



**City of Gainesville**  
**Department of Sustainable Development**  
**Planning Division**

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## CITY PLAN BOARD STAFF REPORT

**PUBLIC HEARING DATE:** August 22, 2024

**PROJECT NAME AND NUMBER:** Hill Storage Zoning Map Change LD24-000073

**APPLICATION TYPE:** Rezoning (Quasi-Judicial)

**RECOMMENDATION:** Approve

**CITY PROJECT CONTACT:** Ari Rabinovich



**Figure 1: Aerial Location Map**

**APPLICATION INFORMATION:**

**Agent/Applicant:** Craig Brashier  
**Property Owner(s):** Mike Hill  
**Related Petition(s):** LD24-000072  
**Neighborhood Workshop:** June 27, 2024

**SITE INFORMATION:**

**Address:** North of NE Waldo Rd & NE 39<sup>th</sup> Ave Intersection  
**Parcel Number(s):** 08189-001-000  
**Acreage:** ± 6 acres  
**Existing Use(s):** Vacant  
**Land Use Designation(s):** Public and Institutional Facilities (PF)  
**Zoning Designation(s):** Airport Facility (AF)  
**Transportation Mobility Program Area:** Zone A

**ADJACENT PROPERTY CHARACTERISTICS:**

	<b>EXISTING USE(S)</b>	<b>LAND USE DESIGNATION(S)</b>	<b>ZONING DESIGNATION(S)</b>
<b>North</b>	Municipal Vacant	Public and Institutional Facilities (PF)	Airport Facility (AF)
<b>South</b>	Warehouse/Distribution	Industrial (IND)	Limited Industrial (I-1)
<b>East</b>	Rail to Trail Bike Path	Public and Institutional Facilities (PF)	Public Services and Operations (PS)
<b>West</b>	Light Manufacturing	Industrial (IND)	Limited Industrial (I-1)

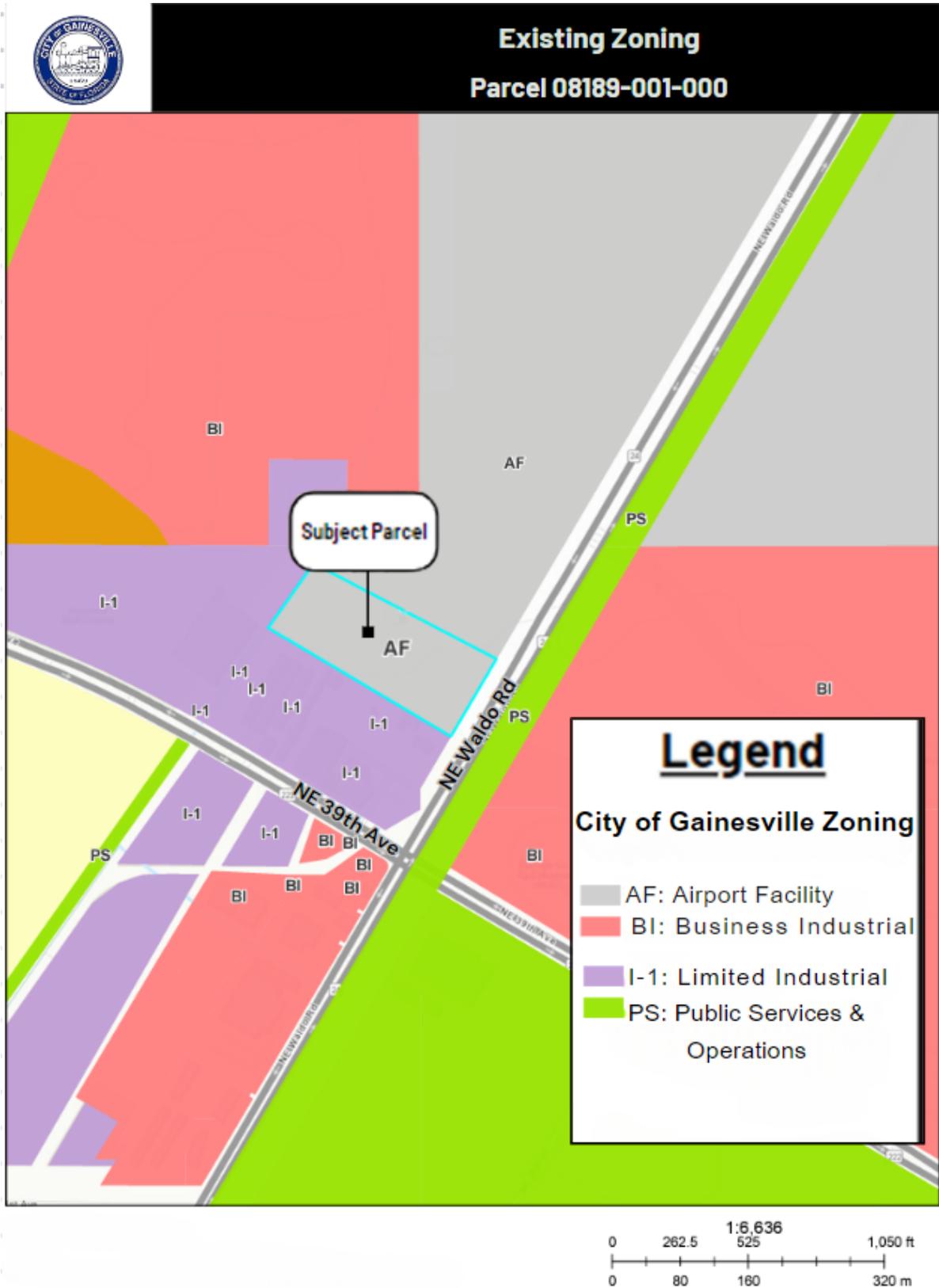


Figure 2: Existing Zoning Location Map

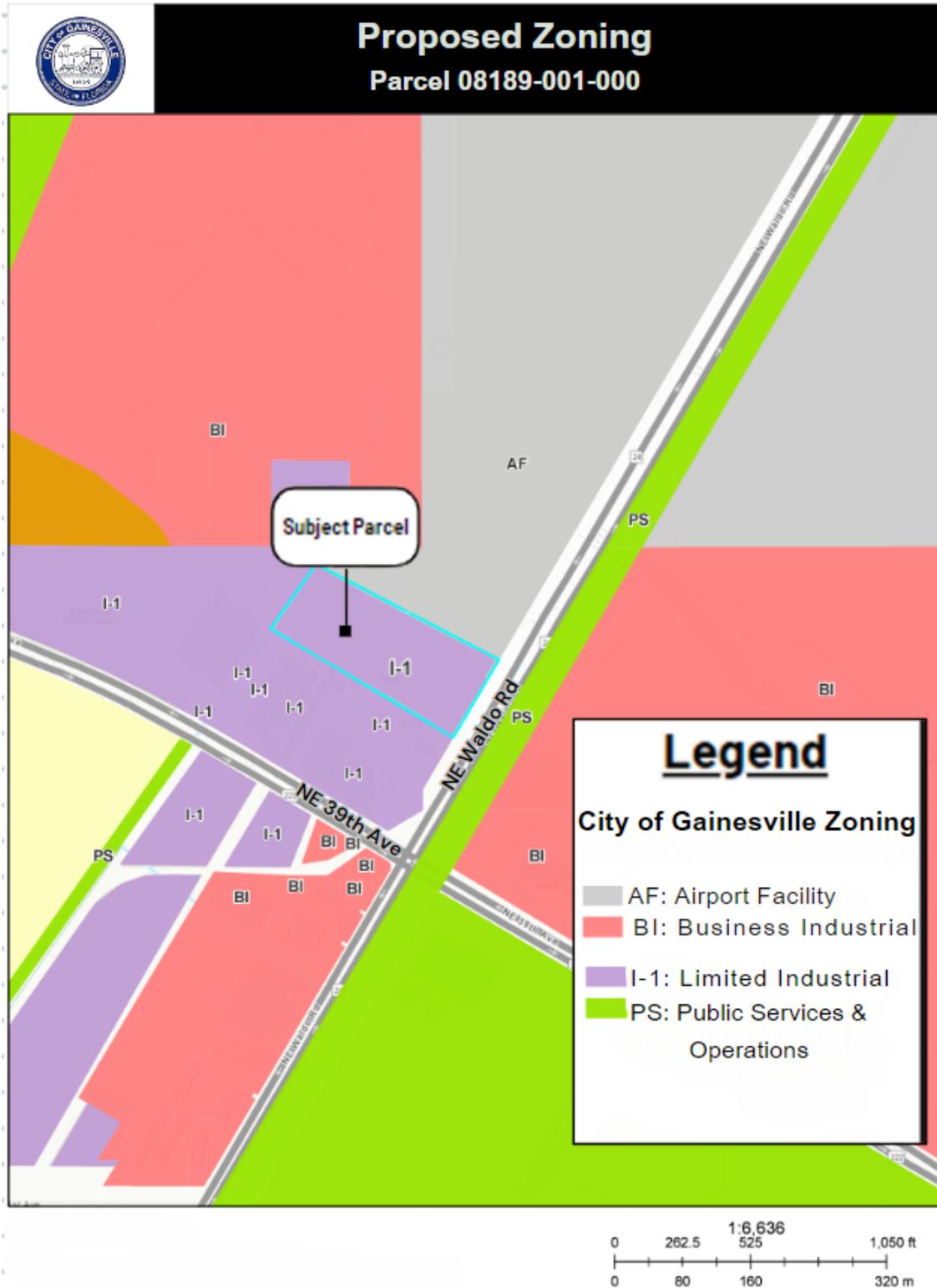


Figure 3: Proposed Zoning Location Map

**PURPOSE AND DESCRIPTION:**

This petition is a request for rezoning of parcel 08189-001-000 from Airport Facility (AF) to Limited Industrial (I-1). This request is concurrent with a request for an amendment to the Future Land Use Map via petition LD24-000072. The property is generally located at the intersection of NE Waldo Rd and NE 39<sup>th</sup> Ave. This property was a City of Gainesville Surplus Property, purchased by Mike Hill. The proposed zoning district of I-1 permits outdoor storage by-right, whereas outdoor storage as a principal use requires a Special Use Permit within the existing Airport Facility special district. Industrial use is also permitted within the I-1 zoning district by-right. As both the proposed and existing zoning districts are non-residential, no changes to residential density or development would occur as the result of this amendment. This parcel is not located contiguous or adjacent to any residential parcels.

**STAFF ANALYSIS AND RECOMMENDATION:**

**Criteria and Findings**

City of Gainesville Land Development Code Section 30-3.14 outlines criteria for reviewing rezoning requests. This petition has been reviewed according to this criteria.

**A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.**

The proposed zoning category is consistent with the active uses of the surrounding parcels. Nearby development is commercial and non-residential, including warehousing, an industrial bike path, and light manufacturing. A corridor of Business Industrial (BI) and Limited Industrial (I-1) exists due southwest of the subject parcel, continuing for approximately 1 mile. These two zoning districts permit similar and compatible uses. To the east of the subject parcel is the Gainesville Regional Airport and the eastern boundary of the City of Gainesville. The proposed I-1 use is consistent with the industrial and commercial activities of this area.

**B. The character of the district and its suitability for particular uses.**

The industrial and commercial characteristics of the area surrounding the subject parcel is suitable for the proposed I-1 zoning. As stated above, a corridor of BI and I-1 zoning exists for approximately 1 mile due southwest along NE Waldo Rd. The applicant has stated the intended use for the parcel, currently vacant and undeveloped, would be to add office and storage space. This use is compatible with the surrounding uses; in addition to the warehousing and light manufacturing, the applicant is the owner of the southern contiguous parcel, presently in use as a storage facility.

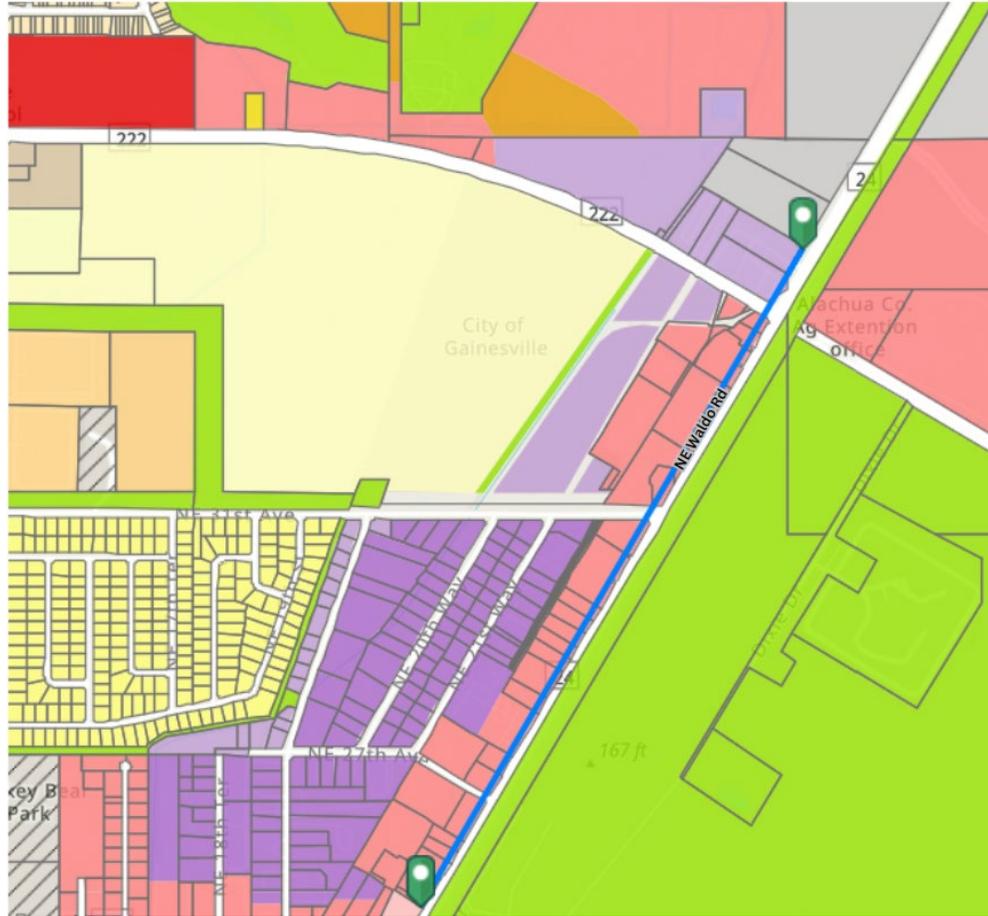


Figure 4: 1 mile corridor along NE Waldo Rd zoned BI (in pink), I-1 (in purple)

**C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.**

The proposed zoning of I-1 for the subject parcel is in line with the zoning patterns in the area. This zoning allows for similar industrial and commercial activities as found in the neighboring parcels zoned BI, I-1 and AF. The proximity to the Gainesville Regional Airport and the eastern city boundary further supports the suitability of the I-1 zoning, as this area is predominantly industrial and commercial, minimizing conflict with residential zones and optimizing land use efficiency.

**D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.**

Rezoning the parcel to I-1 preserves and potentially enhance the value of nearby properties by fostering a consistent development pattern. Such consistency may contribute toward a market effect of agglomeration, strengthening the industrial cluster and providing economic stimuli for all businessowners. Concentrating industrial uses ensures a level of protection is afforded for residential areas and businesses of a lower impact. This change encourages the most appropriate

use of surplus land, considering its current undeveloped status and the industrial character of the surrounding area.

**E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, storm water management and housing.**

This rezoning proposal aligns with current city plans that emphasize sustainable industrial growth and efficient land use along major transportation corridors, capitalizing upon the existence of a mile-long corridor of industrial and commercial uses. The property's location at the intersection of NE Waldo Rd and NE 39th Ave positions it well to utilize existing traffic infrastructure without significant impacts on residential neighborhoods or recreational areas. No changes to housing or residential density would occur as a direct result of this rezoning, as residential uses are prohibited in both the current and proposed zoning designation, and no particular development plan has been submitted at this time.

**F. The needs of the city for land areas for specific purposes to serve population and economic activities.**

The rezoning supports the city's need for strategically positioned industrial areas that serve employment needs and broader economic activity. Transitioning this parcel to I-1 zoning caters to demands for light industrial uses that can house a variety of businesses, including those engaging in greater manufacturing activity or requiring considerable outdoor storage space.

**G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.**

The area surrounding the parcel has remained industrial and commercial in nature. The Gainesville Regional Airport has been in operation since 1948, and nearby uses have remained consistent and compatible with airport activities. More broadly, the city remains invested in optimizing land around transportation hubs and industrial zones. The introduction of I-1 zoning on this parcel is a continuation of this development pattern, supporting a logical expansion of industrial zoning in this part of the city.

**H. The goals, objectives, and policies of the Comprehensive Plan.**

The proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan as outlined below:

**Future Land Use Element**

**Goal 4**

The future land use element shall foster the unique character of the city by directing growth and redevelopment in a manner that: uses neighborhood centers to provide

goods and services to city residents; protects neighborhoods; distributes growth and economic activity throughout the city in keeping with the direction of this element; preserves quality open space; and preserves the tree canopy of the city. The future land use element shall promote statewide goals for compact development and efficient use of infrastructure

Objective 4.1

The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.

Objective 4.2

The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

**I. The facts, testimony, and reports presented at public hearings.**

The facts, testimony, and reports of this petition will be presented at both the City Plan Board meeting and the City Commission meeting. The public will have the opportunity to examine the petition and the Board and Commission will make a determination as to whether this petition meets the stated criteria in the Land Development Code and Comprehensive Plan.

**CONCLUSION AND RECOMMENDATION:**

Staff has evaluated the rezoning according to the criteria outlined in the Land Development Code and recommends **approval** of Petition LD24-000073

**DRAFT MOTION FOR CONSIDERATION**

I move to approve Petition LD24-000073

**LIST OF APPENDICES:**

**Appendix A Application Documents**

**Appendix B Zoning Maps**

Appendix A

Application Documents



## Land Use Amendment/Zoning Map Change Application

<b>Project Name:</b> Hill Storage (23-0654)	<b>Tax Parcel Number:</b> 08189-001-000
<b>Property Address:</b> None available	
<b>*Size of Property (acres):</b> ±6 acres	
<b>**First Step Meeting Date:</b> 06/06/2024	<b>Neighborhood Workshop Date:</b> 06/27/2024

\*All requests for a land use or zoning change for a property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more **must** be accompanied by a market analysis report.

\*\*Anyone intending to file a petition for amendments to the future land use or zoning map should attend a first step meeting with city staff prior to submittal to discuss the proposed amendment and petition process.

**Legal Description** (attach as separate document, using the following guidelines):

- a. Submit separate from any other information.
- b. May not be included as part of a purchase agreement, contract for sale, lease agreement, transfer of title, warranty deed, notice of ad valorem taxes, print-outs from property appraiser office, etc.
- c. Must correctly describe the property being submitted for the petition.
- d. Must fully describe directions, distances, and angles.

Owner(s) of Record	
Name(s): Mike Hill	
Mailing Address: 2626 NE 39th Avenue, Gainesville, FL, 32609	
Phone: (352) 317-4088	Email: <a href="mailto:mike@hillsbbq.com">mike@hillsbbq.com</a>

Applicant/Project Coordinator	
Name: Craig Brashier	Company: CHW, an NV5 Company
Mailing Address: 11801 Research Drive, Alachua, FL, 32615	
Phone: (352) 331-1976	E-mail: <a href="mailto:Craig.Brashier@nv5.com">Craig.Brashier@nv5.com</a>
Additional users to be granted access for e-plan review:	
Name: <a href="mailto:Braxton.Linton@nv5.com">Braxton.Linton@nv5.com</a>	E-mail:
Name:	E-mail:

Request		
Check applicable request(s) below:		
<input checked="" type="checkbox"/> <b>Future Land Use Map</b>	<input checked="" type="checkbox"/> <b>Zoning Map</b>	<input type="checkbox"/> <b>Master Flood Control Map</b>
Present designation: Public Facil.	Present Designation: AF	<input type="checkbox"/> <b>Other – Specify:</b>
Requested designation: Industrial	Requested Designation: I-1	

Surrounding Property Information	
	Existing land use:
<b>North</b>	Public Facilities, Airport Facility AF
<b>South</b>	Industrial, Limited Industrial I-1
<b>East</b>	Public Facilities, Public Services and Operations PS
<b>West</b>	Industrial, Limited Industrial I-1

1. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

No  Yes (If yes, please explain why the other properties cannot accommodate the proposed use?)

See Justification Report.

2.

If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:
<b>Residential streets:</b> See Justification Report.
<b>Noise and lighting:</b> See Justification Report.

3. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

No  Yes (If yes, please explain below)

See Justification Report.

4. Does this request involve either or both of the following?

a. Property in a historic district or property containing historic structures?

No  Yes

b. Property with archaeological resources deemed significant by the State?

No  Yes

5.

<b>Which of the following best describes the type of development pattern your development will promote?</b>	
<input type="checkbox"/> Redevelopment	<input checked="" type="checkbox"/> Urban Infill
<input type="checkbox"/> Activity Center	<input type="checkbox"/> Urban Fringe
<input type="checkbox"/> Commercial	<input type="checkbox"/> Traditional Neighborhood

6. Please explain the impact of the proposed change on the community:

See Justification Report.

7. What are the long-term economic benefits (wages, jobs & tax base)?

See Justification Report.

8.

What impact will the proposed change have on level of service standards?
<b>Roadways:</b> See Justification Report.
<b>Recreation:</b> See Justification Report.
<b>Water &amp; Wastewater:</b> See Justification Report.
<b>Solid Waste:</b> See Justification Report.
<b>Mass Transit:</b> See Justification Report.

9. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

No  Yes (please explain)

See Justification Report.

### To the Applicant:

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) are the true and proper identification of the area for which the petition is being submitted.

Applicant Signature:



Date:

6/27/2024

Appendix B

Zoning Maps

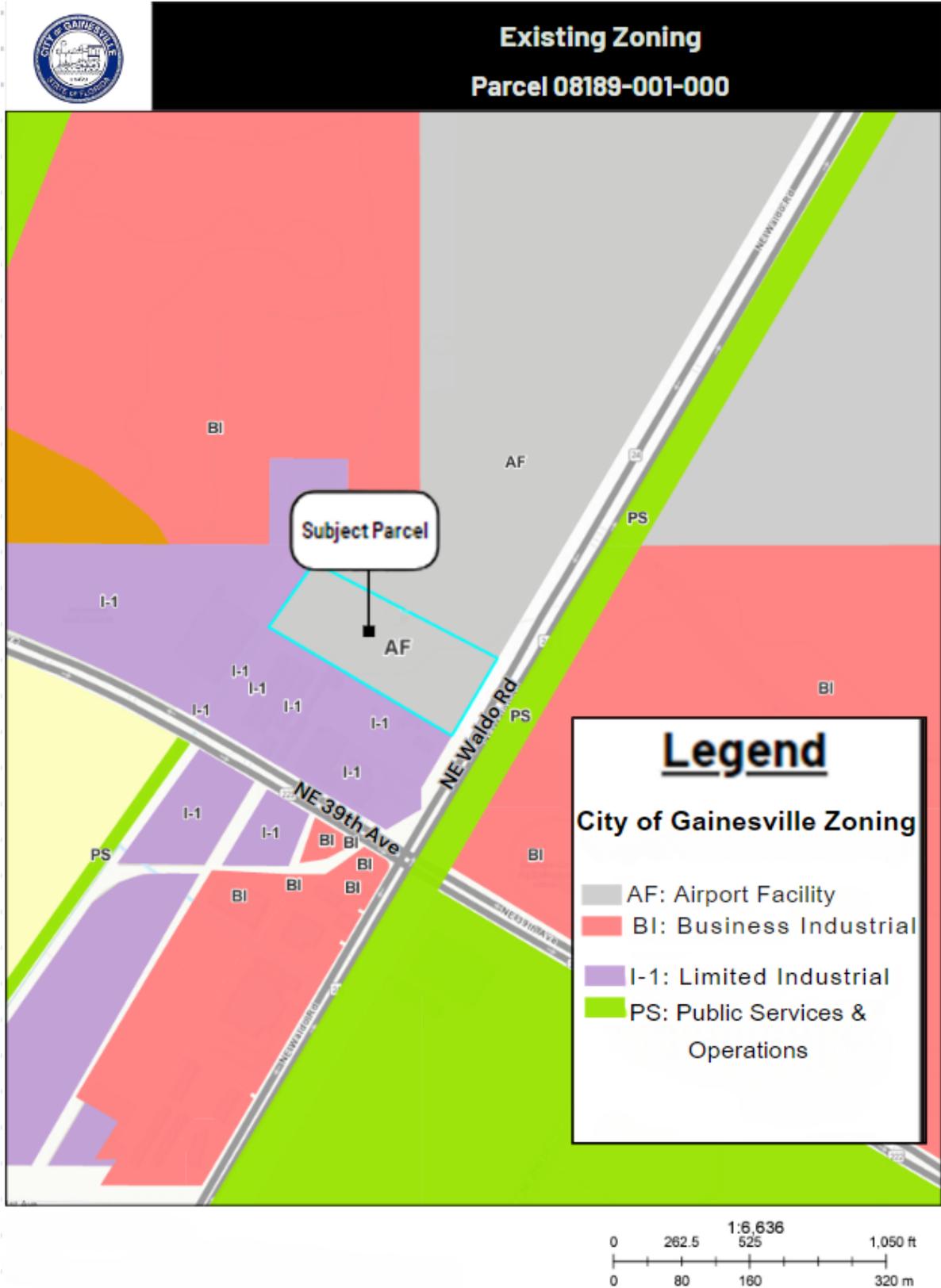
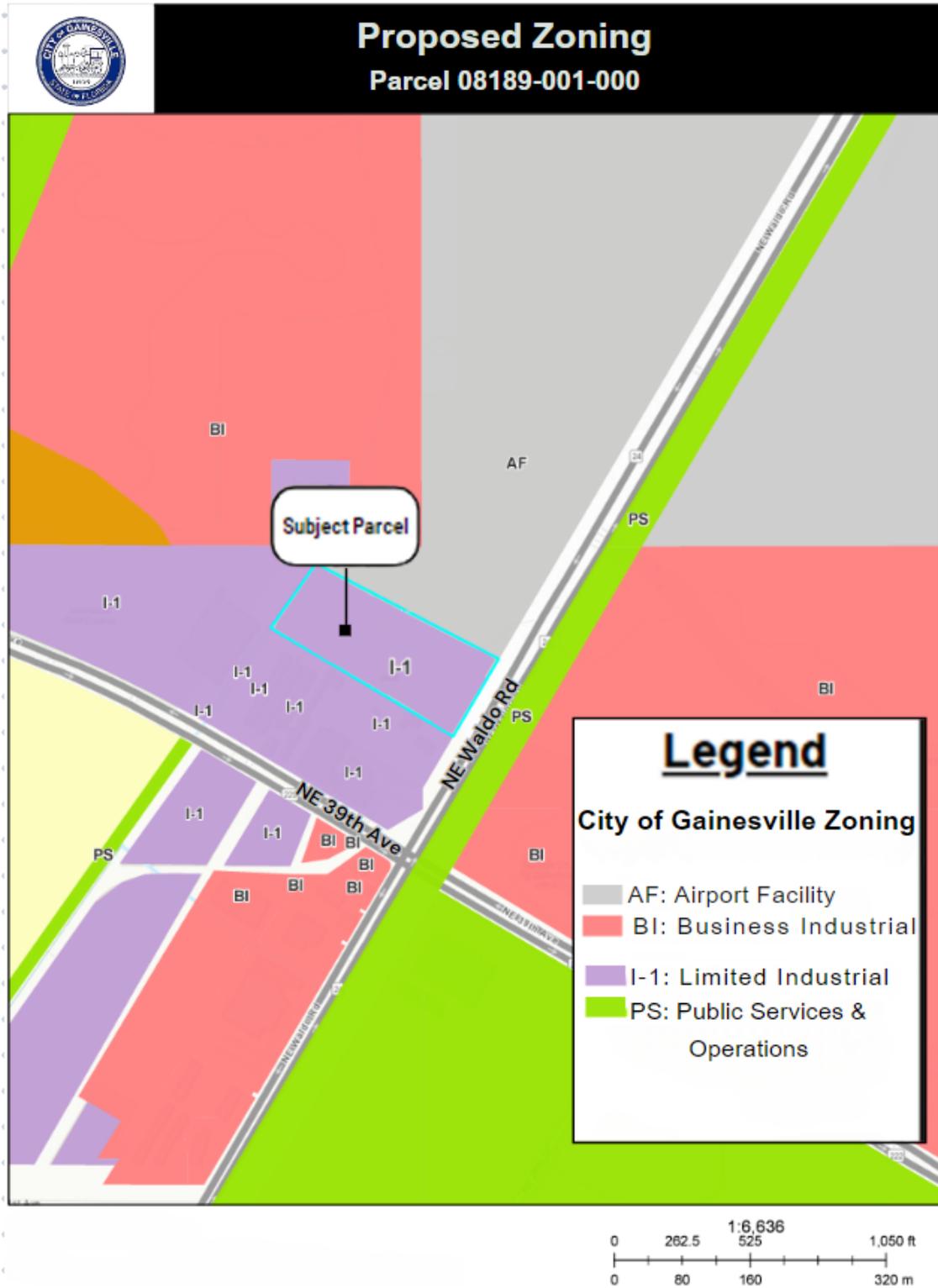


Figure 2: Existing Zoning Location Map



**Figure 3:**  
**Proposed Zoning Location Map**

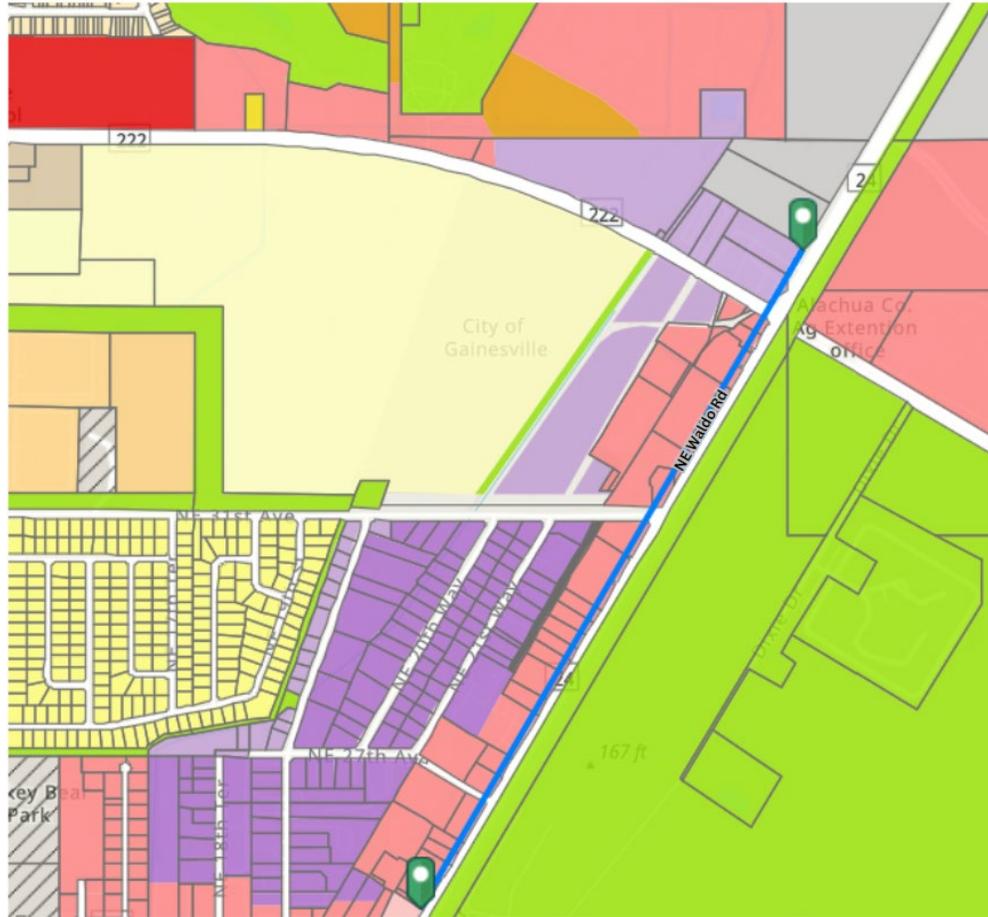


Figure 4: 1 mile corridor along NE Waldo Rd zoned BI (in pink), I-1 (in purple)