

Appendix D Application and Neighborhood Workshop information

APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-14-121 ZON</u>	Fee: \$ <u>3076.00</u>
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 <input checked="" type="checkbox"/>	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

Owner(s) of Record (please print)
Name: Alachua County Board of County Commissioners
Address: 12 SE 1 st Street Gainesville, FL 32601
Phone: 352-374-5204 Fax: 352-338-7363
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: Holly Banner, Planner, Alachua County Growth Management Department
Address: 10 SW 2 nd Avenue Gainesville, FL 32601
Phone: 352-374-5249 Fax: 352-338-3224

Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.

REQUEST

Check applicable request(s) below:

Future Land Use Map <input checked="" type="checkbox"/>	Zoning Map <input checked="" type="checkbox"/>	Master Flood Control Map []
Present designation: RMD	Present designation: RMF-6	Other [] Specify:
Requested designation: CON	Requested designation: CON	

INFORMATION ON PROPERTY

1. Street address: N/A – located at intersection of Williston Road & SE 16 th Ave north of Paynes Prairie
2. Map no(s):
3. Tax parcel no(s): 15970-000-000
4. Size of property: <u>4.4</u> acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i>

Certified Cashier's Receipt:

Date: 9/15/2014 2:28 PM stirizra
 WS: TC TN/RN: 33 00744554
 License # / Permit
 Other Services-Debit \$3,076.00
 001 660 6680 3401 ARO2
 CheckTendered \$4,729.75

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 1/2 x 11 in. sheet of paper, separate from any other information.
 - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
 - c. Must correctly describe the property being submitted for the petition.
 - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. **INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES** (NOTE: *All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.*)

A. What are the existing surrounding land uses?

North: **Residential (Gainesville Housing Authority)**

South: **Conservation (remainder of Sweetwater Preserve owned by County)**

East: **Public (Evergreen Cemetery – City of Gainesville)**

West: **Public – City of Gainesville & Vacant Residential**

B. Are there other properties or vacant buildings within 1/2 mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO YES If yes, please explain why the other properties cannot accommodate the proposed use?

A similar Preservation designation exists on the remaining portion of the Sweetwater Branch Preserve property to the south owned by Alachua County. Changing this parcel to Conservation will make the land use and zoning consistent with the existing use of the property as a public conservation preserve.

- C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets: N/A

Noise and lighting: N/A

- D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO YES (If yes, please explain below)

Changing the designation to Conservation will protect the natural resources onsite. The preserve will be managed to protect, preserve and enhance the unique natural and cultural resources found on the property and to provide an enjoyable and educational passive recreational experience as detailed in the attached management plan for the property.

- E. Does this request involve either or both of the following?

- a. Property in a historic district or property containing historic structures?

NO YES

- b. Property with archaeological resources deemed significant by the State?

NO YES

- F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment

Urban Infill

Activity Center

Urban Fringe

Strip Commercial

Traditional Neighborhood

The purpose of the Paynes Prairie Sweetwater Preserve project is to protect, preserve, and enhance the unique natural and cultural resources found on the property, to provide an enjoyable and educational passive recreational experience, and to provide a buffer to Paynes Prairie Preserve State Park. Paynes Prairie Sweetwater Preserve will be managed only for the conservation, protection, and enhancement of natural resources, and for public outdoor recreation that is compatible with the conservation, protection, and enhancement of the site.

Explanation of how the proposed development will contribute to the community.

The Paynes Prairie Sweetwater Preserve will be managed as a natural area with a nature-based recreation component that is compatible with preservation and protection of resources on-site. Management goals are aimed at improving the condition of the site. Natural communities that are in good to excellent condition will be maintained. Those that are in less than good condition will be improved using management activities including, but not limited to, solid waste removal, protection of cultural resources, invasive exotic plant removal, prescribed fire, and re-vegetation.

The Paynes Prairie Sweetwater Preserve is part of a matrix of conservation and recreation lands including Paynes Prairie Preserve State Park and Boulware Springs Park. It lies along the newly paved Downtown Connector of the Gainesville-Hawthorne State Trail; a popular paved trail that links Gainesville to Hawthorne as it passes through various conservation areas along the way. Recreational opportunities at the Paynes Prairie Sweetwater Preserve will include a trailhead with bike racks and an interpretive kiosk located along the Gainesville-Hawthorne State Trail, and a network of interpretive hiking trails and wildlife observation platforms extending from the trailhead.

G. What are the potential long-term economic benefits (wages, jobs & tax base)?

The property will remain in Conservation and will benefit the local economy as an ecotourism destination with opportunities for resource-based recreation.

H. What impact will the proposed change have on level of service standards?

Roadways: The property has sufficient ingress and egress for the visitors anticipated for the Preserve, including a trailhead along the Gainesville-Hawthorne State Trail. The proposed change will result in decreased potential impacts to roadways than could occur with the existing multifamily residential designation.

Recreation: The proposed change maintains the property in its use as a preserve providing resource based recreation uses to the area as described above.

Water and Wastewater: The proposed change will result in decreased potential impacts to water and wastewater than could occur with the existing multifamily residential designation.

Solid Waste: The proposed change will result in decreased potential impacts to solid waste level of service than could occur with the existing multifamily residential designation.

Mass Transit. **The proposed change will result in decreased potential impacts to mass transit than could occur with the existing multifamily residential designation.**

I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO YES (please explain)

The property is accessible by transit along Williston Road via RTS Route 16 and has a trailhead along the Gainesville-Hawthorne State Trail and a network of interpretive hiking trails and wildlife observation platforms extending from the trailhead for bicycles and pedestrians.

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name: Alachua County Board of County Commissioners (Betty Baker - County Manager)	
Address: 12 SE 1 st Street Gainesville, FL 32601	
Phone: 352-374-5204 Fax: 352-338-7363	
Signature: <u>Holly M. Baker 9/16/14</u>	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.



Holly M. Baker
 Owner/Agent Signature
9/16/14
 Date

STATE OF FLORIDA
 COUNTY OF Alachua

Sworn to and subscribed before me this 11th day of September 2014, by (Name)
Holly Baker

Patricia A. McAllister
 Signature – Notary Public

Personally Known OR Produced Identification (Type) _____

Sweetwater – ACF

That part of Section 9, Township 10 South, Range 20 East, Alachua County, Florida, and being more particularly described as follows.

Commence at the Southeast corner of the D. L. Clinch Grant for a Point of Reference; thence North 4 deg. 29 min. 56 sec. East, a distance of 1551.12 feet to a 4" by 4" concrete monument (no identification [ID]) on the west line of Section 16, Township 10 South, Range 20 East; thence North 04 deg. 23 min. 53 sec. East along the said west line of Section 16, and along the east line of the said Clinch Grant, a distance of 1720.75 feet to a 4" by 4" concrete monument (No ID) at an intersection with the southeasterly right of way line of State Road No. 331 (a 150.0 foot right of way); thence North 27 deg. 29 min. 16 sec. East along the said southeasterly right of way line, a distance of 2456.11 feet to a 5/8" rebar and cap (LB 2389 at the most westerly corner of the City of Gainesville property, as per Official Record Book 3339, page 1428 of the public records of said Alachua County, and also being the Point of Beginning; thence South 58 deg. 39 min. 44 sec. East along the southwesterly boundary line of the said City property, a distance of 417.13 feet to a 5/8" rebar and cap (LB 2389); thence South 00 deg. 00 min. 00 sec. West along the westerly boundary line of the said City property, a distance of 309.22 feet to a 5/8" rebar and cap (LB 2389); thence North 00 deg. 00 min. 00 sec. West on a westerly prolongation of the south boundary line of the said City property, a distance of approximately 460 feet to an intersection with the southeasterly right of way line of a City of Gainesville Electrical Transmission line, as per deed recorded in Official Record Book 839, page 902 of the said public records of Alachua county; thence North 27 deg. 29 min. 55 sec. East along the said southeasterly right of way line, a distance of approximately 140 feet to a concrete monument and cap (LB 2389) at the most easterly corner of the said Transmission line right of way; thence North 62 deg. 30 min. 05 sec. West along the most northerly right of way line of the said Transmission line, a distance of 150.0 feet to a concrete monument and cap (LB 2389) at an intersection with the said southeasterly right of way line of State Road No. 331; thence North 27 deg. 29 min. 16 sec. East along the said southeasterly right of way line of State Road No. 331, a distance of 375.19 feet to the said 5/8" rebar and cap (LB 2389) that marks the said Point of Beginning.

Containing approximately 4.4 acres.

PAYNES PRAIRIE SWEETWATER PRESERVE NEIGHBORHOOD WORKSHOP SUMMARY

The neighborhood workshop for the small scale comprehensive plan amendment and rezoning for the 4.4 acre portion of the Paynes Prairie Sweetwater Preserve property owned by Alachua County was held Tuesday, September 2, at the Cone Park Branch Library at 6:00 PM. The workshop was held by Holly Banner, Planner for Alachua County Growth Management Department, and Sandra Vardaman, Land Conservation Biologist for Alachua County Environmental Protection Department. Staff brought copies of the Management Plan, the Conceptual Site Plan, and an aerial of the property and surrounding area. Staff was prepared to present basic information about the use of the property and the proposed land use change and rezoning, however there were no attendees. The meeting was properly advertised and notice was mailed to surrounding properties according to the City's guidelines for neighborhood workshops. This is not uncommon for conservation and preservation amendments where no development is proposed on the site. There is often a larger amount of participation during the time when the management plan for the property is under development, and once the property is proposed for land use and zoning amendments any potential issues have usually been resolved.



Paynes Prairie Sweetwater Preserve Neighborhood Workshop – September 2, 2014 6:00 PM
Alachua County Growth Management Department

<u>name</u>	Address, City, State, Zip Code	Email Project Updates?		Email Address (if you want to receive update)
		Yes	No	



STATE OF FLORIDA
COUNTY OF ALACHUA

Published Daily and Sunday
Gainesville, Florida

Before the undersigned authority personally appeared Eryka Rollins

Who on oath says that he/she is Advertising Account Manager of THE

GAINESVILLE SUN, a daily newspaper published in Gainesville in Alachua County, Florida, that the attached copy of advertisement, being a Public Notice

In the matter of A Small Scale Comprehensive Plan Amendment and Rezoning

In the Cone Park Branch Public Library, was published in said newspaper in the issue of, August 18, 2014.

Affiant further says that THE GAINESVILLE SUN is a newspaper published at Gainesville, in said Alachua County, Florida and that the said newspaper has heretofore been continuously published in said Alachua County, each day, and has been entered as second class mail matter at the post office in Gainesville, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount for publication in said newspaper.

Sworn to and subscribed before me this 18 Day of Aug, A.D. 2014.

Cecile S. Feagle
(Seal) Notary Public



PEOPLE

Aduba and Janney among creative arts Emmy winners

The Associated Press
LOS ANGELES — Uzo Aduba is an Emmy winner for her breakout role as a prisoner known as "Crazy Eyes" in Netflix's "Orange Is the New Black."

The series received two other awards, for casting and picture editing, at the creative arts Emmy ceremony Saturday honoring technical and other achievements.

In an emotional speech, Aduba thanked her mother, who came from Nigeria to make a better life for her family.

Aduba won no best guest actress in a comedy series for her portrayal of Suzanne "Crazy Eyes" Warren, while Jimmy Fallon won honored best guest comedy actor for NBC's "Saturday Night Live."

On the drama side, guest-acting honors went to Joe Morton for ABC's "Scrubs" and Allison Janney for Showtime's "Maintenance of Sex." Janney thanked producers, co-stars and writers on the series, then added one more person: "The crew guy who got me a shot of bourbon before my first sex scene was extraordinarily important to me," she said.

Zach Galifianakis' interview with President



Uzo Aduba arrives at creative arts Emmys.

Barack Obama last March on the actor-comedian's "Between Two Ferns" show on the Funny or Die website won the Emmy for best short-format, live-action entertainment program.

Awards in other acting categories will be given at the Aug. 23 ceremony airing on NBC. Janney has a shot at another Emmy for her role in the CBS sitcom "Mom." The biggest awards haul Saturday went to NBC's "Saturday Night Live," with five trophies. Fox's "Cannon A Special Time Odyssey" earned four. Cable dramas "Game of Thrones" and "True Detective" and PBS' "Sherlock: His Last Vow" also picked up a quartet of honors each.

Stallone film a disappointment

The Associated Press
NEW YORK — Moviegoers continued to shell out for "Teenage Mutant Ninja Turtles," while Sylvester Stallone's action ensemble "The Expendables 3" was easily out-gunned in its weekend debut.

Paramount Pictures' rebooted sequel took in \$28.4 million in the film's second weekend, according to studio estimates Sunday. That far surpassed the limp \$10.2 million earned by Stallone's gang of aged but buff warriors.

The paltry, fourth-place total for "The Expendables 3" is well below previous debuts in the Lionsgate franchise.

Surfing could extend their lives

The Associated Press
SAN CLEMENTE, Calif. — For three of Rob and Paulette Montelone's five kids, spending the summer surfing is more than just a fun activity. It could also extend their lives.



Michael Montelone, 81, who has cystic fibrosis, rides a wave on July 24 in San Clemente, Calif.

The Montelone siblings are part of a growing number of people with cystic fibrosis who are taking advantage of the health benefits that come with surfing.

Since researchers realized that the salt water in the ocean helps clear out the thick mucus that builds up in patients' lungs, organizations have started around the world that teach those with the disease how to "hang 10."

"We have found the ability to do it all and that has been through surfing," Paulette Montelone said on a recent summer day while her five children were out in the water at San Onofre State Beach in Southern California. "It's helping them breathe better ... but it's also helping us, as a family, enjoy something together."

The average lifespan for someone with cystic fibrosis is about 40, but many patients don't make it past their teens. The genetic condition, which must be inherited from both parents, affects 70,000 people worldwide.

There is no known cure, but about a decade ago, doctors in Australia noticed that patients who surfed seemed to breathe easier. Subsequent studies resulted in new saline treatments for patients in 2008 based on the salt water discovery.

"They saw a big difference in a lot of things in pulmonary function, in need for hospitalization, in how well they felt," said Dr. Bruce Nickerson, a pulmonary specialist at the Children's Hospital of Orange County.

The discovery also led to the development of organizations like the Maui Ola Foundation, which means "breath of life" in Hawaiian. The organization pairs patients with professional surfers, including Kelly Slater and Sunny Garcia.

The entire Montelone clan, who said they have no family history of the disease, found Maui Ola a year after three of the kids were diagnosed. Known as the "Brady bunch" of the cystic fibrosis world, the Montelones have a 12-year-old son named Michael and two sets of twins — Grace and Gavin, 8, and Brooke and Brian, 10. In 2008, Gavin tested positive for the disease after being taken to a specialist for persistent sinus problems. After Gavin's diagnosis, the

Montelones had all of their children tested and learned that Brooke and Michael also had it. "The people who told us were so nervous about it. They talked about children that pass away and the seriousness and it was a huge, frightening kick in the gut," Paulette Montelone said. "Our life from that moment forward would never really be the same."

Between Michael, Brooke and Gavin — or as the family calls them, "the CF-ers" — the family visits the doctor at least once a month with appointments that last up to six hours.

"I still fear that, like, I'm gonna die or my brother and sister might," Michael said. "I know that could happen but I try and put it in the back of my mind so that I can keep moving through all the days."

The Montelones say that's why they have been so thankful for surfing — not only because of the health benefits for their children, but also because of the time it gives them together as a family.

NOTABLE DEATH

SOPHIE MASLOFF, who rose from a tax clerk to become Pittsburgh's first female mayor, died Sunday. She was 98. Masloff took office in May 1988 after the death of Richard S. Calgiver, and she served until January 1994.

BIRTHDAYS

Former first lady Rosalynn Carter is 87.
Made it to the Roman Palatium is 85.
Actor-director Robert Redford is 78.
Actor Denis Leary is 57.

Actor Christian Slater is 45.

Actor Edward Norton is 45.
Actor Malcolm Jamal Warner is 44.
Actor-comedian Andy Samberg is 36.

The Gainesville Sun
 Deliverment to accuracy
 The Gainesville Sun promptly corrects errors of fact, appearing in its news columns. If you believe you have made an error call the news department at (352) 374-5093 days or 374-5014 at night. If you have a question or comment about coverage, write to Douglas Ely, Executive Editor, 2700 SW 15th Street, Gainesville, Florida, 32608. E-mail: doug@sun.gainesville.com or call (352) 374-5015.

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GALLERIES ONLINE: Check out photo galleries of the Sonis to the Polis event, a barbecue fundraiser for the Grace Marketplace and more at www.gainesville.com.

MOST VIEWED STORIES

1. Urban Eight have shown resilience
 2. Mom accused of getting daughter to help steal groceries
 3. Investigation into tree trimmer's death still underway
 4. Two employees of Bed Bath & Beyond accused of theft
 5. Practice report: Grier shows off arm strength
- Read these stories at gainesville.com

TODAY'S TOPIC

Answer online at gainesville.com
How did (or do) you usually get to school?

AVAILABLE RESPONSES:

Walking bike; bus; personal or family car
WHY SPORTS FRANCHISES? Check out Page 2 for SportsTopic and answer online at www.gatorsports.com.

YESTERDAY'S RESPONSE

Shouldn't police officers wear personal video cameras?

YES, TO PROTECT EVERYONE, INCLUDING THE OFFICERS: 402

NO, IT COULD INHIBIT THEIR EFFORTIVENESS: 88

Results are strictly surveys of those who choose to participate and are not valid statistical samples.

LOTTERY

Sunday, Aug. 17
CASH 3
 Early drawing: 9-1-1
 Night drawing: 1-1-7
PLAY 4
 Early drawing: 6-4-7
 Night drawing: 5-0-7-1

FANTASY 5

5-0-6 13,286.50 41
 4-0-6 187,500 1,600
 3-0-6 15 26,448

FANTASY 5 - SATURDAY

6-8-14-18-29-37
 Match Playoff Winners
 6-0-6 515,000 0-Billion
 5-0-6 13,286.50 41
 4-0-6 187,500 1,600
 3-0-6 15 26,448
FANTASY 5 - SATURDAY
 Match Payoff Winners
 5-0-5 50 0
 4-0-5 555 332
 3-0-5 120.50 10,800

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The Gainesville Sun Classified

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Small Scale Comprehensive Plan Amendment and Rezoning to designate a portion of the Paynes Prairie Sweetwater Preserve owned by Alachua County as Conservation future land use with CON (Conservation) zoning on 23 acres east of the Williston Road and SE 16th Ave intersection adjacent to Paynes Prairie Preserve State Park. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

The meeting will be held Tuesday, September 2, at 6:00 PM at the Cone Park Branch Public Library, 2841 E University Ave, Gainesville, FL 32641.

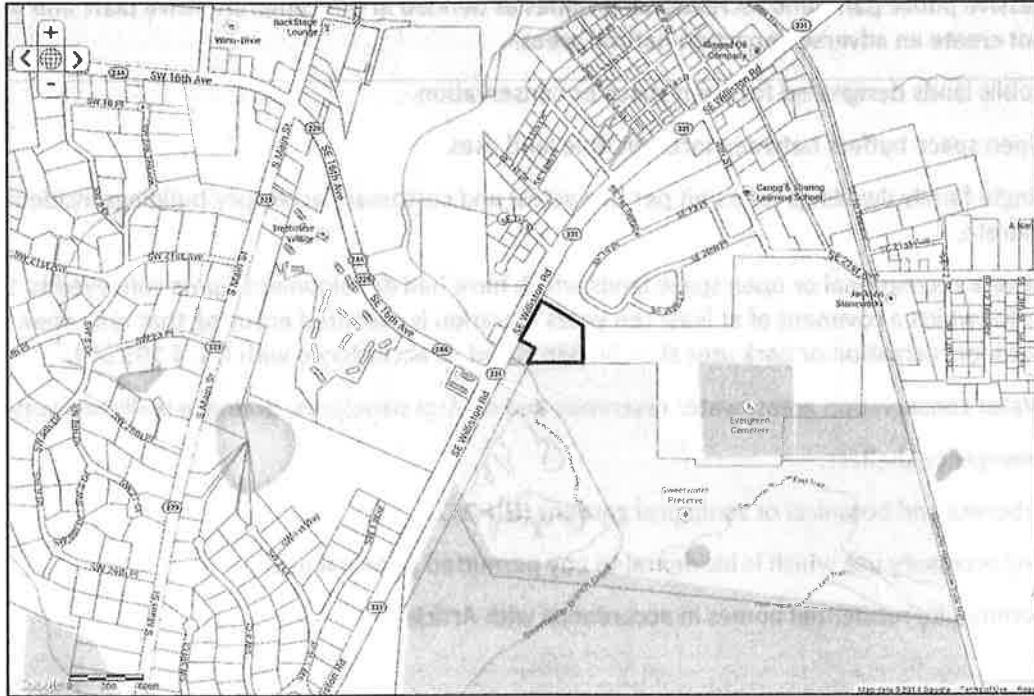
Contact: Holly Banner, Planner, Alachua County Department of Growth & Management, (352) 374-5249, hbanner@alachuacondotv.us

The Gainesville Sun
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Notice of Neighborhood Workshop

Proposed Rezoning of the Paynes Prairie Sweetwater Preserve owned by Alachua County



You are invited to a neighborhood workshop to discuss a request by the **Alachua County Board of County Commissioners, owners**, to the City of Gainesville to change the future land use and zoning designations of parcel #15970-000-000 from **Residential Medium Density Future Land Use and RMF-6 Zoning to Conservation Future Land Use and Zoning** on approximately 3 acres. A complete list of permitted uses in this district is printed on the back of this page. This parcel is a small portion of the 118 acre Paynes Prairie Sweetwater Preserve. Sweetwater Preserve is located east of the Williston Road and SE 16th Avenue intersection adjacent to Paynes Prairie Preserve State Park. You are being notified of this change because of the proximity of this parcel to property under your ownership. The proposed rezoning would allow for those uses identified in the approved management plan for the property, including maintenance and restoration of natural communities and opportunities for limited recreation and environmental educational activities consistent with protection of the resource. The approved management plan for the site may be viewed on the Alachua County Forever website at

<http://www.alachuacounty.us/Depts/EPD/LandConservation/Pages/LandConservation.aspx> .

Date: Tuesday, September 2nd, 2014

Time: 6:00 PM

Location: Cone Park Library, 2841 E University Ave., Gainesville, FL 32641

Staff Contact: Holly Banner, AICP, Planner
Alachua County Growth Management
hbanner@alachuacounty.us
(352) 374-5249

CITY OF GAINESVILLE CONSERVATION DISTRICT (CON)
LIST OF PERMITTED USES

Uses by right:

- Passive public parks and recreational facilities as defined in the comprehensive plan, and which do not create an adverse impact on natural areas.
- Public lands designated for open space or conservation.
- Open space buffers between incompatible land uses.
- Single-family dwellings (one unit per five acres) and customary accessory buildings incidental thereto.
- 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.
- Water conservation areas, water reservoirs and control structures, drainage wells and water wells.
- Emergency shelters.
- Arboreta and botanical or zoological gardens (GN-842).
- Any accessory use which is incidental to any permitted principal use.
- Community residential homes in accordance with Article VI.

Uses by special use permit:

Transmitter towers.