



MEMORANDUM

Office of the City Attorney

Box 46

Phone: 334-5011/Fax 334-2229

TO: Mayor and City Commission

DATE: June 27, 2005

FROM: City Attorney

CITY ATTORNEY
FIRST READING

SUBJECT: Ordinance No. 0-05-65, Petition 51LUC-05PB

An Ordinance amending the City of Gainesville 2000-2010 Comprehensive Plan; by changing the land use categories of certain property from "Single-Family (up to 8 units per acre)" to "Conservation" and "Public Facilities"; consisting of approximately 30 acres, located in the vicinity of the north side of Northwest 8th Avenue, at 4810 and 4910 N.W. 8th Avenue; providing a severability clause; providing a repealing clause; and providing an effective date.

Recommendation: The City Commission: 1) approve Petition No. 51LUC-05PB; and 2) adopt the proposed ordinance on first reading.

STAFF REPORT

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 manage the park.

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 51LUC-05 PB. Plan Board vote 6-0.

CITY ATTORNEY MEMORANDUM

Florida Statutes set forth the procedure for adoption of an amendment to the Comprehensive Plan. The first hearing is held at the transmittal stage and must be advertised seven days prior to the first public hearing. The second hearing will be held at the adoption stage of the ordinance and must be advertised five days before the adoption hearing.

If adopted on first reading, the proposed amendment to the Comprehensive Plan will be transmitted to the State Department of Community Affairs (DCA) for written comment. Any comments, recommendations or objections of the DCA will be considered by the Commission at the second public hearing.

Following second reading, the Plan amendment will not become effective until the DCA issues a final order determining the adopted amendment to be in compliance in accordance with the Local Government Comprehensive Planning and Land Development Regulation Act, or until the Administration Commission (Governor and Cabinet) issues a final order determining the adopted amendment to be in compliance.

Prepared and submitted by:



Marion J. Radson, City Attorney

MJR/afm

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D R A F T

5/27/2005

ORDINANCE NO.

0-05-65

1
2
3
4 **An Ordinance amending the City of Gainesville 2000-2010**
5 **Comprehensive Plan; by changing the land use categories of**
6 **certain property from “Single-Family (up to 8 units per acre)” to**
7 **“Conservation” and “Public Facilities”;** **consisting of**
8 **approximately 30 acres, located in the vicinity of the north side**
9 **of Northwest 8th Avenue, at 4810 and 4910 N.W. 8th Avenue;**
10 **providing a severability clause; providing a repealing clause;**
11 **and providing an effective date.**
12
13

14 **WHEREAS,** publication of notice of a public hearing that the Future Land Use Map be
15 amended by changing the land use categories of certain lands within the City from “Single-Family
16 (up to 8 units per acre)” to “Conservation” and “Public Facilities”; and

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

19 **WHEREAS,** pursuant to law, an advertisement no less than two columns wide by 10
20 inches long was placed in a newspaper of general circulation notifying the public of this proposed
21 ordinance and of the Public Hearing to be held in the City Commission Meeting Room, First Floor,
22 City Hall, in the City of Gainesville at least seven (7) days after the day the first advertisement was
23 published; and

24 **WHEREAS,** pursuant to law, after the public hearing at the transmittal stage, the City of
25 Gainesville transmitted copies of this proposed change to the State Land Planning Agency; and

26 **WHEREAS,** a second advertisement no less than two columns wide by 10 inches long was
27 placed in the aforesaid newspaper notifying the public of the second Public Hearing to be held at

D R A F T

5/27/2005

1 the adoption stage at least five (5) days after the day the second advertisement was published; and

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

5 **WHEREAS**, prior to adoption of this ordinance the City Commission has considered the
6 comments, recommendations and objections, if any, of the State Land Planning Agency.

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

9 **Section 1.** The Future Land Use Map of the City of Gainesville 2000-2010 Comprehensive
10 Plan is amended by changing the land use category of the following described property from
11 “Single-Family (up to 8 units per acre)” to “Conservation”;

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

14
15 **Section 2.** The Future Land Use Map of the City of Gainesville 2000-2010 Comprehensive
16 Plan is amended by changing the land use category of the following described property from
17 “Single-Family (up to 8 units per acre)” to “Public Facilities”;

18 See legal description attached hereto as Exhibit "B", and made a part
19 hereof as if set forth in full.

20
21 **Section 3.** The City Manager is authorized and directed to make the necessary changes in
22 maps and other data in the City of Gainesville 2000-2010 Comprehensive Plan, or element, or
23 portion thereof in order to comply with this ordinance.

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1 **Section 4.** If any section, sentence, clause or phrase of this ordinance is held to be invalid
2 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect
3 the validity of the remaining portions of this ordinance.

4 **Section 5.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of
5 such conflict hereby repealed.

6 **Section 6.** This ordinance shall become effective immediately upon passage on second
7 reading; however, the effective date of this plan amendment shall be the date a final order is issued
8 by the Department of Community Affairs finding the amendment to be in compliance in accordance
9 with Chapter 163.3184, F.S.; or the date a final order is issued by the Administration Commission
10 finding the amendment to be in compliance in accordance with Chapter 163.3184, F.S.

11 **PASSED AND ADOPTED** this ____ day of _____, 2005

12
13 _____
14 Pegeen Hanrahan, Mayor

15
16 **ATTEST:**

17
18 **APPROVED AS TO FORM AND LEGALITY:**

19
20 _____
21 Kurt Lannon,
22 Clerk of the Commission

23 _____
24 Marion J. Radson, City Attorney

25 This ordinance passed on first reading this ____ day of _____, 2005

26 This ordinance passed on second reading this ____ day of _____, 2005

27
28 MJR/afm
29 H:\Marion Radson\Planning\Pet. 51LUC-05PB.DOC

(Parcel id. 06375-007-000 & 06375-009-000)

CONSERVATION

LAND DESCRIPTION:

PARCEL III:

LOT EIGHT (8), LESS THE SOUTH 617.5 FEET THEREOF; THE WEST 125 FEET OF LOT SEVEN (7), LESS THE SOUTH 617.5 FEET OF THE WEST 125 FEET; AND THE 30 FOOT STRIP SHOWN ON PLAT AS "RESERVED FOR ROAD" LYING NORTH OF LOTS EIGHT (8), AND NINE (9), AND NORTH OF THE WEST 125 FEET OF LOT SEVEN (7) OF PLESS PLACE, AS PER MAP OR PLAT THEREOF RECORDED IN DEED BOOK 195, PAGE 230, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 19 EAST; THENCE WEST ALONG SAID SOUTH LINE OF SECTION 34 A DISTANCE OF 1375.00 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE NORTH 00°09'00" WEST A DISTANCE OF 50.00 FEET TO A FOUND 5/8" REBAR & CAP MARKING THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF N.W. 8TH AVENUE; THENCE NORTH 00°24'56" EAST A DISTANCE OF 599.51 FEET TO A FOUND 4"x4" CONCRETE MONUMENT AND THE POINT OF BEGINNING; THENCE NORTH 89°55'11" WEST A DISTANCE OF 541.14 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH 00°25'23" EAST A DISTANCE OF 942.70 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE INTERSECTION WITH THE NORTH LINE OF A 30 FOOT WIDE RESERVED ROADWAY LYING NORTH OF THE NORTH LINE OF PLOT 8 OF "PLESS PLACE" AND THE SOUTH LINE OF SUBURBAN HEIGHTS UNIT No. 8, AS PER PLAT BOOK "H", PAGE 34 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°54'18" EAST ALONG SAID SOUTH LINE A DISTANCE OF 540.15 FEET TO A FOUND 4"x4" CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF LANDMARK WOODS, AS PER PLAT BOOK "M", PAGE 38, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE EAST LINE OF THE NORTHERLY EXTENSION OF THE WEST 125 FEET OF PLOT 7 OF PLESS PLACE; THENCE SOUTH 00°21'46" WEST ALONG THE WEST LINE OF SAID LANDMARK WOODS A DISTANCE OF 942.56 FEET TO THE POINT OF BEGINNING. CONTAINING 11.70 ACRES, MORE OR LESS.

LAND DESCRIPTION:

PARCEL IV:

PLOT NINE (9), PLESS PLACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK 195, PAGES 230, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 19 EAST; THENCE WEST ALONG SAID SOUTH LINE OF SECTION 34 A DISTANCE OF 1375.00 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE OF SECTION 34 NORTH $00^{\circ}09'00''$ WEST A DISTANCE OF 50.00 FEET TO A FOUND $5/8$ " REBAR & CAP MARKING THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF N.W. 8TH AVENUE AND THE EAST LINE OF THE WEST 125 FEET OF PLOT 7 OF "PLESS PLACE"; THENCE NORTH $89^{\circ}58'38''$ WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 541.22 FEET TO A FOUND 4"x4" CONCRETE MONUMENT MARKING INTERSECTION WITH THE EAST LINE OF PLOT 9 OF "PLESS PLACE" AND THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE NORTH $00^{\circ}25'23''$ EAST ALONG THE EAST LINE OF PLOT 9 OF "PLESS PLACE" A DISTANCE OF 1542.75 FEET TO A SET $5/8$ " REBAR & CAP (#3524) MARKING THE INTERSECTION WITH THE SOUTH LINE OF SUBURBAN HEIGHTS UNIT No. 8, AS PER PLAT BOOK "H", PAGE 34, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE NORTH LINE OF A 30 FOOT WIDE RESERVED ROADWAY LYING NORTH OF THE NORTH LINE OF PLOT 9 OF "PLESS PLACE"; THENCE LEAVING SAID EAST LINE OF PLOT 9 NORTH $89^{\circ}54'18''$ WEST ALONG SAID SOUTH LINE OF SUBURBAN HEIGHTS A DISTANCE OF 316.58 FEET TO A FOUND $5/8$ " REBAR & CAP MARKING NORTHEAST CORNER OF HILLCREST RESIDENTIAL PLANNED DEVELOPMENT, AS PER PLAT BOOK "23", PAGES 45, 46, 47, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE WEST LINE OF PLOT 9 OF "PLESS PLACE"; THENCE SOUTH $00^{\circ}10'25''$ WEST ALONG THE EAST LINE OF SAID HILLCREST RESIDENTIAL PLANNED DEVELOPMENT A DISTANCE OF 1542.90 FEET TO A FOUND $5/8$ " REBAR & CAP MARKING THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF N.W. 8TH AVENUE; THENCE SOUTH $89^{\circ}56'09''$ EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF N.W. 8TH AVENUE A DISTANCE OF 309.86 FEET TO THE POINT OF BEGINNING. CONTAINING 11.09 ACRES, MORE OR LESS.

EXHIBIT "A"

PAGE 2 OF 2

(Parcel id. 06375-008-000)

PUBLIC SERVICE

LAND DESCRIPTION:

PARCEL I:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) SOUTH, RANGE NINETEEN (19) EAST; RUN WEST ALONG SOUTH LINE OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) SOUTH, RANGE (19) EAST, 1375.00 FEET; THENCE RUN NORTH 0 DEGREES, 09 MINUTES, WEST 33 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 30 MINUTES WEST 541.60 FEET ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD #26; THENCE RUN NORTH 0 DEGREES 09 MINUTES WEST 617.50 FEET; THENCE RUN NORTH 89 DEGREES 30 MINUTES EAST 541.60 FEET; THENCE RUN SOUTH 0 DEGREES 09 MINUTES EAST 617.50 FEET TO THE POINT OF BEGINNING; SAME BEING KNOWN AS THE SOUTH 617.50 FEET OF LOT 8 AND THE SOUTH 617.50 FEET OF THE WEST 125 FEET OF LOT 7, PLESS PLACE, IN SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) SOUTH, RANGE NINETEEN (19) EAST, AS PER SURVEY MADE BY THE PERRY C. MCGRIFF Co. ON JANUARY 4, 1960, LESS THE EAST 125 FEET THEREOF. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) SOUTH, RANGE NINETEEN (19) EAST; THENCE WEST ALONG THE SOUTH LINE OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) SOUTH, RANGE (19) EAST, 1375.00 FEET; THENCE NORTH 00°09'00" WEST A DISTANCE OF 50.00 FEET TO A FOUND 5/8" REBAR & CAP MARKING THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF N.W. 8TH AVENUE AND THE POINT OF BEGINNING; THENCE NORTH 89°58'38" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 541.22 FEET TO A FOUND 4"x4" CONCRETE MONUMENT MARKING THE INTERSECTION WITH THE WEST LINE OF PLOT 8 OF "PLESS PLACE"; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE NORTH 00°25'23" EAST ALONG THE WEST LINE OF SAID PLOT 8 A DISTANCE OF 600.05 FEET TO A FOUND CONCRETE MONUMENT; THENCE LEAVING SAID WEST LINE OF PLOT 8 SOUTH 89°55'11" EAST A DISTANCE OF 541.14 FEET TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE SOUTH 00°24'56" WEST A DISTANCE OF 599.51 FEET TO THE POINT OF BEGINNING. CONTAINING 7.45 ACRES, MORE OR LESS.

EXHIBIT "B"

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:

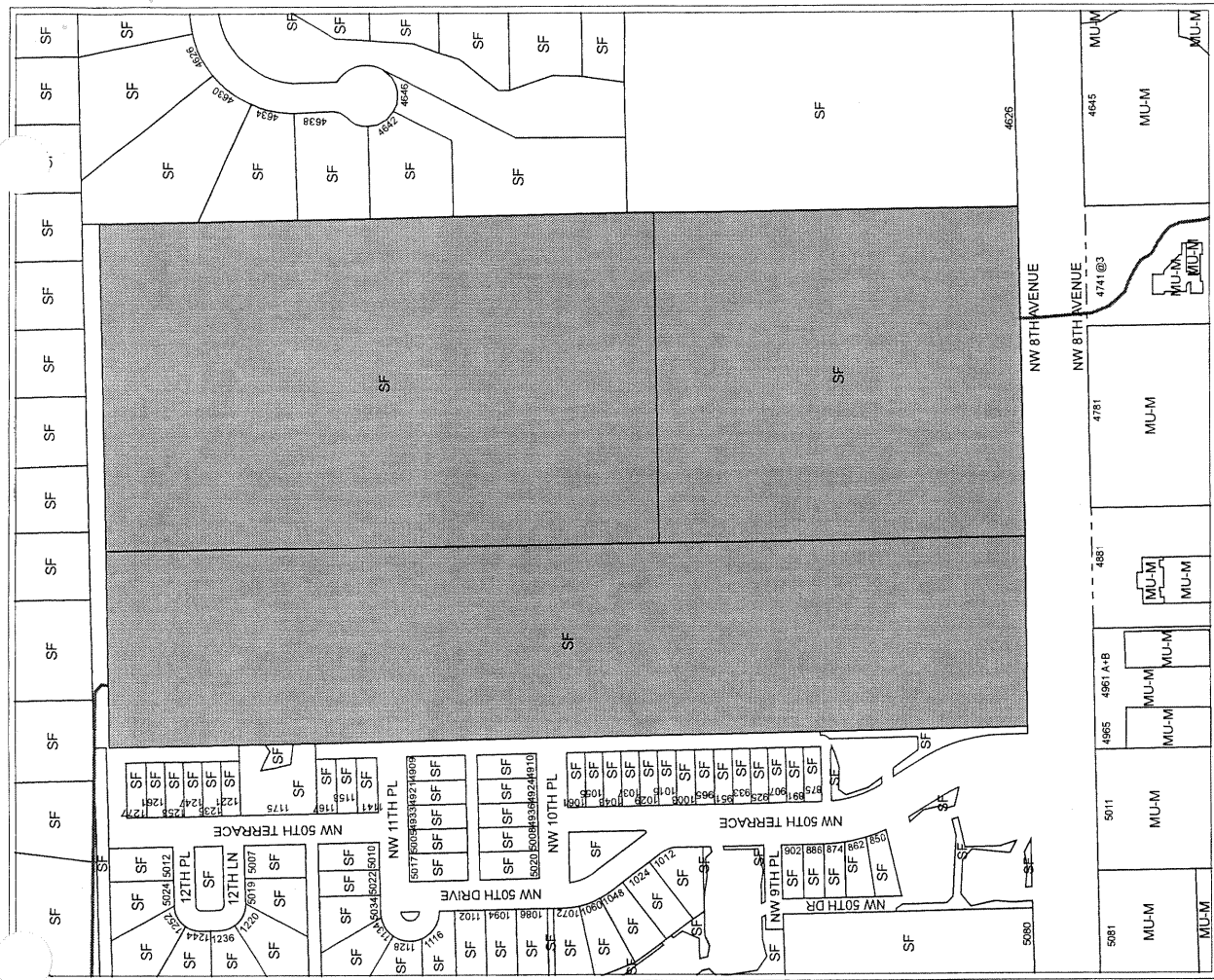
- Parcel proposed for land use change

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

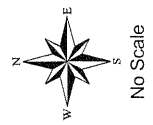
--- Division line between two land use districts
 — City Limits

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

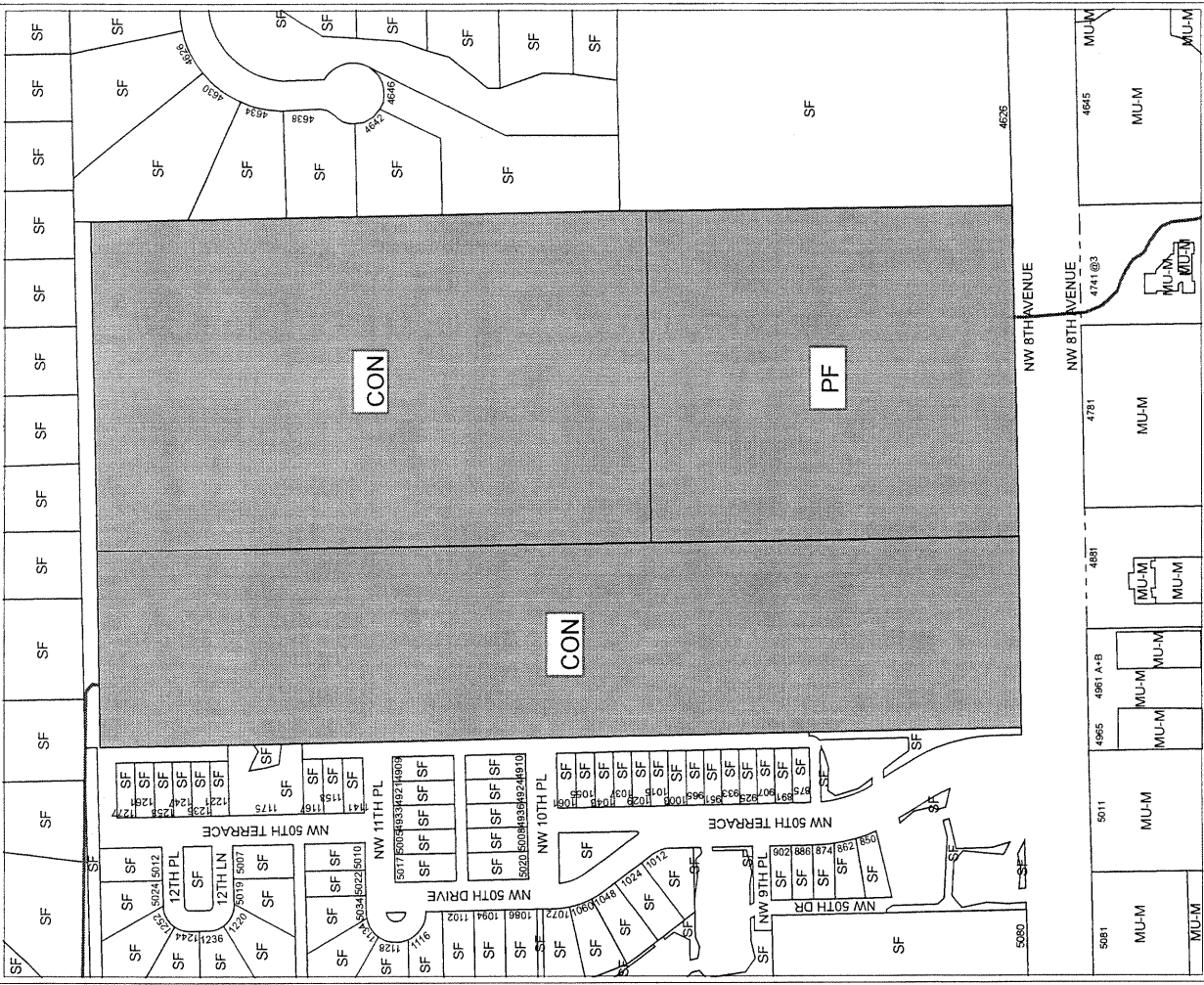


Land Use Designations

- 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

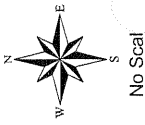
Division line between two land use districts
 City Limits

Area under petition consideration



PROPOSED 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

