



## Legislation Text

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**File #:** 150090., **Version:** 3

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### **QUASI-JUDICIAL - REZONING - PAYNES PRAIRIE SHEETFLOW RESTORATION PROJECT (B)**

ORDINANCE NO. 150090; Petition No. PB-15-14 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 258 acres of property that is generally located in the 3400 block of SW Williston Road and contains the Paynes Prairie Sheetflow Restoration Project and Sweetwater Wetlands Park, as more specifically described in this ordinance, from Alachua County Conservation (C-1) to City of Gainesville Public Services and Operations District (PS); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

#### PLANNING AND DEVELOPMENT SERVICES DEPARTMENT REPORT

This ordinance will amend the City's Zoning Map Atlas by rezoning the Paynes Prairie Sheetflow Restoration Project (PPSRP) and Sweetwater Wetlands Park property (approximately 258 acres) from Alachua County Conservation (C-1) to City of Gainesville Public Services and Operations District (PS). The property is at the southern edge of the City, in the 3400 block of SW Williston Road. The City and State-owned land was voluntarily annexed on April 16, 2015, by Ordinance No. 140618.

The property is adjacent to undeveloped land (wooded uplands, wetlands) to the north and east, and undeveloped land (wetlands) to the south. Paynes Prairie Preserve State Park is to the east, south and north (also to the north is the 125-acre Sweetwater Preserve, an Alachua County nature park). Undeveloped land (wooded uplands) is to the west. The adjacent lands to the north, south, east and west are in the Alachua County Preservation future land use category.

The PPSRP is a unique public utility project of the City of Gainesville and Gainesville Regional Utilities (GRU) that provides stormwater treatment, water quality enhancement and Floridan aquifer protection, wetland enhancement and creation, and passive recreation amenities at Sweetwater Wetlands Park. Many components of the PPSRP have been completed, and Sweetwater Wetlands Park opened in May 2015 and provides public access to its trails, boardwalks and overlooks.

The proposed Public Services and Operations District (PS) zoning district allows for public utilities (e.g., stormwater treatment) and other uses that serve a public purpose (e.g., public use areas for bird watching and nature study), and is an appropriate land use category for the PPSRP. The proposed PS zoning district includes a list of permitted uses for the property, including: water conservation areas; water reservoirs and control structures; stormwater treatment facilities; public lands designated for open space or conservation; wildlife management; local nature park with nature trails and boardwalks, restrooms and pavilions; visitor/education center; security residence; and accessory uses customarily incidental to any permitted principal use. In addition, this ordinance requires all future development activity to be in substantial compliance with the Final Development Plan that was approved in 2012 by the Alachua County Development Review Committee (Project

No. 2009121601\_F).

At its public hearing on May 28, 2015, the City Plan Board recommended approval to the City Commission by a vote of 7-0.

None.

#### CITY ATTORNEY MEMORANDUM

The City Commission approved this ordinance on first reading on September 3, 2015.

This ordinance requires two hearings and shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 150089 becomes effective as provided therein.