



## Legislation Text

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**File #:** 140697., **Version:** 3

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### **QUASI-JUDICIAL - REZONING - NORTH OF MORNINGSIDE NATURE PARK (B)**

Ordinance No. 140697; Petition No. PB-14-163 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 97.8 acres of property that is generally located north of Morningside Nature Center, as more specifically described in this ordinance, from Alachua County Agriculture (A) to City of Gainesville 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 REPORT**

This ordinance will amend the Zoning Map Atlas of the City of Gainesville by rezoning approximately 97.8 acres of property located north of Morningside Nature Center from Alachua County Agriculture (A) to City of Gainesville Conservation District (CON). This subject property was acquired by the City in 2013 with the City's Greenspace Acquisition Fund to allow for conservation and passive recreation compatible with the protection of natural resources. The property was subsequently annexed into the City in 2014. The property is undeveloped, wooded, and landlocked, but is accessible from Morningside Nature Center. The property is within the Plan East Gainesville area and is surrounded by undeveloped and wooded properties to the west, east, and north.

This property, and this rezoning ordinance, will contribute to the protection of wildlife and water quality at the City's Morningside Nature Center. There is a potential for trails through dry areas and/or boardwalks over wet areas to provide public access and recreation. The property lies just east of the 40.2-acre property to the west that was acquired in April 2012 as part of the Wild Spaces Public Places land acquisitions. These two properties will expand Morningside Nature Center by a total of 138 acres. Together with the new State Forest lands to the north, the properties may be jointly managed for conservation and appropriate public use.

After public notice was published in the Gainesville Sun on January 6, 2015, the City Plan Board held a public hearing on January 22, 2015, and voted 6-0 to recommend adoption of this ordinance.

#### **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. 140379 becomes effective as provided therein.

