



City of

Gainesville

City Plan Board Meeting:

PURPOSE FOR THIS LAND USE CHANGE

What's happening in the area brings to mind, a quote from Form-Based Codes – Designing the 21st Century City by Larry Sims: “... A major feature of transect planning is that it incorporates a variety of residential and commercial spaces into a single neighborhood (mix-use)”.





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**CRITERIA FOR REVIEW OF
LAND USE CHANGES**

Staff reviewed this petition in the context of State Statutes and the 11 factors stated in the Future Land Use Element for review of land use changes.

Policy 4.1.3 of the Comprehensive Plan states that "...The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1. Consistency with the Comprehensive Plan
2. Compatibility and surrounding land uses
3. Environmental impacts and constraints
4. Support for urban infill and redevelopment
5. Impacts on affordable housing
6. Impacts on the transportation system
7. Availability of facilities and services
8. Need for the additional acreage in the proposed future land use category
9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177 (6)9, F.S.
10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy
11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S



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*City Commission Meeting:
August 5, 2021*

Petition PB-21-14 LUC. David Coffey, Agent for South Main, LLC. Requests to amend the City of Gainesville Future Land Use Map from City of Gainesville Industrial (I) to City of Gainesville Urban Core (UC). Located at 1015 South Main Street. Related to PB-21-13 TCH, PB-21-15 ZON.

The City Plan Board reviewed the petition and approved it unanimously.

Legistar # 200878

Department of Sustainable Development

Prepared by Lawrence Calderon

City Plan Board's Recommendation

Approve Petition PB-21-14 LUC.

Staff's Recommendation

Adopt the City Plan Board's recommendation, approving Petition PB-21-14 LUC with Ordinance # 200878.

**Staff's Recommendation to the
City Plan Board**

Approve Petition PB-21-14 LUC, forwarding a recommendation of approval to the City Commission.

A lush green forest scene with a pond and reeds. The text "THE END" is overlaid in the center in a blue, outlined font. The background is filled with dense green foliage, including tall reeds and various trees. A log is visible in the water in the foreground.

THE END