

PETITION 104PDA-06PB

**Amend Existing Uses and allow
Potential Future Construction on
Existing Planned Development**

An aerial photograph of a residential neighborhood with property lines overlaid. A yellow box at the top center contains the text 'PROJECT LOCATION'. A blue rectangle highlights a specific property on the left side of the map. A green banner on the far left contains the word 'COUNTY'. Three streets are labeled in red: 'NW 55TH STREET' (vertical on the left), 'NW 8TH AVENUE' (horizontal in the middle), and 'NEWBERRY ROAD' (diagonal in the bottom right).

PROJECT LOCATION

COUNTY

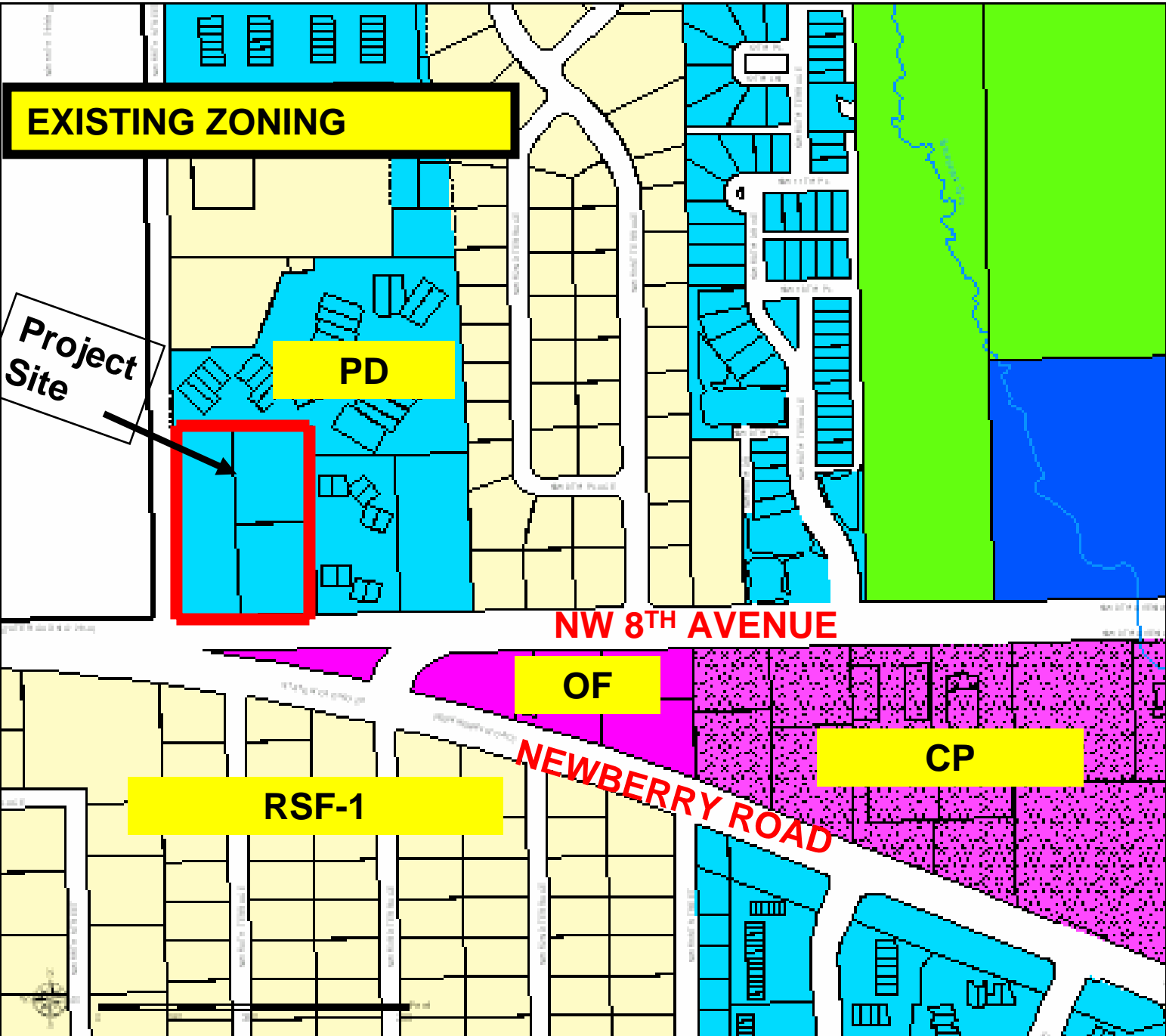
NW 55TH STREET

NW 8TH AVENUE

NEWBERRY ROAD

City of Gainesville
Community Development
Legend

- Lot Split
 - - - Zoning Split (see line)
- Zoning**
Zoning_Type
- RSF-1
 - RSF-2
 - RSF-3
 - RSF-4
 - AO
 - HO
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- Clear Subdivisions
Zoning County Designation
City Limits
Creeks
Lakes



PROPOSAL

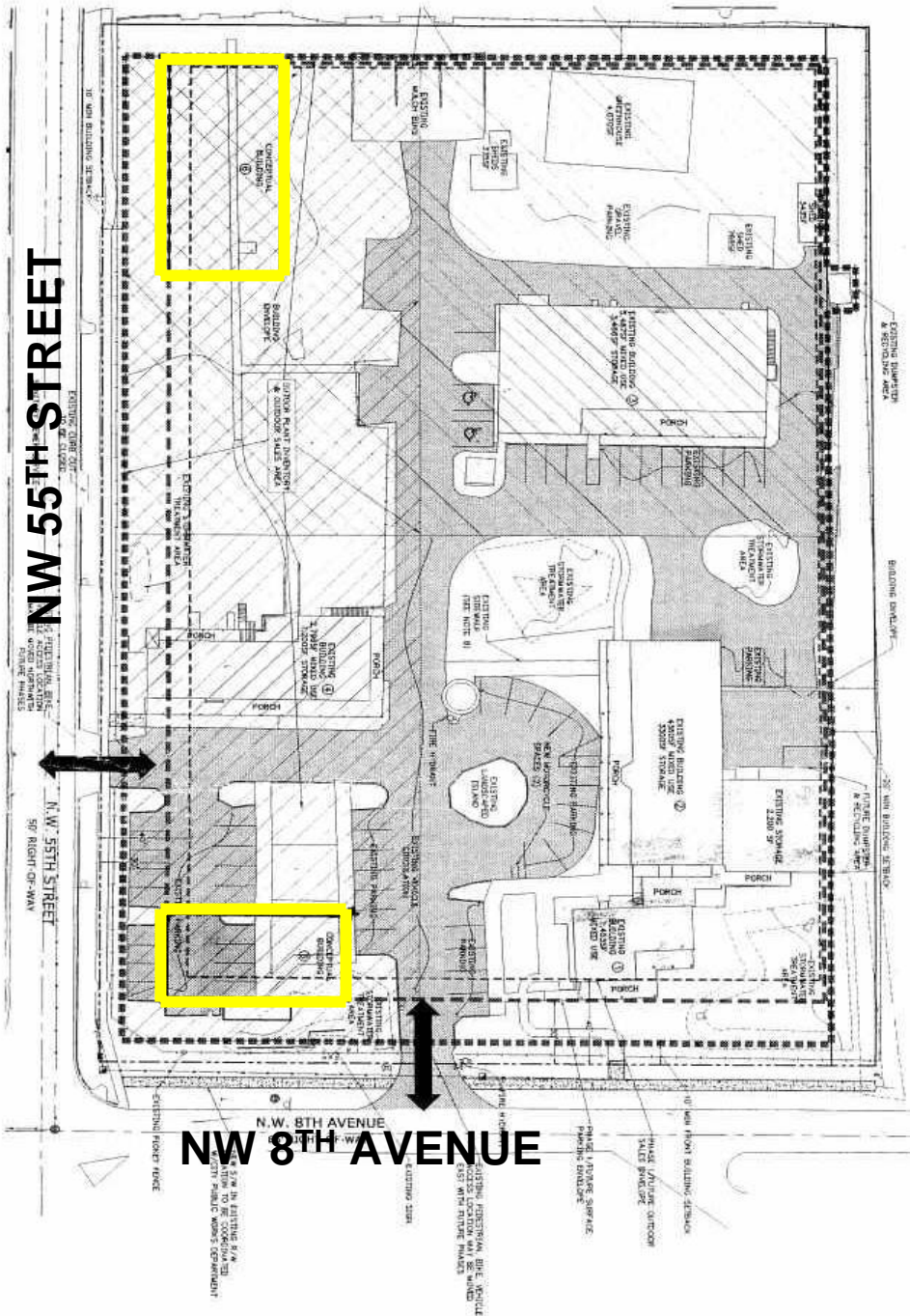
- **Continue Existing Plant Nursery**
- **Add Uses for “Green Market” Approach**
 - For Example:
 - **Farmer’s Market**
 - **Gourmet Food and Wine**
- **Potential for Future Building(s)**

PROPOSED SITE PLAN

- Maintains Original Layout with Existing Structures
- Allow for Potential Future Buildings
- Future Buildings Remain in Character with Existing Ones

EXISTING SITE PLAN

PROPOSED NEW CONSTRUCTION



CITY PLAN BOARD
MODIFICATIONS JUNE 15, 2006
PLAN BOARD MEETING:

- Plan Board recommended deleting first sentence of Condition # 10.

CITY PLAN BOARD MODIFIED

CONDITION:

- Condition 10: *All new construction shall be architecturally consistent with the existing structures currently on site.* Acceptable design shall be determined by the reviewing body, during development plan review, and shall be subject to the Central Corridors requirements.

STAFF RECOMMENDATION TO CITY COMMISSION:

- Condition 10: All new construction shall be architecturally consistent with the existing structures currently on site. Acceptable design shall be determined by the reviewing body, during development plan review, and shall be subject to the Central Corridors requirements.



HARMONY GARDENS



PATIO DESIGNS

