



## PLANNING &amp; DEVELOPMENT SERVICES DEPARTMENT

PO Box 490, STATION 11  
GAINESVILLE, FL 32627-0490

306 N.E. 6<sup>TH</sup> AVENUE  
P: (352) 334-5022  
P: (352) 334-5023  
F: (352) 334-2648

TO: City Plan Board

Item Number: 4

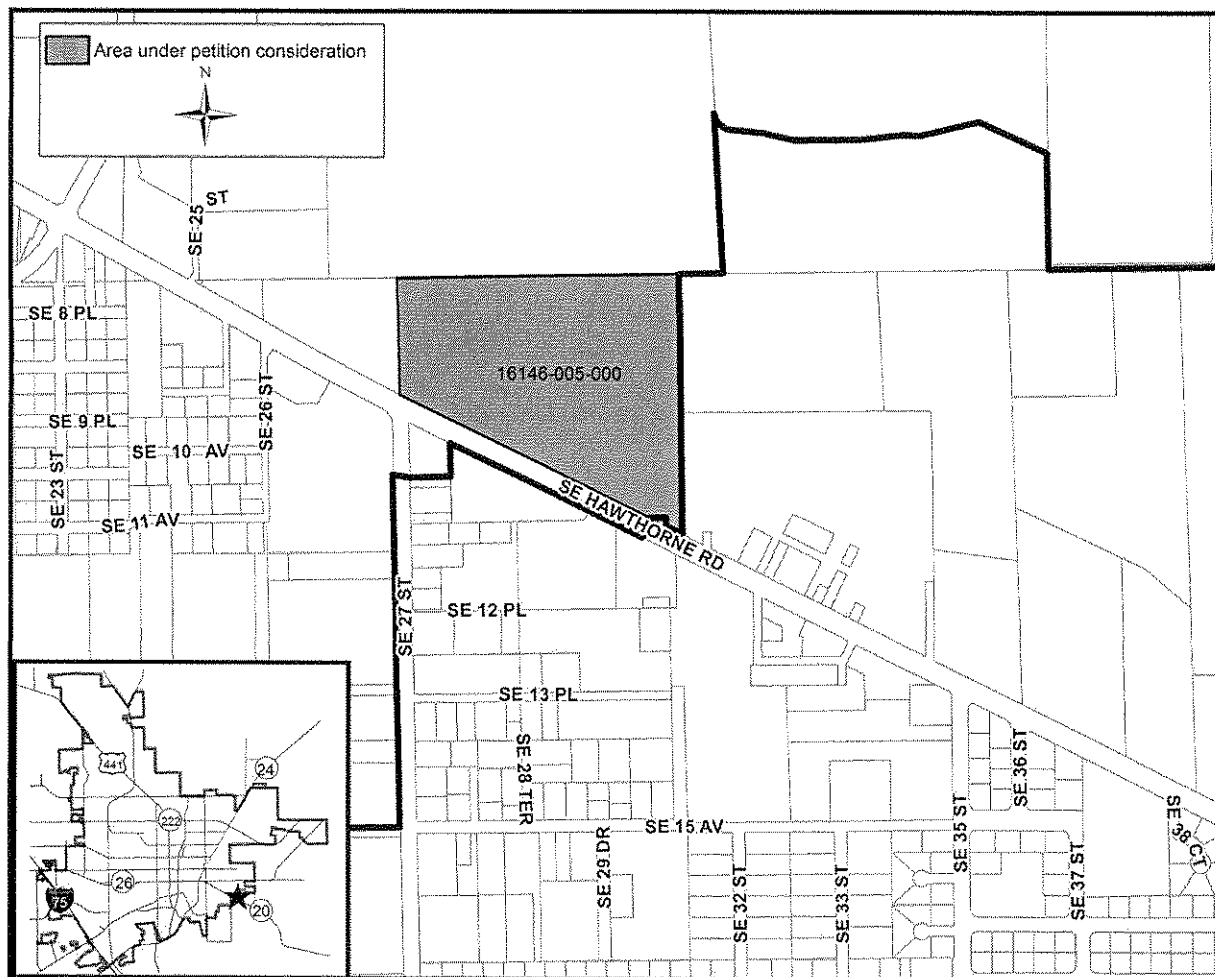
FROM: Planning & Development Services Department  
Staff

DATE: February 27,  
2014

SUBJECT: Petition PB-14-12 ZON. City Plan Board. Rezone property from Alachua County Retail sales and services (BR) district to City of Gainesville Conservation (CON) district. Located in the vicinity of the 2800 block of SE Hawthorne Road, north side. Tax Parcel No. 16146-005-000. Related to PB-14-11 LUC.

### Recommendation

Staff recommends approval of Petition PB-14-12 ZON.



## Description

This approximately 31.7-acre property (see map on previous page) was voluntarily annexed into the City on December 19, 2013 by Ordinance No. 130340. The proposed zoning change from Alachua County Retail sales and services (BR) district to City of Gainesville Conservation district pertains to an undeveloped, wooded property in east Gainesville. It is located south of Cone Park and is on the north side of Hawthorne Road (State Road 20) and is to the northeast of the intersection of Hawthorne Road and SE 27<sup>th</sup> Avenue. The property is within the Plan East Gainesville area.

The City acquired this property (and other adjacent parcels) that lie between SR 26 and SR 20, East of SE 24<sup>th</sup> 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. The City acquired the property for the purposes of conservation and passive recreation that are compatible with the protection of natural resources. See Exhibit B-6 (Memorandum from City of Gainesville Nature and Cultural Manager).

This petition is related to Petition PB-14-11 LUC, which proposes amending the City of Gainesville Future Land Use Map from Alachua County Commercial to City of Gainesville Conservation.

See Exhibit B-1 for an aerial photograph of the property and surrounding area. Exhibits B-2 and B-3 are maps illustrating the existing and proposed zoning, and Exhibit B-5 is a flood zone map. Exhibit C-1 is the application.

## Key Issues

- This is an annexed property that requires a City zoning designation.
- The proposed rezoning to Conservation district is consistent with the City's Comprehensive Plan and will implement the related, proposed Conservation land use.
- The property is located within the Plan East Gainesville area.
- The City-owned property is one of the Wild Spaces Public Places land acquisitions, and it will expand the conservation/passive recreation area of the City's Cone Park.

## Basis for Recommendation

The staff recommendation is based on the five following factors, which are discussed below: Conformance with the Comprehensive Plan; Conformance with the Land Development Code; Changed Conditions; Compatibility; and Impacts on Affordable Housing.

## 1. Conformance with the Comprehensive Plan

The proposed rezoning from Alachua County Retail sales and services (BR) district to Conservation district (CON) is consistent with the proposed Conservation land use category for this property, and is consistent with Future Land Use Policy 4.1.1, 4.4.1 and Objective 4.4, below. See Exhibit A-1 for other relevant Gainesville Comprehensive Plan policies.

**Policy 4.1.1** Land Use Categories on the Future Land Use Map shall be defined as follows:

### Conservation

This category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.

**Objective 4.4** Newly annexed lands shall retain land uses as designated by Alachua County until the Future Land Use Element of this Plan is amended.

**Policy 4.4.1** Land use amendments should be prepared for all annexed properties within one year of annexation.

## 2. Conformance with the Land Development Code

The proposed rezoning to the Conservation district will implement the Conservation land use category proposed by Petition PB-14-11 LUC. Should there be any proposed development (e.g., bathrooms to serve visitors to a passive park), such development will be required to meet applicable requirements of the Land Development Code, including those of Subdivision III - Surface Waters and Wetlands District. See Exhibit B-4 for the Conservation (CON) zoning district regulations.

## 3. Changed Conditions

The major changed condition is the December 2013 annexation of this undeveloped property into the City of Gainesville and the need to place a City land use and zoning on it.

## 4. Compatibility

This undeveloped, annexed property is adjacent to unincorporated Alachua County to the east, and to the City of Gainesville to the north and west. Unincorporated Alachua County is to the south across Hawthorne Road (except for the southeast corner of the intersection of Hawthorne Road and SE 27<sup>th</sup> Street, which is within Gainesville's city limits and is east of the Alachua County Sheriff's Department).

The City of Gainesville's Cone Park (Conservation land use and Conservation district zoning) is to the north. The properties to the east (Florence landfill in northern parcel;

wooded/undeveloped land in southern parcel) have Alachua County Heavy Industrial land use and, respectively, Alachua County: MS (Industrial services and manufacturing district), and ML (Light industrial district) zoning. The undeveloped property to the west has Single-Family (up to 8 units per acre) land use and RSF-3 (5.8 units/acre single-family residential district) zoning.

The proposed Conservation district zoning designation is compatible with the adjacent properties and surrounding area. See Table 1 on Page 8 of this document for a tabular summary of adjacent existing uses and adjacent land use and zoning categories. As noted in the Description section of this report, see Exhibit B-1 for the aerial photograph, and Exhibits B-2 and B-3 for maps of the existing and proposed zoning for the property and surrounding area.

## **5. Impacts on Affordable Housing**

The proposed rezoning of this undeveloped property to Conservation will have no impact on the supply of affordable housing in Gainesville.

### **Transportation**

There are no transportation issues associated with this proposed rezoning to Conservation district. The property is served by Hawthorne Road (State Road 20, a four-lane arterial), which has sidewalks and bicycle lanes on both sides, and has a current level of service of "C" between Waldo Road and SE 43<sup>rd</sup> Street. It is located within Zone A of the Gainesville Transportation Mobility Program Area (TMPA). RTS Route 7 provides nearby service every 60 minutes on weekdays between the Rosa Parks RTS Downtown Station and Eastwood Meadows (SE 43<sup>rd</sup> ST, north of Eastside High School).

### **Environmental Impacts and Constraints**

This undeveloped property, per the 2006 Flood Insurance Rate Map (FIRM) lies within FEMA Flood Zone X (Areas of minimal flood hazard, which are outside the Special Flood Hazard Area and are higher than the elevation of the 0.2-percent-annual-chance-flood. See Exhibit B-4 for the Flood Zone map of this property.

The City's Environmental Coordinator provided the following environmental analysis follow in a memorandum dated February 5, 2014:

The subject petitions for a proposed change in land use and zoning for a recently annexed parcel (16146-005-000), have been reviewed for considerations relating to any environmental resources present on or immediately adjacent which might be regulated by City Land Development Code 30-300 *Surface Waters and Wetlands*, or 30-310 *Natural and Archaeological Resources*. The petition proposes a land use change from Alachua County Commercial to City of Gainesville Conservation (CON), and rezoning from Alachua County Retail Sales and Services (BR) district to City of Gainesville Conservation (CON) district. The property was acquired by the City of Gainesville in October 2012 through the Wild Spaces Public Places program.

The property is a naturally wooded tract located in southeast Gainesville, on the north side of Hawthorne Road (SR20) at and just east of its intersection with SE 27<sup>th</sup> Street. The parcel is

characterized by a gentle, distinct slope of pine dominated uplands on the south side adjacent to Hawthorne Road, and a flat of hardwood wetlands on the north side within a headwater floodplain of the Lake Forest Creek watershed. A historically channelized tributary of Lake Forest Creek flows into the area west of the site from under Hawthorne Road, and runs north and east around the site through a mature cypress-dominated wetland which is mostly within the 10-year floodplain. North of the parcel, this channel joins another tributary draining east Gainesville, and together these tributaries form the main stem of Lake Forest Creek which continues east to Newnan's Lake. The northern half of the subject parcel lies within this extensive forested wetland system, although the creek channel itself lies further north on adjacent City owned nature park land. The quality of the pine flatwoods and forested wetland communities on the site are good, with many old natural pines and mature bald cypress. Some impacts from adjacent urban highway and landfill uses exist around the margins of the site, and the hydrologic effects of soil subsidence is evident in the forested wetland due to historic stream channelization of Lake Forest Creek.


Based on available information, no regulated natural and archaeological resources or resource areas are known to be present on the subject parcel. Listed species may be present, but have not been located through survey or other assessment methods. However, the parcel joins another City owned nature park parcel on the north which falls entirely within the deep swamp and creek confluence area, and the 10-year flood zone. This adjacent parcel joins Cone Park on the north and other recently acquired City nature parkland parcels on the west. These adjacent parcels north and northeast of the site fall within the East Side Greenway (Morningside Greenway) Strategic Ecosystem, an area of regulated natural and archaeological resources which extends several miles to the north and east, connecting East Gainesville natural areas and parks with Gum Root Swamp, Newnan's Lake, and Paynes Prairie. The contiguous habitat provided through the consolidation of these lands is a significant achievement in meeting the functional ecological characteristics required by natural communities and native wildlife in the local and regional context described for this strategic ecosystem unit.

The proposed zoning (and land use) would be optimal in providing for maintenance and potential enhancement of surface water quality in the watershed, and for protection of flood storage capacity within the extensive wetland/floodplain on and adjacent to the parcel. Conservation uses of this parcel will support and expand the natural resource base and recreational assets associated with both active and nature parks of eastern Gainesville and ensure the best option for maintenance and enhancement of the resource values intended for protection under the City's comprehensive plan and land development regulations for protection of surface waters and wetlands, and natural and archaeological resources.

Petition PB-14-12 ZON  
February 27, 2014

Respectfully submitted,

  
Onelia Lazzari, AICP  
Principal Planner

Prepared by:   
Dean Mimms, AICP  
Lead Planner

**Table 1**

**Adjacent Existing Uses**

<b>North</b>	Wooded south area (passive park) of Cone Park
<b>South</b>	Hawthorne Road (State Road 20)
<b>East</b>	Florence landfill in northern part; wooded/undeveloped in southern part
<b>West</b>	Undeveloped

**Adjacent Zoning and Land Use and Zoning**

	<b>Land Use Category</b>	<b>Zoning Category</b>
<b>North</b>	CON (Conservation)	CON (Conservation district)
<b>South</b>	None - Hawthorne Road (State Road 20)	None - Hawthorne Road (State Road 20)
<b>East</b>	Alachua County Heavy Industrial	Alachua County: MS (Industrial services and manufacturing district); ML (Light industrial district)
<b>West</b>	Single-Family (up to 8 units per acre)	RSF-1 (3.5 units/acre single-family residential district)

<b>East</b>	Alachua Co.: Institutional; Medium Density Residential (4-8 du/acre); Low Density Residential (1-4 du/acre)	Alachua Co.: R-1b (Single family, medium density, 4-8 du/acre); R-1a (Single family low density, 1-4 du/acre); A (Agricultural);
<b>West</b>	Recreation	PS (Public services and operations district)

## List of Appendices

### Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

### Appendix B Supplemental Documents

Exhibit B-1 Aerial Photograph

Exhibit B-2 Map: Existing Zoning

Exhibit B-3 Map: Proposed Zoning

Exhibit B-4 CON zoning district regulations

Exhibit B-5 Map of Floodplain Area

Exhibit B-6 Memorandum from City of Gainesville Nature and Cultural Manager

### Appendix C Application Package

Exhibit C-1 Rezoning Application