



Planning and Development Services

PB-14-163 ZON

**City Commission
April 2, 2015**

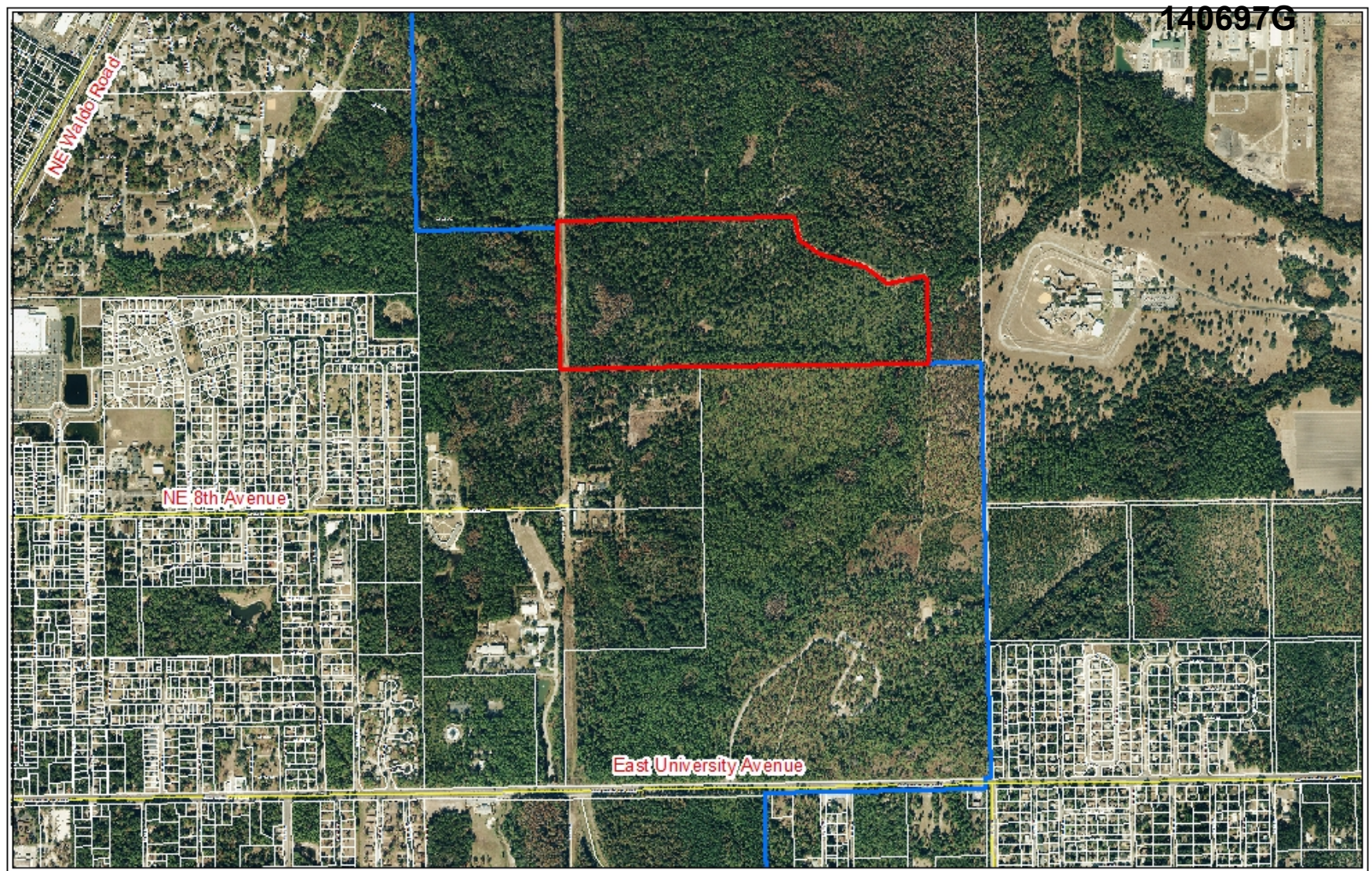
Legistar No. 140697

Prepared by Dean Mimms, AICP

Zoning Change

	Existing	Proposed
Zoning (97.8 ac)	AGR (Agriculture - Alachua Co.)	CON (Conservation)

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AERIAL PHOTOGRAPH



Name	Petition Request	Petition Number
City Plan Board, applicant	Rezone property from Alachua County Agriculture to City of Gainesville Conservation (CON)	PB-14-163 ZON

140697G

City of Gainesville Zoning Districts

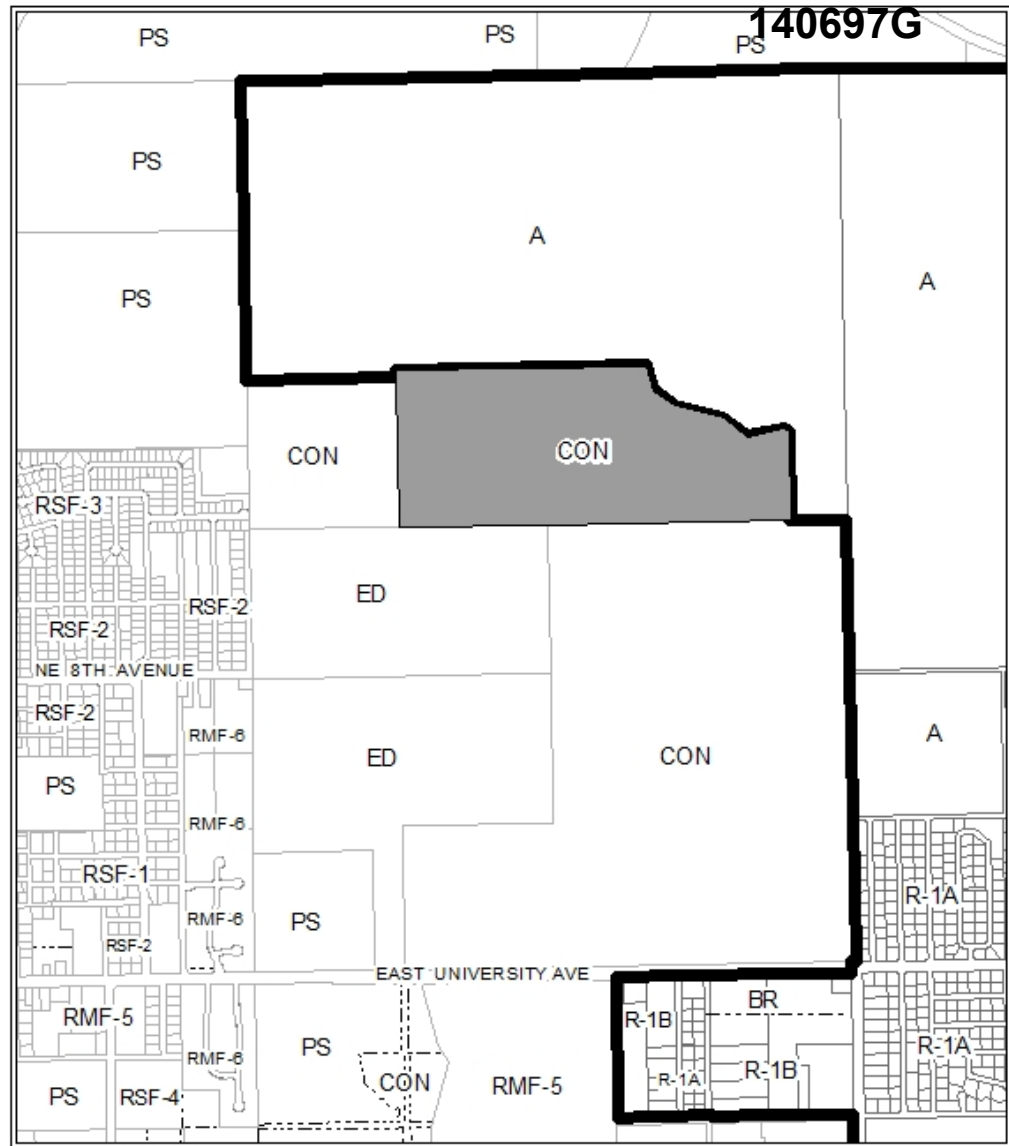
- RSF-1 3.5 units/acre Single-Family Residential
- RSF-2 4.6 units/acre Single-Family Residential
- RSF-3 5.8 units/acre Single-Family Residential
- RSF-4 8.0 units/acre Single-Family Residential
- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RMF-6 8-15 units/acre Multiple-Family Residential
- CON Conservation
- PS Public Services and Operations
- ED Educational Services

Alachua County Zoning Districts


- A Agriculture
- R-1A Single Family Residential, 1-4 per acre
- R-1B Single Family Residential, 4-8 per acre
- BR Business, Retail Sales

Area under petition consideration

- Division line between two zoning districts
- City Limits



PROPOSED ZONING

 No Scale	Name	Petition Request	Petition Number
	City Plan Board, applicant	Rezone property from Alachua County Agriculture to City of Gainesville Conservation (CON)	PB-14-163 ZON

- **Oct. 2014 Voluntary Annexation**
- **Acquired Nov. 2013 w/Greenspace Acquisition Fund**
- **Acquired for conservation & passive recreation compatible w/natural resource protection, expands Morningside Nature Center**
- **Potential for trails through dry areas and/or boardwalks over wet areas to provide public access & recreation**

- Naturally wooded tract supports mix of pine-dominated uplands & mixed hardwood wetlands w/in headwaters of Lake Forest Creek watershed
- Quality of natural communities: good-to-excellent in this flatwoods ecosystem
- Forested depressional wetlands (approx. 1/5th of property) dominated by cypress, natural pine, hardwoods on W side of property
- Xeric habitat w/remnant sandhill vegetation present in E part of property

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N from
Morningside

← NORTH BOARDWALK
PERIMETER TRAIL →
↓ SANDHILL ROAD
↓ PARKING LOT

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Pine Flatwoods



- **In East Side Greenway (Morningside Greenway) Strategic Ecosystem. Provides contiguous habitat by consolidation w/Morningside Nature Park & new State Forest lands to N and E**
- **CON zoning optimal for groundwater & surface water quality, flood storage capacity, protection of natural resources & public parkland**

No transportation issues:

- **TMPA Zone A**
- **RTS Route 11 nearby service @ 30-60 mins. weekdays, 70 mins. weekends between RTS Rosa Parks Downtown Station & Eastwood Meadows (SE 43rd ST, near Eastside High)**

Highlights ZON

- **City zoning required for annexed properties**
- **Expands conservation & passive recreation area of City's Morningside Nature Center**
- **Located in Plan East Gainesville area**
- **Proposed CON zoning compatible w/adjacent properties & surrounding area, consistent w/Comprehensive Plan**

City Plan Board to City Commission

Approve Petition PB-14-163 ZON
(Plan Board voted 6-0)

Staff to City Commission

Approve Petition & Ordinance