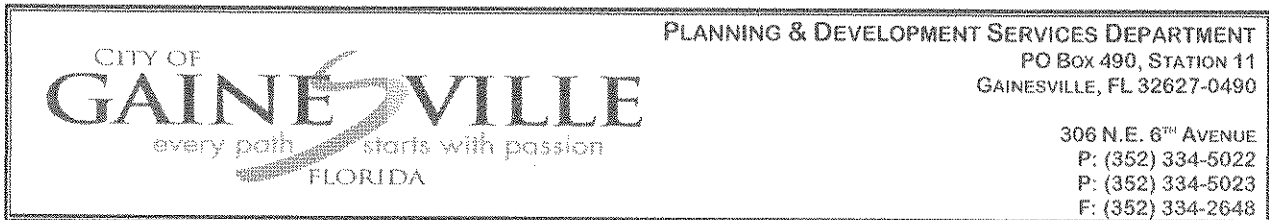


LEGISLATIVE #

110599B



TO: City Plan Board **Item Number: 5**

FROM: Planning & Development Services Department **DATE: December 5,**
 Staff **2011**

SUBJECT: Petition PB-11-138 CPA. City Plan Board. Amend Policy 4.6.1 and delete Objective 4.7, Policy 4.7.1 and the Future Land Use Categories and Corresponding/Implementing Zoning District table in the Future Land Use Element of the Gainesville Comprehensive Plan.

Recommendation

Staff recommends approval of Petition PB-11-138 CPA.

Description

Changes made in Florida's Growth Management laws during the 2011 legislative session (House Bill 7207) have eliminated many of the Rule 9J-5 requirements. One of those requirements was the inclusion of a table in the Future Land Use Element of the comprehensive plan that lists the land use categories and their corresponding zoning districts. One of the issues concerning this table is updating it in a timely manner. When a new land use category or zoning district is created, a separate comprehensive plan petition is needed to amend the table. In the near future, there could be several changes involving new zoning districts or modified existing zoning districts in conjunction with the exploration of form-based codes and the addition of more design requirements in some districts. New and heavily modified zoning districts may call for placement in different land use categories or even the creation of new land use categories. The table would need to be updated to reflect the changes. With this table no longer a requirement in the comprehensive plan, staff believes that Section 30-46 of the Land Development Code, which is the correspondence of zoning districts with future land use categories, is sufficient and easier to amend than the comprehensive plan. This section can be amended at the same time as the zoning districts are amended.

The proposed amendments to the Future Land Use Element of the comprehensive plan are as follows:

Objective 4.6 Provide a mechanism for consistency between the Future Land Use categories and zoning designations.

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Policy 4.6.1 Chapter 30, City of Gainesville Code of Ordinances shall implement the Future Land Use categories created by this Plan as indicated in Policy 4.7.1 and shall regulate all development until superseded by new land development regulations as required by this Plan. Proposed developments that do not fall within the parameters of existing zoning districts shall be permitted to develop as Planned Developments and shall meet all the requirements of that zoning classification and the Future Land Use Element. The correspondence of zoning districts to Future Land Use categories shall be as adopted in the Land Development Code.

~~Objective 4.7 Provide the mechanism for the period after adoption of new land development regulations that ensures development that is consistent with the Future Land Use Map.~~


~~Policy 4.7.1 Chapter 30, City of Gainesville Code of Ordinances shall implement the Future Land Use categories created by this Plan as indicated on the table labeled "Future Land Use Categories and Corresponding/Implementing Zoning Districts." All development shall be regulated by the provisions of these zoning districts.~~

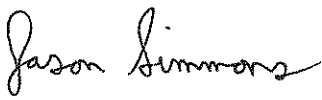
~~Future Land Use Categories and Corresponding/Implementing Zoning Districts:~~

Land Use Categories	Zoning Districts
Single Family (SF)	RSF-1, RSF-2, RSF-3, RSF-4, RSF-R, CON, PD, PS
Residential Low (RL)	RSF-4, RMF-5, MH, RC, PD, CON, PS
Residential Medium (RM)	RMF-6, RMF-7, RMF-8, PD, CON, PS
Residential High (RH)	RH-1, RH-2, PD, TND, CON, PS
Mixed Use Residential (MUR)	RMU, PD, CON, PS
Mixed Use Low (MUL)	MU-1, PD, TND, CON, PS
Mixed Use Medium (MUM)	MU-2, CP, PD, TND, CON, PS
Mixed Use High (MUH)	CCD, PD, TND, CON, PS
Urban Mixed Use 1 (UMU-1)	UMU-1, CON, PS, PD
Urban Mixed Use 2 (UMU-2)	UMU-1, UMU-2, CON, PS, PD
Office (O)	OR, OF, MD, PD, CON, PS
Commercial (C)	BA, BT, BUS, W, PD, CON, PS
Business Industrial (BI)	BI, PD, PS, CON
Industrial (IND)	I-1, I-2, W, PD, CON, PS, BI
Education (E)	ED, PD, CON, PS
Recreation (REC)	PS, PD, CON
Conservation (CON)	CON, PD, PS
Agriculture (AGR)	AGR, CON, PS
Public Facilities (PF)	AF, PS, PD, CON
Planned Use District (PUD)	PD, TND, PS or rezoning consistent with the underlying land use designation

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December 5, 2011

Respectfully submitted,


Onelia Lazzari
Principal Planner

Prepared by: 
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Planner