



# MEMORANDUM

Office of the City Attorney

Legistar No. 000904

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

**TO:** Mayor and City Commission

**DATE:** March 26, 2001  
FIRST READING

**FROM:** City Attorney

**SUBJECT:** Ordinance No. 0-01-16; Petition No. 15CPA-01PB  
An ordinance of the City of Gainesville, Florida, amending certain elements of the City of Gainesville 2000-2010 Comprehensive Plan to provide consistency with other elements of that Plan; amending the Concurrency Management Element by adding a certain area annexed into the City to Zone B of the Transportation Concurrency Exception Area; adding a policy to the Potable Water and Wastewater Element to show the addition into the Capital Improvements Element of the water main upgrade along a portion of Archer Road; amending policies of the Stormwater Element to provide consistency with the Capital Improvements Element regarding stormwater projects, to clarify that both public and public master stormwater basins are allowed, and to update the name of the Murphree Wellfield Management Zone; providing directions to the city manager; stating intent to adopt the amended elements as part of the City of Gainesville 2000-2010 Comprehensive Plan; providing a severability clause; providing a repealing clause; and providing an effective date.

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Recommendation: The City Commission (1) approve Petition 15CPA-01PB and (2) adopt the proposed ordinance.

Amendments to the Concurrency Management, Potable Water and Wastewater, and Stormwater Management Elements are needed in order for these previously updated and adopted comprehensive plan elements to remain consistent with related changes in the draft Future Land Use, Transportation Mobility, Capital Improvements, and Conservation, Open Space and Groundwater Recharge Elements of the proposed City of Gainesville 2000-2010 Comprehensive Plan.

### Concurrency Management Element

On January 10, 2000, the City annexed ("Clay Electric annexation") an approximately 3.4-acre property located on the north side of 39<sup>th</sup> Avenue, west of NW 43rd Street. This property is proposed for inclusion in the Transportation Concurrency Exception Area (TCEA) because it meets the criteria for being in the TCEA. The 3.4-acre property is an appropriate inclusion and will provide for equitable treatment of similar properties within the adopted TCEA.

The proposed 3.4-acre expansion of the TCEA is already reflected in the Future Land Use Map Series and the Transportation Mobility Map Series of the draft updates of the Future Land Use and Transportation Mobility Elements. The map entitled "Transportation Concurrency Exception Area" illustrates the proposed, revised TCEA area that includes the 3.4-acre addition, and is to replace the corresponding map in the adopted Concurrency Management Element. Revised legal descriptions reflect the 3.4-acre expansion and will replace their counterparts in the adopted Element.

#### Potable Water and Wastewater Element

New Policy 1.2.3--This proposed new policy is needed for consistency with the draft update of the Capital Improvements Element, which includes this project in the 5-Year Schedule of Capital Improvements. Low-pressure problems occurred periodically in the southwest area as a result of high demands during the spring of 2000. In order to alleviate these problems and continue to maintain adopted LOS (level of service) standards, a water main upgrade along Archer Road between Tower Road and I-75 at a cost of \$665,000 is planned.

#### Stormwater Management Element

Policy 1.2.2--The proposed changes to Policy 1.2.2 are consistent with the 5-Year Schedule of Capital Improvements in the draft update of the Capital Improvements Element. Estimated project costs are included in the 5-Year Schedule of Capital Improvements. The four projects are the Northeast Boulevard/Duck Pond Improvements, Brownfield Project, Sweetwater Branch-Paynes Prairie Outfall Facilities, and Hogtown Creek Sedimentation Project. No prioritization among the four projects was intended in the current, adopted policy or is suggested in the proposed update, so deletion of "priority for" is appropriate.

Policy 1.5.1--This revision to the Stormwater Management Element is needed in order to make it clear that public and private master stormwater basins are allowed. The deletion in the draft update of the Future Land Use Element (FLUE) of current FLUE Policy 2.7.5 is additional justification for this proposed revision. (Policy 2.7.5 states that "The City hereby adopts the Master Drainage Plan for T.J. Hawes Tract Basin No. 3 as approved by Alachua County and the St. Johns River Water Management District in February, 1986 as regulating stormwater management in the area legally described by the Plan.") The referenced master drainage plan in FLUE Policy 2.7.5 is a private, master stormwater basin plan.

Policy 1.6.2--This proposed change reflects corresponding terminology proposed in the updates of the Conservation Open Space and Groundwater Recharge and the Future Land Use Elements. This change also is consistent with the adopted, Alachua County Murphree Wellfield Protection Code.

Public notice was published in the Gainesville Sun on January 30, 2001. The Plan Board held a public hearing on February 15, 2001. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 15TCH-01 PB. Plan Board vote 6-0.


Fiscal Note - None


CITY ATTORNEY MEMORANDUM

The above-referenced ordinance was approved by the Plan Board on December 19, 2000, and the Community Development Department has requested the City Attorney's Office to prepare the appropriate ordinance amending the City of Gainesville 1991-2001 Comprehensive Plan.

Florida Statutes set forth the procedure for adoption of an amendment to the Comprehensive Plan. The second hearing will be held at the adoption stage of the ordinance and must be advertised approximately five (5) days after the day that the second advertisement is published.

The Plan amendment will not become effective until the State Department of Community Affairs 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 by:   
Patricia M. Carter,  
Sr. Assistant City Attorney

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

MJR:PMC:sw

# D R A F T

3-26-01

ORDINANCE NO. \_\_\_\_\_  
0-01-16

1  
2  
3  
4 **An ordinance of the City of Gainesville, Florida, amending certain elements**  
5 **of the City of Gainesville 1991-2001 Comprehensive Plan to provide**  
6 **consistency with other elements of that Plan; amending the Concurrency**  
7 **Management Element by adding a certain area annexed into the City to Zone**  
8 **B of the Transportation Concurrency Exception Area; adding a policy to the**  
9 **Potable Water and Wastewater Element to show the addition into the**  
10 **Capital Improvements Element of the water main upgrade along a portion of**  
11 **Archer Road; amending policies of the Stormwater Element to provide**  
12 **consistency with the Capital Improvements Element regarding stormwater**  
13 **projects, to clarify that both public and public master stormwater basins are**  
14 **allowed, and to update the name of the Murphree Wellfield Management**  
15 **Zone; providing directions to the city manager; stating intent to adopt the**  
16 **amended elements as part of the City of Gainesville 2000-2010**  
17 **Comprehensive Plan; providing a severability clause; providing a repealing**  
18 **clause; and providing an effective date.**

19  
20 **WHEREAS**, the City Plan Board authorized the publication of notice of a Public  
21 Hearing that the text of the City of Gainesville 1991-2001 Comprehensive Plan be  
22 amended; and

23 **WHEREAS**, notice was given and publication made as required by law and a  
24 Public Hearing was then held by the City Plan Board on February 15, 2001; and

25 **WHEREAS**, pursuant to law, an advertisement no less than two columns wide by  
26 10 inches long was placed in a newspaper of general circulation notifying the public of  
27 this proposed ordinance and of the Public Hearing to be held at the transmittal stage, in  
28 the City Commission Auditorium, City Hall, City of Gainesville, at least 7 days after the  
29 day the first advertisement was published; and

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

1           **WHEREAS**, a second advertisement no less than two columns wide by 10 inches  
2 long was placed in the aforesaid newspaper notifying the public of the second Public  
3 Hearing to be held at least 5 days after the day the second advertisement was published;  
4 and

5           **WHEREAS**, the two Public Hearings were held pursuant to the published notices  
6 described at which hearings the parties in interest and all others had an opportunity to be  
7 and were, in fact, heard; and

8           **WHEREAS**, prior to adoption of this ordinance, the City Commission has  
9 considered the comments, recommendation and objections, if any, of the State Land  
10 Planning Agency;

11           **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF**  
12 **THE CITY OF GAINESVILLE, FLORIDA:**

13       **Section 1.** Map 1, Exhibit A and Exhibit C of the Concurrency Management Element of  
14 the City of Gainesville 1991-2001 Comprehensive Plan, consisting of the map of the  
15 Transportation Concurrency Exception Area (TCEA), a legal description of the TCEA,  
16 and a legal description of Zone B of the TCEA, are replaced by the revised documents  
17 contained in Attachment A to this ordinance. The revised documents show the inclusion  
18 into Zone B of an area annexed into the City of Gainesville on January 10, 2000 by  
19 ordinance 990947.

20       **Section 2.** The Potable Water and Wastewater Element of the City of Gainesville 1991-  
21 2001 Comprehensive Plan is amended by the addition of a policy to read as follows:

22       1.2.3 In order to maintain adopted LOS standard for pressure, the City shall complete  
23 a distribution facility upgrade to its water main in Archer Road between I-75 and Tower

Road by the end of FY 2000/2001, as shown in the 5-Year Schedule of Capital Improvements.

**Section 3.** Policies 1.2.2, 1.5.1 and 1.6.2 of the Stormwater Management Element of the City of Gainesville 1991-2001 Comprehensive Plan are amended to read as follows:

1.2.2 The ~~priority for~~ Level 1 capital improvements for 2000 through 2010 shall be as follows:

- 1. Northeast Boulevard/Duck Pond Improvements as shown in the 5-Year Schedule of Capital Improvements. Located between NE 10<sup>th</sup> Avenue and NE 5<sup>th</sup> Avenue. ~~Estimated cost \$400,000;~~
- 2. Brownfield Project. Located south of SE Depot Avenue as shown in the 5-Year Schedule of Capital Improvements. ~~Estimated cost \$2,000,000;~~
- 3. Sweetwater Branch-Paynes Prairie Outfall Facilities as shown in the 5-Year Schedule of Capital Improvements. Located on Sweetwater Branch at Paynes Prairie. ~~Estimated cost \$2,000,000;~~ and
- 4. Hogtown Creek Sedimentation Project as shown in the 5-Year Schedule of Capital Improvements. Located at NW 34<sup>th</sup> Street and Hogtown Creek. ~~Estimated cost \$750,000.~~

1.5.1 The City shall ~~continue to~~ implement Land Development Regulations that allow shared or joint-use stormwater facilities, including public or private master stormwater basins.

1.6.2 The City shall continue to comply with adopted Land Development Regulations that restrict activities know to adversely affect water quality within the Murphree Wellfield Protection Management ~~Management~~ Zones.

**D R A F T**

**3-26-01**

1 **Section 4.** The City Manager is authorized and directed to make the necessary changes in  
2 maps and other data in the City of Gainesville 1991-2001 Comprehensive Plan, or  
3 element, or portion thereof in order to fully implement this ordinance.

4 **Section 5.** It is the intent of the City Commission that these amended elements will  
5 become part of the City of Gainesville 2000-2010 Comprehensive Plan upon adoption of  
6 a resolution.

7 **Section 6.** If any section, sentence, clause or phrase of this ordinance is held to be invalid  
8 or unconstitutional by any court of competent jurisdiction, then said holding shall in no  
9 way affect the validity of the remaining portions of this ordinance.

10 **Section 7.** All ordinances or parts of ordinances in conflict herewith are to the extent of  
11 such conflict hereby repealed.

12 **Section 8.** This ordinance shall become effective immediately upon final adoption;  
13 however, the amendment to the 1991-2001 Comprehensive Plan shall not become  
14 effective until the state land planning agency issues a final order determining the adopted  
15 amendment to be in compliance in accordance with section 163.3184(9), or until the  
16 Administration Commission issues a final order determining the adopted amendment to  
17 be in compliance in accordance with section 163.3184(10).

18 **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

19  
20 \_\_\_\_\_  
21 PAULA M. DeLANEY  
22 MAYOR

23  
24 ATTEST:

Approved as to form and legality

25  
26 \_\_\_\_\_  
27 KURT M. LANNON  
28 CLERK OF THE COMMISSION

\_\_\_\_\_  
MARION J. RADSON  
CITY ATTORNEY

# D R A F T

3-26-01

1 This Ordinance passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

2 This Ordinance passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

3

4 carter:ordinances:15CPA-01 PB

5



Item No. 7

**TO:** City Plan Board **Date:** February 15, 2001  
**FROM:** Planning Division Staff  
**SUBJECT:** Petition 15CPA-01 PB. City Plan Board. Revise the Concurrency Management, Potable Water and Wastewater, and Stormwater Management Elements to reflect related changes in the Future Land Use, Transportation Mobility, Capital Improvements, and Conservation, Open Space and Groundwater Recharge Elements of the proposed City of Gainesville 2000-2010 Comprehensive Plan.

**Recommendation**

Planning Division staff recommends approval of the proposed revisions.

**Explanation**

Amendments to the Concurrency Management, Potable Water and Wastewater, and Stormwater Management Elements are needed in order for these previously updated and adopted comprehensive plan elements to remain consistent with related changes in the draft Future Land Use, Transportation Mobility, Capital Improvements, and Conservation, Open Space and Groundwater Recharge Elements of the proposed City of Gainesville 2000-2010 Comprehensive Plan. Proposed text additions and deletions are shown respectively as ~~stricken through~~ and underlined.

***Concurrency Management Element***

On January 10, 2000 the City annexed ("Clay Electric annexation") an approximately 3.4-acre property located on the north side of 39<sup>th</sup> Avenue, west of NW 43rd Street. This property is proposed for inclusion in the Transportation Concurrency Exception Area (TCEA) because it meets the criteria for being in the TCEA. A study of the attached map indicates that the area is an appropriate inclusion and will provide for equitable treatment of similar properties in the City within the adopted TCEA. This proposed amendment of the TCEA is an amendment of the adopted Concurrency Management Element.

The proposed 3.4-acre expansion of the TCEA is already reflected in the Future Land Use Map Series and the Transportation Mobility Map Series of the draft updates of the Future Land Use and Transportation Mobility Elements. The attached map entitled *Transportation Concurrency Exception Area* illustrates the proposed, revised TCEA area that includes the 3.4-acre addition, and is to replace the corresponding map in the adopted Concurrency Management Element. The legal descriptions for the current TCEA are also in the adopted Concurrency Management

Element. The attached legal descriptions (*Exhibits "A" and "C"*) are to replace their counterparts in the adopted Element, and are revised to reflect the 3.4-acre expansion, which affects the overall TCEA legal description and that of Zone B.

***Potable Water and Wastewater Element***

**Policy 1.2.3**

*In order to maintain adopted LOS standards for pressure, the City shall complete a distribution facility upgrade to the water main in Archer Road between I-75 and Tower Road by the end of FY 2000/2001, as shown in the 5-Year Schedule of Capital Improvements.*

This proposed new policy is needed for consistency with the draft update of the Capital Improvements Element, which includes this project in the 5-Year Schedule of Capital Improvements. Low-pressure problems occurred periodically in the southwest area as a result of high demands during the spring of 2000. In order to alleviate these problems and continue to maintain adopted LOS (level of service) standards, a water main upgrade along Archer Rd between Tower Road and I-75 at a cost of \$665,000 is planned.

***Stormwater Management Element***

***Policy 1.2.2***

*The ~~priority for~~ Level 1 capital improvements for 2000 through 2010 shall be as follows:*

- 1. Northeast Boulevard/Duck Pond Improvements as shown in the 5-Year Schedule of Capital Improvements. Located between NE 10th Avenue and NE 5th Avenue. ~~Estimated cost \$400,000;~~*
- 2. Brownfield Project. Located south of SE Depot Avenue as shown in the 5-Year Schedule of Capital Improvements. ~~Estimated cost \$2,000,000;~~*
- 3. Sweetwater Branch-Paynes Prairie Outfall Facilities as shown in the 5-Year Schedule of Capital Improvements. Located on Sweetwater Branch at Paynes Prairie. ~~Estimated cost \$2,000,000; and~~*
- 4. Hogtown Creek Sedimentation Project as shown in the 5-Year Schedule of Capital Improvements. Located at N.W. 34th Street and Hogtown Creek. ~~Estimated construction cost \$750,000.~~*

The proposed changes to Policy 1.2.2 are consistent with the 5-Year Schedule of Capital Improvements in the draft update of the Capital Improvements Element. Estimated project costs are included in the 5-Year Schedule of Capital Improvements. No prioritization among the four projects was intended in the current, adopted policy or is suggested in the proposed update, so deletion of “*priority for*” is appropriate.

*Policy 1.5.1*

*The City shall ~~continue to~~ implement Land Development Regulations that allow shared or joint-use stormwater facilities, including public or private master stormwater basins.*

This revision to the Stormwater Management Element is needed in order to make it clear that public and private master stormwater basins are allowed. The deletion in the draft update of the Future Land Use Element (FLUE) of current FLUE Policy 2.7.5 is additional justification for this proposed revision. (Policy 2.7.5 states that “The City hereby adopts the Master Drainage Plan for T.J. Hawes Tract Basin No. 3 as approved by Alachua County and the St. Johns River Water Management District in February, 1986 as regulating stormwater management in the area legally described by the Plan.”) The referenced master drainage plan in FLUE Policy 2.7.5 is a private, master stormwater basin plan.

*Policy 1.6.2*

*The City shall continue to comply with adopted Land Development Regulations that restrict activities known to adversely affect water quality within the Murphree Wellfield Protection Management Zones.*

This proposed change reflects corresponding terminology proposed in the updates of the Conservation Open Space and Groundwater Recharge and the Future Land Use Elements. This change also is consistent with the adopted, Alachua County Murphree Wellfield Protection Code.

**Consistency with the Comprehensive Plan**

The proposed amendments are consistent with the proposed 2000-2010 City of Gainesville Comprehensive Plan.

**Impact on Affordable Housing**

The proposed amendments will have no impact on the provision of affordable housing.

Respectfully submitted,



Ralph Hilliard  
Planning Manager

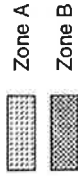
RH:DM

Attachments

# TRANSPORTATION CONCURRENCY EXCEPTION AREA

## Legend

Transportation Concurrency  
Exception Area Sub-Zones

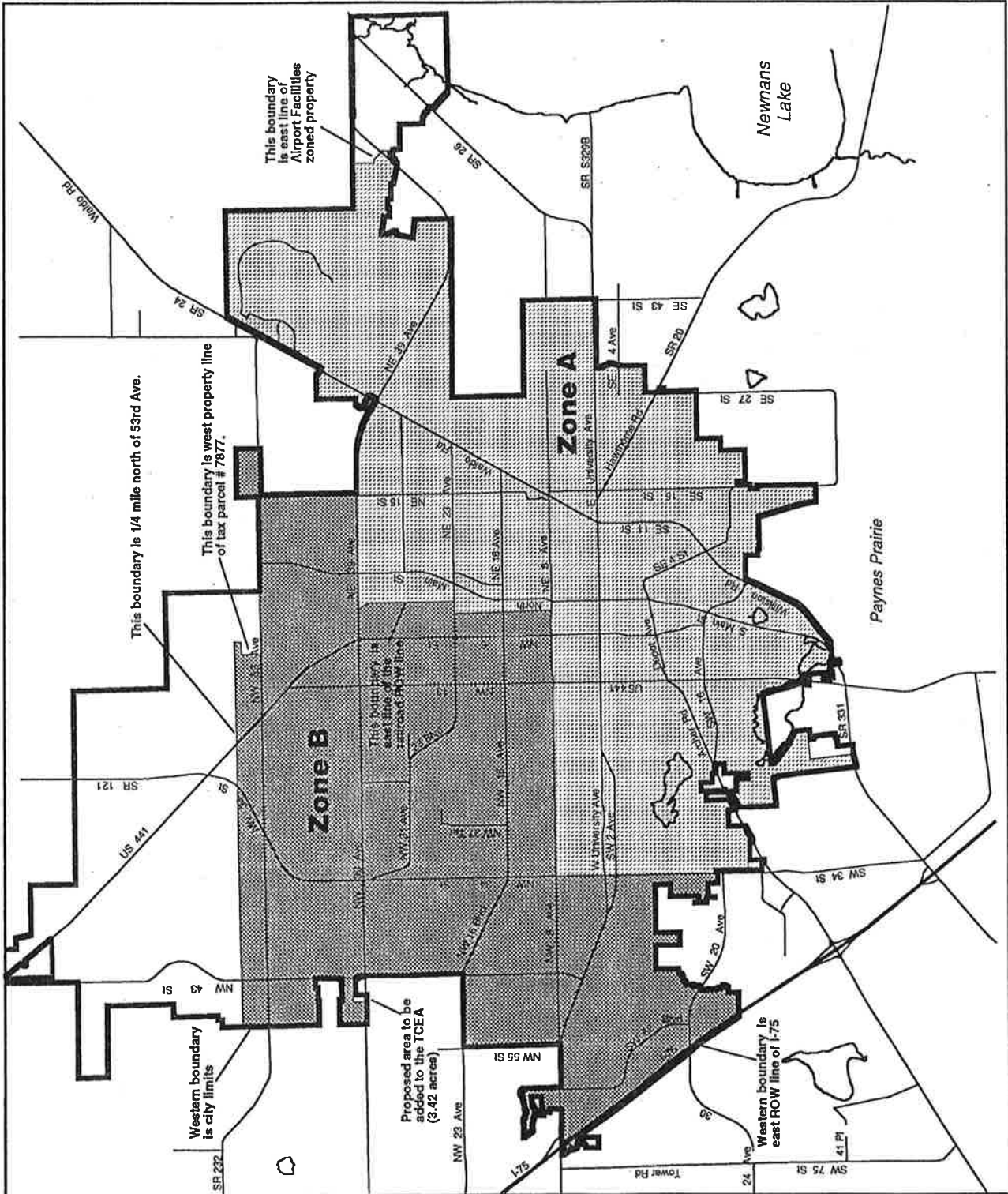


City Limits



**City of Gainesville, Florida**

Prepared by the  
Department of Community Development  
January 2001





## EXHIBIT "A"

January 24, 2001

### LEGAL DESCRIPTION FOR THE ENTIRE TRANSPORTATION CONCURRENCY EXCEPTION AREA

That area comprising Zone A and Zone B of the Transportation Concurrency Exception Area being described as:

All that area lying within the municipal boundaries of the City Of Gainesville, Florida; (heretofore known as "city limits"), as of December 3, 1999 with the addition of that property annexed into the City Of Gainesville on January 10, 2000 as per Ordinance No. 990947, being described as:

A part of the East half (E1/2) of the Southeast quarter (SE ¼) of Section 22, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southeast corner of said East half (E ½) of the Southeast quarter (SE ¼) and run thence North 89 degrees, 49 minutes, 38 seconds West, along the South boundary thereof, 1322.34 feet to the Southwest corner of said East half (E ½) of Southeast quarter (SE ¼), thence North 0 degrees, 06 minutes, 22 seconds East, along the West boundary of said East half (E ½) of Southeast quarter (SE ¼), 50.00 feet to the North right-of-way line of Northwest 39<sup>th</sup> Avenue and the point of beginning, thence continue North 0 degrees, 06 minutes, 22 seconds East, along said West boundary, 645.86 feet; thence South 89 degrees, 49 minutes, 38 seconds East, 250.00 feet, thence south 0 degrees, 06 minutes, 22 seconds West, parallel to said West boundary, 645.86 feet to said North right-of-way line, thence North 89 degrees, 49 minutes, 38 seconds West, along said right-of-way line 250.00 feet to the point of beginning.

**LESS** the following described area:

That northern portion of the City Of Gainesville lying north of the following described line:

Commence at a point lying on the west city limits line, and being one-quarter mile (1/4 mile) north of the north right-of-way line of NW 53<sup>rd</sup> Avenue; thence run East parallel to and one-quarter mile (1/4 mile) north of said NW 53<sup>rd</sup> Avenue to the west line of that parcel number 07877-000-000 (as of the aforementioned April 1, 1999 date); from said west line run southerly and westerly along the westerly parcel lines of said parcel number 07877-000-000 to the north right-of-way line of NW 53<sup>rd</sup> Avenue; thence run East to the east city limits line.

**AND LESS:**

All that area lying and being in the City of Gainesville, Alachua County, Florida, lying East of the following described line:

Commence at the northwest corner of the northeast one-quarter (NE ¼) of Section 30, Township 9 South, Range 21 East; thence run South along the west line of said northeast one-quarter (NE ¼) to a point 50 feet south of the south line of said northeast one-quarter (NE ¼); thence run East a distance of 176.35 feet; thence run South 48 degrees East to a point on the southerly right-of-way line of State Road No. S-222; thence run Northeasterly along said southerly right-of-way line to a point on the west line of the east one-half (E ½) of the southwest one-quarter (SW ¼) of the northeast one-quarter (NE ¼) of the aforementioned Section 30, Township 9 South, Range 21 East; thence run South along said west line to point of ending on the City of Gainesville city limits line.

## EXHIBIT "C"

January 24, 2001

### LEGAL DESCRIPTION FOR ZONE "B" OF THE TRANSPORTATION CONCURRENCY MANAGEMENT AREA

That area comprising Zone "B" of the Transportation Concurrency Exception Area lying within the municipal boundaries of the City of Gainesville, Florida; (heretofore known as "city limits") as of April 1, 1999; being more particularly described as follows:

Commence at a point lying on the west city limits line, and being one-quarter mile (1/4 mile) north of the north right-of-way line of NW 53<sup>rd</sup> Avenue, as the Point-of-Beginning; thence run East parallel to and one-quarter mile (1/4 mile) north of said NW 53<sup>rd</sup> Avenue to the west line of that parcel number 07877-000-000 (as of April 1, 1999); from said west line run southerly and westerly along the westerly parcel lines of said parcel number 07877-000-000 to the north right-of-way line of NW 53<sup>rd</sup> Avenue; thence run East to the east city limits line; thence follow the city limits line to a point on the northeast corner of the intersection of NE 15<sup>th</sup> Street and NE 39<sup>th</sup> Avenue; thence run West along the north right-of-way line of NE 39<sup>th</sup> Avenue and NW 39<sup>th</sup> Avenue to the east line of the Seaboard Coastline Railroad right-of-way line; thence run southerly along said east railroad right-of-way line to the north right-of-way line of NE 23<sup>rd</sup> Avenue; thence run West along the north right-of-way line of NE 23<sup>rd</sup> Avenue and NW 23<sup>rd</sup> Avenue to a point on the northerly extension of the east right-of-way line of NW 2<sup>nd</sup> Street; thence run South along said northerly extension and along the east right-of-way line of said NW 2<sup>nd</sup> Street to the north right-of-way line of NW 8<sup>th</sup> Avenue; thence run West along said north right-of-way line of NW 8<sup>th</sup> Avenue to the east right-of-way line of NW 34<sup>th</sup> Street; thence run South along the east right-of-way line of NW 34<sup>th</sup> Street and SW 34<sup>th</sup> Street to its intersection with a southerly city limits line; thence follow said city limits line in a westerly direction to its intersection with the east right-of-way line of Interstate 75; thence run northwesterly along said east right-of-way line to its intersection with the north right-of-way line of Newberry Road (being also a northern city limits line); thence follow the city limits to the Point-of-Beginning, and close.

#### AND:

That property annexed into the City Of Gainesville on January 10, 2000 as per Ordinance No. 990947, being described as:

A part of the East half (E1/2) of the Southeast quarter (SE ¼) of Section 22, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southeast corner of said East half (E ½) of the Southeast quarter (SE ¼) and run thence North 89 degrees, 49 minutes, 38 seconds West, along the South boundary thereof, 1322.34 feet to the Southwest corner of said East half (E ½) of Southeast quarter (SE ¼), thence North 0 degrees, 06 minutes, 22 seconds East, along the West boundary of said East half (E ½) of Southeast quarter (SE ¼), 50.00 feet to the North right-of-way line of Northwest 39<sup>th</sup> Avenue and the point of beginning, thence continue North 0 degrees, 06 minutes, 22 seconds East, along said West boundary, 645.86 feet; thence South 89 degrees, 49 minutes, 38 seconds East, 250.00 feet, thence south 0 degrees, 06 minutes, 22 seconds West, parallel to said West boundary, 645,86 feet to said North right-of-way line, thence North 89 degrees, 49 minutes, 38 seconds West, along said right-of-way line 250.00 feet to the point of beginning.



7. **Petition 15CPA-01 PB** City Plan Board. Revise the Concurrency Management, Potable Water and Wastewater, and Stormwater Management Elements to reflect related changes in the Future Land Use, Transportation Mobility, Capital Improvements, and Conservation, Open Space and Groundwater Recharge Elements of the proposed City of Gainesville 2000-2010 Comprehensive Plan.

Mr. Dean Mimms was recognized. Mr. Mimms explained that the proposed revisions were to previously adopted or updated Comprehensive Plan Elements. He noted that the purpose was to keep the Comprehensive Plan mutually consistent. He presented a map and pointed out a 3.2 acre area to be added to the Transportation Concurrency Exception Area. He reviewed proposed changes to the Potable Water and Wastewater, Stormwater Management, Future Land Use, Transportation Mobility, Capital Improvements, and Conservation, Open Space and Groundwater Recharge Elements of the proposed City of Gainesville 2000-2010 Comprehensive Plan. Mr. Mimms offered to answer any questions from the board.

Mr. Pearce asked why the proposed changes mentioned an impact on affordable housing.

Mr. Mimms indicated that the language was required by the Code.

Mr. Pearce asked when discussion of the impact on affordable housing took place.

Mr. Mimms explained that it would be discussed with quasi-judicial changes such as rezoning.

There was no public comment on the petition.

<u>Motion By:</u> Dr. Fried	<u>Seconded By:</u> Mr. Pearce
<u>Moved to:</u> Approve Petition 15CPA-01 PB.	<u>Upon Vote:</u> Motion Carried 6 - 0 Yeas: Carter, Guy, Fried, Pearce, Myers, McGill

