



Planning and Development Services

PB-14-162 LUC

**City Commission
April 2, 2015**

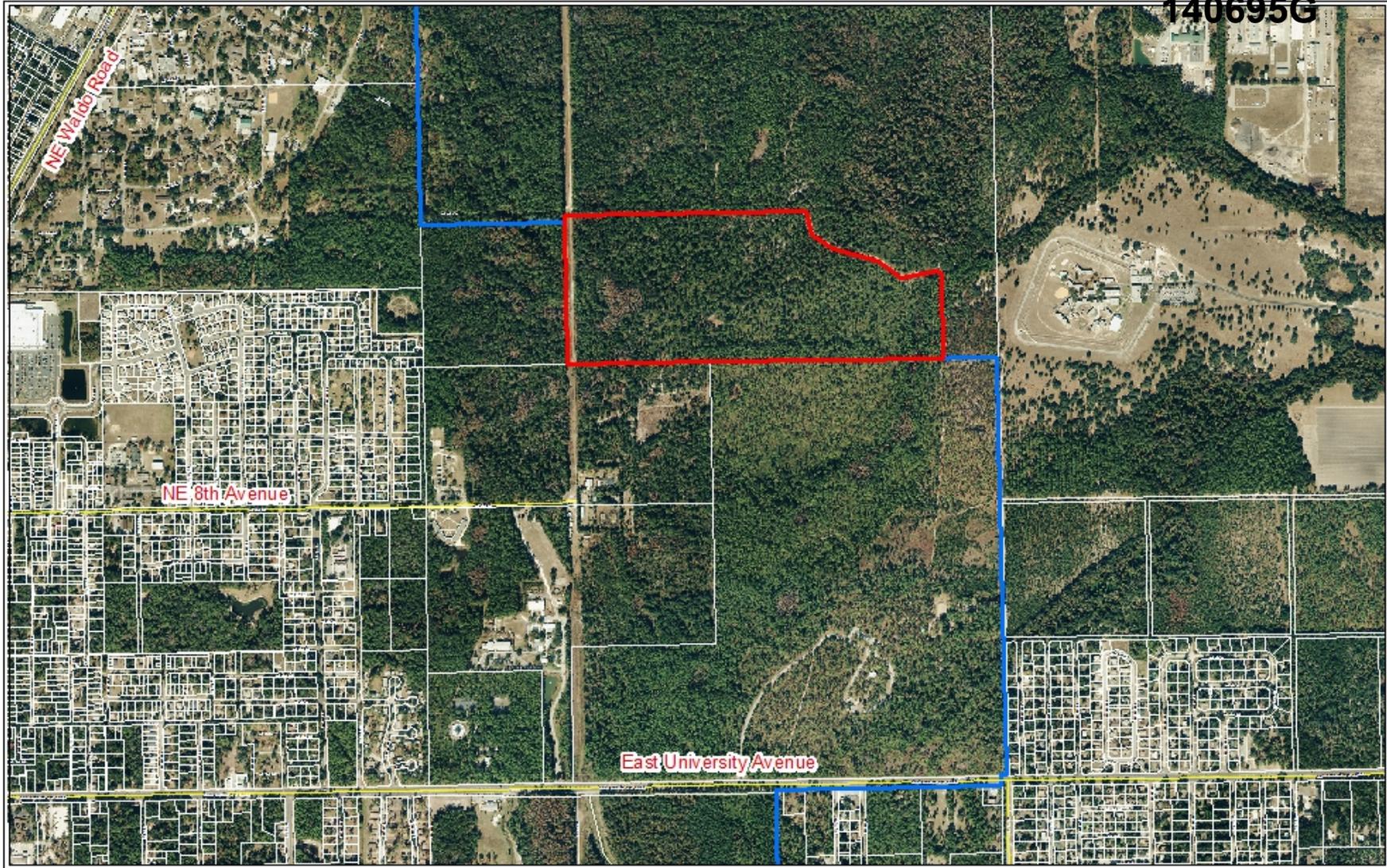
Legistar No. 140695

Prepared by Dean Mimms, AICP

Large-scale Land Use Amendment

	Existing	Proposed
Land Use (97.8 ac)	INST (Institutional - Alachua Co.)	CON (Conservation)

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AERIAL PHOTOGRAPH



Name	Petition Request	Petition Number
City Plan Board, applicant	Amend the City of Gainesville Future Land Use Map from Alachua County Institutional to City of Gainesville Conservation (CON)	PB-14-162 LUC

City of Gainesville Land Use Designations

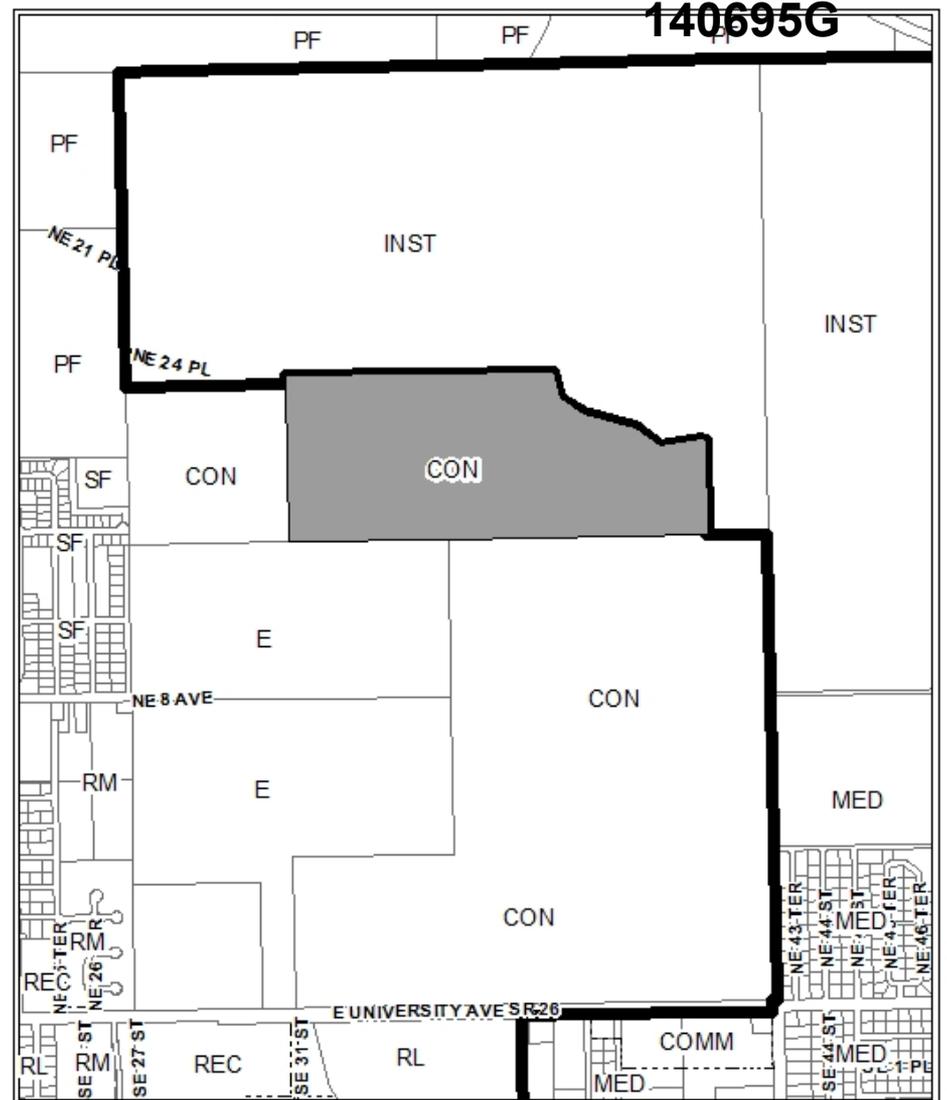
- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- E Education
- REC Recreation
- CON Conservation
- PF Public and Institutional Facilities

Alachua County Land Use Designations

- INST Institutional
- MED Medium Density Residential
- COMM Commercial Enclaves

----- Division line between two land use categories
— City Limits

Area under petition consideration



PROPOSED LAND USE



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City Plan Board, applicant	Amend the City of Gainesville Future Land Use Map from Alachua County Institutional to City of Gainesville Conservation (CON)	PB-14-162 LUC

Petition / Background

- **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**

Petition / 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 is 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



Petition / Background

- **In East Side Greenway (Morningside Greenway) Strategic Ecosystem. Provides contiguous habitat by consolidation w/Morningside Nature Park & new State Forest lands to N & E**
- **CON land use & zoning optimal for groundwater & surface water quality, flood storage capacity, protection of natural resources & public parkland in East Gainesville**
- **Positive impact on recreation: adds Local Nature/Conservation parkland**

Petitions / Background

No transportation issues:

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

Highlights – LUC

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

Recommendation

City Plan Board to City Commission

Approve Petition PB-14-162 LUC
(Plan Board voted 6-0)

Staff to City Commission

Approve Petition & Ordinance