



Alachua County Land Conservation Facility Site Plan

**Portion of Tax Parcels 06010-002-000 and 06010-000-000
8191 NW 43rd Street**

Neighborhood Workshop: January 9, 2025

Agenda

- Introductions
 - Sergio Reyes, eda consultants inc.
 - Andi Christman, Alachua County EPD
- Property Location & Description
- Zoning & Land Use
- Proposed Site Plan
- Next Steps
- Contact Information
- Questions

Four Creeks Preserve Context Area



TURKEY CREEK PRESERVE

TURKEY CREEK FOREST NEIGHBORHOOD

WESTCHESTER NEIGHBORHOOD

BLUES CREEK NEIGHBORHOOD

CITY OF GAINESVILLE SAN FELASCO PARK

DEVIL'S MILLHOPPER GEOLOGICAL STATE PARK

CITY OF GAINESVILLE PORTION OF PRESERVE

715 ACRES

NW 37TH STREET

NW 43RD STREET

ALACHUA COUNTY PORTION OF PRESERVE

MILE RUN NEIGHBORHOOD

SUTTER'S LANDING NEIGHBORHOOD

NORTHWOOD OAKS AND NORTHWOOD PINES NEIGHBORHOOD

NW 53RD AVE

CITY OF GAINESVILLE POSSUM CREEK PARK

US 441/ SR 20/ NW 13TH STREET

NW 34TH BLVD

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



Property Summary

- Project Area: Approx. 16 +/- acres
 - 8 acres of County property, 8 acres of City property
- Current Use: Four Creeks Preserve public park
- Location: 8191 NW 43rd Street
 - Portion of parcels 06010-002-000 and 06010
- Proposed Site Plan for construction of a 6000 SF +/- office building, 13,000 SF +/- shed and storage sheds for a field operations compound for the Alachua County Office of Land Conservation and Management.
 - Site Plan also includes parking and trailhead access for the Four Creeks Preserve park.

Site Planning History

- Preserve acquired jointly by Alachua County and City of Gainesville
 - September 25, 2018
- Land Conservation Staff Initial Preserve Public Outreach meeting
 - July 18, 2019
- Land Conservation Initial Preserve Public Opening Presentation at Board of County Commissioners Meeting
 - August 27, 2019
- Initial Preserve Public Recreational Opening
 - September 28, 2019
- Land Conservation Staff Presentation to Turkey Creek Community Members
 - December 4, 2021
- Recreation Master Plan and Preserve Management Plan Open House
 - July 27, 2022
- Land Conservation Staff Presentation to Westchester Homeowners Association
 - January 19th, 2023
- Neighborhood Workshop for Land Use and Zoning Change Applications
 - February 1, 2024
- Plan Board Public Hearing for Land Use and Zoning Change Applications
 - April 24, 2024
- City Commission Hearings for Land Use and Zoning Change Applications
 - August 15, 2024 and December 5, 2024

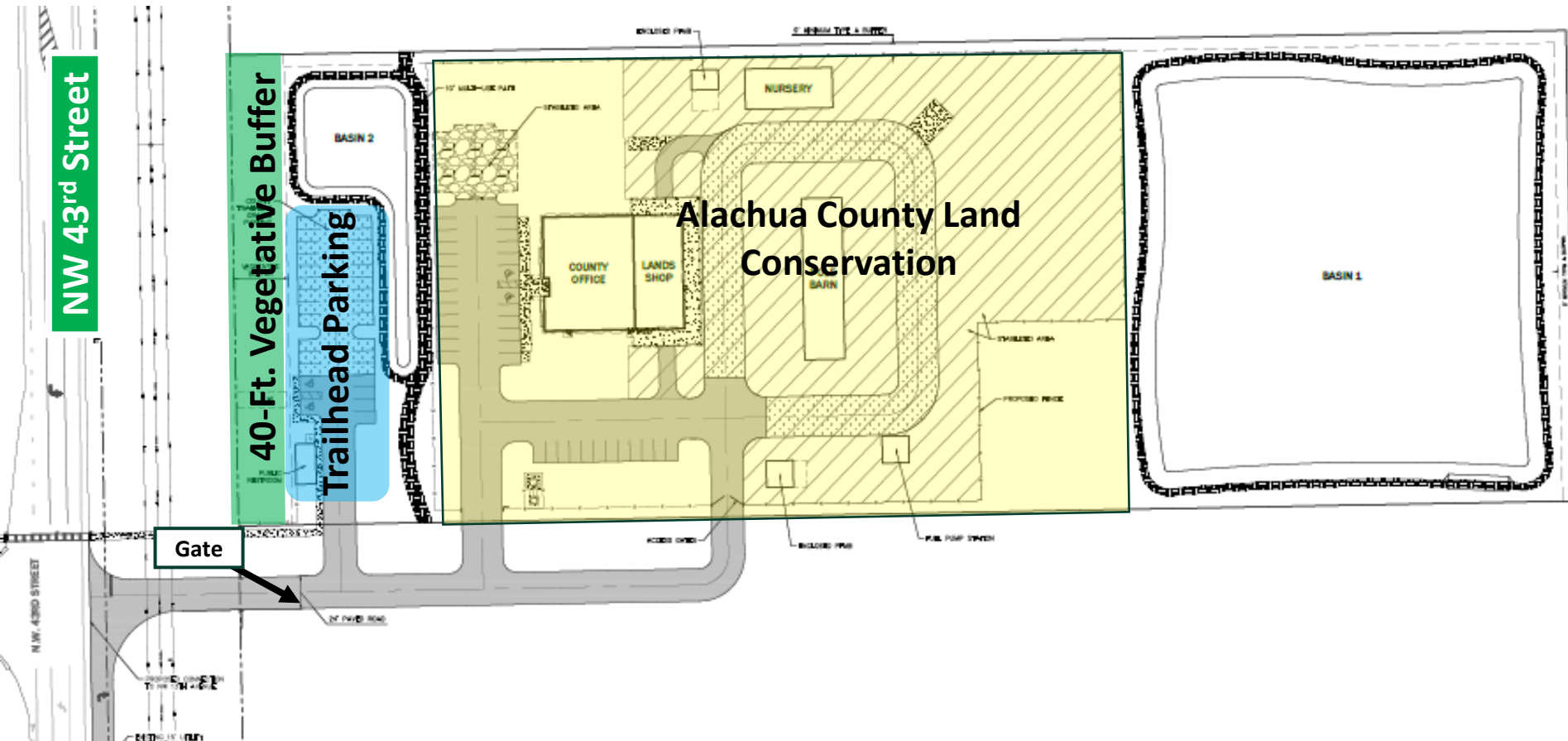
Overall Land Use & Zoning Map



Conservation 699 +/- Ac.

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

Proposed Site Plan



Next Steps

- eda will submit the application for the proposed site plan to the City of Gainesville
- City of Gainesville will review the applications and provide comments/approval of the plans
- Project can begin construction

Contact Information

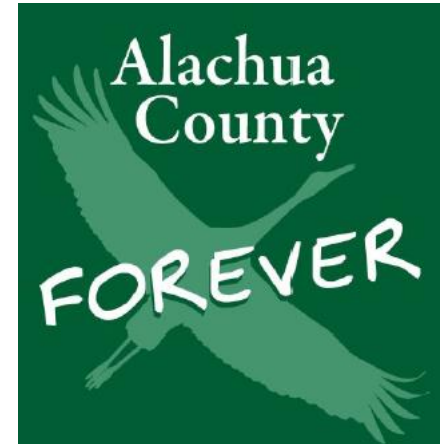
- Phone: (352) 373-3541
- Email: permitting@edafl.com
- Web site:
www.edafl.com/neighborhoodworkshops

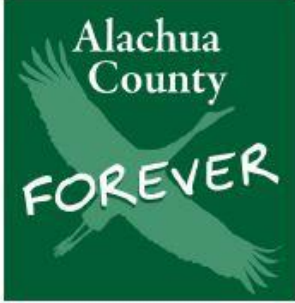
- Mail: 720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

Questions

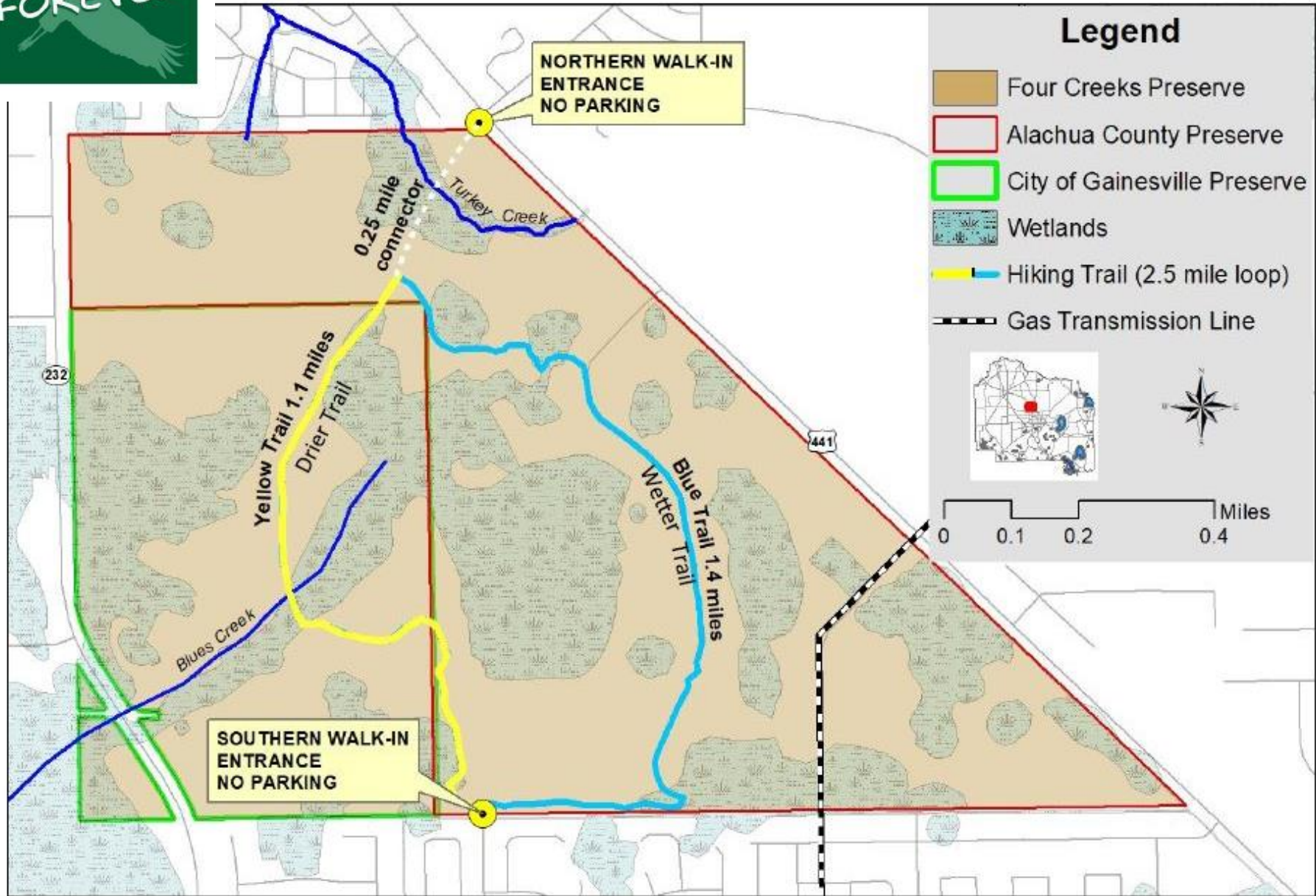
Four Creeks Preserve park

- 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



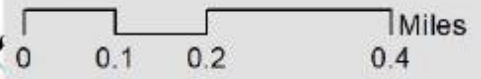


Four Creeks Preserve Trail Map



Legend

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



Four Creeks Preserve -Trail Map With Phase 2 Improvements

