

Appendix D - Draft Ordinance and Attachments

1 **WHEREAS**, on April 24, 1992, the City adopted Ordinance No. 3768 and annexed into the City
2 from Alachua County approximately 460 acres of property generally located north of the
3 intersection of U.S. 441 and SR 121; and

4 **WHEREAS**, on February 12, 2007, the City adopted Ordinance No. 060731 and annexed into the
5 City from Alachua County approximately 1,318 acres of property generally located north of the
6 intersection of U.S. 441 and SR 121; and

7 **WHEREAS**, Weyerhaeuser is the successor-in-interest by merger to the approximately 1,778
8 acres of land annexed into the City by Ordinance Nos. 3768 and 060731; and

9 **WHEREAS**, on January 1, 2009, the City adopted Ordinance No. 070447 and assigned certain land
10 use designations to the 1,778 acres of property annexed into the City by Ordinance Nos. 3768
11 and 060731, and provided certain conditions including a requirement that the property owner
12 seek Planned Development District (PD) zoning on approximately 744 acres of property lying
13 below a certain phase line of the total 1,778-acre property; and

14 **WHEREAS**, to-date and since the approximately 1,778 acres of property was annexed into the
15 City by Ordinance Nos. 3768 and 060731, the City has not assigned City zoning to any portion of
16 the property and therefore the property's zoning remains Alachua County Agriculture which was
17 assigned by Alachua County prior to annexation; and

18 **WHEREAS**, in 2017, Weyerhaeuser submitted to the City a rezoning application to rezone the
19 approximately 744-acre portion of the 1,778-acre property that lies below the phase line
20 established by Ordinance No. 070447; and

21 **WHEREAS**, on December 5, 2019, the City Commission held a quasi-judicial hearing and voted to
22 deny Weyerhaeuser's rezoning application ("City Commission Order"); and

1 **WHEREAS**, on June 3, 2021, and as amended on September 1, 2021, Weyerhaeuser filed in the
2 Eighth Judicial Circuit Court of Alachua County, Florida, a Petition for Writ of Certiorari to appeal
3 the City Commission Order (Case No. 01-2021-AP-0003); and

4 **WHEREAS**, on June 4, 2021, and as amended on September 28, 2021, Weyerhaeuser filed in the
5 Eighth Judicial Circuit Court of Alachua County, Florida, a Complaint for Declaratory Judgment
6 and Injunctive Relief pursuant to Section 163.3215, Florida Statutes, challenging the City
7 Commission Order (Case No. 2021-CA-001533); and

8 **WHEREAS**, throughout the ongoing litigation, which is costly and resource intensive for both
9 parties, the City and Weyerhaeuser have continued communications seeking a mutually-
10 beneficial solution; and

11 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the Future Land Use
12 Element of the Comprehensive Plan for the approximately 1,778 acres of property subject to
13 Ordinance No. 070447 and, together with the companion rezoning ordinance, represents the
14 mutually-beneficial solution agreed upon by both the City and Weyerhaeuser and will hereby
15 settle and terminate the ongoing litigation in both Case No. 01-2021-AP-0003 and Case No. 2021-
16 CA-001533; and

17 **WHEREAS**, accordingly this ordinance, together with the companion rezoning ordinance, is
18 consistent with Chapter 163, Florida Statutes, the City of Gainesville Comprehensive Plan, and
19 the City of Gainesville Land Development Code; and

20 **WHEREAS**, an advertisement no less than two columns wide by ten inches long was placed in a
21 newspaper of general circulation and provided the public with at least seven days' advance notice
22 of this ordinance's first public hearing (i.e., transmittal hearing) to be held by the City

1 Commission; and

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

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

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

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

12 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**

13 **FLORIDA:**

14 **SECTION 1.** Policy 4.3.4 of the Comprehensive Plan Future Land Use Element is amended as
15 follows.

16 Policy 4.3.4 The property governed by this policy shall be known as the ~~Plum Creek~~
17 ~~Development Company~~ ("~~Plum Creek~~") ~~Weyerhaeuser NR Company~~
18 (~~"Weyerhaeuser"~~) for land use purposes. Due to the unique infrastructure and
19 environmental constraints of "~~Plum Creek~~" "~~Weyerhaeuser~~" as depicted on the map
20 labeled "~~Plum Creek Weyerhaeuser~~ SR 121 Overall Site" in the Future Land Use
21 Map Series A, ~~Plum Creek Weyerhaeuser~~ shall be governed by the following
22 policies:

23
24 a. Within all land use areas of ~~Plum Creek Weyerhaeuser~~:

- 25
26 1. ~~Maximum residential development of the entire 1,778 acres shall not exceed~~
27 ~~1,890 residential units and 100,000 square feet of non-residential uses of~~
28 ~~which a maximum of 80,000 square feet shall be permitted as Commercial,~~
29 ~~and these densities and square footage may be less unless the developer~~
30 ~~establishes to the City at the time of rezoning by competent substantial~~

1 evidence, that the development meets the criteria and standards of this
2 Policy 4.3.4 and the Land Development Code. In accordance with Section
3 1.4 of the Charter Laws of Alachua County, Florida, the Alachua County
4 Countywide Wetland Protection and Natural Resource Protection Codes
5 apply to Weyerhaeuser and to the extent that resources protected by said
6 codes are determined to exist on Weyerhaeuser, the requirements of said
7 codes must be met.

- 8
- 9 2. Development shall be clustered to inhibit encroachment upon the
10 environmentally significant features of ~~Plum Creek~~ Weyerhaeuser; and
- 11
- 12 3. Wetlands shall not be impacted other than where necessary to achieve
13 interconnectivity between upland properties; and
- 14
- 15 4. Wetlands shall be protected by wetland buffers that shall be a minimum of
16 fifty (50) feet and an average of seventy-five (75) feet wide. The minimum
17 and average buffer widths shall not apply to those portions of the wetlands
18 that are impacted consistent with 4.3.4.a.3 above; and
- 19
- 20 5. Stormwater treatment facilities shall not be permitted within the wetland
21 buffers established pursuant to Section 4.3.4.a.4. above, except that outfall
22 structures shall be allowed within these buffers; and
- 23
- 24 6. Areas within the floodplain district, as defined in the City's Land
25 Development Code, shall be protected so that at least ninety (90%) percent
26 of existing floodplain areas shall not be altered by development, except that
27 recreation and stormwater management may occur within not more than
28 twenty percent (20%) of the floodplain district, and the existing floodplain
29 storage volume will be maintained; and
- 30
- 31 7. Stormwater best management practices and/or low impact development
32 (LID) practices shall be used to the maximum extent practicable to maintain
33 or replicate the pre-development hydrologic regime, as determined by the
34 City, and consistent with state requirements; and
- 35
- 36 8. Existing functioning ecological systems within ~~Plum Creek~~ Weyerhaeuser
37 shall be retained to the maximum extent practicable while accommodating
38 the uses and intensity of uses authorized by the land use policies governing
39 ~~Plum Creek~~ Weyerhaeuser, as determined by the City.
- 40
- 41 9. Maintain and enhance plant and animal species habitat and distribution
42 by protecting significant plant and animal habitats, provide for habitat
43 corridors, prevent habitat fragmentation by requiring a detailed survey of
44 listed species, identify habitat needs for maintaining species diversity and
45 sustainability; preserve wetlands and at least forty percent (40%) and up to
46 fifty percent (50%) of the upland area, inclusive of the wetland buffers

1 established pursuant to 4.3.4.a.4. above. Listed species are those species of
2 plants and animals listed as endangered, threatened, rare, or species of
3 special concern by the state and federal plant and wildlife agencies, or
4 species ranked as S1, S2, or S3 the Florida Natural Areas Inventory (FNAI).
5

6 10. Wetlands, wetland buffers, floodplain and upland habitat areas that are to
7 be protected shall be identified as Conservation Management Areas and
8 protected by a perpetual conservation easement in favor of the City, or a tax
9 exempt land trust doing business within Alachua County, Florida, as
10 determined by the City. Activities within the Conservation Management
11 Areas shall be as set forth in a Conservation Management Plan approved by
12 the City.
13

14 11. Planned Developments adopted by zoning ordinances within ~~Plum Creek~~
15 Weyerhaeuser shall impose standards that address minimum required
16 setback from SR 121 and CR 231, retention of existing vegetation and
17 supplemental vegetative plantings, fencing and other forms of screening.
18 Except where access to the property is provided, a minimum 50 foot
19 vegetative buffer shall be retained along both sides of SR 121 and CR 231
20 within ~~Plum Creek~~ Weyerhaeuser.
21

22 12. A natural and/or planted buffer with a minimum average width of 100 feet
23 that at no location is less than 25 feet wide, shall be retained along the entire
24 western boundary property line beginning at SR 121 at the north and ending
25 at US 441 at the south, but shall not include the southwesterly property line
26 abutting US 441.
27

28 13. A natural and/or planted buffer with a minimum average width of 200 feet
29 that at no location is less than 50 feet wide, shall be retained along the
30 southern boundary of ~~Plum Creek~~ Weyerhaeuser, west of SR 121, between
31 industrial and residential uses.
32

33 14. Planned Developments adopted pursuant to this Policy may require that
34 Weyerhaeuser provide for transit access when approved by the City's
35 Regional Transit System (RTS), and the owner/developer may be required
36 to provide comfortable, multi-use transit stations when transit service is
37 made available to Weyerhaeuser. The owner/developer may be required to
38 fund transit service (capital and operations) for the development with
39 minimum 15-minute frequencies in the a.m. and p.m. peak hours for RTS.
40 If the funding is for a new route to serve the development, the funding for
41 transit must be for a minimum period of 5 years. If the funding is for
42 expansion of an existing route to serve the development, the funding for
43 transit must be for a minimum period of 3 years.
44

45 If transit service to Weyerhaeuser is approved by RTS, transit service must
46 be phased at the development to maximize successful transit routes
47 consistent with population and density standards set by RTS as

1 Weyerhaeuser develops. The transit phasing plan for the required transit
2 service must be provided in the associated PD ordinances and will be
3 subject to RTS approval. All costs incurred by the owner/developer during
4 implementation of this requirement will be credited against its
5 Transportation Mobility Program obligation.
6
7

8 b. Conservation Land Use Areas
9

10 All areas designated Conservation land use shall receive a zoning district
11 designation of Conservation and will be regulated in accordance with said
12 zoning district except that no are not permitted to have any residential units may
13 be allowed and ~~There shall be~~ no transfer of density may be allowed to other
14 areas. The owner/developer shall make incremental applications for
15 Conservation zoning of areas designated Conservation land use in conjunction
16 with applications submitted for Final Development Plan or Final Plat approvals
17 within areas designated Mixed-Use Office/Residential and Planned Use District
18 land use. Such incremental applications for Conservation zoning must include
19 at least the same or greater proportion of the total Conservation land use area as
20 the application for Final Development Plan or Final Plat approval contains
21 relative to the total area having Mixed-Use Office/Residential and Planned Use
22 District land use designations.
23

24 No development, other than minimum crossings necessary to achieve
25 interconnectivity between upland developable properties, and passive
26 recreational uses is allowed as a permanent use within the Conservation Land
27 Use Areas. Silvicultural use may continue within existing planted pine
28 plantations until receiving a zoning district designation of Conservation, as
29 determined by the City.
30

31 c. ~~Single Family, Residential Low Density~~ Mixed-Use Office/Residential and
32 Planned Use District Land Use Areas
33

34 1. All areas designated ~~Single Family, Residential Low Density~~ Mixed-Use
35 Office/Residential and Planned Use District land use shall be implemented
36 by Planned Development (PD) zoning. The required rezoning to PD of the
37 areas designated ~~Single Family and Residential Low Density~~ Mixed-Use
38 Office/Residential may occur in increments over time upon request of the
39 property owner and approval by the City; ~~however, r~~ Rezoning of the
40 Planned Use District (PUD) area to PD shall occur as provided in Paragraph
41 F-e below entitled "Planned Use District Land Use Area". Until such
42 rezonings to PD are effective, the zoning district designations shall remain
43 Agriculture for all areas designated ~~Single Family, Residential Low~~
44 Density Mixed-Use Office/Residential and Planned Use District land use
45 with allowed uses limited to uses specified in the Agriculture zoning
46 district; and
47

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~~ Weyerhaeuser 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~~ Weyerhaeuser 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~~ Weyerhaeuser shall require that appropriate “low impact development” (LID) techniques for the site must be implemented. At least 25% of stormwater from public and common area impervious surfaces must be treated through LID methods. Prior to second and final reading of each ordinance that rezones property within the Mixed-Use Office/Residential and PUD land use 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 or other third party entity) 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. Required LID facilities must be concentrated on common areas rather than individual lots to better ensure effective long-term maintenance by the responsible entity. 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”.

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- 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 area proposed for rezoning to PD must be prepared and submitted to the City for review and approval before final development orders can be approved.

1
2 d. ~~Single Family Land Use Areas~~

- 3
4 1. ~~All areas designated Single Family land use shall be rezoned to PD prior to~~
5 ~~undertaking any development for single family use within the rezoned area;~~
6 ~~and~~
7
8 2. ~~All of the areas designated Single Family land use within Plum Creek~~
9 ~~Weyerhaeuser (Future Land Use Map, Series A) shall be limited to a total~~
10 ~~maximum gross residential density of 1 residential unit per 2.5 acres (0.4~~
11 ~~residential units per acre) up to a maximum of 218 residential units; and~~

12
13 e.d Residential Low-Density Mixed-Use Office/Residential Land Use Areas

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15 1. ~~All~~ aAreas designated Residential—Low-Density Mixed-Use
16 Office/Residential land use shall be rezoned to PD prior to undertaking any
17 development, which may occur in increments over time upon request of the
18 property owner and approval by the City. ~~for multi-family or single-family~~
19 ~~use or any other housing type.~~
20
21 2. ~~Development of a range of housing types, including, but not limited to~~
22 ~~single family detached, single family attached, townhomes and apartments~~
23 ~~is allowed. The mix of housing types shall be specifically provided in~~
24 ~~the PD zoning ordinances. Clustering of residential uses to allow for~~
25 ~~greater environmental sensitivity is allowed.~~
26
27 23. Development shall provide for pedestrian and bicyclist safety and comfort.
28
29 34. All of the areas designated Residential—Low-Density Mixed-Use
30 Office/Residential land use within ~~Plum Creek Weyerhaeuser~~ (Future Land
31 Use Map, Series A) shall be limited to a total maximum gross residential
32 density of 2.75 20 residential units per acre, ~~up to a maximum of 1,004~~
33 ~~residential units, or less, as transfers~~ Transfers of density may occur as
34 provided in Paragraph fe.3.eb. below.

35
36 fe. Planned Use District Land Use Area

- 37
38 1. Within the Planned Use District overlay, the maximum density is 20
39 dwelling units per acre and the maximum intensity of non-residential uses
40 will be regulated by the design standards of the land development code and
41 the implementing PD rezoning with building height limited to 5 stories.
42
43 2. Development within the Planned Use District area shall maximize
44 pedestrian/bicycle connections among all uses (residential and non-
45 residential) and shall maximize pedestrian and bicyclist safety and comfort.
46 A network of sidewalks and street trees shall be provided on all internal
47 streets. Sidewalk connections shall be made from the internal sidewalk

1 system to the public right-of-way adjoining the Planned Use District. To
2 minimize traffic impacts on SR 121, the implementing PDs shall maximize
3 internal roadway connectivity between residential and areas with mixed
4 uses.

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

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

- 23
24 3. The implementing PDs district zoning for the Planned Use District area
25 shall be subject to the following standards:
- 26
27 a. The Planned Use District area shall allow mixed uses such as residential,
28 office, business retail, professional and financial services, schools,
29 places of religious assembly and community facilities. The area shall be
30 implemented by PD zoning which shall generally adhere to the
31 requirements of the City's Traditional Neighborhood Development
32 District standards.
- 33
34 b. A minimum gross density of 4 residential units per acre (~~668 residential~~
35 ~~units~~) is required for the 166.89 acres of Planned Use District (PUD)
36 land use. A transfer of density from the ~~Residential Low Density Land~~
37 ~~Use Areas or the Single Family Residential~~Mixed-Use
38 Office/Residential Land Use Areas into the PUD area may be approved
39 during PD rezonings. Any transfers of density from the ~~Residential~~
40 ~~Low Density Land Use Areas and the Single Family~~Mixed-Use
41 Office/Residential Land Use Areas to PUD shall reduce the overall
42 number of units for the Mixed-Use Office/Residential Residential Low-
43 ~~Density Land Use Areas and Single Family Residential~~ Land Use
44 Areas, respectively, allowed by the number of residential units
45 transferred.
- 46
47 c. Residential uses that are located above non-residential uses are allowed

1 and encouraged. Residential types allowed include townhouses,
2 apartments, plus attached and detached single-family homes.
3

- 4 d. A ~~maximum of 100,000~~ minimum of 15,000 square feet of non-
5 residential use shall be ~~allowed~~ located within the Planned Use District
6 land use area, ~~of which a maximum of 80,000 square feet shall be~~
7 ~~permitted as commercial use~~. Except as may be otherwise provided in
8 the implementing PD zoning ordinance, each building within this zone
9 shall be allowed to be mixed with residential ~~located above~~ and non-
10 residential uses. ~~Each~~ The implementing PD zoning shall provide
11 detailed and specific design standards governing all aspects of
12 development within the PD.
13
- 14 e. Urban design standards that ensure compatibility among the various
15 allowed uses shall be included as part of the PD ordinance. Additional
16 standards may be required to address noise and lighting to further assure
17 compatibility.
18
- 19 f. The PD zoning ordinance shall, through design and performance
20 measures, assure the neighborhood, pedestrian quality of ~~Plum Creek~~
21 Weyerhaeuser by regulating building type and scale, overall building
22 appearance and orientation, placement and function of parking, loading,
23 waste disposal, access points, outdoor uses and mechanical equipment,
24 signage and landscaping.
25
- 26 g. Open space shall be provided, where appropriate, as common open
27 space serving conservation, recreation and civic needs of the Planned
28 Use District Area, subject to approval of the City.
29

30 gf. Miscellaneous Provisions

- 31
- 32 1. The development of the Weyerhaeuser property will be subject to the
33 requirements of the City's Transportation Mobility Program, as may be
34 amended from time to time. The owner/developer shall construct a paved
35 multi-use trail along the west side of SR 121 from the north end of the
36 development south to the existing trail at US 441. All costs incurred by the
37 owner/developer for this multi-use trail will be credited by the City against
38 the applicable owner/developer obligations required pursuant to the City's
39 Transportation Mobility Program. Should construction of the paved multi-
40 use trail not be permitted or otherwise feasible within the rights-of-way of
41 FDOT or CSX railroad, alternative improvements and/or payments may be
42 substituted in accordance with the City's Transportation Mobility Program.
43 developer has signed a binding agreement acknowledging owner/developer
44 responsibility for mitigation of transportation impacts associated with the
45 maximum amount of development identified in the future land use
46 amendment. Prior to the second reading of the first PD rezoning

1 ordinance(s) for Plum Creek, the owner/developer shall sign an agreement
2 associated with the transportation mobility program in effect at the time of
3 PD rezoning submittal for the first phase of the development as shown in
4 the PD ordinance. At a minimum, prior to adoption of the second reading
5 of the ordinance for any PD rezoning for any portion of Plum Creek, the
6 owner/developer shall make a payment to the City or sign a binding
7 agreement for construction of an acceptable project, which shall include
8 bonding requirements or other assurance acceptable to the City Attorney for
9 the required transportation mobility project (consistent with the
10 transportation mobility program in effect at the time of PD rezoning)
11 associated with the trip generation for the first phase as shown in the PD.
12 Subsequent to the first agreement associated with the transportation
13 mobility agreement program in effect at the time of PD rezoning, additional
14 transportation mobility agreements shall be executed prior to the issuance
15 of final site plan or subdivision final plat development orders for the
16 relevant phases of the development.

- 17
- 18 ~~2. At the time of filing an application for the first planned development~~
19 ~~rezoning, the developer shall submit to the City recommended~~
20 ~~transportation mobility modifications needed to address the full build-out~~
21 ~~of residential and nonresidential uses authorized by Policy 4.3.4.a.1. and~~
22 ~~identify funding of such modifications pursuant to the Agreement required~~
23 ~~for Policy 4.3.4.g.1. herein, subject to approval by the City. Such~~
24 ~~transportation modifications shall be consistent with the City's~~
25 ~~transportation mobility requirements in effect at that time.~~

26

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

- 41
- 42 3. All proposed access points to CR 231 are subject to approval by the
43 Alachua County Public Works Department. All proposed access points
44 onto SR 121 are subject to approval by the FDOT.
- 45
- 46 4. Due to the roadway operation and safety concerns of SR 121, the

1 owner/developer shall provide a traffic study acceptable to the City,
2 ~~Alachua County~~, and the Florida Department of Transportation as a part of
3 the City's subdivision or development plan approval process ~~prior to the~~
4 ~~application for each PD rezoning~~. The study shall analyze issues related to
5 trip generation, trip distribution, operational and safety concerns, and shall
6 propose appropriate transportation mobility modifications, consistent with
7 the transportation impacts of the development. The development shall be
8 required to meet any ~~Transportation~~ Mobility Program requirements in
9 effect at the time of final development plan or subdivision plat
10 approval~~application for development review~~. The developer shall provide
11 any transportation modifications that are site related and required for
12 operational or safety reasons, such as, but not limited to, new turn lanes into
13 the development, driveway modifications, or new traffic signals, and the
14 cost of such operational and safety modifications shall not be ~~unrelated to~~
15 credited against the Transportation Mobility Program requirements.

- 16
- 17 5. Land use changes for ~~Plum Creek~~ Weyerhaeuser do not vest future
18 development for concurrency. All future development is subject to the ~~The~~
19 ~~owner/developer is required to apply for and meet~~ concurrency
20 requirements of the land development code. ~~management certification~~
21 ~~requirements, including public school facilities and recreation mitigation at~~
22 ~~the time of filing any PD rezoning application.~~
- 23
- 24 6. The ~~Plum Creek~~ Weyerhaeuser development shall include in any Planned
25 Development Report the requirement that five percent of the residential
26 units shall be perpetually affordable, provided by a legal mechanism
27 including but not limited to deed restrictions or land trust, to households
28 earning between 80% and 120% of the median income for Alachua County
29 for a family of four as established from time to time by the U.S. Department
30 of Housing and Urban Development. Each implementing PD zoning
31 ordinance shall provide all required methods for ensuring implementation
32 of this requirement, including the requirement that the owner/developer
33 enter into a binding agreement that specifies the number of affordable units
34 that must be constructed on an approved time schedule.
- 35
- 36 7. No rezonings to PD within the area of the map labeled "~~Plum Creek~~
37 Weyerhaeuser SR 121 Overall Site" in the Future Land Use Map Series A
38 shall be adopted on final reading of the ordinance for areas north of the line
39 labeled "Phase Line" until all areas south of the same line have been rezoned
40 to PD zoning, and at least 75 percent of the infrastructure (e.g., roads,
41 sidewalks, stormwater facilities, utilities) south of the "Phase Line" has
42 been constructed and completed.
- 43
- 44 8. ~~In accordance with Policy 1.1.5 of the Public School Facilities Element and~~
45 ~~School Concurrency Alachua County, FL, Updated Interlocal Agreement~~
46 ~~for Public School Facility Planning (December 23, 2008), the Alachua~~
47 ~~County School Board submitted a school facilities capacity report. The~~

1 ~~report concludes that projected student demand resulting from Plum Creek~~
2 ~~Development at the elementary, middle and high school levels can~~
3 ~~reasonably be accommodated for the five, ten and twenty year planning~~
4 ~~periods and is consistent with the Public School Facilities Element based~~
5 ~~upon School District not constitute a school capacity availability~~
6 ~~determination or concurrency certification, it does not reserve school~~
7 ~~capacity for Plum Creek, and it does not vest Plum Creek for school~~
8 ~~concurrency.~~ At the time of application for a development order for Plum
9 Creek, the developer shall apply for and obtain concurrency certification in
10 compliance with the City Comprehensive Plan, Code of Ordinances and
11 state law. Prior to approval of any development order, the City shall
12 coordinate with the School Board and determine availability of school
13 capacity within the applicable School Concurrency Service Area. A
14 Capacity Enhancement Agreement or other mitigation option as provided
15 for in Policies 1.1.7 and 2.5.1 through 2.5.4 of the Public School Facilities
16 Element may be required at that time to ensure continued compliance with
17 all applicable provisions of the City Comprehensive Plan, Code of
18 Ordinances and state law. In the absence of a Capacity Enhancement
19 Agreement or other mitigation option being approved fulfilling the
20 concurrency requirement, the City will not issue a concurrency certification
21 if capacity is unavailable, and such circumstance can result in a delay or
22 denial of a development order for Plum Creek Weyerhaeuser.
23

24 **SECTION 2.** The Comprehensive Plan Future Land Use Element Future Land Use Map Series is
25 amended as follows. Except as amended herein, the remainder of the Future Land Use Map Series
26 remains in full force and effect.

27 **Future Land Use Map Series**

- 28 • ~~Plum Creek~~ Weyerhaeuser SR 121 PUD and Underlying Future Land Use

29 **SECTION 3.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is
30 amended by changing the land use category from Single-Family (SF) and Residential Low-Density
31 (RL) to Mixed-Use Office/Residential (MOR) on the property as shown in **Exhibit A**, which is made
32 a part hereof as if set forth in full.

33 **SECTION 4.** It is the intent of the City Commission that the provisions of Sections 1 through 3
34 of this ordinance will become and be made a part of the City of Gainesville Comprehensive Plan

1 and that the sections and paragraphs of the Comprehensive Plan may be renumbered in order to
2 accomplish such intent.

3 **SECTION 5.** The City Manager or designee is authorized and directed to make the necessary
4 changes to the City of Gainesville Comprehensive Plan in order to fully implement this ordinance.
5 The City Manager or designee is authorized to correct any typographical errors that do not affect
6 the intent of this ordinance.

7 **SECTION 6.** Within ten working days of the transmittal (first) hearing, the City Manager or
8 designee is authorized and directed to transmit this plan amendment and appropriate supporting
9 data and analyses to the reviewing agencies and to any other local government or governmental
10 agency that has filed a written request for same with the City. Within ten working days of the
11 adoption (second) hearing, the City Manager or designee is authorized and directed to transmit
12 this amendment to the state land planning agency and any other agency or local government
13 that provided comments to the City regarding the amendment.

14 **SECTION 7.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
15 the application hereof to any person or circumstance is held invalid or unconstitutional, such
16 finding will not affect the other provisions or applications of this ordinance that can be given
17 effect without the invalid or unconstitutional provision or application, and to this end the
18 provisions of this ordinance are declared severable.

19 **SECTION 8.** All ordinances or parts of ordinances in conflict herewith are to the extent of such
20 conflict hereby superseded on the effective date of this amendment to the Comprehensive Plan.

21 **SECTION 9.** This ordinance will become effective immediately upon adoption; however, the
22 effective date of this amendment to the City of Gainesville Comprehensive Plan, if the

1 amendment is not timely challenged, will be 31 days after the state land planning agency notifies
2 the City that the plan amendment package is complete in accordance with Section 163.3184,
3 Florida Statutes. If timely challenged, this Comprehensive Plan amendment will become effective
4 on the date the state land planning agency or the Administration Commission enters a final order
5 determining the amendment to be in compliance with Chapter 163, Florida Statutes. No
6 development orders, development permits, or land uses dependent on this Comprehensive Plan
7 amendment may be issued or commenced before this amendment has become effective.

8

9 **PASSED AND ADOPTED** this _____ day of _____, 2022.

10

11

12

13

14

15 Attest:

16

17

18

19 _____
OMICHELE D. GAINEY

20 CITY CLERK

21

LAUREN POE

MAYOR

Approved as to form and legality:

DANIEL M. NEE

INTERIM CITY ATTORNEY

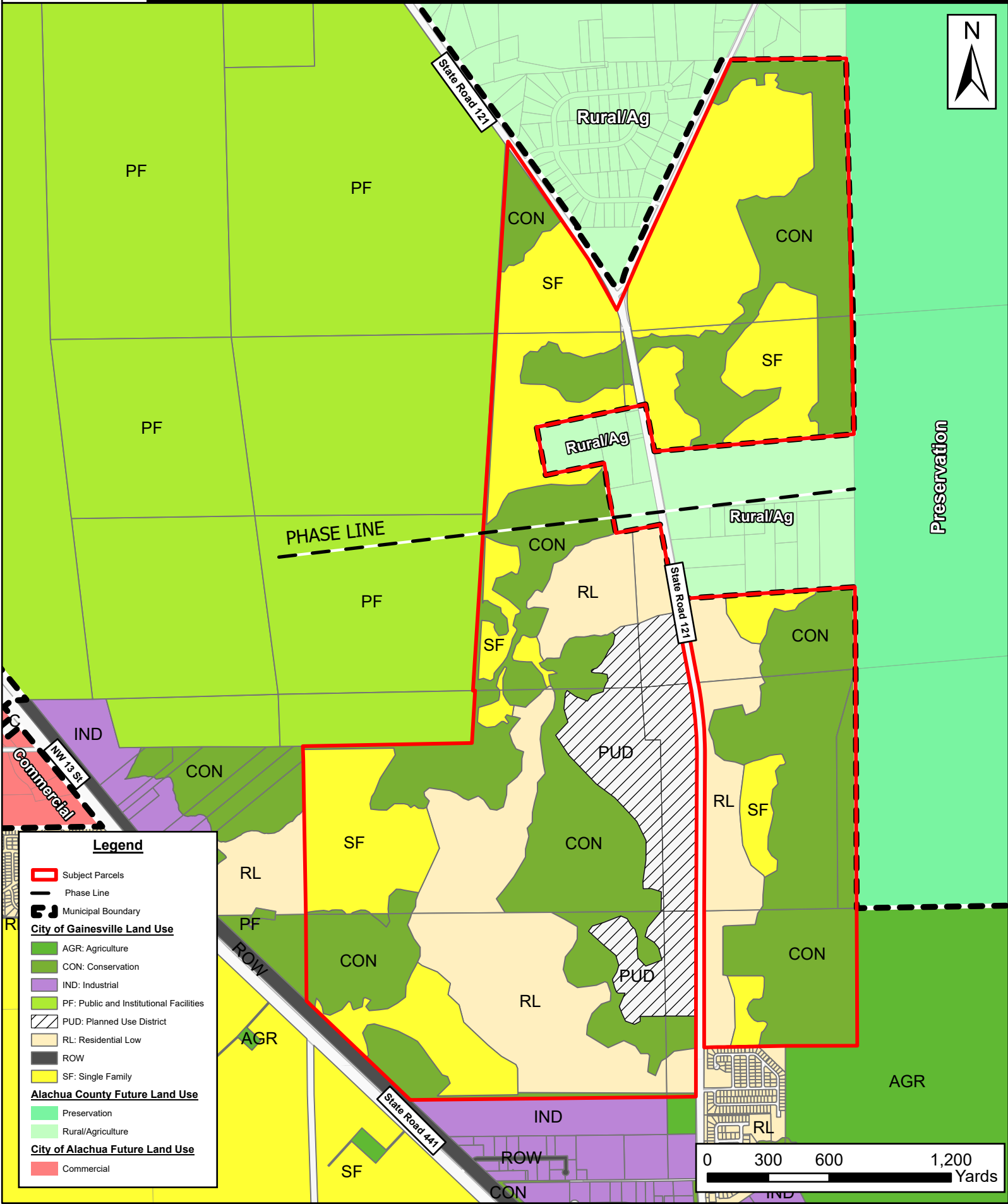
22 This ordinance passed on transmittal (first) reading this ____ day of _____, 2022.

23

24 This ordinance passed on adoption (second) reading this ____ day of _____, 2022.



Existing Land Use



PHASE LINE

Preservation

Legend

- Subject Parcels
- Phase Line
- Municipal Boundary

City of Gainesville Land Use

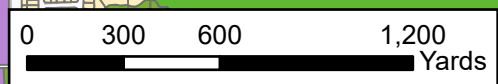
- AGR: Agriculture
- CON: Conservation
- IND: Industrial
- PF: Public and Institutional Facilities
- PUD: Planned Use District
- RL: Residential Low
- ROW
- SF: Single Family

Alachua County Future Land Use

- Preservation
- Rural/Agriculture

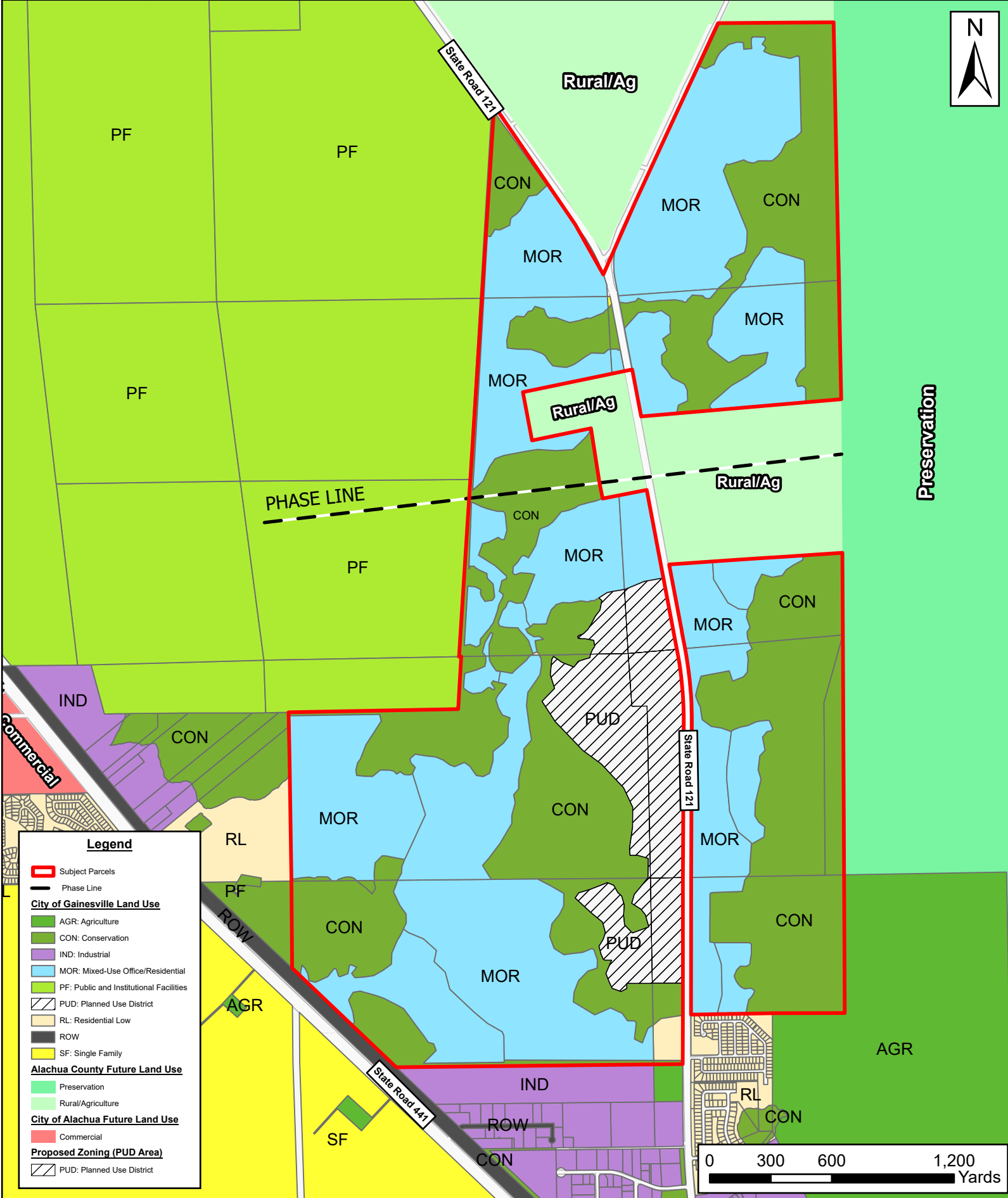
City of Alachua Future Land Use

- Commercial





Proposed Land Use



Preservation

Legend

- Subject Parcels
- Phase Line
- City of Gainesville Land Use**
 - AGR: Agriculture
 - CON: Conservation
 - MOR: Mixed-Use Office/Residential
 - PF: Public and Institutional Facilities
 - IND: Industrial
 - PUD: Planned Use District
 - RL: Residential Low
 - ROW
 - SF: Single Family
- Alachua County Future Land Use**
 - Preservation
 - Rural/Agriculture
- City of Alachua Future Land Use**
 - Commercial
- Proposed Zoning (PUD Area)**
 - PUD: Planned Use District

