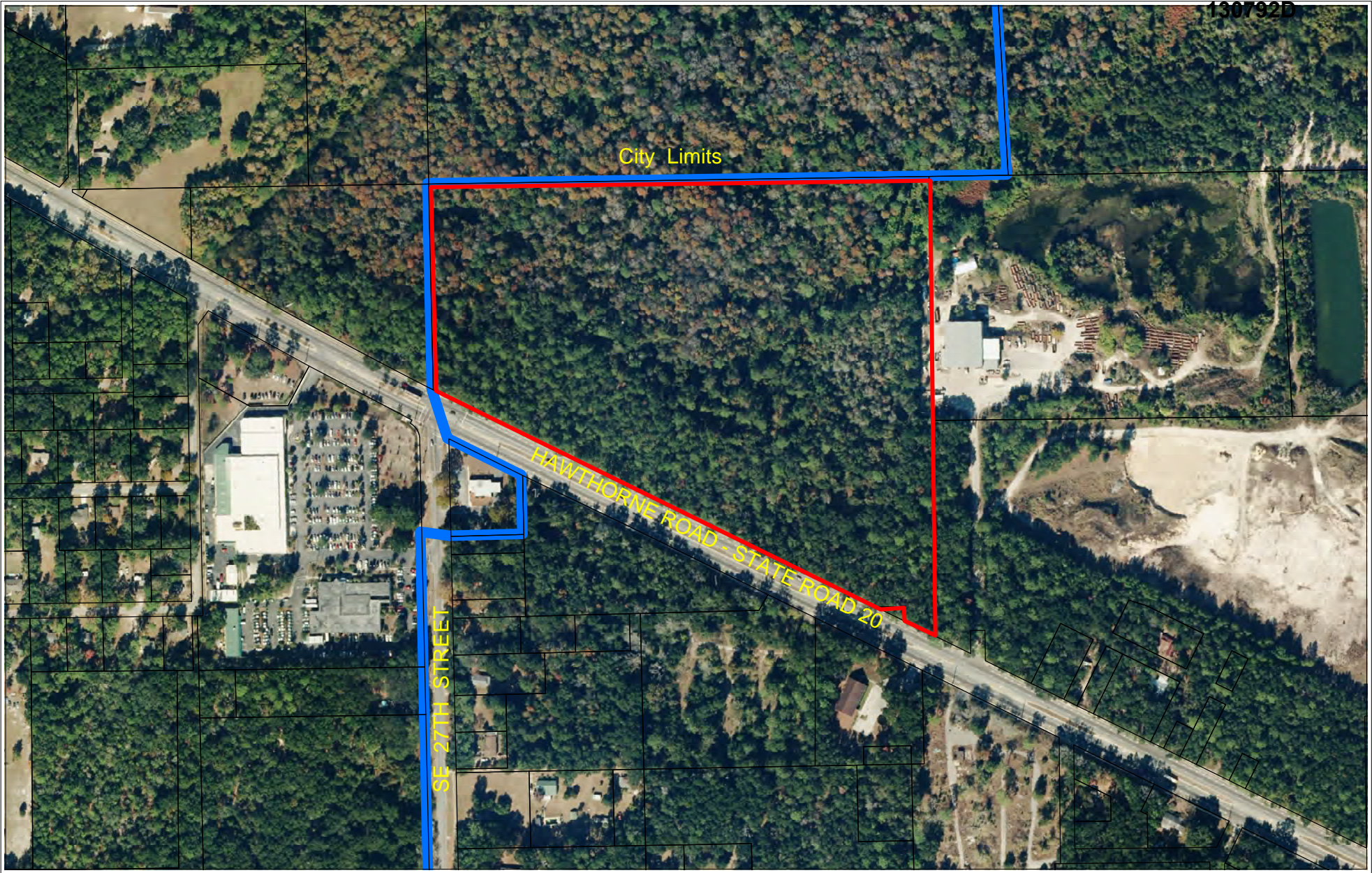



**Appendix B Supplemental Documents**

130792D



**EXHIBIT B-1**

**AERIAL PHOTOGRAPH**

 <p>No Scale</p>	<b>Name</b>	<b>Petition Request</b>	<b>Petition Number</b>
	City Plan Board, applicant	Rezone property from Alachua County Retail sales and services (BR) district to City of Gainesville Conservation (CON) district	PB-14-12 ZON

### City of Gainesville Zoning Districts

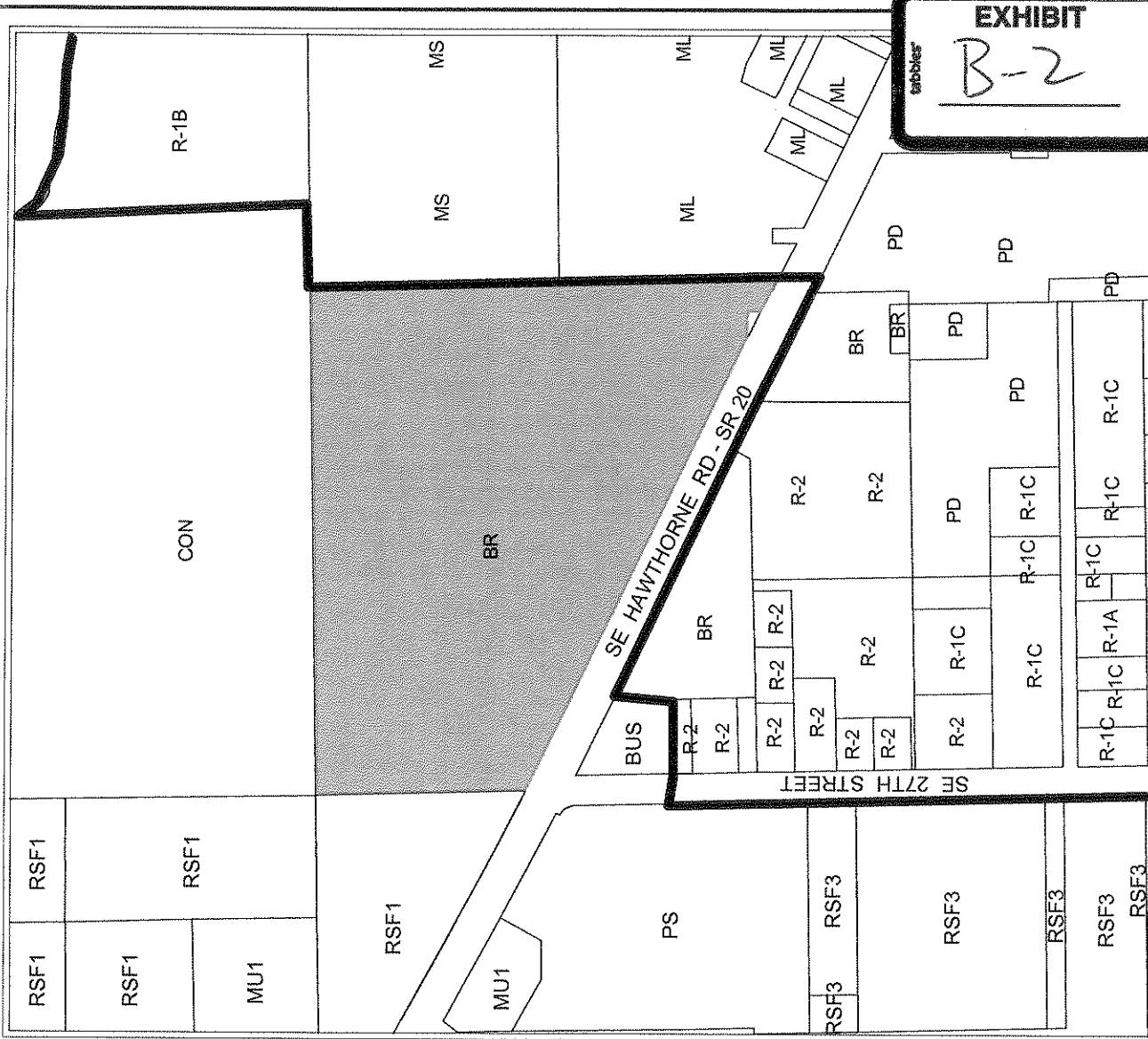
- RSF-1 3.5 units/acre Single-Family Residential
- RSF-3 5.8 units/acre Single-Family Residential
- BUS General Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- PS Public Services and Operations
- CON Conservation

### Alachua County Zoning Districts

- R-1A Single Family Residential, 1-4 du/acre
- R-1B Single Family Residential, 4-8 du/acre
- R-1C Single Family Residential, 1-4 du/acre
- R-2 Multi-Family Residential, 4-8 du/acre
- BR Retail Sales and Service
- PD Planned Development
- ML Light Industrial
- MS Industrial Services and Manufacturing

Area under petition consideration

Division line between two zoning districts  
City Limits



**EXHIBIT**  
B-2  
tabbies

130792D

**EXISTING ZONING**

**Petition Number**

PB-14-12 ZON

**Petition Request**

Rezone property from Alachua County Retail sales and services (BR) district to City of Gainesville Conservation (CON) district

**Name**

City Plan Board, applicant

## City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RSF-3 5.8 units/acre Single-Family Residential
- BUS General Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- PS Public Services and Operations
- CON Conservation

## Alachua County Zoning Districts

- R-1A Single Family Residential, 1-4 du/acre
- R-1B Single Family Residential, 4-8 du/acre
- R-1C Single Family Residential, 1-4 du/acre
- R-2 Multi-Family Residential, 4-8 du/acre
- BR Retail Sales and Service
- PD Planned Development
- ML Light Industrial
- MS Industrial Services and Manufacturing

Area  
under petition  
consideration

--- Division line between two zoning districts  
 — City Limits



No Scale

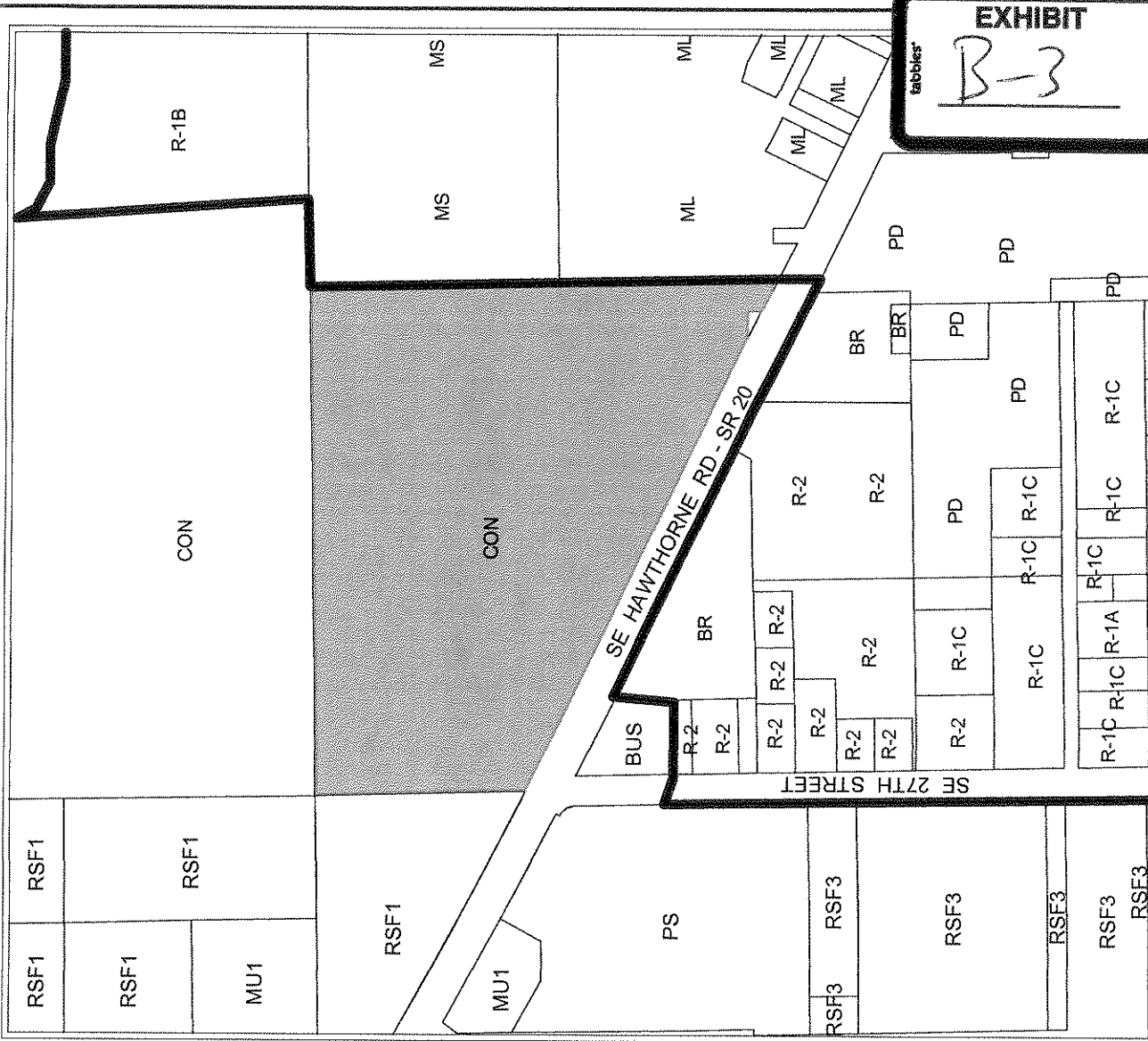


EXHIBIT  
 B-3  
 tabbles\*

130792D

PROPOSED ZONING

Petition Number

PB-14-12 ZON

Petition Request

Rezone property from Alachua County Retail sales and services (BR) district to City of Gainesville Conservation (CON) district

Name

City Plan Board, applicant

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)

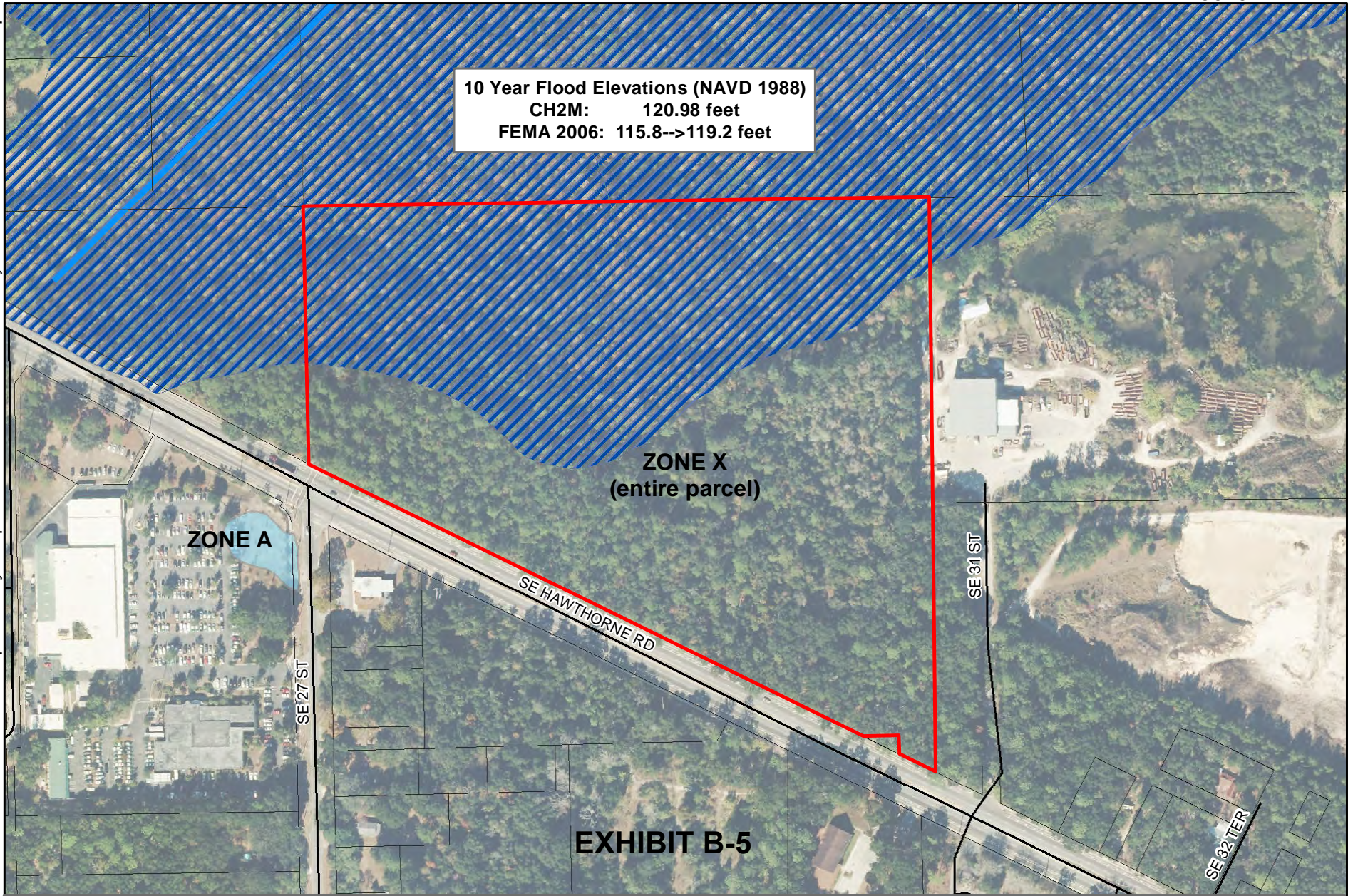
*Signs.* In order to receive and maintain a valid certificate of occupancy within the conservation district, only one nonilluminated, wall- or ground-mounted sign, of any type permitted by Article IX, not exceeding 12 square feet in area and six feet in height, including supports, may be erected.

(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)

10 Year Flood Elevations (NAVD 1988)  
CH2M: 120.98 feet  
FEMA 2006: 115.8-->119.2 feet



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: 16146-005-000 Flood Zone  
 Petition PB-14-11 LUC  
 Petition PB-14-12 ZON







# Memo



**To:** Dean Mimms, AICP, Lead Planner  
**From:** Linda Demetropoulos, Nature and Cultural Manager  
**Date:** February 6, 2014  
**Subject:** Annexed properties NW of Morningside and S of Cone Park

*Linda Demetropoulos*

North of Morningside, Ordinance No. 130339

Parcel NW of Morningside Nature Center (Crawford Property)

(Crawford property, parcel number 10860-000-000, consists of 40 acres located in Township 9S, Range 20E, Section 35) N. of Loften School, at end of NE 11th Place.

The City acquired this forty-acre property in April, 2012, as part of the Wild Spaces Public Places land acquisitions. At least 5 natural communities, in varying condition, exist on the property. The southwestern corner of the property is traversed by a perennial seepage stream, a tributary of Lake Forest Creek. 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. Acquisition of this parcel contributes to protection of wildlife and water quality at Morningside Nature Center. The property lies just west of 98 acres acquired by the City in December, 2012, just north of Morningside Nature Center, thus expanding Morningside Nature Center by 138 acres total. Together with the new State Forest lands just north of Morningside Nature Center, the properties will be better able to be jointly managed for conservation and appropriate public use. The Crawford property is therefore functionally connected to Morningside Nature Center, and at present, to a network of undeveloped land that extends east to Newnan's Lake and south to Payne's Prairie.

South of Fred Cone Park, Ordinance No. 130340, 31.7 acres

Cone Park Southwest acquisitions (total 75 acres)

Parcel number 16146-005-000 is just south of the City-owned natural and undeveloped portion of Cone Park

The City acquired this property (and other adjacent parcels) that lie between SR 26 and SR 20, East of SE 24th Street in October, 2012 as part of the Wild Spaces Public Places land acquisitions. This undeveloped parcel and adjacent parcels contain the convergence of Lake Forest Creek tributaries. They contain degraded but remnant flatwoods and forested wetland. Benefits of these properties include increased green-space and passive recreation on the east side of Gainesville, which is currently not as extensive as compared to the west side of the city. Maintaining a forested ecosystem in this area sustains improved water quality in Lake Forest Creek (which runs through Fred Cone Park, the subject properties, and ultimately to Newnan's Lake) by allowing the natural system to filter upland runoff.

These parcels are immediately adjacent to 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.

The purpose of the acquisition is for conservation and passive recreation compatible with the protection of natural resources. Staff foresees the opportunity to tie in environmental education opportunities with the active recreational amenities at Cone Park, providing educational brochures and signage at the library and community center, with the intent of enticing some park visitors to visit adjacent nature trails developed on the subject property. The inclusion of interpretive nature-based signage along the nature trail also benefits community education regarding forested land and the function of urban creeks.