



Alachua County Land Conservation Facility Land Use and Zoning Change

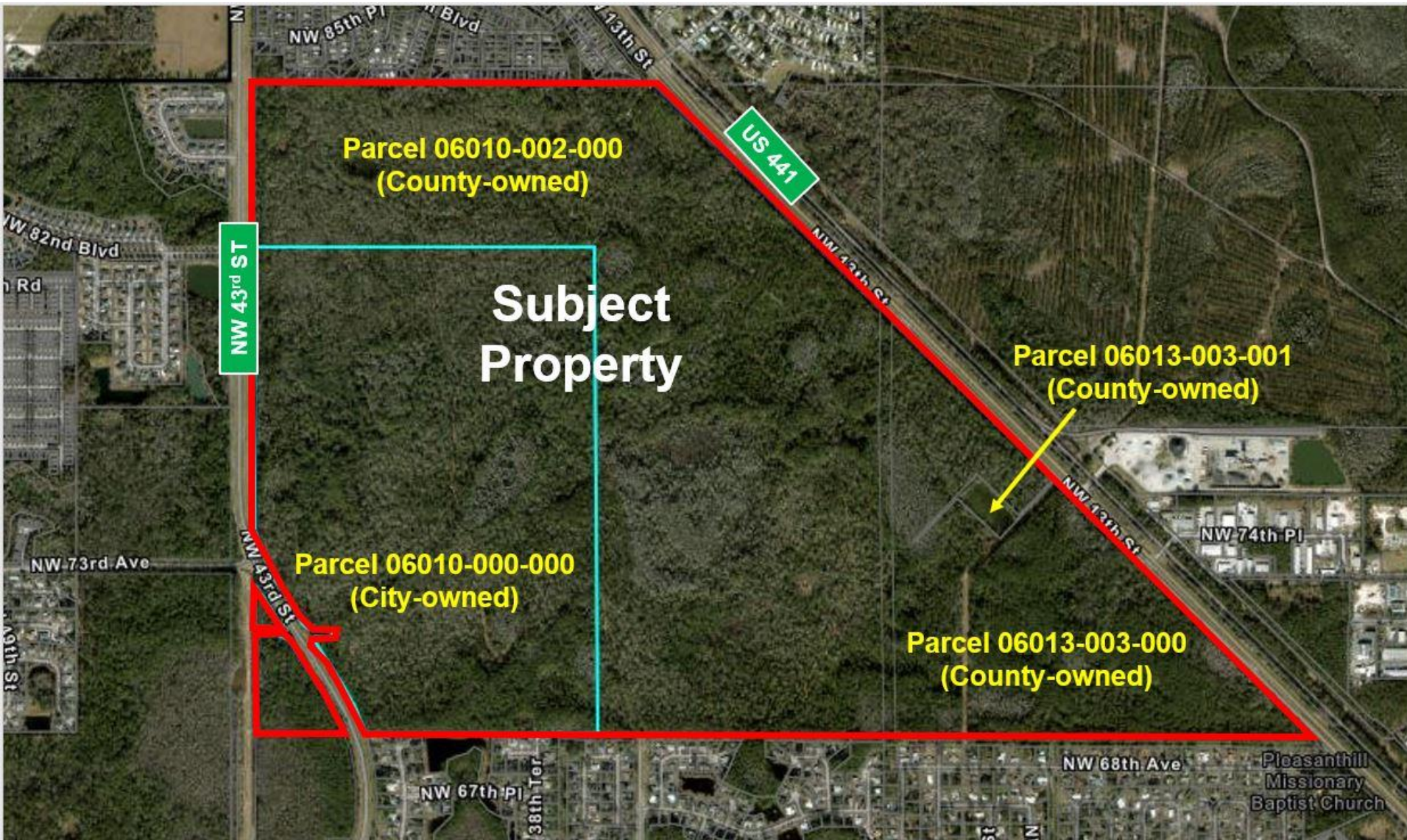
**Tax Parcels: 06010-000-000; 06010-002-000; 06013-003-
000; & 06013-003-001**

Neighborhood Workshop: February 1, 2024

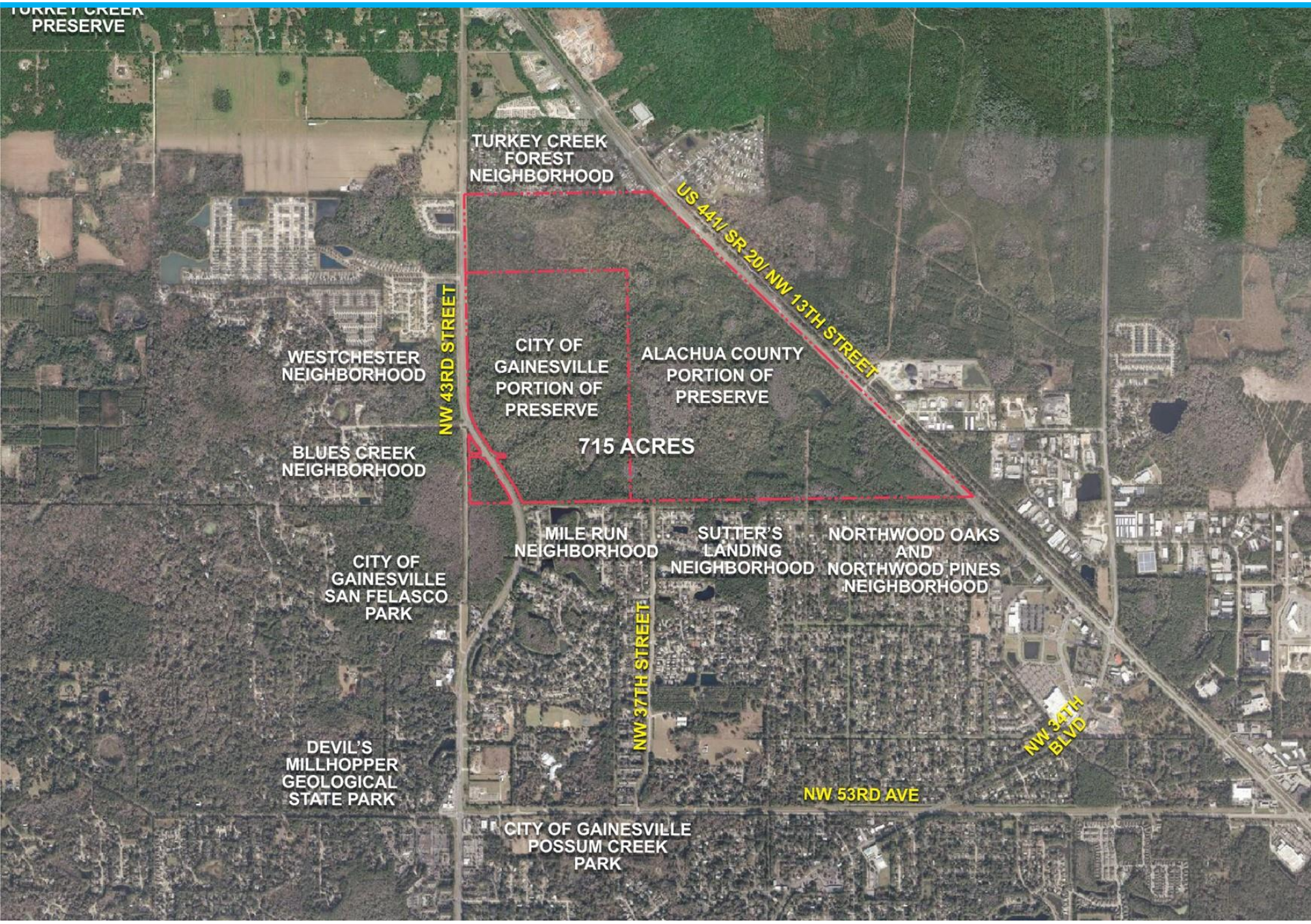
Agenda

- Introductions
- Property Location & Description
- Existing Zoning & Land Use
- Proposed Land Use & Zoning
- Next Steps
- Contact Information
- Questions

Site Location: East of NW 43rd ST & West of US 441



Four Creeks Preserve Context Area

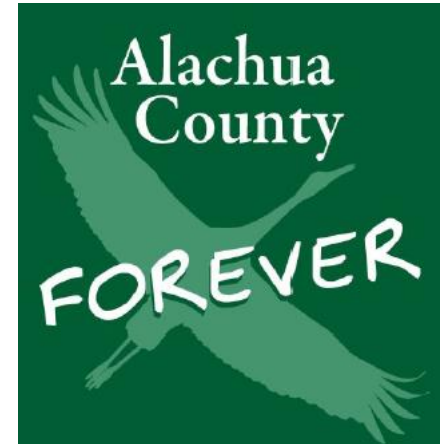


Property Summary

- Property Size: 715.54 +/- acres
- Current Use: Four Creeks Preserve public park
- Tax Parcel Numbers: 06010-000-000; 06010-002-000; 06013-003-000; & 06013-003-001
- Existing Future Land Use Map Designation:
 - Single Family
- Existing Zoning:
 - RSF-1

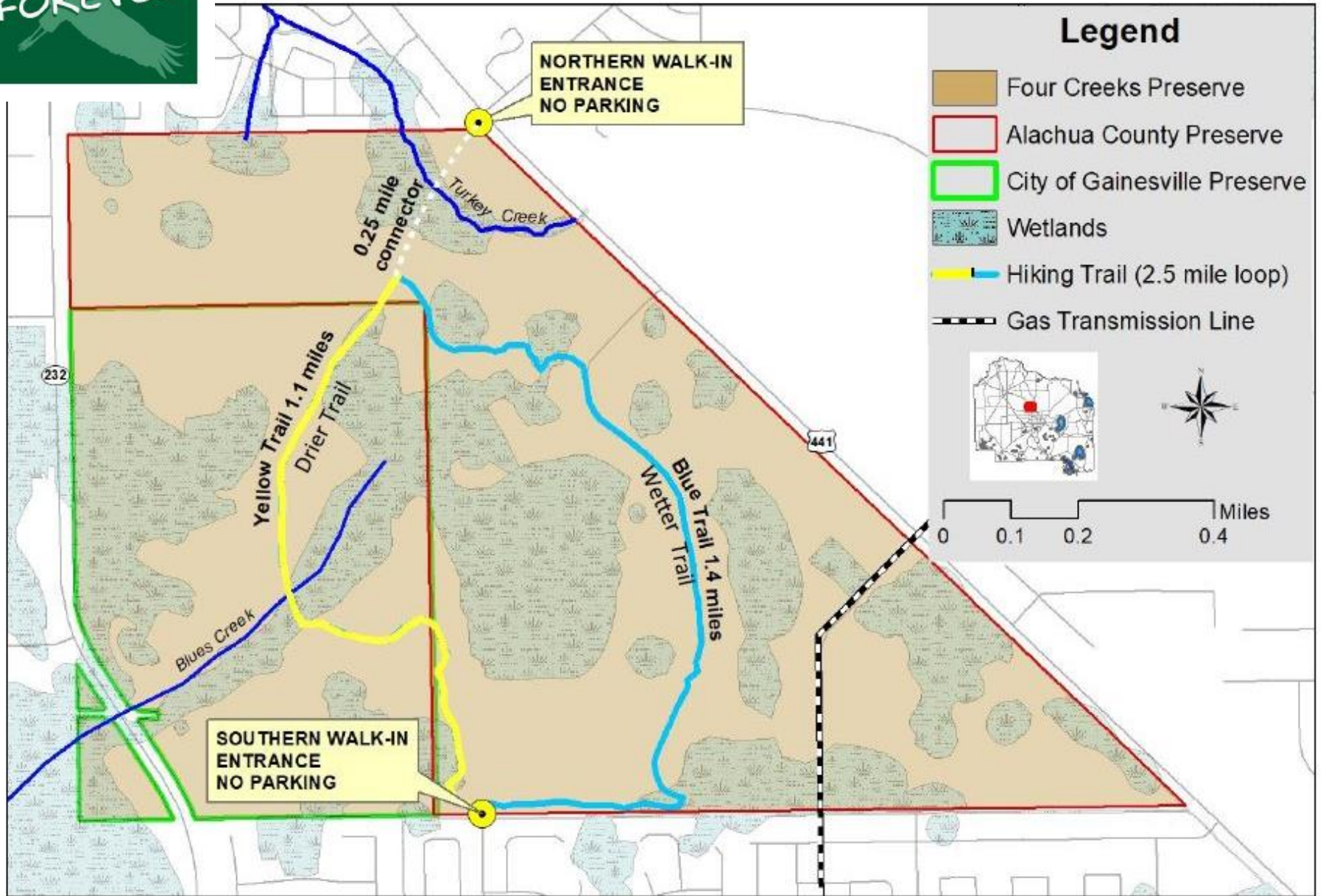
Four Creeks Preserve park

- City & County purchased property in 2018
- Funding came from the County Wild Spaces & Public Places sales tax and City tree mitigation fund
- Property protects four creeks:
 - Turkey Creek
 - Blues Creek
 - Possum Creek
 - Hogtown Creek
- Protects ecological systems





Four Creeks Preserve Trail Map



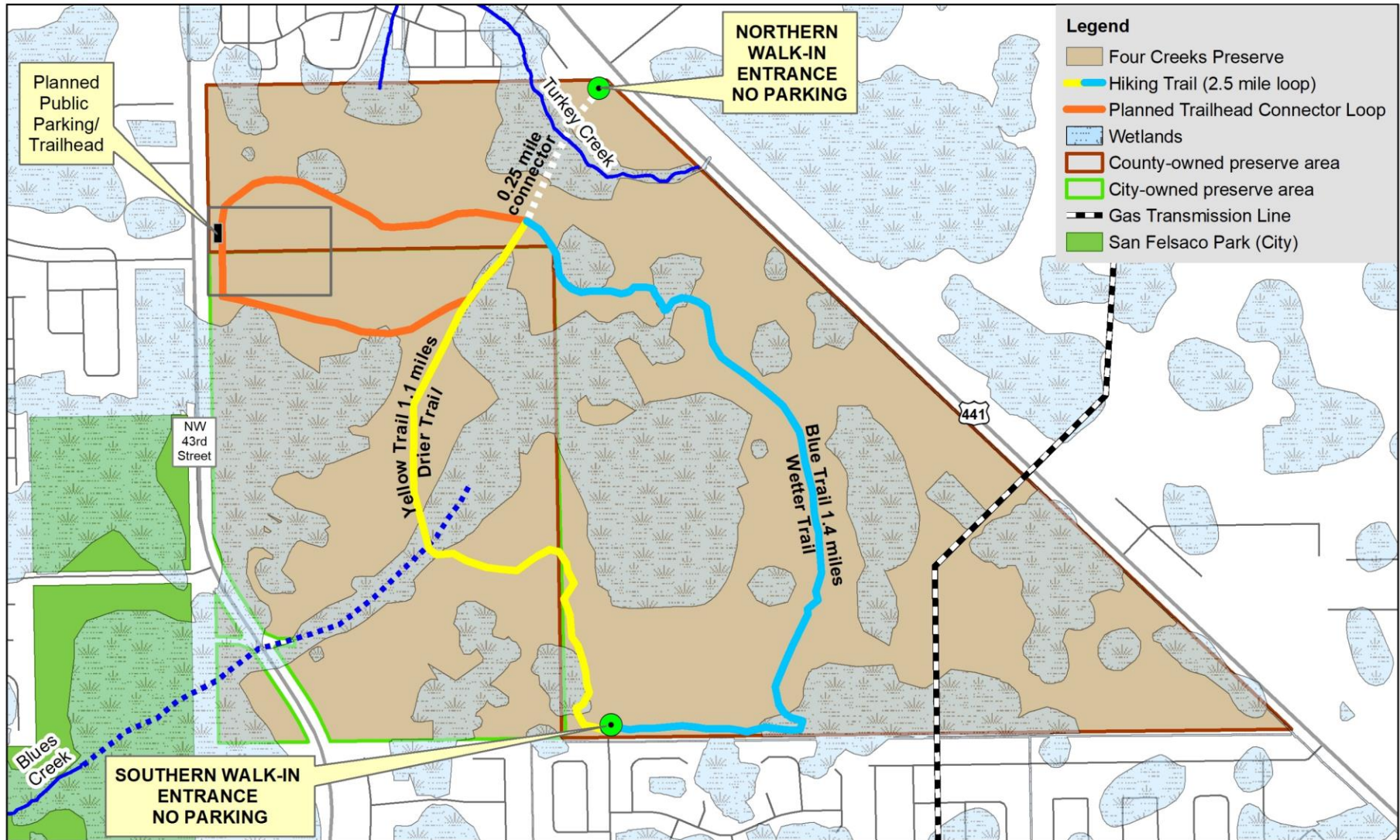
Legend

- Four Creeks Preserve
- Alachua County Preserve
- City of Gainesville Preserve
- Wetlands
- Hiking Trail (2.5 mile loop)
- Gas Transmission Line



0 0.1 0.2 0.4 Miles

Four Creeks Preserve -Trail Map With Phase 2 Improvements



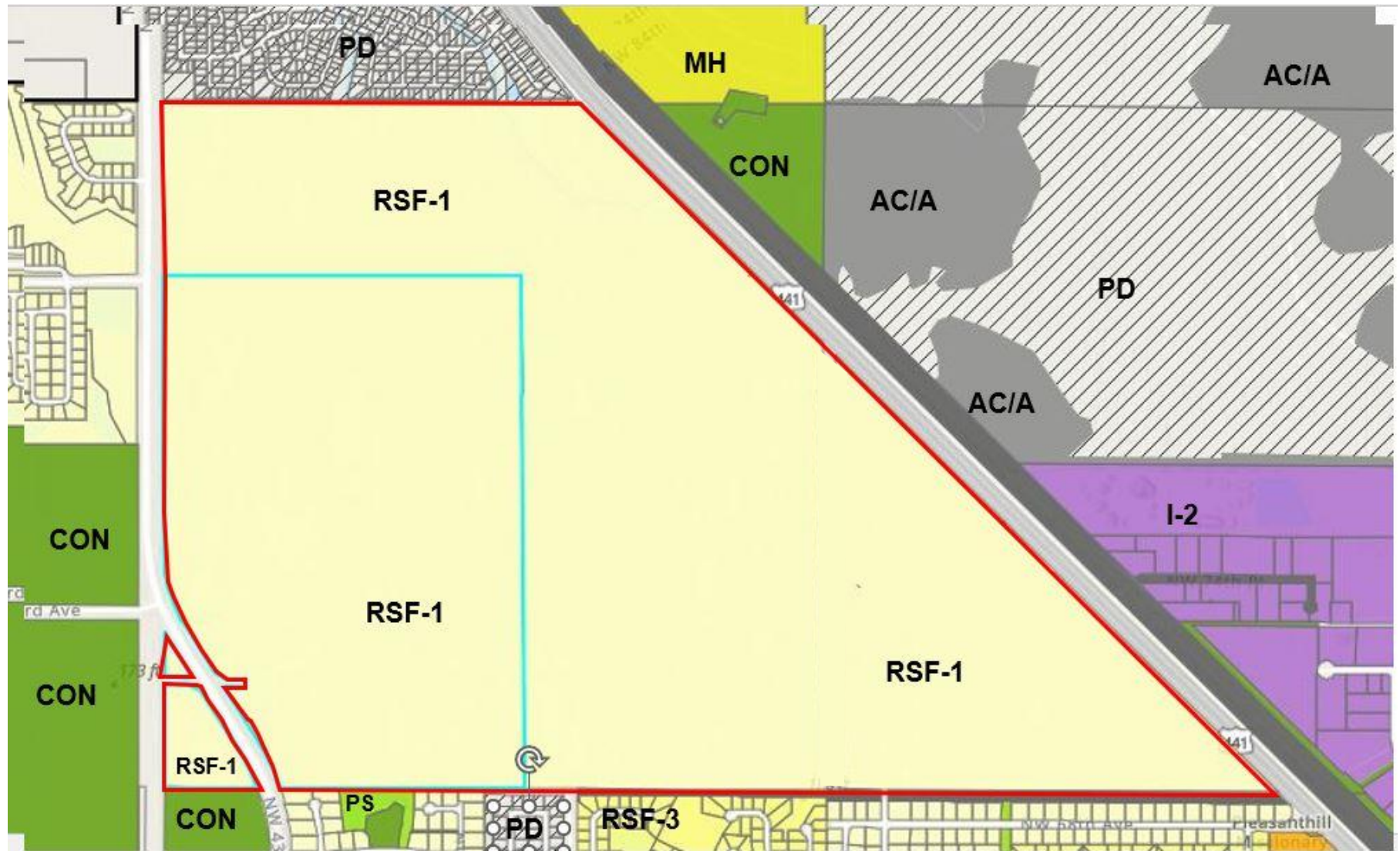
Reasons for the Proposed Changes

- Adopt the correct City land use categories and zoning districts for Four Creeks Preserve park
- Provide for the Alachua County Land Conservation Facility administrative and maintenance facility on the property
- Site plan for the Alachua County Land Conservation Facility & public parking for the trails

Existing Future Land Use Map



Existing Zoning Map



Proposed Land Use & Zoning Map



Proposal:

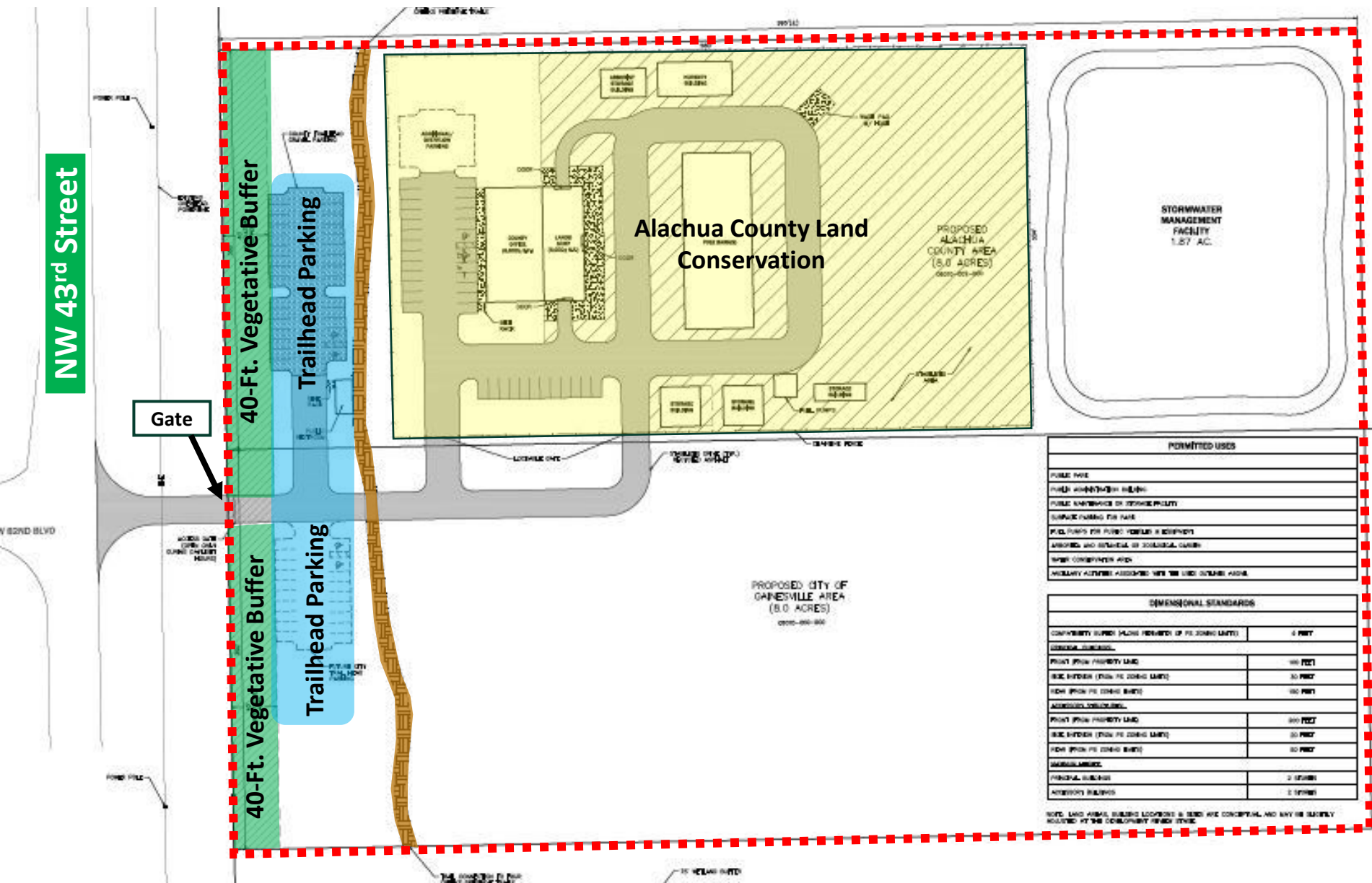
Conservation 699 +/- Ac.

Public Facilities (PF) /Public Services (PS) 16 +/- Ac.

Proposed Permitted Uses in the PS Zoning

- **Public Park**
- **Public Administration Building**
- **Public Maintenance or Storage Facility**
- **Surface parking for park**
- **Fuel pumps for public vehicles & equipment**
- **Arboreta and botanical or zoological garden**
- **Water conservation area**

Proposed Concept Plan for the PS Zoned Area



PERMITTED USES	
PUBLIC PARK	
PUBLIC AMUSEMENT BUILDING	
PUBLIC IMPROVEMENT OR SERVICE FACILITY	
SURFACE PARKING FOR PARK	
PUBLIC PLANTS FOR PUBLIC VENUE OR RESIDENT	
ARCHIVES AND STORAGE OF ZOOLOGICAL SPECIES	
WATER CONSERVATION AREA	
WILDLIFE HABITAT ASSOCIATED WITH THE USED OUTSIDE AREA	

DIMENSIONAL STANDARDS	
CONVEYANCE (MINIMUM PLANTING PERCENTAGE OF PLANTING LIMITS)	5 PERCENT
GENERAL BUILDINGS	
FRONT (FROM PROPERTY LINE)	100 FEET
SIDE (FROM PROPERTY LINE)	20 FEET
REAR (FROM PROPERTY LINE)	100 FEET
ACCESSORY BUILDINGS	
FRONT (FROM PROPERTY LINE)	100 FEET
SIDE (FROM PROPERTY LINE)	20 FEET
REAR (FROM PROPERTY LINE)	100 FEET
SIGNAGE	
PRINCIPAL BUILDINGS	2 SQUARE FEET
ACCESSORY BUILDINGS	2 SQUARE FEET

NOTE: LAND AREA, BUILDING FOOTPRINTS, AND SIGNAGE ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE DURING THE DEVELOPMENT PHASE OF THE PROJECT.

Next Steps

- eda will submit the application for the land use and zoning changes to the City of Gainesville
- City of Gainesville will review the applications
- City of Gainesville will notify neighboring property owners of the public hearing before the City Plan Board
- Plan Board meeting (Approximately 2-3 months)
- City Commission meeting (TBD: Approximately 5 months)

Contact Information

- Phone: (352) 373-3541
- Email: permitting@edafl.com
- Web site:
www.edafl.com/neighborhoodworkshops
- Mail: 720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

Questions