

**LEGISLATIVE #**

**120222H**



## Planning and Development Services

**Legistar Item No. 120222**  
**PB-11-51 LUC**  
**Jason Simmons**  
**November 15, 2012**

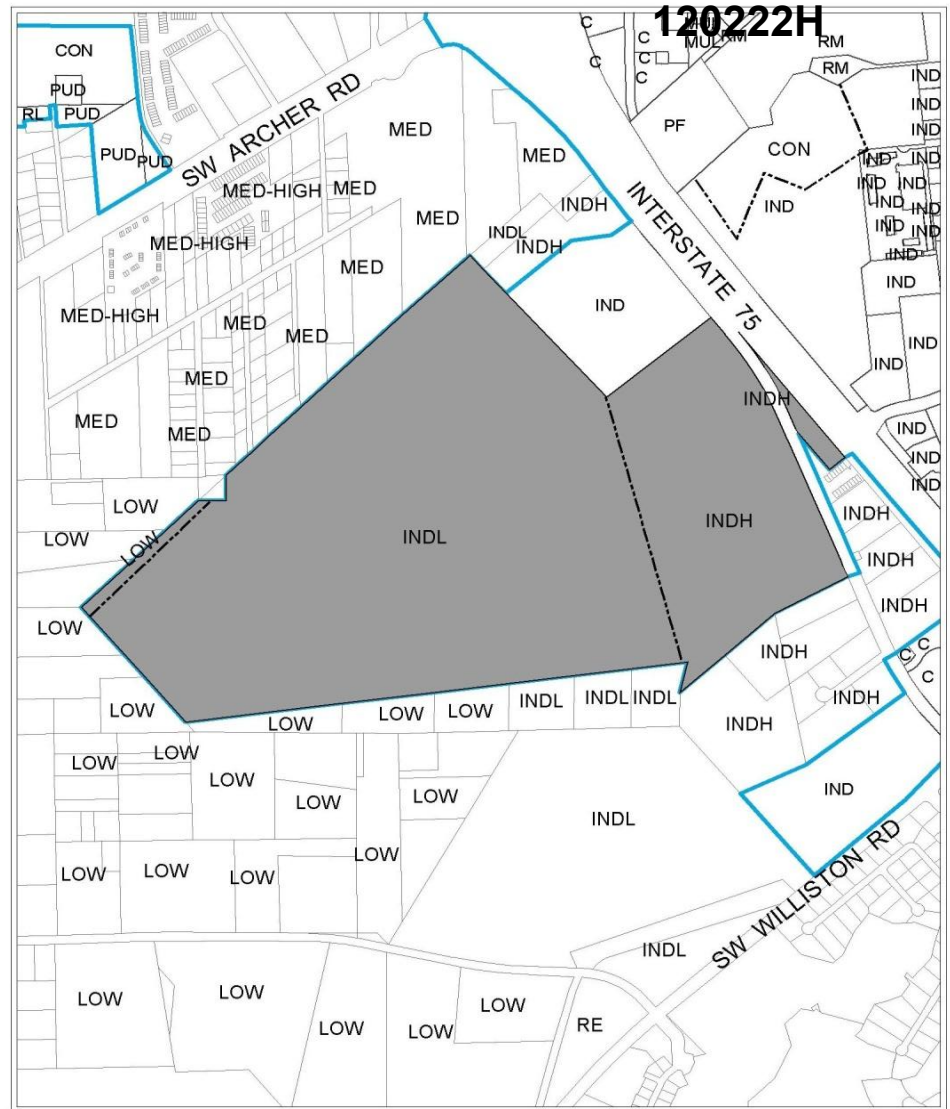
## City of Gainesville Land Use Categories

- SF Single-Family (up to 8 units per acre)
- R-L Residential Low-Density (up to 12 units per acre)
- R-M Residential Medium-Density (8-30 units per acre)
- R-H Residential High-Density (8-100 units per acre)
- MU-R Mixed-Use Residential (up to 75 units per acre)
- MU-L Mixed-Use Low Intensity (8-30 units per acre)
- MU-M Mixed-Use Medium Intensity (12-30 units per acre)
- MU-H Mixed-Use High Intensity (up to 150 units per acre)
- UMU-1 Urban Mixed-Use 1 (up to 75 units per acre)
- UMU-2 Urban Mixed-Use 2 (up to 100 units per acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits


## Alachua County Land Use Categories

- LOW Low Density Residential (1 to 4 units per acre)
- MED Medium Density Residential (4 to 8 units per acre)
- MED-HIGH Medium-High Density Res (8 to 14 units per acre)
- RE Estate Residential (1 unit per 2 acres)
- INDL Light Industrial
- INDH Heavy Industrial



120222H

### EXISTING LAND USE


	Name	Petition Request	Map(s)	Petition Number
	City of Gainesville, applicant	Amend FLUM from Alachua County Heavy Industrial, Light Industrial and Low Density Residential to City of Gainesville Business Industrial (BI)	4644	PB-11-51 LUC

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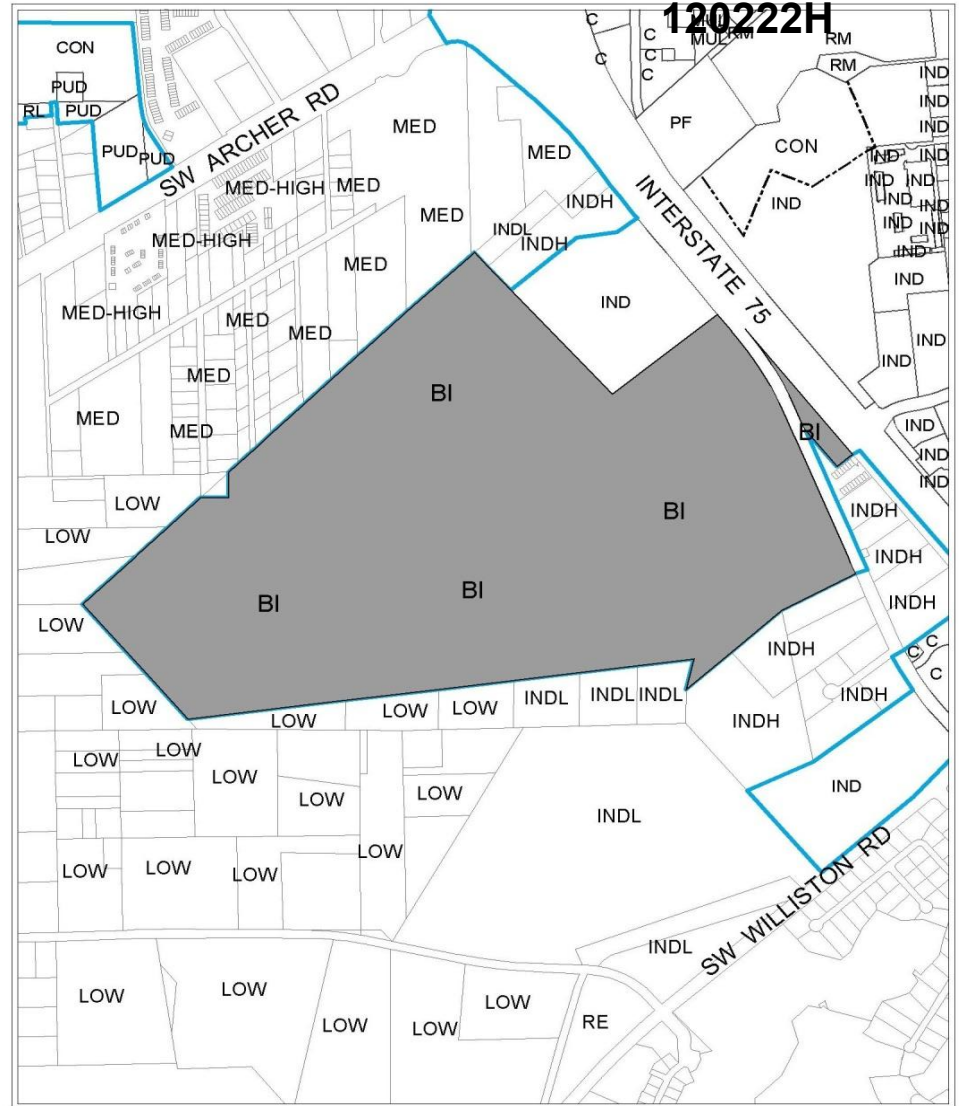
- Historic Preservation/Conservation District
- Special Area Plan
- - - - - Division line between two zoning districts
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Area  
under petition  
consideration



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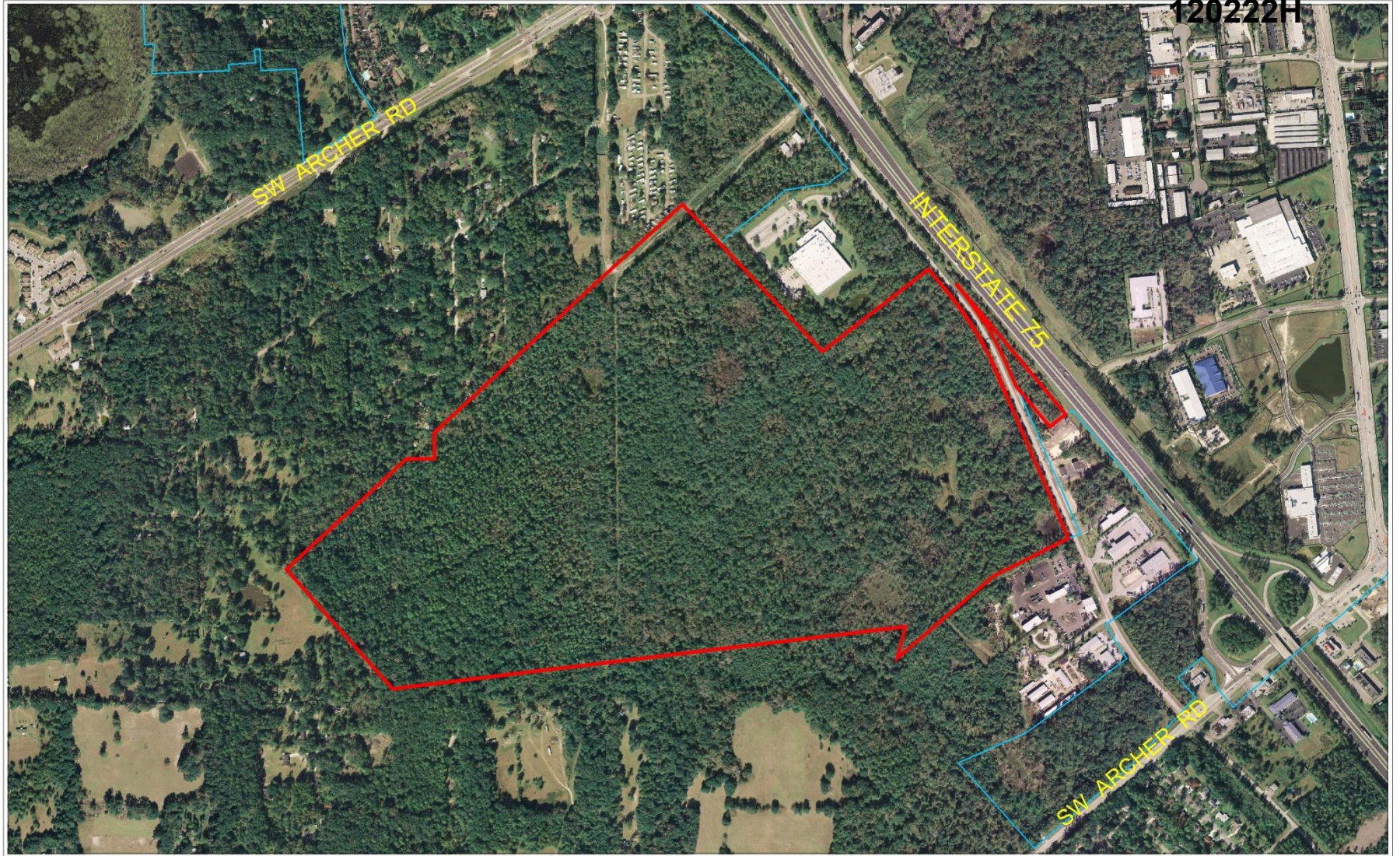
### PROPOSED LAND USE




No Scale

Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Amend FLUM from Alachua County Heavy Industrial, Light Industrial and Low Density Residential to City of Gainesville Business Industrial (BI)	4644	PB-11-51 LUC

120222H



AERIAL PHOTOGRAPH

 No Scale	Name	Petition Request	Map(s)	Petition Number
	City of Gainesville, applicant	Amend FLUM from Alachua County Heavy and Light Industrial and Low Density Residential to City of Gainesville Business Industrial (BI). Rezone from Alachua County Industrial Services and Manufacturing (MS & MP), Single Family, Low Density (RE-1, R-1AA, R-1A, R-1C) and Multiple family, high density (R-3) to City of Gainesville Business Industrial (BI).	4644	PB-11-51 LUC PB-11-52 ZON

120222H



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NOTICE  
NO ONE SHALL  
ENTER  
OR  
CROSS  
THIS  
PROPERTY  
WITHOUT  
THE  
WRITTEN  
CONSENT  
OF  
THE  
OWNER



120222H



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- City of Gainesville LU designations must be applied to annexed property
- Business Industrial LU is a broad category that allows a wide-range of office, business, commercial & industrial uses
- BI encourages development of business parks that offer a variety of uses within a combined setting

- The 285 acre vacant property is designated a Strategic Ecosystem by Alachua County
- Sensitive environmental areas are mapped in a general way until a specific proposal comes forth requiring actual ground determination for specific boundaries
- Petition PB-10-143 TCH (adopted 8/2/12) added and updated environmental protections, including adopting regulations for strategic ecosystems
- LU consistent with Comprehensive Plan

## STAFF RECOMMENDATION:

APPROVE Petition PB-11-51 LUC.

APPROVE Ordinance No. 120222 for transmittal.

Plan Board approved petition 4-0 on August 25, 2011.