

TO: City Plan Board

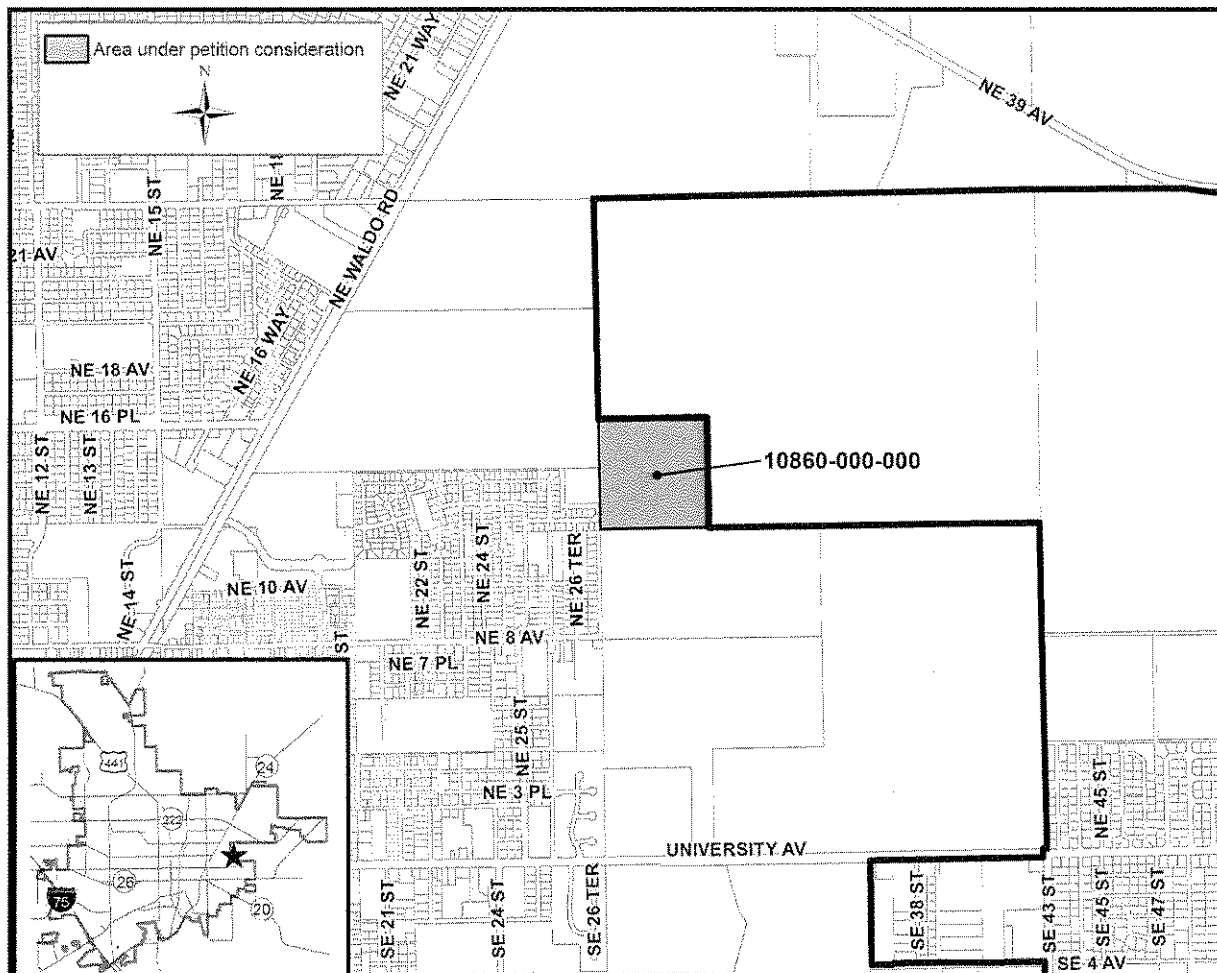
Item Number: 6

FROM: Planning & Development Services Department
StaffDATE: February 27,
2014

SUBJECT: Petition PB-14-14 ZON. City Plan Board. Rezone property from Alachua County Single family, Low Density (RE-1) district to City of Gainesville Conservation (CON) district. Located in the vicinity of the 2800 block of 11th Place. Tax Parcel No. 10860-000-000. Related to PB-14-13 LUC.

Recommendation

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



Description

This approximately 40.2-acre property (see map on previous page) was voluntarily annexed into the City on December 19, 2013 by Ordinance No. 130339. The proposed zoning change from Alachua County Single family, Low Density (RE-1) district to City of Gainesville Conservation district pertains to an undeveloped, wooded property in east Gainesville. It is located north of the Professional Academies Magnet at Loften W. Travis High School, east of Taccachale (community for Floridians with developmental disabilities), east of the original Cedar Grove single-family neighborhood, and northwest of the City's Morningside Nature Center. Publicly owned, undeveloped and wooded lands are to the east and north of the property. The property is landlocked with the exception of the adjacent cul-de-sac of NE 11th Place at the eastern edge of the Cedar Grove neighborhood. The property is within the Plan East Gainesville area.

The City acquired this property in April 2012 as part of the Wild Spaces Public Places land acquisitions. 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 the protection of wildlife and water quality at the City's Morningside Nature Center. The property lies just west of 98 acres acquired by the City in December 2012 and is located to the northwest of Morningside Nature Center, thus expanding Morningside Nature Center by a total of 138 acres. 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. This 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. 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-14-13 LUC, which proposes a large-scale land use amendment from Alachua County Low Density Residential (1-4 DU/acre) to City of Gainesville Conservation (CON).

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 land use, and Exhibit B-5 is a map of the flood zones. 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 Morningside 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 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-14-13 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 conditions are the December 2013 annexation of this undeveloped property into the City of Gainesville and its acquisition by the City in April 2012 for passive recreation.

4. Compatibility

This undeveloped, wooded property in east Gainesville is located north of the Professional Academies Magnet at Lofton W. Travis High School, east of Taccachale (community for Floridians with developmental disabilities), east of the original Cedar Grove single-family neighborhood, and northwest of the City's Morningside Nature Center, which is being expanded

to include this property. Publicly owned, undeveloped and wooded lands are to the east and north of the property. The adjacent areas of Taccachale and of Loften are also wooded and undeveloped. Taccachale has Public and Institutional Facilities land use and PS (Public services and operations district) zoning. Loften has Education land use and Educational services district (ED) zoning. Alachua County Institutional land use and Agricultural (A) district zoning are to both the north and east. The developed, Cedar Grove residential neighborhood 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 zoning is compatible with the adjacent properties, their zoning and land use, and with the 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 land use for the property and surrounding area.

5. Impacts on Affordable Housing

The proposed rezoning from Alachua County Single family, Low Density (RE-1) district to City of Gainesville Conservation district does not involve residential use, so it will have no impact on the potential supply of affordable housing in Gainesville.

Transportation

There are no transportation issues associated with this proposed rezoning to Conservation district for this parcel, the sole roadway access to which is the cul-de-sac of NE 12th Place, a local street adjacent to the southwest corner of the property and in the Cedar Grove neighbor. It is located within Zone A of the Gainesville Transportation Mobility Program Area (TMPA). RTS Route 11 provides service (three blocks to the west along NE 25th ST) every 30-60 minutes on weekdays and every 60 minutes on weekends between the Rosa Parks RTS Downtown Station and Eastwood Meadows (SE 43rd ST, near Eastside High School).

Environmental Impacts and Constraints

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

The subject petitions for a proposed change in land use and zoning for a recently annexed parcel (10860-000-000) 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 Low Density Residential (1-4 DU/acre) to City of Gainesville Conservation (CON), and rezoning from Alachua County Single family, Low Density (RE-1) to City of Gainesville Conservation (CON) district. The property was acquired by the City of Gainesville in April 2012, through the Wild Spaces Public Places program as an addition to the nature park system, and specifically to expand and protect Morningside Nature Center.

The property is a naturally wooded tract supporting a mix of pine dominated uplands and mixed hardwood wetlands within the headwaters of the Lake Forest Creek watershed. The quality of the natural communities found in this flatwoods ecosystem are good to excellent, with minimal overall impacts from adjacent urban land use. Exotic, invasive vegetation is minimal, and native understory vegetation is intact. Approximately one-half to two-thirds of the parcel is covered by forested wetlands dominated by cypress, natural pine, and hardwoods such as black gum and red maple. A main tributary of Lake Forest Creek crosses the southwest corner of the property, and runs south and east in its course to Newnan's Lake. The creek channel is incised due to past ditching, but hydrology within adjacent wetland areas does not appear to be significantly affected. Some alterations in connectivity characteristics across the low gradient depressions of this flatwoods site due to topographic modifications from ditch berms undoubtedly occurred, and may present opportunities for restoration.

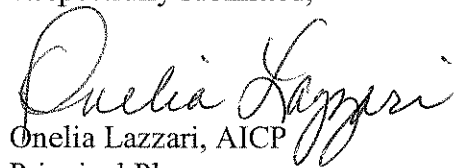
Based on available information, no regulated natural and archaeological resources or resource areas are known to be present on the subject parcel. Listed species may be present, but have not been located through survey or other assessment methods. The parcel abuts the East Side Greenway (Morningside Greenway) Strategic Ecosystem on the east boundary, where it joins another 98-acre natural forested parcel to the east which was recently acquired by the City, which in turn joins Morningside Nature Center on the south and other new State Forest lands to the north and east. 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 ground water and surface water quality in the watershed, and of flood storage capacity within the mosaic of wetland depressions on and adjacent to the parcel. Conservation uses of this parcel will support and expand the natural resource base and recreational assets associated with nature parks and managed forest lands 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.

The majority of this undeveloped property, per the 2006 Flood Insurance Rate Map (FIRM) is in FEMA Flood Zone A (Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.). A small area in the eastern portion of the property is in FEMA Flood 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). (Note: floodplain information and map were provided by the City's Floodplain Manager.) See Exhibit B-5 for the Flood Zone map of this property.

Petition PB-14-14 ZON
February 27, 2014

Respectfully submitted,



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Prepared by:



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Lead Planner

Table 1**Adjacent Existing Uses**

North	Undeveloped and wooded
South	Secondary education: Professional Academies Magnet at Loftin W. Travis High School.
East	Undeveloped and wooded
West	Taccachale (community for Floridians with developmental disabilities - administered by the State of Florida's Agency for Persons with Disabilities (APD)); Single-family neighborhood (Cedar Grove);

Adjacent Zoning and Land Use and Zoning

	Land Use Category	Zoning Category
North	Alachua County Institutional	Alachua County Agricultural (A) district
South	Education	Educational services district (ED)
East	Alachua County Institutional	Alachua County Agricultural (A) district
West	Public and Institutional Facilities; Single-Family (up to 8 units per acre)	PS (Public services and operations district); RSF-3 (5.8 units/acre single-family residential 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 Conservation zoning district regulations

Exhibit B-5 Map: Flood Zone

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

Appendix C Application Package

Exhibit C-1 Rezoning Application