



## Planning and Development Services

# PB-14-14 ZON

**City Commission  
August 21, 2014**

**Legistar No. 130794**

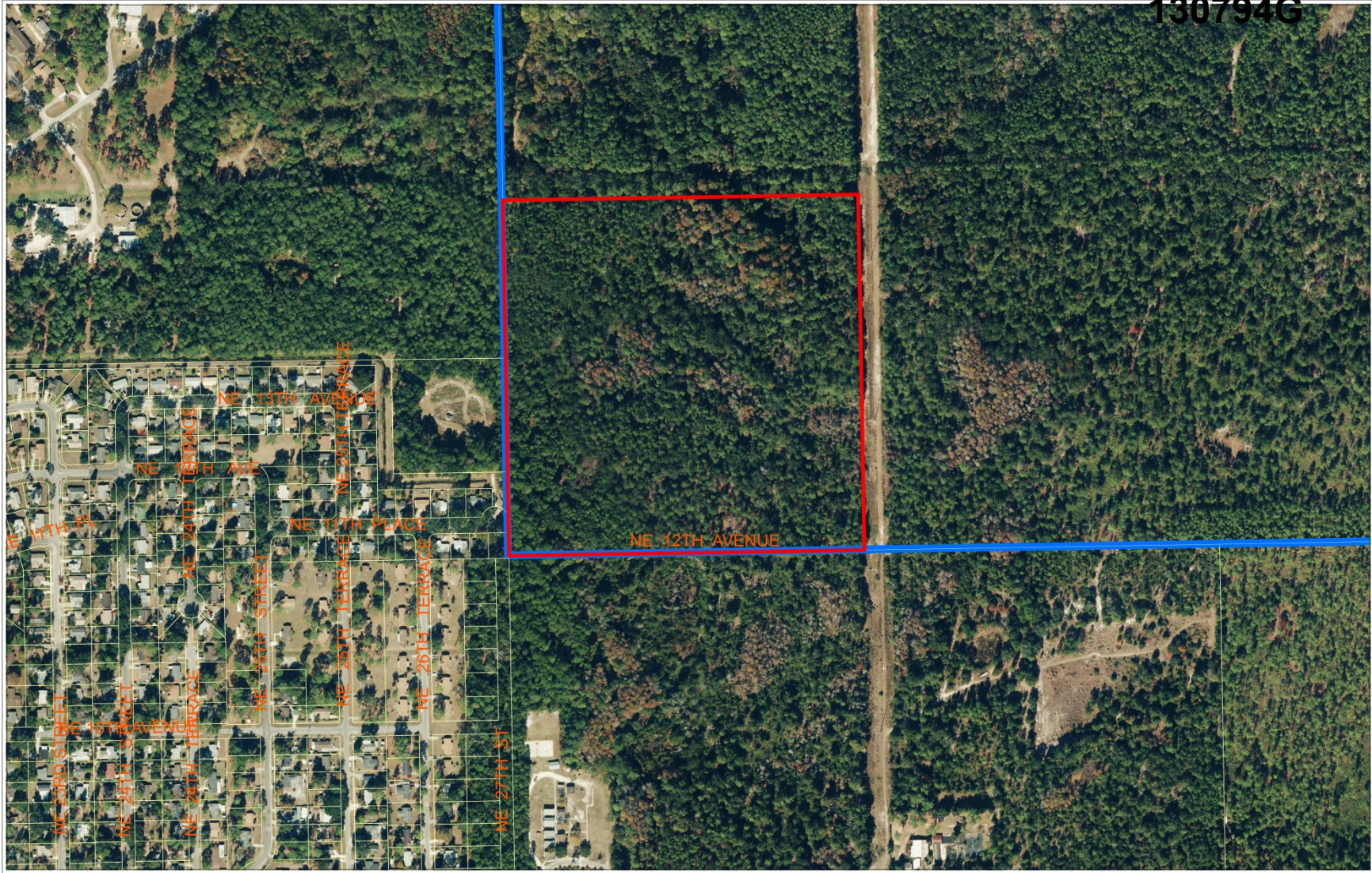
Prepared by Dean Mimms, AICP

# Zoning Change

|                                   | Existing   | Proposed                            |
|-----------------------------------|--|-------------------------------------|
| <b>Zoning</b><br><b>(40.2 ac)</b> | <b>RE-1</b><br><b>(Single family, low</b><br><b>density - Alachua Co.)</b> | <b>CON</b><br><b>(Conservation)</b> |



130794G



AERIAL PHOTOGRAPH



| Name                       | Petition Request   | Petition Number |
|----------------------------|--|-----------------|
| City Plan Board, applicant | Rezone property from Alachua County Single Family, Low Density (RE-1) district to City of Gainesville Conservation (CON) | PB-14-14 ZON    |





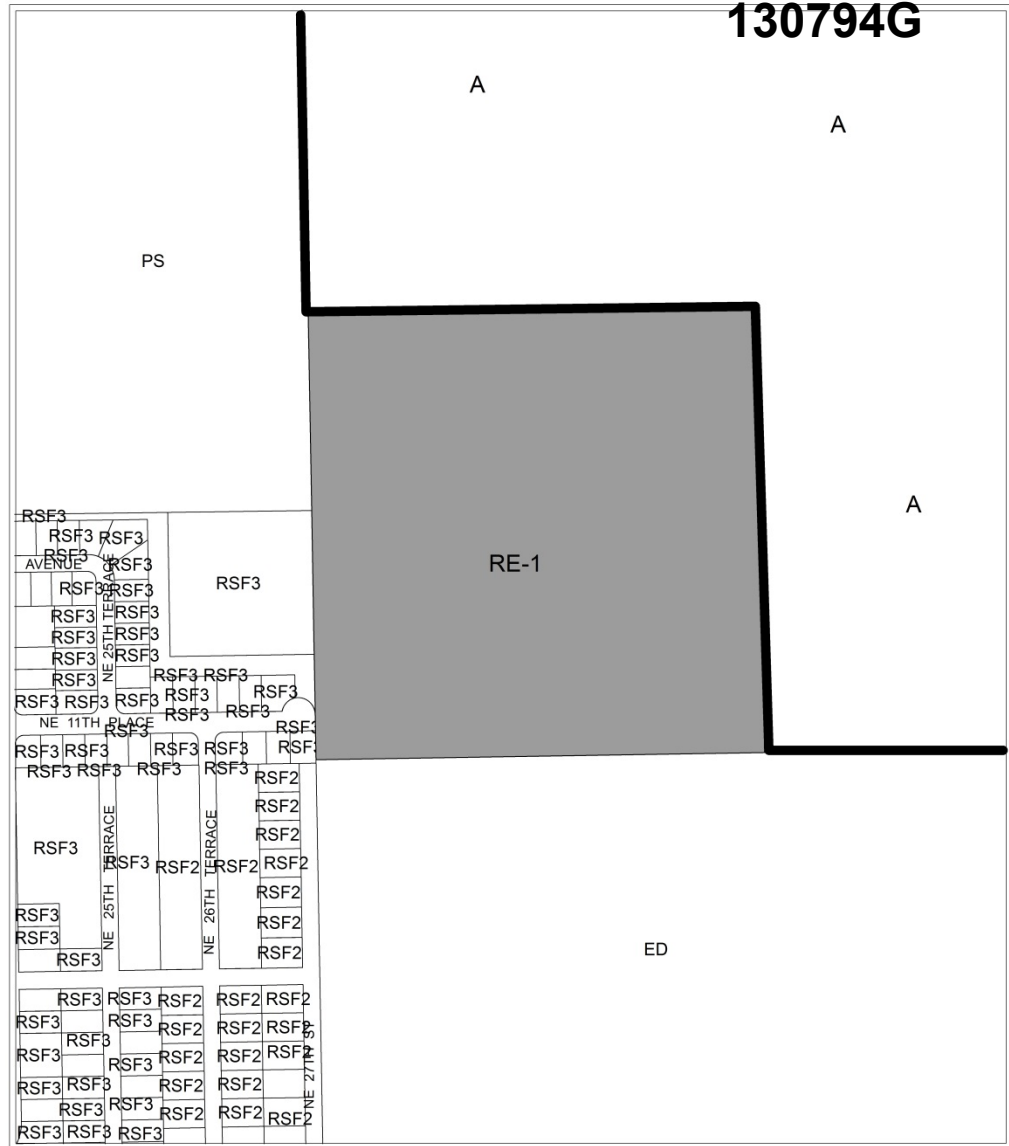
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### City of Gainesville Zoning Districts

- RSF-2 4.6 units/acre Single-Family Residential
- RSF-3 5.8 units/acre Single-Family Residential
- PS Public Services and Operations
- ED Educational Services

### Alachua County Zoning Districts

- RE-1 Single Family, Low Density Residential:  
1 du per 2 acres to 2 du per acre
- A Agricultural



Area under petition consideration

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

EXISTING ZONING



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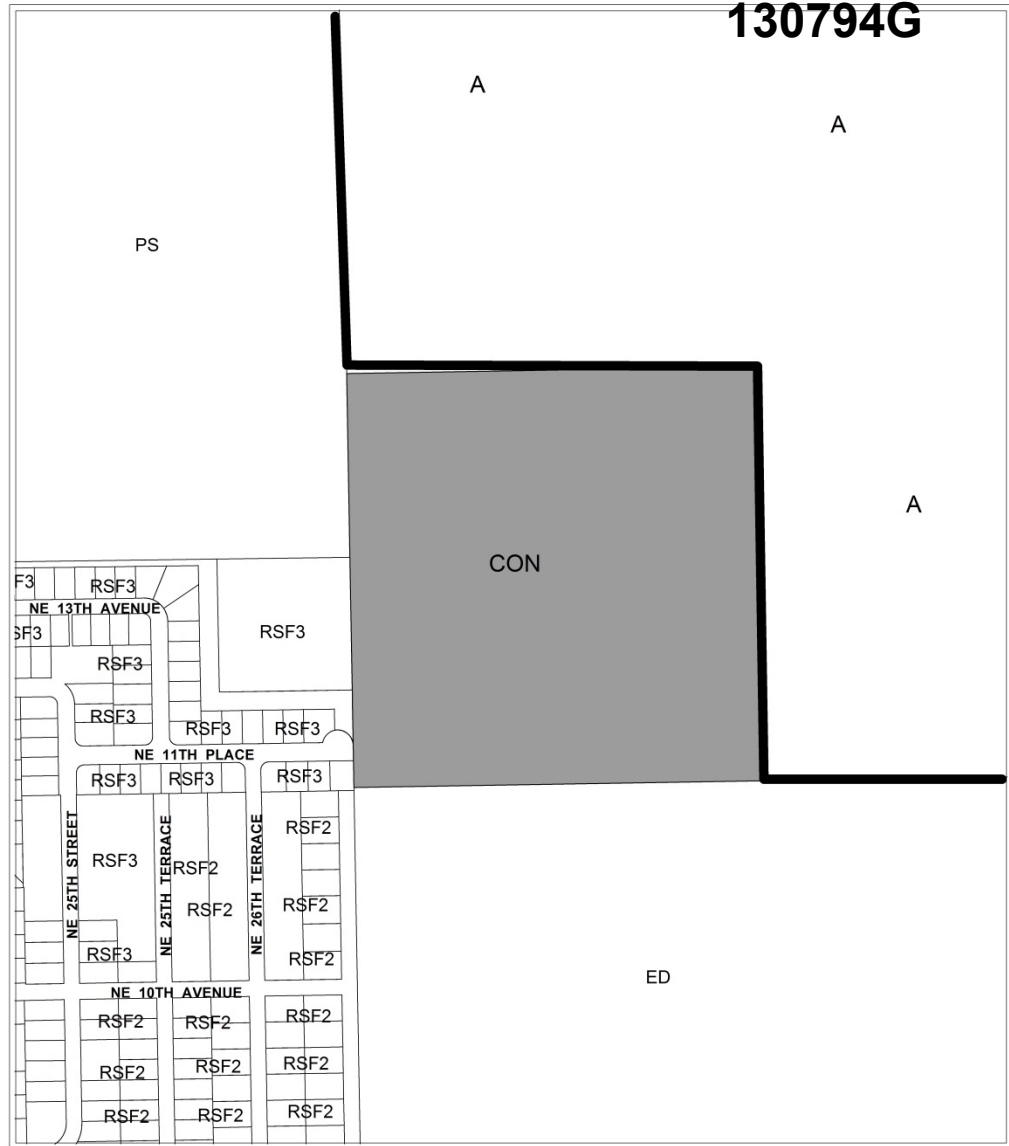
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- CON Conservation

### Alachua County Zoning Districts


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Area under petition consideration

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PROPOSED ZONING

| <br>No Scale | Name                       | Petition Request  | Petition Number |
|---|----------------------------|---|-----------------|
|   | City Plan Board, applicant | Rezone property from Alachua County Single family, Low Density (RE-1) district to City of Gainesville Conservation (CON) district | PB-14-14 ZON    |



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SW corner, by Cedar Grove  
Neighborhood





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**Pine Flatwoods**





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**Depressional Wetlands**





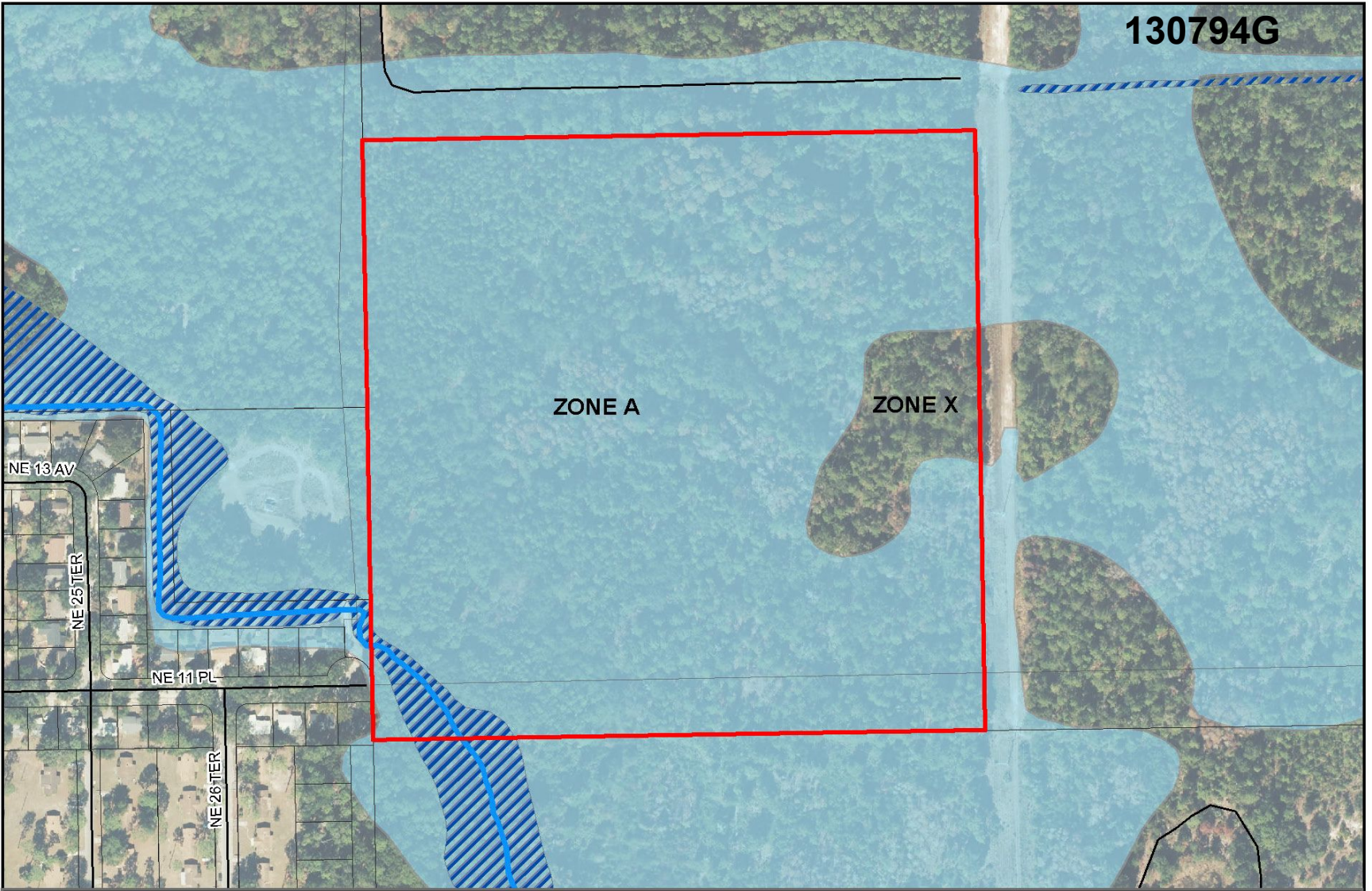
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



**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





# Petition / Background

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

# Petitions / Background

- 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

# Petition / Background

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



# Petition / Background

- **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)**

# Highlights

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

# Recommendation

**City Plan Board to City Commission**

**Approve Petition PB-14-14 ZON**

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

**Staff to City Commission**

**Approve Petition and Ordinance**