



CITY OF GAINESVILLE

Department of Community Development

001149
Submitted
by
JANE B-H

NOTICE OF PROPOSED ENACTMENT OF ORDINANCE AND TRANSMITTAL HEARING BY CITY COMMISSION

PETITION TO AMEND THE FUTURE LAND USE MAP OF THE GAINESVILLE COMPREHENSIVE PLAN

March 23, 2001

RE: Petition 163LUC-00 PB. City Plan Board. Update the Future Land Use Element of the City of Gainesville 1991-2001 Comprehensive Plan for the proposed 2000-2010 Comprehensive Plan.

This notice has been mailed to you because the proposal for this petition is located on property within 400 feet of property you own according to the latest tax roll available to the City.

The City proposes to change the land use of 9 parcels of property that total 24 acres in size located on Southwest 13th Street (see enclosed map) from C (Commercial) and RH (Residential High Density, 8-100 units per acre) to MUM (Mixed Use Medium Intensity, 14-12-30 units per acre) in order to allow development of multi-family residential, offices, retail, services and light industrial uses. Tax parcel nos. 15696-001-000, 15696-003-000, 15696-005-000, 07332-000-000, 07332-200-001, 07332-200-002, 07332-200-003, 07252-002-000 and 07336-000-000

Description of proposed Land Use Category MUM (Mixed-Use Medium Intensity, 12 14-30 units per acre)—(As proposed for the 2000-2010 Comprehensive Plan Update of the Future Land Use Element. Words ~~stricken~~ are deletions; words underlined are additions.):

This category allows ~~includes~~ a mixture of residential, office, business and light industrial uses concentrated in mapped areas. This category shall also allow traditional neighborhoods and uses in conformance with the adopted Traditional Neighborhood Development (TND) ordinance or other traditional overlay ordinances adopted by the City. Public and private schools, institutions of higher learning, places of religious assembly and community facilities shall be appropriate in this category. Such development shall function as a neighborhood (~~activity~~) center serving multiple neighborhoods. It is not expected that these areas shall be expanded significantly during this planning period. Land development regulations shall ensure a compact, pedestrian environment for these areas; provide guidelines for the compatibility of permitted uses; and ensure that such areas do not serve overlapping market areas of other designated medium-intensity neighborhood (~~activity~~) centers. Residential development from 12 14 to 30 units per acre shall be permitted. Intensity will be controlled, in part, by adopting a 5-story height limit. Buildings in this category shall face the street and have modest (or no) front setbacks. ~~Floor-area ratios in this district shall not exceed 2.00.~~

* The City Commission will hold a public hearing and first reading of the proposed ordinance at the transmittal stage on **Monday, April 9, 2001 at 6:00 P.M.**, or as soon thereafter as may be heard, in the City Hall Auditorium, First Floor, 200 East University Avenue, Gainesville, Florida. If adopted on first reading, a second public hearing will be advertised after comments are received from the State Department of Community Affairs which will be held in the First Floor Auditorium of the City Hall at the address stated above. A copy of said ordinance is available for public inspection at the office of the Clerk of the Commission on the first floor of City Hall at 200 East University Avenue, Gainesville, Florida and at the Public Library, 401 East University Avenue, during regular business hours. On the date mentioned above, all interested parties may appear and be heard with respect to the proposed ordinance.

There will be an opportunity for public comment at the meeting. If you have questions about this 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.

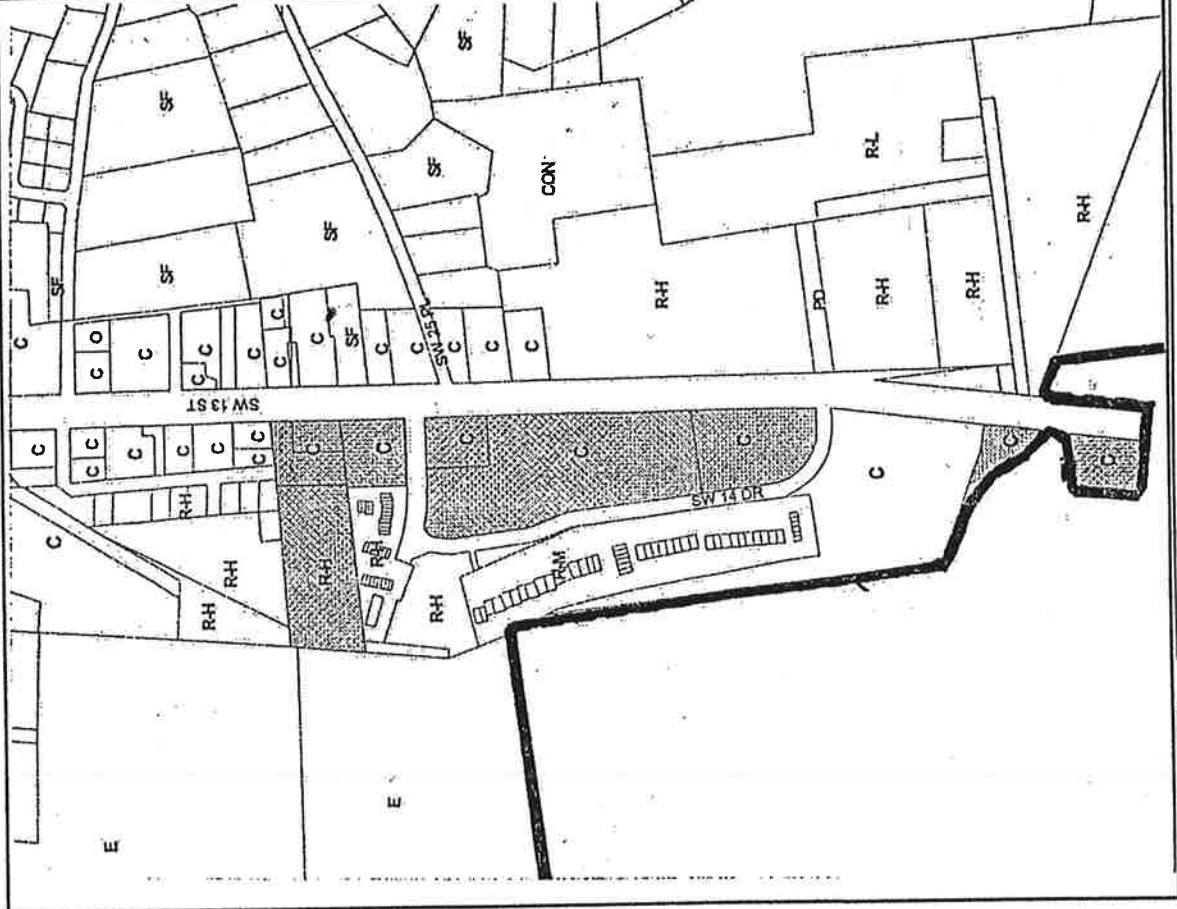
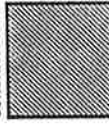
Persons with disabilities who require assistance to participate in the meeting are requested to notify the Equal Opportunity Department at 334-5051 (TDD 334-2069) at least 48 hours prior to the meeting date.

Land Use Designations

- SF Single Family (up to 8 units/acre)
- RL Residential Low Density (up to 12 units/acre)
- RM Residential Medium Density (8-30 units/acre)
- RH Residential High Density (8-100 units/acre)
- MUR Mixed Use Residential (up to 75 units/acre)
- MUL Mixed Use Low Intensity (10-30 units/acre)
- MUM Mixed Use Medium Intensity (14-30 units/acre)
- MUH Mixed Use High Intensity (up to 150 units/acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

--- Division line between two land use districts
 — City Limits

Area under petition consideration



LAND USE

Name	Petition Request	Map(s)	Petition Number
City Plan Board	From C and RH to MUM	4249	163LUC-00PB

