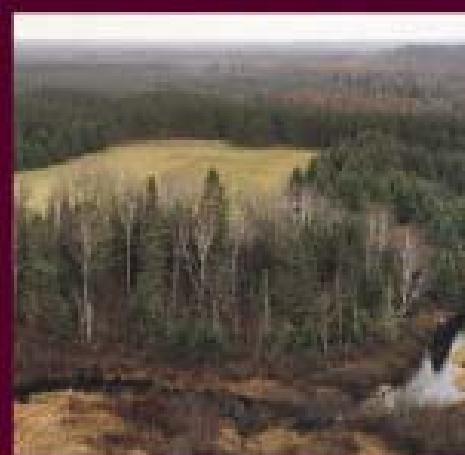
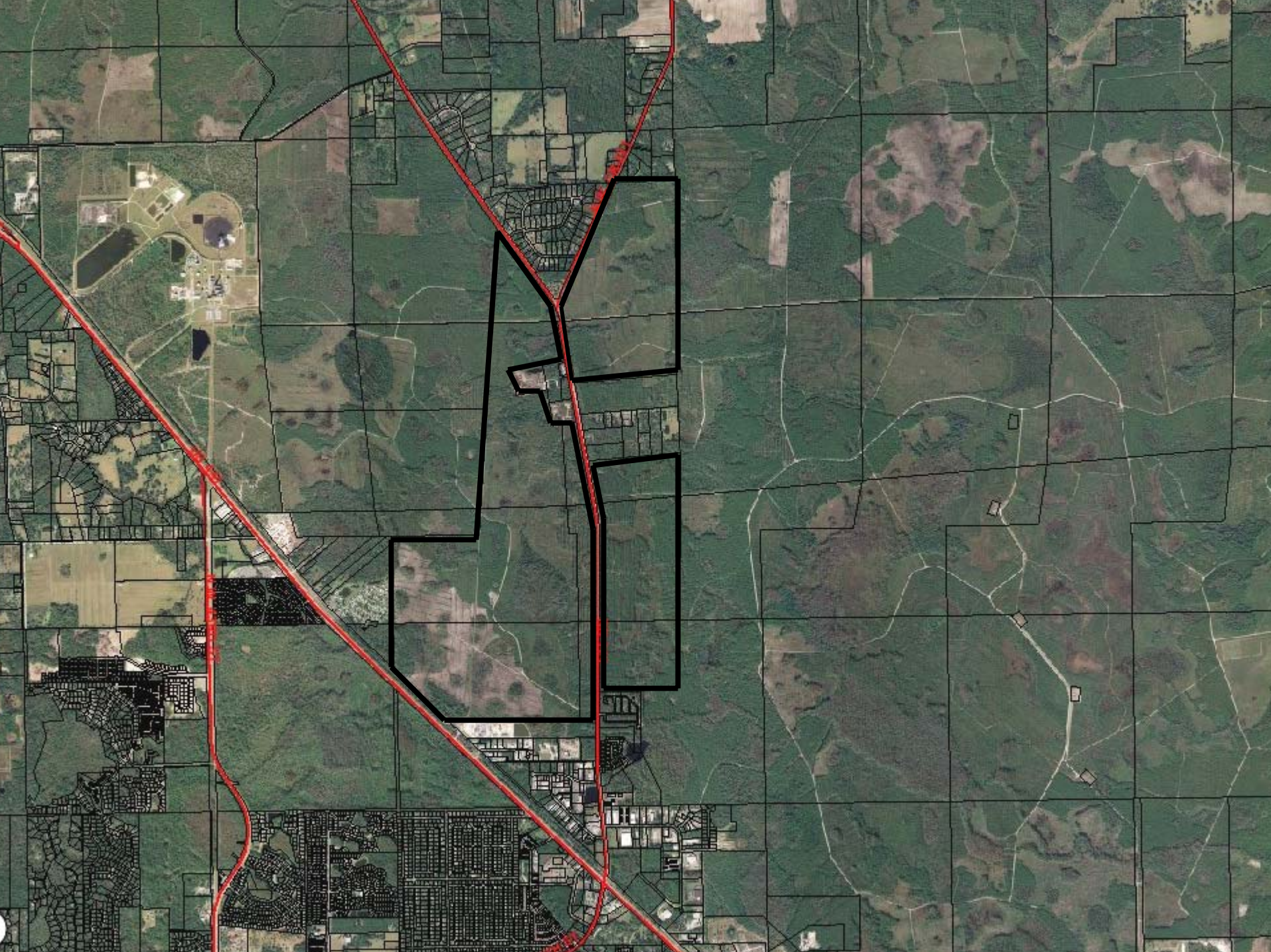


Plum Creek
Growing Value from Exceptional Resources





SITE DATA

SINGLE-FAMILY = 1080.11 AC.
CONSERVATION = 608.07 AC.
PUD NORTH = 28.00 AC.
PUD SOUTH = 62.76 AC.

NOTE:
AREAS INSIDE PREVIOUS CITY
LIMITS HAVE A FUTURE LAND USE
DESIGNATION OF AGRICULTURAL,
AND THE AREAS RECENTLY ANNEXED
INTO THE CITY HAVE A COUNTY
FUTURE LAND USE DESIGNATION OF
RURAL/AGRICULTURE.

Conservation

**Single-Family 1.25
units per acre**

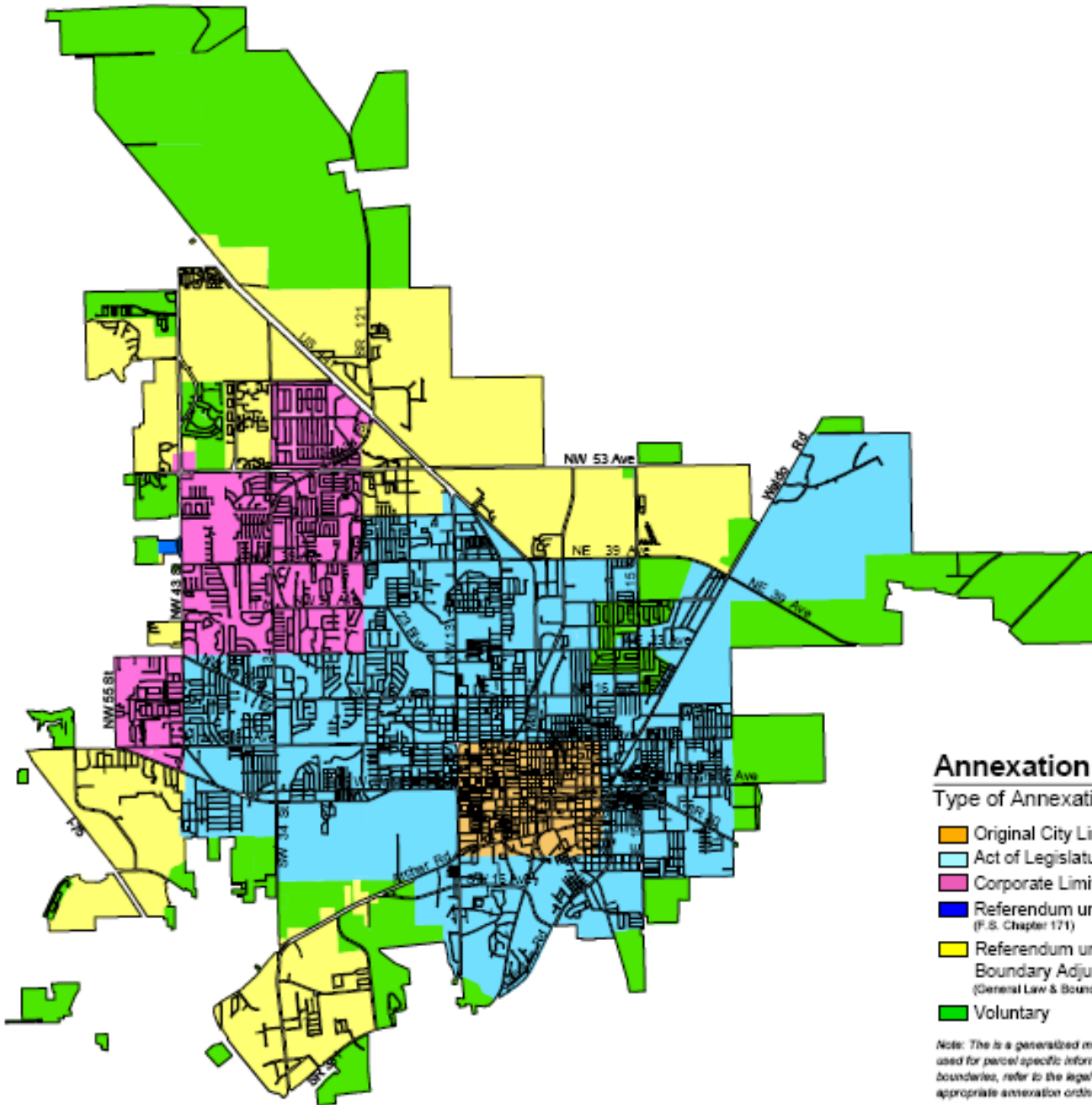
**Planned Use
District**

LAND USE
■ SINGLE-FAMILY
■ PLANNED USE DISTRICT
■ CONSERVATION

LANDMAR SR-121
OVERALL SITE

MARCH 21, 2007



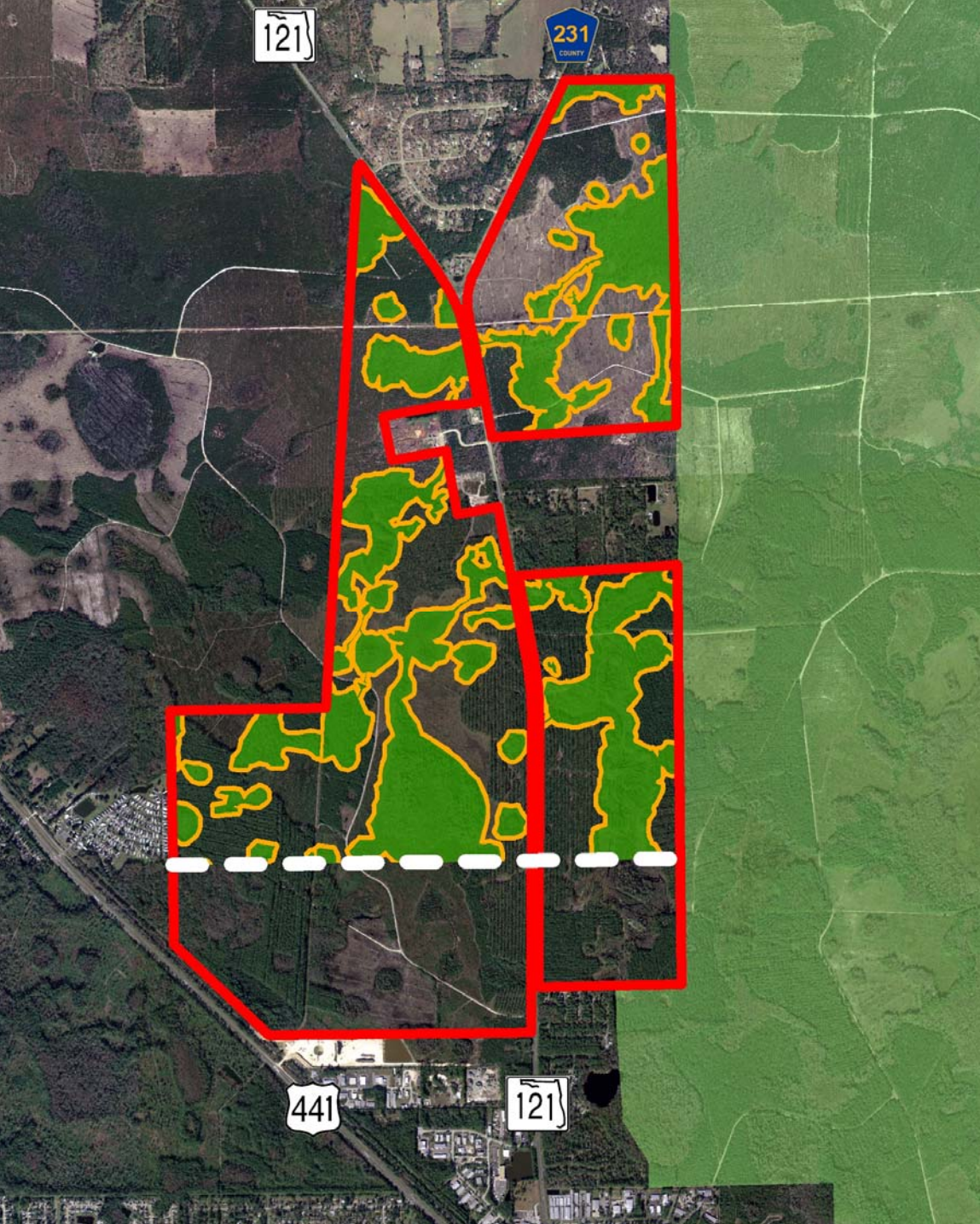


Annexation History

Type of Annexation

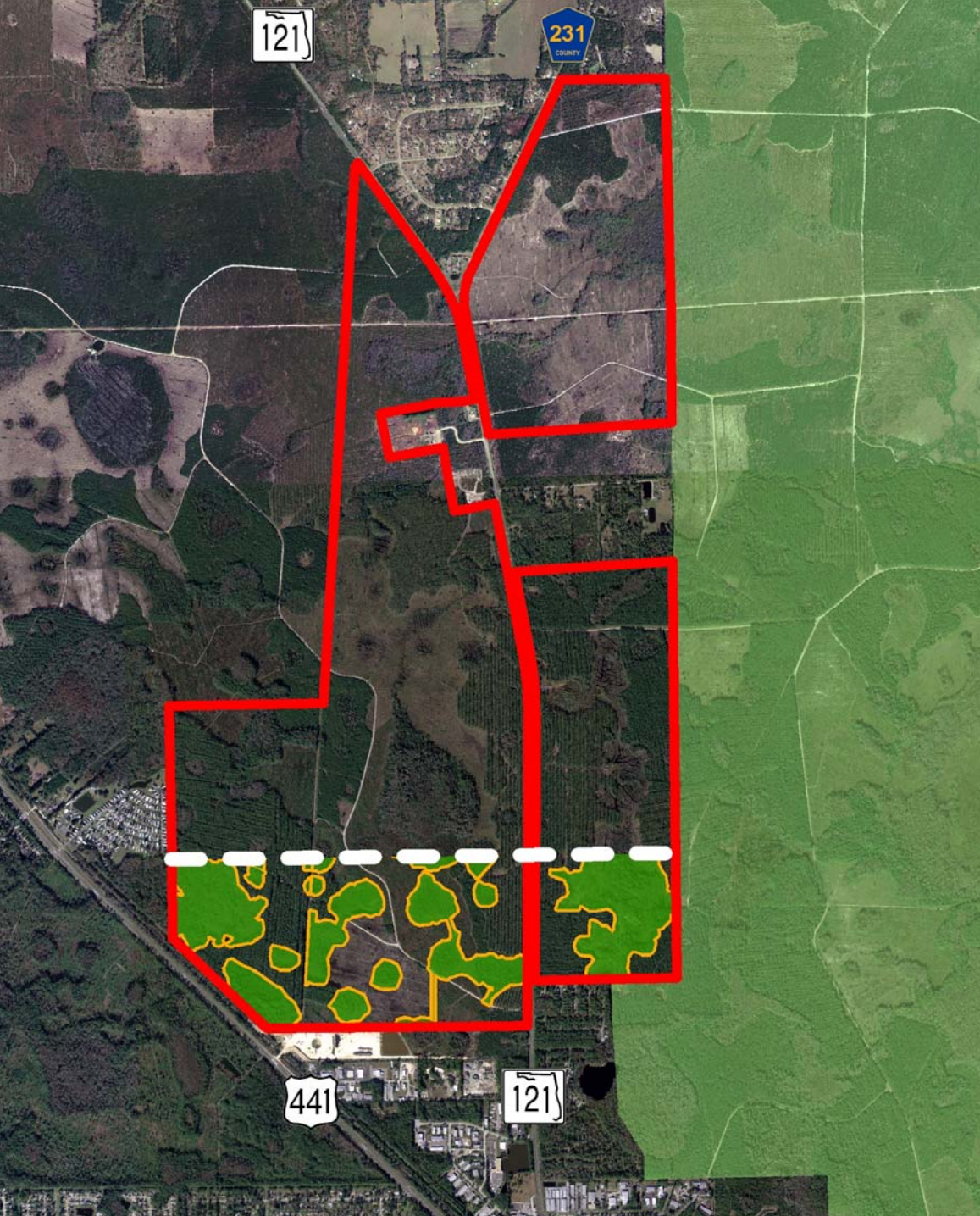
- Original City Limits
- Act of Legislature
- Corporate Limits Council
- Referendum under General Laws (F.S. Chapter 171)
- Referendum under Boundary Adjustment Act (General Law & Boundary Adjustment Act)
- Voluntary

Note: This is a generalized map and should not be used for parcel specific information. For precise boundaries, refer to the legal descriptions in the appropriate annexation ordinances.



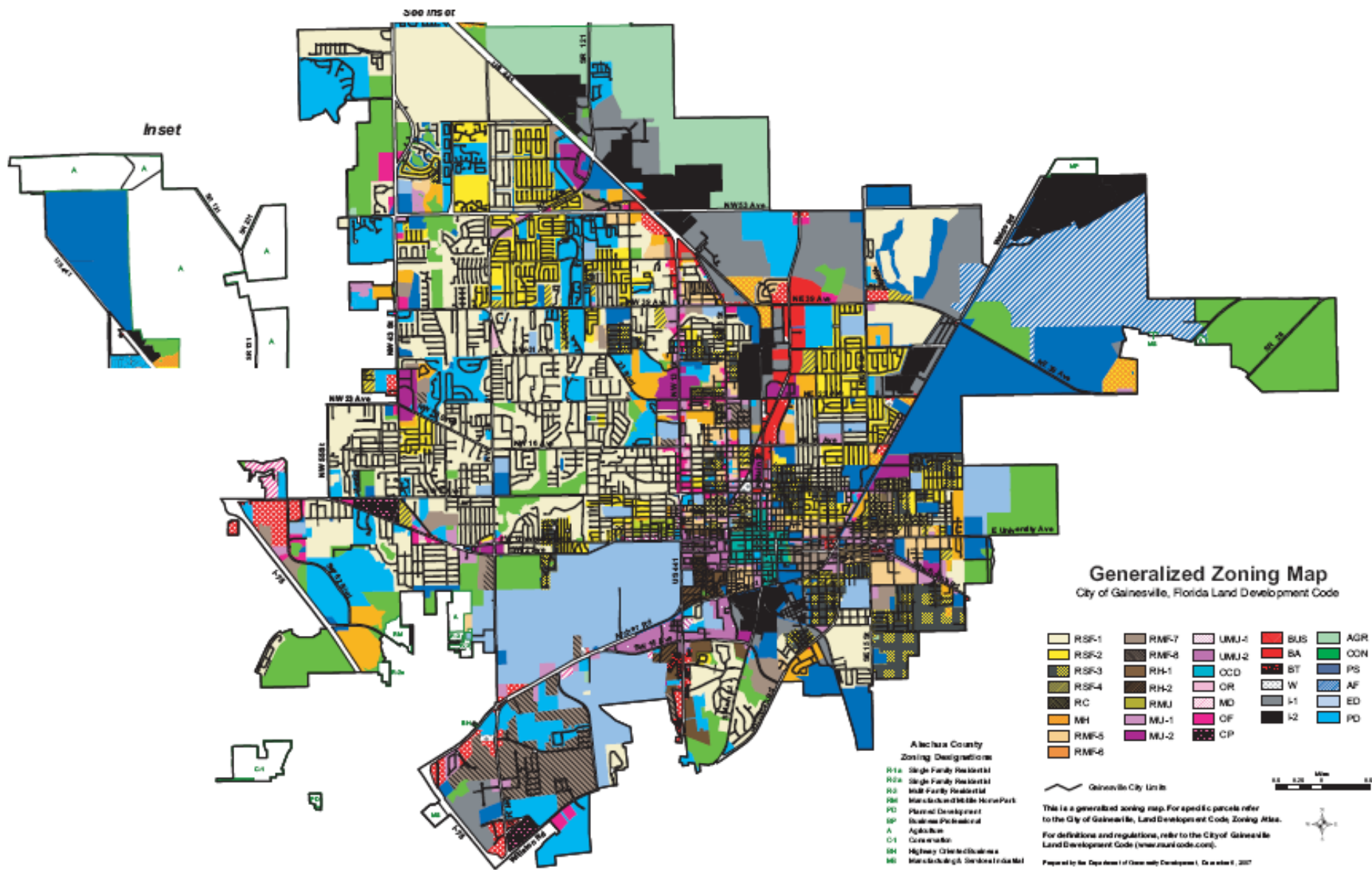
APPLICATION OF COUNTY POLICIES

County Area (prior to 2007)	1333 ac
Total Uplands	871 ac.
Preserved Uplands (up to 50%)	434.9 ac. 50 % of uplands
Wetlands	462 ac.
Preserved Area	896.9 ac. 67 %
Total Allowed Units	357

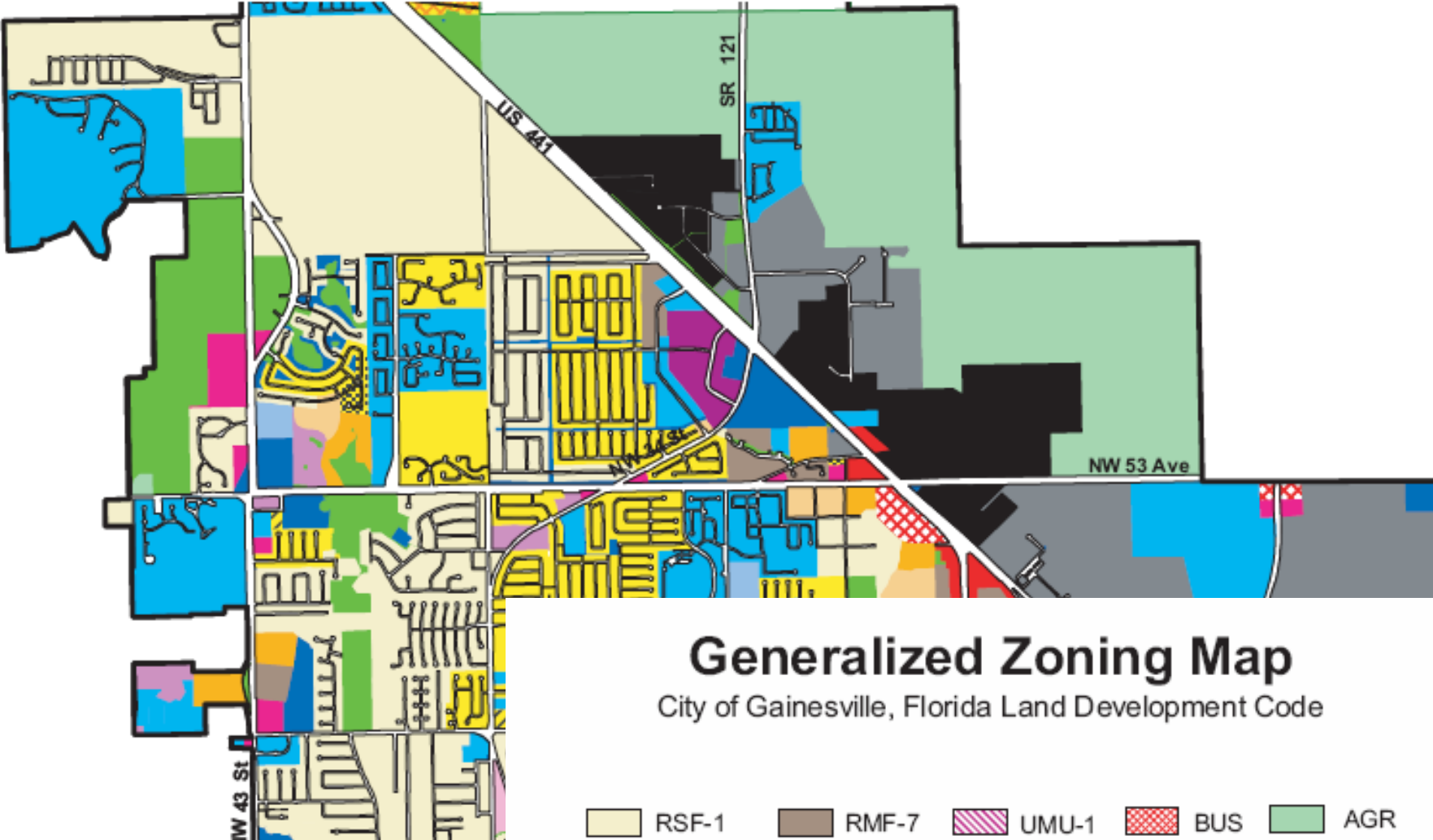


APPLICATION OF CITY POLICIES

City Area (prior to 2007)	446 ac
Total Uplands	272 ac.
Preserved Uplands (50 ft wetland buffer)	49.5 ac. 18% of uplands
Wetlands	174 ac.
Preserved Area	223.5 ac. 50%
Total Allowed Units (SFR land use + RSF 1 zoning)	1,563





































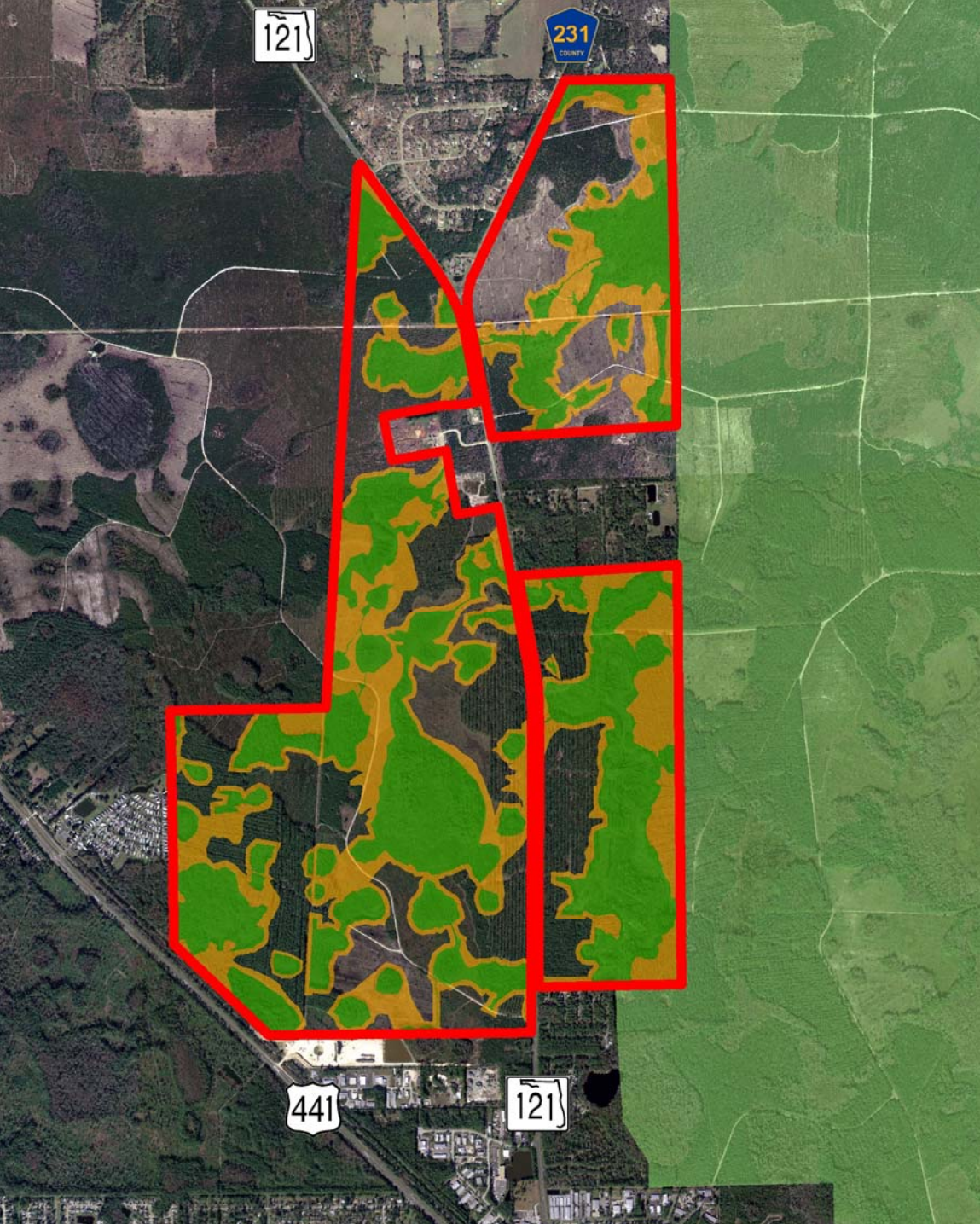
See Inset



Generalized Zoning Map

City of Gainesville, Florida Land Development Code

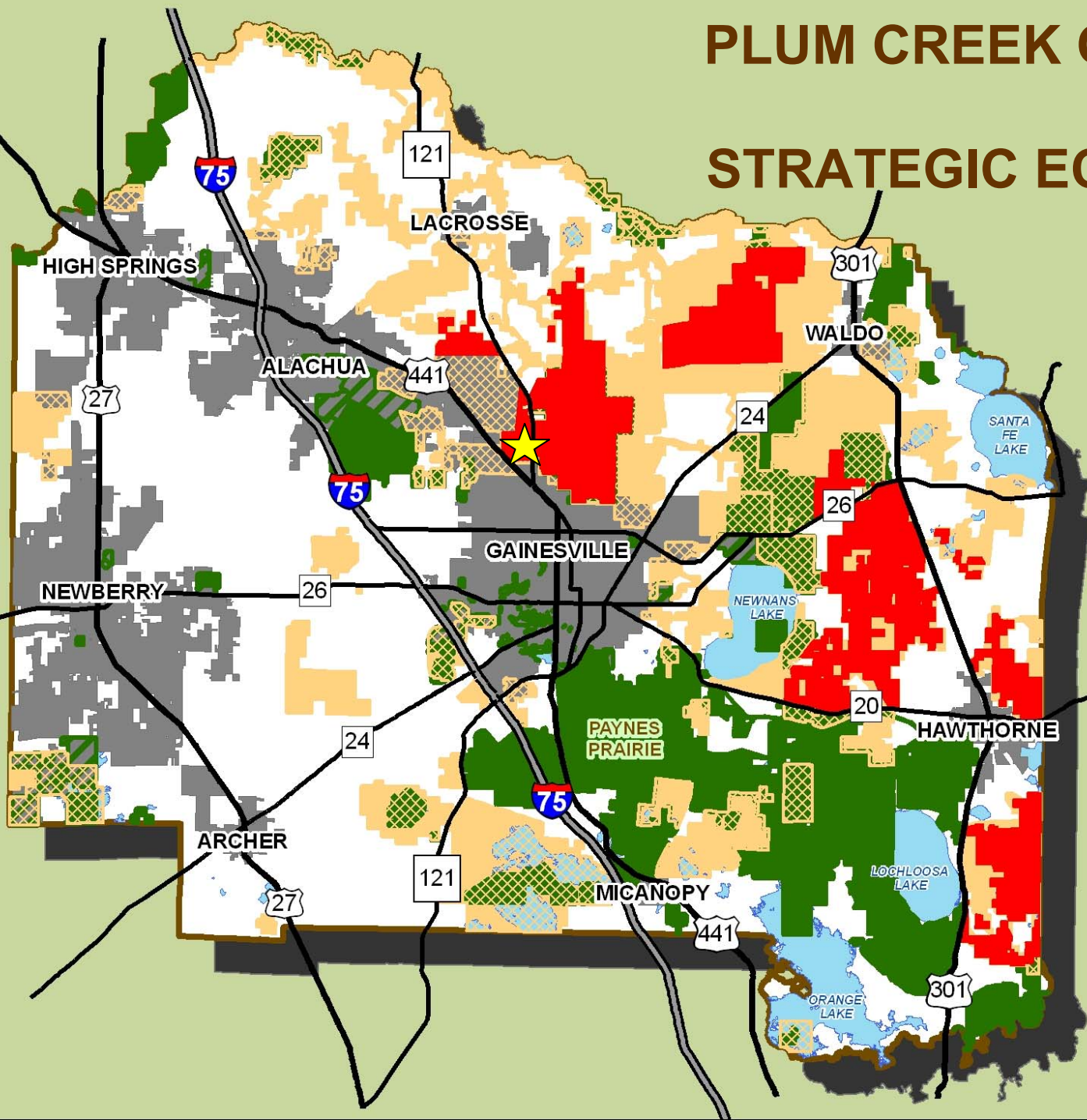
 RSF-1	 RMF-7	 UMU-1	 BUS	 AGR
 RSF-2	 RMF-8	 UMU-2	 BA	 CON
 RSF-3	 RH-1	 CCD	 BT	 PS
 RSF-4	 RH-2	 OR	 W	 AF
 RC	 RMU	 MD	 I-1	 ED
 MH	 MU-1	 OF	 I-2	 PD
 RMF-5	 MU-2	 CP		
 RMF-6				



APPLICATION OF PROPOSED POLICIES

Post Annexation Per Policy 4.3.4	1779 ac
Total Uplands	1143 ac.
Preserved Uplands	484.9 ac. 42% of uplands
Wetlands	636 ac.
Preserved Area	1120.9 ac. 63%
Total Units Combined County & City	1,920
Total Units Proposed	1,890

PLUM CREEK OWNERSHIP WITHIN STRATEGIC ECOSYSTEMS



ENVIRONMENTAL SAFEGUARDS COMPARISON

Issue	Gainesville	Alachua County
Environmental Protection	Significant Ecological Communities District	Strategic Ecosystems
Wetland Buffers	35' Minimum – 50' Average	50' Minimum – 75' Average
Wetlands	Avoidance - Minimization – Mitigation	Avoidance - Minimization – Mitigation
Stormwater Management Facilities allowed in Buffers	Yes	No
Upland Protection	Up to 10%	Up to 50% for Strategic Ecosystems

Comparison of Proposals and County Requirements

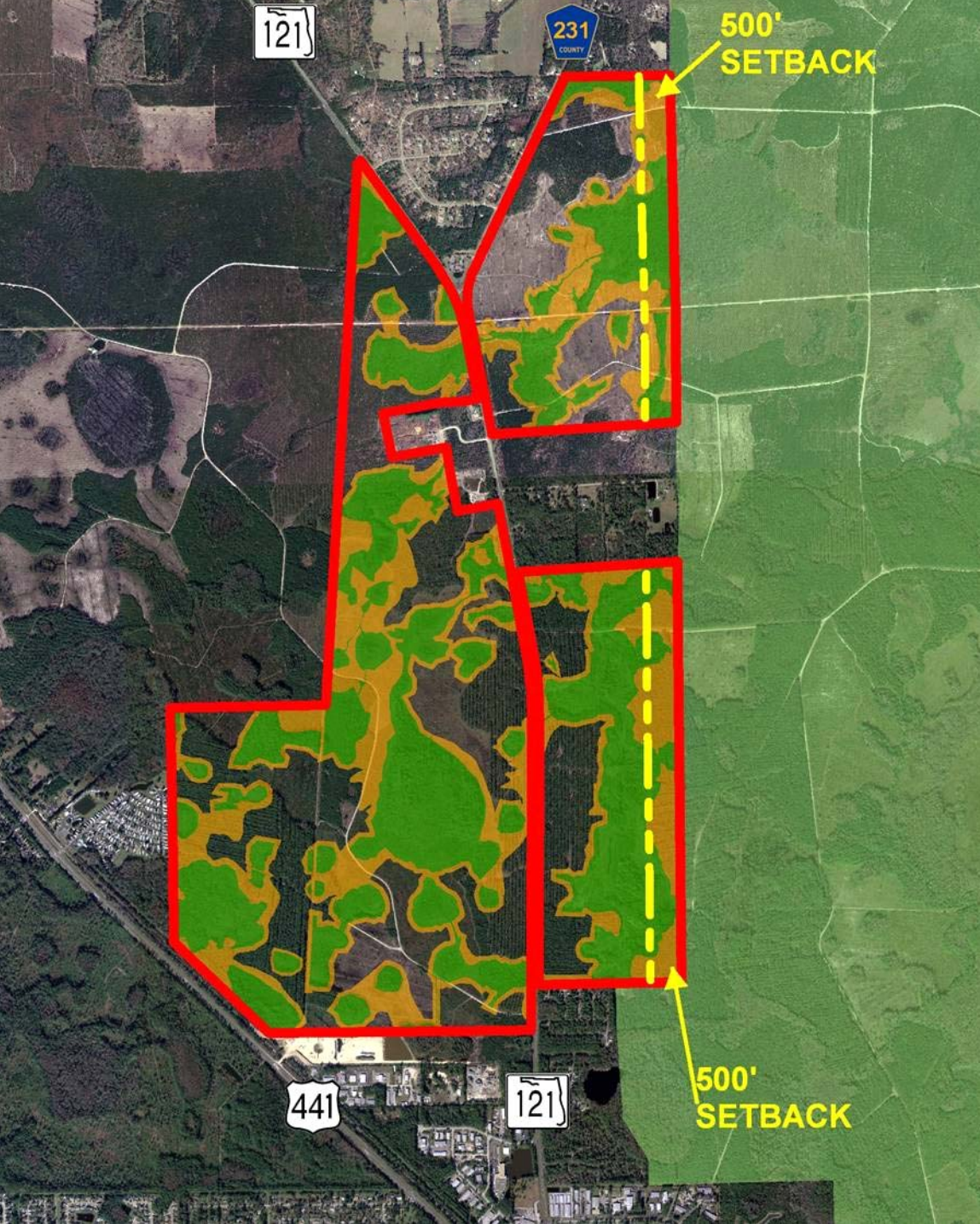
Category	Plan Board Proposal	Commission Proposal	County Requirements
Project Area Total	1779	1779	1779
Wetlands	600?	636	636
Uplands Protected	?	484.4 (42%)	571.5 (50%)
Cons. Mngmt Areas	?	Yes	Yes
Max. Residential Units	2145	1890 2346	477
Non-residential use	100,000 sq. ft.	100,000 sq. ft.	None
Total Open Space	?	63%	68%
Wetland Buffers	50'	75' Avg	75' Avg
Floodplain Protection	?	90%	
Land Use	Cons, Single-Fam, & PUD	Cons, Single-Fam, & PUD	R/Ag
Stormwater in buffers	Yes	No	No
Upland Protection	No (exc. buffers)	42.5% (showing 42%)	Up to 50%
Eastern boundary buffer	100'	100'	100' – 660'
Additional design criteria	Some	Yes (using LID & firewise)	Yes (Env. Friendly)

The project should meet County standards, some county staff ideas include:

- 1 - Project should protect at least 50% of the uplands for entire site. (Plan currently at 42%)
- 2 - Reduce overall units, particularly in Single-Family Residential Land Use areas. Current plan still allows for 1,351 units.
- 3- Consider additional protection measures if more intensive non-residential use is to be allowed.
- 4- Identify the area along the eastern boundary (adjacent to conservation easement) as Conservation Land Use.

Alachua EPD Recommendations

1. Project should protect at least 50% of the uplands.
2. Reduce overall units in Single Family Residential Area.
3. Consider additional protection measures for non-residential areas.
4. Identify area along eastern boundary as Conservation Land Use.



APPLICATION OF PROPOSED POLICIES

Post Annexation Per Policy 4.3.4	1778.8 ac
Total Uplands	1142.2 ac.
Preserved Uplands	484.9 ac. 42% of uplands
Wetlands	636.6 ac.
Preserved Area	1121.5 ac. 63%

Comparison of Proposals and County Requirements

Category	Plan Board Proposal	Commission Proposal	County Requirements
<i>Total Project Area Comparison</i>			
Project Area Total	1778.8	1778.8	1778.8
Total Wetlands	636.6	636.6	636.6
Total Uplands Protected	?	484.9 (42%)	571.1 (50%)
Total Max. Units	2145	1890	477
<i>Feb. 2007 Annexation Area* (The northern 1,332.3 acres)</i>			
Annexed Area* - Uplands	871	869.8	869.8
Annexed Area* – Uplands Protected	?	370.5 (43%)	434.9 (50%)
Annexed Area* - Max Units	1608? (estimation)	1418? (75% of units – estimation)	357
Non-residential use	100,000 sq. ft.	100,000 sq. ft.	None
<i>Protection Language</i>			
Conservation Management Areas (CMA)	?	Yes	Yes
Wetland Buffers	min. 35', avg. 50'	min. 50', avg. 75'	min. 50', avg. 75'
Floodplain Protection	?	90%	? 100%
Land Use	Cons, Single-Fam, & PUD	Cons, Single-Fam, & PUD	R/Ag
Stormwater in buffers	Yes	No	No
Upland Protection Language	No (exc. buffers)	Minimum 40% (showing 42%)	Up to 50%
Eastern boundary buffer	100'	500'	100' – 660'
Additional design criteria	Some	Yes (using LID & firewise)	Yes (env. Friendly)

* This area excludes the 446.5 acres that had previously been inside the City of Gainesville limits prior to the Feb. 2007 annexation.

Substantial Compliance with Alachua County Strategic Ecosystems

- **Protection of substantially all wetlands**
- **Adoption of county wetland buffers**
- **Protection of 90% of floodplains**
- **Survey of listed species**
- **Protection of at least 40% and up to 50% of strategic uplands**
- **Review of SEAM analysis with Alachua EPD**
- **Field review with Alachua EPD**
- **Establishment of Conservation Management Areas**

Conservation Management Areas

- Greater Protection than City's Conservation Land Use designation
- Required by County Strategic Ecosystem policies
- Protected wetlands, floodplains, significant habitat, and up to 50% of uplands placed in perpetual Conservation Easement
- Conservation Management Plans shall be developed in consultation with Alachua EPD.



FLORIDA 2060

A Research Project of 1000 Friends of Florida

Developed Land and Permanent Conservation Lands

2005

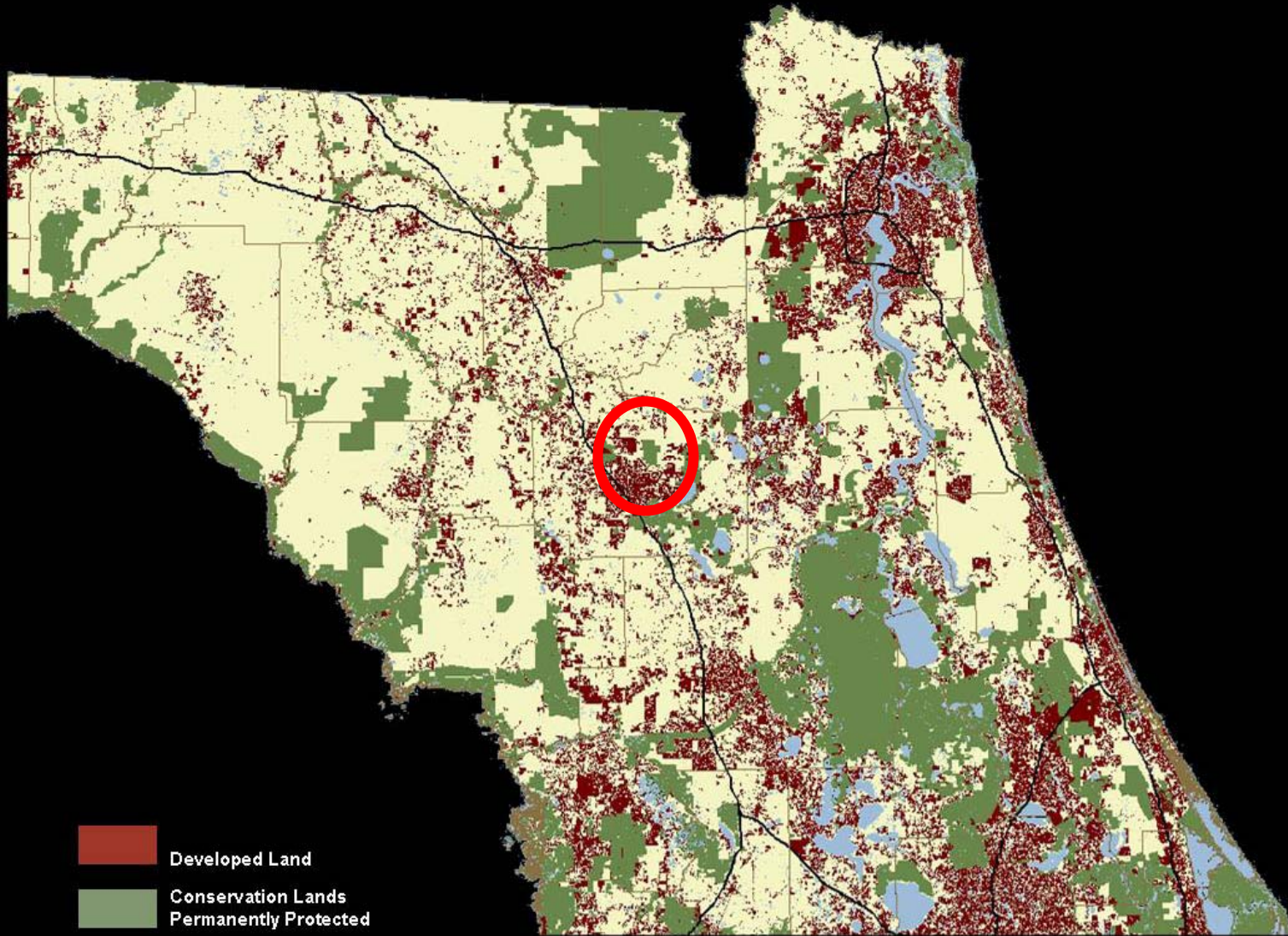
2060

- Developed Land
- Conservation Lands
Permanently Protected

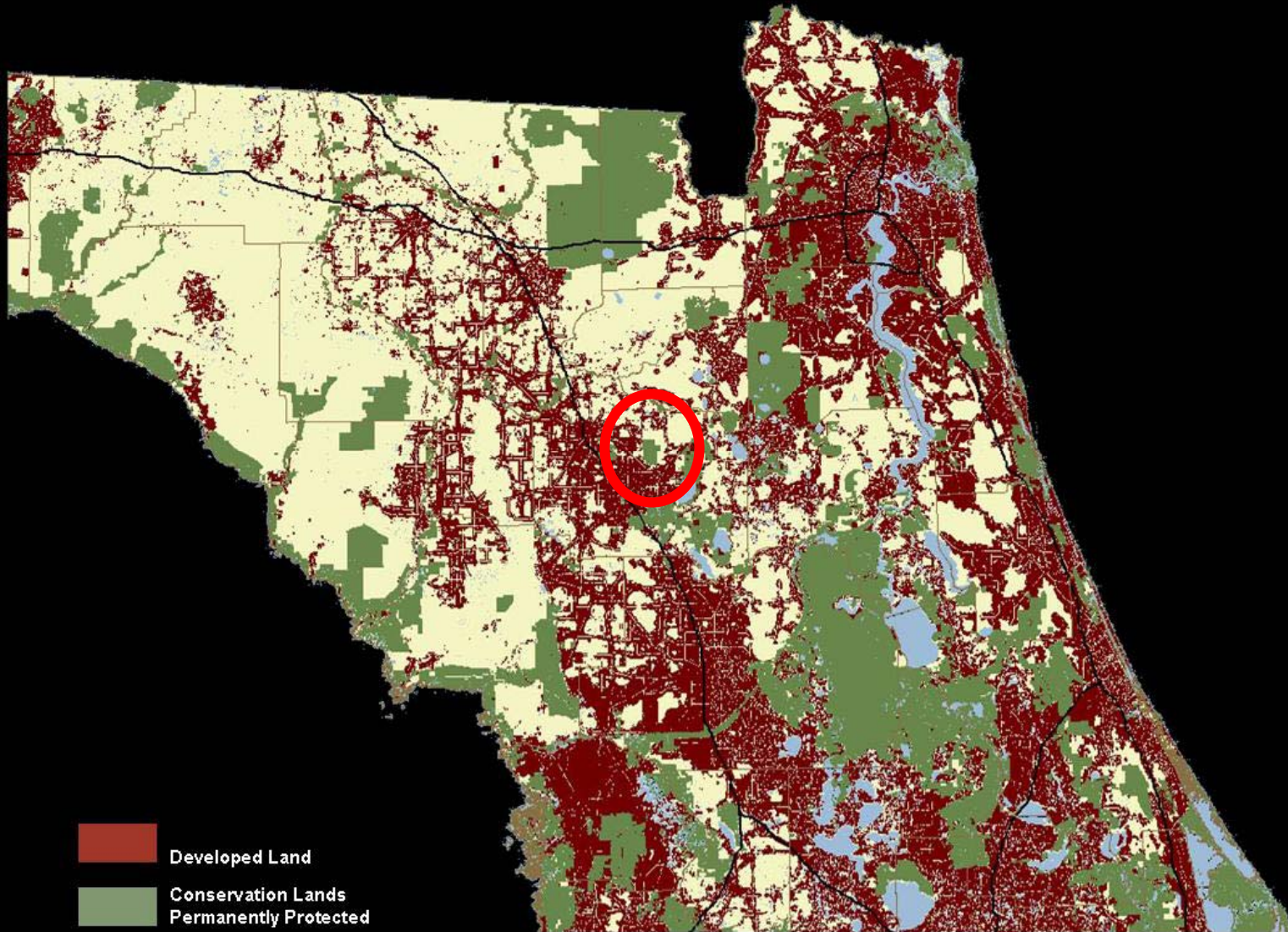


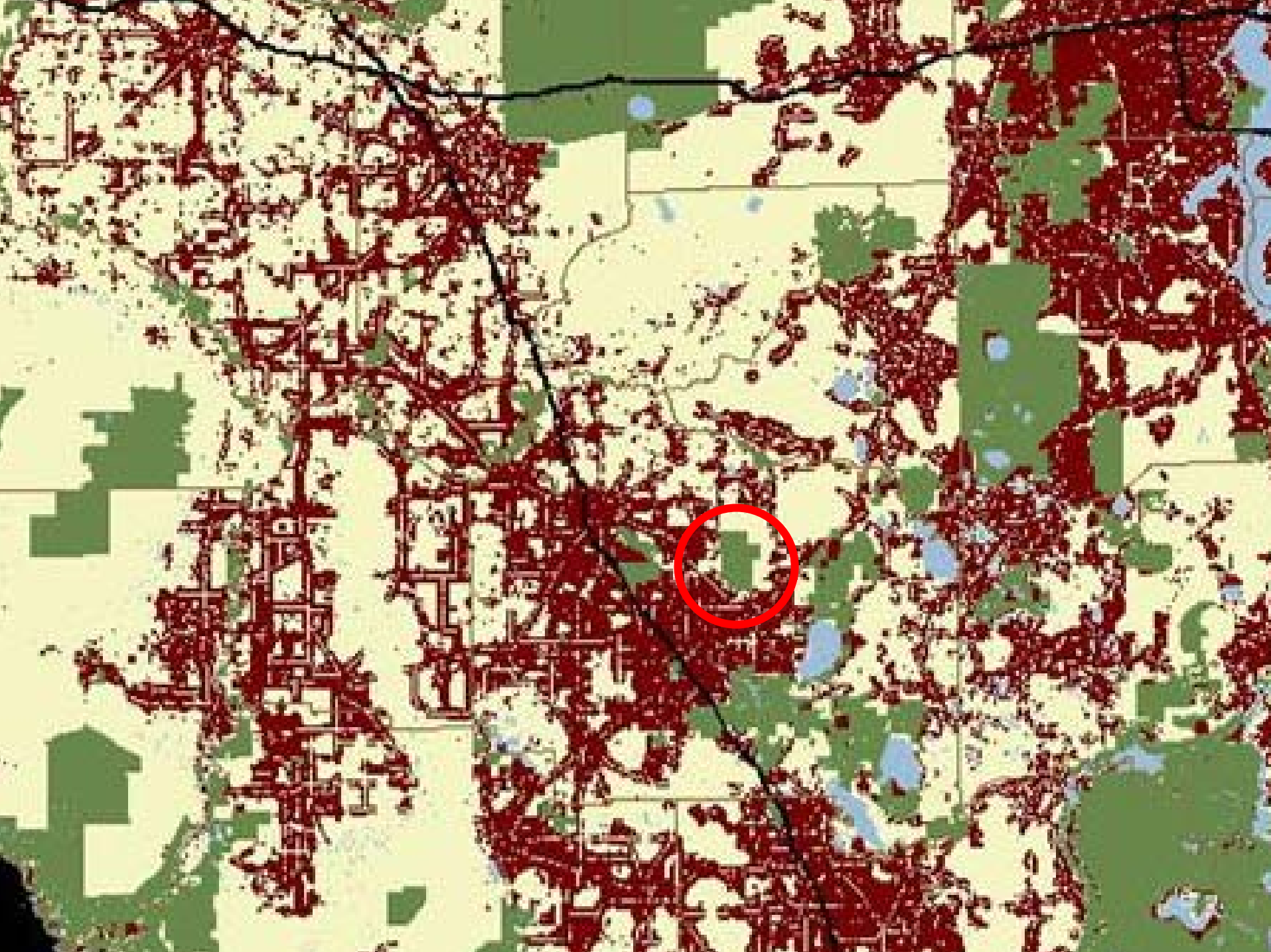
Florida 2060: A Research Project of 1000 Friends of Florida

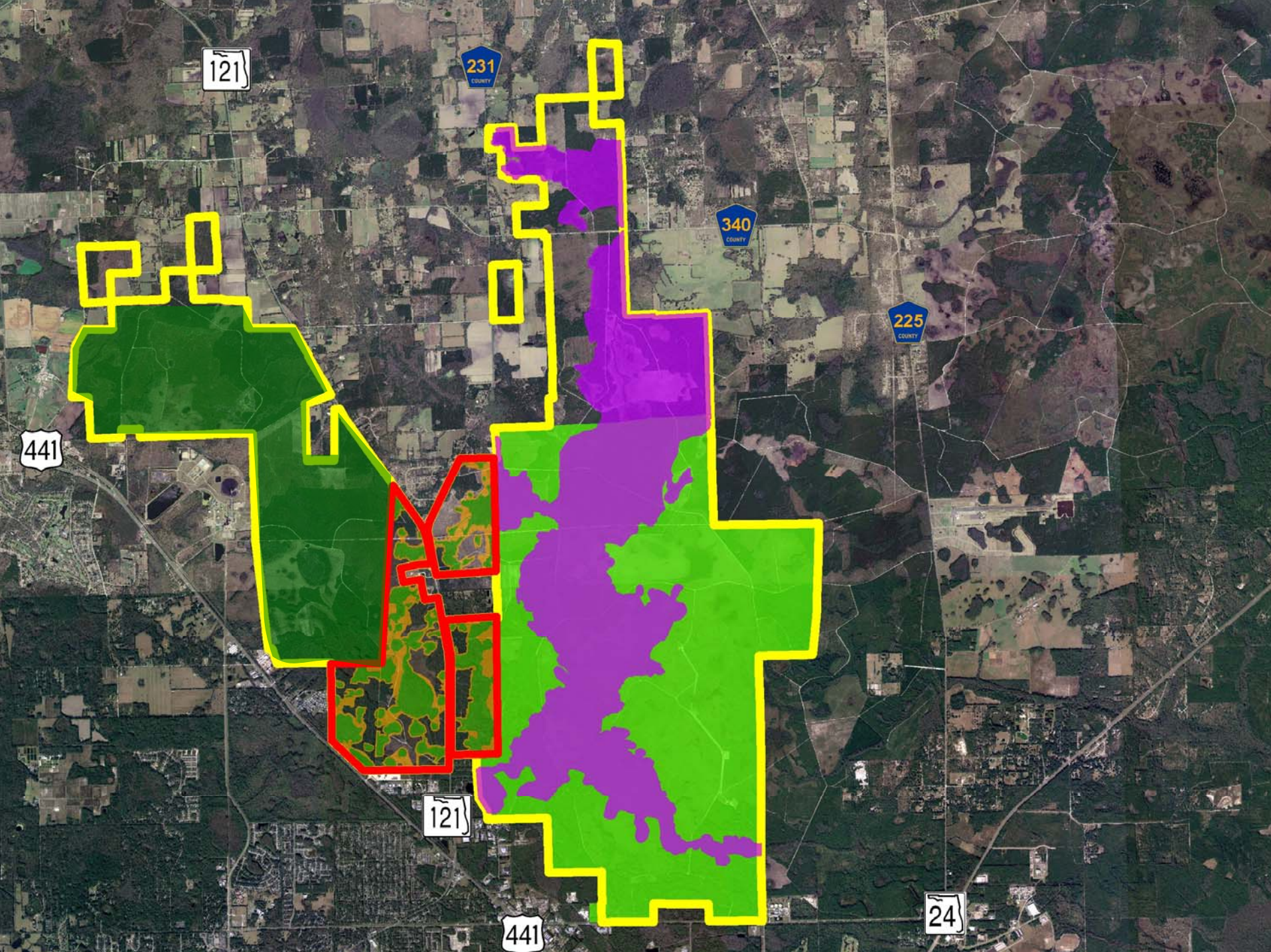
Existing Developed Land and Permanent Conservation Lands



2060 Developed Lands and Permanent Conservation Lands







121

231
COUNTY

340
COUNTY

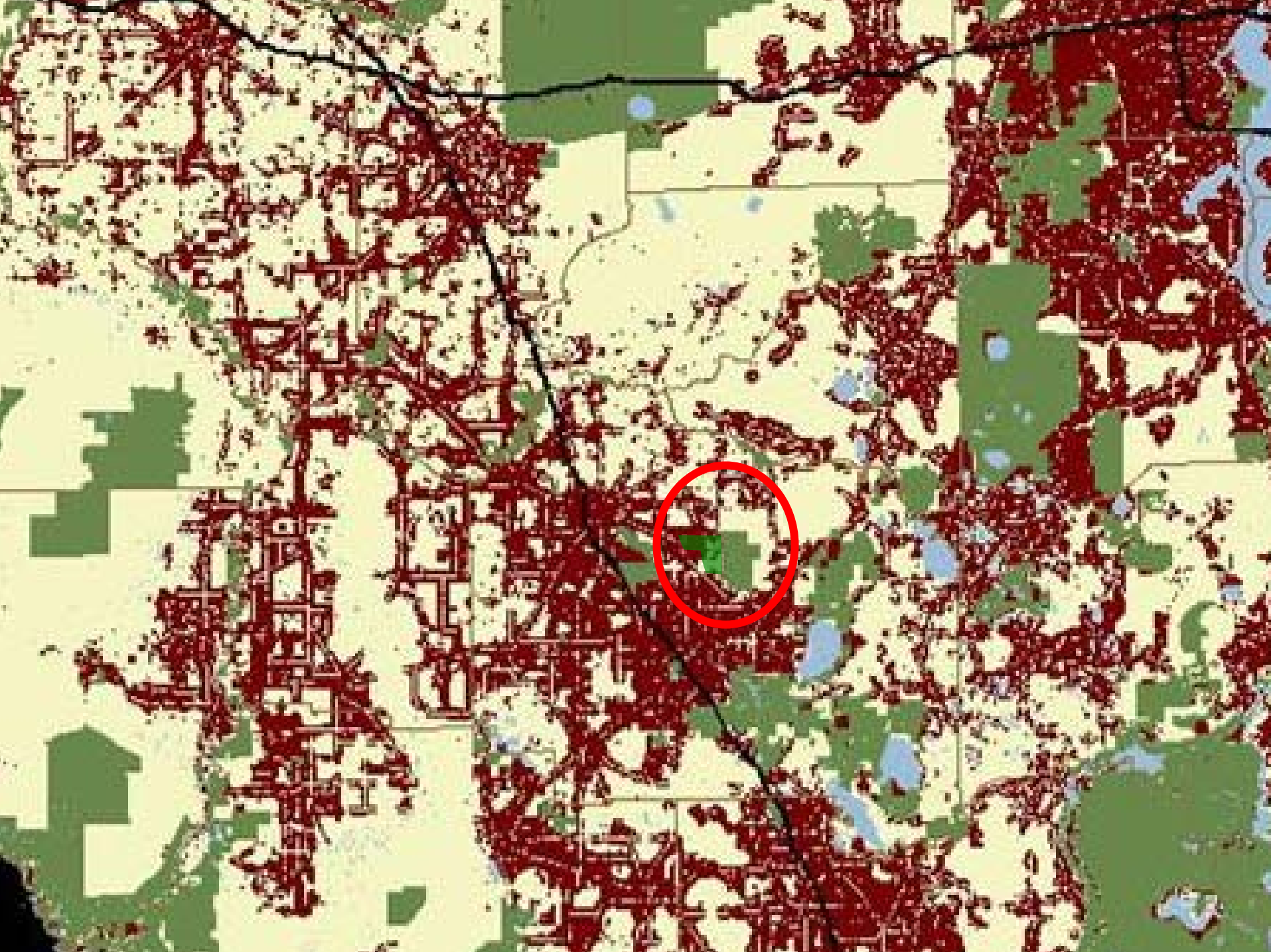
225
COUNTY

441

121

441

24



SITE DATA

SINGLE-FAMILY = 1080.11 AC.
CONSERVATION = 608.07 AC.
PUD NORTH = 28.00 AC.
PUD SOUTH = 62.76 AC.

NOTE:
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LIMITS HAVE A FUTURE LAND USE
DESIGNATION OF AGRICULTURAL,
AND THE AREAS RECENTLY ANNEXED
INTO THE CITY HAVE A COUNTY
FUTURE LAND USE DESIGNATION OF
RURAL/AGRICULTURE.

Conservation

**Single-Family 1.25
units per acre**

**Planned Use
District**

LAND USE
■ SINGLE-FAMILY
■ PLANNED USE DISTRICT
■ CONSERVATION

LANDMAR SR-121
OVERALL SITE

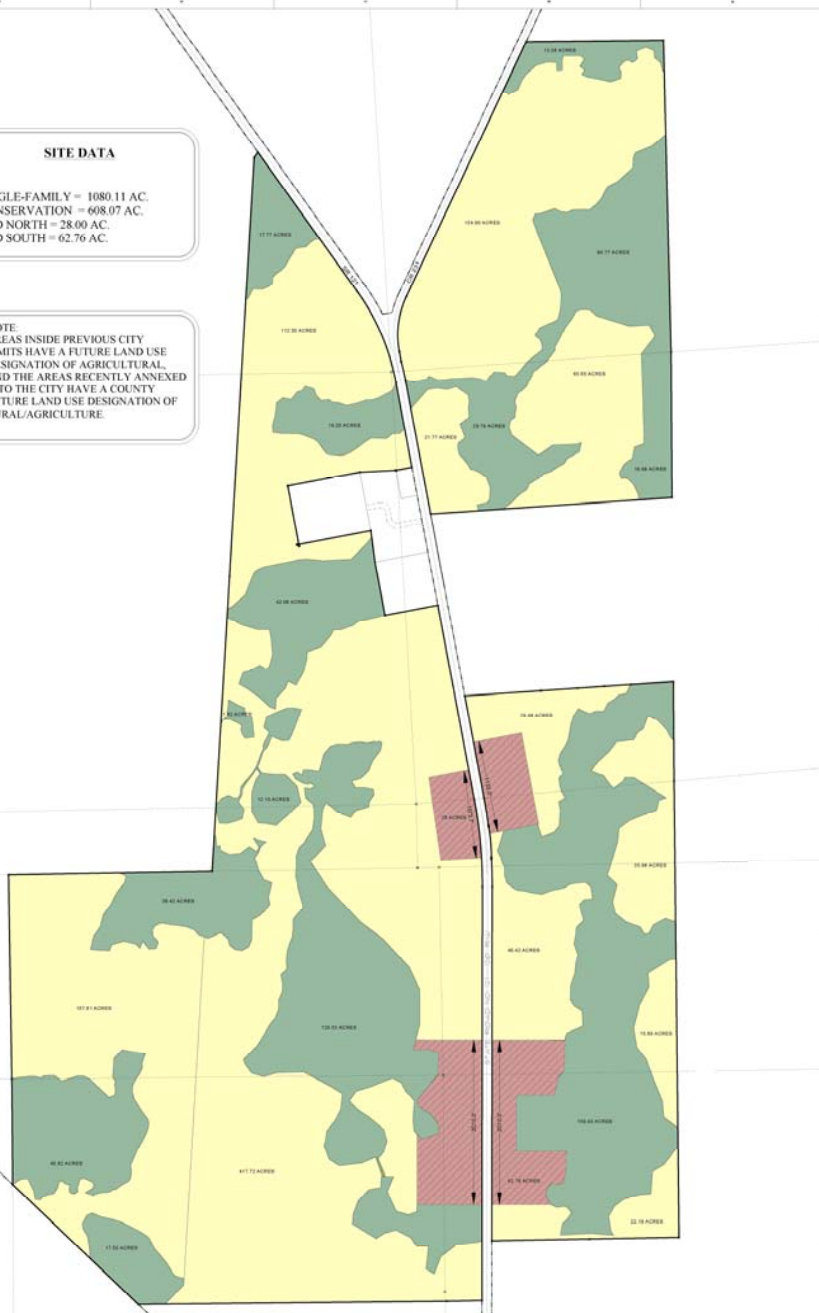
MARCH 21, 2007



SITE DATA

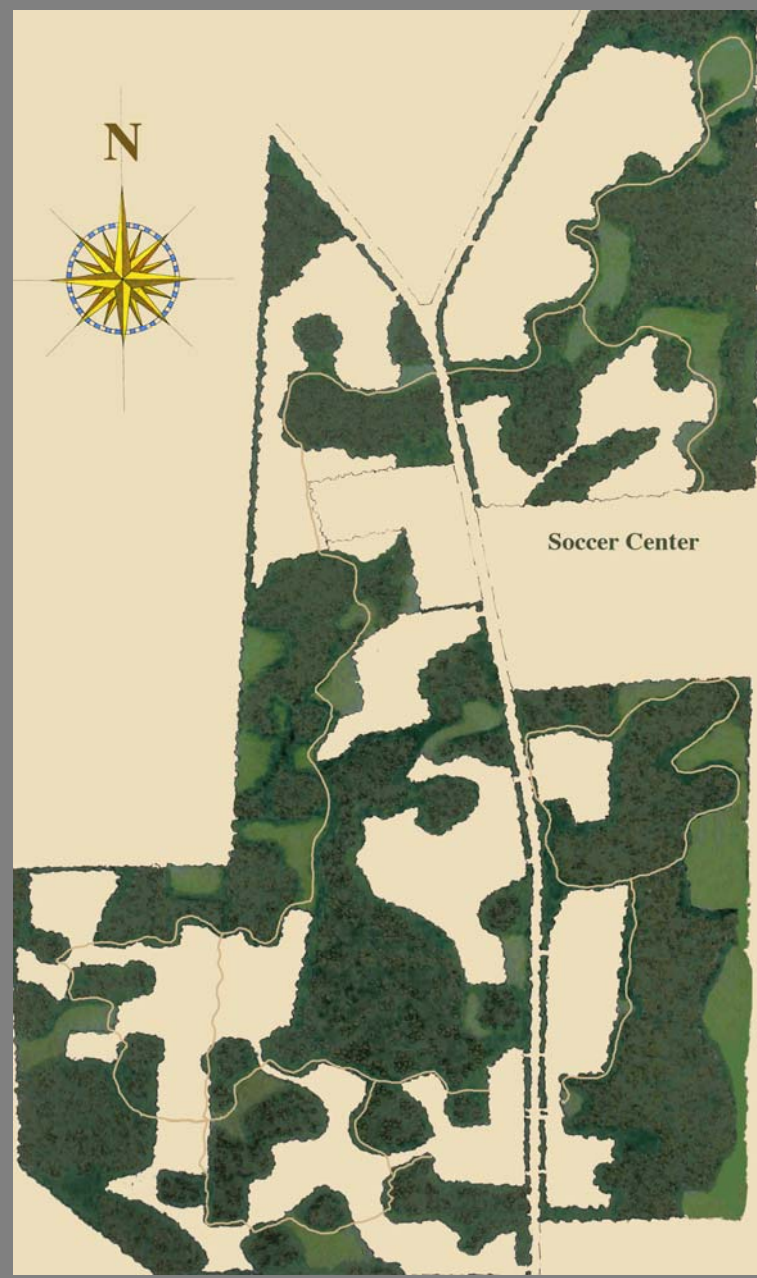
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LAND USE
 ■ SINGLE-FAMILY
 ■ PLANNED USE DISTRICT
 ■ CONSERVATION

**LANDMAR SR-121
 OVERALL SITE**
 MARCH 21, 2007
 SCALE 1" = 500'
 Attachment A

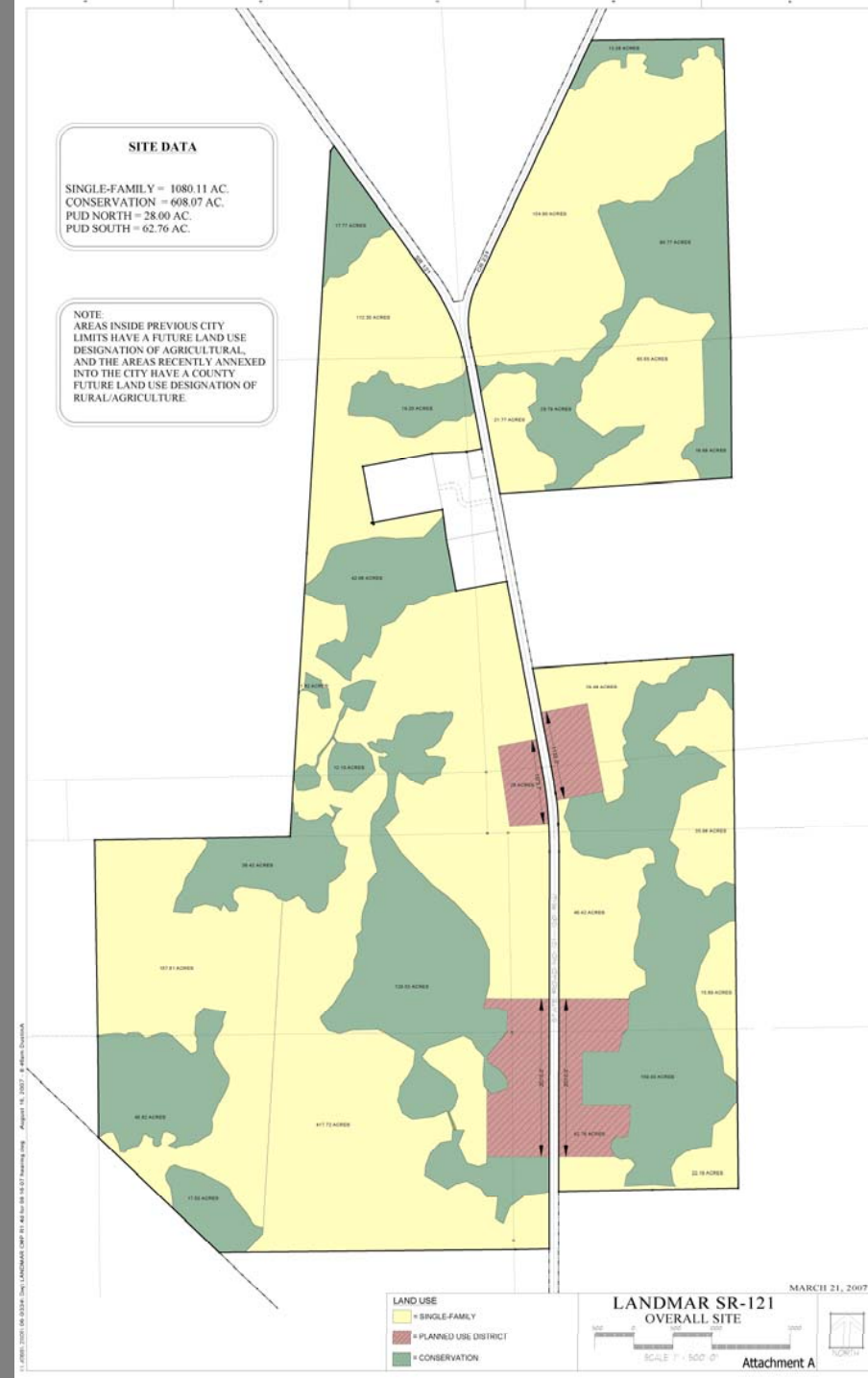


Future Land Use Map

Conservation = 608 acres

Single Family = 1,080 acres

PUD = 91 acres



Policy 4.3.4 Uses Allowed

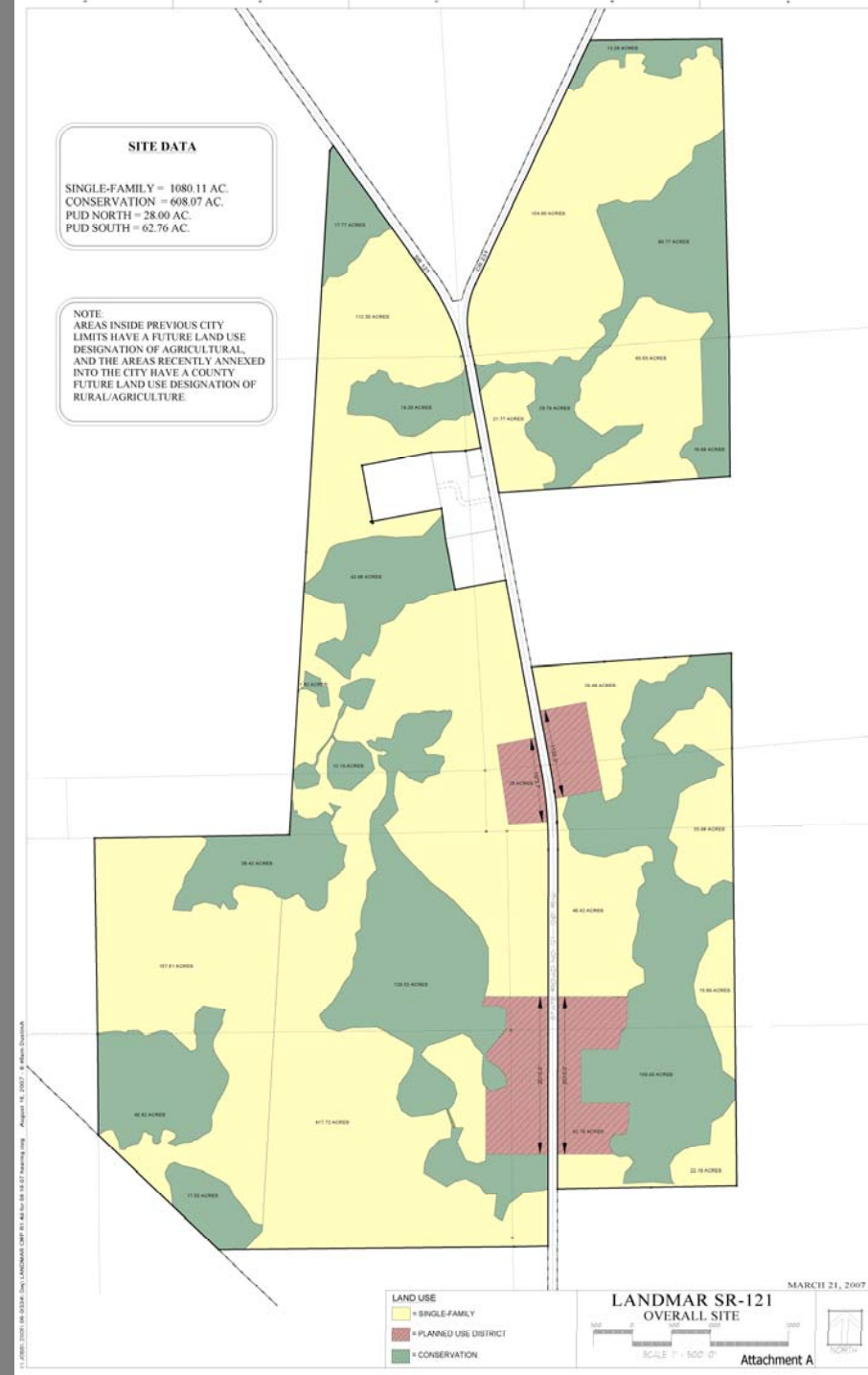
Conservation = 0 upa

Single Family = 1.25 upa
(max 1,350 units)

PUD = Mixed-Use TND

- ▶ 100,000 s.f. non-residential with a max of 80,000 s.f. may be commercial

- ▶ 540 residential

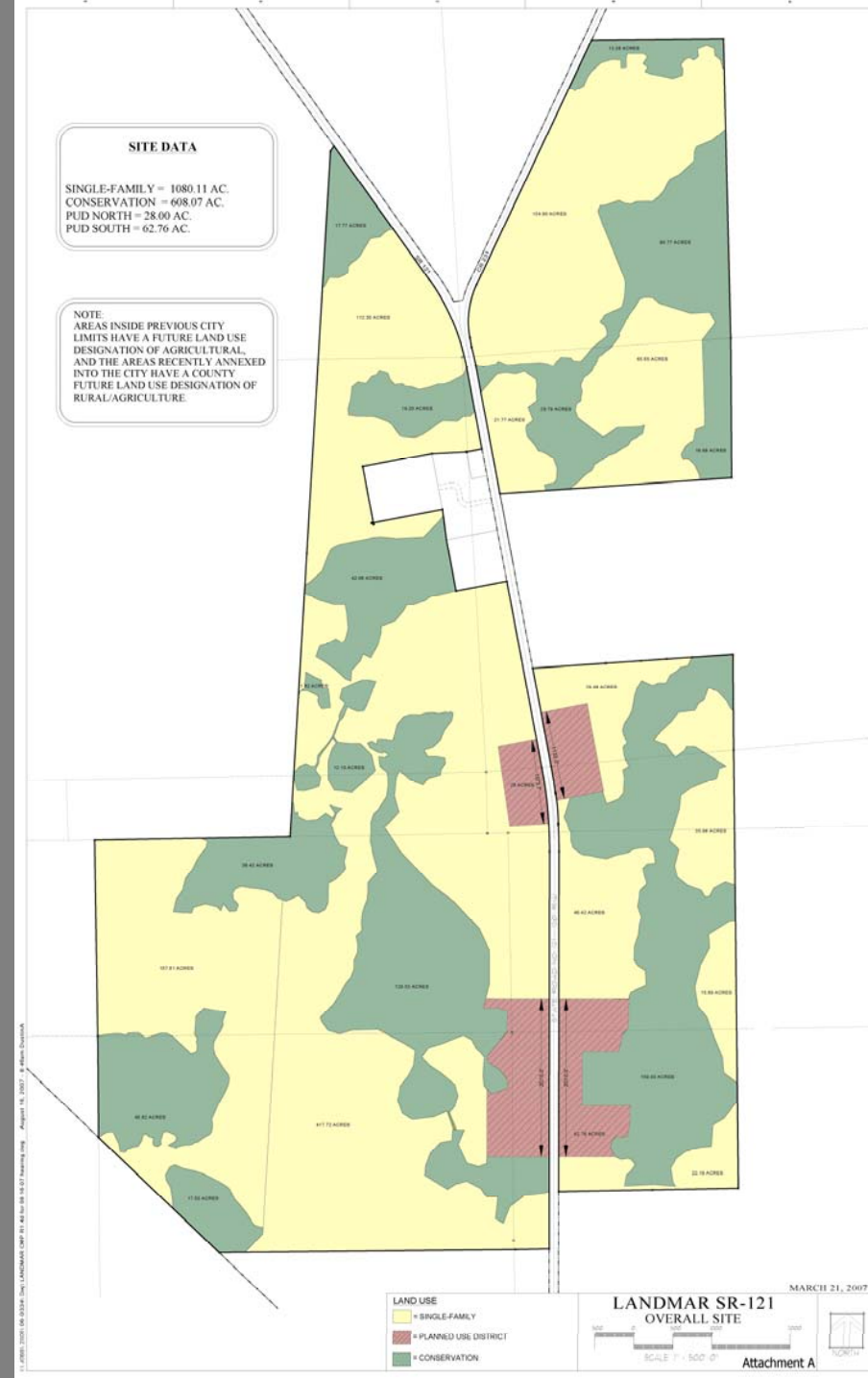


Policy 4.3.4 Required Zoning

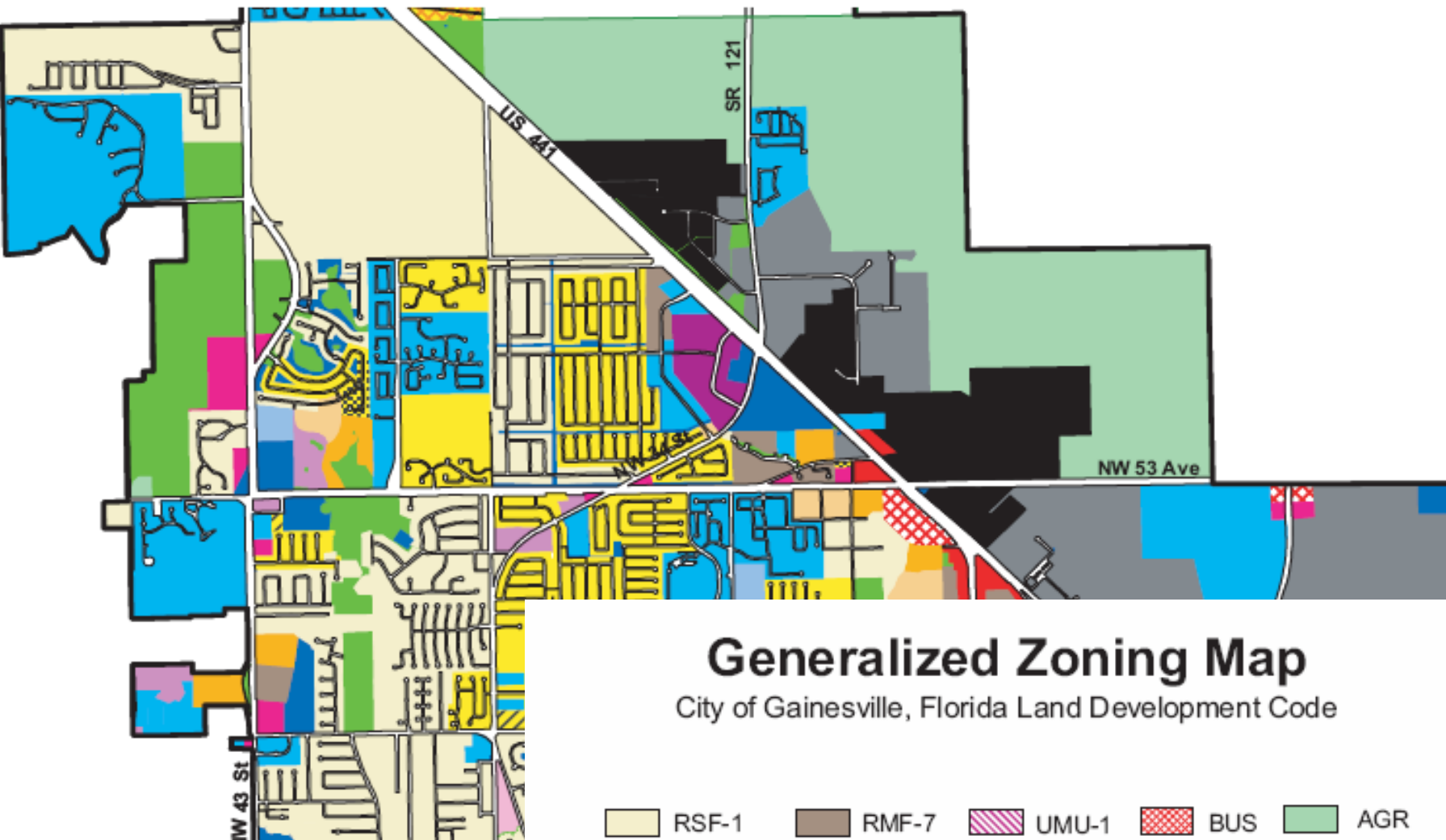
Conservation = Conservation

Single Family = Conservation
until rezoned to Planned
Development

PUD = Conservation until
rezoned to Planned
Development





































See Inset



Generalized Zoning Map

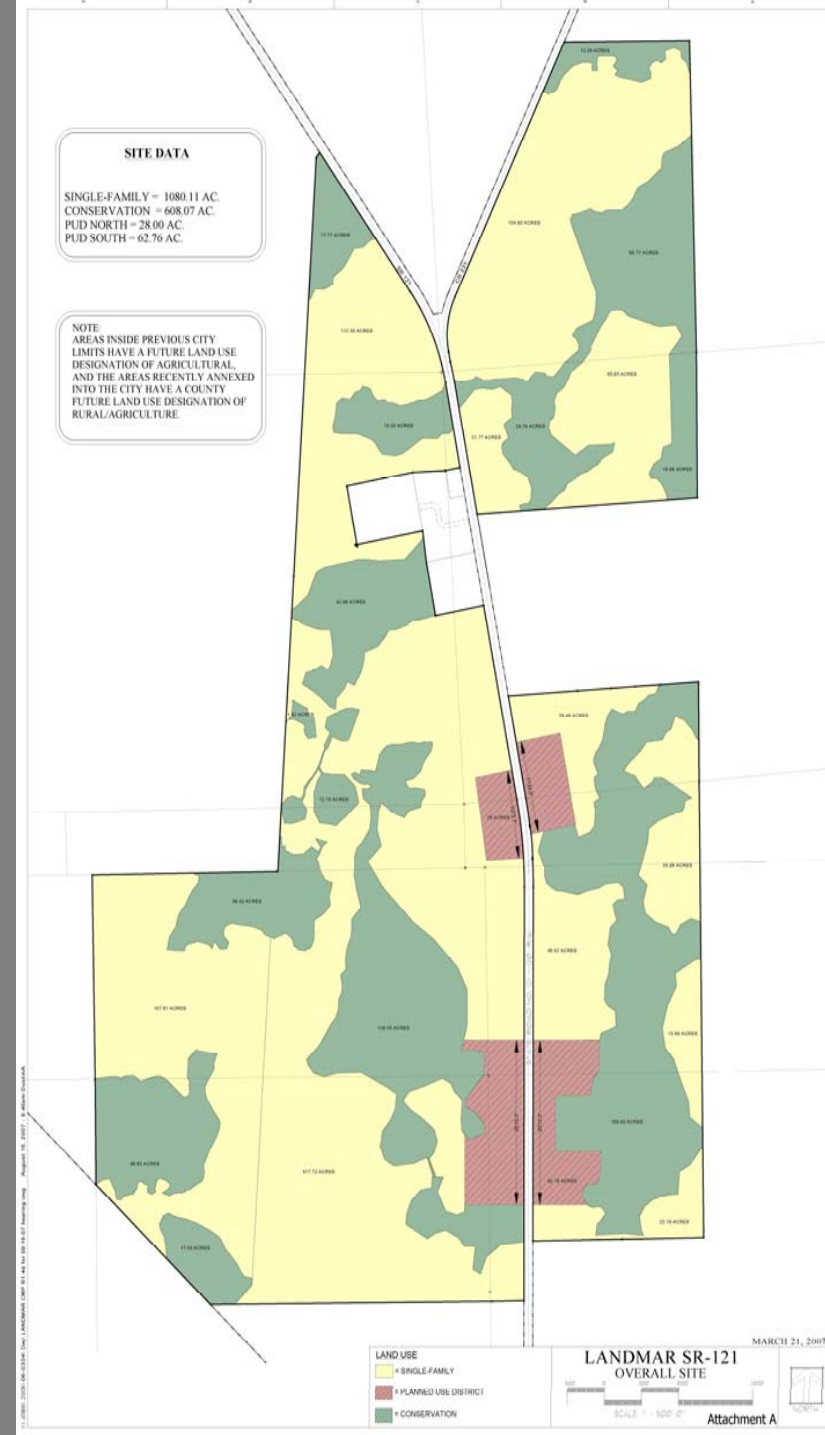
City of Gainesville, Florida Land Development Code

**Conservation Zoning
or RSF 1 or Ag**

 RSF-1	 RMF-7	 UMU-1	 BUS	 AGR
 RSF-2	 RMF-8	 UMU-2	 BA	 CON
 RSF-3	 RH-1	 CCD	 BT	 PS
 RSF-4	 RH-2	 OR	 W	 AF
 RC	 RMU	 MD	 I-1	 ED
 MH	 MU-1	 OF	 I-2	 PD
 RMF-5	 MU-2	 CP		
 RMF-6				

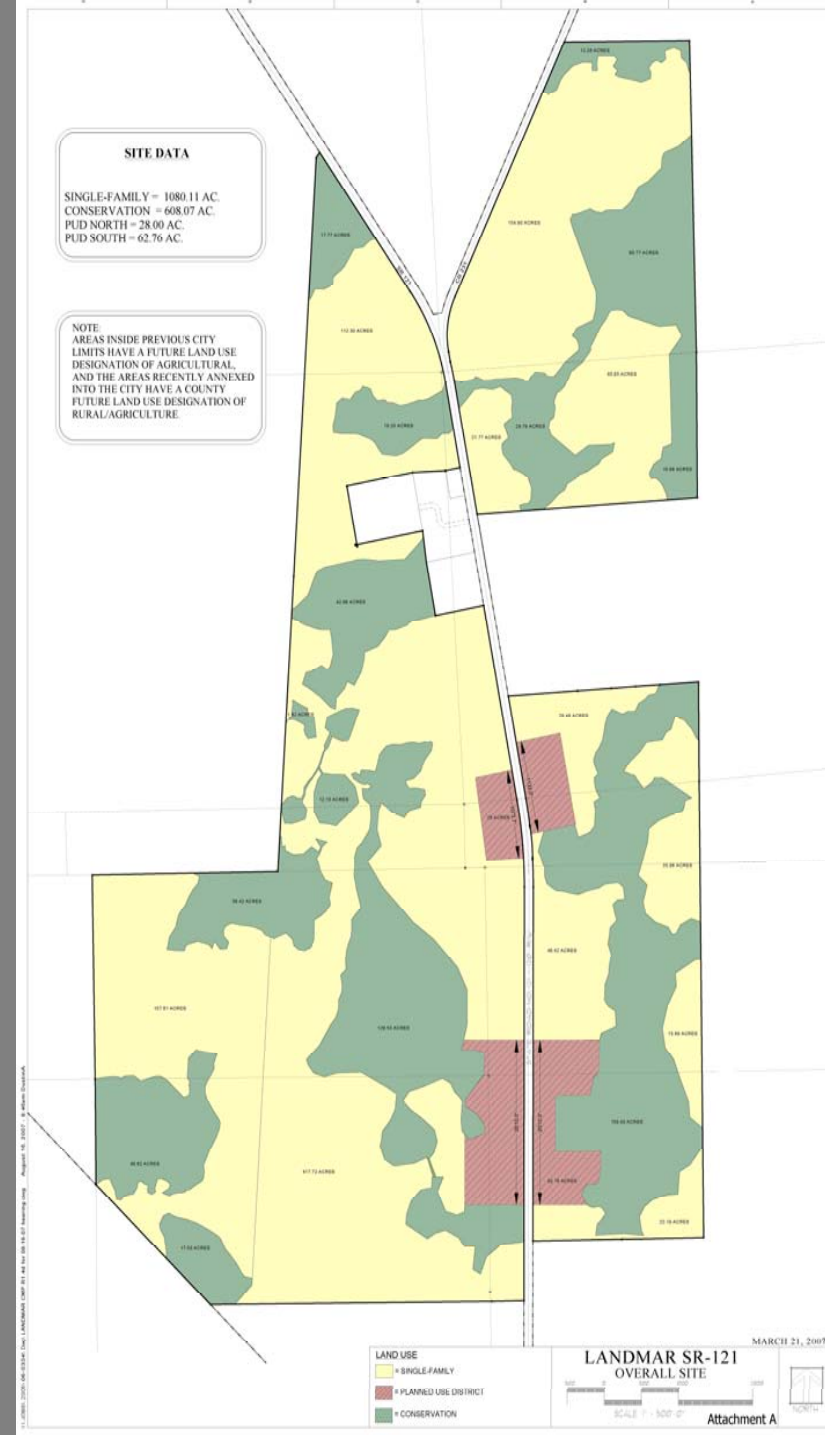
Policy 4.3.4 Requirements

- ▶ No wetland impacts other than crossings
- ▶ Minimum 50' and average 75' wetland buffers
- ▶ No storage of stormwater within buffers



Policy 4.3.4 Requirements

- ▶ Low Impact Development (LID)
- ▶ Floodplain protection –
 - > 90% protected from development
 - > 20% may be used for recreation and stormwater storage



Policy 4.3.4 Requirements

- ▶ Minimum 40% and up to 50% Upland Set Aside for entire site
- ▶ Conservation Management Areas, Conservation Easements, Conservation Management Plan for:
 - > Wetlands
 - > Wetland Buffers
 - > Floodplain
 - > Upland habitat areas



Policy 4.3.4 Requirements

► Protection of rural character of SR 121 and CR 231 during PD zoning by:

> Retention of existing vegetation within 50' vegetative buffer/setback area

> Supplemental plantings & fencing within 50' vegetative buffer/setback area



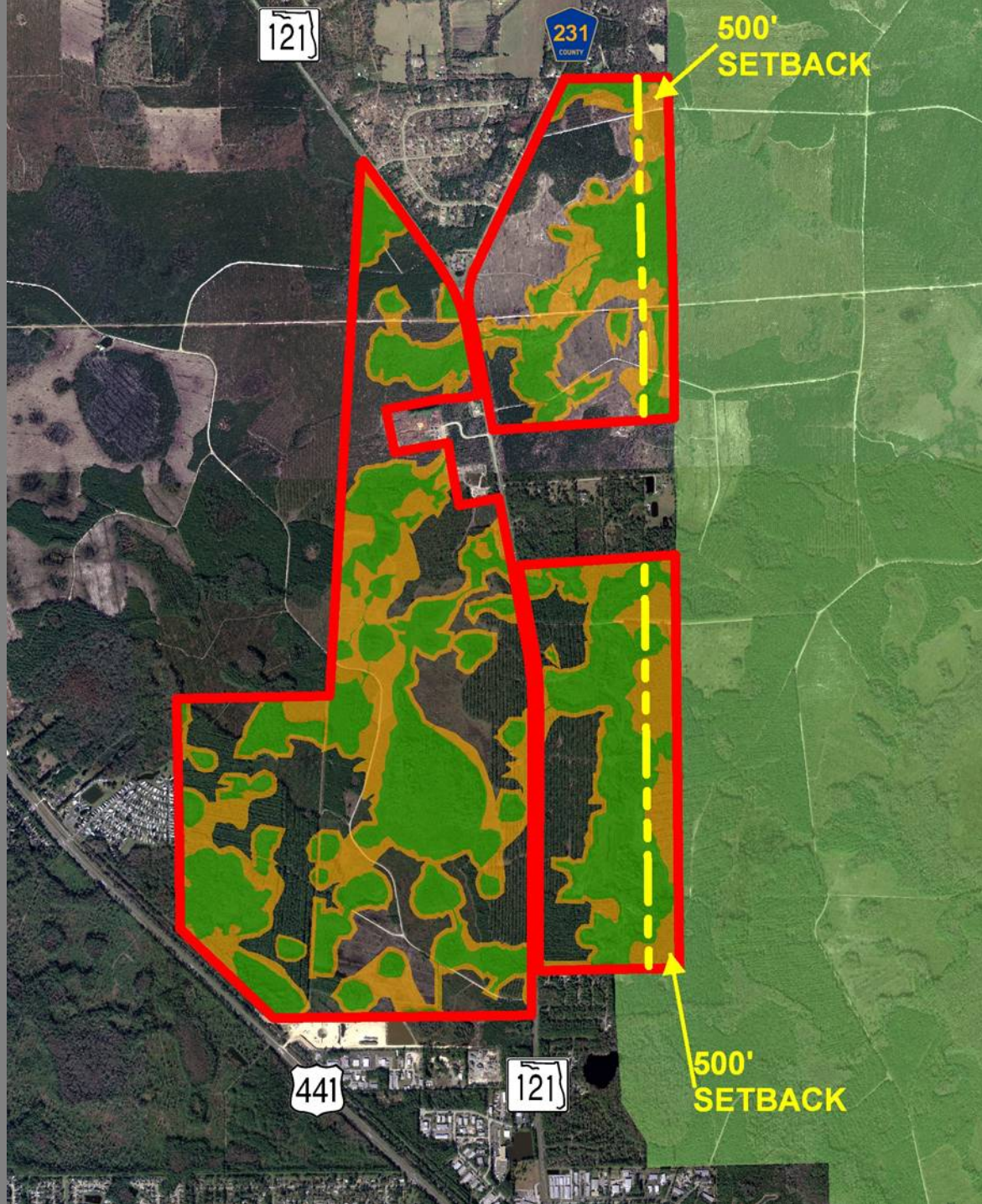
Policy 4.3.4 Requirements

- ▶ **Functioning ecosystems are protected by creating & retaining habitat connectivity**
- ▶ **Listed species habitat needs are identified and preserved with Conservation Management Area, conservation easements & management plans**



Policy 4.3.4 Requirements

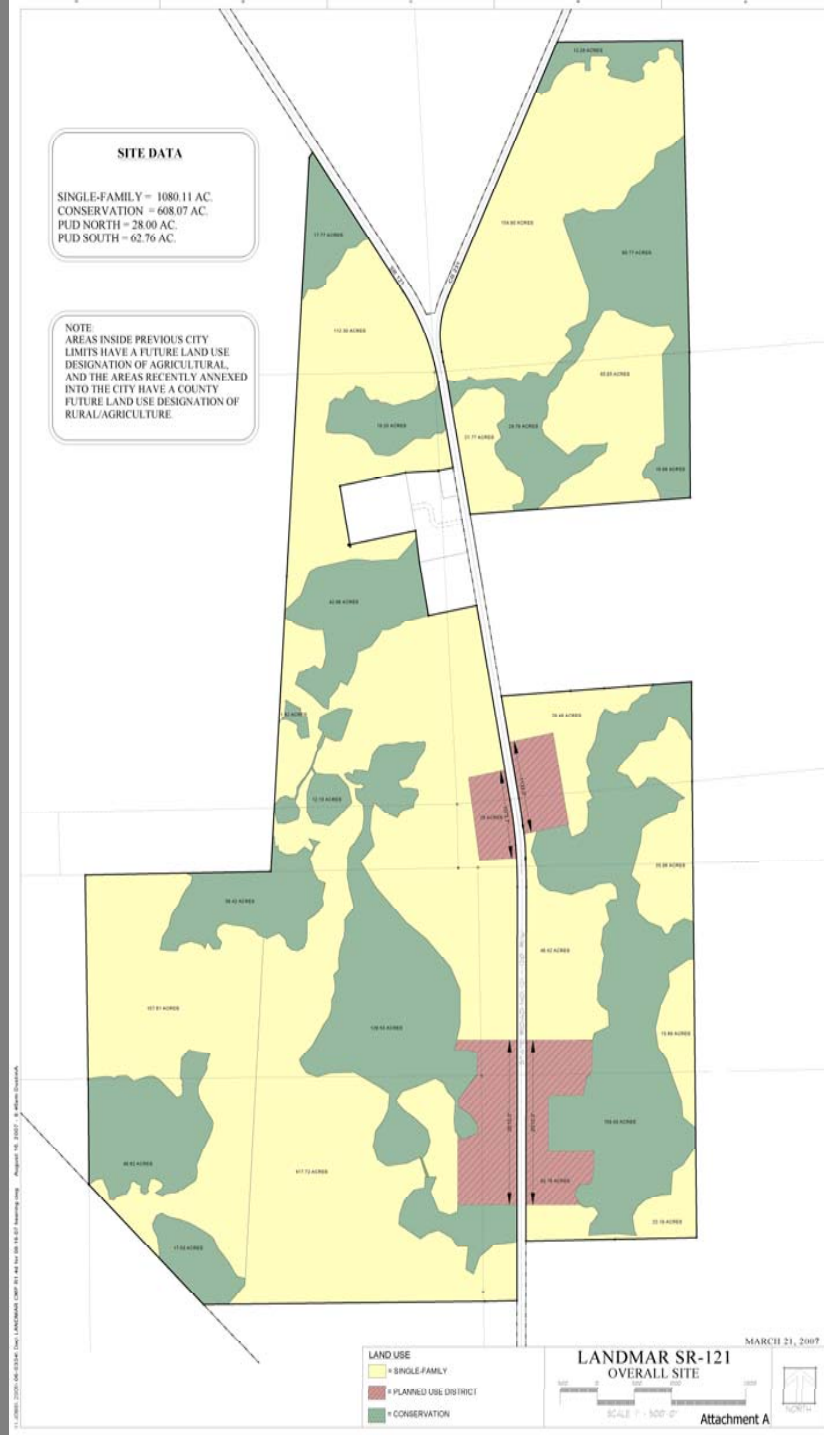
- ▶ Maintain 500' buffer along east boundary

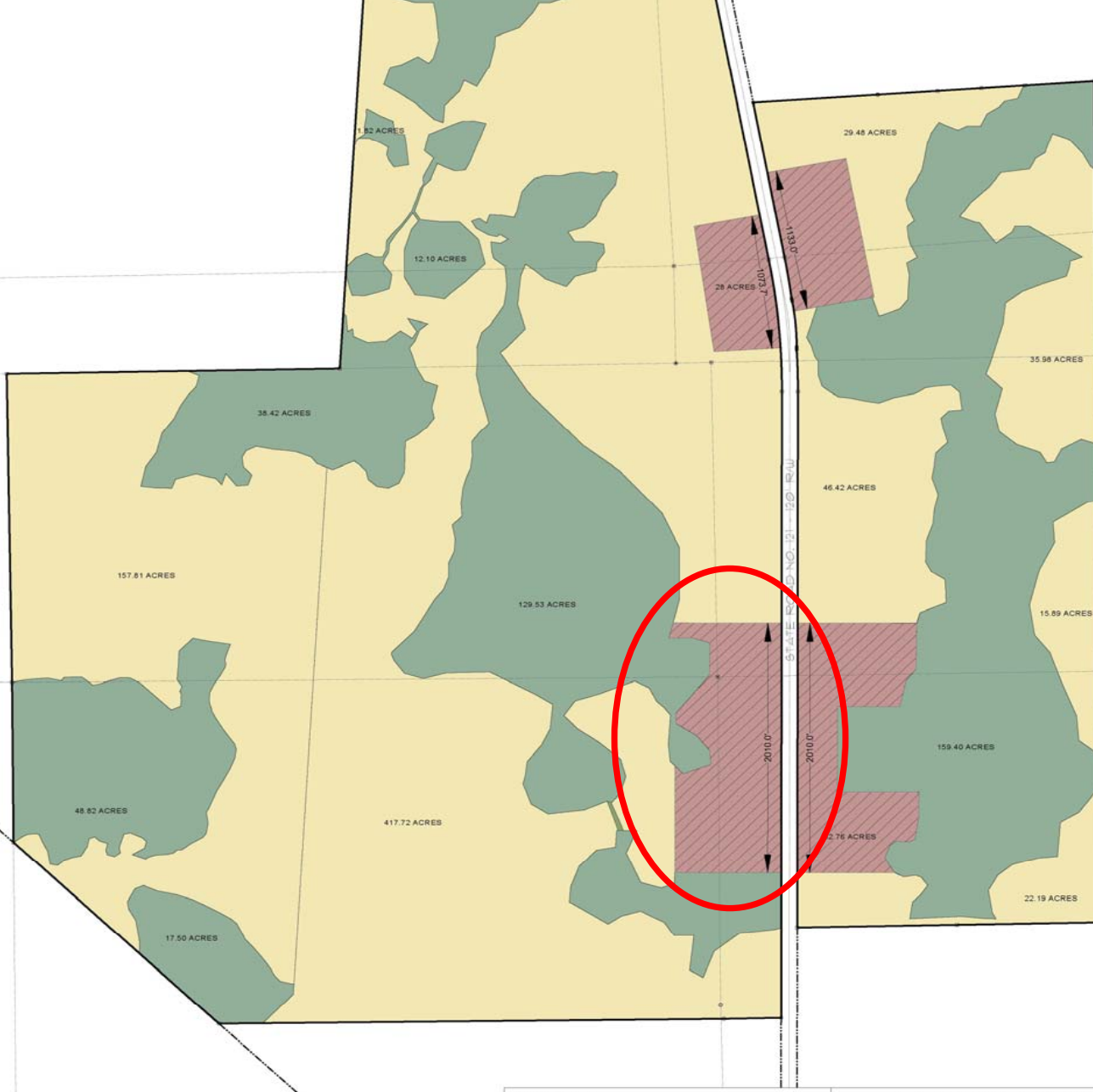


Policy 4.3.4

Requires PD zoning plans for PUD areas to :

- ▶ Generally adhere to City's Traditional Neighborhood Development District Stds
- ▶ Provide mixed-use pedestrian friendly space
- ▶ Provide transit access at comfortable stations if RTS is available
- ▶ Provide detailed urban design standards





LAND USE	
	= SINGLE-FAMILY
	= PLANNED USE DISTRICT
	= CONSERVATION

LANDMAR SR-121 OVERALL SITE



MARCH 21, 2007





Grantline Village



Haile Village Center













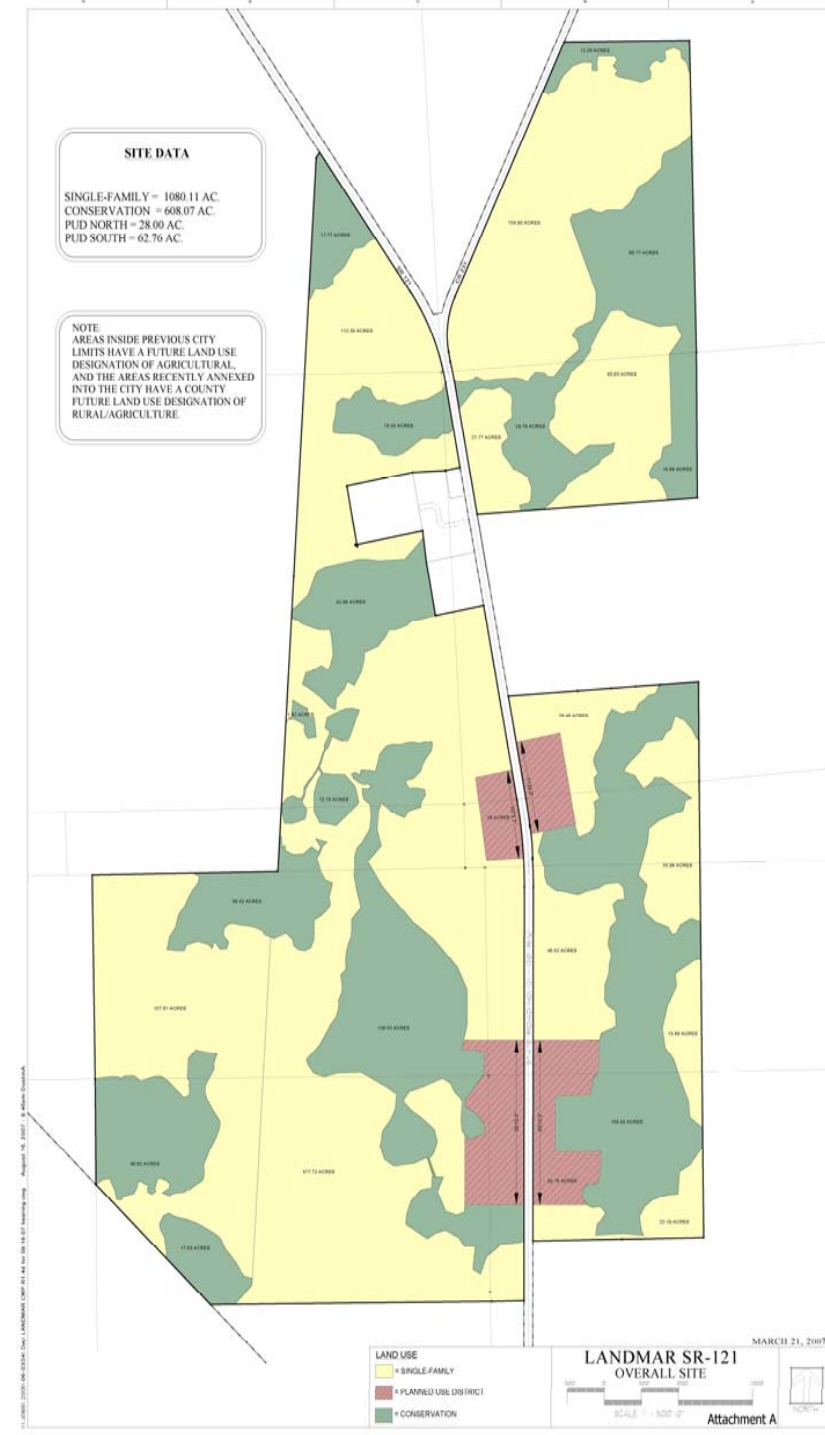




Policy 4.3.4

Assures Comprehensive Plan Financial Feasibility by:

- ▶ Limiting development to Phase 1 until CIE is amended to address need for increased capacity on SR 121
- ▶ Limiting development to 581 residential units



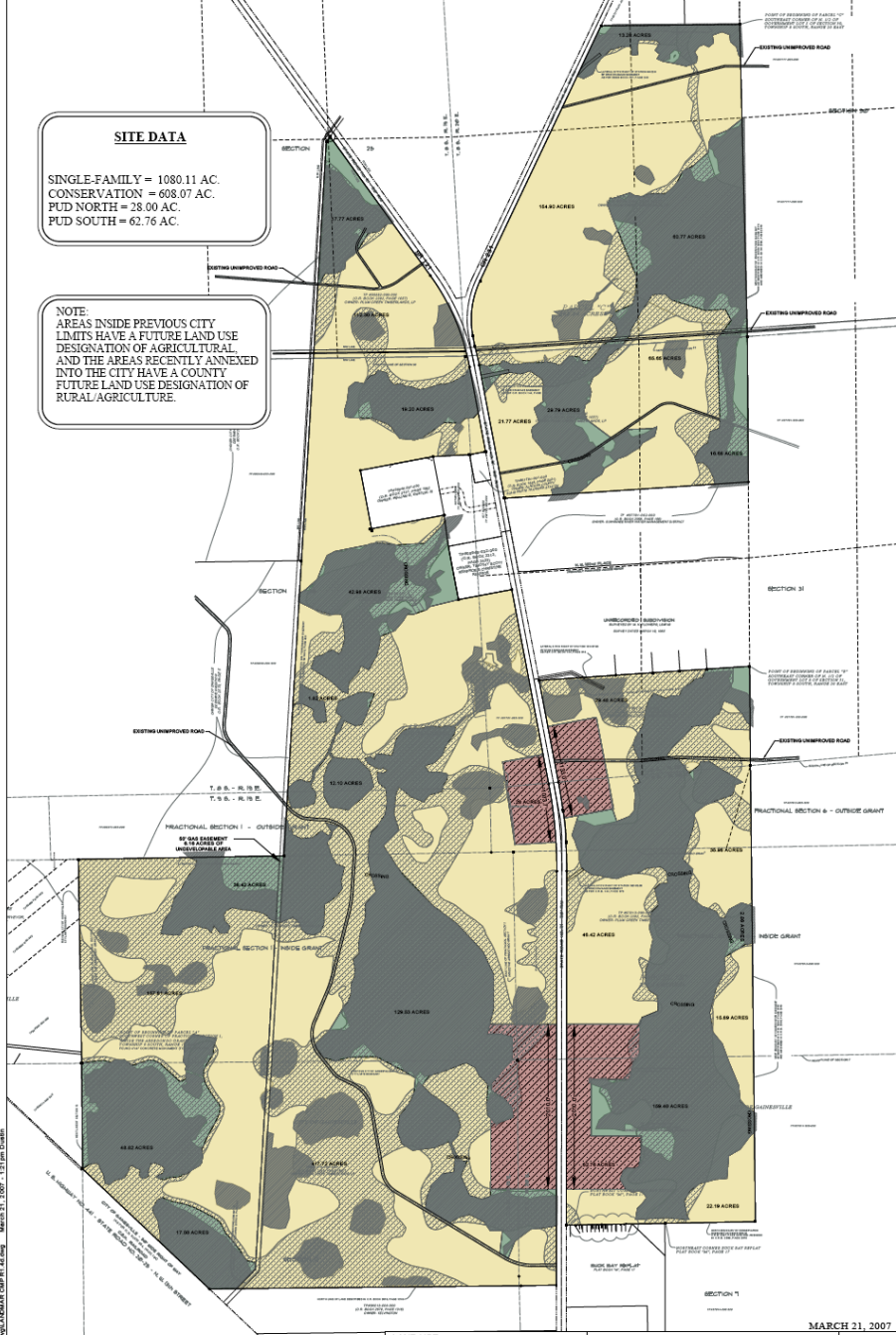


Questions

SITE DATA

SINGLE-FAMILY = 1080.11 AC.
 CONSERVATION = 638.07 AC.
 PUD NORTH = 28.00 AC.
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NOTE:
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 LIMITS HAVE A FUTURE LAND USE
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 FUTURE LAND USE DESIGNATION OF
 RURAL AGRICULTURE.



L:\100\1000066\0312\PLANS\MACHAL CAMP PL. 4.dwg March 21, 2007 1:21:00 Sunday

- LAND USE**
- [Yellow Box] - SINGLE-FAMILY
 - [Red Hatched Box] - PLANNED USE DISTRICT
 - [Green Box] - CONSERVATION

**LANDMAR SR-121
 OVERALL SITE**

SCALE 1" = 500'-0"

Attachment A

MARCH 21, 2007

