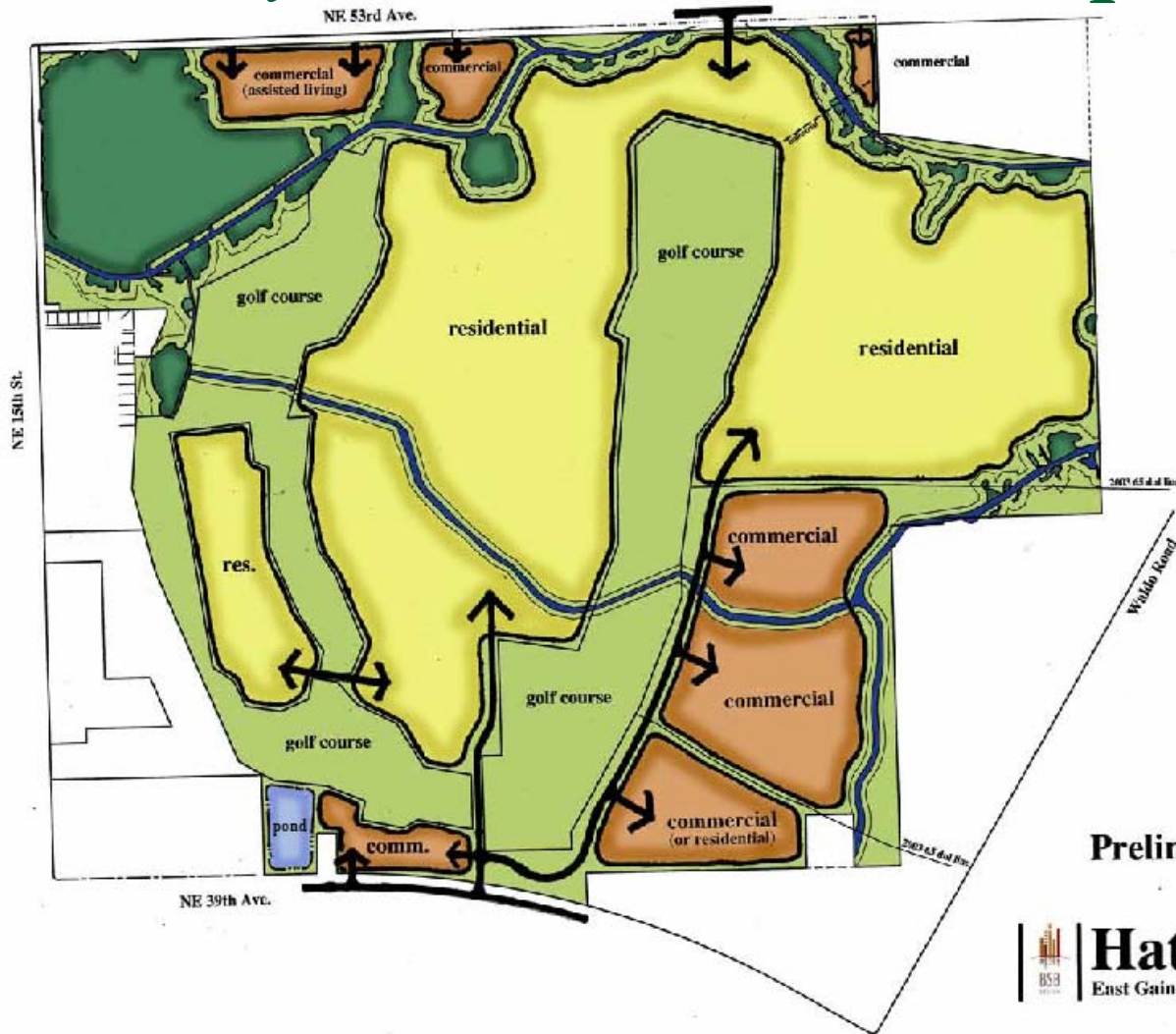
Airport Compatibility

- Residential Land Use outside the 65+ dnl is outside the purview of the FAA and the Airport Authority
 - Already have development rights within the 65+ dnl on the western 300 acres
 - If Residential is allowed on the eastern 200 acres
 - Residential would be limited to outside the 65+ dnl
 - Residential is more compatible with adjacent residential and recreational land uses
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Figure 5-2
2023 NOISE CONTOURS



Preliminary Illustrative Concept Plan



Preliminary Concept Plan

 **Hatchet Creek**
East Gainesville Development Partners LLC



Requested Changes To Conditions - #2

- Revised Condition E to require:
 - All primary, secondary and cumulative impacts to wetlands will be mitigated
 - Required mitigation will be quantitatively determined using the UMAM
 - No net loss of wetland acreage on the entire 500 acre site
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Environmental Conditions On-site

Pre-Project Condition

- Ecosystem has been severely altered for over 40 years
- All historical wetlands have been drained and are severely degraded
- All historic creek areas have been excavated/ditched
- Many of the “regulated” creeks are ditches excavated through uplands
- Wetlands are degraded and will continue to decline without future remedial action
- Untreated storm water enters Little Hatchet Creek from the golf course and off-site areas

Post-Project Condition

- Enhancement of Little Hatchet Creek and wetland drainage systems
 - Construction of storm water renovation systems including run-off from golf course and off-site untreated storm water
 - Creation and enhancement of on-site wetlands
 - Addresses downstream potential of cumulative impacts to water quality
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Polluted Ditch on Hatchet Creek site



Little Hatchet Creek Berm on Hatchet Creek site



Little Hatchet Creek on Hatchet Creek site



Existing Impacted Wetlands on Hatchet Creek site



Existing Impacted Wetland on Hatchet Creek site



Existing Impacted Wetland on Hatchet Creek site



Un-drained Cypress Wetland during drought (NOT on Hatchet Creek site)



Existing Impacted Wetlands on Hatchet Creek site



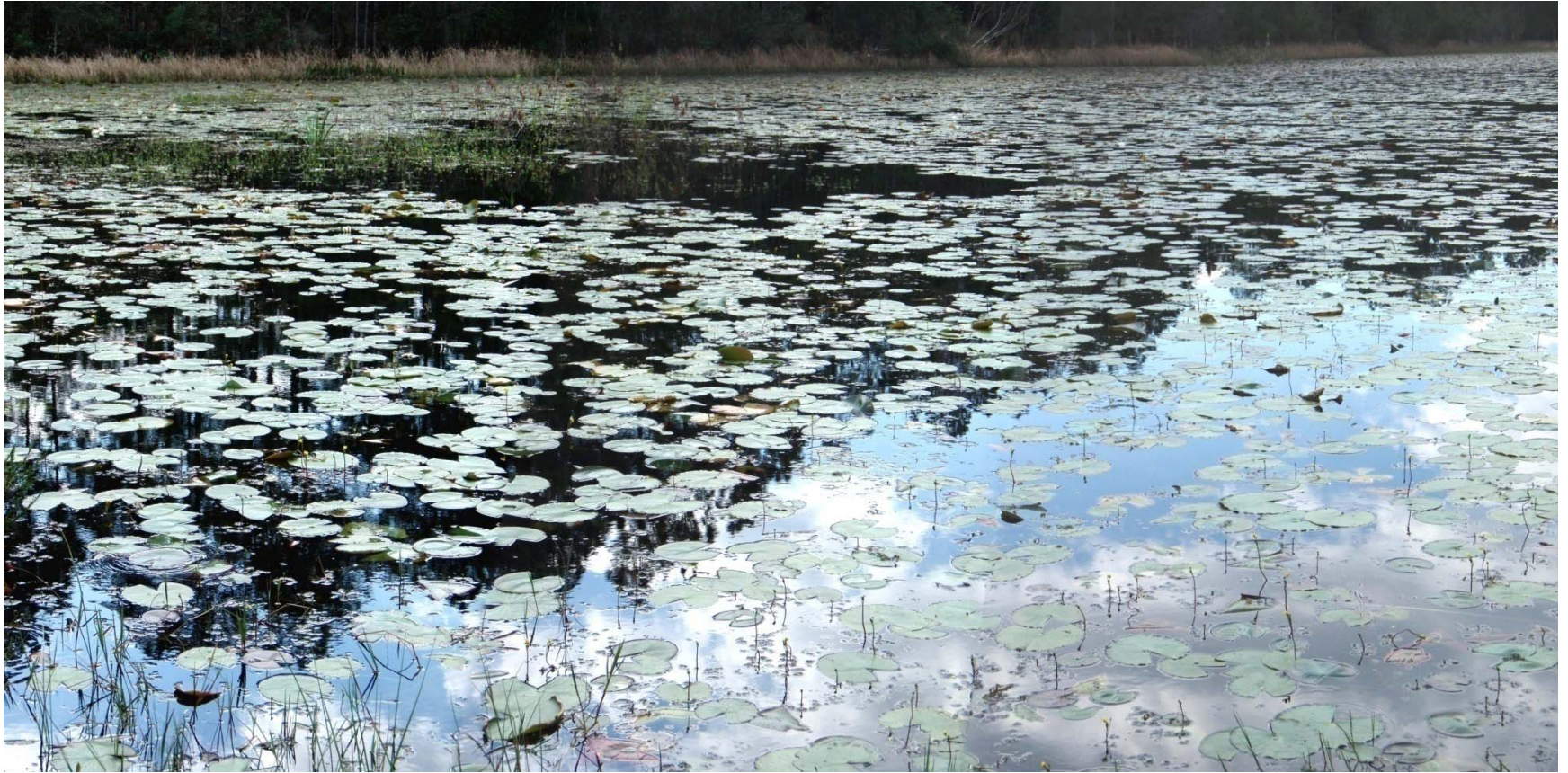
Un-drained Black Gum Wetland during drought (NOT on Hatchet Creek site)



Close-up of un-drained Black Gum Wetland during drought (NOT on atchet Creek site)



Created Wetland (15 years old) Not on Hatchet Creek site



Created Wetland (15 years old) Not on Hatchet Creek site



Created Wetland (15 years old) Not on Hatchet Creek site



Requested Changes To Conditions - #3

- Modify Condition H to require:
 - Development in highest-quality uplands shall be based on conclusions of environmental report
 - Conclusions not determined until report is completed
 - Site detailed decisions are appropriate at a later stage of review
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Requested Changes To Conditions - #4

- Modify Condition K to clarify the following:
 - “Regulated creeks” is limited to three ditch areas



Requested Changes To Conditions - #5

- Modify Condition L as follows:
 - Eliminate redundant language that may cause confusion at zoning

 - Condition Language
 - Buffer requirements pertaining to adjacent uses (including the municipal golf course) will be **proposed** [provided] by the owner/developer in the application for planned development district zoning and shall be included in the PD zoning ordinance. These buffers shall be designed to [minimize the impact on] adequately buffer the adjacent uses.
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Requested Changes To Conditions - #6

- Modify Condition Q:
 - Drive-thrus should be determined at zoning once a site plan is done



Requested Changes To Conditions - #7

Modify Condition S:

- Access points and connectivity should be determined at zoning once a site plan is done
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Requested Changes To Conditions - #8

- Modify Condition X:
 - Standard proportionate fair share contribution towards off-site warranted signals should apply



Request Changes To Conditions - #9

- Modify Condition Y:
 - The owner/developer shall be responsible for the costs associated with tying a new traffic signal at the proposed entrance to the community on NE 39th Avenue into the Traffic Management System to ensure that the new signal communicates with the system, if and when such new traffic signal is installed.
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Requested Changes To Conditions - #10

- Modify Condition Z-5 so that age restrictions apply to a minimum of 80% of homes
 - Federal rules should apply for age restricted criteria
 - Potential to have up to 20% of homes without age restriction
 - Can always be further restricted in the future via zoning or HOA
 - Better for East Gainesville
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Public Benefits of Hatchet Creek Project

- Potential to realize objectives of Plan East Gainesville
- Potential to serve as catalyst to transform East Gainesville
- Improved
 - Wetlands
 - Water drainage and quality
 - Golf course (both quality and economic viability)
- 1,580 new permanent jobs
 - 824 on-site
 - 756 off-site
- \$100+ million/yr disposable income on-site
- Incremental revenues to City of \$5.2 million/yr
- \$10 million/yr in ad valorem taxes
- Signature asset at gateway to City

Proposed Resolution

- Amending ordinance to include entire 500 acre site
 - Modifying conditions as requested by Applicant
 - Directing staff to work with Applicant on the transmittal ordinance and bring it back to the first available commission meeting
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