

PETITION 104PDA-06PB

**Amend Existing Uses and allow
Potential Future Construction on
Existing Planned Development**

An aerial photograph of a residential area with property lines overlaid. A yellow box at the top contains the text 'PROJECT LOCATION'. A blue rectangle highlights a specific building complex. A green banner on the left side contains the word 'COUNTY'. Three streets are labeled in red: 'NW 55TH STREET' (vertical), 'NW 8TH AVENUE' (horizontal), and 'NEWBERRY ROAD' (diagonal).

PROJECT LOCATION

COUNTY

NW 55TH STREET

NW 8TH AVENUE

NEWBERRY ROAD

City of Gainesville
Community Development

Legend

- Lot Split
- Zoning Split (see line)

Zoning
Zoning_Type

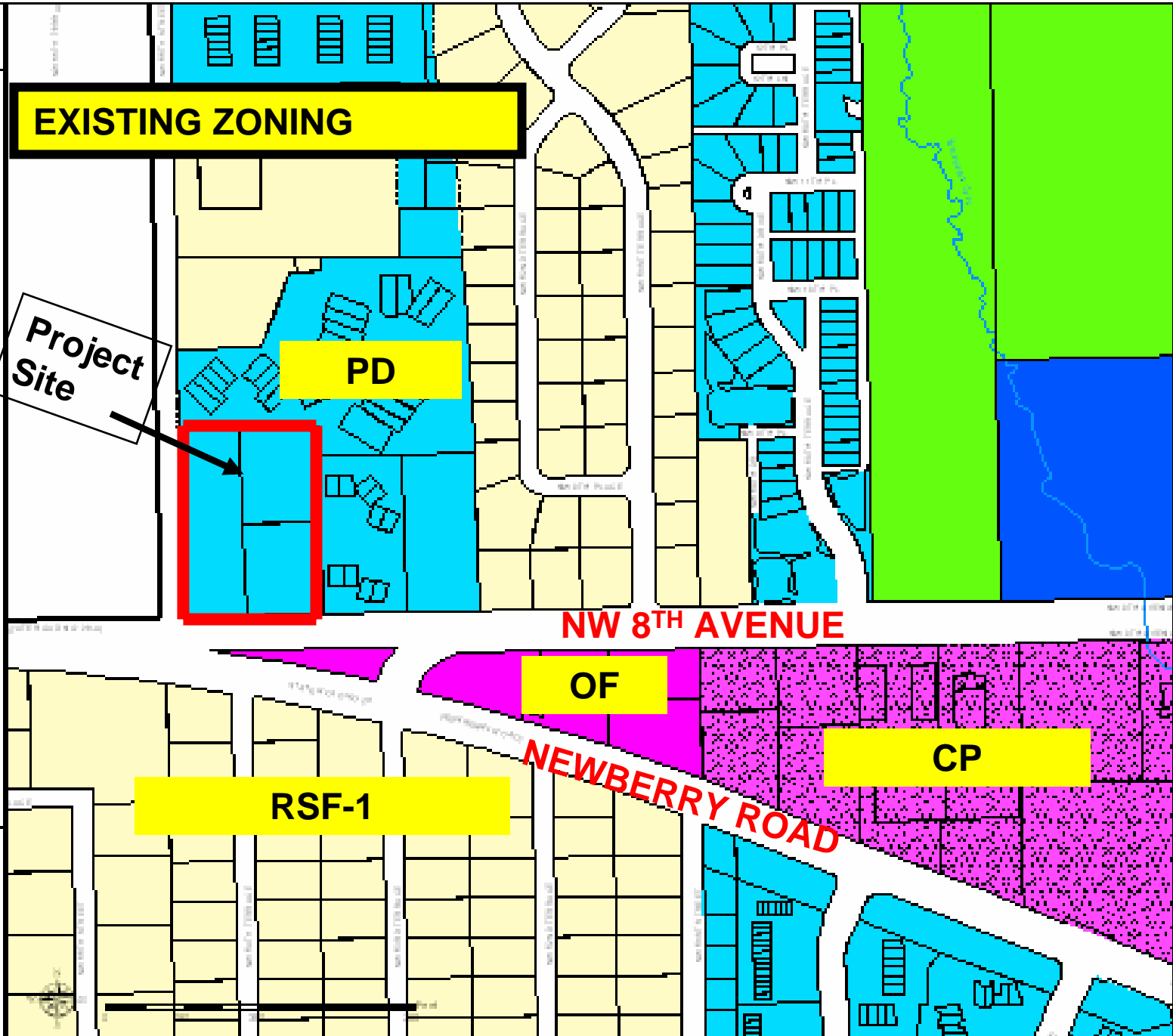
[Yellow]	RSF-1
[Light Yellow]	RSF-2
[Yellow with diagonal lines]	RSF-3
[Yellow with cross-hatch]	RSF-4
[Orange]	AC
[Light Orange]	BT
[Orange]	RMF-C
[Light Orange]	RMF-O
[Light Orange]	RMF-T
[Light Orange]	RMF-D
[Brown]	RM-1
[Brown]	RM-2
[Light Green]	RM-3
[Purple]	RM-4
[Purple]	RM-5
[Purple]	LM-1
[Purple]	LM-2
[Green]	CC-1
[Light Green]	CC-2
[Pink]	BD
[Pink]	CP
[Pink]	CP
[Pink]	CP
[Pink]	CP
[Red]	EA
[Red]	DT
[Red]	EA
[Black]	H
[Black]	H
[Black]	H
[Green]	AGR
[Green]	CCV
[Blue]	PS
[Blue]	AP
[Blue]	CD
[Blue]	PD

- Quarter Subdivisions
- Zoning County Designation
- City Limits
- Canals
- Lakes

This map is provided as a service to the public. It is not intended to be used for legal purposes. For more information, please contact the City of Gainesville, Department of Community Development.



City of Gainesville
Dep. of
Community Development



PROPOSAL

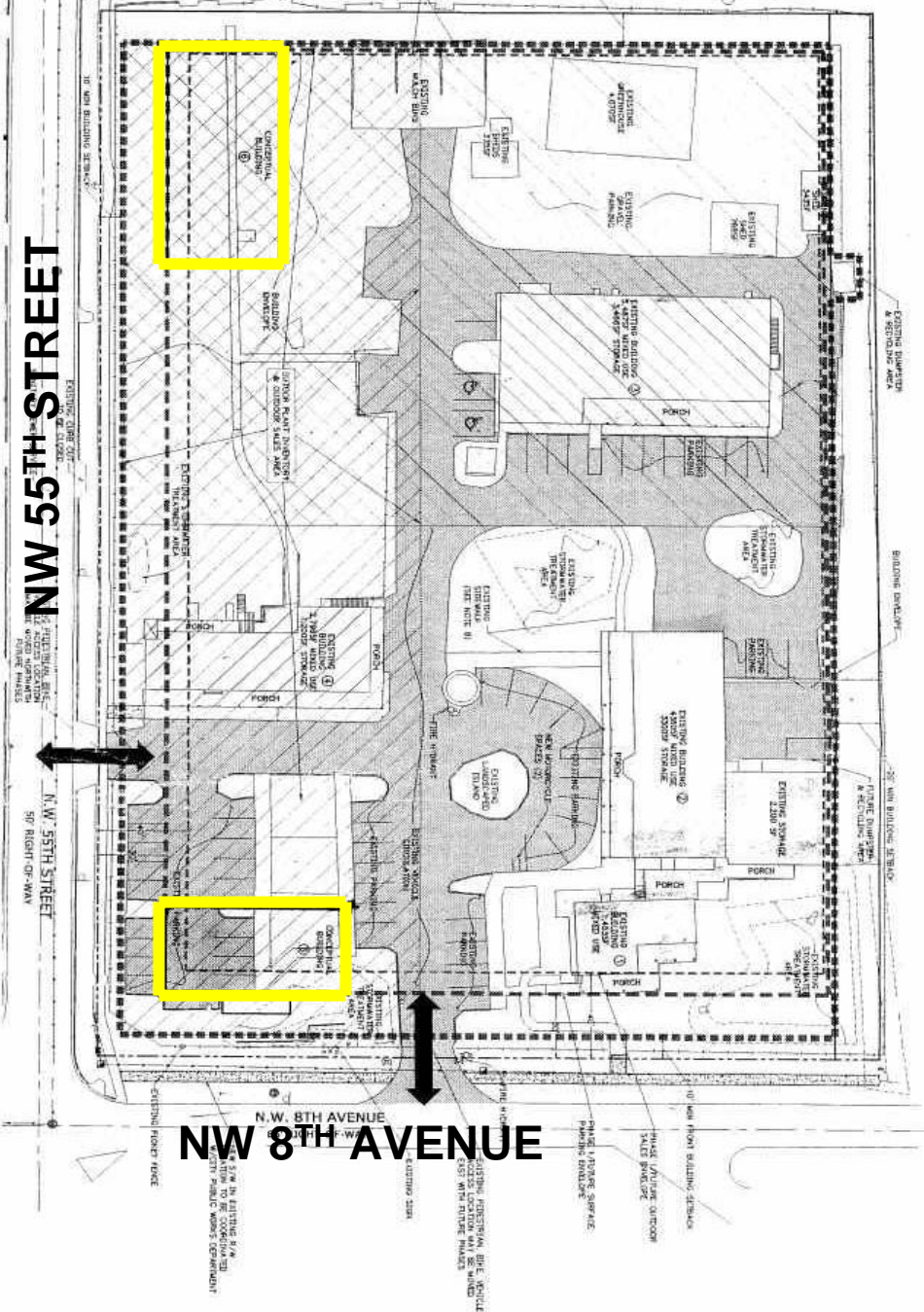
- **Continue Existing Plant Nursery**
- **Add Uses for “Green Market” Approach**
 - For Example:
 - **Farmer’s Market**
 - **Gourmet Food and Wine**
- **Potential for Future Building(s)**

PROPOSED SITE PLAN

- Maintains Original Layout with Existing Structures
- Allow for Potential Future Buildings
- Future Buildings Remain in Character with Existing Ones

EXISTING SITE PLAN

PROPOSED NEW CONSTRUCTION



CITY PLAN BOARD
MODIFICATIONS JUNE 15, 2006
PLAN BOARD MEETING:

- Plan Board recommended deleting first sentence of Condition # 10.

CITY PLAN BOARD MODIFIED

CONDITION:

- Condition 10: *All new construction shall be architecturally consistent with the existing structures currently on site.* Acceptable design shall be determined by the reviewing body, during development plan review, and shall be subject to the Central Corridors requirements.

STAFF RECOMMENDATION TO CITY COMMISSION:

- Condition 10: All new construction shall be architecturally consistent with the existing structures currently on site. Acceptable design shall be determined by the reviewing body, during development plan review, and shall be subject to the Central Corridors requirements.



HARMONY GARDENS



PATIO DESIGNS

