



**MEMORANDUM**  
Office of the City Attorney

LEGISTAR NO. 041182

Phone: 334-5011/Fax 334-2229

Box 46

**TO:** Mayor and City Commission

**DATE:** July 25, 2005

**FROM:** City Attorney

**CITY ATTORNEY**  
**ADOPTION READING**

**SUBJECT:** Ordinance No. 0-05-64, Petition No. 33ZON-05PB

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain property annexed into the City from the Alachua County zoning category of "A, agricultural district" to the City of Gainesville zoning category of "RMF-5: 12 units/acre single-family/multiple-family residential district"; located in the vicinity of 3600 Southwest 14th Place; providing a severability clause; providing a repealing clause; and providing an effective date.

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Recommendation: The City Commission: 1) approve Petition No. 33ZON-05PB; and 2) adopt the proposed ordinance.

STAFF REPORT

The subject property is 8.7 acres, is vacant, and was annexed into the city in 2004. This property must be brought into conformance with the City's land development regulations. This requires amending the City's zoning map atlas to include this property. This petition would amend the City's zoning map atlas.

The property currently has a county zoning designation of Agriculture.

Property owned by the University of Florida with Education (ED) zoning is to the east. County R-3 (multi-family residential) zoning is south of the property. A vacant property which carries a County Agriculture zoning is adjacent to the west and north.

Over 90 percent of the 8.7 acres consists of designated wetlands, and over 90 percent of the property is within the floodplain.

Because the character of nearby properties is compatible and because the property borders the University of Florida campus, this property is most suitably given a RMF-5 zoning.

The Plan Board heard the petition and recommended approval.

Public notice was published in the Gainesville Sun on May 3, 2005. Letters were mailed to surrounding property owners on May 4, 2005. The Plan Board held a public hearing May 19, 2005. Planning Division staff recommended that the Plan Board approve the petition. The Plan

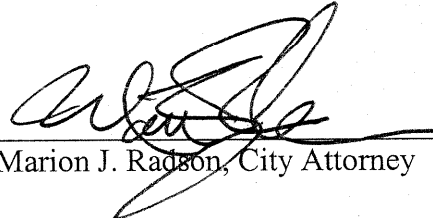
Board recommended that the City Commission approve Petition 33ZON-05 PB. Plan Board vote 6-0.

CITY ATTORNEY MEMORANDUM

The petition and ordinance are simultaneously submitted to the City Commission for approval and adoption because city staff and the plan board both recommend approval.

This ordinance shall become effective immediately upon final adoption; however, the rezoning shall not become effective until the amendment to the City of Gainesville 2000-2010 Comprehensive Plan adopted by Ordinance No. 041055 is effective as provided therein.

Prepared and Submitted by:

  
\_\_\_\_\_  
Marion J. Radson, City Attorney

MJR/afm

Attachment

# D R A F T

5/27/2005

ORDINANCE NO. \_\_\_\_\_  
0-05-64

1  
2  
3  
4 **An ordinance of the City of Gainesville, Florida, amending the Zoning**  
5 **Map Atlas and rezoning certain property annexed into the City from**  
6 **the Alachua County zoning category of "A, agricultural district" to**  
7 **the City of Gainesville zoning category of "RMF-5: 12 units/acre**  
8 **single-family/multiple-family residential district"; located in the**  
9 **vicinity of 3600 Southwest 14th Place; providing a severability clause;**  
10 **providing a repealing clause; and providing an effective date.**

11  
12  
13 **WHEREAS**, publication of notice of a public hearing was given that the Zoning Map  
14 Atlas be amended by rezoning certain property annexed into the City from the Alachua County  
15 zoning category of "A, agricultural district" to the City of Gainesville zoning category of "RMF-  
16 5: 12 units/acre single-family/multiple-family residential district"; and

17 **WHEREAS**, notice was given and publication made as required by law and a public  
18 hearing was held by the City Plan Board on May 19, 2005; and

19 **WHEREAS**, the City Commission finds that the rezoning of the property described  
20 herein will be consistent with the City of Gainesville 2000-2010 Comprehensive Plan upon the  
21 adoption of City of Gainesville Ordinance No. 041181; and

22 **WHEREAS**, at least ten (10) days notice has been given of the public hearing once by  
23 publication in a newspaper of general circulation notifying the public of this proposed ordinance  
24 and of a public hearing in the City Commission meeting room, First Floor, City Hall, in the City  
25 of Gainesville; and

26 **WHEREAS**, pursuant to law, notice has also been given by mail to the owner whose

# D R A F T

5/27/2005

1 property will be regulated by the adoption of this Ordinance, at least thirty days prior to the date  
2 set for a public hearing on this ordinance; and

3 **WHEREAS**, the public hearing was held pursuant to the published and mailed notice  
4 described above at which hearing the parties in interest and all others had an opportunity to be  
5 and were, in fact, heard.

6 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**  
7 **CITY OF GAINESVILLE, FLORIDA:**

8 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning  
9 certain property annexed into the City from the Alachua County zoning category of "A,  
10 agricultural district" to the City of Gainesville zoning category of "RMF-5: 12 units/acre single-  
11 family/multiple-family residential district":

12 See Legal Description attached hereto as Exhibit "A", and made a part  
13 hereof as if set forth in full.

14 **Section 2.** The City Manager is authorized and directed to make the necessary changes in  
15 the Zoning Map to comply with this Ordinance.

16 **Section 3.** If any section, sentence, clause or phrase of this ordinance is held to be invalid  
17 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way  
18 affect the validity of the remaining portions of this ordinance.

19 **Section 4.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of  
20 such conflict hereby repealed.

21 **Section 5.** This ordinance shall become effective immediately upon final adoption;  
22 however, the rezoning shall not become effective until the amendment to the City of Gainesville

D R A F T

5/27/2005

1 2000-2010 Comprehensive Plan adopted by Ordinance No. 041181 is effective as provided  
2 therein.

3 PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_, 2005.

4  
5 \_\_\_\_\_  
6 PEGEEN HANRAHAN, MAYOR

7  
8 ATTEST: Approved as to form and legality:

9  
10  
11  
12 \_\_\_\_\_ By: \_\_\_\_\_  
13 KURT LANNON, MARION J. RADSON, CITY ATTORNEY  
14 CLERK OF THE COMMISSION

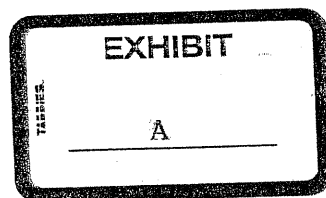
15  
16 This ordinance passed this \_\_\_\_ day of \_\_\_\_, 2005.

17  
18  
19 H:\Marion Radson\Planning\33zon-05PB pet.DOC

DESCRIPTION FOR ANNEXATION OF TAX PARCEL #6712

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 19 EAST ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 19 EAST; THENCE RUN SOUTH 89° 19' 42" WEST, ALONG THE NORTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 11, A DISTANCE OF APPROXIMATELY 1323.80 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID SECTION; THENCE RUN SOUTH 00°47'10" EAST, ALONG THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF APPROXIMATELY 1320.00 FEET TO THE POINT OF BEGINNING, ALSO BEING THE NORTHEAST CORNER OF THE SOUTH 15 CHAINS OF THE NORTH 35 CHAINS OF THE EAST 6.3 CHAINS OF SAID LOT 3; THENCE CONTINUE SOUTH 00°47'10" EAST, ALONG SAID EASTERLY LINE OF SAID LOT 3, A DISTANCE OF APPROXIMATELY 836.00 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DEED BOOK 202, PAGE 48 ALSO BEING THE NORTHEAST CORNER OF THE NORTH 210 FEET OF THE EAST 210 FEET OF THE SOUTH 20 & 2/3 ACRES OF THE CENTRAL 1/3 OF LOT 3 OF SAID LOT 3; THENCE LEAVING SAID EASTERLY LINE RUN SOUTH 89°19'42" WEST, PARALLEL TO THE NORTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 11 AND ALONG THE NORTH LINE OF SAID NORTH 210 FEET, A DISTANCE OF APPROXIMATELY 210.00 FEET TO THE NORTHWEST CORNER OF SAID NORTH 210 FEET OF THE EAST 210 FEET; THENCE RUN SOUTH 00°47'10" EAST, ALONG THE WESTERLY LINE OF SAID NORTH 210 FEET OF THE EAST 210 FEET, A DISTANCE OF APPROXIMATELY 154 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH 15 CHAINS OF THE NORTH 35 CHAINS OF THE EAST 6.3 CHAINS OF SAID LOT 3; THENCE RUN SOUTH 89°19'42" WEST, ALONG SAID SOUTH LINE ALSO BEING PARALLEL TO THE NORTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 11 A DISTANCE OF APPROXIMATELY 205.8 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF THE SOUTH 15 CHAINS OF THE NORTH 35 CHAINS OF THE EAST 6.3 CHAINS OF SAID LOT 3; THENCE RUN NORTH 00°47'10" WEST, ALONG THE WEST LINE OF SAID SOUTH 15 CHAINS OF THE NORTH 35 CHAINS OF THE EAST 6.3 CHAINS AND BEING PARALLEL TO THE EAST LINE OF SAID LOT 3, A DISTANCE OF APPROXIMATELY 990 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 15 CHAINS OF THE NORTH 35 CHAINS OF THE EAST 6.3 CHAINS; THENCE RUN NORTH 89°19'42 EAST, ALONG THE NORTH LINE OF THE SOUTH 15 CHAINS OF THE NORTH 35 CHAINS OF THE EAST 6.3 CHAINS OF SAID LOT 3, A DISTANCE OF APPROXIMATELY 415.80 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 15 CHAINS OF THE NORTH 35 CHAINS OF THE EAST 6.3 CHAINS AND THE POINT OF BEGINNING. SAID PARCEL CONTAINING 8.7 ACRES MORE OR LESS.



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# *City of Gainesville*

## Inter-Office Communication

Planning Division  
X5022, FAX x2282, Station 11

### Item No. 10

**TO:** City Plan Board

**DATE:** May 19, 2005

**FROM:** Planning Division Staff

**SUBJECT:** Petition 33ZON-05 PB. City of Gainesville. Rezone property from Alachua County Agriculture district to City of Gainesville RMF-5, 12 units/acre single-family/multiple-family residential district. Located in the vicinity of 3600 Southwest 14th Place. Related to Petition 32LUC-05 PB.

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### **Recommendation**

Staff recommends approval of Petition 33ZON-05 PB.

### **Explanation**

The subject property is 8.7 acres, is vacant, and was annexed into the city in 2004. This property must be brought into conformance with the City's land development regulations. This requires amending the City's zoning map atlas to include this property. This petition would amend the City's zoning map atlas.

The property currently has a county zoning designation of Agriculture.

Property owned by the University of Florida with Education (ED) zoning is to the east. County R-3 (multi-family residential) zoning is south of the property. A vacant property which carries a County Agriculture zoning is adjacent to the west and north.

Over 90 percent of the 8.7 acres consists of designated wetlands, and over 90 percent of the property is within the floodplain.

Because the character of nearby properties is compatible and because the property borders the University of Florida campus, this property is most suitably given a RMF-5 zoning.

### **Character of the District and Suitability**

RMF-5 zoning is suitable for nearby wetlands and wetlands on most of the property.

### **Conservation of the Value of Buildings and Encouraging Appropriate Uses**

Residential uses are appropriate in this location.

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### **Applicable Portions of Current City Plans**

There are no City plans for this area. However, the Gainesville Metropolitan Transportation Organization has adopted a 2020 long-range transportation plan that calls for the following transportation projects:

- 1) Construction of a bicycle/pedestrian path along a utility easement just north of SW 20<sup>th</sup> Avenue (including a grade-separated crossing at SW 34<sup>th</sup> Street at Hull Road).
- 2) Construction of a new 2-lane road (Hull Road extension) from SW 34<sup>th</sup> Street to SW 62<sup>nd</sup> Blvd.
- 3) Along SW 20<sup>th</sup> Avenue, construction of new turn lanes, center medians, roundabouts, bus bays, transit “super” stops, filling in sidewalk gaps, and construction of turn lanes on SW 34<sup>th</sup> Street.
- 4) Construction of a new 2-lane road (SW 38<sup>th</sup> Terr.) that will link SW 20<sup>th</sup> Avenue with SW 24<sup>th</sup> Avenue just south of the subject property.

### **Needs of the City for Land Areas for Specific Purposes to Serve Population and Economic Activities**

This petition recommends designations for needed multi-family purposes near the University of Florida campus.

### **Whether there have been Substantial Changes in the Character or Development of Areas In or Near Area Under Consideration**

A large UF Orthopedics and Sports Medicine facility has been built over the past 1-2 years to the east of this property on SW 34th Street. In addition, a transit park-and-ride facility and a UF Conference Center/Hotel have been built to the southwest of this property along SW 34th Street.

### **Applicable Policies from the Gainesville Comprehensive Plan**

#### **Future Land Use Element**

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

*Residential Low-Density (up to 12 units per acre).* This land use category shall allow dwellings at densities up to 12 units per acre. The Residential Low-Density land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development, particularly the conservation of existing traditional low-density neighborhoods, single-family attached and zero-lot line development, and small-scale multi-family development. Land development regulations shall determine gradations of density, specific uses and performance measures. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities



such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.

**Objective 4.4**

Newly annexed lands shall retain land uses as designated by Alachua County until the Future Land Use Element of this Plan is amended.

**Policy 4.4.1** Land use amendments shall be prepared for all annexed properties within one year of annexation.

**Policy 4.4.2** Alachua County LOS standards shall apply until newly annexed lands are given land use designations in this Plan.

**Impact on Affordable Housing**

This application will have no impact on affordable housing.

**Applicant Information**

City of Gainesville

**Request**

Amend the land use of the property from Alachua County Low-Density Residential 1-4 units per acre) and high-density residential (14-24 units per acre) to RMF-5 Multi-Family Residential (up to 12 units per acre). Located in the vicinity of 3600 SW 14<sup>th</sup> Place.

**Existing Land Use Plan Classification**

Alachua County Low-Density Residential (1-4 du/ac) and Alachua County High-Density Residential (14-24 du/ac)

**Existing Zoning**

Alachua County Agriculture (1 du/5 ac)

**Purpose of Request**

Property was recently annexed by the City and must be given City zoning designation in order to apply the provisions of the Gainesville Land Development Code.

**Location**

Located in the vicinity of 3600-blk of SW 14<sup>th</sup> Place.

**Size**

8.7 acres

**Existing Use**

Vacant

**Surrounding Land Uses**

<b>North</b>	Vacant
<b>South</b>	RTS Park-and-Ride
<b>East</b>	Vacant
<b>West</b>	Vacant

**Surrounding Controls**

	<b>Existing Zoning</b>	<b>Existing Land Use</b>
East	ED (Education)	Education
South	R-3 Multi-family Residential (county)	High-density Residential
West	Agriculture (county)	Low-density Residential (county)
North	Agriculture (county)	Low-density Residential (county)

**Summary**

The proposed land use change is consistent with the 2000-2010 Gainesville Comprehensive Plan, and is recommended for approval.

Respectfully submitted,



Ralph Hilliard  
Planning Manager

RW:DM:DN

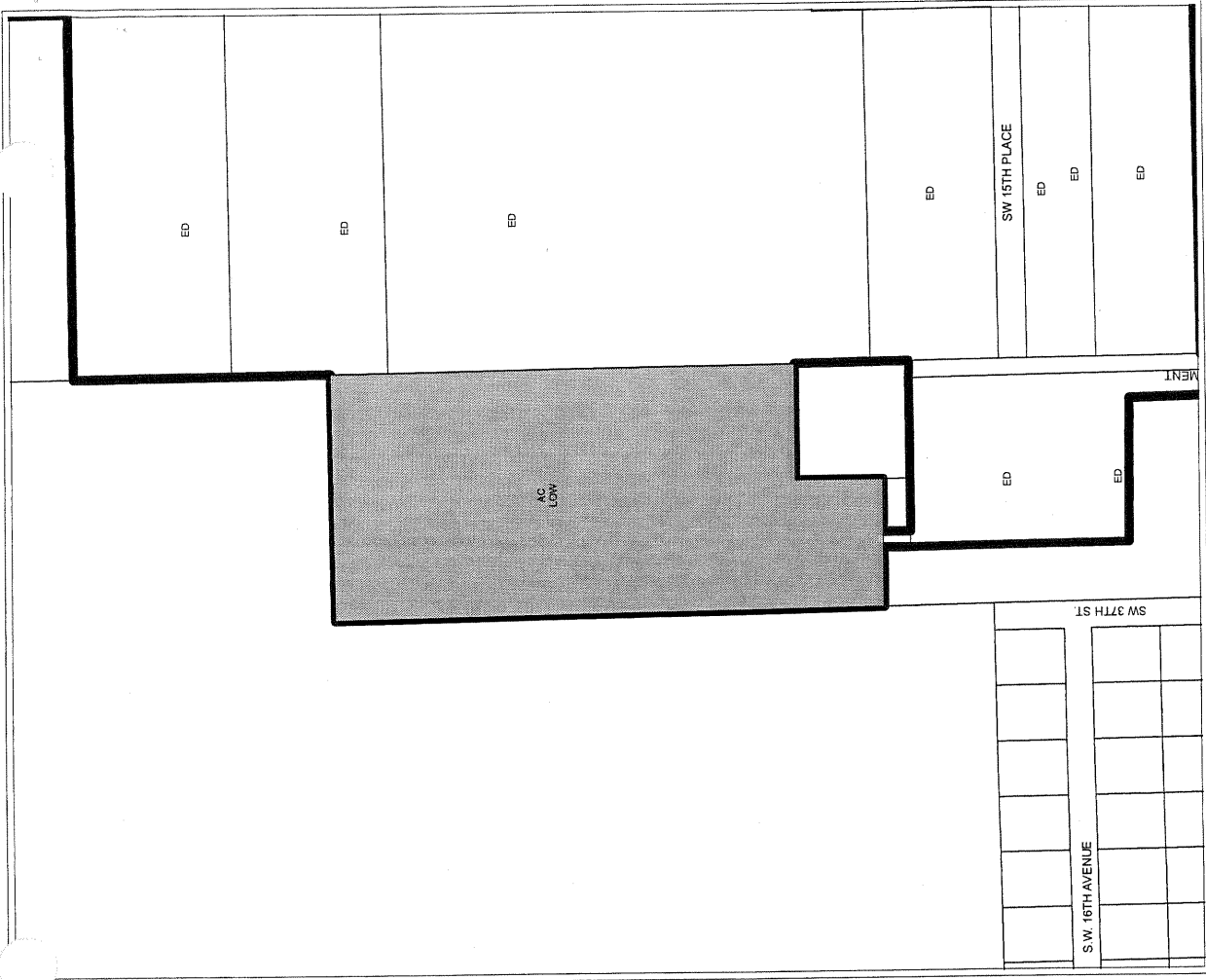
Attachment

# Zoning Districts

- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (10-30 du/acre)
- MU2 Mixed Use Medium Intensity (14-30 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

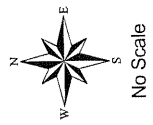
- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits

Area under petition consideration







# EXISTING ZONING

Name	Petition Request	Map(s)	Petition Number
City of Gainesville	From AC LOW to RMF5	4145	33ZON-05PB

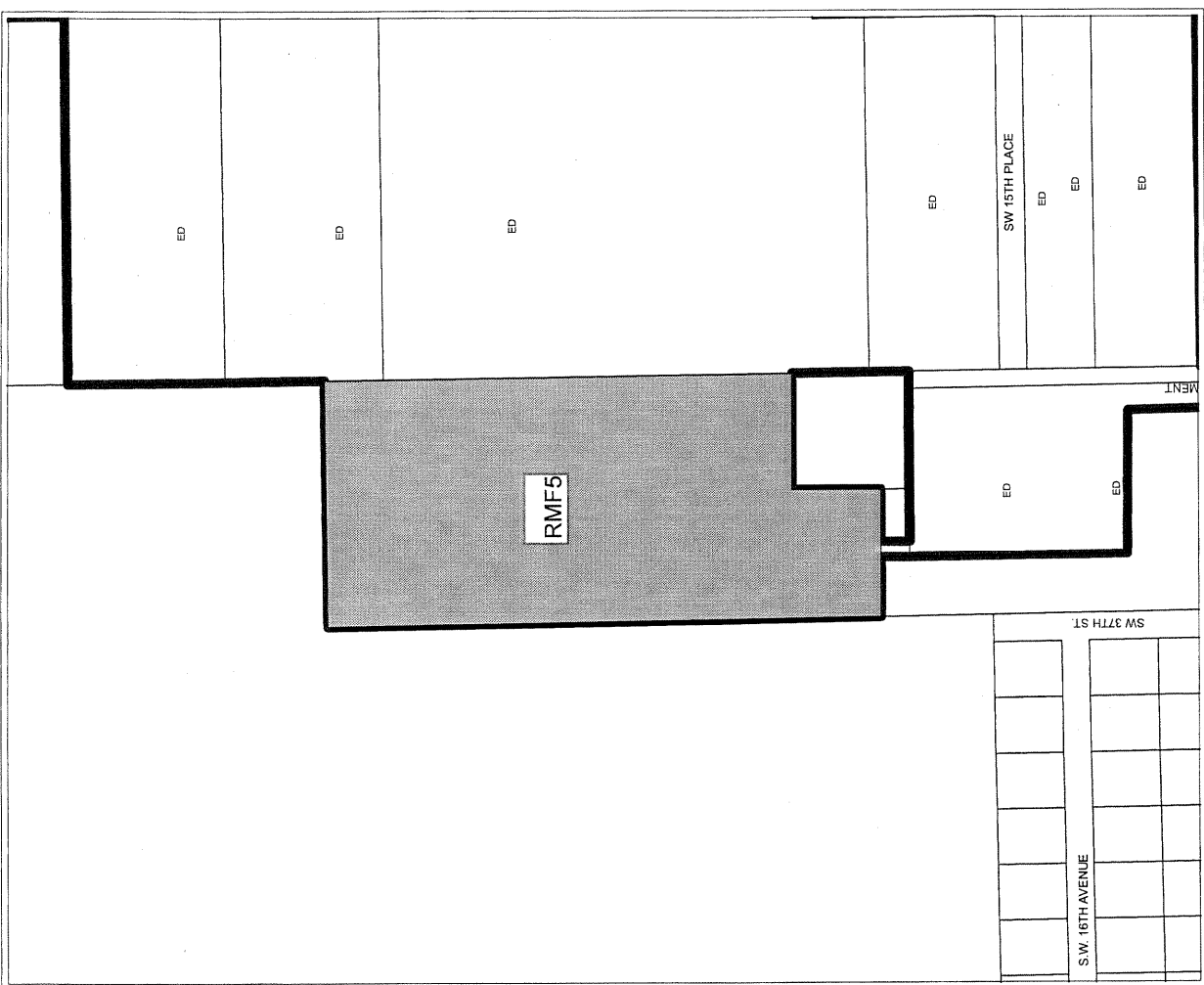


# Zoning Districts

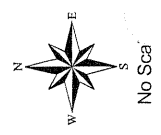
- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (10-30 du/acre)
- MU2 Mixed Use Medium Intensity (14-30 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

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

Area under petition consideration



# PROPOSED ZONING

	<p><b>Name</b></p> <p>City of Gainesville</p>	<p><b>Petition Request</b></p> <p>From AC LOW to RMF5</p>	<p><b>Map(s)</b></p> <p>4145</p>	<p><b>Petition Number</b></p> <p>33ZON-05PB</p>
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D. **Petition 33ZON-05 PB**

City of Gainesville. Rezone property from Alachua County Agriculture district to City of Gainesville RMF-5, 12 units/ acre single-family/multiple-family residential district. Located in the vicinity of 3600 Southwest 14th Place. Related to Petition 32LUC-05 PB.

Discussed with Petition 32LUC-05 PB.

<u>Motion By:</u> Mr. Reiskind	<u>Seconded By:</u> Mr. Gold
<u>Moved to:</u> Approve Petition 33ZON-05 PB.	<u>Upon Vote:</u> Motion Carried 6 – 0 Ayes: Cohen, Gold, Rwebyogo, Reiskind, Tecler, Cole



**0001****LEGAL****ADVERTISEMENT  
NOTICE OF PROPOSED  
ENACTMENT OF  
ORDINANCE  
BY CITY COMMISSION,  
GAINESVILLE, FLORIDA**

Notice is hereby given that the proposed ordinance, whose title appears below, will be considered for Adoption Reading on the 25th day of July, 2005, at the City Commission meeting. The meeting begins at 6:00p.m. and the ordinance will be read as soon thereafter as may be heard. The meetings are held in the City Commission Auditorium, on the First Floor of City Hall, 200 East University Avenue, Gainesville, Florida. A copy of said ordinance may be inspected by any member of the public at the office of the Clerk of the Commission on the First Floor of City Hall during regular business hours located at 200 East University Avenue, Gainesville, Florida, and at the Public Library, Main Branch, located at 401 East University Avenue. On the date mentioned above all interested parties may appear at the meeting and be heard with respect to the proposed ordinance. Persons with disabilities, who require assistance to participate in the meetings, are requested to notify the Equal Opportunity Office at 334-5051 or call the TDD phone line at least 2 business days in advance.

**ORDINANCE TITLE  
ORDINANCE NO. 041182  
WORKING NO. 0-05-64**

**Ordinance No. 0-05-64,  
Petition No. 33ZON-05 PB,  
Legistar No. 041182**  
An ordinance of the City of Gainesville, Florida, amending the Zoning Map, Atlas and rezoning certain property annexed into the City from the Alachua County zoning category of "A, agricultural district" to the City of Gainesville zoning category of "RMF-5: 12 units/ acre single-family/ multiple-family residential district"; located in the vicinity of 3600 Southwest 14th Place; providing a severability clause; providing a repealing clause; and providing an effective date.

Note: "All persons are advised that, if any person decides to appeal any decision made at any of these meetings, they will need a record of the proceedings and, for such purpose, they need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

July 15, 2005  
Publish Date

Clerk of the Commission  
#A000021374  
#A000021374





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041182

July 14, 2005  
City Of Gainesville  
Planning Division  
P.O. Box 490  
Gainesville, Florida 32602-0490

City Commission,

This letter is in reference to Petition 33ZON-05 PB and the related Petition 32LUC-05 PB, and my request for a Quasi-Judicial Hearing. I've opposed the passing of these petitions for the following reasons. These petitions were put in place to open the door for The Metropolitan Transportation Planning Organization (MTPO), so they can implement the S.W. 20th Avenue Hull Road project. I'm the soul owner of Hull Road. This is nothing more then an attempt to undermine my ownership and devalue my property by creating a taking. I've enclosed a copy of the letter I received from the MTPO.

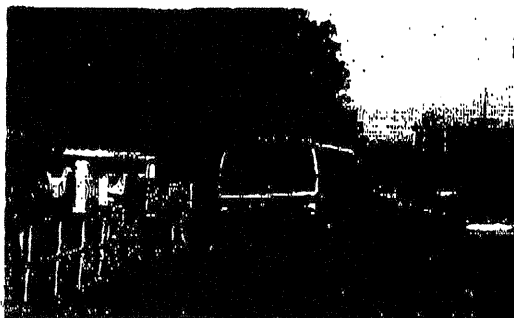
Sincerely,



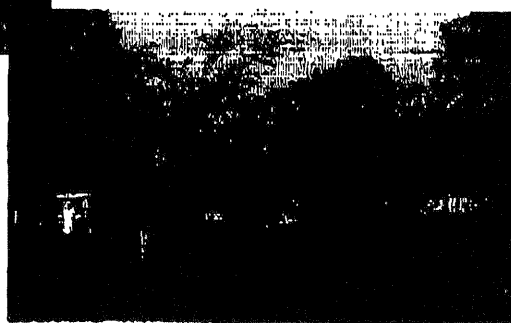
Rosa L. Johnson  
P.O. Box 530515  
St. Petersburg, Florida 33747



## SW 20<sup>th</sup> AVENUE / STUDENT VILLAGE AREA WORKSHOP



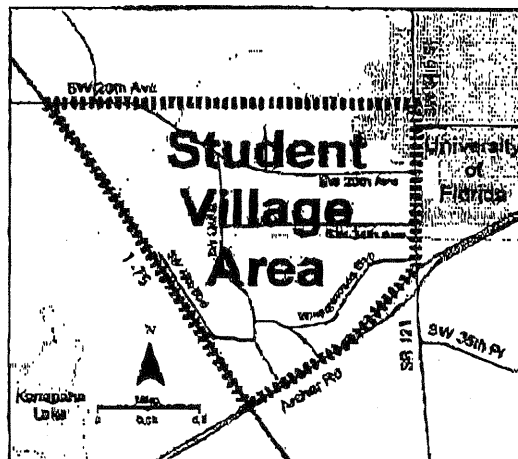
WEDNESDAY, JUNE 29<sup>TH</sup>  
7:00 P.M.



**JACK DURRANCE AUDITORIUM,  
ALACHUA COUNTY  
ADMINISTRATION BUILDING  
12 SE 1<sup>ST</sup> STREET, GAINESVILLE**

The Metropolitan Transportation Planning Organization (MTPO) for the Gainesville Urbanized Area will conduct a workshop to discuss possible changes to proposed transportation plans for the SW 20<sup>th</sup> Avenue area (see map below). Current MTPO policy is to develop this area as a transit-oriented, walkable and bikeable student village. Interested citizens are encouraged to attend this workshop and provide comments to the MTPO concerning proposed transportation plans for this area.

Additional information concerning this workshop may be obtained by calling (352) 955-2200, visiting our website at [www.nsfrc.org](http://www.nsfrc.org) (click Transportation - MTPO), or appearing in person, during regular business hours, at 2009 NW 67<sup>th</sup> Place, Gainesville, Florida. If accommodations for persons with disabilities are needed, please contact MTPO Staff at 955-2200 by June 24<sup>th</sup>.





Petition 33ZON-05 PB

June 24, 2005

Page 3

Quasi-Judicial Registration Form

RE: Petition 33ZON-05 PB. City of Gainesville. Rezone property from Alachua County Agriculture district to City of Gainesville RMF-5, 12 units/ acre single-family/multiple-family residential district. Located in the vicinity of 3600 Southwest 14th Place. Related to Petition 32LUC-05 PB.  
Meeting Date: 07/25/05

Name: (please print) Rosa L. Johnson

Address: P.O. Box 530515 St. Pete, FL 33747

Telephone Number: 727-527-4695

Please indicate whether you are for or against this petition: FOR \_\_\_ or AGAINST  (mark "X")

Please indicate whether you are requesting a Formal Hearing: YES  or NO \_\_\_ (mark "X")

.....  
Complete the following section of the form only if you are requesting a formal quasi-judicial hearing:

(Please refer to the enclosed Quasi-Judicial Hearing sheet contained in this mail-out for more information)

As an affected person receiving notice of the public hearing on Petition 33ZON-05 PB, I hereby request, that the City Commission conduct a formal quasi-judicial hearing as described above.

Signature: Rosa L. Johnson

This form and exhibits to be presented to the City Commission must be delivered to the Clerk of the Commission at least 7 days prior to the ORDINANCE READING/PUBLIC HEARING as stated in the notification letter sent to you. The Clerk of the Commission Office is located at City Hall, 1st floor, 200 East University Avenue, Gainesville, Florida. Forms may be mailed to the following address: Clerk of the Commission—Station 19, Quasi-Judicial Hearing, Petition 33ZON-05 PB, P.O. Box 490, Gainesville, Florida, 32602.

Attorney Information (If applicable):

Name: (please print) Cohen, Jayson & Foster, P.A.

Address: P.O. Box 172538 Tampa, FL 33672

Signature: \_\_\_\_\_

Telephone Number: 813-225-1655



**TABLE 1**

**S.W. 20TH AVENUE/HULL ROAD AREA- IMPLEMENTATION PLAN**

*[As adopted by the MTPO and included in Long Range Transportation Plan on July 22, 1998]*

*[As revised by the MTPO on December 10, 1998]*

*[As revised by the MTPO on February 20, 2003]*

PHASE	DESCRIPTION
1 1	annual enhanced transit funding preliminary engineering studies to identify the right-of-way that should be preserved for the bicycle/pedestrian trail and Hull Road extension
1-A 1-A	bicycle/pedestrian trail bicycle/pedestrian grade separation at S.W. 34th Street
1-B	S.W. 34th St southbound right-turn lane at S.W. 20th Ave S.W. 20th Avenue construct missing sidewalk construct roundabouts construct turn lanes construct raised medians construct bus bays construct transit "super stops"
2	S.W. 62nd Boulevard constructed to S.W. 43rd Street S.W. 62nd Boulevard/S.W. 43rd Street roundabout S.W. 24th Avenue constructed east to S.W. 38th Terrace S.W. 24th Avenue/S.W. 38th Terrace roundabout S.W. 24th Avenue constructed east to S.W. 34th Street S.W. 24th Avenue constructed east to Archer Road S.W. 40th Terrace constructed S.W. 38th Terrace constructed
3	if needed, two-lane Hull Road constructed on Alternative 2-A alignment with street amenities including wide sidewalks, bike lanes and streetscaping

Footnote 1- All roads constructed will be two-lane divided roads and will have sidewalks and bikelanes, except for SW 24th Avenue which will be four-lane divided.

Footnote 2- Funding for Hull Road four-lane right-of-way purchase on Alternative 2-A alignment in Phase 1 was reallocated to other projects by the MTPO on December 10, 1998.

Footnote 3- The MTPO amended the Long Range Transportation Plan, on February 20, 2003, to construct SW 24th Avenue from SW 43rd Street to SW 34th Street as a four-lane divided facility.

