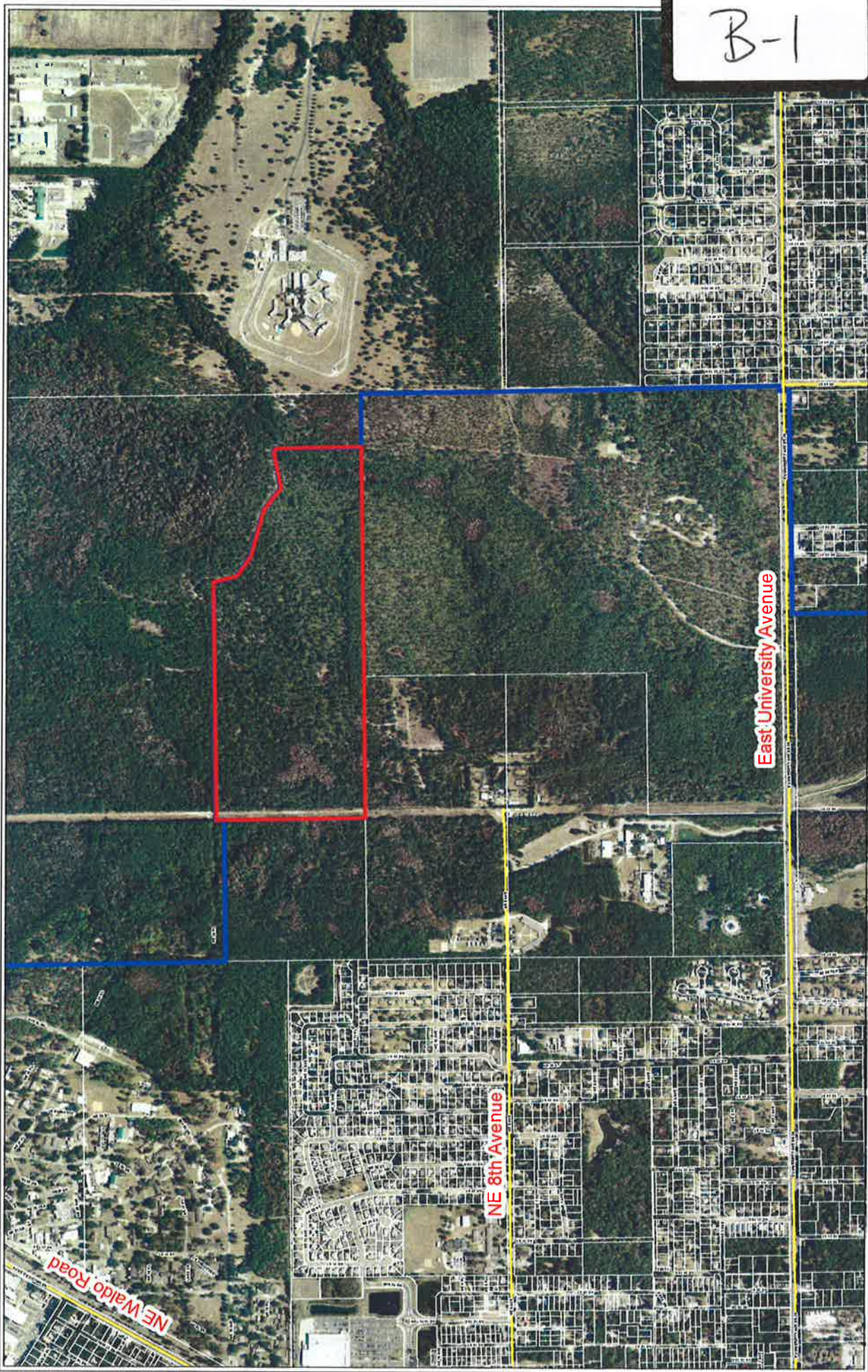


Appendix B Supplemental Documents



AERIAL PHOTOGRAPH

Petition Number

PB-14-163 ZON

Petition Request

Rezone property from Alachua County Agriculture to City of Gainesville Conservation (CON)

Name

City Plan Board, applicant



No Scale

B-2

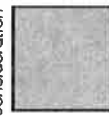
City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RSF-2 4.6 units/acre Single-Family Residential
- RSF-3 5.8 units/acre Single-Family Residential
- RSF-4 8.0 units/acre Single-Family Residential
- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RMF-6 8-15 units/acre Multiple-Family Residential
- CON Conservation
- PS Public Services and Operations
- ED Educational Services

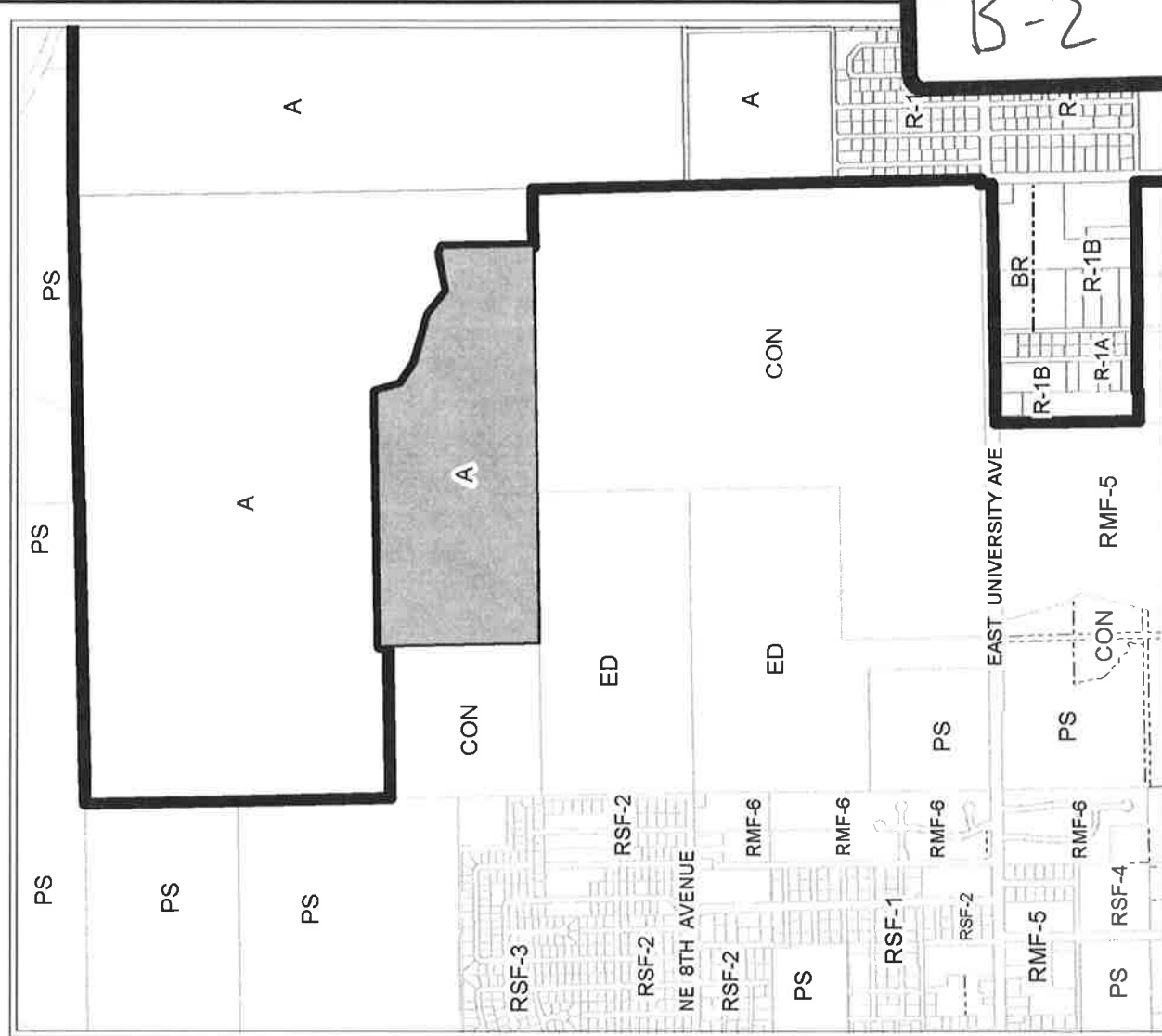
Alachua County Zoning Districts

- A Agriculture
- R-1A Single Family Residential, 1-4 per acre
- R-1B Single Family Residential, 4-8 per acre
- BR Business, Retail Sales

Area under petition consideration



Division line between two zoning districts
City Limits



EXISTING ZONING

Petition Request

Petition Number

Rezone property from Alachua County Agriculture to City of Gainesville Conservation (CON)

PB-14-163 ZON

Name

City Plan Board, applicant



No Scale

B-3

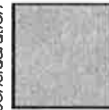
City of Gainesville Zoning Districts

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- RMF-6 8-15 units/acre Multiple-Family Residential
- CON Conservation
- PS Public Services and Operations
- ED Educational Services

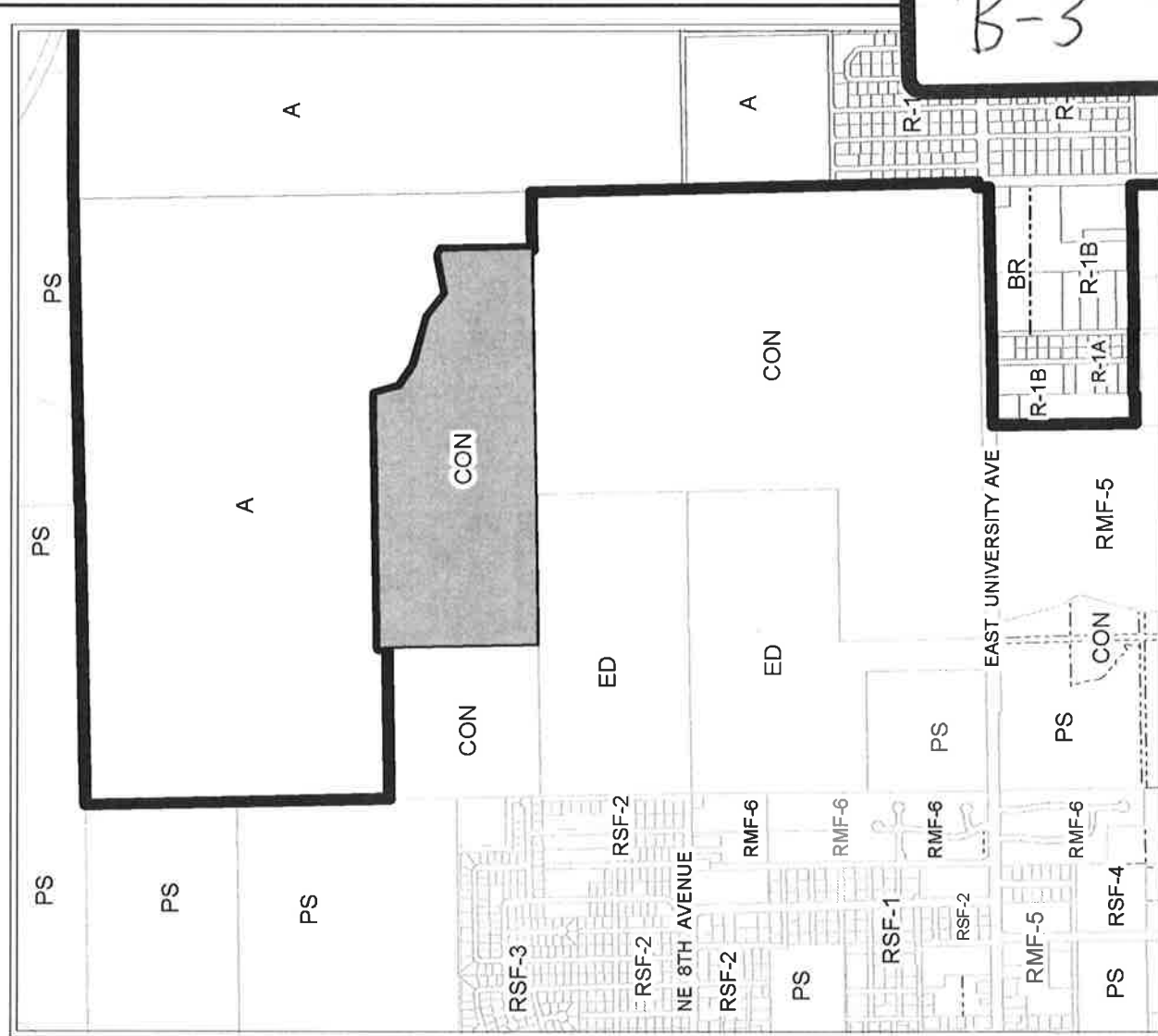
Alachua County Zoning Districts

- A Agriculture
- R-1A Single Family Residential, 1-4 per acre
- R-1B Single Family Residential, 4-8 per acre
- BR Business, Retail Sales

Area under petition consideration



Division line between two zoning districts
City Limits



PROPOSED ZONING

Petition Request

Rezone property from Alachua County Agriculture to City of Gainesville Conservation (CON)

Petition Number

PB-14-163 ZON

Name

City Plan Board, applicant



No Scale

Exhibit B-4 – Conservation (CON) district regulations

Sec. 30-73. Conservation district (CON).

(a)

Purpose. The CON district is established for the purpose of conserving, restoring and protecting environmentally significant lands within the city and for establishing natural buffers between incompatible uses. It is intended that this district shall protect, restore and preserve natural features and open space so that the present and future residents of the city shall be able to enjoy the benefits of the natural environment of the city.

(b)

Objectives. The provisions of this district are intended to:

(1)

Conserve parks, recreational areas, open space, floodplains and unique natural features.

(2)

Protect and restore the natural features of the city, environmentally significant lands along creeks, wetlands, uplands and lakes, areas subject to detrimental erosion, and areas subject to noise disturbance due to aircraft-generated sound levels in close proximity to an airport or under a flight path.

(3)

Restrict the development of lands upon which a more intensive development would cause adverse environmental impact.

(4)

Provide the assurance of natural buffering between incompatible land uses.

(c)

Permitted uses.

(1)

Uses by right.

a.

Passive public parks and recreational facilities as defined in the comprehensive plan, and which do not create an adverse impact on natural areas.

b.

Public lands designated for open space or conservation.

c.

Open space buffers between incompatible land uses.

d.

Single-family dwellings (one unit per five acres) and customary accessory buildings incidental thereto.

e.

Private recreational or open space lands which have had development rights conveyed to the public, or for which a covenant of at least ten years' duration is executed ensuring that only open space, outdoor recreation or park uses shall be permitted, in accordance with F.S. § 193.501.

f.

Water conservation areas, water reservoirs and control structures, drainage wells and water wells.

g.

Emergency shelters.

h.

Arboreta and botanical or zoological gardens (GN-842).

i.

Any accessory use which is incidental to any permitted principal use.

j.

Community residential homes in accordance with Article VI.

(2)

Uses by special use permit. Uses by special use permit, provided the conditions and requirements of Article VI are met: Transmitter towers.

(d)

Dimensional requirements. All principal and accessory structures shall be located and constructed in accordance with the following requirements:

(1)

Minimum lot area, principal structures: Five acres.

(2)

Minimum yard setbacks:

a.

Front: 50 feet.

b.

Side, each: 25 feet.

c.

Rear: 50 feet.

(3)

Maximum building height: 35 feet.

(4)

Maximum lot coverage by impervious cover of any kind: Ten percent.

(e)

Additional requirements.

(1)

General conditions. All structures and uses within this district shall also comply with the applicable requirements and conditions of Article IX.

(2)

Parking. In order to receive and maintain a valid certificate of occupancy within the conservation district, the parking requirements shall be complied with as set forth in Article IX.

(3)

Landscaping. In order to receive and maintain a valid certificate of occupancy within the conservation district, the landscaping requirements shall be complied with as set forth in Article VIII.

(4)

Signs. In order to receive and maintain a valid certificate of occupancy within the conservation district, only one nonilluminated, wall- or ground-mounted sign, of any type permitted by Article IX, not exceeding 12 square feet in area and six feet in height, including supports, may be erected.

(5)

Flood control. Prior to the issuance of a building permit in any conservation district, the provisions of the flood control ordinance, Article VIII, shall be complied with where applicable.

(Ord. No. 3777, § 1, 6-10-92)



Memo

To: Dean Mimms, AICP, Lead Planner
From: Linda Demetropoulos, Nature Manager
Date: January 7, 2015
Subject: Property North of Morningside Nature Center

Petitions PB-14-162 LUC and PB-14-163 ZON

Parcel North of Morningside Nature Center (former Dept. of Corrections property)

Parcel number 10862-001-000, consists of 98 acres located in Township 9S, Range 20E, Section 35, North of Morningside Nature Center, 3540 E. University Avenue.

The City acquired this ninety-eight-acre parcel in November, 2013, with the City's Greenspace Acquisition fund. Several natural communities, in good to excellent condition, exist on the property, including forested wetlands, pine flatwoods, and remnant sandhill, and it contains intact longleaf pine-associated groundcover. Rare plant species are known to occur on the parcel.

The purpose of the acquisition is for conservation and passive recreation compatible with the protection of natural resources. There is a potential for trails through dry areas and/or boardwalks over wet areas to provide public access and recreation. There is considerable public interest in connecting Morningside Nature Center trails with the yet to be established trails in new Newnan's Lake State Forest managed by the Florida Forest Service, located just north and east of the subject parcel, and extending all the way to Newnan's Lake. There is also the potential benefit of cooperative management of these parcels with the Florida Forest Service.

Acquisition of this parcel contributes to protection of wildlife and water quality at Morningside Nature Center. The subject property lies just east of 40 acres acquired by the City in April, 2012, just north of Morningside Nature Center, thus expanding Morningside Nature Center by 138 acres total. Together with the new State Forest lands, the properties will be better able to be jointly managed for conservation and appropriate public use. These lands are functionally connected to Morningside Nature Center, and to a network of undeveloped land that extends east to Newnan's Lake and south to Payne's Prairie.

This parcel is located within one of Alachua County's designated Strategic Ecosystems (East Side Greenway). The Strategic Ecosystems have combinations of resources that serve important ecological functions such as species habitat and hydrologic functions. The subject property enhances conservation efforts to expand the East Side Greenway corridor which, if completed, will connect large conservation tracts to the northeast owned and managed by the St. John's River Water Management District, and Payne's Prairie Preserve State Park to the south. The current natural corridor, in a mosaic of protected and unprotected ownerships, still supports wildlife and facilitates movement. In April, 2012, a Florida Black Bear was reported in the vicinity, very close to the subject property. Deer and turkey are regularly seen on the site.