



## Planning and Development Services

# PB-14-13 LUC

**City Commission  
August 21, 2014**

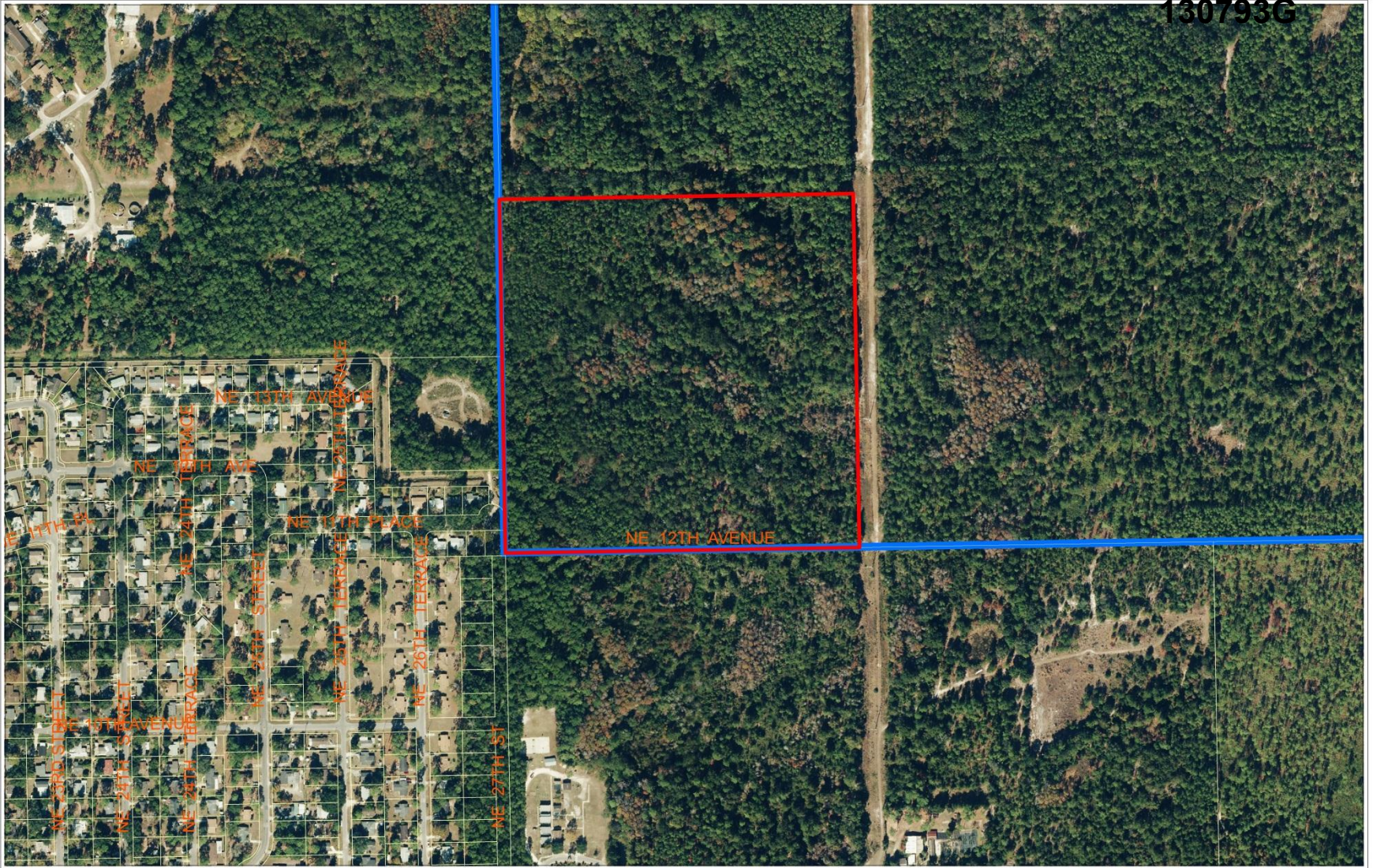
**Legistar No. 130793**

Prepared by Dean Mimms, AICP

# Large-scale Land Use Amendment

	Existing	Proposed
<b>Land Use</b> <b>(40.2 ac)</b>	<b>Low Density Residential</b> <b>(1-4 DU/acre -</b> <b>Alachua Co.)</b>	<b>CON</b> <b>(Conservation)</b>

130793G



AERIAL PHOTOGRAPH



Name	Petition Request	Petition Number
City Plan Board, applicant	Amend the City of Gainesville Future Land Use map from Alachua County Low Density Residential (1-4 du/acre) to City of Gainesville Conservation (CON)	PB-14-13 LUC

**City of Gainesville  
Land Use Designations**

- SF Single Family (up to 8 du/acre)
- E Education
- PF Public and Institutional Facilities
- RM Residential Medium Density (8-30 du/acre)

**Alachua County  
Land Use Designations**

- RES-LOW Low Density Residential, 1-4 du/acre
- INST Institutional



----- Division line between two land use categories  
 ————— City Limits

*Area under petition consideration*



**EXISTING LAND USE**

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## PROPOSED LAND USE

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**SW corner, by Cedar Grove  
Neighborhood**



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**Pine Flatwoods**

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**Depressional Wetlands**



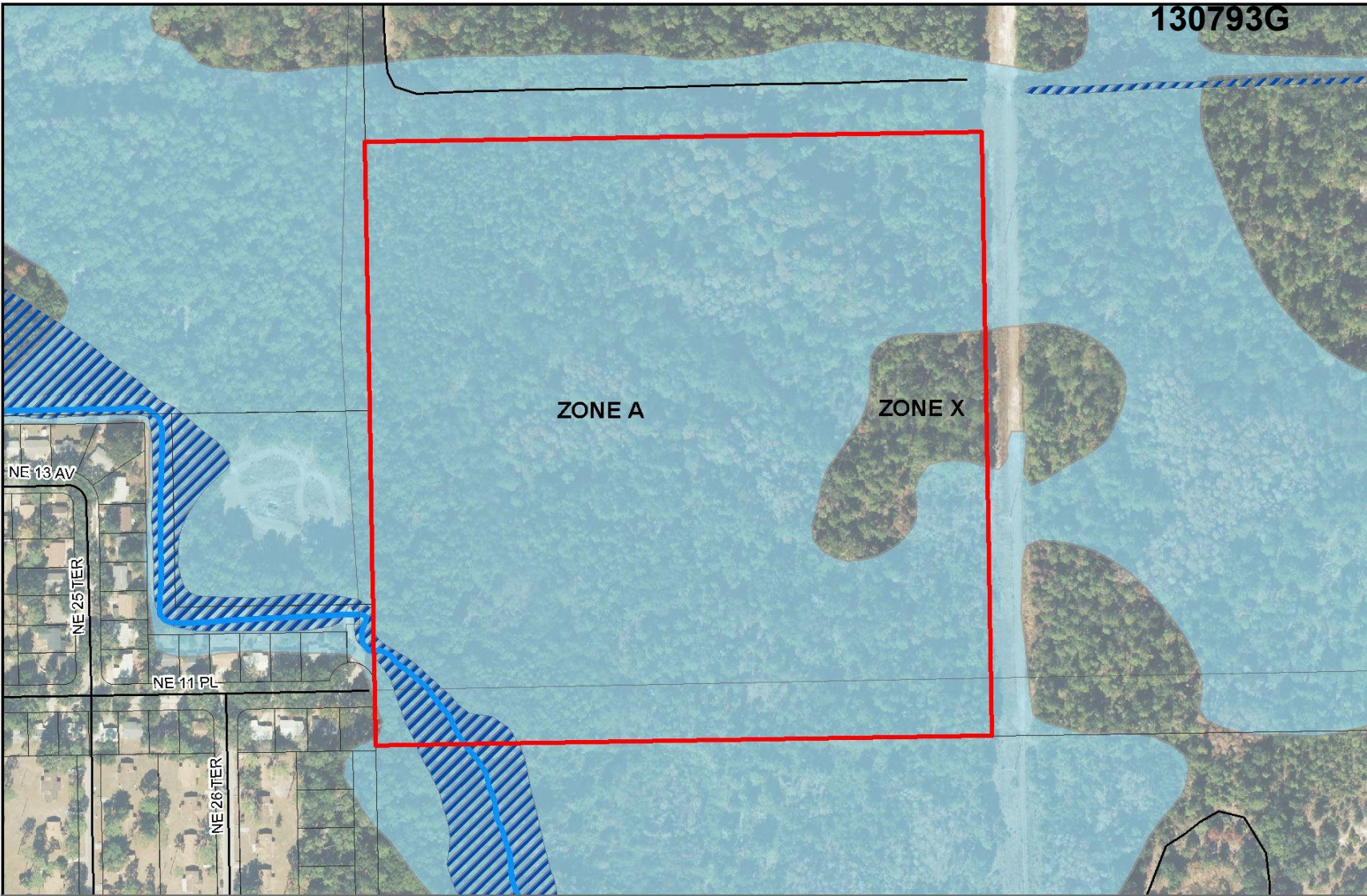








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**Depressional Wetlands**




This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size, or location. The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map.



 A	 CH2M10
 AE	
 AO	
 X	
 X500	

1 inch = 300 feet



Parcel ID: 10860-000-000 Flood Zone  
Petition PB-14-13 LUC  
Petition PB-14-14 ZON



- **Dec. 2013 Voluntary Annexation**
- **April 2012 Wild Spaces Public Places City land acquisition**
- **Acquired as addition to nature park system, and to expand & protect Morningside Nature Center**
- **Potential for trails through dry areas and/or boardwalks over wet areas to provide public access & recreation**

- Naturally wooded tract supports mix of pine dominated uplands & mixed hardwood wetlands w/in headwaters of Lake Forest Creek watershed
- Quality of natural communities in this flatwoods ecosystem ranges from good to excellent. One-half to two-thirds covered by forested wetlands dominated by cypress, natural pine, hardwoods

- **Abuts East Side Greenway (Morningside Greenway) Strategic Ecosystem to east, where it joins 98-acre natural forested parcel that City recently acquired, which joins Morningside Nature Center to south and other new State Forest lands to north & east**
- **CON land use optimal for groundwater & surface water quality, flood storage capacity, protection of natural resources & public parkland in East Gainesville**

- **Positive impact on recreation, adds Local Nature/Conservation park land, LOS standard for which is 6.00 ac./1,000 people; Current LOS 15.71 acres**

- **No transportation issues. TMPA Zone A. RTS Route 7 nearby service @ 60 minutes weekdays Downtown and Eastwood Meadows (SE 43rd ST, north of Eastside High School)**
- **Most of property in FEMA Flood Zone A (subject to 1-percent annual chance flood event)**

- **City land use required for annexed properties**
- **Proposed CON land use compatible w/adjacent properties & surrounding area, consistent with Comp. Plan**
- **Located in Plan East Gainesville area**
- **Wild Spaces Public Places land acquisition will expand conservation & passive recreation area of City's Morningside Nature Center**



## **City Plan Board to City Commission**

**Approve Petition PB-14-13 LUC**

**(Plan Board voted 4-0)**

## **Staff to City Commission**

**Approve Petition and Ordinance**