



MEMORANDUM

Office of the City Attorney

LEGISLATIVE ITEM NO. 000159

Phone: 334-5011/Fax 334-2229
Box 46

TO: Mayor and City Commission

DATE: September 11, 2000

FROM: City Attorney

**CITY ATTORNEY
ADOPTION READING**

SUBJECT: Ordinance No. 0-00-92, Petition No. 107ZON-00PB
An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain lands within the City from "CON: Conservation district" to "PS: Public services and operations district": to allow as a use permitted by right, active recreation without the approval of a preliminary development plan; located in the vicinity of East University Avenue between the Southeast 2700 block and 3000 block; providing a severability clause; providing a repealing clause; and providing an effective date.

Recommendation: The City Commission: 1) approve Petition No. 107ZON-00PB; and 2) adopt the proposed ordinance.

STAFF REPORT

This application to rezone 5.8 acres from Conservation to Public Service will facilitate expansion of the City of Gainesville's Fred Cone Park. The subject property is adjacent to and east of the park. The park, located off of Southeast 27th Street, approximately 300 feet south of East University Avenue, currently has a baseball field, 4 basketball courts, a picnic area, playground, and restroom facilities. The parcels north and west of the subject property carry a PS (Public Service) zoning. The southern and eastern parcels are in unincorporated Alachua County and carry a COM (Commercial) and R2 (Multi-Family) zoning respectively.

The subject 5.8-acre property is part of a 67-acre parcel east of Fred Cone Park. Wetlands and floodplain areas delineated on the eastern portion of the 67-acre parcel dictate the boundaries for expanding the park, thus, it limits the zoning change request to the approximate 5.8 acres remaining immediately east of the park. Because of these floodplain and environmental considerations, the majority of the 67 acres would remain as Conservation.

Currently, Regional Transit System bus route 11 (and a bus stop for this route) is within one-quarter mile of the parcel. An entrance to the Fred Cone Park is available through the Gainesville Housing Authority's Lake Terrace Apartments immediately west of the park. An unpaved street (Southeast 27th Street) that runs south off of East University Avenue and parallel to the residential development also provides access to the park. East University Avenue contains a "shared street-oriented bicycle route" (a wide curb lane). Therefore, the proposed development is well served with transit, in street bike facilities and sidewalks.

The City Plan Board recommends approval of this petition.

Public notice was published in the Gainesville Sun on July 4, 2000. Letters were mailed to surrounding property owners on July 5, 2000. The Plan Board held a public hearing July 27, 2000. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 107ZON-00 PB. Plan Board vote 4-0.

Prepared and Submitted by: 
Marion J. Radson, City Attorney

MJR/afm

Attachment

D R A F T

08/07/00

ORDINANCE NO. _____

0-00-92

1
2
3
4 **An ordinance of the City of Gainesville, Florida, amending the Zoning**
5 **Map Atlas and rezoning certain lands within the City from “CON:**
6 **Conservation district” to “PS: Public services and operations**
7 **district”:** to allow as a use permitted by right, active recreation
8 **without the approval of a preliminary development plan; located in**
9 **the vicinity of East University Avenue between the Southeast 2700**
10 **block and 3000 block; providing a severability clause; providing a**
11 **repealing clause; and providing an effective date.**

12
13
14 **WHEREAS,** the City Plan Board authorized the publication of notice of a public hearing
15 that certain lands within the City be rezoned from the zoning category of “CON: Conservation
16 district” to “PS: Public services and operations 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 July 27, 2000; and

19 **WHEREAS,** the City Commission finds that the rezoning of the property described
20 herein will be consistent with the City of Gainesville 1991-2001 Comprehensive Plan upon the
21 adoption of City of Gainesville Ordinance No. 000154.

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

08/04/00

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 at which hearing the parties in interest and all others had an opportunity to be and
5 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 following described property is rezoned and changed from the zoning
9 category of "CON: Conservation district" to "PS: Public services and operations district":

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

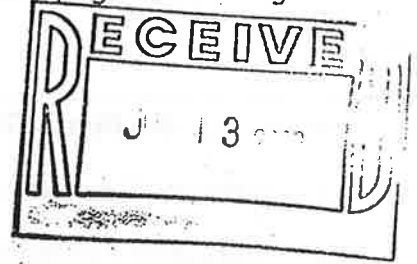
12 **Section 2.** The City Manager is authorized and directed to make the necessary changes in
13 the Zoning Map to comply with this Ordinance.

14 **Section 3.** The use permitted by right on the property described in Section 1 of this
15 Ordinance is active recreation.

16 **Section 4.** The City Commission finds that a preliminary development plan is not
17 required in connection with this rezoning.

18 **Section 5.** If any section, sentence, clause or phrase of this ordinance is held to be invalid
19 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way
20 affect the validity of the remaining portions of this ordinance.

21 **Section 6.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of
22 such conflict hereby repealed.



CLIENT: CITY OF GAINESVILLE
PROJECT NO.: 00-268S
LEGAL DESCRIPTION FOR: REZONING APPLICATION
AFFECTED TAX PARCEL No.: 10890-1
LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF S.E. 4TH AVENUE (A 40' WIDE RIGHT-OF-WAY PER PLAT OF LAKE FOREST-GAINESVILLE-LAKE FARMS AS RECORDED IN PLAT BOOK A, PAGE 152 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA) WITH THE WEST RIGHT-OF-WAY LINE OF S.E. 31ST STREET (A 50' WIDE RIGHT-OF-WAY PER SAID PLAT); THENCE SOUTH 89°00'47" WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF S.E. 4TH AVENUE, 65.93 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 89°00'47" WEST, 603.54 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 01°00'07" WEST, 625.00 FEET;

THENCE NORTH 89°00'47" EAST, 252.32 FEET;
THENCE SOUTH 27°23'48" EAST, 49.44 FEET;
THENCE SOUTH 32°09'03" EAST, 19.03 FEET;
THENCE SOUTH 07°53'02" EAST, 26.12 FEET;
THENCE SOUTH 12°20'17" EAST, 35.93 FEET;
THENCE SOUTH 13°51'19" EAST, 19.38 FEET;
THENCE SOUTH 20°35'50" EAST, 29.34 FEET;
THENCE SOUTH 22°14'10" EAST, 13.83 FEET;
THENCE SOUTH 05°40'24" EAST, 28.33 FEET;
THENCE SOUTH 01°10'00" EAST, 19.52 FEET;
THENCE SOUTH 01°45'38" EAST, 26.89 FEET;
THENCE SOUTH 09°39'46" EAST, 10.31 FEET;
THENCE SOUTH 23°15'52" EAST, 23.68 FEET;
THENCE SOUTH 38°04'06" EAST, 31.40 FEET;
THENCE SOUTH 43°45'25" EAST, 58.84 FEET;
THENCE SOUTH 46°42'12" EAST, 6.28 FEET;
THENCE SOUTH 51°30'33" EAST, 29.23 FEET;
THENCE SOUTH 63°51'13" EAST, 9.94 FEET;
THENCE SOUTH 30°46'54" EAST, 20.78 FEET;
THENCE SOUTH 03°06'04" EAST, 9.63 FEET;
THENCE SOUTH 32°50'37" EAST, 16.48 FEET;
THENCE SOUTH 65°23'01" EAST, 5.31 FEET;
THENCE NORTH 86°55'53" EAST, 15.75 FEET;
THENCE SOUTH 86°18'35" EAST, 20.45 FEET;
THENCE SOUTH 55°15'56" EAST, 15.23 FEET;
THENCE SOUTH 35°06'49" EAST, 21.01 FEET;
THENCE SOUTH 47°22'40" EAST, 18.95 FEET;
THENCE SOUTH 34°37'43" EAST, 20.01 FEET;
THENCE SOUTH 23°16'02" EAST, 24.61 FEET;
THENCE SOUTH 39°59'38" EAST, 13.15 FEET;
THENCE SOUTH 61°53'50" EAST, 24.53 FEET;
THENCE NORTH 76°39'29" EAST, 13.53 FEET;
THENCE NORTH 60°28'38" EAST, 40.86 FEET;

THENCE NORTH 80°28'35" EAST, 9.58 FEET;
THENCE SOUTH 05°21'43" EAST, 10.60 FEET;
THENCE SOUTH 14°35'49" WEST, 56.63 FEET;
THENCE SOUTH 04°42'16" WEST, 7.33 FEET;
THENCE SOUTH 01°33'50" EAST, 30.76 FEET;
THENCE SOUTH 19°18'05" WEST, 9.36 FEET;
THENCE SOUTH 41°39'02" WEST, 9.88 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 5.803 ACRES, MORE OR LESS AND IS
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND MADE
A PART HEREOF

City of Gainesville

Inter-Office Communication

Department of Community Development
Phone 334-5022, FAX 334-2282, Station 11

Item No. 9

Date: July 20, 2000

To: City Plan Board

From: Planning Division Staff

Subject: **Petition 107ZON-00PB.** City of Gainesville, owner. Rezone property from CON (Conservation) to PS (Public Service) to expand Fred Cone Park. Related to Petition 106LUC-00PB. Located on East University Avenue between the S.E. 2700 block and S.E. 3000 block.

Recommendation

Planning Division staff recommends approval of Petition 107ZON-00PB.

Explanation

This application to rezone 5.8 acres from Conservation to Public Service will facilitate expansion of the City of Gainesville's Fred Cone Park. The subject property is adjacent to and east of the park. The park, located off of S.E. 27th Street, approximately 300 feet south of East University Avenue, currently has a baseball field, 4 basketball courts, a picnic area, playground, and restroom facilities. The parcels north and west of the subject property carry a PS (Public Service) zoning. The southern and eastern parcels are in unincorporated Alachua County and carry a COM (Commercial) and R2 (Multi-Family) zoning respectively.

The subject 5.8-acre property is part of a 67-acre parcel east of Fred Cone Park. Wetlands and floodplain areas delineated on the eastern portion of the 67-acre parcel dictate the boundaries for expanding the park, thus, it limits the zoning change request to the approximate 5.8 acres remaining immediately east of the park. Because of these floodplain and environmental considerations, the majority of the 67 acres would remain as Conservation (see attached map).

Currently, Regional Transit System bus route 11 (and a bus stop for this route) is within one-quarter mile of the parcel. An entrance to the Fred Cone Park is available through the Gainesville Housing Authority's Lake Terrace Apartments immediately west of the park. An unpaved street (S.E. 27th Street) that runs south off of East University Avenue and parallel to the residential development also provides access to the park. East University Avenue contains a "shared street-oriented bicycle route" (a wide curb lane). Therefore, the proposed development is well served with transit, in street bike facilities and sidewalks.

Character of the District and Suitability

Recreational use of the subject property is appropriate, as the rezoning request is for expansion of an existing recreation facility. Directly north of the subject property is the W.T. Loftin Center. Northeast of the subject property, within one half-mile, is the City's Morningside Nature Center, containing approximately 278 acres of forest. Adjacent to the west of the subject property is the Fred Cone Park facility, and the Gainesville Housing Authority's Lake Terrace Apartments beyond.

Conservation of the Value of Buildings and Encouraging Appropriate Uses

The subject property is vacant. As described above, recreational use is appropriate for the subject property.

Substantial Changes in Character or Development in the Area

There have been no substantial changes in character or development in the vicinity of this property in recent years.

Site Location in Relation to Adjacent Land Uses

The subject property is adjacent to Medium Density land use and R-2 zoning to the east. Recreation land use and PS zoning to the north and west, and Commercial land use and BR zoning to the south. Because the subject parcel will serve to expand an existing recreational land use, recreation in this location is appropriate.

Impact on Adopted Level of Service Standards

Solid waste capacity is available at adopted level of service standards. Potable water and wastewater is available to serve the property. Stormwater management concurrency is handled at the development review stage. Transit service is available (Route 11) and adequate, and in-street bicycle facilities and public sidewalks serve the Gainesville Housing Authority residential development adjacent (west) to the Fred Cone Park. The current level of service for this segment of East University Avenue is LOS "B". The subject property is located in Zone 'A' of the Transportation Concurrency Exception Area and must meet those development standards applicable during the development review stage.

Applicable Goals, Objectives and Policies

Recreation Element

GOAL 2

Establish a park and open space system which ensures the visibility of, preservation of, and access to environmentally significant open spaces of the urban area.

Objective 2.2

Acquire, design and manage parks to preserve existing natural features and their functions as described by the "Environmental Management of Public Parks and Open Spaces" portion of the Conservation, Open Space and Groundwater Recharge Element.

Policies

- 2.2.1 By June 1992, the City shall adopt the park acquisition criteria described in Policy 1.1.3 in order to place a high priority on restoring and preserving significant natural features.
- 2.2.2 By 1994, the City shall adopt policies based on the "Environmental Management of Public Parks and Open Spaces" portion of the Conservation, Open Space, and Groundwater Recharge Element in order to preserve the natural features of existing City parks.
- 2.2.3 By June 1992, the City shall adopt Land Development Regulations based on the "Environmental Management of Public Parks and Open Spaces" portion of the Conservation, Open Space and Groundwater Recharge Element to maintain the integrity of parks by protecting existing parks from undesirable encroachments such as incompatible land uses, visual disamenities, and noise.

Future Land Use Element

GOAL 1

Achieve the highest long-term quality of life for all Gainesville residents consistent with sound social, economic and environmental principles through land development practices that minimize detrimental impacts to the land, natural resources and urban infrastructure.

Objective 1.1

The City shall protect environmentally sensitive land, conserve natural resources and maintain open spaces identified on Map 2 (Environmentally Significant Lands and Resources) of the Future Land Use Map Series, throughout the Development Review Process and land acquisition programs.

Policies

1.1.1 At a minimum the following standards and guidelines shall be used to protect environmentally sensitive resources identified on Map 2 (Environmentally Significant Land and Resources) of the Future Land Use Map Series:

- a. Creeks: Developments must be consistent with the "Regulations of Development Near Creeks" Ordinance which prohibits development within 35 feet of the centerline of any regulated creek. Between 35 and 150 feet, there is a presumption that development is detrimental to the regulated creek unless demonstrated otherwise.
- b. Wetlands: Developments containing wetlands must maintain the existing level of wetland acreage and function on the property.
- c. Lakes: Developments containing a natural lake (or lakes) must not adversely impact the condition of the lake. Dredge and fill shall be prohibited. Development shall be prohibited within 35 feet of the landward extent of a lake.
- d. Wellfields: Developments must be consistent with Policy 2.3.3 of the Conservation, Open Space and Groundwater Recharge Element.
- e. Major Natural Groundwater Recharge Area: Developments within this area must be consistent with Policy 2.3.4 of the Conservation, Open Space and Groundwater Recharge Element.
- f. Upland Areas: Developments within an area identified as Upland must submit an ecological inventory of the parcel. Based on the inventory, development may be allowed up to the maximum of 75 percent of the parcel.

1.1.4 The City shall annually allocate a minimum of \$150,000 for the purchase of recreation sites and environmentally sensitive lands. These lands shall be used for recreation, conservation, preservation, open space and for regional watersheds in accordance with criteria developed in the Recreation Element and the Conservation, Open Space and Groundwater Recharge Element of the Plan.

1.1.8 The City shall protect floodplain areas through existing Land Development Regulations which:

- a. Prohibit development within the flood channel or floodplain without a city permit;
- b. Prohibit filling in the flood channel by junk, trash, garbage, or offal;
- c. Prohibit permanent structures in the flood channel, except for those necessary for flood control, streets, bridges, sanitary sewer lift stations, and utility lines;
- d. Prohibit the storage of buoyant, flammable, explosive, toxic or otherwise potentially harmful material in the flood channel;

- e. Prohibit development within the floodplain which would reduce the capacity of the floodplain;
- f. Prohibit development which would cause or create harmful soil erosion, stagnant water, or irreversible harmful impact on existing flora and fauna;
- g. Limit floodplain uses to agriculture, recreation, lawns, gardens, and parking areas; and
- h. Limit floodplain uses to launching areas for boats and structures at least one foot above the 100-year flood elevation in addition to those allowed in the flood channel.

Staff believes that the proposed development will enhance existing facilities at Fred Cone Park, and provide additional recreational resources for the neighboring Gainesville Housing Authority residential development and surrounding area.

Applicant Information	City of Gainesville, owner.
Request	Amend the Future Land Use Map from CON to REC (Recreation).
Existing Land Use Plan Classification	CON
Existing Zoning	CON
Location	East of Fred Cone Park, off of S.E. 27 th Street.
Size	5.8 acres
Existing Use	Vacant
Surrounding Land Uses	
North	Vacant/Recreation
South	Vacant/Commercial (Alachua Co.)
East	Vacant/Medium Density Residential (Alachua Co.)
West	Partially Developed/Recreation

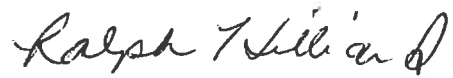
Surrounding Controls	Existing Zoning	Land Use Plan
North	PS	REC
South	BR (Alachua Co.)	Commercial (Alachua Co.)
East	R2 (Alachua Co.)	Med Density Residential (Alachua Co.)
West	PS	REC

Affordable Housing

This petition will have not impact on the provision of affordable housing. No existing housing is being lost with this proposal.

City Plan Board
Petition 107ZON-00PB
July 20, 2000

Respectfully Submitted,

A handwritten signature in cursive script that reads "Ralph Hilliard".

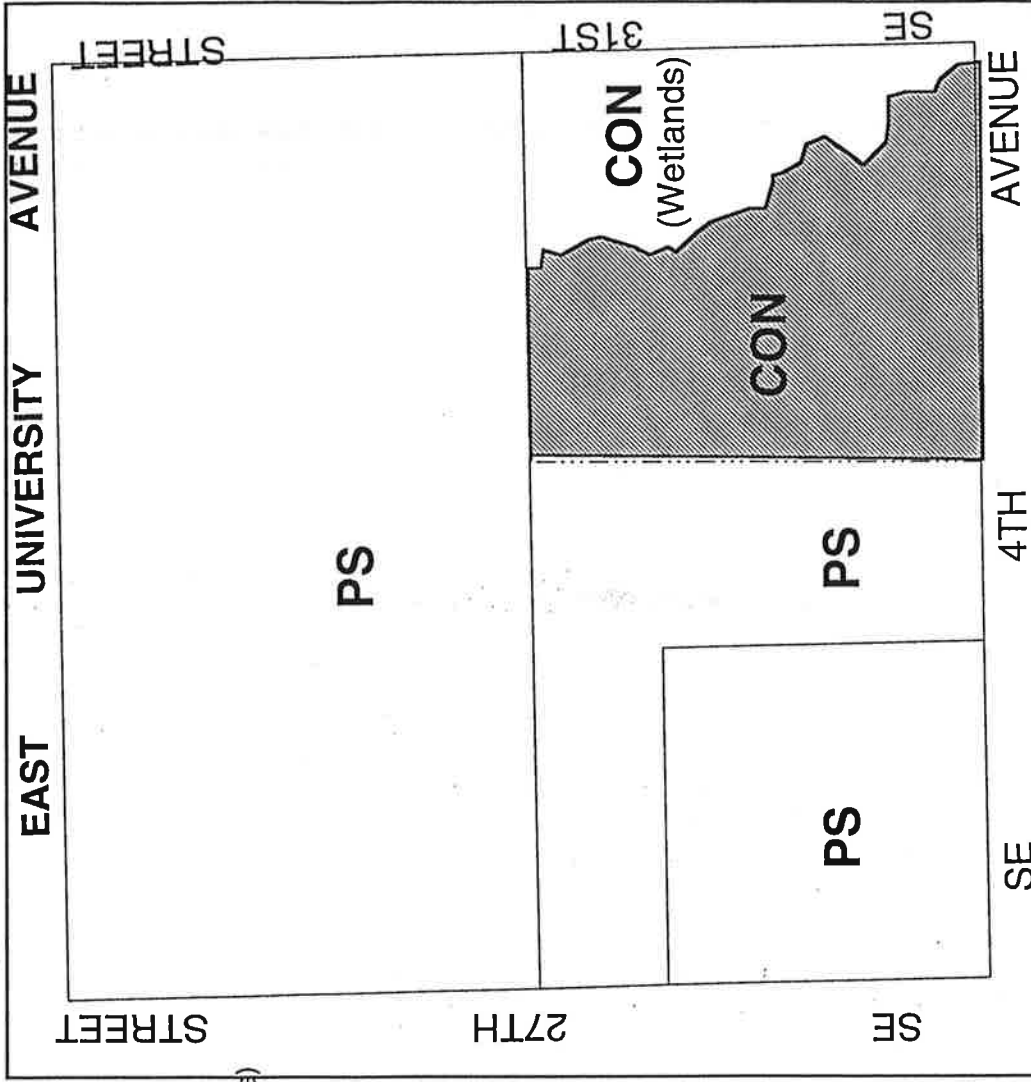
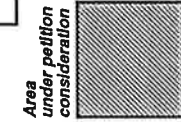
Ralph Hilliard
Planning Manager

RW:DM:SN

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 Single-family/Multiple-family Residential (12 du/acre)
- RMF6 Multiple-family Residential (8-15 du/acre)
- RMF7 Multiple-family Residential (8-21 du/acre)
- RMF8 Multiple-family Residential (8-30 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 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 (20 du/acre)
- OF General Office
- 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 (up to 150 du/acre)
- 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
- PD Planned Development

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



ZONING

Name	Petition Request	Map(s)	Petition Number
City of Gainesville	From CON To PS	4056	107ZON-00PB



8. **Petition 106LUC-00 PB** City of Gainesville. Amend the City of Gainesville Future Land Use Map from CON (Conservation) to REC (Recreation). Referred to as Cone Park. Located in the vicinity of the 2700 block of East University Avenue. Related to Petition 107ZON-00 PB.

Mr. Dean Mimms was recognized. Mr. Mimms indicated that he would discuss Petitions 106LUC-00 PB and 107ZON-00 PB simultaneously. He presented a map of the site and noted the surrounding uses. He indicated that the change would allow expansion of the Fred Cone Park. He presented slides of the property. He offered to answer any questions from the board.

Chair Guy requested and received information on the boundaries of the park.

There was no public comment on the petitions.

<u>Motion By:</u> Mr. McGill	<u>Seconded By:</u> Ms. Myers
<u>Moved to:</u> Approve Petition 106LUC-00 PB.	<u>Upon Vote:</u> Motion Carried 4-0 Yeas: Carter, McGill, Guy, Myers

9. **Petition 107ZON-00 PB** City of Gainesville. Rezone property from CON (Conservation) to PS (Public services and operations). Referred to as Cone Park. Located in the vicinity of the 2700 block of East University Avenue. Related to Petition 106LUC-00 PB.

Discussed with Petition 106LUC-00 PB.

<u>Motion By:</u> Mr. McGill	<u>Seconded By:</u> Ms. Myers
<u>Moved to:</u> Approve Petition 107ZON-00 PB.	<u>Upon Vote:</u> Motion Carried 4-0 Yeas: Carter, McGill, Guy, Myers

5 Legal Notice

**HEARINGS BEFORE
CITY PLAN BOARD
AND CITY COMMISSION**

The Plan Board of the City of Gainesville, FL will consider the following items at the regular Public Hearing scheduled on Thursday, July 20, 2000, at 6:30 p.m. in the City Hall, First Floor Auditorium, 200 E. University Avenue, Gainesville, FL. The Plan Board may continue petitions, approve petitions as submitted, approve petitions with amendments, or deny petitions. If the City Plan Board votes to approve a petition as submitted, based upon the recommendation of the planning staff, then the City Attorney will prepare an ordinance for adoption by the City Commission. The Ordinance Adoption Hearing for these petitions will be held by the City Commission on Monday, September 11, after 6:00 p.m. If the City Plan Board votes to deny a petition or approve a petition with conditions that are not agreed upon by the Petitioner, then that petition will be considered by the City Commission at the meeting of Monday, August 14, 2000, after 6:00 p.m. City Commission meetings are held in the City Hall Auditorium, First Floor, 200 East University Avenue, Gainesville, Florida. (NOTE: 1. Items continued or denied by the Plan Board will not appear on the City Commission date stated above. Hearing dates for continued items will be readvertised. 2. Concept plans are not heard by the City Commission.)

OLD BUSINESS

1. Petition 50MSC-00 PB. Code Enforcement Board. Revocation of Special Use Permit (Petition 249SUP-93 PB, Sharkey's) for property at 626 Northeast 13th Street.

2. Petition 68TCH-00 PB. City Plan Board. Amend the City of Gainesville Land Development Code with respect to fence requirements.

NEW BUSINESS

3. Petition 92PDC-00 PB. Ricardo Cavallino. A Planned Development Concept for a residential/non-residential, traditional neighborhood to include a gated single-family attached residential area, professional offices, and a restaurant. Zoned: MU-1 (mixed-use low intensity district). Located at 528 Northwest 39th Road.

4. Petition 93SUP-00 PB. Rory P. Causseaux, PE, agent for Lit' Champ Food Stores. A special use permit with associated development plan review for demolition of the existing building and reconstruction of a convenience store with twelve fueling positions. Zoned: MU-2 (mixed-use medium intensity district). Located at 4221 Northwest 16th Boulevard.

5. Petition 103LUC-00 PB. Brown & Cullen, Inc., agent for Ron Shema, owner. Amend the City of Gainesville Future Land Use Map from AGR (Agriculture) to IND (Industrial) on property located in the Northwest Business Park, Phase I, Lot 12 in the 6900 block of NW 17th Street, East side. Related to Petition 104ZON-00 PB. Portion of tax parcel no. 07879-006-000.

6. Petition 104ZON-00 PB. Brown & Cullen, Inc., agent for Ron Shema, owner. Rezone property from AGR (Agriculture) to I-1 (Industrial) on property located in the Northwest Business Park, Phase I, Lot 12 in the 6900 block of NW 17th Street, East side. Related to Petition 103LUC-00 PB. Portion of tax parcel no. 07879-006-000.

7. Petition 105LUC-00 PB. C. David Coffey, Esq., agent for HCA Health Services of Fla, Inc. Amend the City of Gainesville Future Land Use Map from SF (Single-family, up to 8 units per acre) and CON (Conservation) to O (Office) on approximately 33 acres of property located in the 6400 block of Northwest 9th Boulevard. Tax parcel nos.: 06340-000-000, 06340-022-000, a portion of 06340-021-001, a portion of 06337-023-000.

8. Petition 106LUC-00 PB. City of Gainesville. Amend the City of Gainesville Future Land Use Map from CON (Conservation) to REC (Recreation). Referred to as Cone Park. Located in the vicinity of the 2700 block of East University Avenue. Related to Petition 107ZON-00 PB. Tax parcel no. 10890-001-000.

9. Petition 107ZON-00 PB. City of Gainesville. Rezone property from CON (Conservation) to PS (Public services and operations). Referred to as Cone Park. Located in the vicinity of the 2700 block of East University Avenue. Related to Petition 106LUC-00 PB. Tax parcel no. 10890-001-000.

ADJOURNMENT

In order to participate in the quasi-judicial portion of the proceedings before the City Commission, all parties who are entitled to actual notice must file the registration form with the Board's secretary or Clerk of the City Commission. A party who is not entitled to actual written notice, but who believes that he or she has a special interest or would suffer an injury distinct in kind and degree from that shared by the public at large by the petition, may request affected party status by filing an application with the Clerk of the City Commission, in writing, during regular business hours no less than seven (7) days prior to the meeting when the petition is scheduled to be heard. The application must be filed and received by the Clerk of the City Commission, First Floor, City Hall, 200 East University Avenue, during business hours.

If you do not choose to participate in the quasi-judicial portion of the proceeding, you will be allowed to provide testimony and evidence during the public hearing portion of the meeting, up to 5 minutes per person.

If you have questions about a petition or the process, phone the Department of Community Development at 334-5022 or come to Room 158, Thomas Center B, 306 NE 6th Avenue, Gainesville, Florida, during business hours.

If any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings, and for such purposes, it may be necessary 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.

Persons with disabilities who require assistance to participate in the meeting are requested to notify the Equal Opportunity Department at 334-5051 at least 48 hours prior to the meeting date. If you have questions about a petition or the process, phone the Department of Community Development at 334-5022 or come to Room 158, Thomas Center B, 306 NE 6th Avenue, Gainesville, Florida, during business hours.

7/4/00