

Alachua County Fairgrounds

PB-00-80 LUC & PB-00-81 ZON
Redevelopment
City of Gainesville

City Commission Adoption Hearing

October 21, 2010





STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

September 13, 2010

The Honorable Craig Lowe
Mayor, City of Gainesville
Post Office Box 490, Station 19
Gainesville, Florida 32601-0490

Dear Mayor Lowe:

The Department of Community Affairs has completed its review of the proposed Comprehensive Plan Amendment for the City of Gainesville, DCA Number 10-1, which was received on July 16, 2010. Copies of the proposed amendment have been distributed to appropriate state, regional and local agencies for their review, and their comments are enclosed.

The Department has reviewed the comprehensive plan amendment for consistency with Rule 9J-5, Florida Administrative Code and Chapter 163, Part II, Florida Statutes and the City of Gainesville Comprehensive Plan. The Department does not identify any objections and this letter serves as the Objections, Recommendations and Comments report.

Sincerely,

Mike McDaniel, Chief
Office of Comprehensive Planning

MM/ar

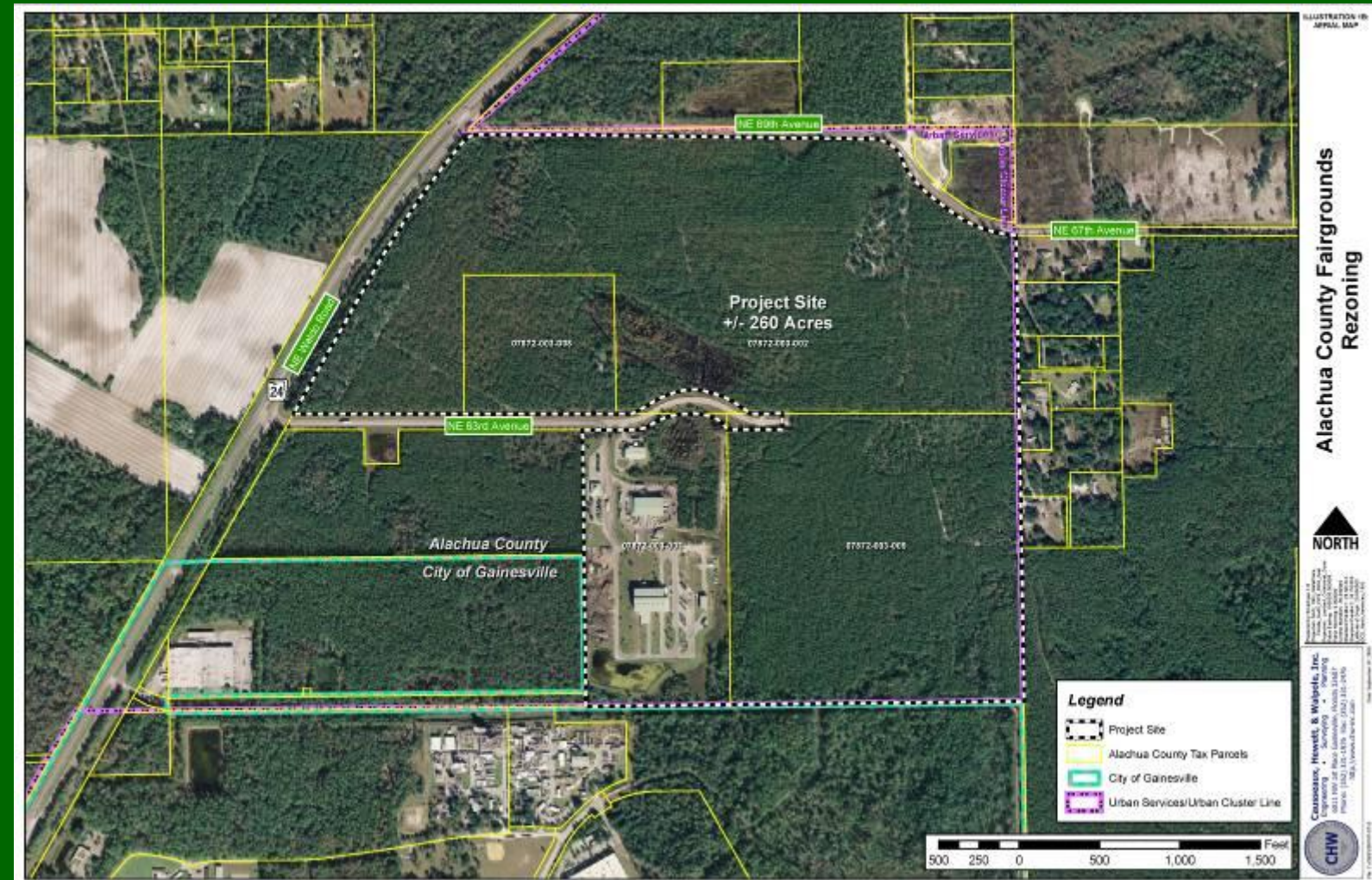
Enclosures: Review Agency Comments

cc: Mr. Scott Koons, AICP, Executive Director, North Florida Regional Planning Council
Mr. Dean Mimms, AICP, Chief of Comprehensive Planning, City of Gainesville

2555 SHUMARD OAK BOULEVARD ♦ TALLAHASSEE, FL 32399-2100
850-488-8466 (p) ♦ 850-921-0781 (f) ♦ Website: www.dca.state.fl.us

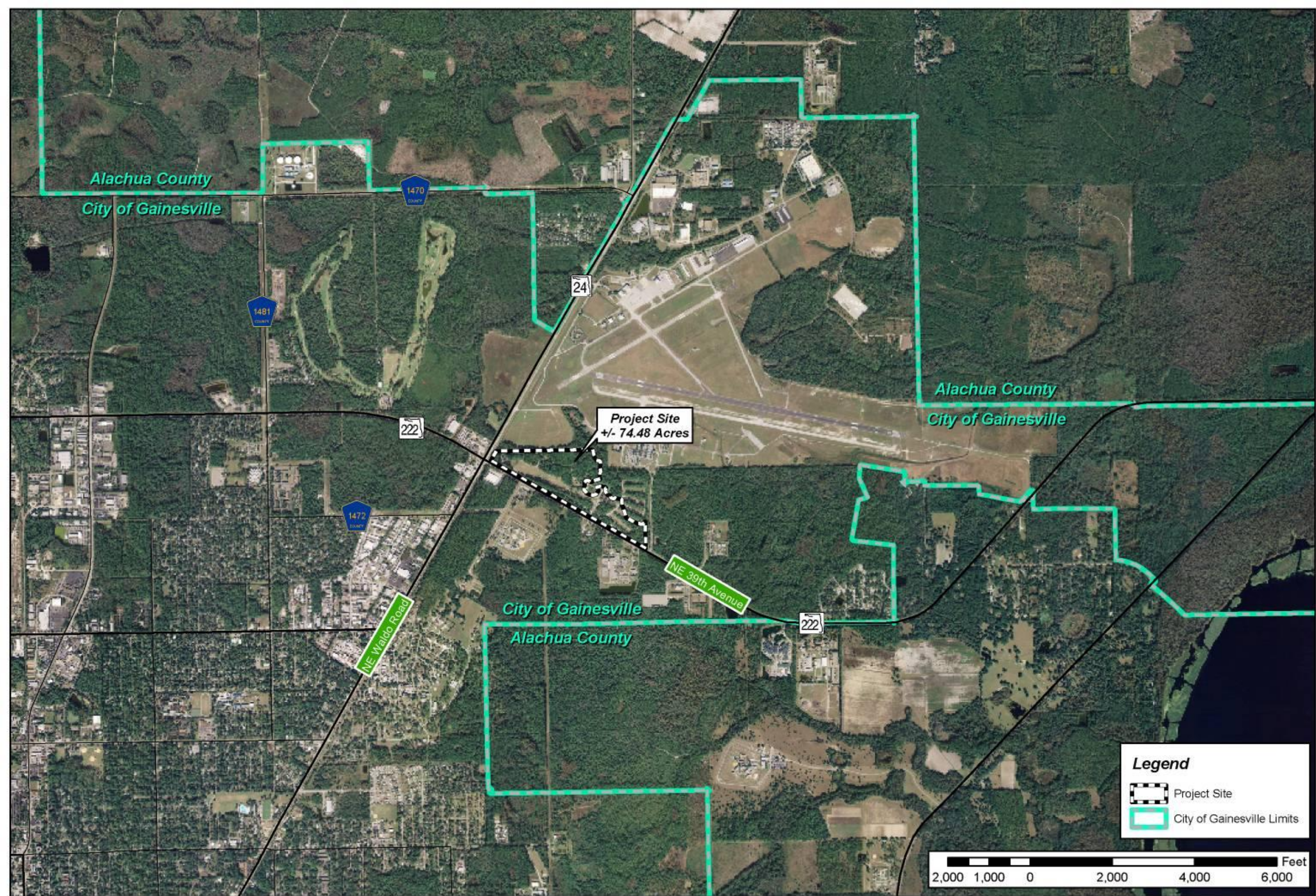
♦ COMMUNITY PLANNING 850-488-2356 (p) 850-488-3309 (f) ♦ FLORIDA COMMUNITIES TRUST 850-922-2207 (p) 850-921-1747 (f) ♦
♦ HOUSING AND COMMUNITY DEVELOPMENT 850-488-7956 (p) 850-922-5623 (f) ♦

Alachua County has purchased a new site for the new Fairgrounds,



opening up the existing property for redevelopment and wetland restoration

**Alachua County Fairgrounds Redevelopment
Large-scale Comprehensive Plan Amendment**



Prepared by: Employee 310
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Drawing Author: J. J. ...
Drawing Date: 1/25/2008 10:00:00 AM
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Legend

- Project Site
- City of Gainesville Limits



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Alachua County Fairgrounds Redevelopment
Large-scale Comprehensive Plan Amendment

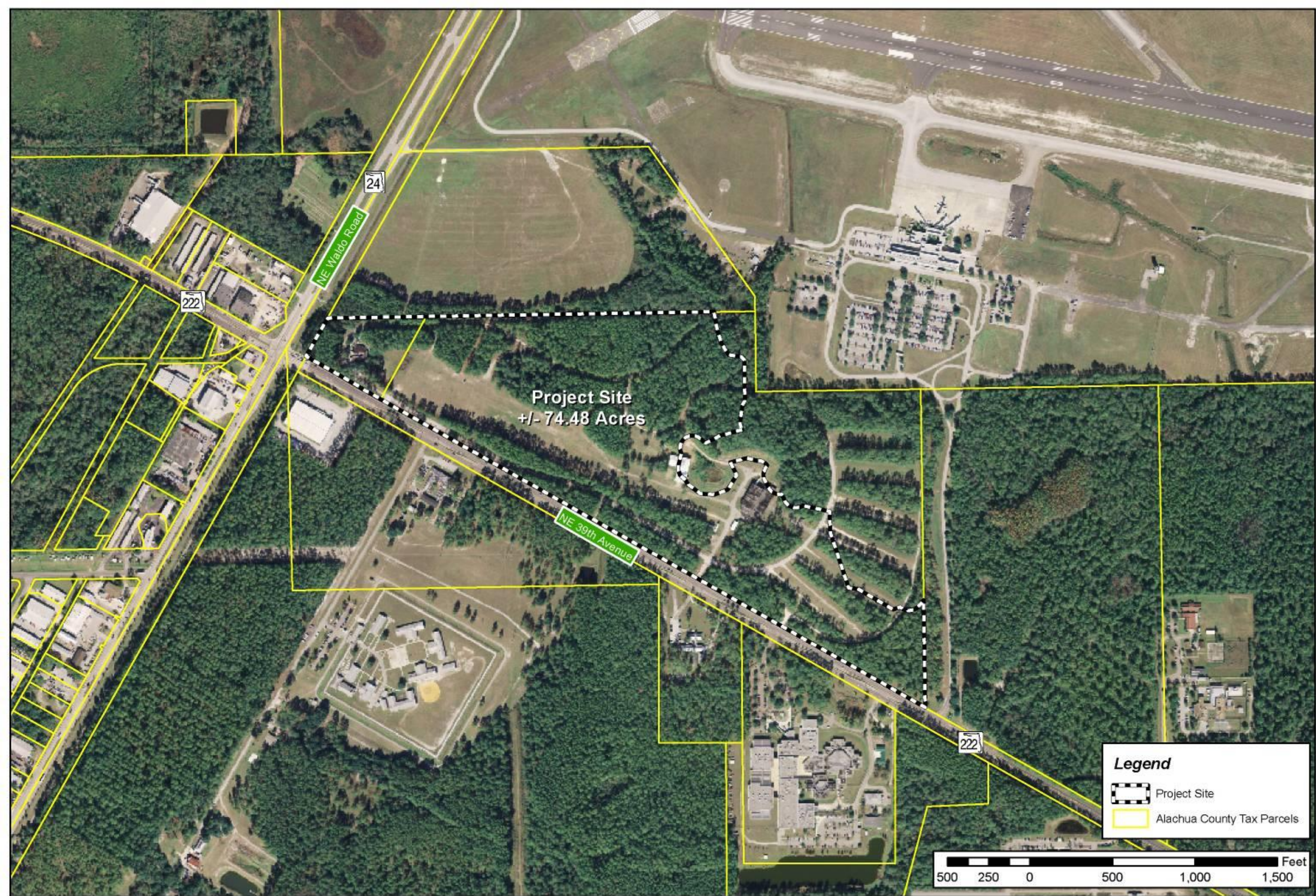


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Date: June 8, 2000
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Project Site
+/- 74.48 Acres

NE Waldo Road

NE 39th Avenue

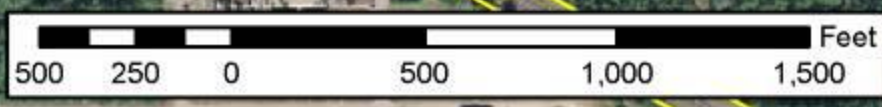
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24

222

Legend

-  Project Site
-  Alachua County Tax Parcels



Business Industrial Zoning

Uses by Right

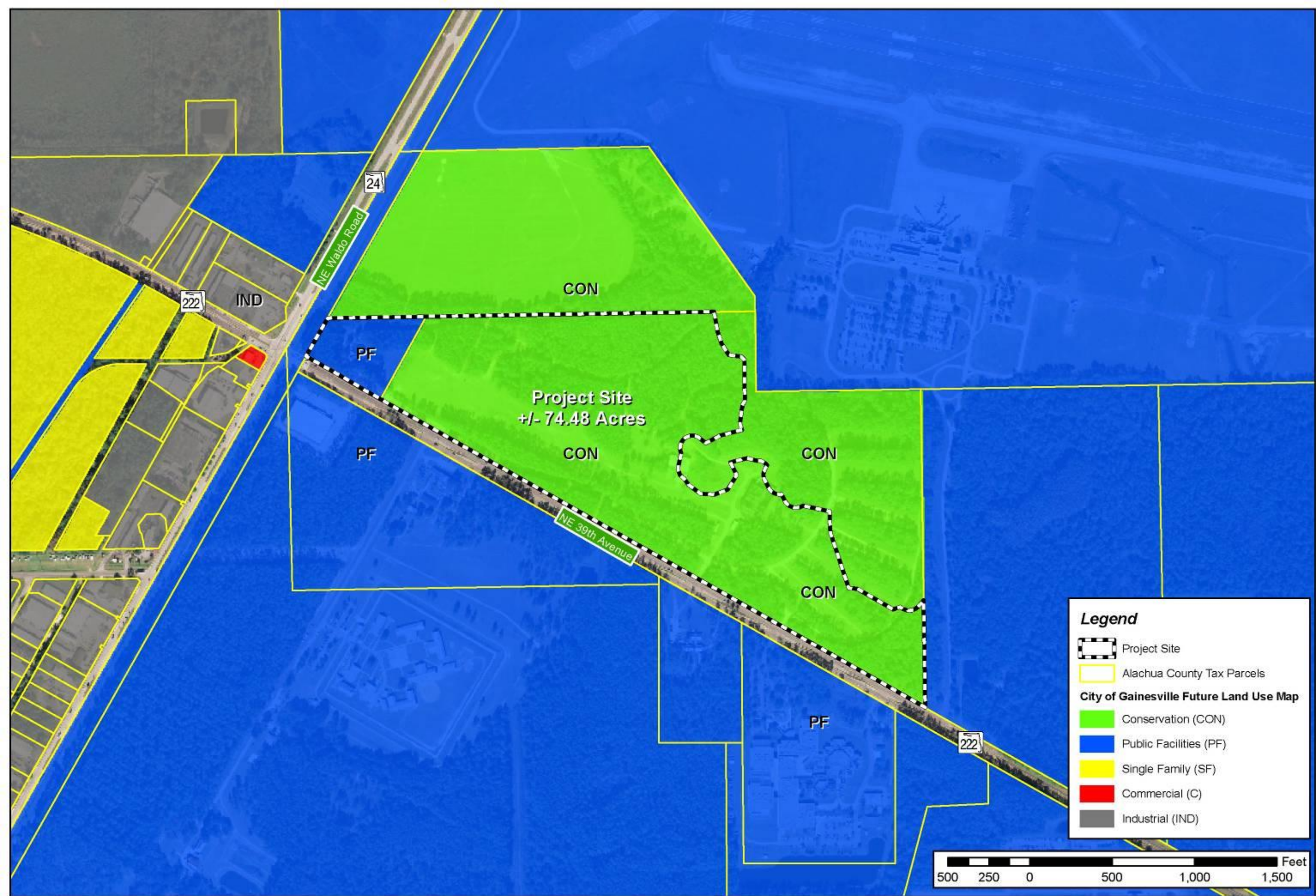
- Corporate Offices
- Research & Development
- Professional Schools
- Transportation Services
- Hotels and Motels
- Health Services
- Wholesale
- Furniture and fixtures
- Textile mill products
- Glass products
- Stone products
- Public Administration
- Job Training and vocational services

Alachua County Fairgrounds Redevelopment
Large-scale Comprehensive Plan Amendment



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Florida_North_FLIP_2000_Feet
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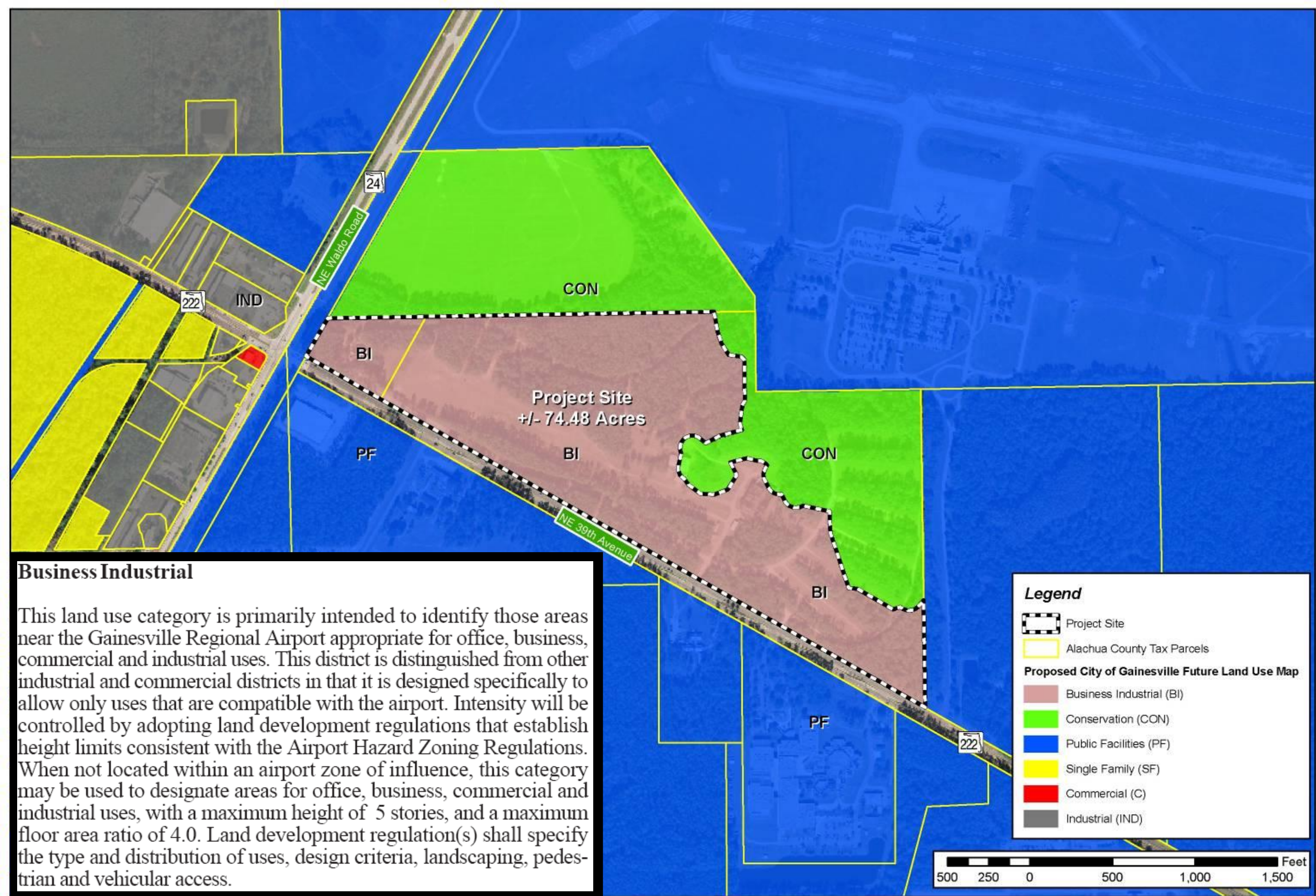
Causseaux, Hewett, & Walpole, Inc.
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Legend

-  Project Site
-  Alachua County Tax Parcels
- City of Gainesville Future Land Use Map**
-  Conservation (CON)
-  Public Facilities (PF)
-  Single Family (SF)
-  Commercial (C)
-  Industrial (IND)



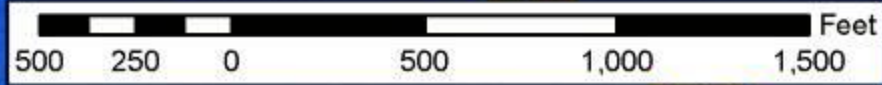


Business Industrial

This land use category is primarily intended to identify those areas near the Gainesville Regional Airport appropriate for office, business, commercial and industrial uses. This district is distinguished from other industrial and commercial districts in that it is designed specifically to allow only uses that are compatible with the airport. Intensity will be controlled by adopting land development regulations that establish height limits consistent with the Airport Hazard Zoning Regulations. When not located within an airport zone of influence, this category may be used to designate areas for office, business, commercial and industrial uses, with a maximum height of 5 stories, and a maximum floor area ratio of 4.0. Land development regulation(s) shall specify the type and distribution of uses, design criteria, landscaping, pedestrian and vehicular access.

Legend

- Project Site
- Alachua County Tax Parcels
- Proposed City of Gainesville Future Land Use Map**
- Business Industrial (BI)
- Conservation (CON)
- Public Facilities (PF)
- Single Family (SF)
- Commercial (C)
- Industrial (IND)



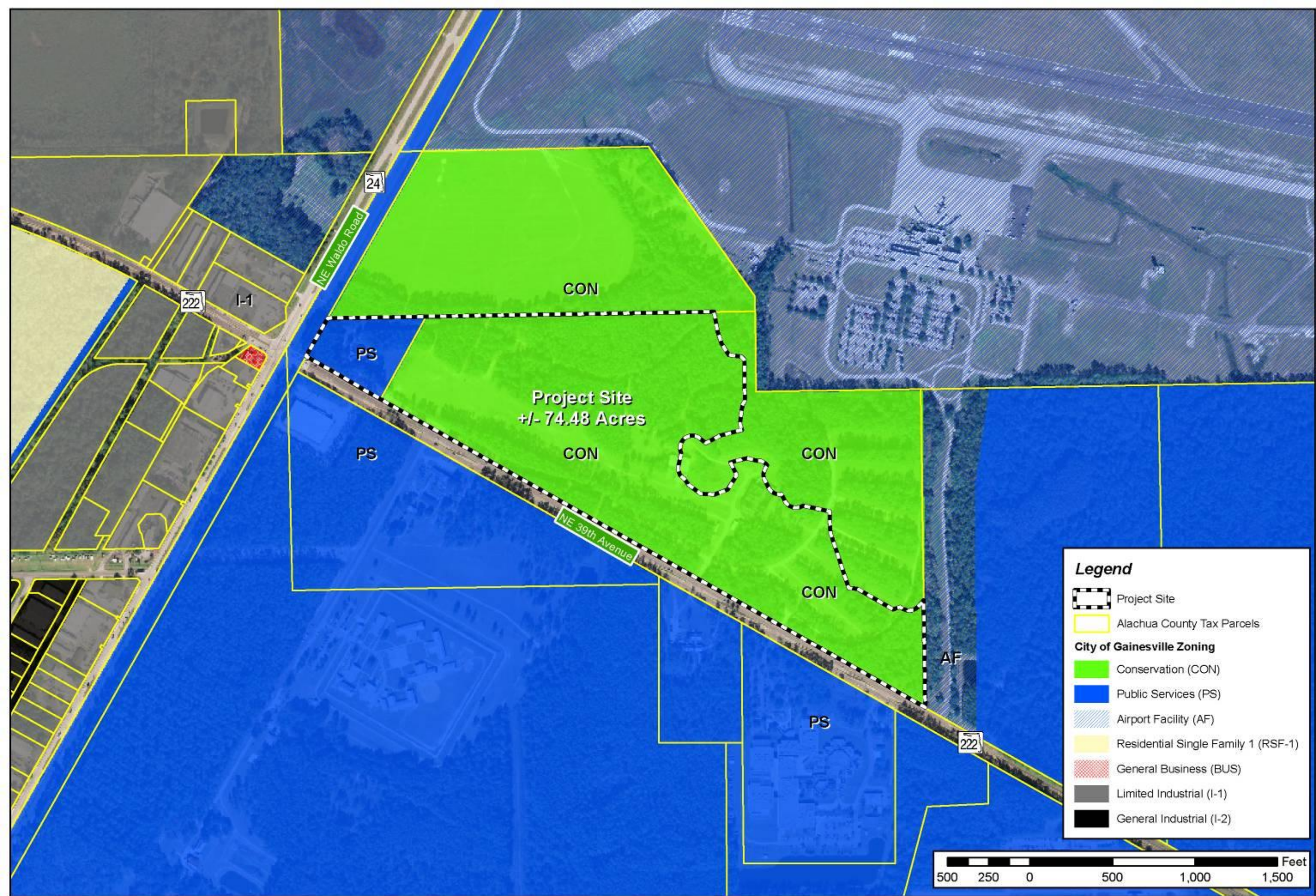
NORTH

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 UTM Easting: 769000

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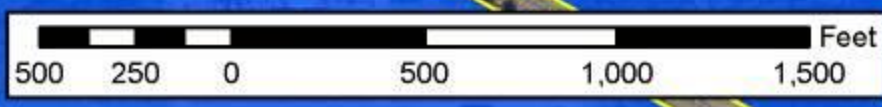
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Legend

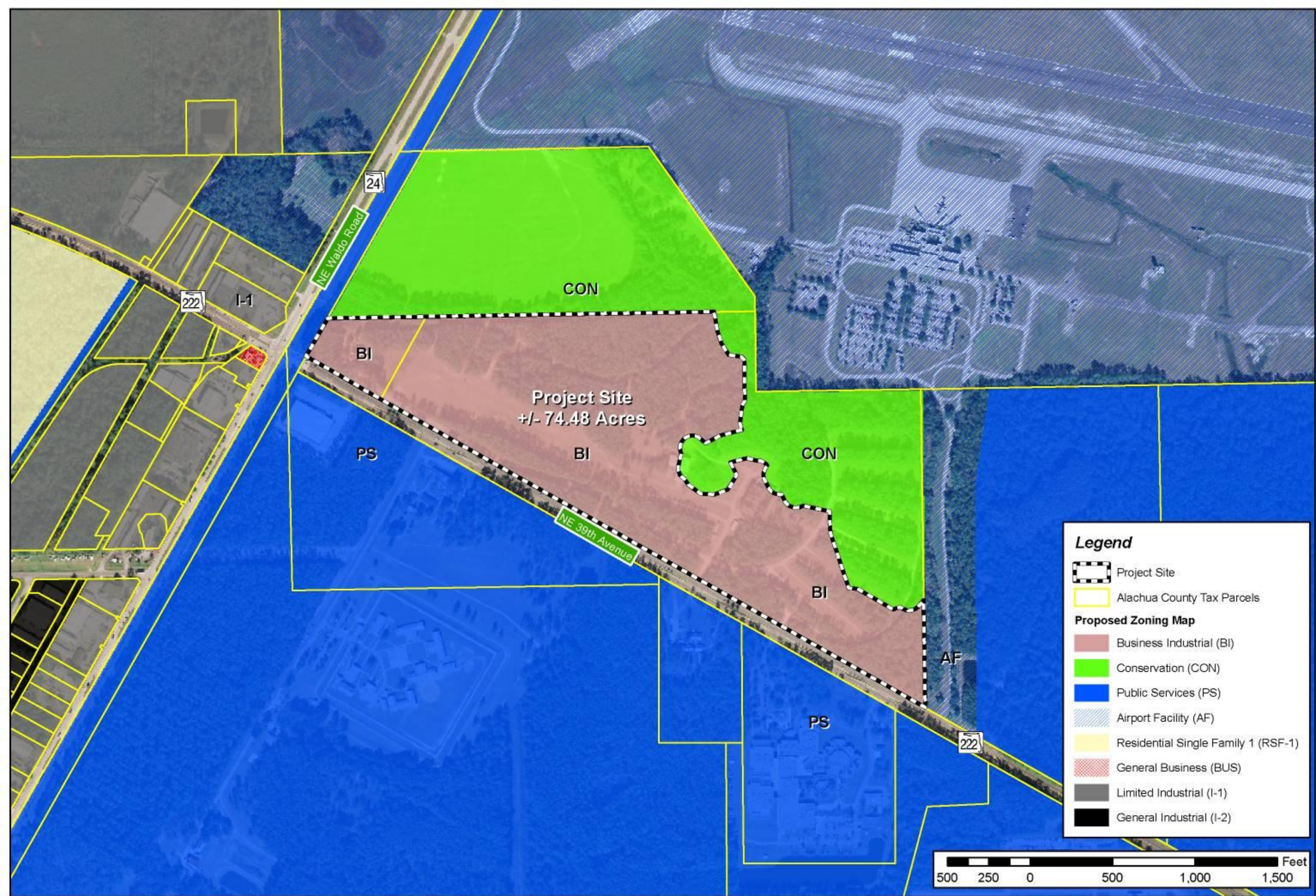
- Project Site
- Alachua County Tax Parcels
- City of Gainesville Zoning**
- Conservation (CON)
- Public Services (PS)
- Airport Facility (AF)
- Residential Single Family 1 (RSF-1)
- General Business (BUS)
- Limited Industrial (I-1)
- General Industrial (I-2)



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Legend

- Project Site
- Alachua County Tax Parcels

Proposed Zoning Map

- Business Industrial (BI)
- Conservation (CON)
- Public Services (PS)
- Airport Facility (AF)
- Residential Single Family 1 (RSF-1)
- General Business (BUS)
- Limited Industrial (I-1)
- General Industrial (I-2)



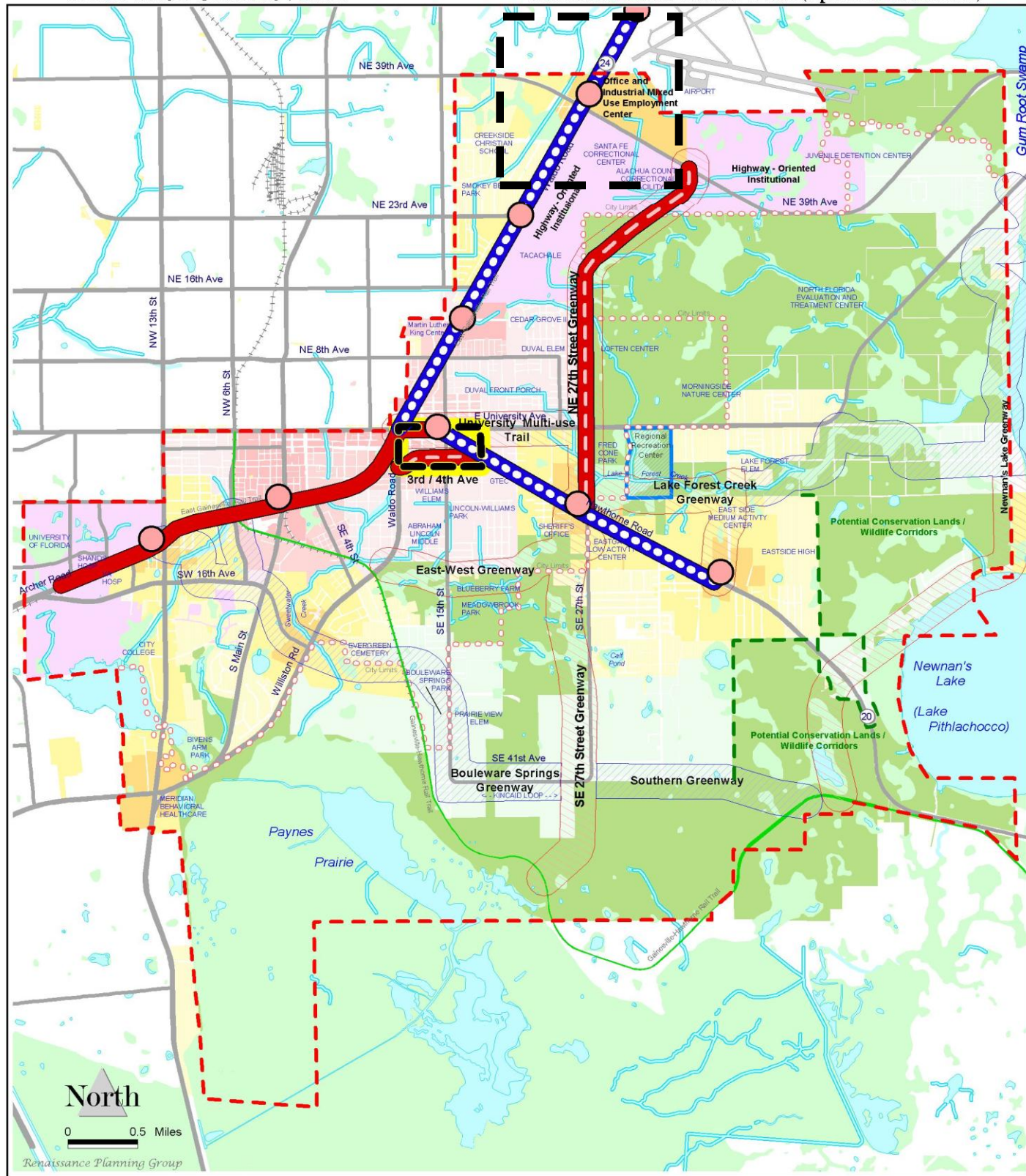
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Date: 06/08/2006 10:20:00

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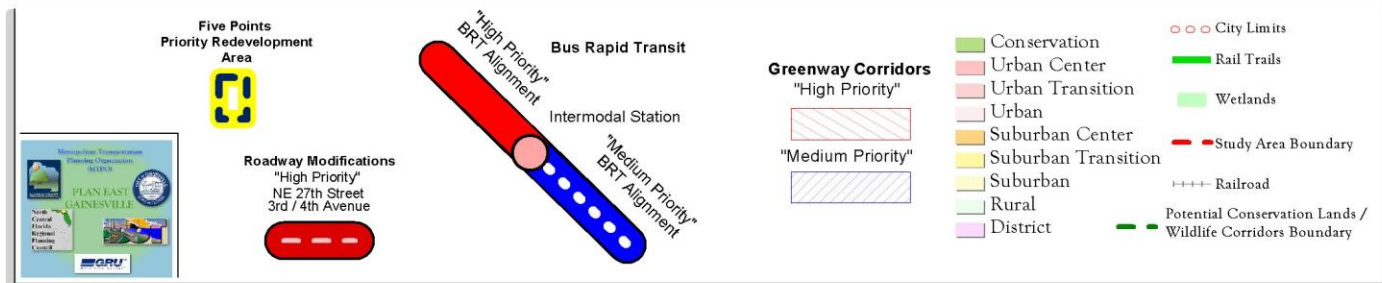
PLAN EAST GAINESVILLE

Figure A
Recommended Master Plan (Special Area Plan)



Plan East Gainesville

February 2002



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