



## Legislation Text

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File #: 130794., Version: 3

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### **REZONING - GENERALLY LOCATED NORTHWEST OF MORNINGSIDE NATURE CENTER IN THE 2800 BLOCK OF NE 11th PLACE (B)**

Ordinance No. 130794; Petition No. PB-14-14 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 40.2 acres of property generally located northwest of Morningside Nature Center in the 2800 block of NE 11th Place, as more specifically described in this ordinance, from Alachua County Single Family, Low Density (RE-1) district to City of Gainesville Conservation (CON) district; 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 rezoning from Alachua County Single Family, Low Density (RE-1) district to the City of Gainesville Conservation (CON) district pertains to approximately 40.2-acres of property that was voluntarily annexed into the City in December 2013. The City acquired this property in April 2012 as part of the Wild Spaces Public Places land acquisitions. The property is undeveloped, within the Plan East Gainesville area, and is located north of the Professional Academies Magnet at Lofton W. Travis High School, east of Taccachale, 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 City acquired the property for the purposes of conservation and passive recreation compatible with the protection of natural resources. There is a potential for trails through dry areas and/or boardwalks over wet areas to provide public access and recreation. Acquisition of the property contributes to the protection of wildlife and water quality at the City's Morningside Nature Center. The property expands Morningside Nature Center and together with the new State Forest lands just north of Morningside Nature Center, will be jointly managed for conservation and appropriate public use. This property is therefore functionally connected to Morningside Nature Center and to a network of undeveloped land that extends east to Newnan's Lake and south to Payne's Prairie.

This petition/ordinance is related to Petition PB-14-13 LUC/Ordinance No. 130793, which amends the City of Gainesville Future Land Use Map from Alachua County Low Density Residential to City of Gainesville Conservation. This rezoning to Conservation district is consistent with the City's Comprehensive Plan and will implement the related Conservation land use.

After public notice was published in the Gainesville Sun on February 11, 2014, the City Plan Board held a public hearing on February 27, 2014, and recommended approval of this petition by a vote of 4-0.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings. This ordinance shall become effective immediately upon adoption; however, the rezoning implemented by this ordinance shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 130793 becomes effective as provided therein.