



## Planning and Development Services

# City Commission Legistar Item No. 140471 PB-14-120 LUC May 21, 2015

Prepared by Jason Simmons

**City of Gainesville  
Land Use Designations**


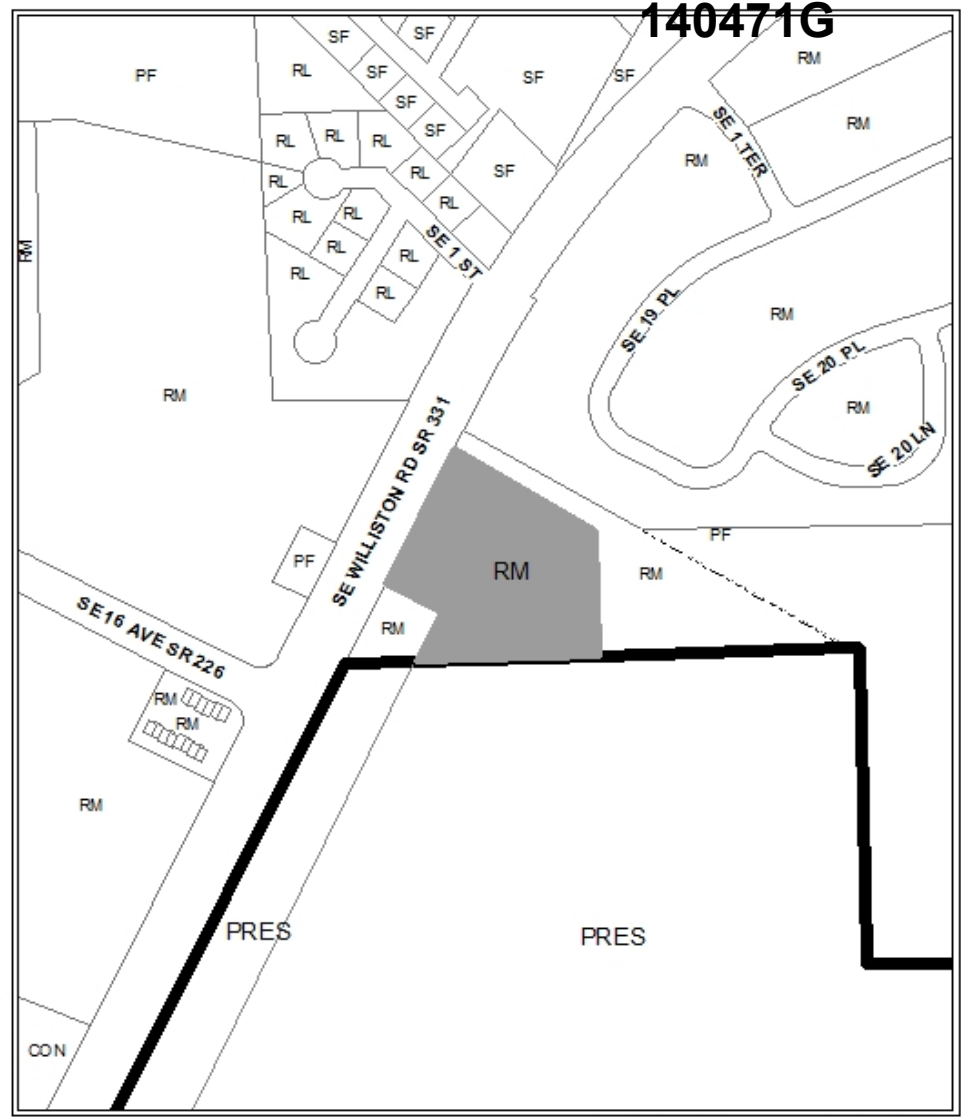
- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- PF Public and Institutional Facilities
- CON Conservation

**Alachua County  
Land Use Designations**


- PRES Preservation

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

Area under petition consideration

**EXISTING LAND USE**

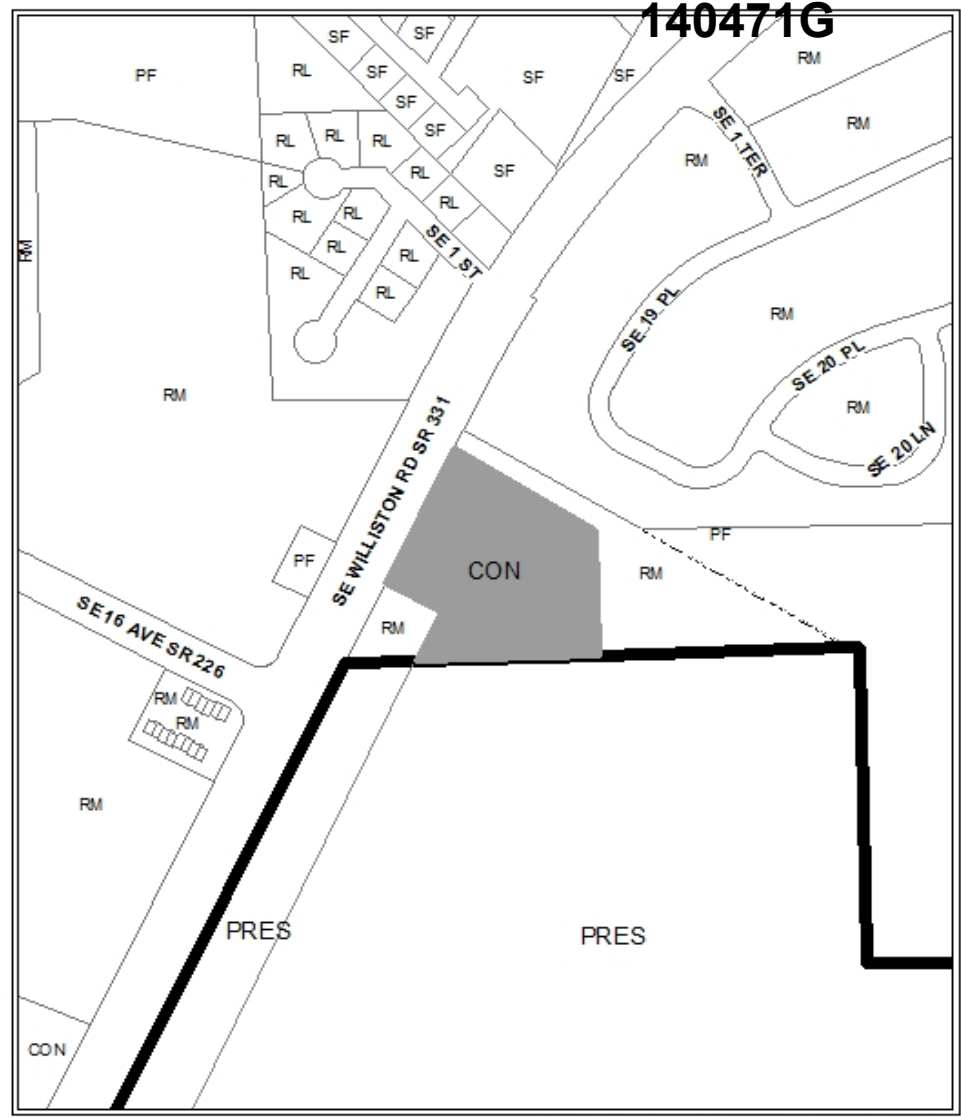
 No Scale	Name	Petition Request	Petition Number
	Alachua County Growth Management Department, agent for Alachua County Board of County Commissioners	Amend the City of Gainesville Future Land Use map from Residential Medium-Density (8-30 units/acre) to Conservation	PB-14-120 LUC

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Land Use Designations**

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**PROPOSED LAND USE**

 No Scale	Name	Petition Request	Petition Number
	Alachua County Growth Management Department, agent for Alachua County Board of County Commissioners	Amend the City of Gainesville Future Land Use map from Residential Medium-Density (8-30 units/acre) to Conservation	PB-14-120 LUC



140471G

AERIAL PHOTOGRAPH

	Name	Petition Request	Petition Number
	Alachua County Growth Management Department, agent for Alachua County Board of County Commissioners	Rezone property from RMF-6 (8-15 units/acre multiple-family residential district) to Conservation	PB-14-121 ZON



2612 SE Williston Rd



Exit Street View

140471G



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29°37'47.03" N 82°19'17.29" W elev 112 ft eye alt 97 ft



SE Williston Rd



Exit Street View

140471G



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29°37'51.08" N 82°19'14.55" W elev 112 ft eye alt 98 ft

- Subject property is part of Paynes Prairie Sweetwater Preserve, owned by Alachua County
- Bulk of 113.5 acre preserve is in unincorporated area, with Alachua County Preservation land use & zoning. The 4.4 acre portion within city limits has Residential Medium-Density (8-30 units/acre) land use & RMF-6 zoning
- Proposed Conservation land use is most compatible with Alachua County Preservation land use & zoning categories

- No further development anticipated on the property. Property is managed as part of Paynes Prairie Sweetwater Preserve
- Conservation land use will protect and preserve unique natural & cultural resources found on property and provide passive recreational opportunities



- CON land use is compatible with surrounding uses including vacant land & lift station to the west; Evergreen Cemetery to the east; vacant strip of land to north adjacent to multi-family; and the nature preserve to the south
- Site within TMPA Zone A; not expected to create significant traffic impacts because property is part of managed natural area with nature-based recreation component
- Proposed Conservation land use is consistent with Comprehensive Plan

# STAFF RECOMMENDATION:

- Approve Petition PB-14-120 LUC
- Adopt Ordinance 140471
- Plan Board approved petition 5-0 on October 23, 2014.