



Legislation Text

File #: 140472., Version: 3

QUASI-JUDICIAL - REZONING - PAYNES PRAIRIE SWEETWATER PRESERVE, WILLISTON ROAD AND SE 16TH AVENUE (B)

Ordinance No. 140472, Petition No. PB-14-121 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 4.4 acres of property generally located northeast of the intersection of Williston Road and SE 16th Avenue, as more specifically described in this ordinance, from Multiple-Family Medium-Density Residential District (RMF-6) to Conservation District (CON); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This ordinance will amend the Zoning Map Atlas of the City of Gainesville by rezoning approximately 4.4 acres of property located northeast of the intersection of Williston Road and SE 16th Avenue from Multiple-Family Medium-Density Residential District (RMF-6) to Conservation District (CON). The subject property is owned by Alachua County and is currently undeveloped, with no current plan for development. The property is part of the Paynes Prairie Sweetwater Preserve, which is a 113.5-acre preserve that was purchased in 2006 as part of the Alachua County Forever (ACF) land acquisition program. The subject property is part of the nature preserve, which is intended to conserve, protect, and enhance the natural resources on the land and to provide for public outdoor recreation that is compatible with the conservation, protection and enhancement of the site. The preserve is generally located north of Paynes Prairie Preserve State Park, south of the Evergreen Cemetery, west of Boulware Springs Park, and east of Williston Road. The 4.4 acre portion of the property that is within city limits is the northernmost piece of the preserve property.

This ordinance is consistent with the Comprehensive Plan and will apply the most appropriate zoning district on this property and will match as closely as possible the Alachua County land use and zoning designations (i.e., Preservation) that have been applied to the bulk of the adjacent property. The city is proposing Conservation zoning to protect, restore and preserve natural features and open space so that present and future residents of the city may enjoy the benefits of the natural environment. Conservation uses on this property will support and expand the natural resource base and recreational assets associated with the extensive parklands and nature preserves existing in this area of Gainesville and Alachua County, 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.

Planning Division staff has recommended approval of this ordinance. After public notice was

published in the Gainesville Sun on October 7, 2014, the City Plan Board held a public hearing on October 23, 2014, and voted 5-0 to recommend adoption of this ordinance.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 140471 becomes effective as provided therein.