

***City of
Gainesville***

Inter-Office Communication

**Planning Division
X5022, FAX x2282, Station 11**

Item No. 8

TO: City Plan Board

DATE: May 19, 2005

FROM: Planning Division Staff

SUBJECT: Petition 51LUC-05 PB. City of Gainesville. Amend the City of Gainesville 2000-2010 Future Land Use Map from SF (Single Family, up to 8 units per acre) to CON (Conservation) and PF (Public Facilities). Located on the north side of Northwest 8th Avenue, at 4810 and 4910 NW 8th Avenue and known as the Cofrin property.

Recommendation

Staff recommends approval of Petition 51LUC-05 PB.

Explanation

The subject property is approximately 30 acres in size, is undeveloped except for a single-family house, has CON (conservation) and PS (public service) zoning, and a SF (Single-Family) land use designation.

Adjacent property to the west is zoned PD (Planned Development). The land use of this property is SF. Adjacent property to the north is RSF-1. The land use of this property is SF. Adjacent property to the east is RSF-1. The land use of this property is SF. Zoning to the south across NW 8th Avenue is CP (Corporate Park), and the land use of this property is MU-M (Mixed-Use Medium).

These properties were purchased in December 2003 with the assistance of a grant from Florida Communities Trust (FCT). FCT is a state land acquisition agency that assists local governments in acquiring land to implement goals, objectives and policies of conservation, recreation and open space, or for natural resources conservation, using Florida Forever Revenue Bonds. Funds also came from Alachua County Forever, a program approved by the voters to acquire, improve and manage environmentally significant lands in Alachua County, and to protect water resources, wildlife habitats and natural areas suitable for resource based recreation. In addition, funding came from the City of Gainesville, and a charitable donation came from Gladys G. Cofrin. This land use change is being sought to allow the City to comply with the FCT obligations associated with obtaining acquisition grant money. Among other things, these obligations require the benefiting community to designate and protect the acquired property and

to manage the project site only for the conservation, protection and enhancement of natural resources and for public outdoor recreation that is compatible with the conservation, protection and enhancement of the site.

Designation of these properties as PF (public facilities) and CON (Conservation) land use will allow the City to develop these properties as both a nature park and an activity-based recreation park. The Nature Operations Division of the City Recreation and Parks Department will be managing the park and staff is preparing site plans for this property to develop the 30 acres in this manner.

Impact on Transportation Level-of-Service

The change to Conservation and Public Facilities will result in a net reduction of trips at this location. Trip generation for this use was determined to be de minimus. Cofrin Park will be a passive recreation park. Had the property been developed at single family zoning density, 1,005 average daily trips would have been generated. Thus, there is a reduced impact on transportation level of service. This property is located inside Zone B of the City's Transportation Concurrency Exception Area.

Compatibility of the proposal / surrounding land uses

The CON and PF land use designations are suitable for the adjacent single-family residential development, and can also provide park amenities for the offices to the south. Development of the property by the City is expected to provide park amenities for the residential areas as well, and management of the property by the City is not expected to impose negative lighting, noise or vegetative control impacts to the area.

Environmental impacts and constraints

A regulated creek passes through the southwest portion of this property. The woodlands contained by the property are considered environmentally significant and provide protection for the creek, and wildlife habitats. Staff is confident that these environmental features are best protected by applying the CON and PF land use designations, whereby the property will be designed and managed primarily for environmental conservation and passive recreation. Such use and design will not in any way be constrained by the environmental features found on the property.

Whether the change promotes urban infill

The proposed land use will promote infill to the extent that management of this property as a nature-based park will promote a higher quality of life for residential neighborhoods in the vicinity.

Goals, Objectives and Policies of the Comprehensive Plan

The proposed land use is compatible with the adopted City of Gainesville Comprehensive Plan. The following are relevant goals, objectives and policies from the Comprehensive Plan.

Recreation Element

Goal 1

Provide sufficient park acreage, facilities, and recreation programs efficiently and in close proximity to urbanized residential areas.

Goal 2

Establish a park and open space system that ensures the visibility of, preservation of, and access to environmentally significant open spaces of the urban area.

Future Land Use Element

Goal 4

The Land Use Element shall foster the unique character of the City by directing growth and redevelopment in a manner that uses neighborhood centers to provide goods and services to City residents; protects neighborhoods; distributes growth and economic activity throughout the City in keeping with the direction of this element; preserves quality open space and preserves the tree canopy of the City. The Land Use Element shall promote statewide goals for compact development and efficient use of infrastructure.

Objective 4.1

The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, professional uses and industrial uses at appropriate locations to meet the needs of the projected population and which allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

Conservation. This category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.

Public Facilities. This category identifies administrative and operational governmental functions such as government offices, utility facilities and storage facilities. Maximum lot coverage in this district shall not exceed 80 percent.

Applicant Information

City of Gainesville.

Request

Amend the City of Gainesville 2000-2010 Future Land Use Map from SF (Single Family, up to 8 units per acre) to CON (Conservation) and PF (Public Facilities). Located on the north side of Northwest 8th Avenue, at 4810 and 4910 NW 8th Avenue.

Existing Land Use Plan Classification

SF

Existing Zoning

CON & PS

Location

Located on the north side of Northwest 8th Avenue, east of Northwest 49th Drive and known as the Cofrin property.

Size

30 acres

Existing Use

Residence

Surrounding Land Uses

North

Single-Family residential

South

Offices and fitness center

East

Church

West

Single-Family residential

Surrounding Controls

North

Existing Zoning

RSF-1

Land Use Plan

SF

South

CP

MU-M

East

RSF-1

SF

West

PD

SF

Recent Zoning History

None.

Affordable Housing

This petition will have no impact on the provision of affordable housing.

Respectfully submitted,



Ralph Hilliard
Planning Manager
RW:DM:DN

Attachments:

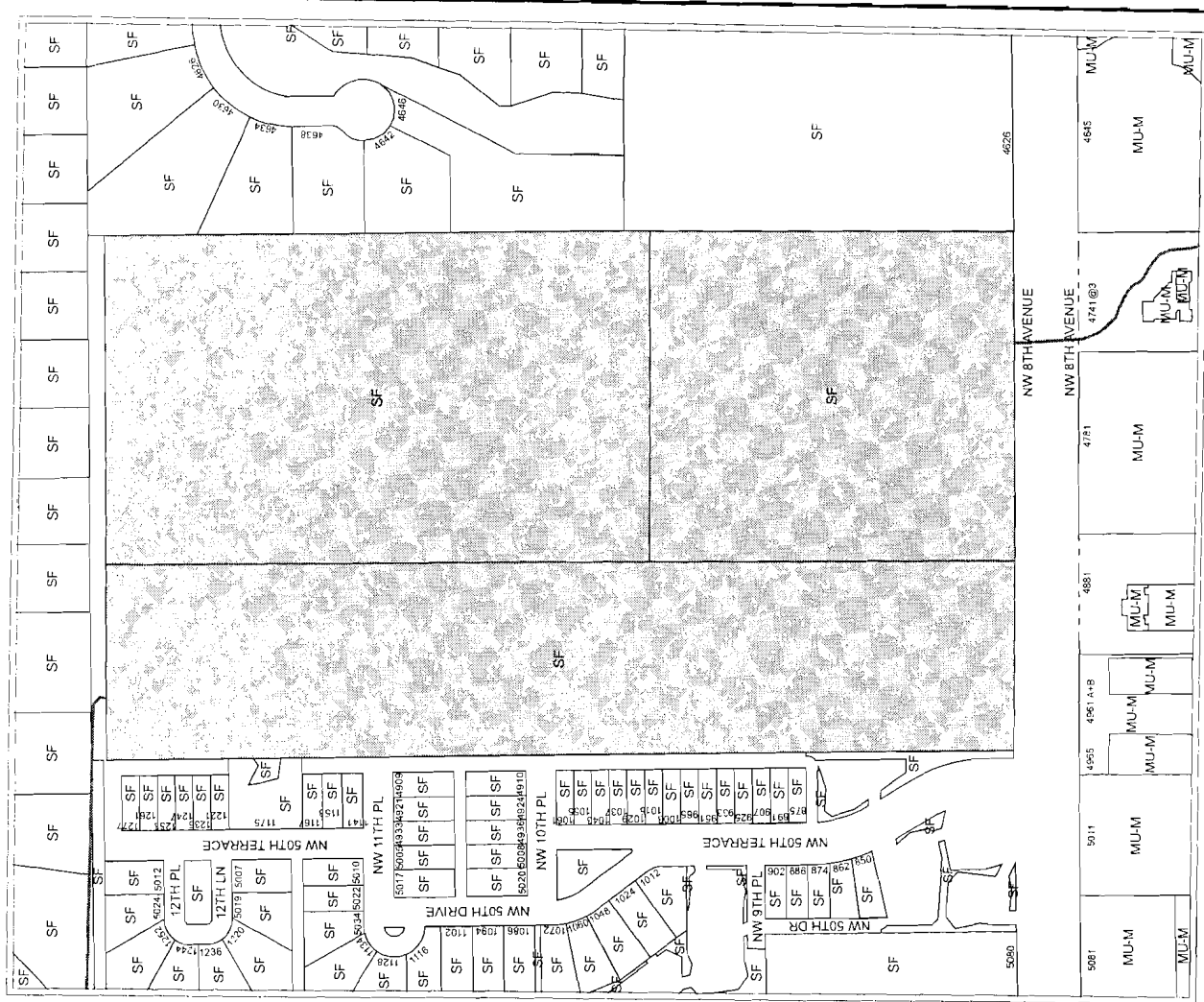
- Parcel proposed for land use change

City of Gainesville—DCA No. 06-1
Petition No. 51LUC-05 PB
Ordinance No. 050888

Land Use Designations

- SF Single Family (up to 8 units per acre)
- RL Residential Low Density (up to 12 units per acre)
- RM Residential Medium Density (8-30 units per acre)
- RH Residential High Density (8-100 units per acre)
- MUR Mixed Use Residential (up to 75 units per acre)
- MUL Mixed Use Low Intensity (10-30 units per acre)
- MUM Mixed Use Medium Intensity (14-30 units per acre)
- MUH Mixed Use High Intensity (up to 150 units per acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

--- Division line between two land use districts
 — City Limits



Area under petition consideration

EXISTING LAND USE

Name	Petition Request	Map(s)	Petition Number
City of Gainesville	From SF to CON & PF	3843	51LUC-05PB



Petition 51LUC-05 PB

City of Gainesville. Amend the City of Gainesville 2000-2010 Future Land Use Map from SF (Single Family, up to 8 units per acre) to CON (Conservation) and PF (Public Facilities). Located on the north side of Northwest 8th Avenue, at 4810 and 4910 NW 8th Avenue and known as the Cofrin property.

Mr. Dom Nozzi was recognized. Mr. Nozzi pointed out the location of the property on a map. He explained that the property was purchased in 2003 for a public park and conservation. He indicated that the petition involved setting conditions required by the state for money that was acquired to purchase the property. He offered to answer any questions from the board.

There was no public or board comment on the petition.

<u>Motion By:</u> Mr. Gold	<u>Seconded By:</u> Mr. Reiskind
<u>Moved to:</u> Approve Petition 51LUC-05 PB.	<u>Upon Vote:</u> Motion Carried 6 – 0 Ayes: Cohen, Gold, Rwebyogo, Reiskind, Tecler, Cole