

Petition PZ-09-20 LUC City of Gainesville. Amend the City of Gainesville Future Land Use Map for the annexed area from Alachua County Medium High Density Residential (8-14 DU/ acre) to City of Gainesville Conservation (northern portion) and Residential Medium-Density (8-30 units per acre) (southern portion). Located in the general vicinity of the intersection of Southwest 20th Avenue and 43rd Street, and consisting of tax parcel number 06687-004-000. Related to Petition PZ-09-21 ZON.

Susan Niemann, Senior Planner gave the staff presentation and stated that this is a city initiated petition and this single parcel will have split land use and zoning of Conservation and Medium Density Residential. Ms. Niemann further stated that the subject property is in the Hogtown Creek Floodplain, is near to Forest Park, includes a power line easement and is subject to the 35-150 foot creek setback requirement. Ms. Niemann added that the generalized area of the strategic ecosystem covers 100% of this property and that the informal assessment by county and city staff was that anything north of the power line easement would be part of the strategic ecosystem. Ms. Niemann further added that the proposed land uses are Conservation and RM, and a proposed zoning of Conservation and RMF-7; as staff is recommending approval of this petition.

Chair Cohen opened the floor to the public and their comments were:

- density is an issue in this area
- there are road problems that will create additional density issues
- SW 24th Avenue needs to be a four lane road
- quality of life is collapsing in the area
- developments needs to be slowed down in this area until there is enough capacity

Mr. Dawson stated that looking at the property he is unsure how it would be developed in conjunction with the surrounding development; and inquired if there has been any specific communication with the property owner regarding this petition. Ms. Niemann stated that staff had several meetings with the property owners and proposed the option of the PUD land use with Planned Development zoning; however they decided not to, and did not attend the publicly noticed neighborhood workshop.

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| Motion: Randy Wells | Seconded By: Bob Ackerman |
| Moved To: Approve. | Upon Vote: 6 – 0. |