



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

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CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: March 25, 2021

ITEM NO: 1.

PROJECT NUMBER AND NAME: **Petition PB-21-13 TCH.** David Coffey, Agent for South Main, LLC.
Proposed text amendment to the Land Development code, Sec. 30-3.14.J.4., Rezoning Criteria, to delete the 10-acre minimum parcel size requirement for a parcel, not adjacent to a Transect Zone, to file an application for rezoning to Transect.

APPLICATION TYPE: Legislative, Land Use change.

CITY PROJECT CONTACT: Lawrence Calderon, Planner III

APPLICATION INFORMATION:

Agent/Applicant: David Coffey, South Main, LLC.

Property Owner(s): David Coffey, South Main, LLC.

Related Petition(s): Related to PB-21-14 LUC and PB-21-15 ZON.

Legislative History: None

Neighborhood Workshop: January 22, 2020 and October 15, 2020. Virtual Meetings on Zoom.

SITE INFORMATION:

City-wide Impact.

Special Feature(s): The requirement for a parcel to have a minimum size of 10 acres to file for a rezoning to Transect (write about the history of zoning changes within the last three years) located immediately south of the active Depot Park which is a highly active pedestrian area. It is in the City's Enterprise and Opportunity Zones and adjacent to South Main Street which have been recently improved with a variety of Pedestrian Oriented facilities. The surrounding industrial areas have not experienced meaningful opportunities for developments with the drive to initiate the urban design patterns and desirable growth trends.

BACKGROUND AND EXPLANATION:

Background:

This petition is submitted in association with a proposal to improve four tax parcels, currently zoned I-2 (Industrial) which are not contiguous to any property zoned Transect. The applicant states that the four tax parcels are controlled by the Stringfellow family and have been part of the Gainesville community since before the early 1800's. During much of the last century, the properties have been the site of *Stringfellow Supply Company*, providing building materials and tools to the Gainesville area. The property remains today the site of a building construction supply company (Graybar) supporting new construction with a focus on "maintaining the energy footprint of commercial buildings, consistent with design standards of the general area.

Although the subject properties have an I-2 zoning, they are physically isolated from surrounding industrial zoned lands and are at the center of an area that is undergoing significant transformation into a pedestrian and transit-oriented mixed use urban development, consistent with the evolution of South Main Street, Depot Park, Cade Museum, South Main Street Improvements, the GRU Catalyst Building improvement and the Heartwood development off South Main Street.

The above properties are referenced here only to establish that they are less than ten (10) acres and that they possess the characteristics of a Transect zone and have the potential to expand the T-zone characteristics to surrounding areas and to further enhance the growth trends exhibited by the South Main Depot Park development initiatives.

The application is appropriately filed in accordance with the procedures established in Sec. 30-3.12. It is scheduled for review by the City Plan Board and The City Commission at the earliest possible opportunity.

In considering this request, staff identifies nine (9) main factors essential to a decision on modifying the ten-acre parcel size necessary to initiate a rezoning to Transect.

1. Initial application of the Transect was not based on size
2. Gainesville's current application of Transect leaves few opportunities to find parcel of ten acres or more to initiate a Transect-type development.
3. Examples of successfully developed areas or potential areas with less than 10 acres.
4. The subject area of consideration already possesses much of the characteristics of a Transect zone or has the potential to successfully implement Transect design principles.
5. The standard is not clear and may lead to confusion because it does not applicable to Land Use Changes.
6. The criterion seems contrary to many goals, objectives and policies of the Comprehensive Plan
7. The conventional zoning principle of Spot Zoning already addresses rezoning of isolated properties; it is not necessary to apply an unsubstantiated size limit.

8. Zoning regulations based on lot or parcel size do not facilitate Affordable Housing, or for that matter sustainable developments.
9. The planning profession and associated literature do not specifically advocate size as a criterion for rezoning to Transect.

1. Initial application of the Transect was not based on size

The Gainesville's Transect zones were established with the following intent," ... **Sec. 30-4.11. -**

Generally.

Intent. The intent of this division is to establish development standards that will encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact, pedestrian-friendly environment ..." Transect zones have been applied to the following areas:

1. Areas of the City displaying the characteristics anticipated by the Transect;
2. Areas with the potential to be developed in accordance with the Transect standards, and;
3. Areas undergoing growth trends leading to a compact urban area.

In 2017 when the Transect zones were applied in Gainesville they were not based on acreage but on merits as true Transect zone areas. Some existing isolated transect zone areas than can be considered as isolated are:

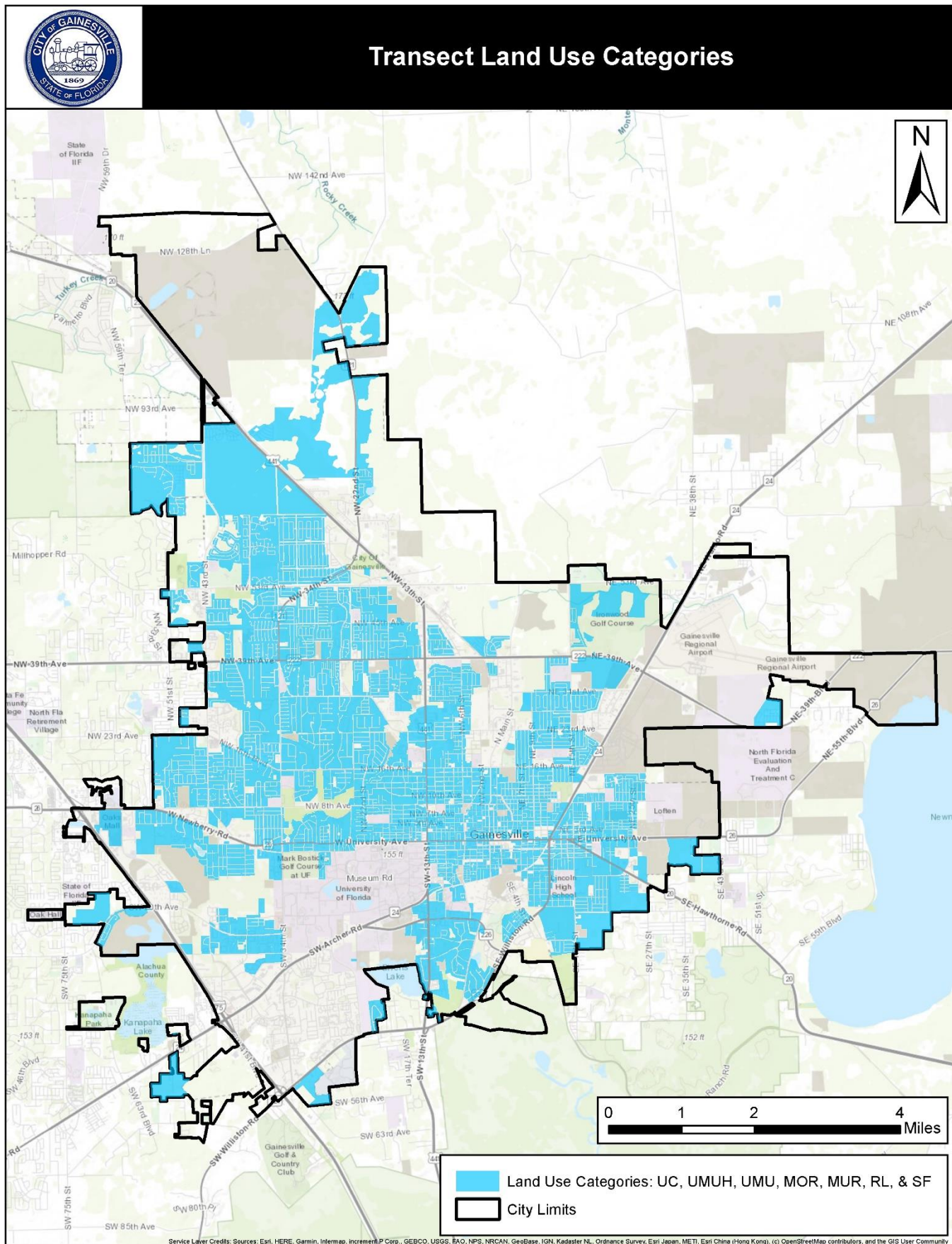
1. U2, located north of University Avenue, between NW 20th Drive and NW 22nd Street. 2.13 Acres
2. U6, located at the northeast corner of NW 7th Ave. and NW 13th Street. 0.28 Acres
3. U4 and U6, located at the southwest corner of NE 8th Ave. and NE Waldo Road, 3.13 Acres
4. U7, located at 3500 SW 13th Street, 1.60 acres.

In designating Transect zones, the code assigned transects that are tailored to the unique character of the specific geographic area of the City. The allowable uses, dimensional standards, and development requirements for these zones are described within each transect type. Acreage was not a significant factor.

2. Gainesville's current application of Transect leaves few opportunities to find parcel of ten acres or more to initiate a Transect-type development.

If one examines the transect land uses, Map 1, one sees that it covers a significant proportion of the City but the predominant acreages covered are in residential and office type land uses. Thus the 10-acre limit is impacting only a very small area with the potential for accommodating isolated T-zones. All other areas would be faced with compatible co-existence with single-family districts, which would determine the merit of an isolated request to rezone to transect. On the other hand, the potential to have non-residential transect with isolated transect land uses and transect zoning is very small (See Maps 2 and 3). The ten-acre size standard appears to be focused primarily on non-residential transect zoning and is thus very limited in what can be gain from having a 10-acre limit

Map 1. All Transect Land Use Categories



Given the current boundaries of the City, two main areas exist where a 10-acre, or greater sized parcel can be identified for implementation of a successful unified Transect-type development. Those areas are the southeast quadrant and a portion of the northeast quadrant (see Map 1). In all other areas of the City, unless through aggregation of parcels, it would be difficult to find suitable 10-acre parcels for T-Zone developments having the drive to stimulate T-Zone types of development that will have major urban design impact within the City.

Therefore, the 10-acre limit creates limitations for developments of the type envisioned within an urban area. Removing that limitation would be a positive step in opening up areas for appropriate development, consistent with goals, policies and objectives of the Comprehensive Plan, some examples are:

Objective 1.4 Adopt land development regulations that promote mixed-use development.

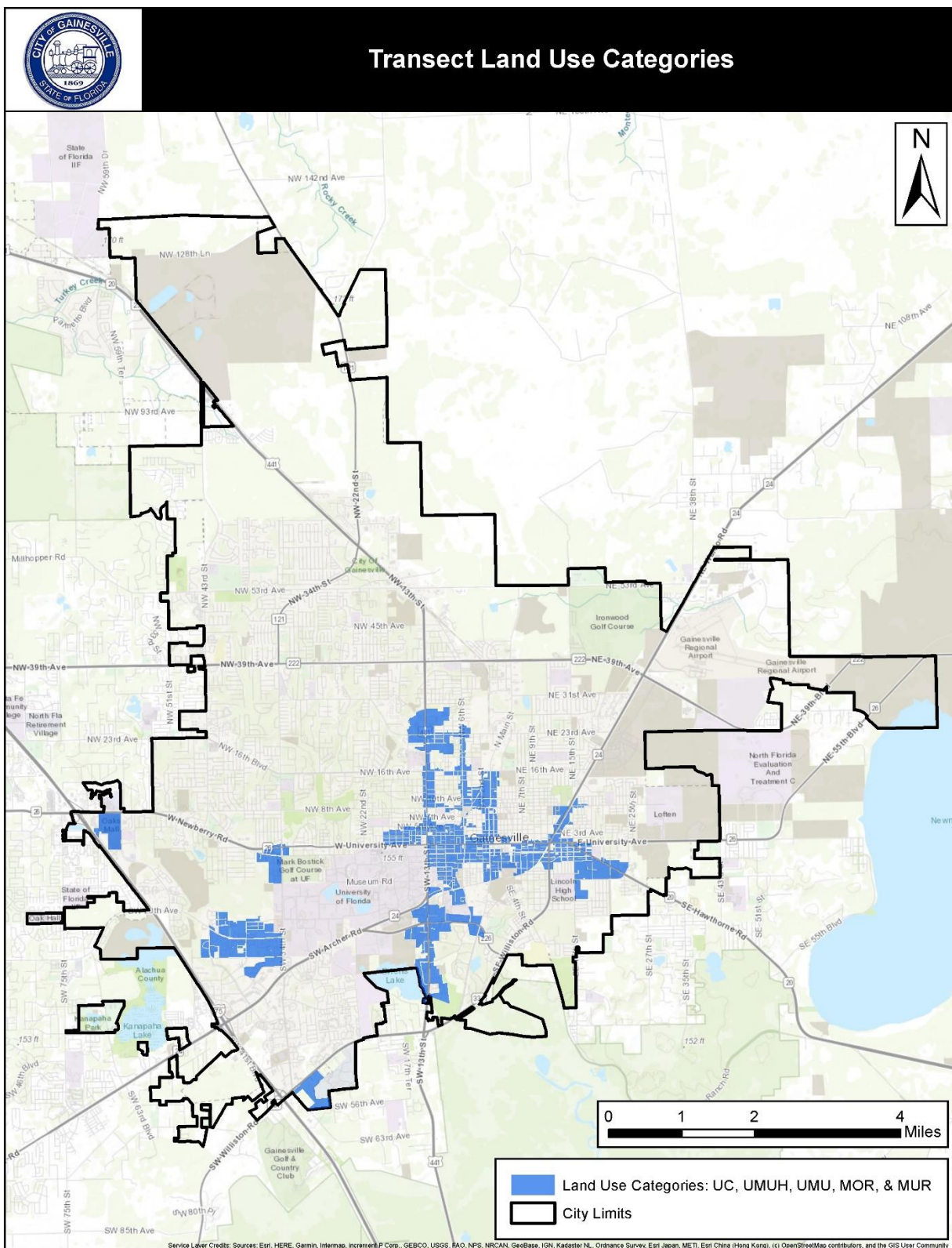
Objective 4.1 The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population 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.

Policy 4.1.3. 8. Need for the additional acreage in the proposed future land use category;

Objective 5.1 Urban design standards established in the Land Development Code shall enhance the sense of place, improve the urban form, and provide for the safety and comfort of pedestrians, bicycles, transit, and other vehicles in the City. These standards shall reflect a commitment to improve and maintain the vitality of the City and its neighborhoods.

Objective 1.3 The City shall allocate sufficient acreage in appropriate locations to meet the housing needs of the City's residents

Map 2. Non-Residential Transect Land Use Categories



City of Gainesville
STATE OF FLORIDA
1869

Transect Zoning Districts

State of Florida IIF
NW 99th Dr
NW 142nd Ave
Turkey Creek
Palmetto Blvd
NW 128th Ln
NW 93rd Ave
Millhopper Rd
NW 39th Ave
NW 23rd Ave
NW 16th Blvd
W Newberry Rd
W University Ave
W Archer Rd
SW 75th St
SW 79th St
SW 85th Ave
SW 63rd Ave
SW 56th Ave
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3. Examples of successfully developed areas or potential areas with less than 10 acres.

The Gainesville experience has demonstrated that several areas within the City, contain properties of less than the 10-acres, which have been developed with successful transect-type developments. While some of them are adjacent to other transect areas, at the time development was initiated, they were isolated from improved transect type developments. They have displayed significant drive to transform surrounding areas and expand the transect design.

Some developments recently developed within Gainesville are:

1. Publix at Westgate - 5.94 Acres
2. Southwest 4th Avenue Development - 3.57 Acres
3. The Standard - 5.29 Acres
4. The Northwest 3rd Avenue and NW 13th Street Development - 4.06 Acres
5. Innovation Square - 4.06 Acres
6. The Nine – 5.37 Acres.

4. The subject area of consideration already possesses much of the characteristics of a Transect zone or has the potential to successfully implement Transect design principles.

To put the subject properties into perspective, I refer to the applicant's justification report which states that until recently, the Stringfellow property was completely surrounded by warehouse and industrial uses with public infrastructure typical of heavy industrial areas. South Main Street was a four-lane section with a 45-mph speed limit and completely devoid of landscaped medians or street trees. Overhead power lines along South Main contributed to the unattractive industrial character of the area. Both Depot Avenue and South Main were, until very recently, devoid of any pedestrian or bicycle friendly qualities or character. Recently, major public investments made by the City of Gainesville have radically transformed the area. Depot Avenue was redesigned and rebuilt into a very attractive, traffic calmed two lane road with multiple roundabouts, narrow vehicular travel lanes, landscaped medians, a multi-use bicycle, and pedestrian off-road trail, and superb LED pedestrian and street lighting. The old historic train depot on Depot Avenue has been fully restored and renovated and now anchors the main gateway into the newly established Depot Park which has become one of Gainesville's most popular public amenities. As a result, the area today enjoys steady bike and pedestrian traffic throughout the day and into the evenings; a portrait of the intent of the Transect zones.

The transformation of the area initiated by the City of Gainesville through redevelopment of a brownfield industrial site into what is now the iconic and incredibly successful Depot Park as well as the radical transformations of Depot Avenue and South Main Street into what is now among the City's most attractive and people friendly transportation corridors. Strategic investments by the City of Gainesville have by design made conditions on the ground today completely different from what existed until very recently.

Against this backdrop, a text change with city-wide implications has been submitted for consideration. While application of the text change to the parcels referenced above may be appropriate and suitable for the area, one must consider its appropriateness based on impacts throughout the entire City.

5. The standard is not clear and may lead to confusion because it does not apply to Land Use Changes.

One observation is that the 10 acre limitation applies only to rezoning and not to land use changes. It is therefore conceivable that the land use of the property can be changed to a Transect type without having corresponding zoning of transect. This seems to be an inconsistent approach to managing land use and zoning designations of properties within the City. This factor is yet another basis for removing the acreage limitation in place of more defining characteristics, representative of transect types.

6. The criterion seems contrary to many goals, objectives, and policies of the Comprehensive Plan

The policies and objectives listed below are from Gainesville's Comprehensive Plan. They are consistent with the thinking of Center for New Urbanism (CNU) and principles advocated by Strongtowns concerning minimum lot size, Form Base Code, and Transect Zoning. The CNU and Strongtowns, actively discourage policies such as minimum lot or parcel sizes that escalate the cost of housing. To the contrary, those institutions strongly advocate policies that would encourage affordable housing and advocate serious reconsideration of tools such as minimum lot or parcel size. Nolan Gray, in an article titled "Do Minimum Lot Size Rules Matter?" states the following: "...planners concerned about excessive outward growth—and the high cost of all the additional infrastructure—should critically evaluate all minimum lot size rules. Overly strict rules could be inhibiting desirable infill development where infrastructure is already built, pushing new housing development out to where land is cheap but the infrastructure is missing..." The 10-acre limit has the effect of discouraging innovative developments on parcels of less than ten acres, seeking redevelopment through the path of the transect rezoning. Retaining regulations requiring a minimum of ten acres to initiate rezoning of property seems contrary to addressing the city's growth dynamics and guiding the transformation of major growth areas within the City. The policies listed below are already in place and should be used as the basis for considering rezoning instead of lot size.

Policy 1.1.4 The City shall review and evaluate zoning and other regulations that pertain to housing to insure that requirements continue to be reasonable and do not unduly limit opportunities for lower income groups to secure housing in desirable locations

Objective 1.5 The City shall collaborate with architects, designers and other housing professionals (providers) to encourage the innovative design of affordable housing.

Policy 1.5.1 The City shall seek innovative ways to encourage affordable housing, which could include use of alternative building materials, reduced lot size requirements, design competitions for affordable housing, and a design advisory committee to advise housing providers on the development of affordable housing designs.

Removing the criterion is therefore a positive step in streamlining the rezoning criteria.

7. The conventional zoning principle of Spot Zoning already addresses rezoning of isolated properties; it is not necessary to apply an unsubstantiated size limit.

The code criterion reads, Sec. 30-3.14.J.4. "... If not adjacent to an existing T-Zone..." Clearly, the criterion is an attempt to address isolation or spotty distribution of transect zoned without complying with the underlying principles of Form-Based, Transect zoning and the City's Comprehensive Plan.

One popular tool currently available to prevent the designation of incompatible zoning districts to isolated parcels is Spot Zoning. That tool is very familiar to the profession, is related to other relevant factors, such as isolation, and contains legal precedence that would make it a more effective tool than a single reference to parcel size. Removing and replacing the criteria with existing more relevant tools would bring the rezoning process into closer compliance and defensible position than the single 10-acre lot size requirement.

Daniel Shapiro, Esq, in an article "Understanding Spot Zoning", states "...Spot zoning must be addressed upon the facts and circumstances of each case. When considering allegation of spot zoning, the courts will closely look at factors such as the size of the parcel; the anticipated public benefit; the consistency with the community's comprehensive plan; and the consistency with surrounding zoning, and uses, to decide the validity of the rezoning.

*In the case, Hanna v. City of Chicago*⁵ the courts stated that the size of the rezoned area is only one factor to be considered. It concluded that "...spot zoning occurs when a relatively small parcel or area is rezoned to a classification out of harmony with the comprehensive plan".

A tool involving lot or parcel already exists to evaluate rezoning, there is no need for an additional isolated rule such as the minimum 10-acre.

8. Zoning regulations based on lot or parcel size do not facilitate Affordable Housing, or for that matter sustainable developments.

Concerning the required minimum 10-acre lot size as a threshold for non-contiguous parcels to rezone to transect, many properties are removed from an opportunity to implement developments that could otherwise, be economical and very successful. Within a City of infill and redevelopment, such as Gainesville, the cost of land is significantly higher, adding to the overall cost of development. Keeping the criterion is a missed opportunity to encourage affordable housing. This criteria also has the effect of forcing developments to the periphery leading to sprawl and undesirable development patterns.

In an article entitled, "Do Minimum Lot Size Rules Matter? June 20, 2019, Nolan Gray stated the following:

"...With lands as a major driver of housing costs, zoning regulations that require excessive land could be playing a large role in increasing housing costs and exacerbating shortages".

The developments listed under item 3 above are all, significantly less than 10 acres. Their success may be due partly to adjacency to other transect zones but they were somewhat isolated, individually generated sites and the first of their kind in the area. They display the potential to drive and stimulate similar developments within their respective areas. In those developments, the lot size was not the most important element, they had the foundational characteristics, location, environment, and integrated the components of urban lifestyles.

9. The planning profession and associated literature do not specifically advocate size as a criterion for rezoning to Transect.

Based on the views of the Congress for New Urbanism (CNU), the Transect zone concept expands and grows outward, building on a legal extension into adjacent areas or from certain core areas with the size and potential for transect development. The CNU, clearly recognizes that transect zones can develop from individual core areas and while “size” is mentioned as one element, a specific acreage was deliberately not referenced; the CNU, instead emphasizes character.

Robert Steuteville, in an article titled, Great idea: The rural-to-urban Transect, states the following: “To me, the Transect puts the built environment in a context of the natural environment so it's understood as a continuum and not something that's completely apart”. Again an emphasis on character, not parcel size.

The Congress for New Urbanism states the following with conviction:

“... We advocate the restructuring of public policy and development practices to support the following principles: neighborhoods should be diverse in use and population; communities should be designed for the pedestrian and transit as well as the car; cities and towns should be shaped by physically defined and universally accessible public spaces and community institutions; urban places should be framed by architecture and landscape design that celebrates local history, climate, ecology, and building practice”. There is no reference to parcel size.

The proponents of Form-Based Code and Transect zoning do not advocate a specific size for implementation of transect zones; their focus is on how the elements of the urban environment are brought together to create successful developments. Steuteville continues, “... We make the mistake sometimes of talking about mixed-use communities, making it sound like the entire community will be mixed-use... Transect planning doesn't do this. It's much more fine-grained than that. It creates several habitats within a neighborhood”.

Successful developments come in a variety of sizes, each unique in how they bring together the various elements of the urban environment. How they integrate into the surrounding neighborhoods, the integration of pedestrians, transit, and the automobile. How they are shaped by, and shape the physical environment. The use of architecture, and landscape designs that highlight the history, ecology, and emphasizing a sense of space. It's not about size but how we use the size available to us.

The Center for New Urbanism (CNU) is not silent on the issues of Form-Based Code and Transect zones. Consider the following statements from the CNU recommending factors to be considered in allocating Transect Land use and zoning to lands within and on the edges of cities.

Clearly, parcel size does not feature prominently as a major factor of consideration.

1. Development patterns should not blur or eradicate the edges of the metropolis. Infill development within existing urban areas conserves environmental resources, economic investment, and social fabric while reclaiming marginal and abandoned areas. Metropolitan regions should develop strategies to encourage such infill development over peripheral expansion.
2. Where appropriate, new development contiguous to urban boundaries should be organized as neighborhoods and districts, and be integrated with the existing urban pattern. Noncontiguous

development should be organized as towns and villages with their own urban edges, and planned for a jobs/housing balance, not as bedroom suburbs.

3. The development and redevelopment of towns and cities should respect historical patterns, precedents, and boundaries.
4. Cities and towns should bring into proximity a broad spectrum of public and private uses to support a regional economy that benefits people of all incomes. Affordable housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.
5. The physical organization of the region should be supported by a framework of transportation alternatives. Transit, pedestrian, and bicycle systems should maximize access and mobility throughout the region while reducing dependence upon the automobile.

Staff proposes the following modification to the existing rezoning criteria.

Sec. 30-3.14. Rezoning criteria.

Applications to rezone property shall be reviewed according to the following criteria:

- A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.
- B. The character of the district and its suitability for particular uses.
- C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.
- D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.
- E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.
- F. The needs of the city for land areas for specific purposes to serve population and economic activities.
- G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.
- H. The goals, objectives, and policies of the Comprehensive Plan.
- I. The facts, testimony, and reports presented at public hearings.
- J. Applications to rezone to a transect zone shall meet the following additional criteria:

(Added Language) ~~(Language to be Removed)~~

1. The proposed T-Zone shall provide a logical extension of an existing zone, or an adequate transition between zones, which contains redevelopment characteristics and the potential to establish a desirable coherent expansion of nearby transects. Such elements must include City acceptable street system with sidewalks, pedestrian circulation, lighting systems, and utility infrastructure, among others
2. The area shall have had a change in growth and development pattern to warrant the rezoning to a more or less urban T-Zone.
3. The request shall be consistent with the overall City of Gainesville vision for growth and development as expressed in the City of Gainesville Comprehensive Plan.
- ~~4. If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of ten acres.~~

5. The subject parcels currently display the characteristics of a T-Zone or have the potential to successfully facilitate development consistent with the intent of the T-Zone. Including the creation of a more urban form through prescriptive building placement standards, enhanced window glazing, and an emphasis on the pedestrian realm.
7. The request is clearly not considered or does not fit the concept of Urban Sprawl

This petition is a request to remove one criterion for rezoning, Sec. 30-3.14 J. 4. If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of ten acres.

RECOMMENDATION

Staff recommends approval of Petition PB-21-13 TCH.

DRAFT MOTION FOR CONSIDERATION

Move that a recommendation be forwarded to the City Commission, approving Petition PB-21-13 TCH as presented by staff.

POST-APPROVAL REQUIREMENTS:

Requirements to be met after the vote on the rezoning include compliance with any conditions that maybe imposed by the City Plan Board.

LIST OF APPENDICES:

Appendix A Application and Supporting Documents

Appendix B Comprehensive Plan and Land Development code References.

Additional references:

<https://www.cnu.org/who-we-are/charter-new-urbanism>

[How to spot a spot zoning - MSU Extension](#)

<https://www.strongtowns.org/journal/2019/6/19/do...>



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

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

ATTACHMENT “A” – APPLICATION AND SUPPORTING DOCUMENTS

Petition PB-21-13 TCH

March 25, 2021

Attachment A: Application and Supporting Documents.

Attachment B: Some Relevant Land Development Code References.

APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY

Petition No. _____ Fee: \$ _____
 1st Step Mtg Date: _____ EZ Fee: \$ _____
 Tax Map No. _____ Receipt No. _____
Account No. 001-660-6680-3401 []
Account No. 001-660-6680-1124 (Enterprise Zone) []
Account No. 001-660-6680-1125 (Enterprise Zone Credit []

Owner(s) of Record (please print)	
Name:	South Main, LLC
Address:	4941 SW 91st Terrace, Suite 101
	Gainesville, FL 32608
	371-2254
Phone:	(352) 372-9988 Fax: (352) 371-2857
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name:	C. David Coffey, Esq.
Address:	5055 SW 91st Terrace, Suite 101
	Gainesville, FL 32608
Phone:	352-335-8442 ext. 101 Fax: 352-415-0575

Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.

REQUEST

Check applicable request(s) below:

Future Land Use Map <input checked="" type="checkbox"/>	Zoning Map <input checked="" type="checkbox"/>	Master Flood Control Map <input type="checkbox"/>
Present designation: Industrial	Present designation: I-2	Other <input type="checkbox"/> Specify:
Requested designation: Urban Core	Requested designation: D-T	

INFORMATION ON PROPERTY

1. Street address: 1015 S. Main St.
2. Map no(s):
3. Tax parcel no(s): 15704-004-000; 15704-002-000; 15704-008-000; 15646-000-000
4. Size of property: <u>4.82</u> acre(s)
<i>All requests for a land use or zoning change for 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.</i>

Certified Cashier's Receipt:

5. Legal description (attach as separate document, using the following guidelines):

- a. Submit on 8 ½ x 11 in. sheet of paper, 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's Office, etc.
- c. Must correctly describe the property being submitted for the petition.
- d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. **INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES** (NOTE: *All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.*)

A. What are the existing surrounding land uses?

North Future Land Use: Public & Institutional Facilities
Zoning: Public Services & Operations
Existing Use: Cade Museum, Depot Park, Vacant Land

South Future Land Use: Public & Institutional Facilities and Industrial
Zoning: Public Services & Operations and I-2 General Industrial
Existing Use: Gainesville/Hawthorne Trail and Service Use (Camp Run-A-Mutt)

East Future Land Use: Public & Institutional Facilities
Zoning: Public Services & Operations
Existing Use: Vacant Former Regional Transit System Headquarters

West Future Land Use: Industrial
Zoning: I-2 General Industrial
Existing Use: Retail/Service, Scooter Rental, Industrial

B. 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?

×

- C. 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:

N/A

Residential streets

N/A

Noise and lighting

N/A

- D. 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 attached Justification Report

- E. 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 _____

- F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment ☒ _____

Activity Center _____

Strip Commercial _____

Urban Infill ☒ _____

Urban Fringe _____

Traditional Neighborhood _____

Explanation of how the proposed development will contribute to the community.

See attached Justification Report

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

See attached Justification Report

- H. What impact will the proposed change have on level of service standards?

See attached Justification Report

Roadways

See attached Justification Report

Recreation

See attached Justification Report

Water and Wastewater

See attached Justification Report

Solid Waste

See attached Justification Report

Mass Transit

See attached Justification Report

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

NO ____

YES X (please explain)

See attached Justification Report

CERTIFICATION

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) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	South Main, LLC
Address:	4941 SW 91st Terrace, Suite 101 Gainesville, FL 32608
Phone:	352-372-9988
Fax:	352-371-2857
Signature:	Manager

Owner of Record	
Name:	JLS GST Exempt Family Trust
Address:	4941 SW 91st Terrace, Suite 101 Gainesville, FL 32608
Phone:	352-372-9988
Fax:	352-371-2857
Signature:	Trustee

Owner of Record	
Name:	
Address:	
Phone:	
Fax:	
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	
Fax:	
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

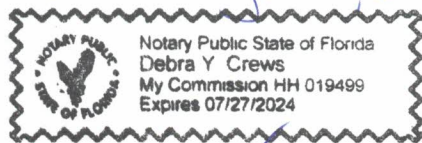
To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

James L. Stringfellow Jr
Owner/Agent Signature

12/17/2020
Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 17 day of December, 2020, by (Name)
James L. Stringfellow Jr




Debra Y. Crews
Signature – Notary Public

Personally Known ☒ OR Produced Identification ☐ (Type) _____

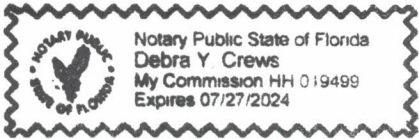
PROPERTY OWNER AFFIDAVIT

Owner Name: South Main, LLC			
Address: 4941 SW 91st Terrace, Suite 101 Gainesville, FL 32608		Phone: 352-372-9988	
Agent Name: C. David Coffey, Esq.			
Address: 5055 SW 91st Terrace, Suite 101 Gainesville, FL 32608		Phone: 352-335-8442 ext. 101	
Parcel No.: 15704-004-000; 15704-002-000; 15704-008-000; 15646-000-000			
Acreage: 4.82		S: 8	T: 10 South R: 20 East
Requested Action: Small Scale Comprehensive Plan Amendment, Rezoning and Code Text Amendment			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <u>James L. Stringfellow Jr</u> Manager			
Printed name: <u>James L. Stringfellow, Jr.</u>			
Date: <u>12/17/2020</u>			
The foregoing affidavit is acknowledged before me this <u>17</u> day of <u>December</u> , 20 <u>20</u> by <u>James L. Stringfellow, Jr</u> , who is/are personally known to me, or who has/have produced _____ as identification.			
NOTARY SEAL <u>Debra Y. Crews</u>			
Signature of Notary Public, State of <u>Florida</u>			



NOTARY PUBLIC
STATE OF FLORIDA
Notary Public State of Florida
Debra Y. Crews
My Commission HH 019499
Expires 07/27/2024

PROPERTY OWNER AFFIDAVIT

Owner Name: JLS GST Exempt Family Trust			
Address: 4941 SW 91st Terrace, Suite 101 Gainesville, FL 32608		Phone: 352-372-9988	
Agent Name: C. David Coffey, Esq.			
Address: 5055 SW 91st Terrace, Suite 101 Gainesville, FL 32608		Phone: 352-335-8442 ext. 101	
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Acreage: 4.82		S: 8	T: 10 South R: 20 East
Requested Action: Small Scale Comprehensive Plan Amendment, Rezoning and Code Text Amendment			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <u>James L. Stringfellow, Jr.</u> Trustee			
Printed name: <u>James L. Stringfellow, Jr.</u>			
Date: <u>12/17/2020</u>			
The foregoing affidavit is acknowledged before me this <u>17</u> day of <u>December</u> , 20 <u>20</u> , by <u>James L. Stringfellow, Jr.</u> , who is/are personally known to me, or who has/have produced _____ as identification.			
NOTARY SEAL		<u>Debra Y. Crews</u>	
		Signature of Notary Public, State of <u>Florida</u>	

JUSTIFICATION REPORT:

APPLICATION FOR FUTURE LAND USE AMENDMENT
AND REZONING OF 4.577 ACRES AT 1015 SOUTH MAIN STREET
PB-21-00014 & PB-21-00015



Applicant Seeks:

1. Future Land Use map change from **Industrial** to **Urban Core**
2. Rezoning from **General Industrial** to **Downtown**

Location:

1015 South Main Street

Submitted
by

C. DAVID COFFEY, P.A.
5055 SW 91ST TERRACE, SUITE 101
GAINESVILLE, FL 32608

on behalf of

South Main, LLC
&
JLS GST Exempt Family Trust

This application seeks approval of a future land use map change and rezoning for 4.577 acres consisting of four tax parcels listed in the tables below and depicted in Figure 1.

Tax Parcel #	Existing FLU Category	Proposed FLU Category	Existing Zoning	Proposed Zoning
15646-000-000	Industrial	Urban Core	I-2	DT
15704-004-000	Industrial	Urban Core	I-2	DT
15704-008-000	Industrial	Urban Core	I-2	DT
15704-002-000	Industrial	Urban Core	I-2	DT

The street address and current use for each of the tax parcels are as indicated in the following table:

Tax Parcel #	Address	Acreage (+/-)	Current Use
15646-000-000	1015 South Main St	.79	Industrial/Warehouse/Distribution
15704-004-000	1015 South Main St	3.54	Industrial/Warehouse/Distribution
15704-008-000	1015 South Main St	.08	Industrial/Warehouse/Distribution
15704-002-000	1015 South Main St	.18	Industrial/Warehouse/Distribution

The surrounding property characteristics are as indicated in the following table:

	Future Land Use	Zoning	Existing Use
North	PF: Public and Institutional Facilities	PS: Public Services and Operations	Cade Museum, Depot Park and Vacant
South	PF: Public and Institutional Facilities & IND: Industrial	PS: Public Services and Operations & I-2: General Industrial	Gainesville/Hawthorne Trail & Service Use ("Camp Run-A-Mutt")
East	PF: Public and Institutional Facilities	PS: Public Services and Operations	Vacant Former Regional Transit System Headquarters
West	IND: Industrial	I-2: General Industrial	Retail/Service, Scooter Rental, Industrial

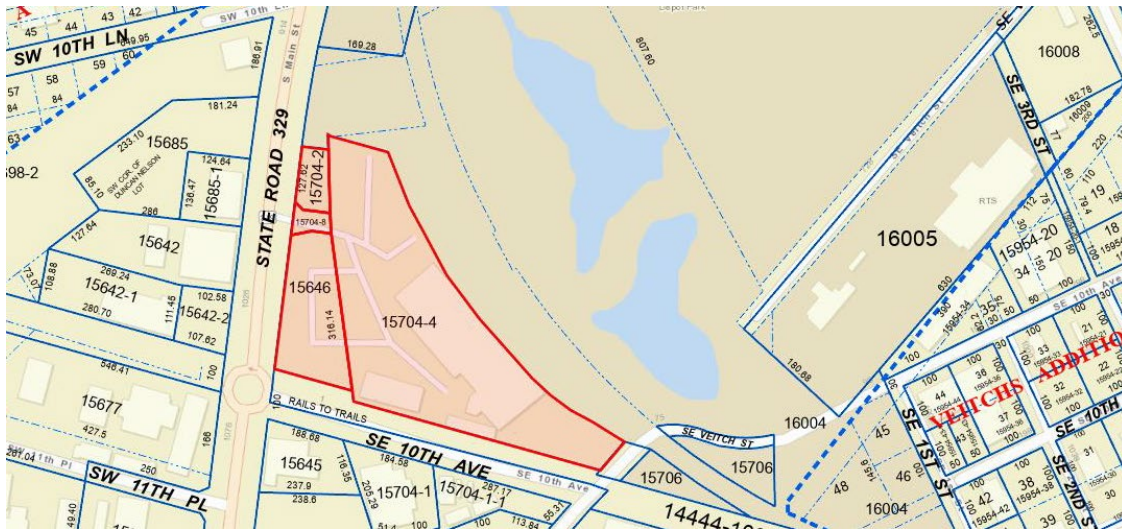


Figure 1 Tax Parcels

The parcels are all located within Zone A of the Transportation Mobility Program Area shown in Figure 2.



Figure 2 Transportation Mobility Program Area

The parcels are located within the City's Enterprise and Opportunity Zones as shown in Figures 3 and 4 respectively, as well as the Community Reinvestment Area as indicated in Figure 5.

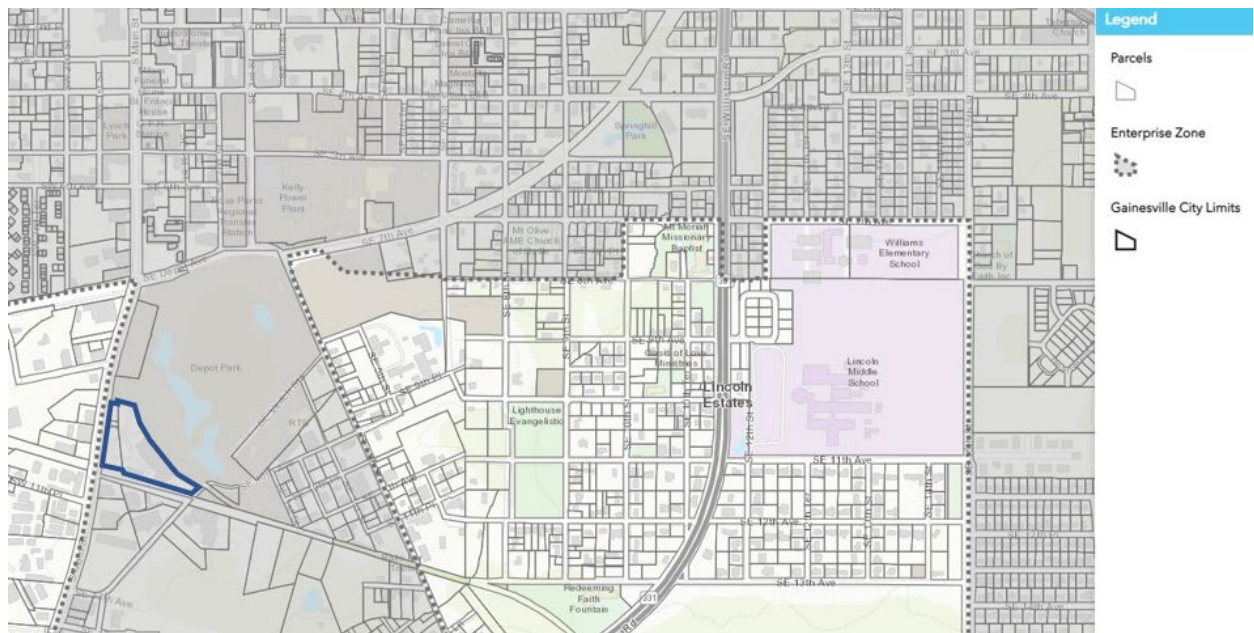


Figure 3 Enterprise Zone

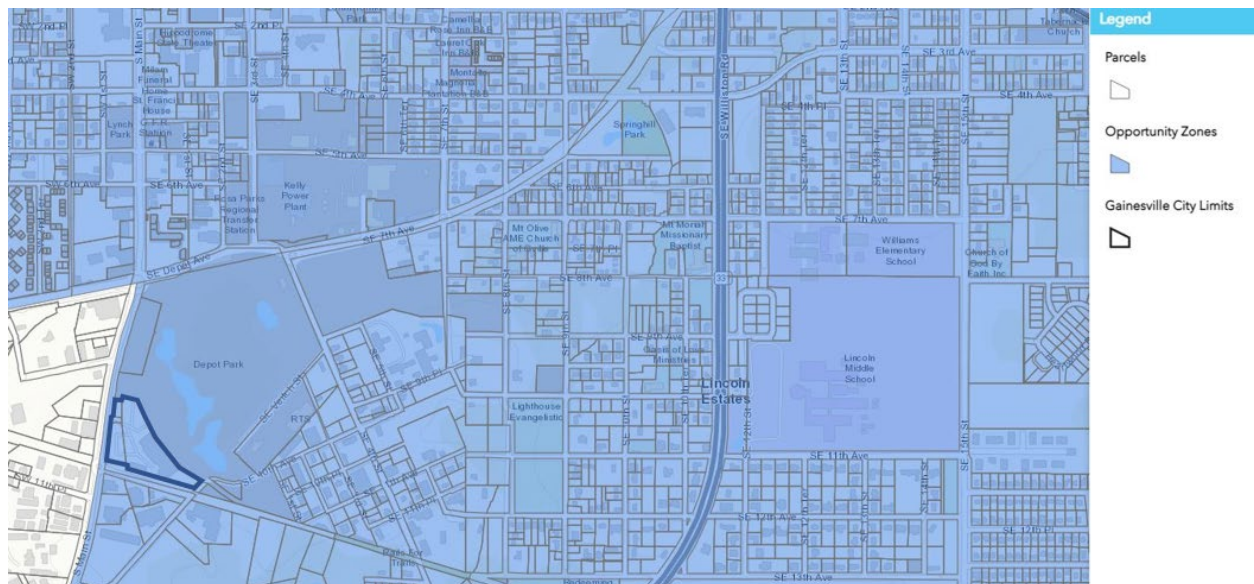


Figure 4 Opportunity Zone

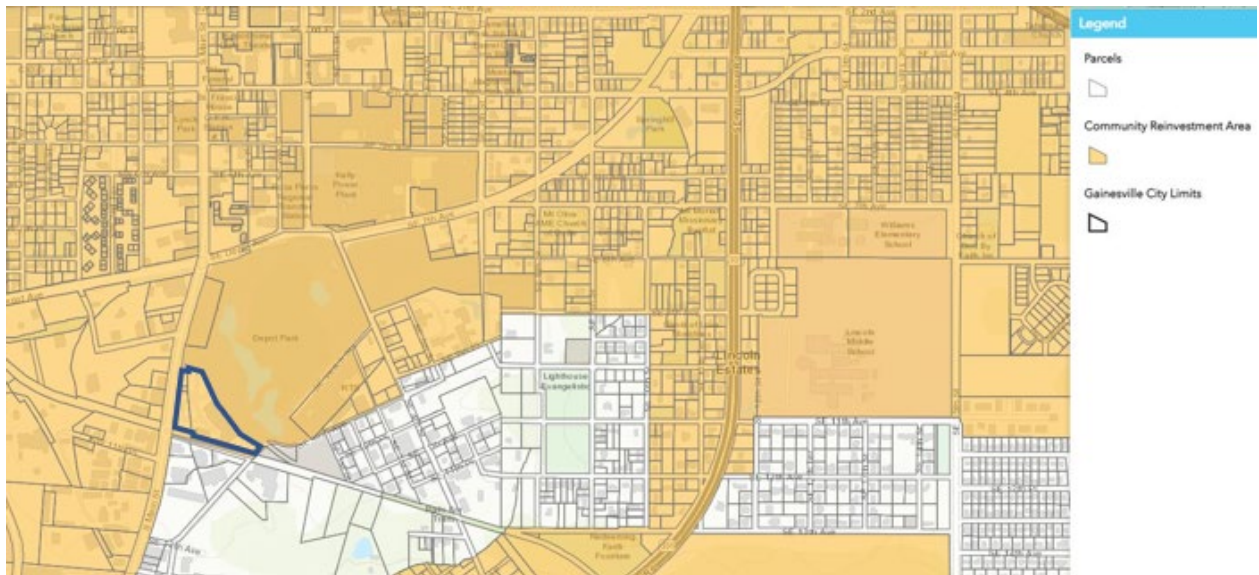


Figure 5 Community Reinvestment Area

The parcels are located just outside the City's UF Context area as shown in Figure 6.

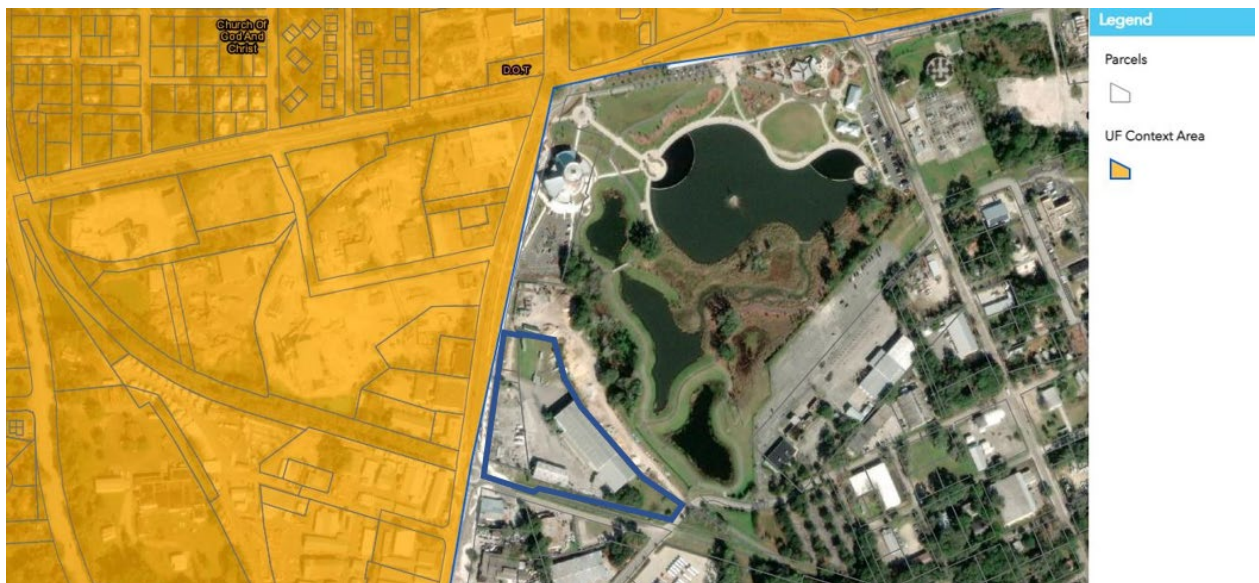


Figure 6 UF Context Area

The parcels are not located within a historic district and has no known archaeological resources deemed significant by the State of Florida. The parcels are not adjacent to existing or future residential uses and the proposed future land use and zoning will not impact residential streets.

Existing and proposed uses are not impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by adjacent property as indicated by Figure 7 showing identified water bodies in the area, Figure 8 showing identified wetlands in the area and Figure 9 showing urban area ponds.



Figure 7 Waterbodies

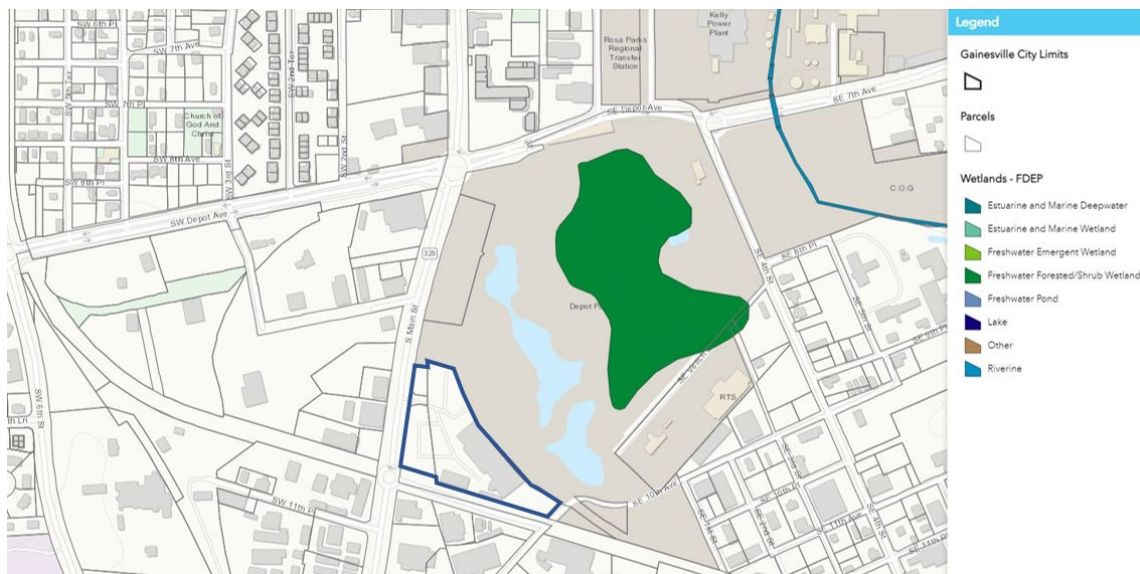


Figure 8 Wetlands



Figure 9 Urban Area Ponds

The parcels are adjacent to the Gainesville/Hawthorne Rail-Trail which crosses South Main Street at the newly constructed roundabout located at South Main Street and SE 10th Avenue.

APPLICATION PURPOSE

The purpose for this application is to facilitate redevelopment of this industrial site to uses compatible with, and supportive of, the transformation of the area initiated by the City of Gainesville through redevelopment of a brownfield industrial site into what is now the iconic and incredibly successful Depot Park as well as the radical transformations of Depot Avenue and South Main Street into what are now among the city's most attractive and people friendly transportation corridors. Strategic investments by the City of Gainesville have by design made conditions on the ground today completely different from what existed until very recently. The purpose for this land use and zoning change is to create the opportunity for redevelopment of the four tax parcels into transit-oriented mixed use urban development, consistent with the evolution of South Main Street as the City intends for this area.

The four tax parcels in this application are controlled by the Stringfellow family that has been part of the Gainesville community since before the Civil War (i.e., since the early 1800's). During much of the last century, the property (hereafter referred to as the "Stringfellow property") was the site of *Stringfellow Supply Company* providing building materials and tools. The Stringfellow property remains today the site of a building construction supply company (Graybar) supporting new construction with a focus on "keeping the energy footprint of commercial buildings as small as

absolutely possible.”

Until recently, the Stringfellow property was completely surrounded by warehouse and industrial uses and public infrastructure typical of heavy industrial areas. South Main Street was a four-lane section with a 45-mph speed limit and completely devoid of landscaped medians or street trees. Overhead power lines along South Main contributed to the unattractive industrial character of the area. Both Depot Avenue and South Main were, until very recently, devoid of any pedestrian or bicycle friendly qualities or character. In short, the public realm of the area insured that little, if any, pedestrian, or bicycle activity was attempted or desired. The deficiencies of South Main Street before initiation of improvements is evident in the images in Figure 10 below.



Figure 10. South Main before initiation of improvements.

As already noted, major public investments recently made by the City of Gainesville have radically transformed the area. Figure 11. below highlights many of the recent improvements made in the area. Depot Avenue was redesigned and rebuilt into a very attractive, traffic calmed two lane road with multiple roundabouts, narrow vehicular travel lanes, landscaped medians, a multi-use bicycle and pedestrian off-road trail and superb LED pedestrian and street lighting. As a result, the area today

enjoys steady bike and pedestrian traffic throughout the day and into the evenings.



Figure 11. City of Gainesville improvements.

The old historic train depot on Depot Avenue has been fully restored and renovated (see Figures 12 & 13 below) and now anchors the main gateway into the newly established Depot Park which has become one of Gainesville's most popular public amenities. Depot Park has truly become Gainesville's community commons, effectively relocating the City's center of gravity for community gatherings.



Figure 12. Depot restoration in progress.



Figure 13. Restored Depot.

A public private partnership has also led to establishment of the Cade Museum (Figure 14.) on the edge of Depot Park and adjacent to Stringfellow property. The Cade has created a community cultural center where once stood some of Gainesville's most intense industrial activity.



Figure 14. Cade Museum

Like Depot Avenue, South Main Street has been completely transformed into a

beautiful, traffic-calmed narrow two-lane road with bike lanes, excellent LED lighting, roundabouts where it intersects with the Gainesville/Hawthorne rail-trail and at Depot Avenue, ample landscaped medians, consistent street trees and safe pedestrian crossings. The City was so committed to transforming the industrial character of the area to quality urbanism, that it even relocated the unsightly overhead utilities underground. The area no longer presents itself as intended for industrial uses.



Figure 15. Improved South Main

Today, with the area so completely transformed by strategic public investments made by the City of Gainesville, it is obvious the **Industrial** future land use designation and the **I-2** zoning district designations for the Stringfellow property have lost their validity.



Figure 16. Improved South Main

The Stringfellow property and much of the surrounding area have a future land use designation of **Industrial**. See Figure 17 below.

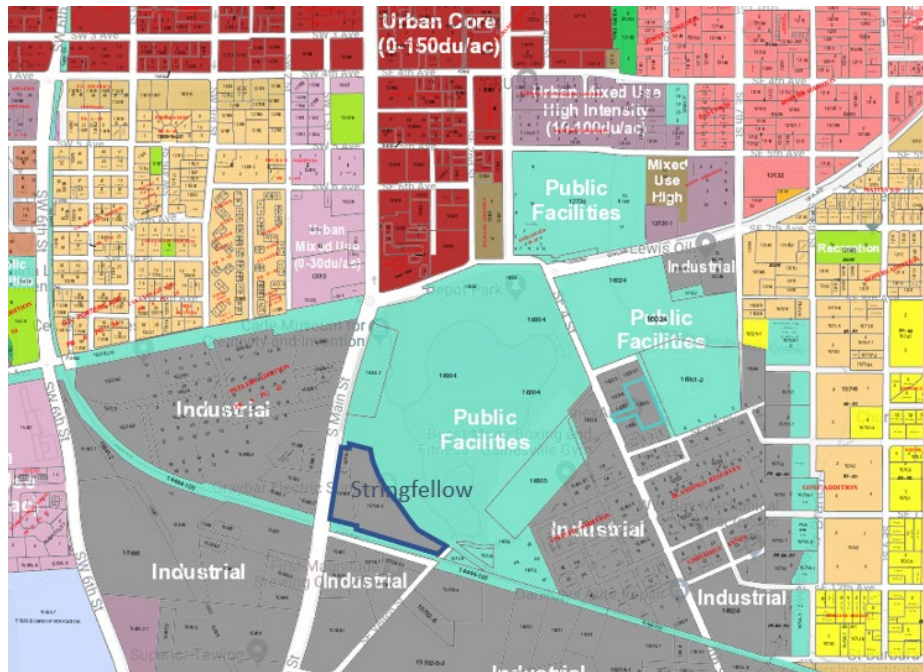


Figure 17 Existing Future Land Use

The **Industrial** land use designation is to be applied in locations determined “appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling, and other ancillary uses.” While appropriate when the **Industrial** designation was originally applied to the Stringfellow property, transformation of the area in recent years has rendered the designation inappropriate. As a result, this application is proposing to change the land use designation from **Industrial** to **Urban Core** as depicted in Figure 18 below.

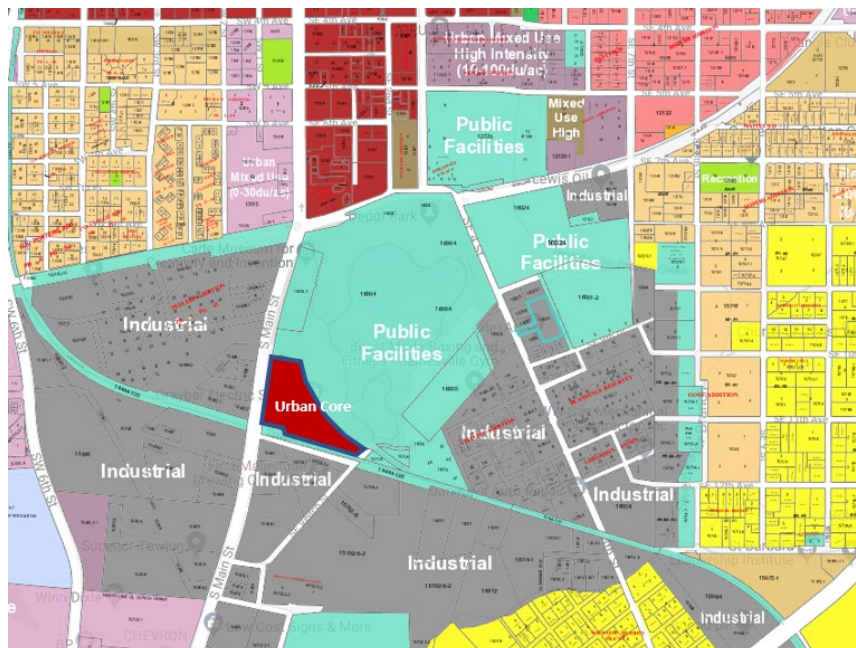


Figure 18 Proposed Future Land Use Designation

Like the **Industrial** land use, the implementing **I-2** zoning district that currently applies to the Stringfellow property is no longer appropriate. That reality is made obvious when reviewing the list of uses allowed by right within the district. Those uses include junkyards or salvage yards, sexually-oriented cabarets, sexually-oriented motion picture theaters, sexually-oriented retail stores and even waste management facilities. None of these uses are compatible Depot Park or the Cade Museum and yet today none can be lawfully prevented. By contrast, each of the above listed incompatible uses are prohibited by the proposed **DT** transect zoning district.

In addition to allowing inappropriate uses, the **I-2** zoning district prohibits what are now highly desired uses. For example, the **I-2** zoning does not allow any form of residential, civic, hotel or motel uses. Even museums are prohibited. By contrast, the proposed **DT** zoning allows a variety of residential housing, a variety of non-residential uses, hotels or motels and places of religious assembly, none of which are allowed in the **I-2** zoning district. It allows the uses to be horizontally and vertically mixed while also requiring adherence to urban design standards that are intended to create quality urbanism, precisely what is most appropriate for the Stringfellow property today.

Properties with the **Urban Core** land use may only be implemented with the **DT** transect zoning district. This application is therefore requesting rezoning of the Stringfellow property from **I-2** as indicated in Figure 19 below to **DT** as depicted in Figure 20 below.

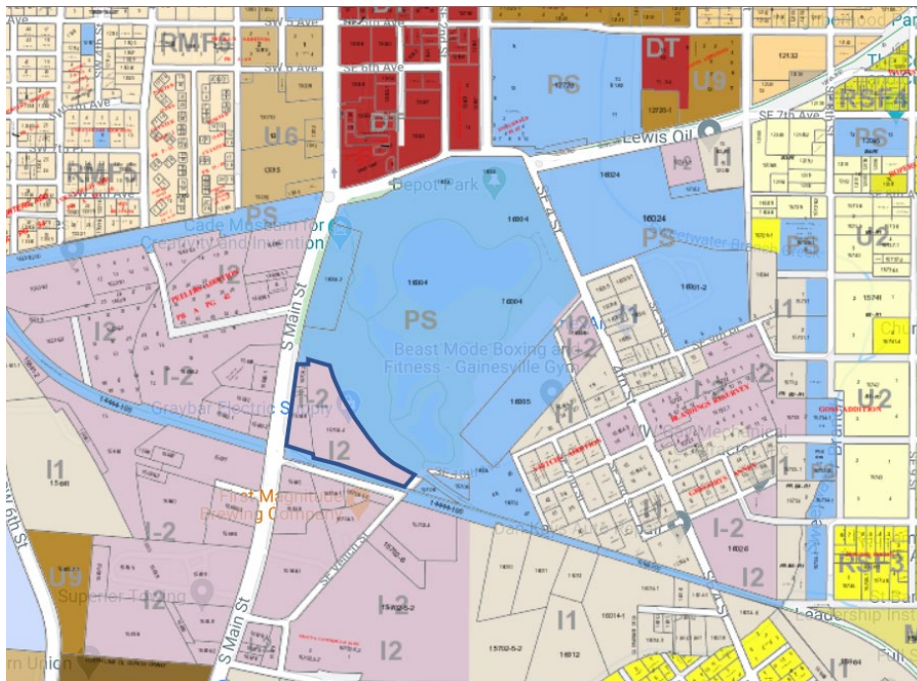


Figure 19 Existing Zoning

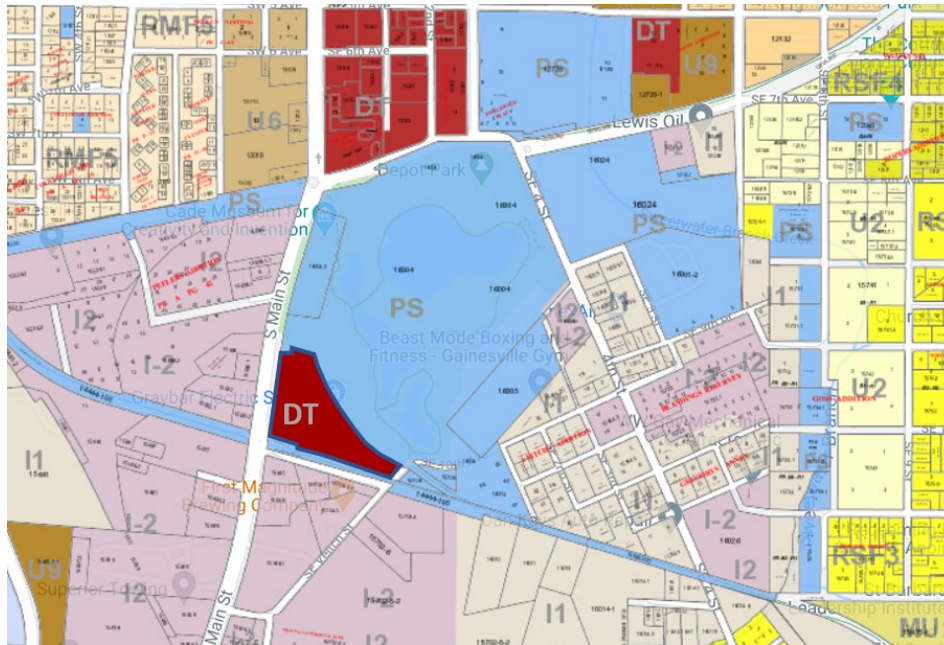


Figure 20 Proposed DT Zoning

Consistency Analysis

This application requests a change in the future land use designation from **Industrial** to **Urban Core** as presented in *Figures 17 & 18* above. It also proposes a change in implementing zoning from **I-2** to **DT** as presented in *Figures 19 & 20* above. The following analysis is provided to demonstrate that the proposed revisions are consistent with the City of Gainesville comprehensive plan. Future land use element Policy 4.1.3 provides eleven review criteria for proposed changes to the future land use map and each are provided below along with applicant comments.

Consistency with the Comprehensive Plan & Rezoning Criteria

Applicant Comment:

The proposed **Urban Core** future land use may only be implemented by the **DT** transect zoning district. As a result, support for consistency provided here includes reference to the requirements of the **DT** district. The **Urban Core** and **DT** designation is consistent with the following goals, objectives and policies of the city's comprehensive plan.

Future Land Use Element

Goal 1 -- *Improve the quality of life and achieve a superior, sustainable development pattern in the city by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.*

Objective 1.1 *Adopt urban design principles that adhere to timeless (proven successful), traditional principles.*

Policy 1.1.1 *To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.*

Policy 1.1.2 *To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.*

Applicant Comment:

The proposed change to the future land use map to **Urban Core** will improve the quality of life and achieve a superior, sustainable development pattern in the city by creating the opportunity for providing additional choices in housing, office, retail and workplaces that are not possible under the existing extremely limited allowance of uses permitted in the **Industrial** future land use designation. **Urban Core** facilitates mixed uses within walking distance to a wide variety of important destinations. It ensures an opportunity for a more complete and integrated community with housing, shop, workplaces, parks and civic uses essential to daily life of the residents and within walking distance.

Objective 1.2 *Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).*

Policy 1.2.2 *The City should use design standards in the Land Development Code to ensure that higher densities are livable.*

Policy 1.2.3 *The City should encourage mixed-use development, where appropriate.*

Applicant Comment:

The proposed change to the future land use map to **Urban Core** and to the **DT** transect zoning district will clearly protect and promote viable transportation choices given the proximity to the Rosa Parks transit hub, the Depot Avenue and Gainesville/Hawthorne Trails, and the varied uses of the entire downtown, all of which are within walking and biking distance. The **DT** transect zoning district provides the urban design standards called

for in Policy 1.2.2 and allows mixed-use development called for in Policy 1.2.3. The urban design standards contained within the **DT** transect zoning district ensure that the higher authorized densities and mixed uses are livable.

Objective 1.5 *Discourage the proliferation of urban sprawl.*

Applicant Comment:

The proposed change to future land use **Urban Core** and **DT** transect zoning district discourages the proliferation of urban sprawl by providing an opportunity for the antithesis to urban sprawl – relatively high density, mixed-use urbanism adhering to the city’s strongest urban design standards contained in the **DT** transect zoning district. The site proximity to the city’s newest urban park, Depot Park, and the excellent public realm created by the recently completed transformation of South Main Street makes it most likely to attract urban residents and businesses into the downtown and away from the urban fringe locations.

Goal 2 *Redevelop areas within the city, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.*

Objective 2.1 *Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.*

Applicant Comment:

The proposed change to future land use **Urban Core** and **DT** transect zoning district clearly furthers Goal 2 by creating the opportunity for redevelopment of the property in a manner that promotes quality of life, transportation choice, a healthy economy and discourages sprawl. Approving the proposed land use and zoning change clearly furthers Objective 2.1 by promoting compact, vibrant urbanism, improving the condition of a blighted area, discouraging urban sprawl by fostering the most compact development pattern allowed by the city in a location that offers the most transportation choices of any location in the city.

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.

Applicant Comment:

The proposed change to future land use **Urban Core** and **DT** transect zoning district clearly furthers Objective 4.1 by making additional acreage available for the mixed-use efficient and sustainable urbanism allowing a range of housing, employment, shopping and recreation choices and opportunities in perhaps the city's most compelling available location. The **Urban Core** future land use category states:

This land use category allows residential, office, and business uses concentrated in the urban core area... Development in this category shall function as a center serving the urban area. Development within the urban core shall ensure the compact, pedestrian character of this area. Residential densities up to 150 units per acre shall be permitted with provisions to add up to 25 additional units per acre by Special Use Permit as specified in the land development regulations. Buildings in this category shall face the street and meet build-to lines established in the Land Development Code. Building height shall be limited to 12 stories, with up to 14 stories by a height bonus systems as established in the Land Development Code. Public and private schools, government offices, institutions of higher learning, places of religious assembly and community facilities are appropriate in this category.

The implementing **DT** transect zoning district provides “development standards that will encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact, pedestrian-friendly environment.” The following table from the Land Development Code lists the permitted uses within **DT** transect zoning district and clearly demonstrates the range of allowed and prohibited uses consistent with Objective 4.1.

Table V-1: Permitted Uses within Transects.

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
RESIDENTIAL											
Single-family dwelling		P	P	P	P	P	P	P	P	P	P
Attached dwelling (up to 6 attached units)		-	P	P	P	P	P	P	P	P	P
Multi-family, small-scale (2—4 units per building)		-	P	P	P	P	P	P	P	P	P

Multi-family dwelling		-	-	P	P	P	P	P	P	P	P	P
Accessory dwelling unit	30-5.35	-	P	P	P	P	P	P	P	P	-	-
Adult day care home	30-5.2	P	P	P	P	P	P	P	P	P	P	P
Community residential home (up to 6 residents)	30-5.6	P	P	P	P	P	P	P	P	P	-	-
Community residential home (more than 6 residents)	30-5.6	-	-	P	P	P	P	P	P	P	P	-
Dormitory (small)	30-5.8	-	P	P	P	P	P	P	P	P	P	P
Dormitory (large)	30-5.8	-	-	P	P	P	P	P	P	P	P	P
Family child care home	30-5.10	P	P	P	P	P	P	P	P	P	P	-
NONRESIDENTIAL												
Alcoholic beverage establishment	30-5.3	-	-	-	-	-	-	P	P	P	P	P
Assisted living facility		-	-	-	P	-	P	P	P	P	P	P
Bed and breakfast establishment	30-5.4	-	S	P	P	P	P	P	P	P	P	P
Business services		-	-	-	P	-	P	P	P	P	P	P
Carwash	30-5.5	-	-	-	-	-	-	P	P	P	-	-
Civic, social, or fraternal organization		S	P	P	P	P	P	P	P	P	P	P
Day care center	30-5.7	-	S	S	P	P	P	P	P	P	P	P
Drive-through facility	30-5.9	-	-	-	-	-	P	P	P	P	P	P
Emergency shelter		-	-	-	-	P	P	P	P	P	P	P
Equipment rental and leasing, light		-	-	-	-	-	-	P	P	P	P	P
Exercise studio		-	-	-	P	-	P	P	P	P	P	P

Farmers market	30-5.11	-	-	-	-	-	P	P	P	P	P
Food distribution center for the needy	30-5.12	-	-	-	-	-	-	-	S	S	S
Food truck, not located within a food truck park	30-5.37	-	-	-	P	P	P	P	P	P	P
Food truck park (less than 6 pads)	30-5.13				P	P	P	P	P	P	P
Food truck park (6 or more pads) ⁵	30-5.13				S	S	S	S	S	S	S
Funeral home or crematory		-	-	-	-	-	P	P	P	P	P
Gasoline or alternative fuel station	30-5.14	-	-	-	-	-	S ¹	P	P	-	-
Health services		-	-	-	-	-	P	P	P	P	P
Hotel or motel		-	-	-	-	-	-	P	P	P	P
Laboratory, medical or dental		-	-	-	P	-	P	P	P	P	P
Library		-	-	-	-	S	P	P	P	P	P
Light assembly, fabrication and processing	30-5.17	-	-	-	-	-	P	P	P	P	P
Medical marijuana dispensing facility		-	-	-	-	-	P	P	P	P	P
Microbrewery, microwinery, or microdistillery ²	30-5.18	-	-	-	-	-	S	P	P	P	P
Mini-warehouse or self-storage facility	30-5.19	-	-	-	-	-	-	-	P	P	-
Museum or art gallery		-	-	-	P	S	P	P	P	P	P
Office		-	-	-	P	P ³ /S ⁴	P	P	P	P	P
Office (medical, dental, or other health-related service)		-	-	-	P	-	P	P	P	P	P
Parking, surface (principal use)	30-5.21	-	-	-	-	-	-	-	-	S	S
Parking, structured (principal use)		-	-	-	-	-	-	P	P	P	P

Passenger transit station		-	-	-	-	-	-	-	P	P	P
Personal services		-	-	-	P	-	P	P	P	P	P
Place of religious assembly	30-5.22	S	P	P	P	P	P	P	P	P	P
Professional school		-	-	-	P	P	P	P	P	P	P
Public administration building		-	-	-	S	S	S	P	P	P	P
Public park		P	P	P	P	P	P	P	P	P	P
Recreation, indoor ²		-	-	-	-	-	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	-	P	P	P	P
Research development or testing facility		-	-	-	-	-	-	P	P	P	P
Residence for destitute people	30-5.24	-	-	-	-	-	-	-	S	S	S
Restaurant		-	-	-	S	-	P	P	P	P	P
Retail sales		-	-	-	-	-	P	P	P	P	P
School (elementary, middle, or high - public or private)		S	S	S	P	P	P	P	P	P	P
Scooter or electric golf cart sales		-	-	-	-	-	-	P	P	P	-
Simulated gambling establishment		-	-	-	-	-	-	-	-	-	-
Social service facility	30-5.27	-	-	-	-	-	-	-	P	P	P
Skilled nursing facility		-	-	-	P	-	P	P	P	P	P
Vehicle sales or rental (no outdoor display)		-	-	-	-	-	-	P	P	P	P
Vehicle services	30-5.30	-	-	-	-	-	-	P	P	-	-
Vehicle repair	30-5.30	-	-	-	-	-	-	P	-	-	-

Veterinary services	30-5.31	-	-	-	P	-	P	P	P	P	P
Vocational or trade school		-	-	-	-	-	S	P	P	P	P
Wireless communication facility or antenna	See 30-5.32										

LEGEND:

P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

1 = When located along a Principal Street.

2 = Prohibited where adjacent to single-family zoned property.

3 = Office uses as a home occupation.

4 = Office uses up to 20 percent of the building square footage and shall be secondary to a principal residential use. No outdoor storage allowed.

5 = Special use permit required for any proposed food truck park with six or more food truck pads when the food truck park's boundaries would be less than 300 feet from the boundary of any single-family zoned property or property that is developed with a single-family

2. Compatibility and surrounding land uses

Applicant Comment:

The Stringfellow property has been in non-residential use (i.e., building construction supplies) for much of the last century and remains in that use today. Throughout all but the most recent several years, the existing use and the uses allowed by the **Industrial** land use have been compatible with surrounding land uses. Recent investments described earlier as being made by the City of Gainesville and others have so substantially changed the surrounding land uses that the existing **Industrial** land use and **I-2** zoning no longer assure compatibility with surrounding land uses.

The proposed **Urban Core** land use and **DT** transect zoning each provide a palette of allowed uses and intensity of uses that are more compatible with the surrounding land uses than the existing **Industrial** land use and **I-2** zoning. The urban design standards of the **DT** transect zoning provide assurance that redevelopment of the Stringfellow property will reinforce the urban character for the area that has been initiated by the City.

3. Environmental impacts and constraints

Applicant Comment:

The Stringfellow property has no known environmental constraints. Future redevelopment of the property would not be expected to have any adverse environmental impacts. As noted above, the property is not impacted by any creeks,

lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by adjacent property as indicated by *Figure 7* showing identified water bodies in the area, *Figure 8* showing identified wetlands in the area, and *Figure 9* showing urban area ponds.

4. Support for urban infill and/or redevelopment

Applicant Comment:

This application is based entirely upon a desire to create an opportunity for infill redevelopment of the Stringfellow property as a direct result of the transformation of the area instituted by the City of Gainesville. This application is made despite the economic viability of existing use. In 2014 the City approached the applicant about a City initiated land use change and rezoning to T-4 transect zone. The applicant rejected the proposal from the city preferring to maintain the existing I-2 zoning for the property (See, correspondence attached as Attachment B). Since that time, the city has implemented multiple community improvements that have transformed the area creating the potential for redevelopment of the Stringfellow property to be consistent with the new character of the area. Redevelopment is only expected to be financially feasible if the requested **Urban Core** land use designation and the **DT** transect zoning district designation are granted. Any lower land use designation and lower transect zoning designation cannot be expected to attract redevelopment investment to the Stringfellow property due to the significant returns presently generated by the asset.

5. Impacts on affordable housing

Applicant Comment:

The proposed land use and zoning will create an opportunity for the creation of housing on the Stringfellow property that is prohibited by the existing land use and zoning. The proposed **Urban Core** land use and **DT** zoning allows 150 residential units per acre (i.e., 687 residential units) by right and 175 residential units per acre (i.e., 836 residential units) by Special Use Permit. A by right or Special Use Permit maximum allowed buildout of the Stringfellow property under the **Urban Core** land use and **DT** zoning would provide a significant increase in housing for the area. Such a large infusion of housing supply to the downtown market can create downward pressure on housing costs in the area.

6. Impacts on the transportation system

Applicant Comment:

This application is for land use and zoning changes only. No specific development is proposed by this application. As a result, it is impossible to know with certainty what impacts to the transportation system can be expected. The **Urban Core** land use and

DT zoning allow a wide range of uses that may be mixed vertically and horizontally. As a result, the range of uses allowed coupled with the ability to mix uses horizontally and vertically create an opportunity for significant internal capture of trips. In addition, the Stringfellow property is located just over a ¼ mile from the Rosa Parks Transit HUB for the entire Regional Transit System (see Figure 21 below). As a result, any future development utilizing the mixing of uses allowed by the proposed land use and zoning would likely be correctly classified as transit-oriented development and have minimal impacts to the transportation system.

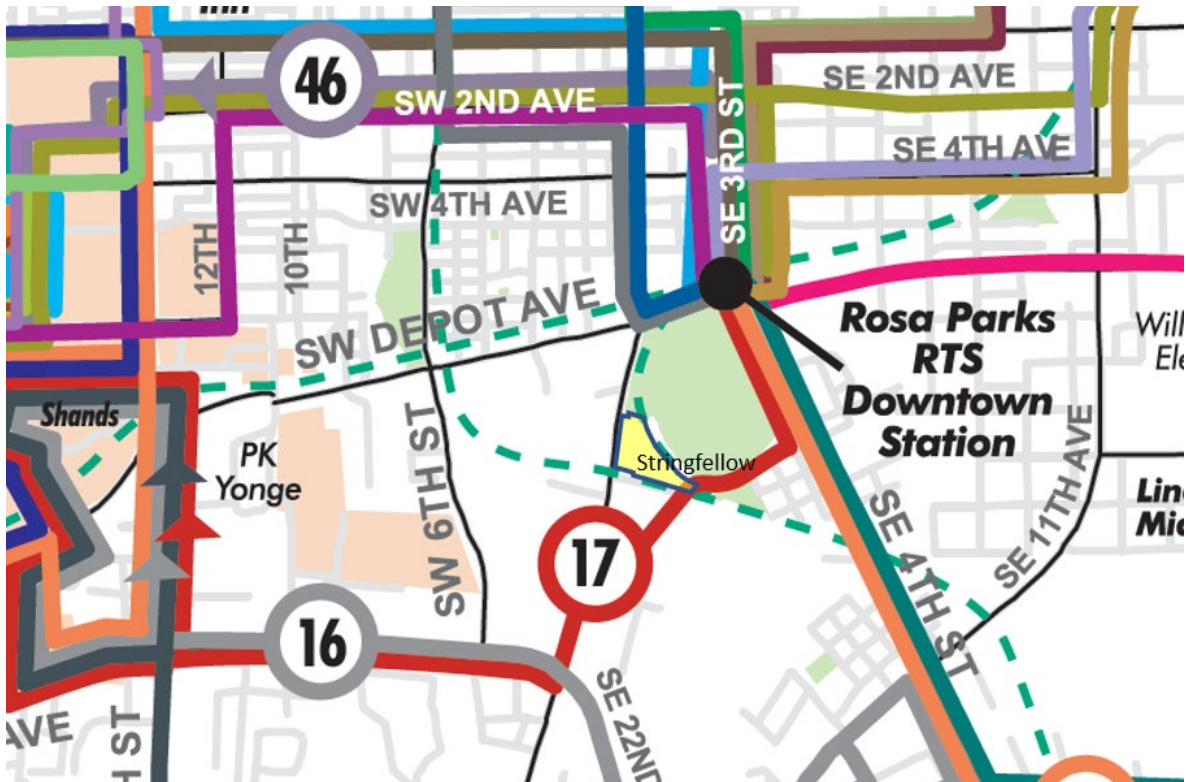


Figure 21 Excerpt from Gainesville Regional Transit System Service Map

The Stringfellow property also has direct access to excellent dedicated off-road bicycle and pedestrian facilities. It is adjacent to the Gainesville/Hawthorne Trail which connects to the Sixth Street Rail Trail facility and the Depot Avenue multi-use trail which connects to the University of Florida crossing US 441 by way of the iconic Helix bridge. It is also adjacent to the excellent bike and pedestrian facilities within the recently completed South Main Street which connects to the excellent bike and pedestrian facilities in the recently redeveloped Depot Avenue.

Clearly, the proposed land use and zoning for the Stringfellow property creates opportunity for a future development providing perhaps the best multimodal lifestyle possible in Gainesville.

As noted earlier, the Stringfellow property is located in Zone A of the Transportation

Mobility Program Area. Any future redevelopment at the site will be required to meet the applicable number of criteria stated in the Transportation Mobility Element for Zone A.

7. An analysis of the availability of facilities and services

Applicant Comment:

See *Attachment A* Concurrency Analysis prepared by CHW.

The Stringfellow property is located in the urbanized portion of Gainesville with available potable water, wastewater, and electric services. The site is accessed by roadways that have adequate capacity to serve future development on-site. There is extensive existing transit service within 3/10ths of a mile at the Rosa Parks transit station. Ample bike and pedestrian facilities described above serve the site.

8. Need for the additional acreage in the proposed future land use category

Applicant Comment:

The **Industrial** future land use designation currently applied to the Stringfellow property is no longer appropriate given how the character of the area has changed so substantially yet it remains an economically viable industrial/warehouse property and is expected to be actively used for that purpose for the foreseeable future. Only a change in future land use from **Industrial** to **Urban Core** coupled with a change in zoning from **I-2** to **DT** will create an opportunity for the Stringfellow property to be redeveloped with mixed-use development providing compatibility with the new character of the area and realization of community goals favoring transit-oriented, multi-modal mixed-use urbanism.

9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9., F.S.

Applicant Comment:

The proposed small scale future land use map change certainly does not promote urban sprawl as defined in Section 163.3164, F.S. In fact, the proposed amendment is the antithesis of urban sprawl by creating the opportunity for redevelopment of a single use auto-oriented developed industrial/warehouse site to transit-oriented, multi-modal mixed-use urbanism. The site is within walking distance to the entire downtown and easy biking distance to the University of Florida campus.

Section 163.3177(6)(a)9., F.S. provides criteria to determine whether a land use amendment discourages the proliferation of urban sprawl.

These criteria are listed below with applicant comments.

9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Applicant Comments:

The proposed small scale land use amendment does the opposite by changing from a single use land use designation to a mixed-use land use designation allowing the highest density and intensity allowed within the city.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Applicant Comments:

The proposed small scale land use amendment does the opposite by allowing redevelopment of an existing developed urban site in the heart of the downtown.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Applicant Comments:

The proposed small scale land use amendment does not promote, allow or designate urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. Instead, it provides for concentric expansion of the mixed-use **Urban Core**.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Applicant Comments:

The proposed small scale land use amendment has no impact on any of the named resources.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Applicant Comments:

The proposed small scale land use amendment is not near and will therefore have no direct impact on any of the named agricultural and silvicultural resources.

(VI) Fails to maximize use of existing public facilities and services.

Applicant Comments:

The proposed small scale land use amendment does the opposite by maximizing use of existing public facilities and services.

(VII) Fails to maximize use of future public facilities and services.

Applicant Comments:

There are no known future public facilities and services that this small scale land use amendment might fail to maximize its utilization.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Applicant Comments:

The proposed small scale land use amendment does the opposite by authorizing a land use pattern that is known to permit the most efficient, least costly provision and maintenance of the named facilities and services.

(IX) Fails to provide a clear separation between rural and urban uses.

Applicant Comments:

Though not near any rural uses, the proposed small scale land use amendment is clearly authorizing intense, unmistakable urbanism.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Applicant Comments:

The proposed small scale land use amendment does the exact opposite by authorizing infill that represents redevelopment within an existing industrial area.

(XI) Fails to encourage a functional mix of uses.

Applicant Comments:

The proposed small scale land use amendment does the exact opposite changing from a single use **Industrial** land use to a mixed-use **Urban Core** land use.

(XII) Results in poor accessibility among linked or related land uses.

Applicant Comments:

The proposed small scale land use amendment does the exact opposite creating an opportunity for the property to be redeveloped with uses compatible with surrounding uses and allowing for greater accessibility between and among the property and surrounding uses.

(XIII) Results in the loss of significant amounts of functional open space.

Applicant Comments:

The proposed small scale land use amendment does not create the loss of any functional open space. The property has no functional open space. Future redevelopment of the property that may result from the change in land use does create an opportunity for creation of functional open space.

b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

- (I) *Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

Applicant Comments:

The proposed small scale land use amendment does direct economic growth and development to the downtown and does not have any adverse impact on natural resources and ecosystems and instead provides protection of those resources by relieving development pressures on other areas the do have vulnerable natural resources and ecosystems.

- (II) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

Applicant Comments:

The proposed small scale land use amendment promotes the efficient and cost-effective provision of public infrastructure and services by being located within the downtown where such services are already in place and requiring no extension of such infrastructure and services

- (III) *Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*

Applicant Comments:

The proposed small scale land use amendment promotes walkable and

connected communities by authorizing compact development and a mix of uses at densities and intensities that can support a range of housing choices and multimodal transit-oriented development supported by superb existing pedestrian and bicycle facilities and close proximity to transit.

(IV) *Promotes conservation of water and energy.*

Applicant Comments:

The proposed small scale land use amendment promotes water and energy conservation because of its location surrounded by existing public facilities and services, thereby reducing sprawl and wasteful allocation of resources, including water use via wells and non-centralized systems. Redevelopment on the project site will be required to maintain connection to centralized potable water public facilities. Transportation energy costs are reduced because of the proximity of the site to existing commercial, office, and education facilities, recreation, transit service, ample bike lanes, multi-modal trails and sidewalks. Any new construction on the site will be required to meet the current energy efficiency standards.

(V) *Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.*

Applicant Comments:

The proposed small scale land use amendment helps preserve such areas by increasing allowed development within the core of the city which reduces development pressures on surrounding agricultural areas.

(VI) *Preserves open space and natural lands and provides for public open space and recreation needs.*

Applicant Comments:

The proposed small scale land use amendment will not result in the loss of any open space or natural lands as it is already a fully developed site. It is adjacent to the existing recreation facilities at Depot Park.

(VII) *Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

Applicant Comments:

The proposed small scale land use amendment allows for a mix of residential and non-residential uses and for the allocation of each to be based on market demand.

- (VIII) *Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

Applicant Comments:

The proposed small scale land use amendment authorizes uses, densities, and intensities of use and urban form that would remediate an existing development pattern in the vicinity that constitutes sprawl provides for the innovative development pattern known as transit-oriented development because of its proximity to the Rosa Parks transit hub.

10. *Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and*

Applicant Comments:

The proposed small scale land use amendment authorizes redevelopment of the Stringfellow property which if undertaken will address the need for job creation, capital investment and economic development that will strengthen and diversify the City's economy and tax base. Any future development of this property with private capital investment will lead directly to job creation and an increased tax base for the City, which are economic development goals for the City. Further, additional residential development will support existing commercial and employment areas in proximity to the project area.

11. *Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.*

Applicant Comments:

The proposed small scale land use amendment does not include any antiquated subdivisions as defined by Section 163.3164, F.S. so this provision is not applicable.

Rezoning Criteria

Section 30-3.14. of the Land Development Code provides the following rezoning criteria:

Applications to rezone property shall be reviewed according to the following criteria:

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

- B. The character of the district and its suitability for particular uses.
- C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.
- D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.
- E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.
- F. The needs of the city for land areas for specific purposes to serve population and economic activities.
- G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.
- H. The goals, objectives, and policies of the Comprehensive Plan.
- I. The facts, testimony, and reports presented at public hearings.
- J. Applications to rezone to a transect zone shall meet the following additional criteria:
 - 1. The proposed T-Zone shall provide a logical extension of an existing zone, or an adequate transition between zones.
 - 2. The area shall have had a change in growth and development pattern to warrant the rezoning to a more or less urban T-Zone.
 - 3. The request shall be consistent with the overall City of Gainesville vision for growth and development as expressed in the City of Gainesville Comprehensive Plan.
 - 4. If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of ten acres.

Because the Stringfellow property is less than ten acres, it cannot satisfy the final criteria highlighted in yellow. However, revision of this criteria has been identified as a priority of the City Commission (see Attachment I). A companion Land Development Code text amendment application has therefore been submitted with this small scale and rezoning application proposing elimination of the ten-acre threshold.

ATTACHMENTS

Attachment A – Concurrency Analysis

Attachment B – Correspondence

Attachment C – Legal Descriptions

Attachment D – Proof of Property Taxes Paid

Attachment E – Property Appraisers Reports

Attachment F – 1-22-2020 Neighborhood Workshop

Attachment G – 10-15-2020 Neighborhood Workshop

Attachment H – Gainesville Sun Editorial & Article

Attachment I -- City Commission LDC Update Priority

ATTACHMENT A

CONCURRENCY ANALYSIS
PREPARED BY CHW

MEMORANDUM

SoMa Placemaking

20-0285

To: Andrew Persons, AICP, Department of Sustainable Development Director (Interim)

From: Seth Wood, Project Planner

Date: December 17, 2020

RE: SoMa Placemaking – Concurrency Analysis

IMPACT ON RESIDENTIAL STREETS

The project site is located in the South Main Street / SE 10th Avenue intersection's northeast quadrant. Across South Main Street are commercial retail uses, and across SE 10th Avenue are service uses. South Main Street is a heavily-traffic corridor leading into Downtown Gainesville, used by motorists, pedestrians, and bicyclists. The site is located along the Hawthorne Trail and is in close proximity to multiple bus routes.

A change from Industrial Future Land Use and General Industrial (I-2) Zoning to Urban Core Future Land Use and Downtown (DT) zoning will result in an increase in permitted density and intensity, which has the potential to result in increased impact on streets. However, given the state of surrounding development, it is likely that potential future users of the site, be they residents, guests, or employees, would predominantly impact traffic on South Main Street. Other local streets in the immediate vicinity can be found east of the site, with few businesses to draw traffic from the site onto said streets.



Figure 1: Aerial Map

ATTACHMENT A

IMPACT ON NOISE AND LIGHTING

Noise and light generated from any potential development on the site will be minimized to the greatest extent practicable by adherence to City Comprehensive Plan and Land Development Code (LDC) requirements and regulations. Parking, loading, and garbage collection will be interior to any on-site building(s), and screened from public view.

ENVIRONMENTAL FEATURES

As shown in **Figure 6**, the site is currently developed as an industrial use, warehousing and distribution. The site does not possess any wetlands, FEMA Floodplains, or other significant environmental features, nor is it located in any environmentally protected areas. The site is fairly flat, with a slight slope from north/northeast to south/southwest.

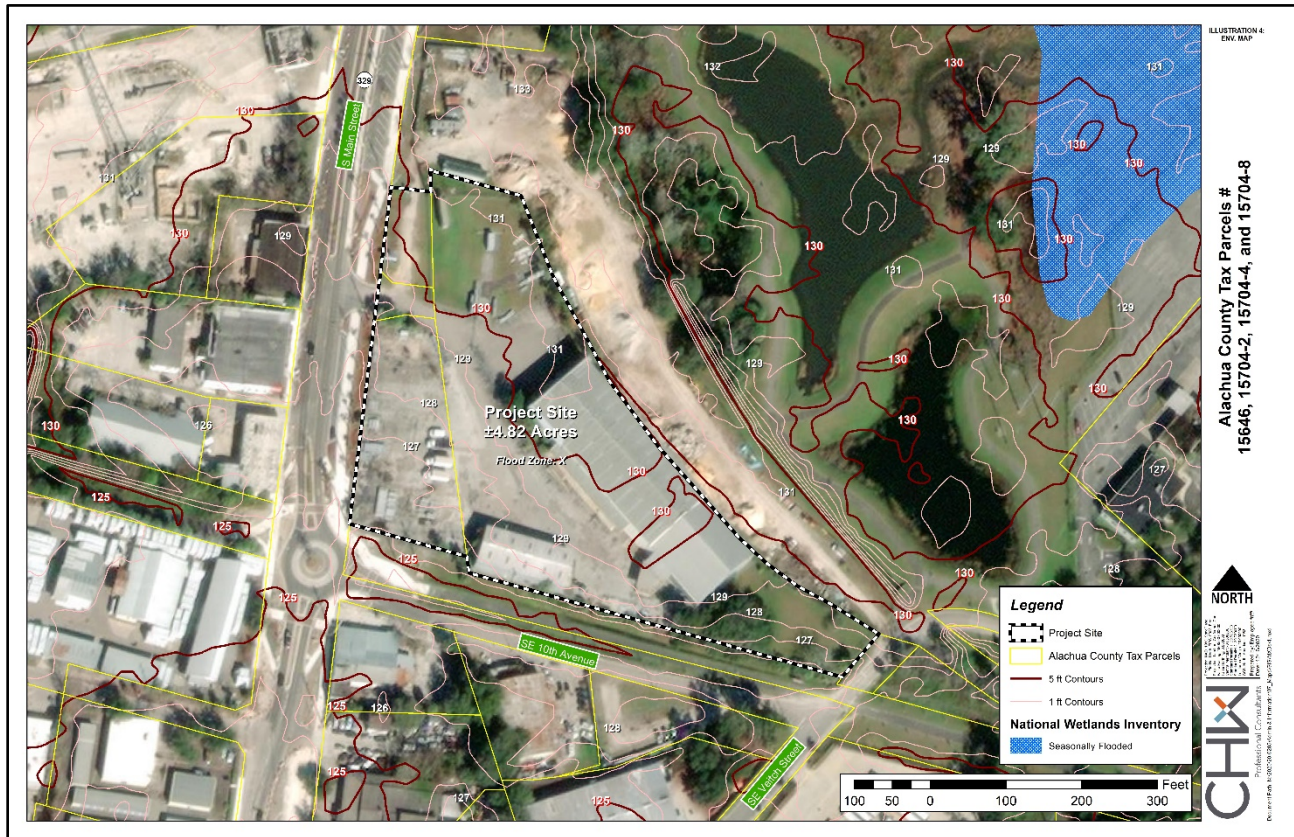


Figure 6: Topography, Wetlands, and FEMA Floodplain Map

ATTACHMENT A

SOILS

The project site is entirely comprised of one soil group, Blichton-Urban Land Complex, 0 to 5% Slopes (Hydro Group: C/D). Such soil is suitable for current and future urban development.

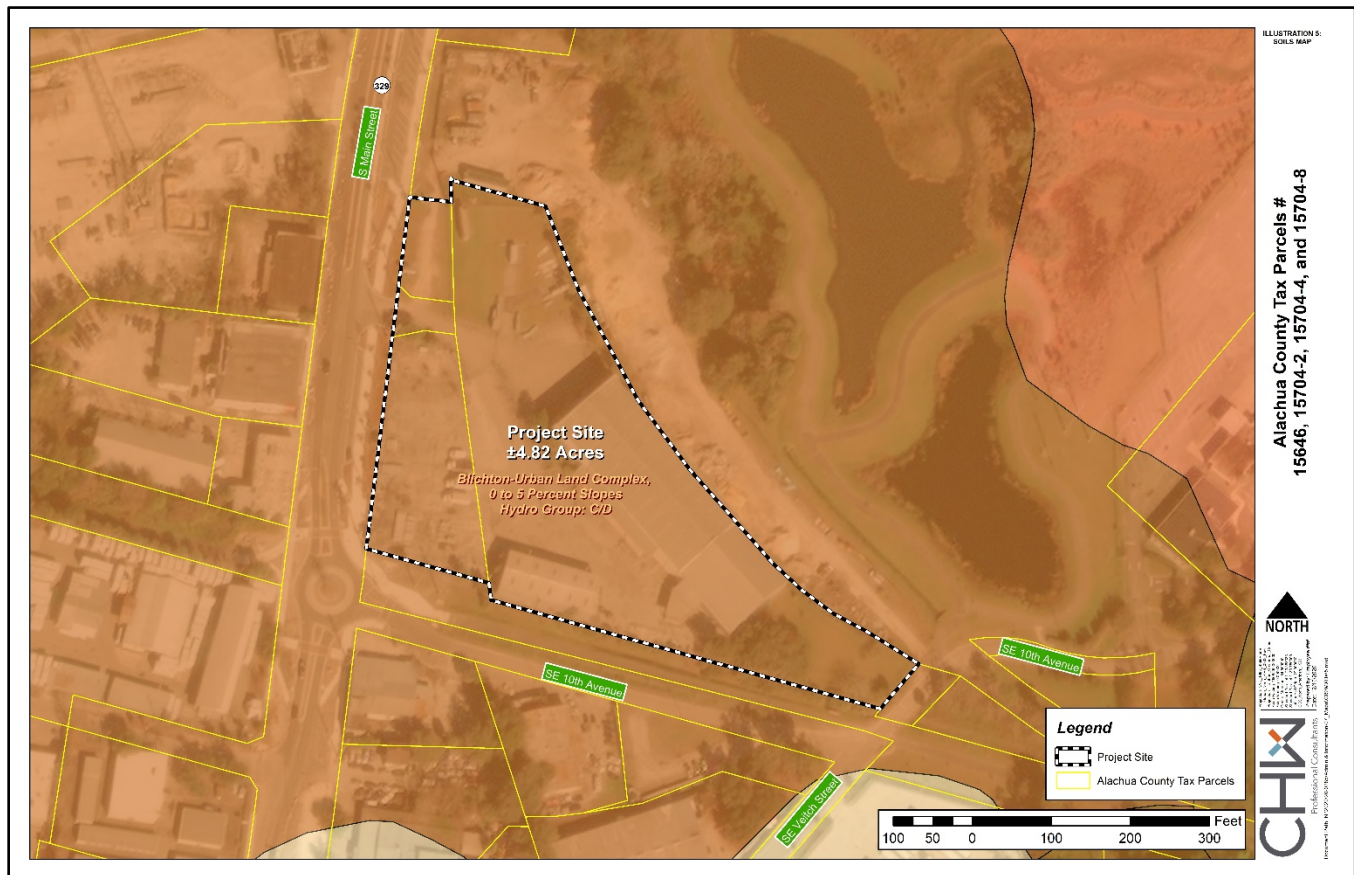


Figure 7: Natural Resources Conservation Service (NRCS) Soils Map

HISTORIC AND ARCHEOLOGICAL RESOURCES

The site is not located within, nor does it possess, historical sites or structures. If any items of historical significance are discovered within the project site during any phase of permit approval or development, it will be immediately reported to the appropriate governmental body for historical analysis and review.

COMMUNITY CONTRIBUTIONS

The City of Gainesville has put substantial effort in recent years towards reshaping the image of South Main Street, from an industrial corridor to a welcoming, vibrant gateway into the City's downtown, and creating a "complete street" with a sense of place along the corridor. Approval of this application will further assist with this effort, allowing the ±4.82 acres of land to be developed with a broad range of uses that align with the City's vision. Furthermore, no housing is currently permitted in the existing zoning district; rezoning this land to DT will make it possible to use this land to contribute to Gainesville community's housing supply, assisting the City in its continued growth.

POTENTIAL LONG-TERM ECONOMIC BENEFITS

Amending the Future Land Use and zoning of this land will make possible more economically productive uses on this already valuable street corner. Furthermore, with the higher density and intensity permitted by right in the DT zoning district, than the existing industrial classification, residential or mixed-use development can bring substantially more residents into the Downtown/ South Main area, placing potential customers and employees in walking distance of numerous local businesses.

ATTACHMENT A

LEVEL OF SERVICE (LOS)

These Small-scale Comprehensive Plan and Rezoning applications request to change the site's existing FLUM designation from Industrial to Urban Core, and to change the site's existing zoning district from General Industrial (I-2) to Downtown (DT). Approval of these applications will change the site's permitted maximum density and intensity.

These calculations demonstrate the potential impacts of mid or high-rise multifamily housing, permitted by right in the DT zoning district, and compare them to what is currently on the site.

Existing Density/Intensity:

- Density: 0 units—residential not permitted
- Intensity: 29,760 square feet currently onsite

Maximum Potential Density/Intensity:

- Density: $\pm 4.82 \text{ acres} * 150 \text{ units/acre} = 723 \text{ units}$
- Intensity: $\pm 4.82 \text{ acres} * 100\% \text{ building coverage max} = \pm 209,959.2 \text{ square feet GFA}$

Trip Generation Analysis

Table 2: Potential Net Trip Generation

Land Use (ITE) ¹	Units ²	Daily		AM Peak		PM Peak	
		Rate ¹	Trips	Rate ¹	Trips	Rate ¹	Trips
Proposed							
Multifamily Housing--High- Rise (ITE 222)	723	4.45	3,217.35	0.31	224.13	0.36	260.28
Currently Permitted							
Specialty Trade Contractor (ITE 180)	29.76	10.22	304.15	1.66	49.40	1.97	58.63
Net Trip Generation	-	-	2,913.2	-	174.73	-	201.65

1. Source: ITE Trip Generation 10th Edition

2. Units are calculated as follows:

a. Residential units are based on dwelling unit.

b. Nonresidential units are based on every 1,000 ft² GFA; Square footage of existing facility taken from Alachua County Property Appraiser.

Conclusion: Approval of this application *will* result in an increase of the site's theoretical daily trips generated from onsite development. Any transportation mitigation will be consistent with the City's adopted Transportation Mobility Program Area A policies.

ATTACHMENT A

Potable Water Analysis

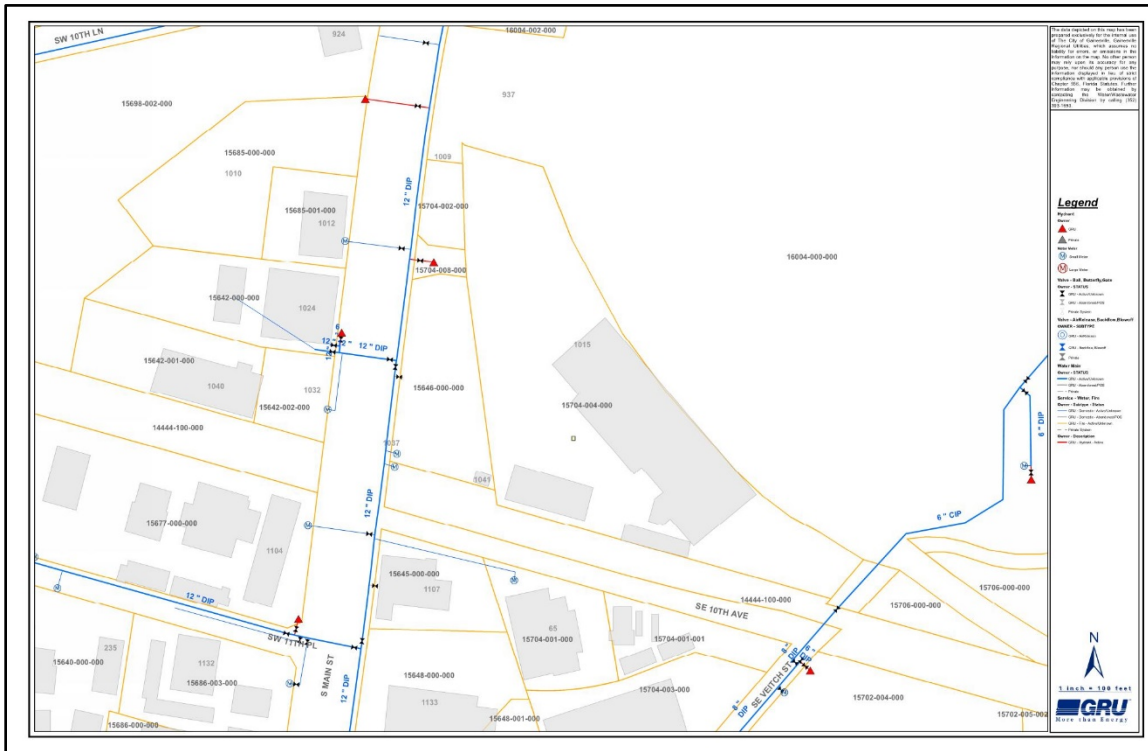


Figure 8: GRU Potable Water Map

Based on Figure 8, a map provided by Gainesville Regional Utilities (GRU), potable water infrastructure is available for connection to the site. There is a 12" DIP running along South Main Street, and a 8" DIP running along SE Veitch Street that passes by the site's eastern boundary. There is a small water meter in Parcel # 15646-000-000. There is an active GRU hydrant located within Parcel # 15704-008-000.

Table 3: Potential Potable Water Impact

Land Use	Maximum Units ¹	Generation Rate ^{2,3}	Estimated Demand (GPD)
Proposed			
Residential	723	200 gallons per capita * (units * 2.354 persons per household)	340,388.4
Currently Permitted			
Nonresidential	3	100 gallons per day * number of loading bays	300
Net Demand	-	-	340,088.4

- Units are calculated as follows:
 - Residential units are based on permitted number of units.
 - Nonresidential units are based on number of loading bays.
- City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element, (2.354 persons per unit.)
- Ch. 64E-6.008, F.A.C.

Conclusion: Approval of this application *will* result in an increase of the site's theoretical impact to the City's potable water system but ***will not*** cause it to operate below the adopted level of service (LOS).

ATTACHMENT A

Sanitary Sewer Analysis

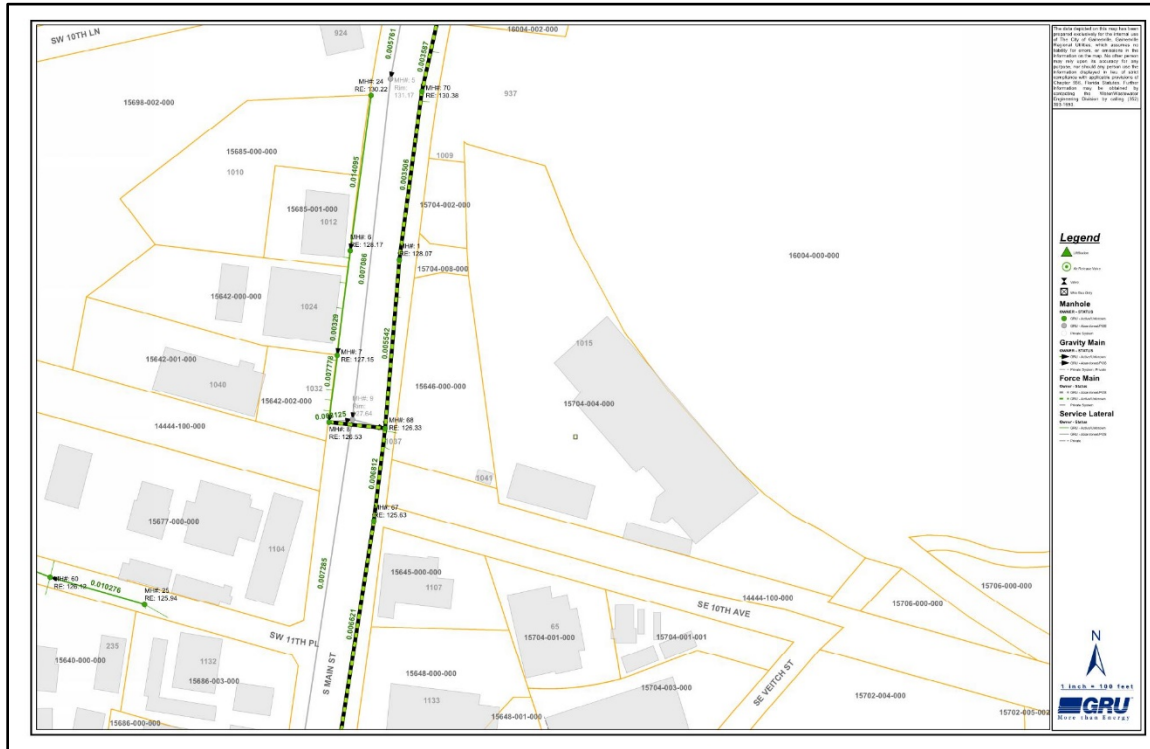


Figure 9: GRU Sanitary Sewer Map

Based on Figure 9, a map provided by GRU, sanitary sewer infrastructure is available for connection to the site. An active force main runs along S Main Street. An active service lateral extends into Parcel # 15646-000-000, connecting to an active manhole.

Table 4: Potential Sanitary Sewer Impact

Land Use	Maximum Units ¹	Generation Rate ^{2,3}	Estimated Demand (GPD)
Proposed			
Residential	723	113 gallons per capita * (units * 2.354 persons per household)	192,319.45
Currently Permitted			
Nonresidential	3	100 gallons per day * number of loading bays	300
Net Demand	-	-	192,019.45

- Units are calculated as follows:
 - Residential units are based on permitted number of units.
 - Nonresidential units are based on number of loading bays.
- City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element, (2.354 persons per unit.)
- Ch. 64E-6.008, F.A.C.

Conclusion: Approval of this application *will* result in an increase of the site's theoretical impact to the City's sanitary sewer system but ***will not*** cause it to operate below the adopted level of service (LOS).

ATTACHMENT A

Solid Waste Analysis

Table 5: Potential Solid Waste Impact

Land Use	Maximum Units ¹	Solid Waste Generated ² (Tons Per Year)
Proposed		
Residential	723	1,372.25
Currently Permitted		
Nonresidential	29.76	65.17
Net Demand	-	1,307.08
Leveda Brown Environmental Park and Transfer Station Capacity ³		20 years

- Units are calculated as follows:
 - Nonresidential units are based on every 1,000 ft² GFA;
 - Residential units are based on permitted number of units.
- Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*, Prentice Hall, New Jersey, 1996.
 Residential: # of dwelling units * 2.6 persons per dwelling unit * 0.73 per capita
 Nonresidential: ((12 lbs. / 1,000 ft² / day * square footage) x 365) / 2,000
- Source: Alachua County Comprehensive Plan, Solid Waste Element, Objective 1.4

Conclusion: Approval of this application *will* increase the site's theoretical impact to the City's solid waste system but ***will not*** cause it to operate below the adopted LOS.

Education Facilities Analysis

Table 6: Potential Public School Demand

Land Use (ITE)	Units	Elementary		Middle		High	
		Rate ¹	Total	Rate ¹	Total	Rate ¹	Total
Proposed							
Multi-Family Residential	723	0.09	65	0.03	22	0.03	22

- Source: Alachua County Public Schools Five Year District Facilities Plan

Conclusion: Approval of this application will result in a potential impact on public schools, as the proposed zoning district allows residential development, while the existing zoning district does not. The maximum potential number of students that multi-family residential development could generate from this site is **65** elementary, **22** middle, and **22** high school-age students.

Recreation Facilities Analysis

Table 7: LOS Standards for Parks

Park ^{1,2}	Adopted LOS Standard ^{1,2}	Existing LOS ¹
Local Nature/Conservation	6.00 ac.	15.71 ac.
Community Park	2.00 ac.	2.13 ac.
Neighborhood Park	.80 ac.	1.33 ac.
Total Acres per 1000	8.80 ac.	19.73 ac.

- Source: City of Gainesville Comprehensive Plan, Recreation Element
- Park standards are in acres per 1,000 people

Conclusion: Approval of this application will increase theoretical impact to the City's recreational facilities but ***will not*** cause them to operate below the adopted LOS. As Table 7 indicates, the City's Existing LOS for parks exceed the Adopted LOS. This means the City currently has more recreation facilities than the minimum required to serve the existing population.

ATTACHMENT B

CORRESPONDENCE

ATTACHMENT B

South Main Trust &
James L Stringfellow Sr. Trust
Jim Stringfellow, Jr, Trustee
4941 SW 91st Terrace, Suite 101
Gainesville, FL 32608
Ph. 352-317-4626 x 4
Cell 352-317-4626

4.29.2014

To: City of Gainesville Planning and Development Department.

Re: Proposed Rezoning Tax parcels 15646, 15704-4, 15704-2, 15704-8 from I-2 to T-4 /M2.

This letter is in follow up to my original letter dated 3.13.2014.

We now understand the City planning proposal is to rezone all four contiguous parcels, not 15646 only.

The Stringfellow family strongly objects to the rezoning of our Industrial/Warehouse rental property on South Main.

Our warehouse/distribution facility is under long term lease to tenant Graybar Electric. Graybar has no intentions to relocate. This rental property provides critical income support for our families. Our intention is to continue the current use of the property for decades into the future to Graybar or a similar user.

The property includes ~ 58,000 SF of warehouse/distribution buildings. The buildings have many years of useful life remaining. The highest and best use for the buildings and surrounding land is for uses all found in I-2 zoning; warehouse, distribution & trucking, outside storage, and other Industrial purposes.

Rezoning our property as proposed will cause economic harm to its owners.

If and when our property becomes vacant it is expected to take 12 to 15 months to re-lease. If rezoned as proposed, our property would be then non-conforming and we would not be allowed to lease to a new I-2 or industrial user. Our income stream would be destroyed. The existing warehouse buildings are not appropriate for the uses found in T-4 zoning, so we would be stuck with rentable buildings which could no longer provide us needed income. This scenario would render the buildings to be of no value.

Please exclude these parcels from proposed rezoning plans. The Stringfellow families need to keep the I-2 zoning.

Sincerely,

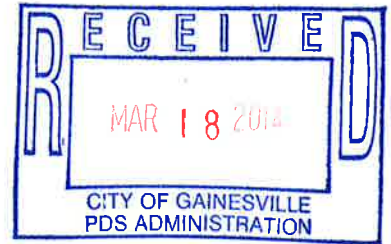
Jim Stringfellow Jr., Trustee

Jim Stringfellow, Jr., Trustee
Jimbo32608@gmail.com
Office 352.317.4626 x 4
Cell 352.317.4626

See attached letter dated 3.13.2014

ATTACHMENT B

South Main Trust
Jim Stringfellow, Jr, Trustee
4941 SW 91st Terrace, Suite 101
Gainesville, FL 32608
Ph. 352-317-4626 x 4



3.13.2014

To: City of Gainesville Planning and Development Department.

Re: Tax parcel 15646 Zoning change proposal.

I am unable to attend the workshop scheduled for March 26th. This letter states our position.

Tax parcels 15646-000-000, 15704-4, 15704-2 and 15704-8 need to all have identical zoning. The parcels are owned and used together as one Industrial warehouse property. Changing the zoning of any one of the four parcels does not make sense.

It's a decades old technicality that the above listed four parcels are not a single parcel.

Tax parcel 15704-4 includes two Industrial warehouse buildings, totaling 52,000 enclosed square feet floor space and more than 5000 SF exterior truck loading docks.

Warehouse space of this size can generate multiple semi-truck trips at same time, and some I-2 uses require substantial parking area.

Tax parcel 15646 serves as exterior paved storage space, parking, and semi-truck turnaround area serving the warehouses built on 15704-4. The long term highest and best use for 15646 is to be used in conjunction with 15704-4 for industrial/warehouse as now and has been for more than 50 years.

The use and value of the warehouses located on 15704-4 is ruined without the inclusion and availability of parcel 15646 for associated use. In the event parcel 15646 were not zoned for uses allowed as I-2 Industrial, the land area included in 15704-4 alone is insufficient to provide for the truck traffic volume and access, car parking, and associated yard storage. In other words, 15704-4 includes too much building for the land included in that one parcel. Think of the City proposal to limit 15646 uses as akin to rezoning the parking lot serving a restaurant. Please see the attached ariel map for help in visualizing the parcels and combined use. If 15646 were not allowed the same use as 15704-4, the owners would suffer as the warehouses would become difficult to rent, sell, or use.

UMU zoning does not allow the uses the property currently provides. I suggest to City Planning the one acre parcel 15646-000-000 is not a logical candidate for proposed zoning change, and would create an island of UMU surrounded by I-2.

I request the City take no action which could limit 15646 from being used as Industrial parking, exterior storage, or truck access as allowed under current zoning. Parcel 15646 is an integral part of the four adjoining parcels and all are used together for Warehouse/Industrial as current zoning allows.

Sincerely,



Jim Stringfellow, Jr., Trustee

jimbo32608@gmail.com

Office 352.317.4626 x 4

Cell 352.317.4626



RAILS TO TRAILS

189.69

316.14

15646

15704-3

15704-2

15704-4

427.62

ATTACHMENT C

LEGAL DESCRIPTIONS

A portion of Tax Parcel No. 15704-000-000
Section 8, Township 10 South, Range 20 East
Depot Avenue Stormwater Park
Project 99-12
Page 3

15704-008-000

EXHIBIT "A"

A 0.08 ACRE PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 10 SOUTH, RANGE 20 EAST, BEING BOUNDED ON THE NORTH, EAST AND SOUTH SIDE BY PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1921, PAGES 0372 AND 0373, AND BOUNDED ON THE WEST SIDE BY STATE HIGHWAY 329 (SOUTH MAIN STREET). BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 10 SOUTH, RANGE 20 EAST; THENCE SOUTH 89°35'40" WEST, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 756.11 FEET TO THE CENTER LINE OF STATE ROAD NUMBER 329 (SOUTH MAIN STREET) HAVING A RIGHT OF WAY WIDTH OF 100.00 FEET; THENCE SOUTH 16° 00' 42" WEST ALONG SAID CENTER LINE, A DISTANCE OF 509.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2864.79 FEET AND A CENTRAL ANGLE OF 08°54'20"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 445.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 82°53'38"EAST, 67.00 FEET TO THE EASTERLY RIGHT OF WAY OF STATE ROAD NUMBER 329 (SOUTH MAIN STREET); THENCE SOUTH 07°05'16" WEST, ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 109.07 FEET TO A #5 REBAR & CAP LB#3759 AND THE POINT OF BEGINNING; THENCE SOUTH 45°27'46"EAST, A DISTANCE OF 21.48 FEET TO A #5 REBAR & CAP PLS #2228; THENCE SOUTH 82°49'33"EAST, A DISTANCE 54.89 FEET TO A CONCRETE MONUMENT NO IDENTIFICATION; THENCE SOUTH 02°59'21" EAST, A DISTANCE OF 40.70 FEET TO A NAIL & DISK PLS #3765; THENCE NORTH 82°47'55" WEST, A DISTANCE OF 38.99 FEET TO A NAIL & DISK PLS #3765; THENCE SOUTH 78°47'09" WEST, A DISTANCE OF 42.21 FEET TO A #5 REBAR & CAP LB#244 AND AN INTERSECTION WITH SAID EASTERLY RIGHT OF WAY OF STATE ROAD NUMBER 329 (SOUTH MAIN STREET); THENCE NORTH 07°05'16" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 66.40 FEET TO THE POINT OF BEGINNING. CONTAINING 0.08 ACRES, MORE OR LESS OR 3,402 SQUARE FEET, MORE OR LESS.

LAND DESCRIPTION: (AS FURNISHED)

A PARCEL OF LAND LOCATED IN FRACTIONAL SECTION 8, TOWNSHIP 10 SOUTH, RANGE 20 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 8, THENCE RUN SOUTH $89^{\circ} 35' 25''$ WEST, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 756.21 FEET TO THE CENTERLINE OF STATE ROAD NUMBER 329 (SOUTH MAIN STREET) HAVING A RIGHT-OF-WAY WIDTH OF 100.00 FEET; THENCE RUN SOUTH $16^{\circ} 00' 42''$ WEST ALONG SAID CENTERLINE, 509.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2864.79 FEET AND A CENTRAL ANGLE OF $8^{\circ} 54' 20''$; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 445.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN SOUTH $82^{\circ} 53' 38''$ EAST, 67.00 FEET TO THE POINT OF BEGINNING AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NUMBER 329 AND THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2797.79 FEET AND A CENTRAL ANGLE OF $0^{\circ} 03' 55''$, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 3.19 FEET; THENCE RUN SOUTH $83^{\circ} 28' 20''$ EAST, 52.51 FEET; THENCE RUN NORTH $1^{\circ} 39' 06''$ WEST, 30.00 FEET; THENCE RUN SOUTH $52^{\circ} 27' 39''$ EAST, 5.21 FEET; THENCE RUN SOUTH $74^{\circ} 27' 04''$ EAST, 120.00 FEET; THENCE RUN SOUTH $21^{\circ} 41' 08''$ EAST, 114.72 FEET; THENCE RUN SOUTH $28^{\circ} 41' 36''$ EAST, 50.00 FEET; THENCE RUN SOUTH $28^{\circ} 08' 06''$ EAST, 107.08 FEET; THENCE RUN SOUTH $36^{\circ} 45' 36''$ EAST, 108.42 FEET; THENCE RUN SOUTH $41^{\circ} 31' 06''$ EAST, 159.20 FEET; THENCE RUN SOUTH $47^{\circ} 08' 21''$ EAST, 50.00 FEET; THENCE RUN SOUTH $53^{\circ} 19' 36''$ EAST, 50.00 FEET; THENCE RUN SOUTH $61^{\circ} 45' 51''$ EAST, 50.00 FEET; THENCE RUN SOUTH $57^{\circ} 58' 06''$ EAST, 75.46 FEET; THENCE RUN SOUTH $41^{\circ} 16' 04''$ WEST, 75.00 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN NORTH $74^{\circ} 22' 49''$ WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 509.88 FEET TO A RIGHT OF WAY CHANGE; THENCE RUN NORTH $7^{\circ} 34' 29''$ WEST, 21.09 FEET; THENCE RUN NORTH $74^{\circ} 22' 49''$ WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 161.20 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 329; THENCE RUN NORTH $7^{\circ} 06' 22''$ EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 269.06 FEET; THENCE RUN NORTH $78^{\circ} 39' 52''$ EAST, 42.21 FEET; THENCE RUN SOUTH $82^{\circ} 46' 46''$ EAST, 38.99 FEET; THENCE RUN NORTH $2^{\circ} 55' 11''$ WEST, 40.66 FEET; THENCE RUN NORTH $82^{\circ} 46' 46''$ WEST, 54.95 FEET; THENCE RUN NORTH $45^{\circ} 24' 59''$ WEST, 21.42 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE; THENCE RUN NORTH $7^{\circ} 06' 22''$ EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 109.33 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN THE CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA AND CONTAINS 4.497 ACRES MORE OR LESS.

(SPUR TRACK)

S $41^{\circ} 31' 06''$ E 159.20' (L)
S $41^{\circ} 32' 41''$ E 159.24' (m)

S $82^{\circ} 18' 51''$ E 50.00' (L)
S $81^{\circ} 18' 51''$ E 49.97' (m)

(L)
(m)

ATTACHMENT D

PROOF OF PROPERTY TAXES PAID

2020 PAID REAL ESTATE

90803

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
15646 000 000		3600

APPLICABLE VALUES AND EXEMPTIONS BELOW

1041 S MAIN ST

INSTALLMENT 3 (DEC) 2020
STRINGFELLOW JR TRUSTEE & YORK
TRUSTEE & SOUTH MAIN LLC
4941 SW 91ST TER STE 101
GAINESVILLE, FL 32608

COM AT INTERSECTION OF E LINE OF
ROCKY PT RD & N LINE OF ACL
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	66,030	0	66,030	521.21
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	66,030	0	66,030	74.54
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	112,750	0	112,750	169.13
SCHL DISCRNRY & CN (S01)	0.7480	112,750	0	112,750	84.34
SCHL GENERAL	3.6670	112,750	0	112,750	413.45
SCHOOL VOTED (S01)	1.0000	112,750	0	112,750	112.75
ST JOHNS RIVER WATER MGT DISTR	0.2287	66,030	0	66,030	15.10
CHILDREN'S TRUST	0.5000	66,030	0	66,030	33.02
36 CITY OF GAINESVILLE	5.2974	66,030	0	66,030	349.79
TOTAL MILLAGE					21.9635
AD VALOREM TAXES					\$1,773.33

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

COMBINED TAXES AND ASSESSMENTS \$1,773.33

If Paid By
Please Pay **Dec 31, 2020**
\$0.00

JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

90803

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
15646 000 000	1041 S MAIN ST	

STRINGFELLOW JR TRUSTEE & YORK
TRUSTEE & SOUTH MAIN LLC
4941 SW 91ST TER STE 101
GAINESVILLE, FL 32608

INSTALLMENT 3 (DEC) 2020

IF PAID BY

PLEASE PAY

<input type="checkbox"/> Dec 31, 2020	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

2020 PAID REAL ESTATE

91228

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
15704 002 000		3600

APPLICABLE VALUES AND EXEMPTIONS BELOW

UNASSIGNED LOCATION RE

INSTALLMENT 3 (DEC) 2020
STRINGFELLOW TRUSTEE & YORK
TRUSTEE & SOUTH MAIN LLC
4941 SW 91ST TER STE 101
GAINESVILLE, FL 32608

COM 318.5 FT ON E R/W S MAIN ST N OF
INTERSECTION N R
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	11,120	0	11,120	87.78
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	11,120	0	11,120	12.55
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	19,000	0	19,000	28.50
SCHL DISCRNRY & CN (S01)	0.7480	19,000	0	19,000	14.21
SCHL GENERAL	3.6670	19,000	0	19,000	69.67
SCHOOL VOTED (S01)	1.0000	19,000	0	19,000	19.00
ST JOHNS RIVER WATER MGT DISTR	0.2287	11,120	0	11,120	2.54
CHILDREN'S TRUST	0.5000	11,120	0	11,120	5.56
36 CITY OF GAINESVILLE	5.2974	11,120	0	11,120	58.91
TOTAL MILLAGE					21.9635
AD VALOREM TAXES					\$298.72

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

COMBINED TAXES AND ASSESSMENTS \$298.72

If Paid By
Please Pay **Dec 31, 2020**
\$0.00

JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

91228

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
15704 002 000	UNASSIGNED LOCATION RE	

STRINGFELLOW TRUSTEE & YORK
TRUSTEE & SOUTH MAIN LLC
4941 SW 91ST TER STE 101
GAINESVILLE, FL 32608

INSTALLMENT 3 (DEC) 2020

IF PAID BY

PLEASE PAY

<input type="checkbox"/> Dec 31, 2020	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

2020 PAID REAL ESTATE

91230

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	APPLICABLE VALUES AND EXEMPTIONS BELOW	MILLAGE CODE
15704 004 000			3600

INSTALLMENT 3 (DEC) 2020

STRINGFELLOW JR TRUSTEE & YORK
TRUSTEE & SOUTH MAIN LLC
4941 SW 91ST TER STE 101
GAINESVILLE, FL 32608

1015 S MAIN ST

COM AT INT OF E R/W SR 329 & N R/W SCL
RR N 8 DEG ALONG SR-32
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	1,161,163	0	1,161,163	9,165.64
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	1,161,163	0	1,161,163	1,310.84
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	1,161,163	0	1,161,163	1,741.74
SCHL DISCRNRY & CN (S01)	0.7480	1,161,163	0	1,161,163	868.55
SCHL GENERAL	3.6670	1,161,163	0	1,161,163	4,257.98
SCHOOL VOTED (S01)	1.0000	1,161,163	0	1,161,163	1,161.16
ST JOHNS RIVER WATER MGT DISTR	0.2287	1,161,163	0	1,161,163	265.56
CHILDREN'S TRUST	0.5000	1,161,163	0	1,161,163	580.58
36 CITY OF GAINESVILLE	5.2974	1,161,163	0	1,161,163	6,151.14

TOTAL MILLAGE 21.9635

AD VALOREM TAXES

\$25,503.19

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
R807 807 BOCC SOLID WASTE MGMT	1.000	@ 521.8700	521.87
T360 360 GAINESVILLE FIRE	1.000	Varies	2,115.82

NON-AD VALOREM ASSESSMENTS

\$2,637.69

COMBINED TAXES AND ASSESSMENTS \$28,140.88

If Paid By
Please Pay **Dec 31, 2020**
\$0.00

JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

91230

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
15704 004 000	1015 S MAIN ST	

STRINGFELLOW JR TRUSTEE & YORK
TRUSTEE & SOUTH MAIN LLC
4941 SW 91ST TER STE 101
GAINESVILLE, FL 32608

INSTALLMENT 3 (DEC) 2020

IF PAID BY

PLEASE PAY

<input type="checkbox"/> Dec 31, 2020	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

2020 PAID REAL ESTATE

91234

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
15704 008 000		3600

UNASSIGNED LOCATION RE

STRINGFELLOW JR TRUSTEE YORK
TRUSTEE & SOUTH MAIN LLC
4941 SW 91ST TER STE 101
GAINESVILLE, FL 32608

COM NE COR SEC S 89 DEG 35 MIN 40 SEC
W 756.11 FT S 1
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	3,379	0	3,379	26.67
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	3,379	0	3,379	3.81
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	3,379	0	3,379	5.07
SCHL DISCRNRY & CN (S01)	0.7480	3,379	0	3,379	2.53
SCHL GENERAL	3.6670	3,379	0	3,379	12.39
SCHOOL VOTED (S01)	1.0000	3,379	0	3,379	3.38
ST JOHNS RIVER WATER MGT DISTR	0.2287	3,379	0	3,379	0.77
CHILDREN'S TRUST	0.5000	3,379	0	3,379	1.69
36 CITY OF GAINESVILLE	5.2974	3,379	0	3,379	17.90
TOTAL MILLAGE					21.9635
AD VALOREM TAXES					\$74.21

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

COMBINED TAXES AND ASSESSMENTS \$74.21

If Paid By
Please Pay **Nov 30, 2020**
\$0.00

JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

91234

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
15704 008 000	UNASSIGNED LOCATION RE	

STRINGFELLOW JR TRUSTEE YORK
TRUSTEE & SOUTH MAIN LLC
4941 SW 91ST TER STE 101
GAINESVILLE, FL 32608

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2020	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

ATTACHMENT E

PROPERTY APPRAISER'S REPORT

**Parcel Summary**

Parcel ID 15646-000-000
Prop ID 90803
Location Address 1041 S MAIN ST
 GAINESVILLE, FL 32601
Neighborhood/Area SE INDUSTRIAL (145404.60)
Subdivision
Brief Legal Description* COM AT INTERSECTION OF E LINE OF ROCKY PT RD & N LINE OF ACL RR POB THENCE RUN N 8 DEG E 267.5 FT N 70 DEG E 23 FT S 80 DEG E 93.50 FT S 6 DEG E 316.14 FT TO N/L ACL RR N 73 DEG W 196.61 FT TO POB LESS R/W SR-329 OR 1799/1538 & OR 1921/ 0372 & OR 3036/015
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code VACANT INDUSTRIAL (04000)
Sec/Twp/Rng 08-10-20
Tax District GAINESVILLE (District 1010)
Millage Rate 21.9635
Acreage 1.040
Homestead N

[View Map](#)

STRINGFELLOW JR TRUSTEE & YORK TRUSTEE & SOUTH MAIN LLC
 4941 SW 91ST TER STE 101
 GAINESVILLE, FL 32608

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$112,750	\$112,750	\$112,800	\$67,700	\$45,100
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$112,750	\$112,750	\$112,800	\$67,700	\$45,100
Assessed Value	\$66,030	\$60,027	\$54,570	\$49,610	\$45,100
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$66,030	\$60,027	\$54,570	\$49,610	\$45,100
Maximum Save Our Homes Portability	\$46,720	\$52,723	\$58,230	\$18,090	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice
[2020 TRIM Notice \(PDF\)](#)
Land Information

Land Use	Land Use Desc	Acres	Square Feet	Frontage	Depth	Zoning
4000	VACANT INDUSTRIAL	1.04	45100	0	0	I2

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee
8/18/2019	\$100	MS	4635	1722	11 - CORRECTIVE DEED	Vacant		
6/17/2019	\$0	MS	4694	927	11 - CORRECTIVE DEED	Improved		
8/13/1993	\$100	MS	1921	372	U - UNQUALIFIED	Vacant	FRED B STRINGFELLOW	CITY OF GAINESVILLE
1/23/1991	\$250,000	MS	1799	1538	U - UNQUALIFIED	Improved	STRINGFELLOW&STRINGFELLOW	FRED B STRINGFELLOW
5/1/1984	\$34,000	QD	1563	145	Q - QUALIFIED	Vacant		STRINGFELLOW&STRINGFELLOW

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on the Book/Page links above will direct you to their web site displaying the document details for this specific transaction.

Map

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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**Parcel Summary**

Parcel ID 15704-002-000
Prop ID 91228
Location Address
Neighborhood/Area SE INDUSTRIAL (145404.60)
Subdivision
Brief Legal Description* COM 318.5 FT ON E R/W S MAIN ST N OF INTERSECTION N R/W LINE ACL RR FOR POB CONTINUE N 8 DEG E 124.59 FT S 81 DEG E 86.25 FT S 127.62 FT N 80 DEG W 105.7 FT POB LESS ADD'L R/W MAIN ST OR 1799/1538 & OR 1921/0372 & OR 3036/0156 & OR 4635/1722 & OR 4694/927
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code VACANT INDUSTRIAL (04000)
Sec/Twp/Rng 08-10-20
Tax District GAINESVILLE (District 1010)
Millage Rate 21.9635
Acreage 0.170
Homestead N

[View Map](#)

STRINGFELLOW TRUSTEE & YORK TRUSTEE & SOUTH MAIN LLC
 4941 SW 91ST TER STE 101
 GAINESVILLE, FL 32608

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$19,000	\$19,000	\$19,000	\$11,400	\$7,600
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$19,000	\$19,000	\$19,000	\$11,400	\$7,600
Assessed Value	\$11,120	\$10,109	\$9,190	\$8,360	\$7,600
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$11,120	\$10,109	\$9,190	\$8,360	\$7,600
Maximum Save Our Homes Portability	\$7,880	\$8,891	\$9,810	\$3,040	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice
[2020 TRIM Notice \(PDF\)](#)
Land Information

Land Use	Land Use Desc	Acres	Square Feet	Frontage	Depth	Zoning
4000	VACANT INDUSTRIAL	0.17	7600	0	0	I2

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee
8/18/2019	\$100	MS	4635	1722	11 - CORRECTIVE DEED	Vacant		
6/17/2019	\$0	MS	4694	927	11 - CORRECTIVE DEED	Improved		
12/6/2004	\$100	MS	3036	156	U - UNQUALIFIED	Improved	PUTTING 1/2 INT IN A TRUST	STRINGFELLOW & STRINGFELLOW
8/13/1993	\$100	MS	1921	372	U - UNQUALIFIED	Vacant	FRED B STRINGFELLOW	PUTTING 1/2 INT IN A TRUST
1/23/1991	\$250,000	MS	1799	1538	U - UNQUALIFIED	Improved	STRINGFELLOW&	FRED B STRINGFELLOW
11/1/1986	\$7,000	WD	1644	1142	Q - QUALIFIED	Vacant		STRINGFELLOW&

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Map

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**Parcel Summary**

Parcel ID 15704-004-000
Prop ID 91230
Location Address 1015 S MAIN ST
 GAINESVILLE, FL 32601
Neighborhood/Area SE INDUSTRIAL (145404.60)
Subdivision
Brief Legal Description* COM AT INT OF E R/W SR 329 & N R/W SCL RR N 8 DEG ALONG SR-329 R/W 296.06 FT N 79 DEG E 42.21 FT S 81 DEG E 39.88 FT TO POB N 3 DEG W 40.66 FT N 127.62 FT S 51 DEG E 5.18 FT S 72 DEG E 120 FT TO PT ON W R/W SCL RR SE/LY ALONG SAID R/W 765 FT S 41 DEG E 75
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code WHOLESALER (02900)
Sec/Twp/Rng 08-10-20
Tax District GAINESVILLE (District 1010)
Millage Rate 21.9635
Acreage 3.530
Homestead N

[View Map](#)

STRINGFELLOW JR TRUSTEE & YORK TRUSTEE & SOUTH MAIN LLC
 4941 SW 91ST TER STE 101
 GAINESVILLE, FL 32608

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	\$776,745	\$776,745	\$771,500	\$803,100	\$834,800
Land Value	\$384,418	\$384,418	\$384,400	\$153,800	\$76,900
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$1,161,163	\$1,161,163	\$1,155,900	\$956,900	\$911,700
Assessed Value	\$1,161,163	\$1,155,962	\$1,052,590	\$956,900	\$911,700
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,161,163	\$1,155,962	\$1,052,590	\$956,900	\$911,700
Maximum Save Our Homes Portability	\$0	\$5,201	\$103,310	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice
[2020 TRIM Notice \(PDF\)](#)
Land Information

Land Use	Land Use Desc	Acres	Square Feet	Frontage	Depth	Zoning
2900	WHOLESALER PRODUCE	3.53	153767	0	0	I2
Type	WAREHOUSE STORAGE		Heat	01-NONE		
Total Area	37,566		HC&V	01-NONE		
Heated Area	23,760		HVAC	01-NONE		
Exterior Walls	27-PRE-FINSH METL		Bathrooms			
Interior Walls	01-MINIMUM/MASON		Bedrooms			
Roofing	12-MODULAR METAL		Total Rooms	1-Rooms		
Roof Type	10-STEEL FR/TRUSS		Stories	1.5		
Frame	05-STEEL		Actual Year Built	1986		
Floor Cover	04-CONC ABV GRD		Effective Year Built	1986		
Type	WAREHOUSE STORAGE		Heat	01-NONE		
Total Area	6,000		HC&V	01-NONE		
Heated Area	6,000		HVAC	01-NONE		
Exterior Walls	27-PRE-FINSH METL		Bathrooms			
Interior Walls	07-NONE		Bedrooms			
Roofing	12-MODULAR METAL		Total Rooms	1-Rooms		
Roof Type	10-STEEL FR/TRUSS		Stories	1.0		
Frame	05-STEEL		Actual Year Built	1969		
Floor Cover	03-FIN CONCRETE		Effective Year Built	1969		
Type	SOH MISC		Heat			
Total Area	78,690		HC&V			
Heated Area			HVAC			
Exterior Walls			Bathrooms			
Interior Walls			Bedrooms			
Roofing			Total Rooms			
Roof Type			Stories	1.0		

ATTACHMENT EFrame
Floor CoverActual Year Built 0
Effective Year Built 1986**Sub Area**

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	11,760	1986	3	8400	WAREHOUSE STORAGE	\$174,754
CAN	CANOPY (NO SIDES)	756	1986	3	8400	WAREHOUSE STORAGE	\$2,246
CLP	LOADING PLATFORM	1,610	1986	3	8400	WAREHOUSE STORAGE	\$14,353
OHA	1.5 WITH ATTIC	240	1986	3	8400	WAREHOUSE STORAGE	\$5,350
OHA	1.5 WITH ATTIC	1,500	1986	3	8400	WAREHOUSE STORAGE	\$33,435
SDA	SERVICE DISPLAY AREA	12,000	1986	3	8400	WAREHOUSE STORAGE	\$329,880
UST	UNFINISHED STORAGE	9,700	1986	3	8400	WAREHOUSE STORAGE	\$72,071

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	6,000	1969	3	8400	WAREHOUSE STORAGE	\$77,250

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
3180	AUTO DR	1	1986		C6	COMM	\$340
3883	FENCE CL	7,020	1960		C1	COMM	\$3,650
3900	FIRE PRO/COMM-INTERIOR	24,000	1986		C2	COMM	\$24,000
4240	GUTTER	595	1986		C1	COMM	\$1,399
4460	LOFT	10,500	1986		C6	COMM	\$10,500
4620	PARTITION	1,000	1969		C6	COMM	\$880
4680	PAVING 1	34,000	1960		C1	COMM	\$19,550
4820	RAMP	420	1986		C1	COMM	\$3,780
5021	SHED 1	357	1969		C2	COMM	\$428
5160	SPR SYSTEM	1	1986		C6	COMM	\$200
5200	STAIRWAY	68	1986		C1	COMM	\$626
5221	STG 1	728	1960		C2	COMM	\$2,053

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee
6/17/2019	\$0	MS	4694	927	11 - CORRECTIVE DEED	Improved		
8/18/2018	\$100	MS	4635	1722	11 - CORRECTIVE DEED	Improved		
12/6/2004	\$100	MS	3036	156	U - UNQUALIFIED	Improved	PUTTING 1/2 INT IN A TRUST	STRINGFELLOW & STRINGFELLOW
8/13/1993	\$100	MS	1921	372	U - UNQUALIFIED	Improved	FRED B STRINGFELLOW	PUTTING 1/2 INT IN A TRUST
1/23/1991	\$250,000	MS	1799	1538	U - UNQUALIFIED	Improved	STRINGFELLOW&STRINGFELLOW	FRED B STRINGFELLOW

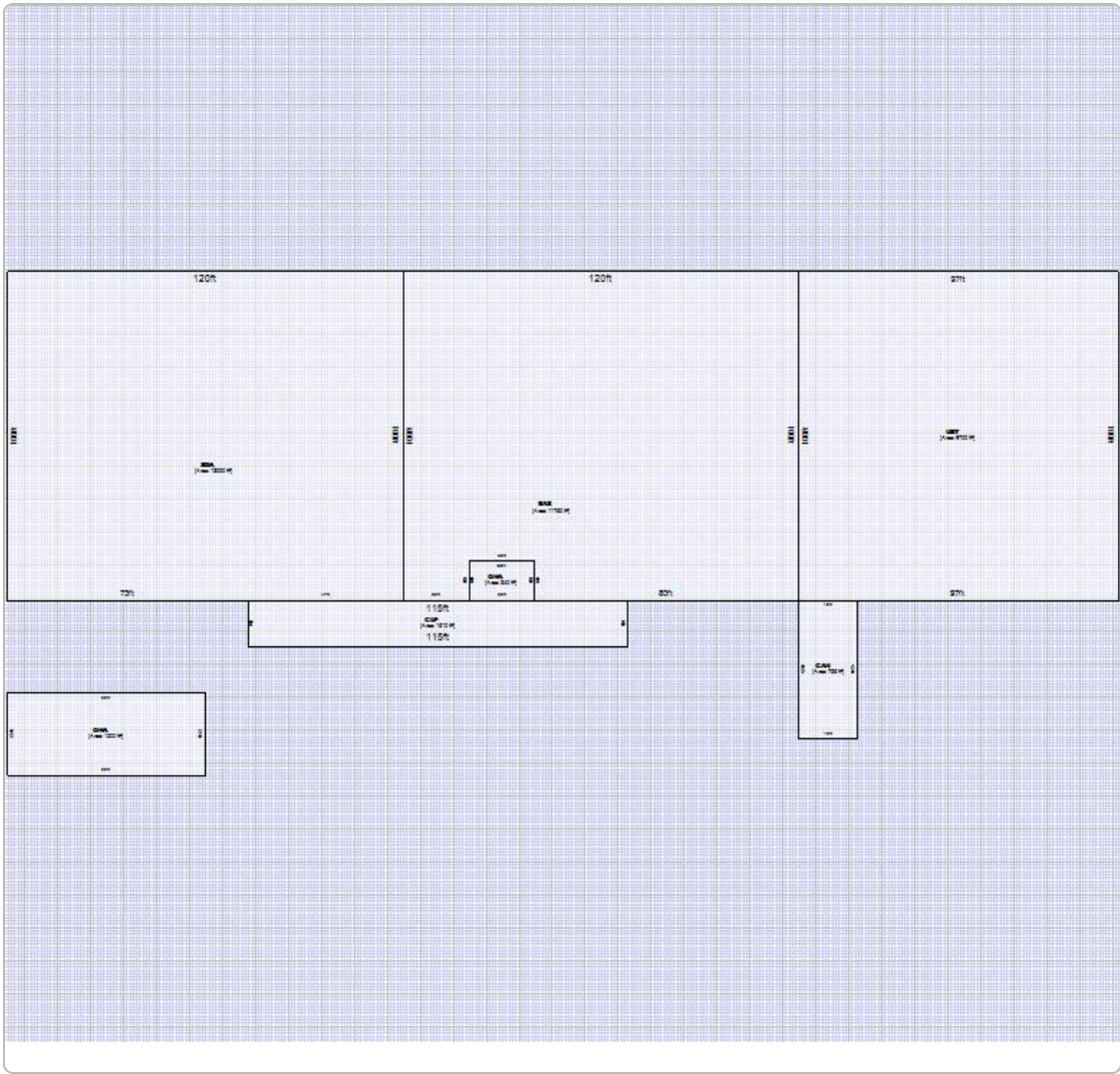
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on the Book/Page links above will direct you to their web site displaying the document details for this specific transaction.

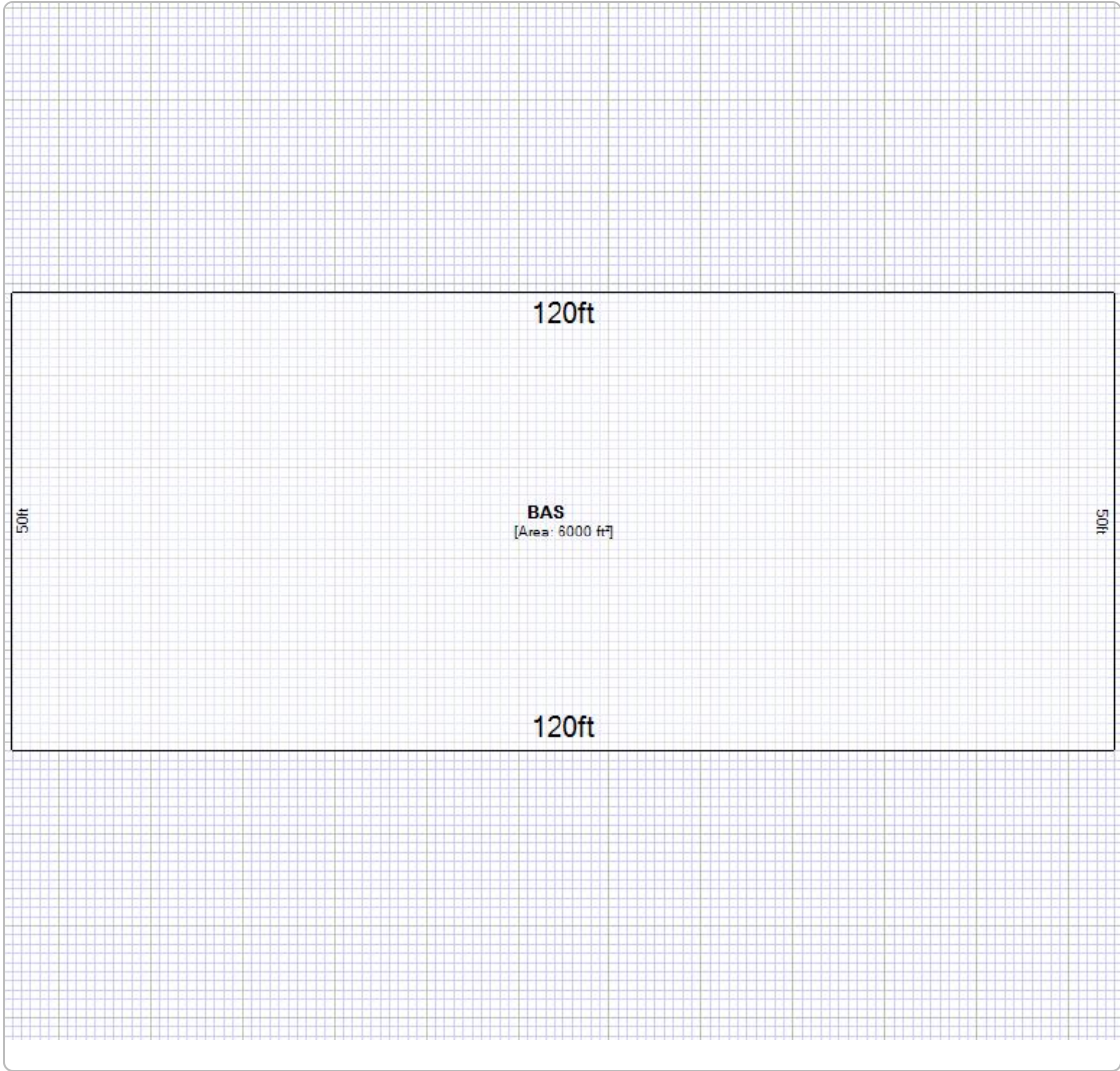
Permits

Permit Number	Type	Primary	Active	Issue Date	Value
18-03243	MECHANICAL	Yes	No	5/11/2018	\$5,400
18-03244	MECHANICAL	Yes	No	5/11/2018	\$5,400
15-05086	DEMOLITION PERMIT	Yes	No	10/7/2015	\$0
08-2633	FIRE ALARM	Yes	No	5/21/2008	\$1,425
08-3059	MECHANICAL	Yes	No	5/14/2008	\$0
07-7438	FIRE SPR. SYS.	Yes	No	10/30/2007	\$3,500
07-1307	MECHANICAL	Yes	No	2/26/2007	\$0
01-03089	COMM REMODEL PERMIT	Yes	No	6/21/2001	\$11,500
01-00830	COMM REMODEL PERMIT	Yes	No	3/22/2001	\$86,000
01-01558	MECHANICAL	Yes	No	3/21/2001	\$6,000
98-07320	FIRE SPR. SYS.	Yes	No	10/2/1998	\$0
98-05419	COMM REMODEL PERMIT	Yes	No	8/26/1998	\$19,115
98-00272	MECHANICAL	Yes	No	1/15/1998	\$375
96-01634	COMM REMODEL PERMIT	Yes	No	4/2/1996	\$50,000
96-01961	FIRE SPR. SYS.	Yes	No	3/20/1996	\$0
95-06741	COMM REMODEL PERMIT	Yes	No	11/15/1995	\$500

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches





Map



No data available for the following modules: Extra Features, Photos.

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[Version 2.3.103](#)

**Parcel Summary**

Parcel ID 15704-008-000
Prop ID 91234
Location Address
Neighborhood/Area COMMERCIAL (148400.50)
Subdivision
Brief Legal Description* COM NE COR SEC S 89 DEG 35 MIN 40 SEC W 756.11 FT S 16 DEG 00 MIN 42 SEC W 509.96 FT SLY ALG CURVE 445.28 FT S 82 DEG 53 MIN 38 SEC E 67 FT S 07 DEG 05 MIN 16 SEC W 109.07 FT POB S 45 DEG 27 MIN 46 SEC E 21.48 FT S 82 DEG 49 MIN 33 SEC E 54.89 FT 502 DEG
(Note: *The Description above is not to be used on legal documents.)
Property Use Code VACANT INDUSTRIAL (04000)
Sec/Twp/Rng 08-10-20
Tax District GAINESVILLE (District 1010)
Millage Rate 21.9635
Acreage 0.080
Homestead N

[View Map](#)

STRINGFELLOW JR TRUSTEE YORK TRUSTEE & SOUTH MAIN LLC
 4941 SW 91ST TER STE 101
 GAINESVILLE, FL 32608

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$3,379	\$3,379	\$3,400	\$3,400	\$3,400
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$3,379	\$3,379	\$3,400	\$3,400	\$3,400
Assessed Value	\$3,379	\$3,379	\$3,400	\$3,400	\$3,400
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$3,379	\$3,379	\$3,400	\$3,400	\$3,400
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice
[2020 TRIM Notice \(PDF\)](#)
Land Information

Land Use	Land Use Desc	Acres	Square Feet	Frontage	Depth	Zoning
4000	VACANT INDUSTRIAL	0.08	3379.2	0	0	I2

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee
6/17/2019	\$0	DD	4694	931	11 - CORRECTIVE DEED	Improved		
8/18/2018	\$100	DD	4635	1726	11 - CORRECTIVE DEED	Vacant		
12/6/2004	\$100	QD	3036	153	U - UNQUALIFIED	Vacant	STRINGFELLOW SUPPLY COMPANY	STRINGFELLOW & STRINGFELLOW JR
1/15/2002	\$100	QD	2419	2684	U - UNQUALIFIED	Vacant	CITY OF GAINESVILLE	STRINGFELLOW SUPPLY COMPANY

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Map

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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ATTACHMENT F

1-22-2020 NEIGHBORHOOD WORKSHOP

MEETING NOTES OF NEIGHBORHOOD WORKSHOP FOR PROPERTY LOCATED AT 1015 SOUTH MAIN STREET

Date: January 22, 2020
Location: Holiday Inn @ Corner of University Avenue and NW 13th Street
Time: 6:00 PM
Conducted by: C. David Coffey, Esq. Agent for Property Owner

Applicant's Agent presented PowerPoint presentation explaining the location of the property at issue on the east side of South Main Street south of the Cade Museum and Depot Park, north and abutting the Gainesville/Hawthorne Rail Trail. It was explained that the property has a current land use designation of **Industrial** and **I-2** zoning and is used as a warehouse/building construction supplies site. It was explained that the property owners are seeking a land use designation of **Urban Core** and **Downtown (DT)** implementing transect zoning to create an opportunity for redevelopment of the property to be more consistent with the evolving character of the area. Allowed uses and intensity of uses by the **Urban Core** and **DT** designations were explained as well as the development standards required by the **DT** transect zoning. It was also explained that the City Planning Department has encouraged the application for **Urban Core** land use and **DT** zoning and that the same land use and zoning would likely be recommended for the adjacent City owned former Regional Transit System property.

Citizens in attendance asked questions and shared comments. There was general support expressed for a change in land use and zoning allowing a transition from industrial use to mixed use. The principal concern expressed was that the **DT** transect zoning would allow 12 story buildings by right and 14 stories through the density bonus system which many considered to be too tall. Some suggested that such building heights would be incompatible with Depot Park and might even cast shadows on the Depot Avenue park.

Some expressed concern that **Urban Core** and **DT** designations would represent an inappropriate extension of the downtown to the south and might even be detrimental to downtown. Some expressed concern that if this land use and zoning change were to be approved, it could lead to additional similar land use and zoning changes along south Main Street extending south to SW 16th Street. Some made clear that the concern was not that a transition to mixed uses was inappropriate but rather that the building heights allowed by the **Urban Core** and **DT** designations could be too tall. Some expressed support for mixed use and greater density and intensity but would prefer to see it implemented through **Planned Use District** land use and **Planned Development** zoning.

Applicant's Presentation at
Neighborhood Workshop
January 22, 2020

January 22, 2020

Neighborhood Workshop

Legend

1995



Google Earth
Image U.S. Geological Survey

Image U.S. Geological Survey

000 ft

2005

Legend



Legend

000 ft

2012


Google Earth

Legend

N

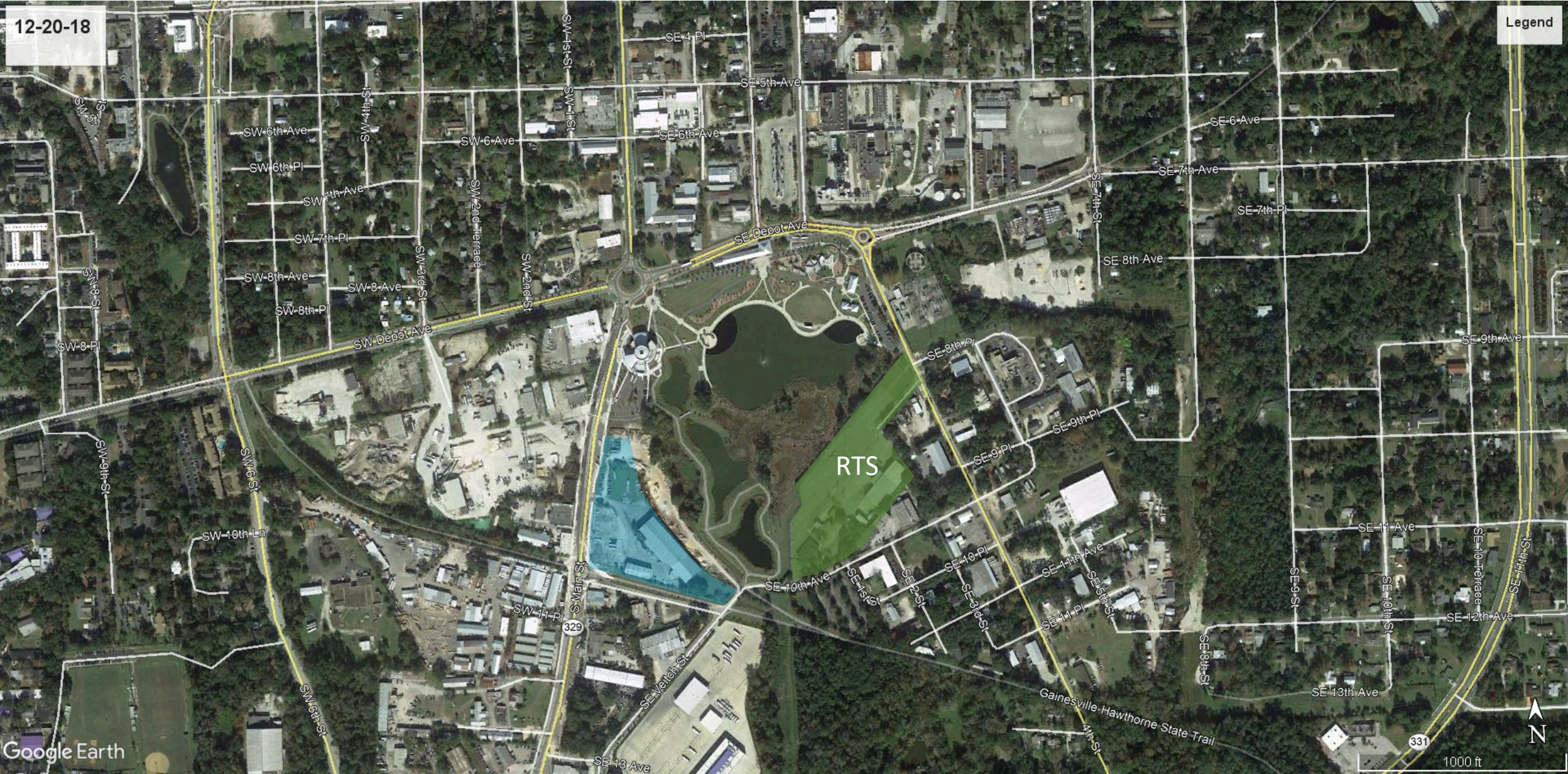
000 ft

2015



12-20-18

Legend



RTS

DEPOT PARK

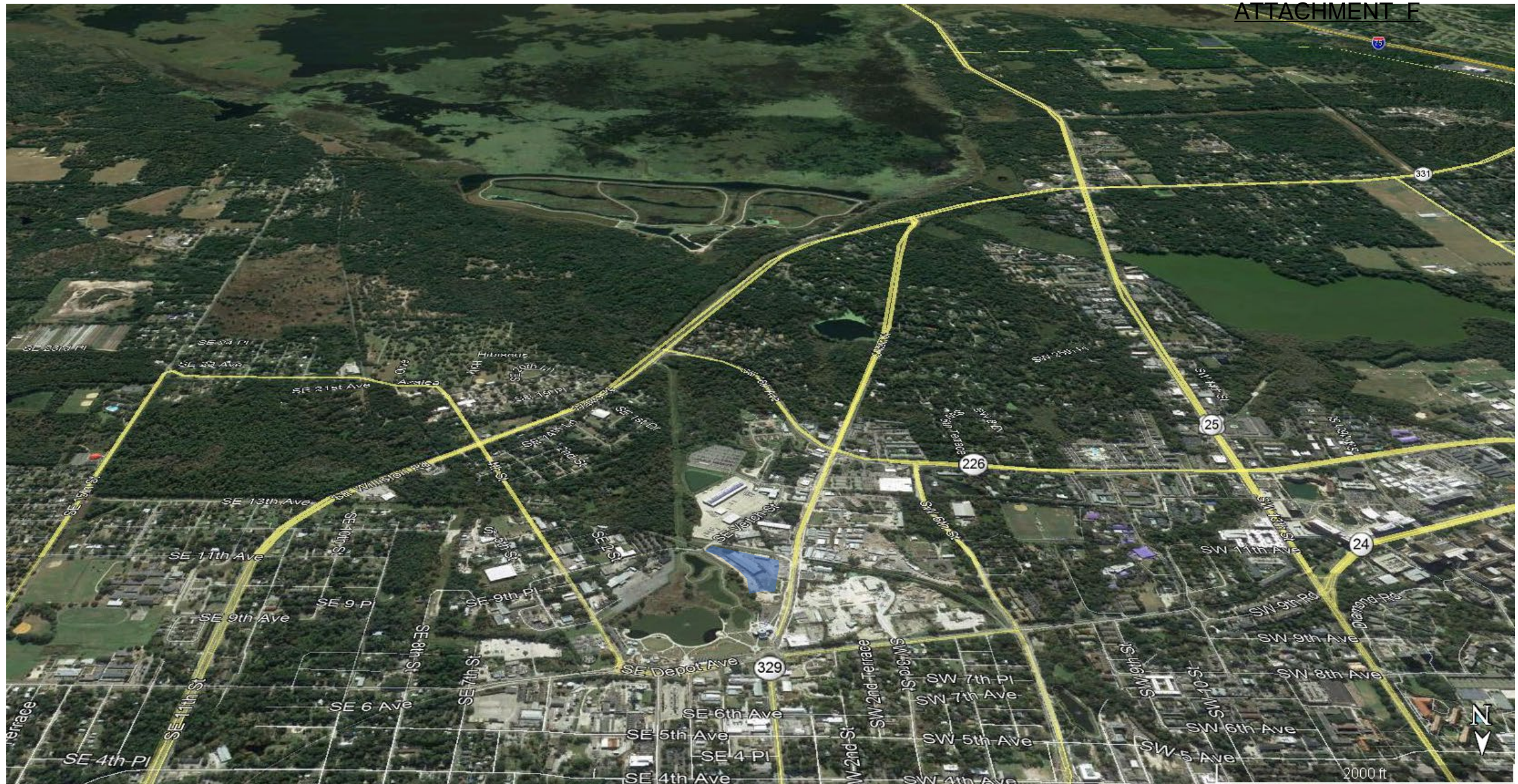




Depot Park

Gainesville's Community Commons











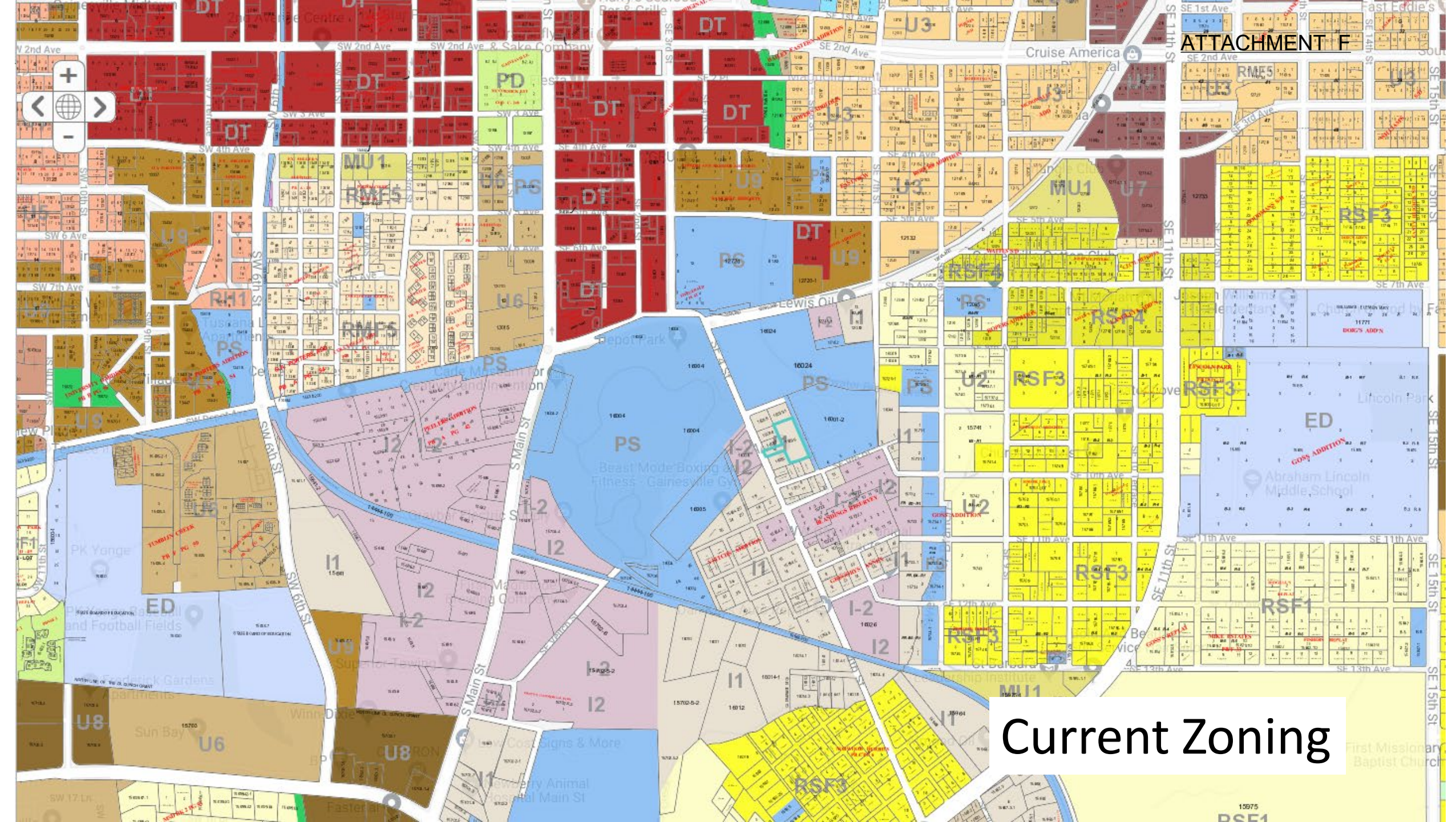


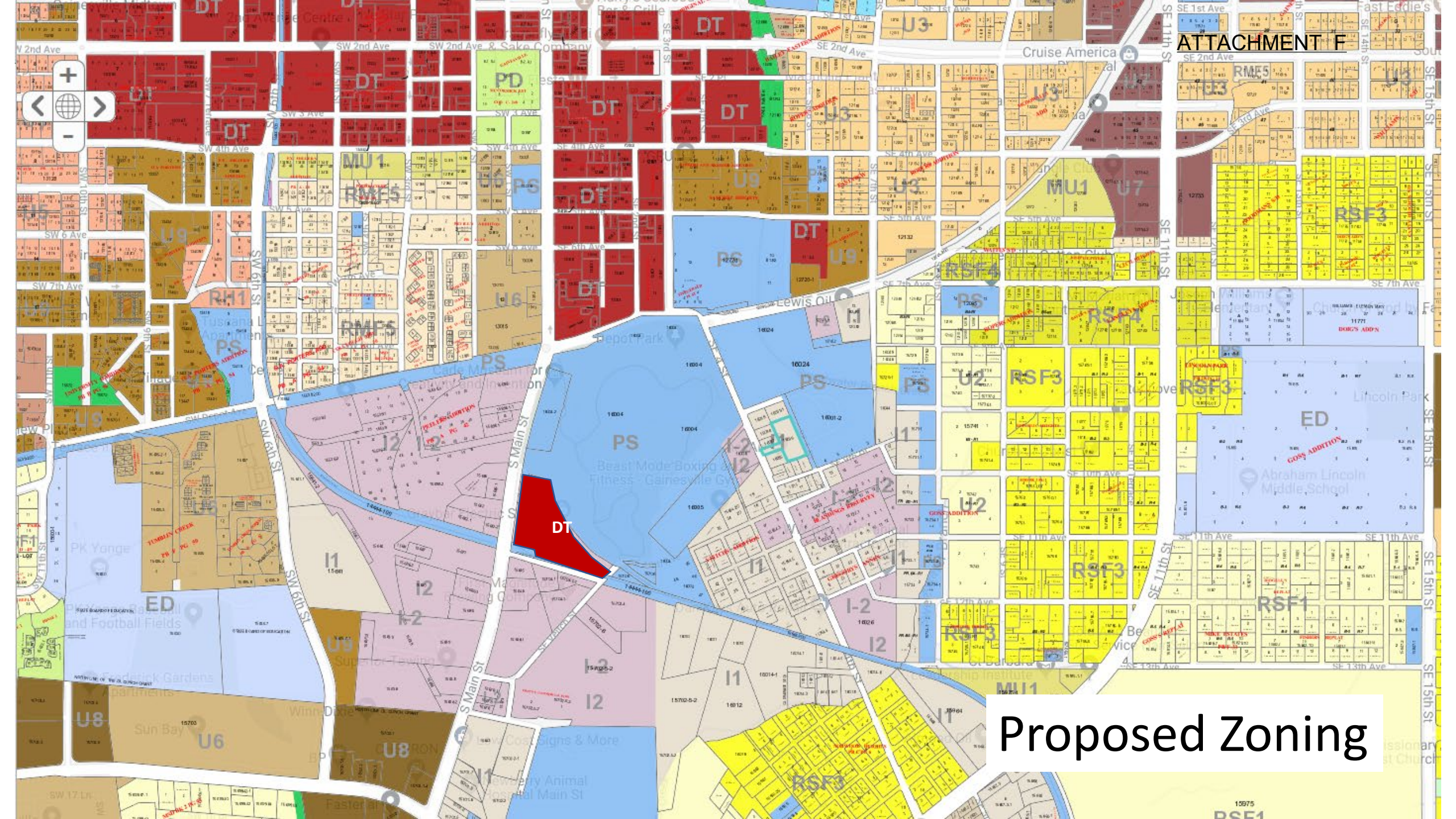






Potential RTST Land Use Designation





ATTACHMENT F

Proposed Zoning

The map displays a complex urban layout with various zoning districts. A large red area, labeled 'DT', is highlighted in the center, indicating a potential RTS Zoning area. The map includes a legend in the top left corner and a title 'Potential RTS Zoning' in the bottom right corner.

Potential RTS Zoning

Current Land Use Designation	Proposed Land Use Designation
<p data-bbox="61 107 244 147">Industrial</p> <p data-bbox="61 184 1192 739">The Industrial land use category identifies those areas appropriate for <u>manufacturing</u>, <u>fabricating</u>, <u>distribution</u>, <u>extraction</u>, <u>wholesaling</u>, <u>warehousing</u>, <u>recycling</u>, and other ancillary uses. Other uses may be allowed in this land use category as specified in an adopted ordinance rezoning property to Planned Development District (PD). Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of <u>5 stories</u> or less.</p>	<p data-bbox="1274 107 1493 147">Urban Core</p> <p data-bbox="1274 184 2397 1253">This land use category allows <u>residential</u>, <u>office</u>, and <u>business uses</u> concentrated in the urban core area. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed as specially regulated by the Land Development Code. Development in this category shall function as a center serving the urban area. Development within the urban core <u>shall ensure the compact, pedestrian character of this area</u>. Residential densities <u>up to 150 units per acre</u> shall be permitted with provisions to add up to <u>25 additional units per acre by Special Use Permit</u> as specified in the land development regulations. <u>Buildings</u> in this category <u>shall face the street and meet build-to lines established in the Land Development Code</u>. <u>Building height shall be limited to 12 stories, with up to 14 stories by a height bonus systems</u> as established in the Land Development Code. <u>Public and private schools, government offices, institutions of higher learning, places of religious assembly and community facilities</u> are appropriate in this category.</p>

Current Zoning -- General Industrial (I-2)	Proposed Zoning -- Downtown (DT) – Transect ATTACHMENT F
	Subject to extensive Urban Design requirements
No residential allowed	150 residential units per acre by right 175 residential units per acre with density bonus
5 story height limitation	12 stories by right 14 stories with bonus



Building Frontage Zone used for outdoor seating

Article IV. Zoning
Page 27 of 82

Table V - 1: Permitted Uses within Transects.

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
RESIDENTIAL											
Single-family dwellings		P	P	P	P	P	P	P	P	P	P
Attached dwellings (up to 6 attached units)		-	P	P	P	P	P	P	P	P	P
Multi-family, small-scale (2-4 units per building)		-	P	P	P	P	P	P	P	P	P
Multi-family dwellings		-	-	P	P	P	P	P	P	P	P
Accessory dwelling units	30-5.33	-	P	P	P	P	P	P	P	-	-
Adult day care homes	30-5.2	P	P	P	P	P	P	P	P	P	P
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	P	P	P	P	-	-
Community residential homes (more than 6 residents)	30-5.6	-	-	P	P	P	P	P	P	P	-
Dormitory (small)	30-5.8	-	P	P	P	P	P	P	P	P	P
Dormitory (large)	30-5.8	-	-	P	P	P	P	P	P	P	P

Applicant's Proposal

- Amend Future Land Use Designation from Industrial to Urban Core
- Amend Land Development Code to lower the minimum acreage required for a Transect zoning district from 10 acres to 5 acres
- Rezone property from I-2 to DT

All 3 Proposals Can be Processed Simultaneously

- The future land use amendment requires at least 3 public hearings
 - 1 at City Plan Board
 - 2 at City Commission
- The Land Development Code Amendment requires at least 3 public hearings
 - 1 at City Plan Board
 - 2 at City Commission
- The rezoning requires at least 3 public hearings
 - 1 at City Plan Board
 - 2 at City Commission

Mailing Labels For Notices

ATTACHMENT F

Neighborhood Workshop Notice

15645-000-000 South Main Land Use Change
and Rezoning
1107 PARTNERS LLC THE
2622 NW 43RD ST #C1
GAINESVILLE FL 32606

Neighborhood Workshop Notice

14444-100-000 South Main Land Use Change
and Rezoning
BOARD OF TRUSTEES OF THE INTE
3900 COMMONWEALTH BLVD MAIL
STATION 108
TALLAHASSEE FL 32399-3000

Neighborhood Workshop Notice

15704-001-000 South Main Land Use Change
and Rezoning
FIGUEROA & VASQUEZ H/W
65 SE 10TH AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

15686-003-000 South Main Land Use Change
and Rezoning
M2 GATOR LLC
121 WEST 19TH ST #5E
NEW YORK NY 10011

Neighborhood Workshop Notice

15642-000-000 South Main Land Use Change
and Rezoning
POWELL & VOYLES & VOYLES CO-
TRUSTEES
3300 ROUNDTREE LN
TALLAHASSEE FL 32317

Neighborhood Workshop Notice

15704-002-000 South Main Land Use Change
and Rezoning
SOUTH MAIN LLC & STRINGFELLOW &
STRINGFELLOW JR
4941 SW 91ST TER #101
GAINESVILLE FL 32608

Neighborhood Workshop Notice

15704-003-000 South Main Land Use Change
and Rezoning
VEITCH ST LLC
2255 NW 4TH PL
GAINESVILLE FL 32601

Neighborhood Workshop Notice

15698-002-000 South Main Land Use Change
and Rezoning
ARGOS READY MIX LLC
3015 WINDWARD PARKWAY #300
ALPHARETTA GA 30005

Neighborhood Workshop Notice

15698-001-000 South Main Land Use Change
and Rezoning
CADE MUSEUM FOUNDATION INC
904 S MAIN ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

15648-001-000 South Main Land Use Change
and Rezoning
JONES/JONES/BODENDORF LLC
1219 S MAIN ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

15642-001-000 South Main Land Use Change
and Rezoning
MISTER PAPER INC
PO BOX 5518
GAINESVILLE FL 32627

Neighborhood Workshop Notice

15677-000-000 South Main Land Use Change
and Rezoning
RIDGWAY ROOF TRUSS COMPANY
235 SW 11TH PL
GAINESVILLE FL 32601

Neighborhood Workshop Notice

15646-000-000 South Main Land Use Change
and Rezoning
SOUTH MAIN LLC & STRINGFELLOW &
STRINGFELLOW JR
4941 SW 91ST TER
GAINESVILLE FL 32608

Neighborhood Workshop Notice

15704-001-001 South Main Land Use Change
and Rezoning
BIKE TRAIL LLC
2255 NW 4TH PL
GAINESVILLE FL 32603

Neighborhood Workshop Notice

16005-000-000 South Main Land Use Change
and Rezoning
CITY OF GAINESVILLE
PO BOX 490 MS 58
GAINESVILLE FL 32627

Neighborhood Workshop Notice

15642-002-000 South Main Land Use Change
and Rezoning
KINSELL BRIAN
PO BOX 142758
GAINESVILLE FL 32614

Neighborhood Workshop Notice

15685-001-000 South Main Land Use Change
and Rezoning
PARTSCO AUTOMOTIVE SUPPLY INC
1012 S MAIN ST
GAINESVILLE FL 32601-7988

Neighborhood Workshop Notice

15698-001-002 South Main Land Use Change
and Rezoning
SBA TOWERS II LLC
8051 CONGRESS AVE
BOCA RATON FL 33487-1310

Neighborhood Workshop Notice

15704-008-000 South Main Land Use Change
and Rezoning
STRINGFELLOW & STRINGFELLOW JR &
SOUTH MAIN LLC
4941 SW 91ST TER #101
GAINESVILLE FL 32608

ATTACHMENT F

Neighborhood Workshop Notice

5th Avenue
ROBERTA PARKS
616 NW 8 ST
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Azalea Trails
MARIE SMALL
1265 SE 12 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Black Acres/Black Pines
REGINA HILLMAN
506 NW 30 STREET
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

b

Neighborhood Workshop Notice

Carol Estates South
BECKY RUNNESTRAND
1816 NE 16 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Cedar Grove II
HELEN HARRIS
1237 NE 21 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Creekwood
HELEN SCONYERS
2056 NW 55 BLVD.
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

Northwood at Possum Creek
WES WHEELER
4728 NW 37 WAY
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval
GILBERT S MEANS, SR
PO BOX 7
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Edgewood Hills
BONNIE O'BRIAN
2329 NW 30 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Elizabeth Place
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

LEE NELSON
DIRECTOR OF REAL ESTATE – UF
PO BOX 113135
GAINESVILLE, FL 32611-3135

Neighborhood Workshop Notice

Gateway Park
HAROLD SAIVE
1716 NW 10 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Greater Northeast Community
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Grove Street
MARIA HUFF-EDWARDS
1102 NW 4 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Hibiscus Park
CAROL BISHOP
2616 NW 2 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Hidden Lake
GEORGE KASNIC
2116 NW 74 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kensington Park
MAXINE HINGE
5040 NW 50 TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Kingswood Court
BARBARA KELLEHER
5350 NW 8 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Kirkwood
JANE BURMAN-HOLTON
701 SW 23 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Lamplighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Landmark Woods
JACK OSGARD
4332 NW 12 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Landmark Woods
PETER JANOSZ
3418 NW 37 AVENUE
GAINESVILLE, FL 32605

ATTACHMENT F

Neighborhood Workshop Notice

Woodland Terrace
PETER PRUGH
207 NW 35 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Lincoln Estates
DORIS EDWARDS
1040 SE 20 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Mason Manor
JOANNA LEATHERS
2550 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Mill Pond
HAROLD HANEL
309 NW 48 BLVD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

North Lincoln Heights
ANDREW LOVETTE SR.
430 SE 14 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwood
SUSAN W WILLIAMS
P.O. BOX 357492
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Northeast Neighbors
SHARON BAUER
1011 NE 1 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwest Estates
VERN HOWE
3710 NW 17 LN
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Phoenix
APRIL JONES
3214 SW 26 TERR, APT B
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pine Park
DELORES BUFFINGTON
721 NW 20 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Pleasant Street
DOTTY FAIBISY
505 NW 3 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
712 SW 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Rainbows East
JOE THOMAS
5014 NW 24 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Rainbows End
SYLVIA MAGGIO
4612 NW 21 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Royal Gardens
DOUGLAS BURTON
2720 NW 27 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Shadow Lawn Estates
CONNIE SPITZNAGEL
3521 NW 35 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

South Black Acres
DEANNA MONAHAN
14 SW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Southeast Evergreen Trails
MAUREEN RESCHLY
1208 SE 22 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springhill/Mount Olive
VIVIAN FILER
1636 SE 14 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Stephen Foster
ROBERT PEARCE
714 NW 36 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Suburban Heights
BETH GRAETZ
4321 NW 19 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
KELLY AISSIN
4306 SW 5 AVE
GAINESVILLE, FL 32607

ATTACHMENT F

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Sutters Landing
PETER REBMAN
3656 NW 68 LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
ATTN: URBAN DIRECTOR
4055 NW 86 BLVD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PLACE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
1710 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
MARCIA GREEN
2215 NW 21 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Pineridge
BERNADINA TUCKER
721 NW 20 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Front Porch Florida, Duval
JUANITA MILES HAMILTON
2419 NE 8 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
712 SW 5 STREET
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board
VICK McGRATH
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

University of Florida
LINDA DIXON
PO BOX 115050
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

University Park
ROBERT MOUNTS
1639 NW 11 RD
GAINESVILLE, FL 32605-5319

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
13840 W NEWBERRY RD
NEWBERRY, FL 32669

Neighborhood Workshop Notice

University Park
RICHARD DOTY
2158 NW 5 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
SANDRA WATTS KENNEDY
514 NW 31 LANE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Bivens North Association
PENNY WHEAT
2530 SW 14 DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

BELLINGTON'S CUSTOM SERVICE
% BRAXTON LINTON
1907 SE HAWTHORNE RD
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

Gainesville Sun Publication of Notice

TODAY IN HISTORY

The Associated Press

Today is **Monday, Jan. 6**, the sixth day of 2020. There are 360 days left in the year.

Highlight in History: On **Jan. 6, 1941**, President Franklin D. Roosevelt, in his State of the Union address, outlined a goal of “Four Freedoms”: Freedom of speech and expression; the freedom of people to worship God in their own way; freedom from want; freedom from fear.

On this date: In **1412**, tradition holds that Joan of Arc was born this day in Domremy. In **1945**, George Herbert Walker Bush married Barbara Pierce at the First Presbyterian Church in Rye, New York.

In **2001**, with Vice President Al Gore presiding in his capacity as president of the Senate, Congress formally certified George W. Bush the winner of the bitterly contested 2000 presidential election.

Today’s birthdays: Country musician **Joey, the CowPolka King** (Riders in the Sky) is 71. Former FBI director **Louis Freeh** is 70. Rock singer-musician **Kim Wilson** (The Fabulous Thunderbirds) is 69. Singer **Jett Williams** is 67. Actor-comedian **Rowan Atkinson** is 65. World Golf Hall of Famer **Nancy Lopez** is 63. Actor **Scott Bryce** is 62. R&B singer **Kathy Sledge** is 61. TV chef **Nigella Lawson** is 60. R&B singer **Eric Williams** (BLACKstreet) is 60. Actor **Aron Eisenberg** is 51. Actor **Norman Reedus** is 51. TV personality **Julie Chen** is 50. Actor **Danny Pintauro** (TV: “Who’s the Boss?”) is 44.

LOTTERY

LOTTO
Wednesday’s jackpot: \$3.5 million
Jan. 4: 2-10-18-30-35-49
FANTASY 5
Jan. 4: 12-18-22-23-33
PICK 2
Jan. 5 Midday: 6-5
Jan. 4 Evening: 6-5
PICK 3
Jan. 5 Midday: 1-4-4
Jan. 4 Evening: 3-8-2
PICK 4
Jan. 5 Midday: 9-1-1-7
Jan. 4 Evening: 1-5-1-0
PICK 5
Jan. 5 Midday: 5-9-1-3-8
Jan. 4 Evening: 4-6-8-3-3
JACKPOT TRIPLE PLAY
Tuesday’s jackpot: \$750,000
Jan. 3: 3-5-12-13-40-41
POWERBALL
Wednesday’s jackpot: \$258 million
Jan. 4: 1-11-21-25-54
Powerball: 7
MEGA MILLIONS
Tuesday’s jackpot: \$69 million
Jan. 3: 37-41-42-53-63
Mega Ball: 16
CASH4LIFE
Jan. 4: 4-7-19-26-47
Cash Ball: 3

Graham urges rules change on impeachment

By Hope Yen and Lisa Mascaro

The Associated Press

WASHINGTON — Seeking to break a deadlock over President Donald Trump’s impeachment, a top Republican said Sunday he will push a change in rules that would allow a Senate trial to move forward immediately if Democrats do not agree to its format this week.

It seemed uncertain how receptive Senate Republican leader Mitch McConnell might be to an extraordinary rules change to bypass Democratic House Speaker

Nancy Pelosi, who is stalling House-passed articles of impeachment against Trump in a bid to get new witnesses to testify.

McConnell has been clear he is aiming for Trump’s swift acquittal in the Republican-controlled Senate.

GOP Sen. Lindsey Graham of South Carolina, chairman of the Senate Judiciary Committee, called Pelosi’s delay a “political stunt” and that she should move the articles along to the Senate so a trial can begin.

“If we don’t get the articles this week, then we need to take matters

in our own hands and change the rules. Deem them to be delivered to the Senate,” he said.

Changing the Senate’s rules would require 51 votes in a chamber where Republicans hold a 53-47 edge.

But such an extreme move would almost certainly ratchet up tensions in the already divided Congress. While senators have agreed on a 51-vote threshold to confirm judicial and administrative nominees, they have been wary of doing so on other legislative matters.

McConnell, at least for now, has said he is content to simply wait out

Pelosi, D-Calif., while the Senate moves on to other business.

Graham suggested that GOP patience is wearing thin over Pelosi’s delay. “My goal is to start this trial in the next coming days, not let Nancy Pelosi take over the Senate,” he said.

Rep. Adam Schiff, chairman of the House Intelligence Committee, said it was up to Pelosi to decide when to release the articles, but “I don’t think it’s going to be indefinite.”

“The desire is to get a commitment from the Senate that they’re going to have a fair trial,” he

said.

A top McConnell ally, former aide Josh Holmes, said Democrats have little to gain by dragging out the process.

Most expect the Senate will ultimately vote to acquit the president and Trump will not be removed from office.

“This ends only one way and that’s when she sends the papers over without any kind of preconditions,” Holmes said.

Graham spoke on Fox News Channel’s “Sunday Morning Futures,” Schiff was on CNN’s “State of the Union,” and Holmes appeared on “Fox News Sunday.”

Woman tests rehab limits after 80 arrests

By Willoughby Mariano

Tribune News Service

ATLANTA — The woman leaning on a crooked fence wore a black, brimmed hat low over her eyes. Still, Marissa Crawford knew her instantly.

Crawford raised her camera phone to her car window and pressed record. The woman met her gaze through the afternoon shade.

“There’s Angela,” Crawford said. The rumors were true.

Angela Dalton, 41, an admitted cocaine addict and convicted prostitute, was back in west Atlanta’s Ashview Heights neighborhood. She had at least 80 arrests to her name.

It was Sept. 4, only six days after a municipal court judge determined that Dalton had successfully completed five months of court-monitored drug and mental health treatment. This latest stint in rehab was supposed to be different.

A decade of justice system lapses and Dalton’s own antics thwarted attempts by Crawford and other neighbors to help her leave the streets. The Atlanta Journal-Constitution chronicled those struggles and her latest journey through the courts earlier this year.

Over the summer at House of Cherith, a residential treatment center for victims of sex trafficking, Dalton sat through group therapy sessions, took up gardening, attended classes on cultivating her self-worth, and got baptized. The changes she made by her last court hearing appeared so dramatic that the courtroom burst into applause.

Residents like Crawford, a former paralegal, held out hope that the transformation would take hold, but said they would not be

surprised if it didn’t.

“She has to have the personal will to overcome, to redeem herself from all of that,” Crawford said.

What happened in the months to follow exposed the limits of court-ordered intervention and rehabilitation when faced with addiction and mental illness. It also tested the compassion of a neighborhood that lobbied to help Dalton, even when she was at her worst. Dalton left treatment before arrangements for after-care were made.

In truth, Dalton was tired of pretending that she liked the House of Cherith and dodged offers of after-care and housing, she confided to a reporter. She didn’t have a cell phone to call people who could help her anyway, she said.

On Labor Day weekend, Dalton left for Lithonia with a man she calls “Dad” but is no relation, she said. They clashed, and Dad drove her back to Ashview Heights. She was free.

“I’m certified to do what I want,” Dalton boasted. “I’m just a complete, self-owned person.”

RETURN TO THE STREETS

Of all the prostitutes who worked the streets of Ashview Heights, it was Dalton who caused the most grief. She strutted in the street with her crotch exposed or howled and shouted for no reason. In February, Crawford recorded her as she stripped and danced in a neighbor’s front yard.

The Fulton County District Attorney’s Office prosecuted some of Dalton’s prior misdemeanor charges as felonies using state repeat offender laws.

Yet when prosecutors asked the Ashview Heights Neighborhood Association whether they should recommend that Dalton serve prison time, the association voted to support drug treatment instead.

“Everybody needs options,” said David Gregory-Yarborough, who has served as association president on and off for about a decade. Dalton behaved strangely, but she couldn’t help herself, said Nate Davis, who held court on a rickety Ashby Grove porch on warm evenings.



Notre Dame cathedral is pictured when the sun rises, in Paris, Sunday. Gen. Jean-Louis Georgelin, who is overseeing the reconstruction of the fire-devastated Notre Dame Cathedral, said Sunday that “the cathedral is still in a state of peril” after last year’s fire. [CHRISTOPHE ENA/THE ASSOCIATED PRESS]

Official: Notre Dame Cathedral not saved yet

By Sylvie Corbet

The Associated Press

PARIS — The French general overseeing the reconstruction of fire-devastated Notre Dame Cathedral says the Paris landmark is not saved yet because there’s still a risk its vaulted ceilings might collapse.

Gen. Jean-Louis Georgelin told French broadcaster CNews on Sunday that “the cathedral is still in a state of peril” after last year’s fire, which destroyed its roof and topped its 300-foot, 750-ton spire as the cathedral was undergoing renovations.

“Notre Dame is not saved because ... there is an extremely important step ahead, which is to remove the scaffolding that had been built around the spire” before the fire, he said.

The rector of Notre Dame, Monsignor Patrick Chauvet, told the AP last month that the cathedral is still so fragile there’s a “50% chance” the structure might not be saved, because the scaffolding may fall onto the vaulted ceilings.

A former chief of staff of France’s armed forces, Georgelin was named by French President Emmanuel Macron to lead the reconstruction effort for Notre Dame.

He said the actual condition of the cathedral’s vaults is not fully known, which means he could not guarantee that “it won’t fall apart.”

“To make sure, we need to inspect them, to remove the rubble that is still on them, it’s a very difficult work that we have started,” he said.

He also noted that the fire released tons of toxic lead dust into the nearby air and ground, which needs to be cleaned up, a requirement that is slowing down the work.

Still, Georgelin says “reassuring” observations have been made by experts on the 12th-century cathedral since the April 15 inferno.

“So we feel quite confident” in the path we have chosen, he added.

The scaffolding on Notre Dame should be removed by mid-2020 and the restoration work should start next year, he said.

Macron has said he wants the 12th-century cathedral rebuilt by 2024, when Paris hosts the Summer Olympics, but experts say that time frame is not realistic.

Georgelin said no decision has been made yet about how the spire and the roof should be rebuilt and whether the frame for those should be in wood, metal or concrete.

The reconstruction of Notre Dame, whose first stone was laid in 1163, has prompted widespread debate across France, with differing views over whether it should involve new technologies and designs.

Macron has announced an international architects’ competition for the reconstruction of the spire, which wasn’t part of the original cathedral.

Georgelin said the competition will take place later this year but he didn’t rule out having the new spire built exactly like the old one.

“Only after that (competition), when the choice has been made, we will be able to rebuild the spire,” he said.



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GANNETT



STATE OF FLORIDA
COUNTY OF ALACHUA

Published Daily and Sunday
Gainesville, Florida

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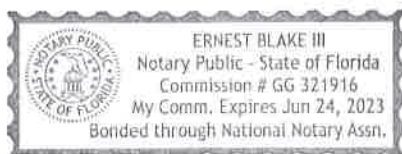
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Affiant further says that THE GAINESVILLE SUN is a newspaper published at Gainesville, in said Alachua County, Florida and that the said newspaper has heretofore been continuously published in said Alachua County, each day, and has been entered as second class mail matter at the post office in Gainesville, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount for publication in said newspaper.

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PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed amendment of the Future Land Use Map of the Comprehensive Plan to change the land use category from Industrial (IND) to Urban Core (UC), and a proposed rezoning from General Industrial (I-2) to Downtown (DT) on approximately 4.5 acres located at 1015 South Main Street, Gainesville, FL 32601. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed land use change and rezoning and to seek their comments.

The meeting will be held at 6 p.m. on January 22, 2020 in The Champions Room of the Holiday Inn at 1250 W. University Ave., Gainesville, FL 32601.

Contact: C. David Coffey, P.A.

Phone: (352) 335-8442

ATTACHMENT G

10-15-2020 NEIGHBORHOOD WORKSHOP

MEETING NOTES OF 2ND NEIGHBORHOOD WORKSHOP FOR PROPERTY LOCATED AT 1015 SOUTH MAIN STREET

Date: October 15, 2020
Location: Virtual Meeting Held on Zoom – <http://bit.ly/SoMaPlacemaking>
Time: 6:00 PM
Conducted by: C. David Coffey, Esq. Agent for Property Owner

Applicant's Agent again presented PowerPoint presentation made at the January 22, 2020 neighborhood workshop explaining the location of the property at issue on the east side of South Main Street south of the Cade Museum and Depot Park, north and abutting the Gainesville/Hawthorne Rail Trail. It was explained that the property has a current land use designation of **Industrial** and **I-2** zoning and is used as a warehouse/building construction supplies site. It was explained that the property owners are seeking a land use designation of **Urban Core** and **Downtown (DT)** implementing transect zoning to create an opportunity for redevelopment of the property to be more consistent with the evolving character of the area. Allowed uses and intensity of uses by the **Urban Core** and **DT** designations were again explained as well as the development standards required by the **DT** transect zoning. It was also explained that the City Planning Department has encouraged the application for **Urban Core** land use and **DT** zoning and that the same land use and zoning would likely be recommended for the adjacent City-owned former Regional Transit System property. New PowerPoint slides were presented that had been prepared in response to concerns raised at the January 22, 2020 neighborhood workshop about the scale of potential 12 and 14 story buildings on the property and the potential for shadows being cast upon Depot Park.

Citizens attending the virtual workshop expressed mostly the same concerns that had been expressed in the first workshop. No one expressed opposition to land use and zoning that would allow redevelopment of the property with a mix of residential and non-residential uses. There was again general support expressed for a change in land use and zoning allowing such a transition from industrial use to mixed use provided building heights are limited to 5 and 6 stories. The principal concern was again expressed that the **DT** transect zoning would allow 12 story buildings by right and 14 stories through the density bonus system which many considered to be too tall. One citizen expressed concern that **DT** would allow development to occur on the site without providing onsite parking which can be expected to create parking problems in the area. Another citizen expressed concern that the change in land use and zoning might stimulate redevelopment in the industrial area between SW 6th Street and Main Street, and Depot Avenue and SW 16th Avenue, all of which is currently on septic tanks. .

Strong support for the proposed **Urban Core** land use and **DT** zoning by one downtown resident who argued that businesses are leaving the downtown because there are not enough residents living in the area to support the businesses and suggested that **Urban Core** and **DT** was needed to help grow the residential base necessary to keep businesses downtown.

The entire workshop is recorded and available for viewing on the CHW live facebook page at <https://fb.watch/3eSictdNSI/>

Chat Log from 10/15/2021 Virtual Meeting

18:20:10 From Jane Burman-Holtom : 12 stories in NOT appropriate! The city standard anywhere is up to 5.

18:21:20 From Betty Smocovitis : It is outrageous. Who benefits? Answer: the seller who gets money.

18:22:05 From faye williams : Yep!

18:22:18 From M.L. McGaughran : Ridiculous idea to suggest 12 to 14 stories would be appropriate and with no parking built, so that cars would be all over the city

18:22:48 From Betty Smocovitis : They'd be all over Porters and Kirkwood and Springhill, everywhere but where they should be.

18:23:01 From M.L. McGaughran : Blotting out the sun

18:23:17 From Jane Burman-Holtom : Who likes the Standard or the new apartments just south of SW 16th and 13th? Dense and no greenspace.

18:23:31 From Betty Smocovitis : This is BIGGER than the Standard.

18:23:32 From M.L. McGaughran : A private park for the tenants of the buildings right there

18:23:59 From faye williams : We are Porters Quarters...

18:24:35 From Jane Burman-Holtom : The public parking on 6th all appears to be residents.

18:24:43 From M.L. McGaughran : I know, I was saying they are transforming it into a private park instead of one for the people

18:24:54 From M.L. McGaughran : I mean I am speaking to FW

18:25:08 From Jane Burman-Holtom : NOT consistent with a park or leading towards other parks on South Main.

18:25:43 From Betty Smocovitis : Should graduate from the Downtown—no more than 4-5 stories.

18:25:44 From M.L. McGaughran : As far as public parking, they would be required to include the parking inside the land they buy if they use a U6 zoning restricted to 5 story use

18:25:54 From M.L. McGaughran : Instead of having cars spreading out all over the plice

18:25:57 From Jane Burman-Holtom : Interesting that the DT sketches show 5 stories!!!

18:26:26 From M.L. McGaughran : What's "possible" might include a trip to Mars too

- 18:26:33 From M.L. McGaughran : But not everything possible should be done
- 18:26:54 From M.L. McGaughran : U6 zoning sounds more reasonable
- 18:27:06 From Seth Wood : Thank you all for your comments thus far. I am assisting Mr. Coffey with tonight's workshop, and will call his attention to them, as well as any further comments, at the conclusion of the presentation.
- 18:27:49 From Betty Smocovitis : It looks like Las Vegas. All that is missing is a pyramid and a sphinx.
- 18:28:06 From Jane Burman-Holtom : 12 stories son the street is NOT barely seen.
- 18:28:40 From Betty Smocovitis : Fourteen with bonus. That is 175 units per acre. Think about that one.
- 18:29:01 From M.L. McGaughran : Keep in mind I don't know what the others want. I was just under the impression that limiting it to 5 stories (U6) and including garage parking in the requirements would change the character of the neighborhood less instead of making a private park blotting out the sun of the neighbors and subjecting them to being overtaken with new 12 to 14 story buildings in their own neighborhood later, which is monstrous for that residential area next to it.
- 18:29:48 From Betty Smocovitis : It is monstrous. No one wants it except for the money hungry and greedy owners. We want no more than 5 stories. Mixed use residential. That is reasonable.
- 18:29:57 From Jane Burman-Holtom : Properties that fill the site with structures and minimal green space should be opposed everywhere in the City.
- 18:29:59 From M.L. McGaughran : So why is it so important to make the equivalent of skyscrapers there? Just because it could be done?
- 18:30:08 From M.L. McGaughran : You could build an elevator to the moon there too
- 18:31:08 From M.L. McGaughran : Depot park doesn't have 14 story buildings, nor does the museum have that height
- 18:31:26 From M.L. McGaughran : Did they draw a Jetsons space vehicle in the background?
- 18:31:36 From Jane Burman-Holtom : This zoning will no doubt be extended to ALL sites in the area of South Main. Is that what we want to see?
- 18:32:23 From M.L. McGaughran : Why don't you draw an image of permaculture oriented gardens on roofs and keep it to 5 stories and really be creative instead of looking how huge and monstrous you can make it?
- 18:32:34 From Betty Smocovitis : Nope. We want to see the downtown, downtown. Enough of this concrete sprawl that is making GNV unlivable.

- 18:33:08 From M.L. McGaughran : He sees something massive so it seems to him to make more massive sprawl?
- 18:33:08 From Jane Burman-Holtom : RTS an readily move.
- 18:33:40 From owner : The main point at the last presentation was the need for public input to planning for that whole area, not just another ad hoc upzoning to benefit an owner.
- 18:35:05 From Jane Burman-Holtom : So the first time, such height and design was opposed so why push once again????
- 18:35:20 From M.L. McGaughran : Yes, why?
- 18:35:23 From SergioJ : would gru waste plant expansion be needed volume of wastes?
- 18:35:38 From M.L. McGaughran : Yes a planned development
- 18:35:40 From Betty Smocovitis : Really? Is that why you come back to us for an upzoning to DT which would make it a 12-14 story structure. We said no more than 4-5 stories. That was the primary objection.
- 18:36:23 From M.L. McGaughran : So instead of planned development, let's make as tall a set of buildings as possible
- 18:36:31 From M.L. McGaughran : Without any garages
- 18:36:37 From Jane Burman-Holtom : The City is not working for residents right now. Giving up SF zoning will destroy neighbourhoods with the pretense of low cost housing
- 18:36:40 From M.L. McGaughran : Spread the parked cars all over the city
- 18:36:47 From M.L. McGaughran : Into the neighboring areasa
- 18:36:49 From M.L. McGaughran : areas
- 18:36:50 From Jane Burman-Holtom : DT is that made up as a zone?
- 18:37:08 From M.L. McGaughran : Rezone to U6
- 18:37:12 From M.L. McGaughran : Not to DT
- 18:37:22 From Betty Smocovitis : DT makes it urban core. This is not the urban core—everybody with a brain knows this.
- 18:38:05 From SergioJ : absolutely not on transect zoning being lowered.
- 18:38:07 From M.L. McGaughran : He imagines a swath of 14 story buildings spreading through the area and into Porters
- 18:38:30 From Jane Burman-Holtom : So the City Planners are pushing for this change?
- 18:38:50 From M.L. McGaughran : He certainly seems to be speaking for them

18:39:05 From Betty Smocovitis : Win-win for the city and the owners. The losers are the residents and taxpayers.

18:40:44 From M.L. McGaughran : Tell him to scroll to the bottom and mouse over the bottom to make the chat appear

18:40:52 From M.L. McGaughran : The chat icon

18:47:59 From SergioJ : If DT is approved here doesn't that open ARgos, Ridgeway roof truss and all other properties in the area for the same zoning. I calculated almost 90 acres of potential development. How much I2 zoning is with in 1mile radius of the project?

18:53:39 From SergioJ : We can not zone this area parcel by parcel. An area plan is needed.

18:54:27 From Betty Smocovitis : Agreed Sergio

18:58:54 From SergioJ : The park view will maximize the building height, it would be quite the view.

18:59:34 From Betty Smocovitis : Yes, but it is also very, very noisy.

19:00:52 From SergioJ : This site is not downtown, in my opinion.

19:14:56 From M.L. McGaughran : Sergio, U6 would allow for planned development with parking included in the planning, up to 5 story buildings, so that the 12-14 story buildings do not wind up spreading cars all over the neighboring neighborhoods.

19:15:05 From M.L. McGaughran : U6 zoning instead of the proposal

19:15:21 From M.L. McGaughran : It would be an upgrade and higher density

19:15:42 From M.L. McGaughran : But less drastic for the neighboring residential areas

19:19:01 From Jane Burman-Holtom : Opposed to spot zoning. Needs an attractive plan for the 90 acres to SW16th and up.

19:24:06 From Jamie Swick : Thank you all for listening to my feelings on my backyard. I believe this property could be a beacon for our community and I appreciate the opportunity to advocate for true growth in my backyard. Have a nice night.

19:25:06 From M.L. McGaughran : Jamie they should definitely make things better! Just many don't think going to 14 stories is going to make it better that's all

19:25:43 From M.L. McGaughran : Improving the property and going to 5 stories etc. - all good, include parking in the design, look at U6 and possibly planned development

19:27:06 From M.L. McGaughran : Doesn't keep it run down — allows for NEW things built at a more reasonable scale

19:29:19 From Jane Burman-Holtom : Giving away zoning controls is not conducive to quality when developers and their "economics" (low cost maximum money) lead the way,

Applicant's Presentation at
Neighborhood Workshop
October 15, 2020

January 22, 2020
and
October 15, 2020

Neighborhood Workshops





1995

Legend

Stringfellow

Google Earth
Image U.S. Geological Survey



1000 ft

Google Earth
Image USDA Farm Service Agency.

N

1000 ft

Legend

2009

Graybar

Google Earth

000 ft



Google Earth



2015

Legend



Legend

12-20-18

Graybar

Google Earth

1000 ft



DEPOT PARK





Depot Park

Gainesville's Community Commons

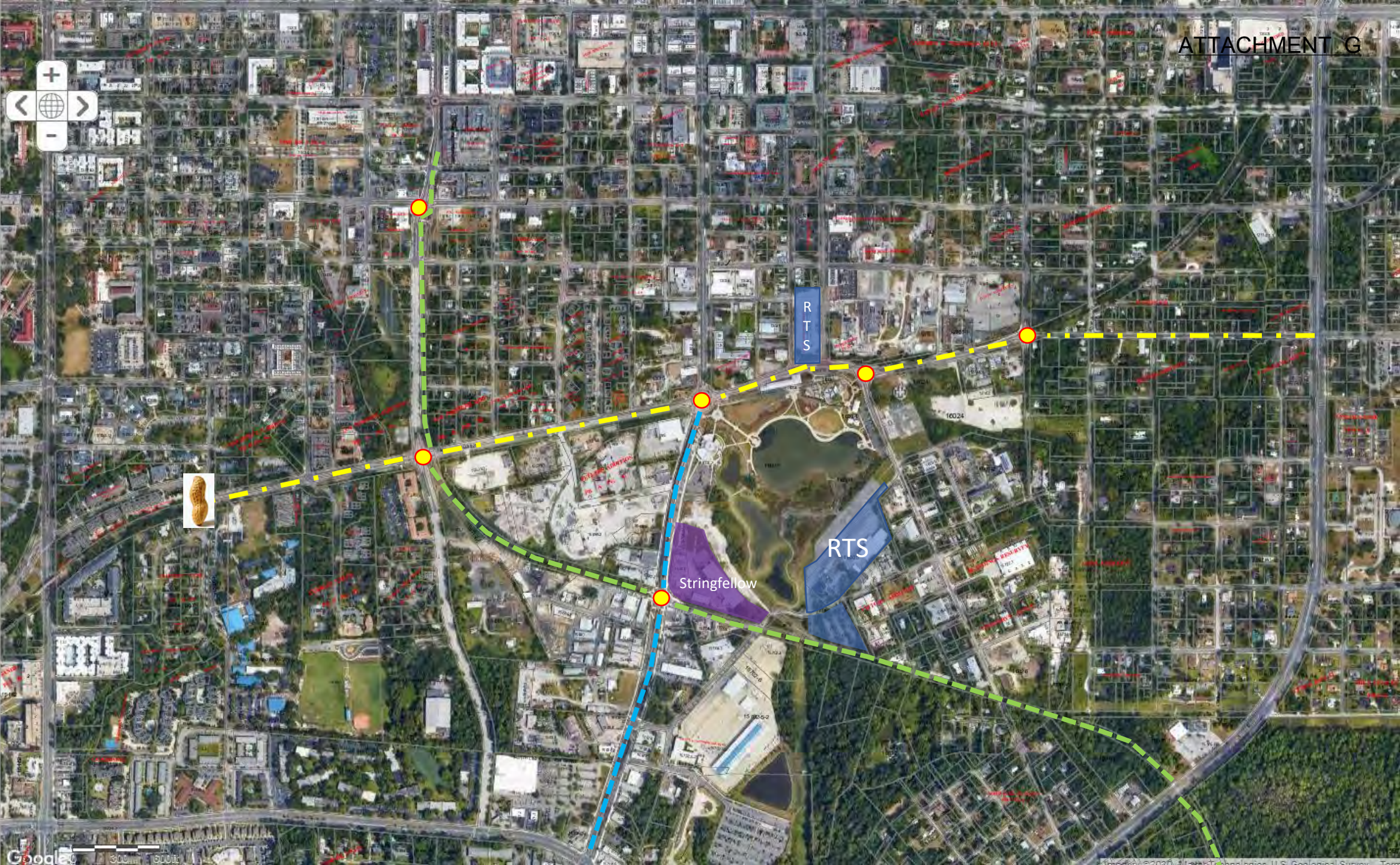


ATTACHMENT G



Kids + Teens





THEN ATTACHMENT G



NOW ...





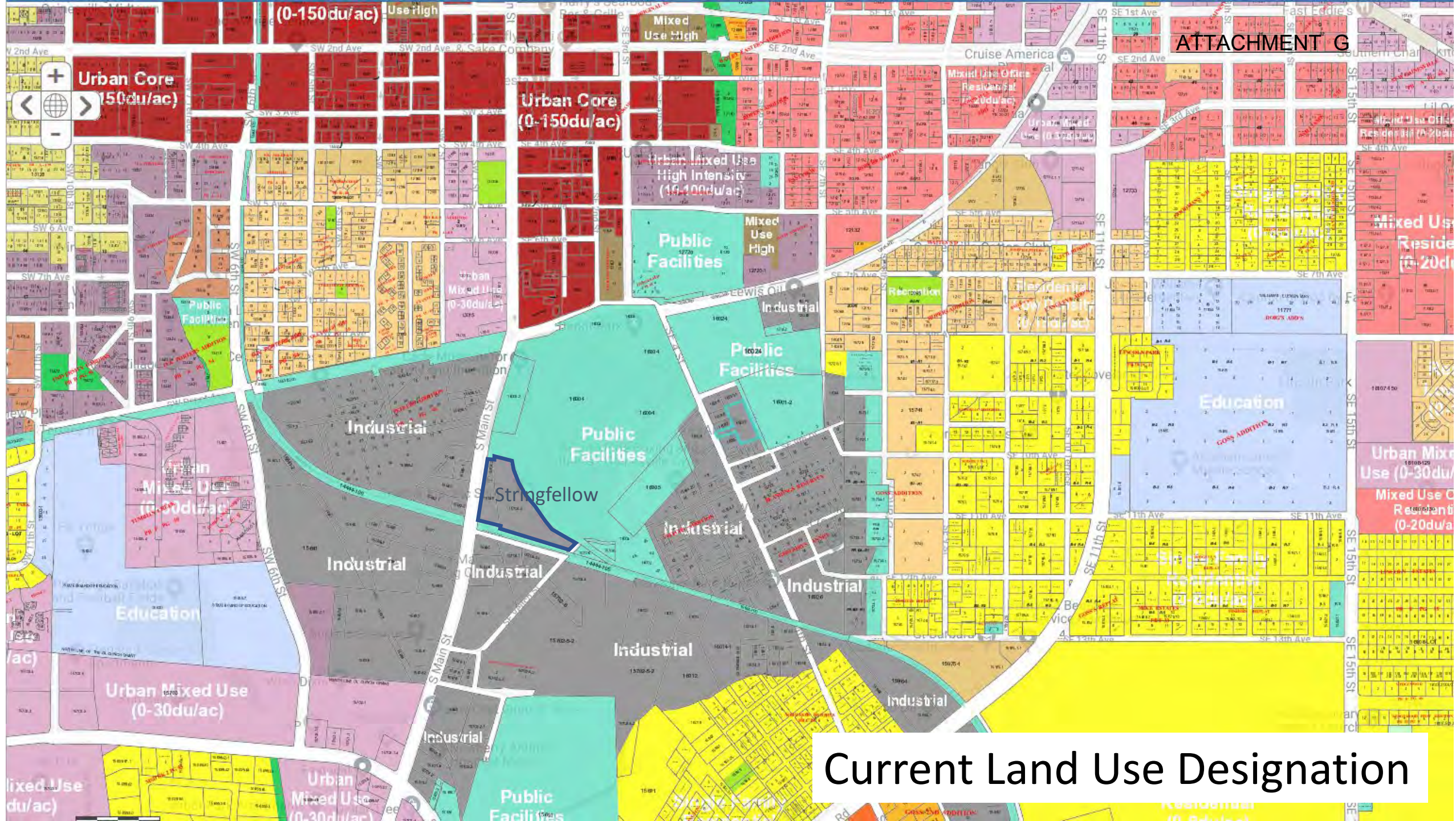












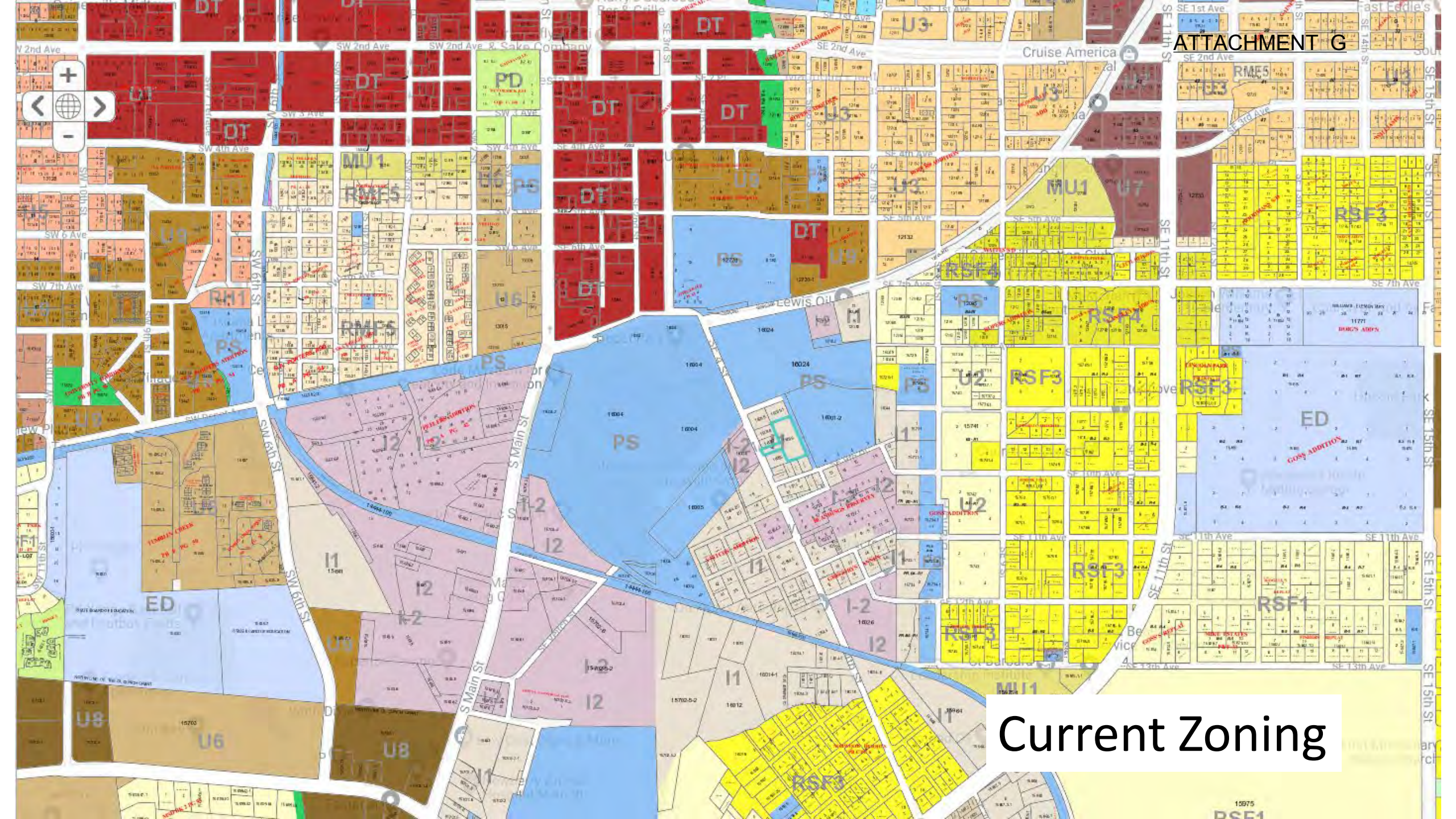
The map displays a complex grid of land use designations across a city area. Key features include:

- Urban Core (Red):** Located in the upper left and center, with a red arrow pointing to a specific area.
- Industrial (Grey):** Located in the lower left and center, with a red arrow pointing to a specific area.
- Public Facilities (Teal):** Located in the center and lower right.
- Education (Blue):** Located in the lower left and center.
- Residential (Yellow):** Located in the upper right and lower right.
- Mixed Use (Orange/Pink):** Located in the upper right and lower right.

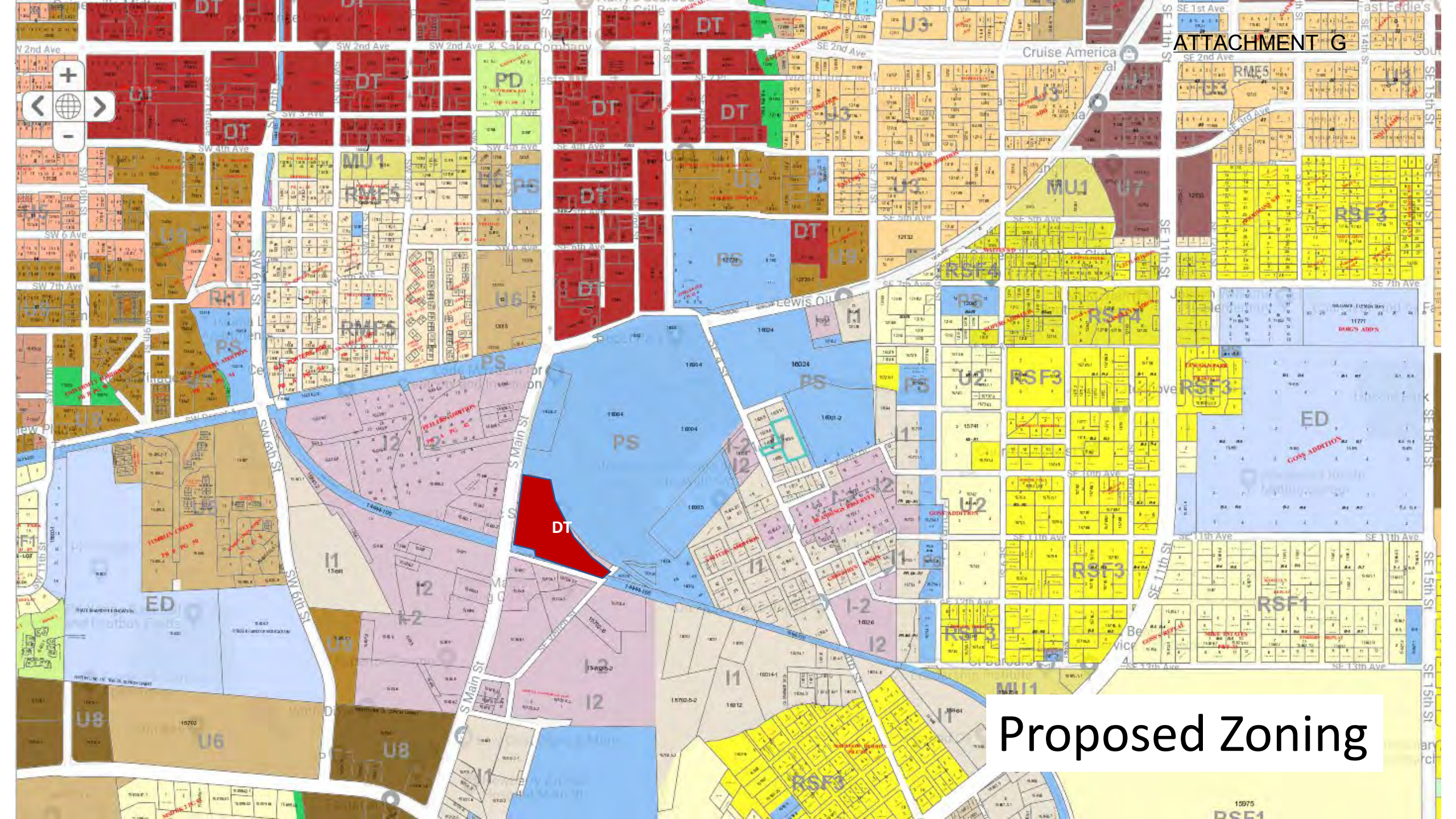
The map includes a legend in the top left corner and a scale bar in the bottom left corner. The title "Proposed Land Use Designation" is prominently displayed at the bottom.

Proposed Land Use Designation

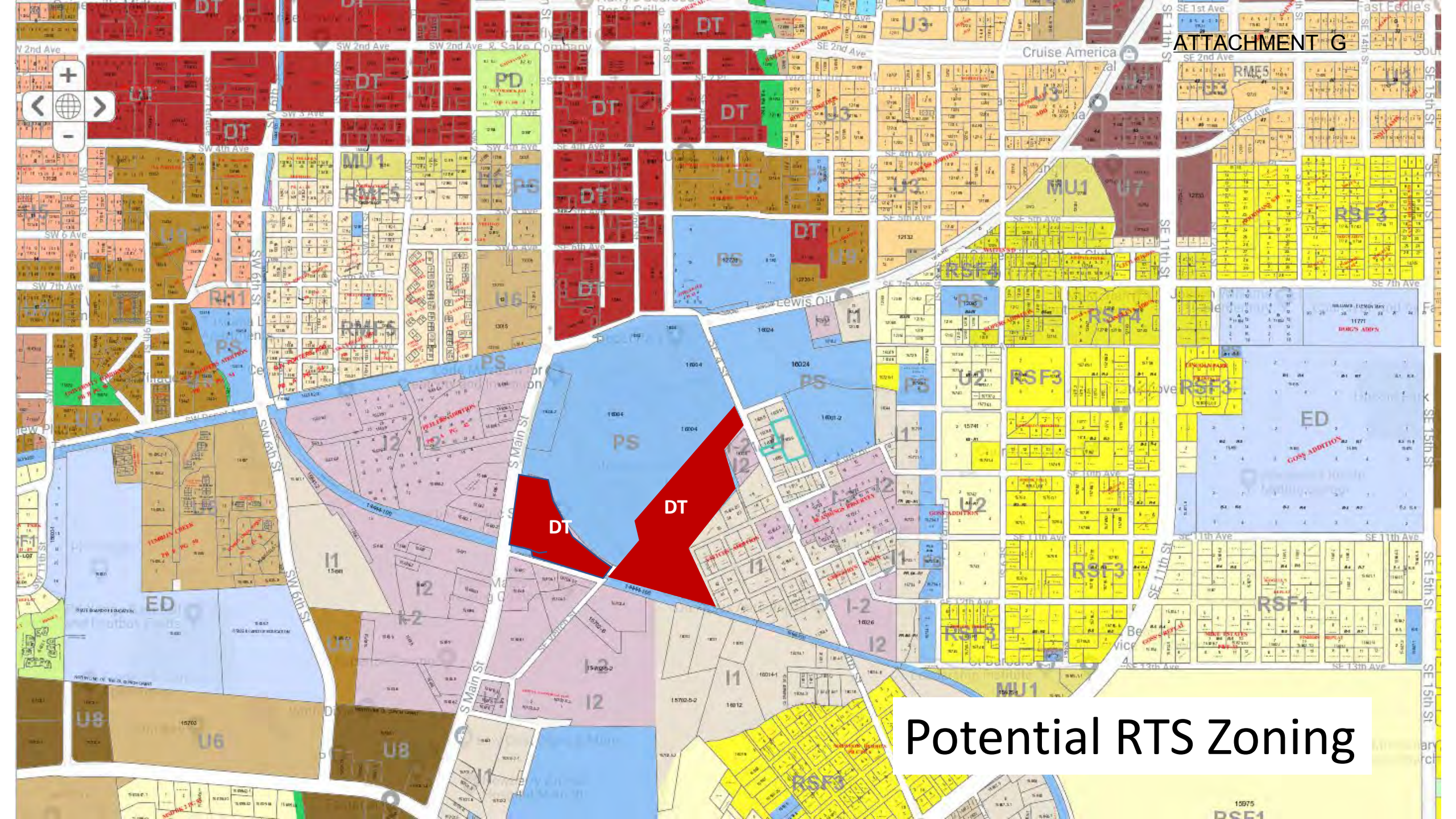
Potential RTS Land Use Designation



Current Zoning



Proposed Zoning



Potential RTS Zoning

Current Land Use Designation	Proposed Land Use Designation
<p data-bbox="61 107 244 147">Industrial</p> <p data-bbox="61 184 1192 739">The Industrial land use category identifies those areas appropriate for <u>manufacturing</u>, <u>fabricating</u>, <u>distribution</u>, <u>extraction</u>, <u>wholesaling</u>, <u>warehousing</u>, <u>recycling</u>, and other ancillary uses. Other uses may be allowed in this land use category as specified in an adopted ordinance rezoning property to Planned Development District (PD). Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of <u>5 stories</u> or less.</p>	<p data-bbox="1274 107 1493 147">Urban Core</p> <p data-bbox="1274 184 2397 1253">This land use category allows <u>residential</u>, <u>office</u>, and <u>business uses</u> concentrated in the urban core area. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed as specially regulated by the Land Development Code. Development in this category shall function as a center serving the urban area. Development within the urban core <u>shall ensure the compact, pedestrian character of this area</u>. Residential densities <u>up to 150 units per acre</u> shall be permitted with provisions to add up to <u>25 additional units per acre by Special Use Permit</u> as specified in the land development regulations. <u>Buildings</u> in this category <u>shall face the street and meet build-to lines established in the Land Development Code</u>. <u>Building height shall be limited to 12 stories, with up to 14 stories by a height bonus systems</u> as established in the Land Development Code. <u>Public and private schools, government offices, institutions of higher learning, places of religious assembly and community facilities</u> are appropriate in this category.</p>

Current Zoning -- General Industrial (I-2)

Proposed Zoning -- Downtown (DI) – Transect

	Subject to extensive Urban Design requirements
No residential allowed	150 residential units per acre by right 175 residential units per acre with density bonus
5 story height limitation	12 stories by right 14 stories with bonus



Building Frontage Zone used for outdoor seating



Private frontage zone with landscaping to buffer residential uses

Table V - 1: Permitted Uses within Transects.

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
RESIDENTIAL											
Single-family dwellings		P	P	P	P	P	P	P	P	P	P
Attached dwellings (up to 6 attached units)		-	P	P	P	P	P	P	P	P	P
Multi-family, small-scale (2-4 units per building)		-	P	P	P	P	P	P	P	P	P
Multi-family dwellings		-	-	P	P	P	P	P	P	P	P
Accessory dwelling units	30-5.33	-	P	P	P	P	P	P	P	-	-
Adult day care homes	30-5.2	P	P	P	P	P	P	P	P	P	P
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	P	P	P	P	-	-
Community residential homes (more than 6 residents)	30-5.6	-	-	P	P	P	P	P	P	P	-
Dormitory (small)	30-5.8	-	P	P	P	P	P	P	P	P	P
Dormitory (large)	30-5.8	-	-	P	P	P	P	P	P	P	P



Perspective Key Map



A - Looking south from the Cade Museum



B - Looking south-west from the train depot



C - Looking south-west from the lake



D- Looking west from the trail



E - Looking south-west from the trail



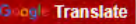


Shadow Exhibit: December 21ST - 4pm



International Making Cities Livable

A Conference of The Suzanne C. And Henry L. Lennard Institute for Livable Cities, Inc.

Select Language 

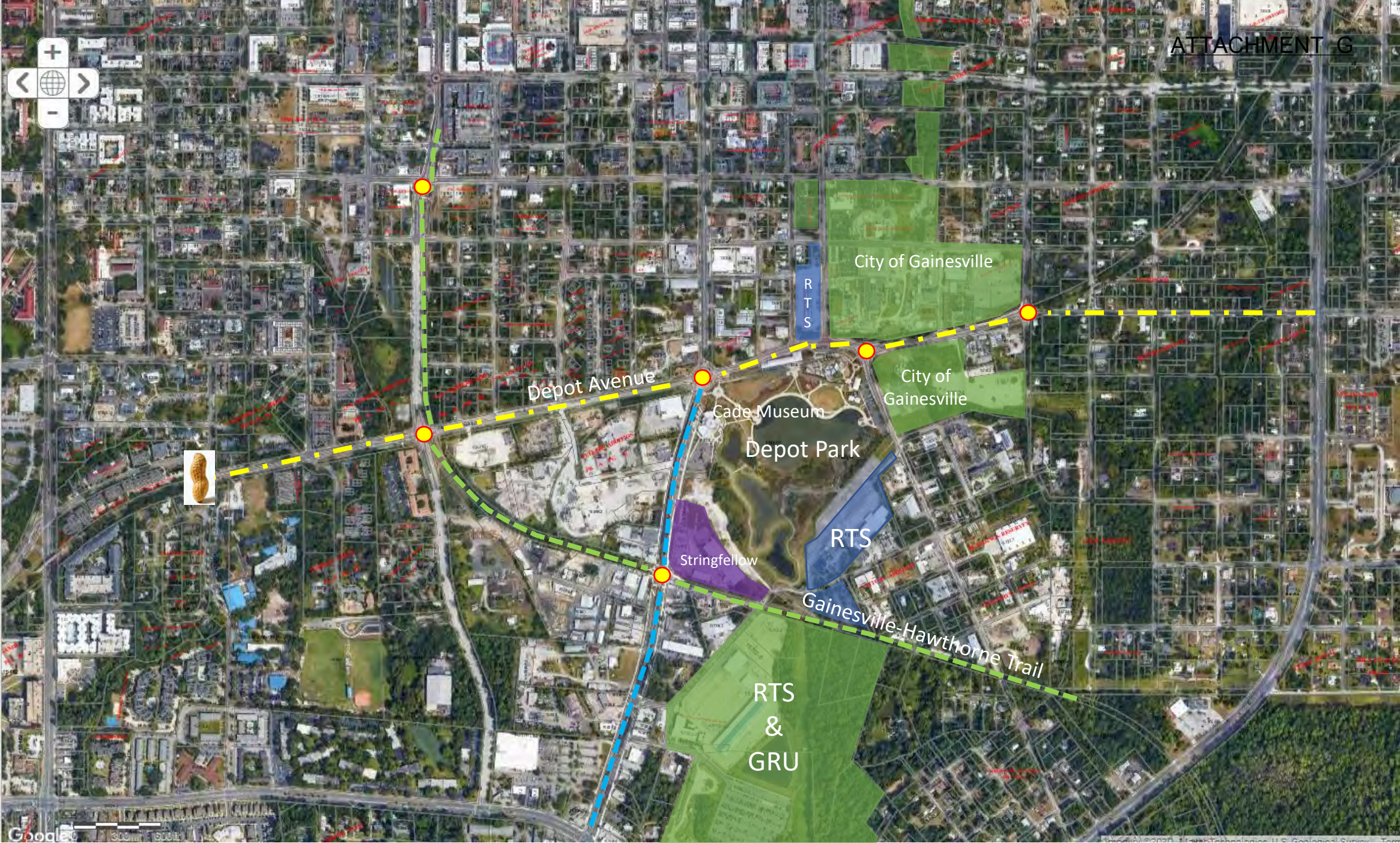
ATTACHMENT G



gainesville
community
reinvestment
area



Depot Park has been selected for the Final Round of the International Making Cities Livable (IMCL) Design Awards Competition! The CRA is truly honored to be considered for this international award.







Why not a PD?

Applicant's Proposal

- Amend Future Land Use Designation from Industrial to Urban Core
- Amend Land Development Code to lower the minimum acreage required for a Transect zoning district from 10 acres to 5 acres
- Rezone property from I-2 to DT

All 3 Proposals Can be Processed Simultaneously

- The future land use amendment requires at least 3 public hearings
 - 1 at City Plan Board
 - 2 at City Commission

- The Land Development Code Amendment requires at least 3 public hearings
 - 1 at City Plan Board
 - 2 at City Commission

- The rezoning requires at least 3 public hearings
 - 1 at City Plan Board
 - 2 at City Commission

Mailed Notice
&
Mailing Labels

REVISED***Neighborhood Workshop Notice**

A Virtual Neighborhood Workshop will be held to discuss an application to amend the Gainesville Future Land Use Map changing the land use category from Industrial (IND) to Urban Core (UC), and the zoning from General Industrial (I-2) to Downtown (DT) on Tax Parcels 15646-000-000, 15704-002-000, 15704-004-000, 15704-008-000 containing ± 4.5 acres located at 1015 South Main Street, Gainesville, FL 32601.

This is not a public hearing. The purpose of the workshop is to inform the public of a proposed land use change and rezoning and to seek comments and suggestions.

Time: 6:00 pm on October 15, 2020*

Link: <http://bit.ly/SoMaPlacemaking>

Instructions: Type the link into the address bar of your web browser. Comments may be submitted in writing to the address below.

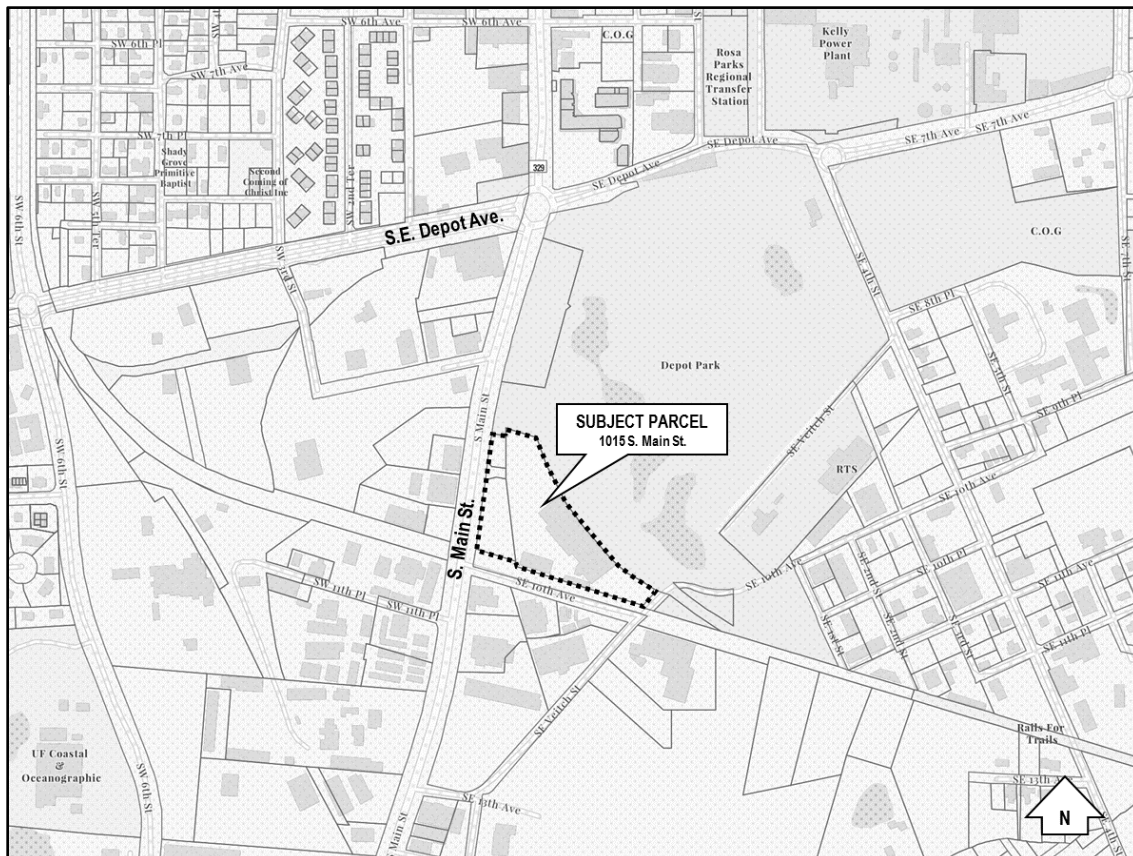
Contact: C. David Coffey, P.A.

Email: contact@dcoffeylaw.net

Phone: (352) 335-8442

Address: 5055 SW 91st Terrace, Suite 100
Gainesville, FL 32608

*** This workshop was previously scheduled for October 7, 2020 but has been rescheduled and will now be held on October 15th at 6pm**



ATTACHMENT G

Neighborhood Workshop Notice

15645-000-000 South Main Land Use Change
and Rezoning
1107 PARTNERS LLC THE
2622 NW 43RD ST #C1
GAINESVILLE FL 32606

Neighborhood Workshop Notice

14444-100-000 South Main Land Use Change
and Rezoning
BOARD OF TRUSTEES OF THE INTE
3900 COMMONWEALTH BLVD MAIL
STATION 108
TALLAHASSEE FL 32399-3000

Neighborhood Workshop Notice

15704-001-000 South Main Land Use Change
and Rezoning
FIGUEROA & VASQUEZ H/W
65 SE 10TH AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

15686-003-000 South Main Land Use Change
and Rezoning
M2 GATOR LLC
121 WEST 19TH ST #5E
NEW YORK NY 10011

Neighborhood Workshop Notice

15642-000-000 South Main Land Use Change
and Rezoning
POWELL & VOYLES & VOYLES CO-
TRUSTEES
3300 ROUNDTREE LN
TALLAHASSEE FL 32317

Neighborhood Workshop Notice

15704-002-000 South Main Land Use Change
and Rezoning
SOUTH MAIN LLC & STRINGFELLOW &
STRINGFELLOW JR
4941 SW 91ST TER #101
GAINESVILLE FL 32608

Neighborhood Workshop Notice

15704-003-000 South Main Land Use Change
and Rezoning
VEITCH ST LLC
2255 NW 4TH PL
GAINESVILLE FL 32601

Neighborhood Workshop Notice

15698-002-000 South Main Land Use Change
and Rezoning
ARGOS READY MIX LLC
3015 WINDWARD PARKWAY #300
ALPHARETTA GA 30005

Neighborhood Workshop Notice

15698-001-000 South Main Land Use Change
and Rezoning
CADE MUSEUM FOUNDATION INC
904 S MAIN ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

15648-001-000 South Main Land Use Change
and Rezoning
JONES/JONES/BODENDORF LLC
1219 S MAIN ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

15642-001-000 South Main Land Use Change
and Rezoning
MISTER PAPER INC
PO BOX 5518
GAINESVILLE FL 32627

Neighborhood Workshop Notice

15677-000-000 South Main Land Use Change
and Rezoning
RIDGWAY ROOF TRUSS COMPANY
235 SW 11TH PL
GAINESVILLE FL 32601

Neighborhood Workshop Notice

15646-000-000 South Main Land Use Change
and Rezoning
SOUTH MAIN LLC & STRINGFELLOW &
STRINGFELLOW JR
4941 SW 91ST TER
GAINESVILLE FL 32608

Neighborhood Workshop Notice

15704-001-001 South Main Land Use Change
and Rezoning
BIKE TRAIL LLC
2255 NW 4TH PL
GAINESVILLE FL 32603

Neighborhood Workshop Notice

16005-000-000 South Main Land Use Change
and Rezoning
CITY OF GAINESVILLE
PO BOX 490 MS 58
GAINESVILLE FL 32627

Neighborhood Workshop Notice

15642-002-000 South Main Land Use Change
and Rezoning
KINSELL BRIAN
PO BOX 142758
GAINESVILLE FL 32614

Neighborhood Workshop Notice

15685-001-000 South Main Land Use Change
and Rezoning
PARTSCO AUTOMOTIVE SUPPLY INC
1012 S MAIN ST
GAINESVILLE FL 32601-7988

Neighborhood Workshop Notice

15698-001-002 South Main Land Use Change
and Rezoning
SBA TOWERS II LLC
8051 CONGRESS AVE
BOCA RATON FL 33487-1310

Neighborhood Workshop Notice

15704-008-000 South Main Land Use Change
and Rezoning
STRINGFELLOW & STRINGFELLOW JR &
SOUTH MAIN LLC
4941 SW 91ST TER #101
GAINESVILLE FL 32608

ATTACHMENT G

Neighborhood Workshop Notice

5th Avenue
ROBERTA PARKS
616 NW 8 ST
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Azalea Trails
MARIE SMALL
1265 SE 12 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Black Acres/Black Pines
REGINA HILLMAN
506 NW 30 STREET
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

b

Neighborhood Workshop Notice

Carol Estates South
BECKY RUNNESTRAND
1816 NE 16 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Cedar Grove II
HELEN HARRIS
1237 NE 21 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Creekwood
HELEN SCONYERS
2056 NW 55 BLVD.
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

Northwood at Possum Creek
WES WHEELER
4728 NW 37 WAY
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval
GILBERT S MEANS, SR
PO BOX 7
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Edgewood Hills
BONNIE O'BRIAN
2329 NW 30 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Elizabeth Place
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

LEE NELSON
DIRECTOR OF REAL ESTATE – UF
PO BOX 113135
GAINESVILLE, FL 32611-3135

Neighborhood Workshop Notice

Gateway Park
HAROLD SAIVE
1716 NW 10 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Greater Northeast Community
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Grove Street
MARIA HUFF-EDWARDS
1102 NW 4 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Hibiscus Park
CAROL BISHOP
2616 NW 2 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Hidden Lake
GEORGE KASNIC
2116 NW 74 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kensington Park
MAXINE HINGE
5040 NW 50 TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Kingswood Court
BARBARA KELLEHER
5350 NW 8 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Kirkwood
JANE BURMAN-HOLTON
701 SW 23 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Lamplighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Landmark Woods
JACK OSGARD
4332 NW 12 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Landmark Woods
PETER JANOSZ
3418 NW 37 AVENUE
GAINESVILLE, FL 32605

ATTACHMENT G

Neighborhood Workshop Notice

Woodland Terrace
PETER PRUGH
207 NW 35 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Lincoln Estates
DORIS EDWARDS
1040 SE 20 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Mason Manor
JOANNA LEATHERS
2550 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Mill Pond
HAROLD HANEL
309 NW 48 BLVD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

North Lincoln Heights
ANDREW LOVETTE SR.
430 SE 14 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwood
SUSAN W WILLIAMS
P.O. BOX 357492
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Northeast Neighbors
SHARON BAUER
1011 NE 1 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwest Estates
VERN HOWE
3710 NW 17 LN
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Phoenix
APRIL JONES
3214 SW 26 TERR, APT B
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pine Park
DELORES BUFFINGTON
721 NW 20 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Pleasant Street
DOTTY FAIBISY
505 NW 3 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
712 SW 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Rainbows East
JOE THOMAS
5014 NW 24 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Rainbows End
SYLVIA MAGGIO
4612 NW 21 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Royal Gardens
DOUGLAS BURTON
2720 NW 27 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Shadow Lawn Estates
CONNIE SPITZNAGEL
3521 NW 35 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

South Black Acres
DEANNA MONAHAN
14 SW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Southeast Evergreen Trails
MAUREEN RESCHLY
1208 SE 22 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springhill/Mount Olive
VIVIAN FILER
1636 SE 14 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Stephen Foster
ROBERT PEARCE
714 NW 36 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Suburban Heights
BETH GRAETZ
4321 NW 19 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
KELLY AISSIN
4306 SW 5 AVE
GAINESVILLE, FL 32607

ATTACHMENT G

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Sutters Landing
PETER REBMAN
3656 NW 68 LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
ATTN: URBAN DIRECTOR
4055 NW 86 BLVD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PLACE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
1710 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
MARCIA GREEN
2215 NW 21 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Pineridge
BERNADINA TUCKER
721 NW 20 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Front Porch Florida, Duval
JUANITA MILES HAMILTON
2419 NE 8 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
712 SW 5 STREET
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board
VICK McGRATH
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

University of Florida
LINDA DIXON
PO BOX 115050
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

University Park
ROBERT MOUNTS
1639 NW 11 RD
GAINESVILLE, FL 32605-5319

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
13840 W NEWBERRY RD
NEWBERRY, FL 32669

Neighborhood Workshop Notice

University Park
RICHARD DOTY
2158 NW 5 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
SANDRA WATTS KENNEDY
514 NW 31 LANE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Bivens North Association
PENNY WHEAT
2530 SW 14 DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

BELLINGTON'S CUSTOM SERVICE
% BRAXTON LINTON
1907 SE HAWTHORNE RD
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

Gainesville Sun Publication of Notice

2A | WEDNESDAY, SEPTEMBER 30, 2020 | THE GAINESVILLE SUN

County adds 66 new virus cases Tuesday

Emily Mavrakis
Gainesville Sun
USA TODAY NETWORK

With 66 new COVID-19 cases and no new deaths Tuesday, Alachua County is continuing a trend that sees infections most prevalent among young adults.

The total number of local coronavirus cases is now 8,230. The countywide positivity rate for new cases was 4.6% in Tuesday's update. The one-week positivity rate is 6%, which is a decline from the past few weeks.

About 48% of new infections reported Tuesday are from those aged 15 to 24. About 41% of local cases overall belong to this age group.

There is a fairly even spread of cases among those in three age groups: from 25 to 34, 35 to 44 and 45 to 54. They each make up about 12 to 13% of new cases.

All other age groups comprised less than 10% of new cases.

The median age of those testing posi-

tive for the coronavirus locally was 25 on Tuesday, slightly higher than during the first few weeks of September, when it was closer to 20 or 21. The statewide median age was 40 Tuesday.

Florida on Tuesday added 3,266 new virus cases, for a total of 704,568.

The positivity rate for new cases was 5% in Tuesday's update. Statewide rates have remained below 10% for 47 consecutive days. The one-week positivity rate is 4.5%, similar to the rate it's been hovering around for the past couple weeks.

Alachua County public schools have so far reported a total of 26 staff and 46 student cases since Aug. 17.

There are currently 42 total active cases districtwide. Another 161 students or staff members are currently in self-isolation.

A large number of those in self-isolation include members of the Gainesville High football team, one of whom has tested positive for the virus, said Jackie

Johnson, the school system spokeswoman. Members of Newberry High's junior varsity football team also are among those in self-isolation.

One staff member's cases are marked as "0.5" at two elementary schools, Norton and Talbot, in the district's COVID-19 charts. This indicates that the staff member splits their time between the two locations.

Active cases elementary cases include: Hidden Oak, one staff member; High Springs Community School, one staff member; Irby, one student; Littlewood, one staff member; Newberry, one student and one staff member; Norton, one part-time staff member; Parker, one student; Talbot, one part-time staff member; and Wiles, one student.

Middle schools: Bishop, three student cases; Oak View, one student case.

Current high school cases include: Buchholz: three students and one staff member; Eastside, one student; Gainesville, two students and one staff member; Newberry, 14 students and two staff members; and Santa Fe, one student.

Additionally, one staff member at the district office, 620 E. University Ave., currently has the coronavirus. Two transportation workers also have COVID-19.

The University of Florida's coronavirus testing and case dashboard includes positive case totals dating back to May and does not differentiate between active and inactive cases.

Since Monday, nine new student cases and one staff case were added to the list.

The total number of positives so far is 57 for staff and 1,362 for students. UF also contact traced one university-affiliated staff member or student who tested positive via private or state-sponsored testing contact tracing Monday.

Tests conducted on campus at UF may not always be reflected in the county's health department report, depending on whether a student lists their primary address as an out-of-county city.

Seven students who live in on-campus dorms have also tested positive, according to state health department data.

About 7% of the rooms UF has set aside for isolation and quarantine purposes were occupied Tuesday.

County officials have administered more than 172,000 total tests to more than 98,000 individuals. About 40% of local tests are from people taking the test more than once.

State health department data also show the number of COVID-19 patients being treated at local hospitals.

Tuesday's data show that 406 total residents and nonresidents have been hospitalized with the virus so far, about 5% of all local cases. One hospitalization has been added since Monday.

Statewide, there are 2,420 current hospitalizations with a primary diagnosis of COVID-19. Virus hospitalization rates are down about 70% since they peaked in July.

So far 56 county residents have died from the coronavirus, most of them having other underlying health conditions. These include 34 men and 22 women who ranged in age from 35 to 93. Twenty local deaths are associated with long-term care facilities.

Florida reported 106 new deaths across the state Tuesday. Overall, the number of statewide COVID-19 deaths has decreased from mid-August to mid-September.

Within Alachua County's borders, the cases break down this way: Gainesville, 6,754; Alachua, 409; Newberry, 314; High Springs, 178; Archer, 115; Hawthorne, 106; Waldo, 38; Micanopy, 48; Santa Fe, 16; University of Florida: 50; Tioga, 15; LaCrosse, 12; Earleton, seven; Jonesville, two; Evinston, six. Seventy-one cases don't have a specific area designation.

In surrounding counties: Bradford has had 1,127 cases and eight deaths; Clay, 5,127 cases and 100 deaths; Putnam, 2,139 cases and 39 deaths; Marion, 9,760 cases and 289 deaths; Levy, 1,040 cases and nine deaths; Gilchrist, 512 cases and 12 deaths; Columbia, 3,828 cases and 56 deaths; Union, 966 cases and 16 deaths.

Suwannee County has had 2,732 cases and 70 deaths, and Dixie County has had 834 cases and eight deaths.



FLORIDA LOTTO

SATURDAY, SEPT. 2610-14-23-42-47-48 (x2)
6 of 6: \$4.5 million (0). Wednesday's jackpot \$5M
5 of 6: \$6,070 (6). 4 of 6: \$81.50 (678).
3 of 6: \$5 (14,909).
2 (with XTRA): Free ticket (52,266).

POWERBALL

SATURDAY, SEPT. 2611-21-27-36-62 PB: 24 (x3)
5+PB: \$25 million (0). Wednesday's jackpot \$34M
5 of 5: \$1 million (0).
4+PB: \$50,000 (1). 4 of 5: \$100 (28).
3+PB: \$100 (53). 3 of 5: \$7 (1,289).
2+PB: \$7 (1,016). 1+PB: \$4 (7,333). PB: \$4 (17,080).

MEGA MILLIONS

FRIDAY, SEPT. 2520-36-37-48-67 MB: 16 (x2)
5+MB: \$24M (0). Tuesday's jackpot \$32 million.
5 of 5: \$1 million (0). 4+MB: \$10,000 (0).
4 of 5: \$500 (9). 3+MB: \$200 (27).
3 of 5: \$10 (657). 2+MB: \$10 (594).
1+MB: \$4 (4,680). MB: \$2 (11,740).

JACKPOT TRIPLE PLAY

FRIDAY, SEPT. 251-2-9-10-18-31
6 of 6: \$1.2 million (0). 5 of 6: \$381 (34).
4 of 6: \$21.50 (1,466). 3 of 6: \$1 (23,965).
Combo10+: \$10,000 (1). Combo9: \$500 (4).
Combo8: \$50 (95). Combo7: \$20 (733).
Combo6: \$10 (3,680) Combo5: \$5 (13,105).
Combo4: Free ticket (34,698).

FANTASY 5

MONDAY, SEPT. 2817-24-25-27-34
5 of 5: \$40 (0). 4 of 5: \$555 (236).
3 of 5: \$19 (7,721). 2 of 5: Free ticket (74,062).

PICK 2, 3, 4, 5

TUESDAY, SEPT. 29 MIDDAY
0-65-4-53-5-2-05-1-3-3-2

MONDAY, SEPT. 28 EVENING
5-75-3-72-6-9-05-5-4-0-4

CASH4LIFE

MONDAY, SEPT. 284-14-16-31-47 CB: 4
No winners of \$1,000 a day or week for life.
4 of 5+CB: \$2,500 (0). 4 of 5: \$500 (1).
3 of 5+CB: \$100 (76). 3 of 5: \$25 (200)
2 of 5+CB: \$10 (1,354). 2 of 5: \$4 (3,372)
1 of 5+CB: Free ticket (8,273)

FLORIDA LOTTERY RESULTS: VISIT FLALOTTERY.COM OR CALL 850-921-7529.

Subscribers-

got a question?

Call 1-800-443-9493

or email

customerservice@gainesville.com

PUBLIC NOTICE

A Virtual Neighborhood Workshop will be held to discuss an application to amend the Gainesville Future Land Use Map changing the land use category from Industrial (IND) to Urban Core (UC), and the zoning from General Industrial (I-2) to Downtown (DT) on Tax Parcels 15646-000-000, 15704-002-000, 15704-004-000, 15704-008-000 containing +4.5 acres located at 1015 South Main Street, Gainesville, FL 32601.

This is not a public hearing. The purpose of the workshop is to inform the public of a proposed land use change and rezoning and to seek comments and suggestions.

Time: 6:00 pm on October 15, 2020
Link: <http://bit.ly/SoMaPlacemaking>
Instructions: Type the link into the address bar of your web browser. Comments may be submitted in writing to the address below.
Contact: C. David Coffey, P.A.
Email: contact@dcoffeylaw.net
Phone: (352) 335-3442
Address: 5055 SW 91st Terrace, Suite 100
Gainesville, FL 32608

TODAY IN HISTORY

Today is Wednesday, Sept. 30, the 274th day of 2020. There are 92 days left in the year.
On this date:
1777: The Continental Congress – forced to flee in the face of advancing British forces – moved to York, Pennsylvania.



Fertilizer washes off our yards and seeps into our waterways and the aquifer (our drinking water source!). Most Alachua County residents (55%) say they don't use fertilizer at all. Thank you! Join the 55% and skip the fertilizer this year. Your yard can still look great and our waterways will thank you. Learn more at MyYardOurWater.org.

1791: Mozart's opera "The Magic Flute" premiered in Vienna, Austria.
1912: The Columbia Journalism School in New York held its first classes.
1939: The first college football game to be televised was shown on experimental station W2XBS in New York as Fordham University defeated Waynesburg College, 34-7.
1955: Actor James Dean, 24, was killed in a two-car collision near Cholame, California.
1962: James Meredith, a Black student, was escorted by federal marshals to the campus of the University of Mississippi, where he enrolled for classes the next day; Meredith's presence sparked rioting that claimed two lives.
1972: Roberto Clemente hit a double against Jon Matlack of the New York Mets during Pittsburgh's 5-0 victory at Three Rivers Stadium; the hit was the 3,000th and last for the Pirates star.

Fall is in the Air Fall & Halloween Décor

- Candles, Soaps and Foamers
- Flags, Doormats, and Mail Wraps
- Fall Stems and Florals
- Napkins and Tea Towels
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COUNTY OF ALACHUA**

Published Daily and Sunday
Gainesville, Florida

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was published in said newspaper in the issue of September 30, 2020.

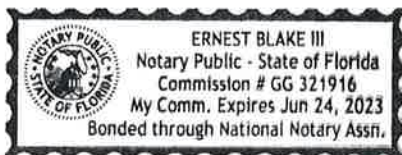
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Sworn to and subscribed before me this
18th day of November A.D. 2020.

A blue ink signature of Oscar Miguel, written over a horizontal line.

(Seal)

Notary Public



ATTACHMENT H

GAINESVILLE SUN EDITORIAL & ARTICLE

Tall buildings could be in Depot Park's future

By Cindy Swirko

cindy.swirko@gvillesun.com

Potential land-use and zoning changes could result in 12-story buildings at the southern end of Depot Park, the popular destination for events, families, exercise and other activities.

Attorney David Coffey said at a Wednesday night neighborhood workshop that changes are sought for the site of the former Stringfellow Supply on South Main Street.

After talking with city officials, Coffey said, a land-use of “urban core” and a zoning of “Downtown” — or DT — has been suggested. Buildings as tall as 12 stories — or 14 with a special exception — are allowed under those designations.

No plans for specific buildings have been developed at this point.

But talk of a zoning change didn't go over well with the dozen or so residents who attended the workshop.

“I think this is a horrible

See ZONING. A4

EDITORIAL

Encourage South Main's transformation

The Gainesville Sun editorial board

Depot Park is one of the most vibrant places in Gainesville, with activities for kids and adults alike.

Children are able to expend energy on the park's top-notch playground, and then exercise their minds at the Cade Museum for Creativity and Invention. The Pop-a-Top General Store provides a place to grab a bite to eat, while grown-ups can get a drink at the Boxcar Wine & Beer Garden.

Residents understandably don't want to mess with the park's success. But opponents of proposed land-use changes, which would affect an industrial site just south of the park, are focusing on the wrong issues if they want the area to become even more vibrant.

The property in question, which used to be Stringfellow Supply and is still owned by the Stringfellow family, is now home to industrial supply company Graybar. A land-use change to "urban core" and a zoning change to "DT," or downtown, are being sought for the site.

Buildings up to 12 stories tall — or 14 stories with a special exemption — are allowed under these designations. Residents who attended a recent workshop criticized the idea of tall buildings on the property, suggesting that a high rise would block out sunshine and ruin the park's ambiance.

A 12- or 14-story building might very well be too tall for the site, but expecting that every building be no taller than the tree canopy isn't reasonable. Dense urban development is far better for the environment and quality of life locally than the sprawl that continues spreading west of Gainesville.

Downtown businesses will struggle to compete with the growing Butler Plaza and Celebration Pointe developments, unless more people are drawn to the city center. Already millions have been spent making South Main Street more pedestrian-friendly, in anticipation that people would be traversing the street to get back and forth between the park, businesses and new places to live.

Certainly the city needs residences for all types and income levels of people, unlike the student-oriented apartment buildings that currently seem like the only residential construction being done in the city. But that requires incentives to be provided to encourage affordable housing, something that some opponents of the land-use change also fought.

Gainesville's racial and socioeconomic inequities have been exacerbated its development patterns. If the east side of the city is going to attract more jobs, improve its schools and draw amenities that benefit residents as grocery stores and medical clinics, more people need to be encouraged to live there.

That must definitely be done in a way that doesn't just force out long-time residents of the area. As plans for the east side are considered as part of the revamped Community Reinvestment Area, they must both improve the quality of life for current residents and attract new ones.

Depot Park is a great place to visit, and having more people live nearby will help make the area even more vibrant. Local citizens should be cheering on the transformation of South Main from industrial sites to residences, restaurants and retail businesses.

ATTACHMENT I

CITY COMMISSION LDC UPDATE PRIORITY

**Building equity & vibrant
neighborhoods throughout
Gainesville. Citizen centered.
People empowered.**

2019 LAND DEVELOPMENT CODE CHANGE
PROPOSALS – *Joint Meeting Summary*

The City Commission and City Plan Board held a joint meeting on June 10, 2019, to discuss a list of proposed amendments to the City of Gainesville's Land Development Code. The discussion included 31 potential amendments and the commission and board were provided with ballots to make a determination as to what items should be High – Medium – Low Priority. Based on the ballots provided the following provides an analysis of those ballots. There were also seven (7) additional amendments provided by the Commission and Board at the conclusion of the discussion. Those items are marked with an asterisk (*).

The Commission and Board ballots were grouped and calculated as follows:

- 0-25 - High (Begin Immediately)
- 26-30 - Medium (Begin after high priority items)
- 31-39 - Low (Work on during Comprehensive Plan update)

Any item with a score between 0-25 were classified as High due to receiving the most 1s. Therefore, a lower number indicated that a higher priority should be given for the amendment.

Based on the scoring the following items were ranked as **High with a score between 0-25:**

1. ADU
2. Excess parking in parking structures
3. Neighborhood workshop/notification process
4. Building orientation
5. Row/Street vacations
6. Florida Department of Transportation (FDOT) Context Sensitive Areas
7. Single Room Occupancy (SRO)
8. Building Frontage in Transects
9. Community Benefit for increased density

Based on the scoring the following items were ranked as **Medium with a score between 26-30:**

1. Building materials
2. Fencing
3. Food Trucks
4. Parking
5. Septic Tanks
6. Single family tree mitigation
7. Alcoholic Beverage establishments in U8
8. Demolition by neglect
9. Emergency radio

ATTACHMENT I

10. Pleasant Street – Downtown (DT) zoning
11. Density within Midtown
12. ***Transect 10 ac. Limit**
13. ***Height restriction next to hist. dist.**
14. ***Vacant storefronts**
15. ***Encourage cultural spaces**
16. ***Define infill development**
17. ***Design standards**

Based on the scoring the following items were ranked as **Low with a score between 31-39:**

1. Countywide wetlands
2. Greenspace
3. Strategic Ecosystems
4. Transect zoning along Waldo Rd.
5. Digital Access for new development
6. Urban Agriculture
7. Historic Designation Process
8. Residential Conservation (RC) zoning
9. Sidewalk Requirements
10. Heritage Overlay
11. Corridor Plan for University Ave.
12. Density within DT and U9 Transects

The scoring provided by the Commission and Board is not indicative of the importance of the items, but, in some cases is based on the amount of time that the proposed amendments may take to execute by staff along with any potential funding and staffing requirements.

ATTACHMENT I

Building equity & vibrant neighborhoods throughout Gainesville. Citizen centered. People empowered.

City Commission							
	Poe	Ward	Simmons	Hayes-Santos	Johnson	Warren	TOTAL
CODE UPDATE							
1 ADU	1	1	1	1	1	1	6
2 Building Materials	3	2	3	1	2	3	14
3 Countywide Wetlands	3	1	3	3	3	3	16
4 Excess parking in parking structures	1	2	1	1	2	2	9
5 Fencing	3	2	3	2	3	1	14
6 Food Trucks, Temporary and Permanent Locations	2	3	2	1	3	2	13
7 Greenspace	3	2	2	3	3	2	15
8 Neighborhood Workshop/Notification	2	1	1	1	1	2	8
9 Parking	1	2	1	2	2	3	11
10 Septic Tank	3	1	1	3	1	2	11
11 Single Family Tree Mitigation	1	3	2	3	2	2	13
12 Strategic Ecosystem Mitigation	3	3	3	3	3	3	18
13 Transect Zoning along Waldo Rd.	3	3	2	2	3	2	15
14 Digital Access for new development	2	3	3	3	3	3	17
15 Building Orientation	3	1	2	1	1	3	11
16 ROW vacate	3	1	1	2	1	1	9
17 Urban Agriculture	3	3	3	3	2	3	17
18 Alcoholic Beverage Establishments in U8	3	3	3	1	3	2	15
19 Demolition by neglect	3	3	2	2	1	1	12
20 Emergency Radio	1	3	2	2	3	1	12
21 FDOT Context Sensitive Areas	2	3	3	2	1	1	12
22 Historic Designation Process	3	3	2	3	3	2	16
23 Residential Conservation Zoning	3	3	3	3	1	2	15
24 Sidewalk Requirements	3	3	3	3	3	2	17
25 Single Room Occupancy	1	1	1	2	1	1	7
26 Pleasant Street HD - DT Zoning	3	3	2	2	1	2	13
27 Heritage Overlay	3	3	1	3	3	3	16
28 Building Frontage Transects	3	2	2	2	2	1	12
29 Corridor Plan for University Ave	2	3	3	2	3	3	16
30 Density within DT and U9 Transects	3	2	3	2	3	2	15
31 Density within Midtown	3	2	3	2	3	2	15
32 Transect 10 ac. Limit	3	3		1	3	2	12
33 Height restrict next to hist. dist.	3	3		2	1	2	11
34 Vacant storefronts	3	2	1	2	2	1	11
35 Community Benefit for increased density	3	3	1	3	1	2	13
36 Encourage cultural spaces	3	2		3	2	2	12
37 Define infill development	3	1		2	3	2	11
38 Design standards	3	3	1	2	1	3	13

City Plan Board								OVERALL PRIORITY
Ackerman	Clark	Sutton	Walker	Hawkins	Condon	Newman	TOTAL	
1	1	1	1	2	2	1	9	15
3	3	3	2	1	2	2	16	30
2	3	3	3	2	3	2	18	34
2	2	1	3	3	2	1	14	23
	3	2	3	2	3	3	16	30
3	3	2	2	2	3	2	17	30
3	3	3	3	3	1	2	18	33
2	1	2	1	1	1	1	9	17
3	2	2	3	1	2	3	16	27
3	3	3	3	1	2	2	17	28
3	3	1	3	2	3	1	16	29
3	1	3	2	3	2	2	16	34
3	3	2	3	3	3	2	19	34
3	3	3	3	1	3	3	19	36
3	2	2	1	1	1	1	11	22
2	1	1	1	3	2	2	12	21
2	3	3	3	3	3	2	19	36
2	2	2	3	1	3	2	15	30
3	1	2	3	1	2	3	15	27
3	3	1	3	3	3	2	18	30
1	1	1	1	3	1	3	11	23
3	1	2	3	3	3	3	18	34
2	3	3	3	3	3	1	18	33
1	3	2	2	3	1	2	14	31
1	2	3	2	3	2	1	14	21
3	3	3	2	1	3	1	16	29
3	3	3	3	2	3	2	19	35
1	1	1	1	3	1	3	11	23
2	1	3	3	1	3	3	16	32
2	3	2	3	1	3	2	16	31
2	3	2	3	1	1	2	14	29
1	3	2	2	2	2	2	14	26
1	3	2	3	2	3	3	17	28
3	1	3	3	2	1	2	15	26
1	1	3	2	1	2		10	23
1	3	3	3	2	3	2	17	29
1	3	3	2	2	3	1	15	26
	3	3	3	1	3	3	16	29

Priority:
0-25 -High (Begin Immediately)
26-30-Medium (Begin after high priority items)
31-39-Low (Work on during Comp Plan Update)

ATTACHMENT “B” – SOME RELEVANT LAND DEVELOPMENT CODE REFERENCES.

Petition DB-21-13 TCH

March 25, 2021

Attachment A: Application and Supporting Documents.

Attachment B: Some Relevant Land Development Code References.

Future Land Use Element:

Objective 1.1

Adopt urban design principles that adhere to timeless (proven successful), traditional principles.

Policy 1.1.1

To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.

Policy 1.1.2

To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.

Policy 1.1.3

Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

Policy 1.1.4

The City and its neighborhoods, to the extent possible, shall have a center focus that combines commercial, civic, cultural, and recreational uses.

Objective 1.2

Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).

Objective 1.3

Adopt land development regulations that guide the transformation of conventional shopping centers into walkable, mixed-use neighborhood (activity) centers.

Policy 1.3.2

Centers should be pleasant, safe, and convenient for pedestrians and bicyclists and contain a strong connection to transit service.

Objective 1.4

Adopt land development regulations that promote mixed-use development.

Objective 1.5

Discourage the proliferation of urban sprawl.

Policy 1.5.1 The City shall continue robust code enforcement and law enforcement to discourage flight from the city due to excessive noise, excessive lighting, blight, illegal parking of cars, ill-kept properties, and illegal signage.

GOAL 2

REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN A MANNER THAT PROMOTES QUALITY OF LIFE, TRANSPORTATION CHOICE, A HEALTHY ECONOMY, AND DISCOURAGES SPRAWL.

Policy 2.1.1

The City shall develop recommendations for areas designated as redevelopment areas, neighborhood centers and residential neighborhoods in need of neighborhood enhancement and stabilization.

a. The City should consider the unique function and image of the area through design standards and design review procedures as appropriate for each redevelopment area;

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DIVISION 2. TRANSECTS

- b. The City should include in its redevelopment plans recommendations regarding economic development strategies, urban design schemes, land use changes, traffic calming, and infrastructure improvements;
- c. The City should identify potential infill and redevelopment sites; provide an inventory of these sites; identify characteristics of each parcel, including land development regulations, infrastructure availability, major site limitations, and available public assistance; and develop a strategy for reuse of these sites;
- d. The City should encourage retail and office development to be placed close to the street side sidewalk.

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

Urban Core (UC); up to 150 units per acre; and up to 25 additional units per acre by Special Use Permit This land use category allows residential, office, and business uses concentrated in the urban core area. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed as specially regulated by the Land Development Code. Development in this category shall function as a center serving the urban area. Development within the urban core shall ensure the compact, pedestrian character of this area. Residential densities up to 150 units per acre shall be permitted with provisions to add up to 25 additional units per acre by Special Use Permit as specified in the land development regulations. Buildings in this category shall face the street and meet build-to lines established in the Land Development Code. Building height shall be limited to 12 stories, with up to 14 stories by a height bonus systems as established in the Land Development Code. Public and private schools, government offices, institutions of higher learning, places of religious assembly and community facilities are appropriate in this category

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.

Policy 4.2.1

The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low-intensity uses by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and tree canopy.

Policy 4.2.2

The City shall adopt land development regulations that encourage better access between residential neighborhoods and adjacent neighborhood centers through the use of street design and the use of pedestrian, bicycle and transit modifications.

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ARTICLE IV. - ZONING
DIVISION 2. TRANSECTS

Policy 4.2.3

The existence of non-residential uses on one or more corners of an intersection will not justify approval of the development of all corners with the same or similar use, nor does the existence of non-residential uses on a major arterial street dictate that all frontage must be similarly used.

Housing Element:

OVERALL GOAL:

ENCOURAGE A SUFFICIENT SUPPLY OF ADEQUATE, DECENT, SAFE, SANITARY, HEALTHY AND AFFORDABLE RENTAL AND OWNER-OCCUPIED HOUSING FOR ALL INCOME GROUPS.

GOAL 1

ASSIST THE PRIVATE AND NON-PROFIT HOUSING SECTOR IN PROVIDING HOUSING FOR LOW-INCOME, VERY LOW-INCOME, AND EXTREMELY LOWINCOME HOUSEHOLDS.

Objective 1.2

Provide a variety of housing types and densities for moderate-income, low-income, very low-income, and extremely low-income people.

Objective 1.3

The City shall allocate sufficient acreage in appropriate locations to meet the housing needs of the City's residents.

Policy 1.3.1

The Future Land Use Element shall designate land for residential use to meet housing needs through the year 2023, including workforce housing as defined in Section 380.0651(3)(h), F.S. as well as moderate-income, low-income, very low-income and extremely low-income housing, including mobile homes

GOAL 4

ENSURE HOUSING DEVELOPMENT DOES NOT NEGATIVELY AFFECT THE GAINESVILLE ENVIRONMENT.

Objective 4.1 The City's Land Development Code shall ensure that new housing developments preserve on-site environmental features and conserve environmental resources.

Transportation Mobility Element

Objective 2.1

Create an environment that promotes transportation choices, compact development, and a livable city.

Objective 3.1

Establish land use designations and encourage development plans that reduce vehicle miles traveled and are transit supportive.

GOAL 6

PROMOTE A MIX OF USES SUCH AS CAR TRAVEL, TRANSIT, AND BICYCLING BY DESIGNING STREETS USING “COMPLETE STREETS” AND “CONTEXT SENSITIVE STREETS” DESIGN PRINCIPLES.

Objective 6.1

Apply “Complete Streets” and “Context Sensitive Streets” design principles to create a safe, balanced, livable transportation system that can be used for all forms of travel to the benefit of neighborhoods, local businesses, and the overall community.

Policy 6.1.1

The City shall use context-appropriate design features to create a more livable transportation system throughout the City that is rich in transportation choice.

Policy 6.1.2

Use traffic calming, where appropriate, to promote transportation choice, reduce the negative impacts of car travel, alter driver behavior, and improve conditions for non-motorized street users.

GOAL 10.]

IMPLEMENT A TRANSPORTATION MOBILITY PROGRAM THAT PROMOTES AND ENHANCES:

- A. URBAN REDEVELOPMENT;
- B. INFILL DEVELOPMENT;
- C. A VARIETY OF TRANSPORTATION CHOICES AND OPPORTUNITIES INCLUDING AUTOMOTIVE, PEDESTRIAN, BICYCLE AND TRANSIT;
- D. THE CITY’S ECONOMIC VIABILITY;
- E. DESIRABLE URBAN DESIGN AND FORM;
- F. A MIX OF RESIDENTIAL AND NON-RESIDENTIAL USES;
- G. STREETSCAPING/LANDSCAPING OF ROADWAYS WITHIN THE CITY; AND
- H. PEDESTRIAN AND BICYCLIST COMFORT, SAFETY AND CONVENIENCE.

Objective 10.1

The Gainesville Transportation Mobility Program Area (TMPA) shall include all property within city limits (although the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category) and shall be subdivided into designated Zones A, B, C, D, E and M as mapped in the Transportation Mobility Element Data and Analysis Report and in the Geographic Information System (GIS) Map Library located on the City’s Planning and Development Services Department website.

Land Development Code References.

- ARTICLE II. - DEFINITIONS
- Sec. 30-2.1. - Definitions.

Abut means to physically touch or border upon, or to share a common property line.

Adjacent means when two properties, uses or objects are not abutting but are separated only by a right-of-way, street, pathway or similar minimum separation.

Lot means a parcel of land contained within property lines of a specific area, including land within easements and building setback lines of the area, but excluding any land within street right-of-way. The word "lot" includes the words "plot," "unit," "parcel" and "tract."

Substantial development means the point in development when all the required permits necessary to continue the development have been obtained and the actual construction of water and sewer lines, or streets, or the stormwater management system, on such portion of the development is complete or is progressing in a manner that significantly moves the entire development toward completion

Transect zone (T-zone) means one of several zoning districts on the zoning map, based on the principles of the transect. Transect zones are the equivalent of other zoning districts, **except** that in addition to the usual building use, density, height, and setback requirements, they include standards pertaining to the design and form of development.

T-zone. See "transect zone."

Sec. 30-4.1. Establishment of zoning districts.

The following zoning districts are established to implement the Comprehensive Plan, to promote orderly urban growth, and to classify and regulate the use of land, water, buildings and structures within the city:

Transects	
U1	Urban 1
U2	Urban 2
U3	Urban 3
U4	Urban 4
U5	Urban 5
U6	Urban 6
U7	Urban 7

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U8	Urban 8
U9	Urban 9
DT	Downtown
Residential	
RSF-1 to 4	Single-Family
RC	Residential Conservation
MH	Mobile Home
RMF-5	Single/Multi-Family
RMF-6 to 8	Multi-Family
Mixed-Use and Nonresidential	
MU-1	Mixed-Use Low-Intensity
MU-2	Mixed-Use Medium-Intensity
OR	Office Residential
OF	General Office
CP	Corporate Park
BUS	General Business
BA	Automotive-Oriented Business
BT	Tourist-Oriented Business
BI	Business Industrial
W	Warehousing and Wholesaling
I-1	Limited Industrial
I-2	General Industrial
Special Districts	
AGR	Agriculture
AF	Airport Facility
CON	Conservation
ED	Educational Services
MD	Medical Services
PD	Planned Development
PS	Public Services and Operations
Airport Hazard Zoning Overlay	
Heritage Overlay	
Historic Preservation/Conservation Overlay	

Sec. 30-4.2. Correspondence with future land use categories.

The following table establishes the zoning districts allowable within the future land use categories from the Comprehensive Plan:

Future Land Use Category	Zoning Districts	Special Districts
Single-Family (SF)	U1, RSF-1 to 4, RSF-R	PD, CON, PS
Residential Low-Density (RL)	U2, RSF-4, RMF-5, MH, RC	PD, CON, PS
Residential Medium-Density (RM)	RMF-6 to 8	PD, CON, PS
Residential High-Density (RH)	N/A	PD, CON, PS
Mixed-Use Residential (MUR)	U5	PD, CON, PS

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Mixed-Use Office/Residential (MOR)	U4, U3	PD, CON, PS
Mixed-Use Low-Intensity (MUL)	MU-1	PD, CON, PS
Mixed-Use Medium-Intensity (MUM)	MU-2, CP	PD, CON, PS
Urban Mixed-Use (UMU)	U6, U7, U8	PD, CON, PS
Urban Mixed-Use High-Intensity (UMUH)	U9	PD, CON, PS
Urban Core (UC)	DT	PD, CON, PS
Office (O)	OR, OF, CP	PD, CON, PS, MD
Commercial (C)	W, BA, BT, BUS, BI	PD, CON, PS
Business Industrial (BI)	BI, CP	PD, CON, PS
Industrial (IND)	W, I-1, I-2, BI	PD, CON, PS
Education (E)	N/A	PD, CON, PS, ED
Recreation (REC)	N/A	PD, CON, PS
Conservation (CON)	N/A	PD, CON, PS
Agriculture (AGR)	N/A	PD, CON, PS, AGR
Public and Institutional Facilities (PF)	N/A	PD, CON, PS, AF
Planned Use District (PUD)	N/A	PD

Sec. 30-4.3. Zoning map.

- A. *Zoning map adopted.* The zoning map of the city, as adopted and amended from time to time by ordinance, shall establish and identify a particular zoning district on all real property in the city. Such map is hereby made a part of this chapter, and shall be maintained by the city.
- B. *Effect.* The regulations of this chapter concerning the use of land within particular zoning districts shall apply within the boundaries of each zoning district as shown on the zoning map.
- C. *Rules for interpretation of district boundaries.* When uncertainty exists as to the boundaries of the various districts on the zoning map, the following rules shall apply:
1. *Centerlines.* Boundaries indicated as approximately following streets shall be construed to follow the centerlines of such streets.
 2. *Lot and section lines.* Boundaries indicated as approximately following platted lot lines or section lines shall be construed as following such lines.
 3. *Municipal boundaries.* Boundaries indicated as approximately following municipal boundaries shall be construed as following such municipal boundaries.
 4. *Railroad lines.* Boundaries indicated as following railroad lines shall be construed as following the right-of-way centerlines for such railroad lines.
 5. *Water lines.* Boundaries indicated as approximately following the centerlines of streams, creeks, canals or other bodies of water shall be construed to follow such centerlines.
 6. *Parallel lines.* Boundaries that are approximately parallel to the centerlines of alleys or the centerlines or right-of-way lines of streets or any other line shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning maps. If no distance is given, such dimension shall be determined by the use of the scale shown on the zoning map.

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7. *Bisecting lines.* Boundaries that approximately bisect a block, lot or tract shall be construed to follow the median lines of such blocks as indicated by rear property lines or as measured between the centerlines of boundary streets in the absence of rear property lines or, in the absence of both of the above, by use of the scale appearing on the zoning map.
- D. *Parcels divided by district boundaries.* Where any parcel of land is divided into two or more zoning districts or transects, the regulations of each individual district apply to that part of the parcel so zoned, except that the permitted density of development may be averaged over the entire parcel.
- E. *Unzoned property generally.* If property in newly annexed territory is unzoned; or if the zoning of any property is vacated or invalidated for any reason, either judicially or legislatively, then the classification of any of such properties shall be deemed to be conservation district (CON), unless and until a different zoning is provided for such property by ordinance amending the zoning map; and, until such amendment is provided for, no use may be made of any such property except in accordance with the regulations for the CON district.

(Ord. No. 170974 , § 4, 2-21-19)

DIVISION 2. TRANSECTS

Sec. 30-4.11. Generally.

- A. *Intent.* The intent of this division is to establish development standards that will encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact, pedestrian-friendly environment.
- B. *Transects.* A transect is a geographical cross-section of a region that reveals a sequence of environments that ranges from rural to urban. Using the transect to regulate development ensures that a community offers a full diversity of development types, and that each has appropriate characteristics for its location. There are typically six transects organizing the components of place-making: Natural zone, rural zone, urban neighborhood zone, general urban zone, urban center zone, and urban core. This code assigns transects that are tailored to the unique character of the City of Gainesville. The allowable uses, dimensional standards, and development requirements for these zones are described within this division.

	ZONE DESCRIPTION	INTENDED SITE LAYOUT
	Urban Zone 1 Consists of predominantly low to medium density residential areas, adjacent to higher intensity zones where neighborhood services and mixed use are permitted.	Buildings typically occupy the center of the lot with setbacks on all sides. The front yard is intended to be visually continuous with the yards of adjacent buildings.

	Urban Zones 2 - 5 Consists of a wide range of residential building types. Higher number zones provide for the integration of offices and neighborhood services within an increasingly urban fabric. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.	Buildings typically occupy one side of the lot leaving a setback to the other side to allow for access or privacy. In many instances, the building occupies the entire lot frontage. A shallow frontage setback defines a more urban condition.
	Urban Zones 6 - 9 Consists of higher density mixed use buildings that accommodate retail, offices, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.	The building typically occupies the full frontage, leaving the rear of the lot as the sole yard. The continuous facade steadily defines the public street. In its residential form, this type is the attached dwelling. The rear yard can accommodate substantial parking.
	Downtown Consists of the highest density and height development, with the greatest variety of uses, and civic buildings of regional importance. Streets have steady street tree planting and buildings are set close to wide sidewalks.	The building occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public street.

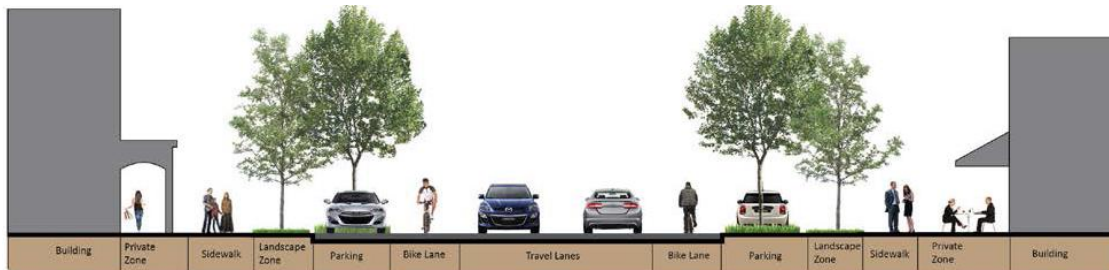
- C. *Streets.* Within the transects, new developments shall connect to the existing street network. Where the existing street network is deficient with respect to gridded connectivity, the development shall provide new street connections to meet the block perimeter requirements.

The zoning map identifies a hierarchy of street types that determine the relationship of buildings to the street and the standards for the design of street landscaping and sidewalks. Street types include: Storefront, Principal, Thoroughfare, and Local Streets. All undesignated existing streets are assumed to be Local Streets. Below is a detailed description of the general function, character, and elements of each street type. Final street design for new development shall be in accordance with this article and the Design Manual, subject to review and approval by the city manager or designee in the development review process. In the event of a conflict between the standards in this article and the Design Manual, the Design Manual shall govern.

- a. **Storefront.** Storefront streets are designed to encourage a high level of pedestrian activity. Higher intensity and density uses front this street type. Due to the level of pedestrian activity on this street type, minimum sidewalk widths are increased and first floor residential development requires a one and one-half foot elevation above grade (three feet recommended) for the privacy and comfort of residents. Building front entrances shall be oriented to this street type when there are multiple street frontages for the property.



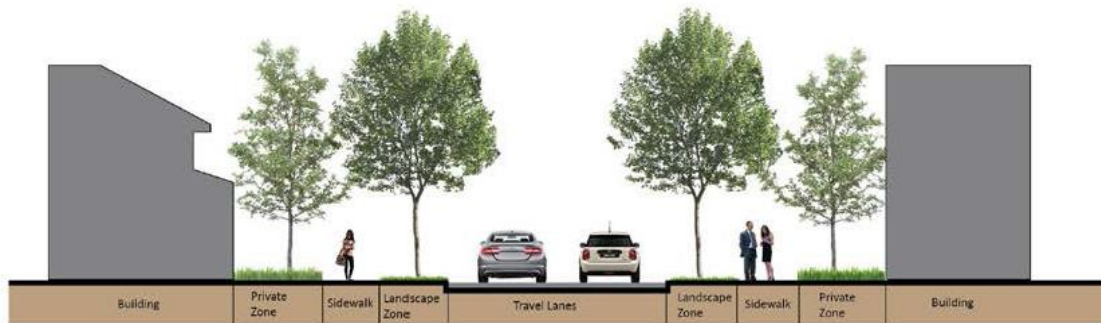
- b. **Principal.** Principal streets include lower levels of pedestrian activity compared to storefront streets. This street type is located in mixed-use areas where the traffic volume is anticipated to be higher than on local streets. This street type allows for some auto-oriented uses with a special use permit.



- c. **Thoroughfares.** Thoroughfares are streets that carry high volumes of through traffic at higher speeds with less pedestrian activity and higher vehicular speeds than other street types. These streets are often fronted by larger scale commercial development and are usually four-lane or six-lane streets.



- d. **Local.** Local streets are intended to have slow speeds and provide for connections within neighborhoods and between residential areas and commercial areas. Local streets are not identified on the zoning map, but make up the vast majority of the street types within the transects. Any street that is not identified as a storefront, principal, or thoroughfare street should be assumed to be a local street.



- e. *Urban walkways.* Urban walkways are pedestrian/bicycle pathways that serve to improve pedestrian/bicycle connectivity, delineate blocks and provide for expanded pedestrian space. These may be established as alternatives to new streets in some locations.



- f. *Alleys.* Alleys are narrower streets that are primarily used for service access to developments, or vehicular access to rear parking areas. Alleys are encouraged to be preserved, improved, or established in conjunction with development.



(Ord. No. 170831 , § 3, 4-5-18)

Sec. 30-4.12. Permitted uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section are allowed.

Table V-1: Permitted Uses within Transects.

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
RESIDENTIAL											
Accessory dwelling unit	30-5.35	A	A	A	A	A	A	A	A	A	A
Adult day care home	30-5.2	P	P	P	P	P	P	P	P	P	P
Attached dwelling (up to 6 attached units)		-	P	P	P	P	P	P	P	P	P
Community residential home (up to 6 residents)	30-5.6	P	P	P	P	P	P	P	P	-	-
Community residential home (more than 6 residents)	30-5.6	-	-	P	P	P	P	P	P	P	-
Family child care home	30-5.10	P	P	P	P	P	P	P	P	P	-
Multi-family, small-scale (2—4 units per building)		-	P	P	P	P	P	P	P	P	P
Multi-family dwelling		-	-	P	P	P	P	P	P	P	P
Single-family dwelling		P	P	P	P	P	P	P	P	P	P
Single room occupancy residence	30-5.8	-	P	P	P	P	P	P	P	P	P
NONRESIDENTIAL											
Alcoholic beverage establishment	30-5.3	-	-	-	-	-	-	P	P	P	P
Assisted living facility		-	-	-	P	-	P	P	P	P	P
Bed and breakfast establishment	30-5.4	-	S	P	P	P	P	P	P	P	P
Business services		-	-	-	P	-	P	P	P	P	P
Carwash	30-5.5	-	-	-	-	-	-	P	P	-	-
Civic, social, or fraternal organization		S	P	P	P	P	P	P	P	P	P
Day care center	30-5.7	-	S	S	P	P	P	P	P	P	P

Drive-through facility	30-5.9	-	-	-	-	-	P	P	P	P	P
Emergency shelter		-	-	-	-	P	P	P	P	P	P
Equipment rental and leasing, light		-	-	-	-	-	-	P	P	P	P
Exercise studio		-	-	-	P	-	P	P	P	P	P
Farmers market	30-5.11	-	-	-	-	-	P	P	P	P	P
Food distribution center for the needy	30-5.12	-	-	-	-	-	-	-	S	S	S
Food truck, not located within a food truck park	30-5.37	-	-	-	P	P	P	P	P	P	P
Food truck park (less than 6 pads)	30-5.13				P	P	P	P	P	P	P
Food truck park (6 or more pads) ⁵	30-5.13				S	S	S	S	S	S	S
Funeral home or crematory		-	-	-	-	-	P	P	P	P	P
Gasoline or alternative fuel station	30-5.14	-	-	-	-	-	S ¹	P	P	-	-
Health services		-	-	-	-	-	P	P	P	P	P
Hotel or motel		-	-	-	-	-	-	P	P	P	P
Laboratory, medical or dental		-	-	-	P	-	P	P	P	P	P
Library		-	-	-	-	S	P	P	P	P	P
Light assembly, fabrication and processing	30-5.17	-	-	-	-	-	P	P	P	P	P
Medical marijuana dispensing facility		-	-	-	-	-	P	P	P	P	P
Microbrewery, microwinery, or microdistillery ²	30-5.18	-	-	-	-	-	S	P	P	P	P
Mini-warehouse or self-storage facility	30-5.19	-	-	-	-	-	-	-	P	P	-
Museum or art gallery		-	-	-	P	S	P	P	P	P	P
Office		-	-	-	P	P ³ /S ⁴	P	P	P	P	P
Office (medical, dental, or other health-related service)		-	-	-	P	-	P	P	P	P	P
Parking, surface (principal use)	30-5.21	-	-	-	-	-	-	-	-	S	S

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Parking, structured (principal use)		-	-	-	-	-	-	P	P	P	P
Passenger transit station		-	-	-	-	-	-	-	P	P	P
Personal services		-	-	-	P	-	P	P	P	P	P
Place of religious assembly	30-5.22	S	P	P	P	P	P	P	P	P	P
Professional school		-	-	-	P	P	P	P	P	P	P
Public administration building		-	-	-	S	S	S	P	P	P	P
Public park		P	P	P	P	P	P	P	P	P	P
Recreation, indoor ²		-	-	-	-	-	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	-	P	P	P	P
Research development or testing facility		-	-	-	-	-	-	P	P	P	P
Residence for destitute people	30-5.24	-	-	-	-	-	-	-	S	S	S
Restaurant		-	-	-	S	-	P	P	P	P	P
Retail sales		-	-	-	-	-	P	P	P	P	P
School (elementary, middle, or high - public or private)		S	S	S	P	P	P	P	P	P	P
Scooter or electric golf cart sales		-	-	-	-	-	-	P	P	P	-
Simulated gambling establishment		-	-	-	-	-	-	-	-	-	-
Social service facility	30-5.27	-	-	-	-	-	-	-	P	P	P
Skilled nursing facility		-	-	-	P	-	P	P	P	P	P
Vehicle sales or rental (no outdoor display)		-	-	-	-	-	-	P	P	P	P
Vehicle services	30-5.30	-	-	-	-	-	-	P	P	-	-
Vehicle repair	30-5.30	-	-	-	-	-	-	P	-	-	-
Veterinary services	30-5.31	-	-	-	P	-	P	P	P	P	P
Vocational or trade school		-	-	-	-	-	S	P	P	P	P
Wireless communication facility or antenna	See 30-5.32										

LEGEND:

P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

1 = When located along a Principal Street.

2 = Prohibited where adjacent to single-family zoned property.

3 = Office uses as a home occupation.

4 = Office uses up to 20 percent of the building square footage and shall be secondary to a principal residential use. No outdoor storage allowed.

5 = Special use permit required for any proposed food truck park with six or more food truck pads when the food truck park's boundaries would be less than 300 feet from the boundary of any single-family zoned property or property that is developed with a single-family dwelling; otherwise, such food truck park is allowed by right.

(Ord. No. 160685 , § 2, 3-15-18; Ord. No. 170975 , § 1, 2-21-19; Ord. No. 190292 , § 2, 2-20-20; Ord. No. 190714 , § 2, 6-4-20; Ord. No. 190988 , § 2, 9-3-20; Ord. No. 191128 , § 2, 9-17-20)

Sec. 30-4.13. Building form standards.

This section contains the building form standards that determine the location, scale and massing of all buildings within the transects.

Table V-2: Building Form Standards within Transects.

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT	
A. BLOCK STANDARDS											
Block perimeter (max. feet)	2,600'								2,000'	1,600'	
B. LOT CONFIGURATION											
Lot width (min. feet)	34'	18'							18'	18'	
C. DEVELOPMENT INTENSITY											
Nonresidential building coverage (max)	60%	80%							90%	100%	
Residential density by right/with bonus ² (max. units per acre)	8	15	20	20	75	50/60	50/60	60/80	100/125	150/175	
D. BUILDING FRONTAGE											
Primary frontage (min)	50%	60%							70%	80%	
Secondary frontage (min)	30%	40%							50%	60%	
E. BUILDING PLACEMENT											
min-max. from curb											
min. landscape/min. sidewalk/min. building frontage											
Storefront Street	20'-25' 5'/10'/5'	20'-25' 5'/10'/5'							20'-25' 5'/10'/5'	20'-25' 4'/10'/5'	
Principal Street	17'-37' 6'/6'/5'	17'-27' 6'/6'/5'							17'-27' 6'/6'/5'	17'-27' 6'/6'/5'	
Thoroughfare Street	19'-100' 6'/6'/5'	19'-100' 8'/6'/5'							19'-100' 8'/6'/5'	19'-100' 8'/6'/5'	
Local Street	15'-35' 5'/5'/5'	15'-20' 5'/5'/5'							16'-21' 5'/6'/5'	15'-20' 4'/6'/5'	

F. BUILDING SETBACKS										
Side interior setback (min)	5'	5'	5'	5'	5'	5'	5'	0'	0'	0'
Rear setback (min)	15'	3' (alley) 10' (no alley)							3' (alley) 5' (no alley)	3' (alley) 0' (no alley)

LEGEND:

1 = See section 30-4.8 for development compatibility standards.

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT

G. BUILDING HEIGHT										
Min. feet	NA	NA	NA	NA	NA	NA	18	18	18	18
Max. stories (by right ¹ /with bonus ²)	3	3	3	3	4	4/5	4/6	5/6	6/8	12/14
Max. feet (by right/with bonus ²)	36	36	36	42	60	60/74	60/88	74/88	88/116	172/200

H. FLOOR HEIGHT										
Min. first floor height (residential/nonresidential)	NA/10'	NA/12'	NA/12'	NA/12'	NA/12'	NA/12'	12'/12'	12'/15'	12'/15'	12'/15'

I. GLAZING				
Min. first floor - nonresidential	-	30%	50%	65%
Min. first floor - multi-family	-	30%		
Min. upper floors - nonresidential and multi-family	-	15%		

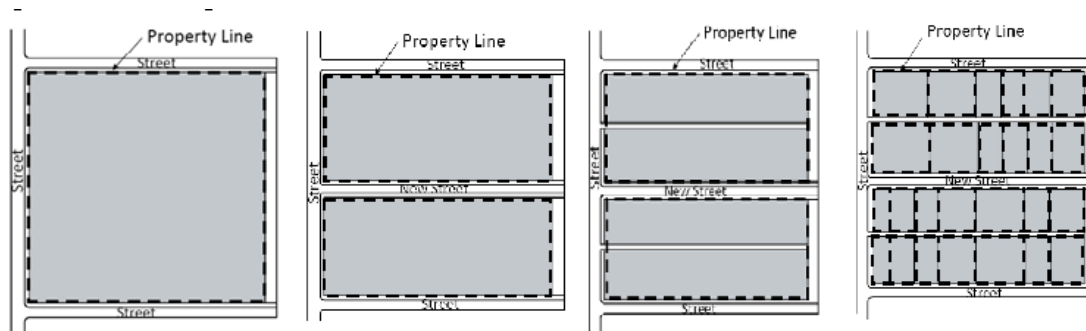
LEGEND:

1 = See development compatibility standards in section 30-4.8.

2 = See bonus system requirements in section 30-4.9.

A. *Block standards.*

1. *Maximum block perimeter.* Maximum block perimeters are defined Table V-2 for each transect. When development cumulatively includes 50% or more of the total project area, it shall be required to include new local streets or urban walkways and the resulting block(s) shall not exceed the prescribed maximum block perimeter. Figure V-1 below depicts a recommended approach to breaking down large blocks to provide a new street grid on a large site.



Step 1-original site; Step 2-introduce streets; Step 3-introduce alleys; Step 4-introduce lots.

2. *Construction of new streets.*

- a. The required local streets or urban walkways shall be constructed at the expense of the owner/developer as part of the development review process and shall be constructed according to the appropriate city standards, but may be sited and configured in a manner so that they provide the most appropriate access to the development. Where a street is planned to continue beyond the extent of a development, the development shall provide for the continuation of the street by stubbing out the improvements as close as is practicable to edge of the property boundary.
- b. The required local streets, multi-use paths or urban walkways shall provide for public access and may be dedicated for public right-of-way after construction, if the city desires to accept same for maintenance.
- c. Notwithstanding any other provision in this chapter, a development may receive final approval prior to construction of the required local streets or urban walkways if the city, upon approval of the city commission, has executed a binding agreement with the owner/developer that:
 - i. Requires the city and/or the community redevelopment agency to construct the required local streets as public streets within two years of final approval; and
 - ii. Provides for the conveyance or dedication of the associated right-of-way from the property owner to the city, at no cost to the city.

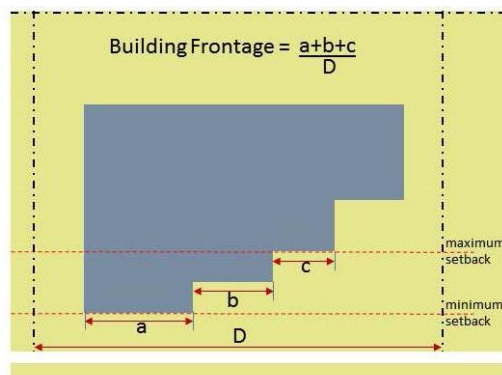
The city may enter into such an agreement only when the city determines that doing so would be in the public interest and when the city and/or the community redevelopment agency has budgeted legally available funds for the construction of the required local streets. The form and content of the agreement shall be provided by and acceptable to the city in its sole discretion.

- d. Board modifications from the requirement to construct new streets may be granted in accordance with the procedures and criteria for a variance, with specific consideration given to situations where the construction of a street is limited by: access management standards, regulated environmental features, regulated natural or archeological resources, public

stormwater facilities, existing utility facilities, contamination sites, inconsistencies with plans for a future city street network, parks, or schools. Where a variance from these requirements is approved, the block perimeter shall be completed with the provision of sidewalk and bicycle connections, and multi-use paths or urban walkways, subject to approval by the city.

3. *Urban walkways.* When required new streets or urban walkways are constructed as part of a subdivision or development, their design and construction shall conform to the following standards and applicable design manual standards:
 - a. New streets or urban walkways shall connect to existing streets on abutting properties, or be constructed in alignment with planned public streets on abutting properties.
 - b. Where a portion of a new street or urban walkway is newly constructed, it shall be designed to be extended to abutting property. Stub-outs shall extend to the property line.
 - c. Urban walkways shall be a minimum of 26 feet wide and may be designed with a single or divided paved pathway. The pathway(s) shall be at least ten feet wide in total width and shall provide for both bicycles and pedestrians. An urban walkway shall be landscaped with shade trees on minimum 50-foot centers on both sides of the paved path. Unpaved areas may also contain stormwater facilities. Urban walkways may contain benches, fountains, outdoor cafes or other outdoor uses as long as a minimum sidewalk width as specified above is maintained.
- B. *Building frontage.* Building frontage requirements shall create a continuous building presence along streets.
1. The building frontage standards are a proportion of the building length relative to the width of the development site measured at the site frontage line, (see Figure V-3).

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2. *Frontage hierarchy.*
 - a. Where a development has frontage along multiple street types that do not include a thoroughfare, the urban street (storefront or principal, in that order of hierarchy) shall be considered the primary street for the front face of the building.
 - b. Where a development has frontage on a thoroughfare and any other street type, the thoroughfare shall be considered the primary street.
 - c. Where a development has frontage on two streets of equal type, then the city manager or designee shall make a determination as to which street frontage shall be considered primary.

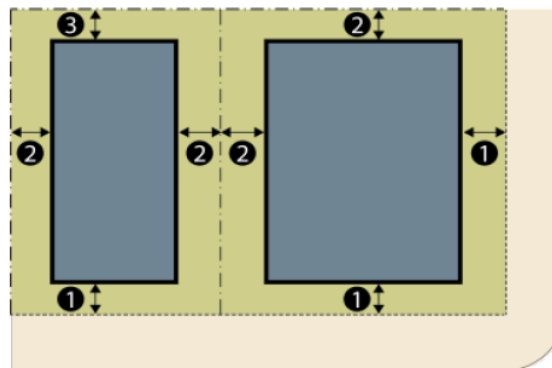
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Floor above gateway not required

3. In the case where the required building frontage cannot be met due to the need to provide vehicular access from the primary frontage, a gateway, arch or similar feature may be provided to preserve the block continuity and may be counted toward meeting the building frontage requirement, (see Figure V-4).
 4. A preserved high quality heritage tree canopy within the street setback range may count towards meeting the building frontage requirement.
 5. The ground floor along the street frontages shall contain active uses oriented to the street. Active uses may include, but are not limited to, display or floor areas for retail uses, waiting and seating areas for restaurants, atriums or lobbies for offices, lobbies or dining areas for hotels or multi-family residential buildings, and hotel rooms or multi-family residential units with street facing entrances.
- C. *Building placement and setbacks.* The placement of a building on a site is critical to creating a vital and coherent public realm. The building placement and setback standards shall shape the public realm and strengthen the physical and functional character of the area. Figure V-5 depicts the types of setbacks.

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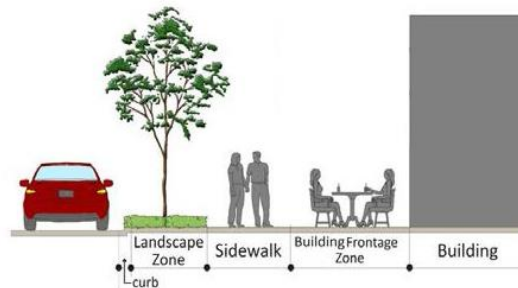


- ❶ *Street Setback*
- ❷ *Side Setback*
- ❸ *Rear Setback*

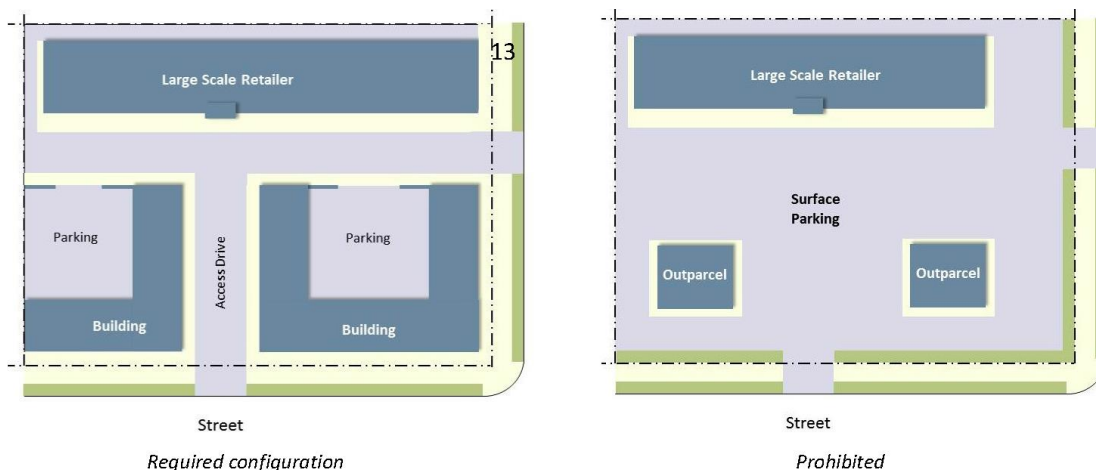
1. Building placement requirements shall be measured from the back of curb instead of the front property line, with the following exceptions:
 - a. In the absence of curbs, shall be measured from the edge of pavement.
 - b. Where the required building placement falls within a public right-of-way, it shall be shifted to the property line instead.
2. Building placement requirements shall be comprised of a landscape zone, a public sidewalk zone and a building frontage zone. Figure V-6 depicts the required configuration of these zones in relation to the

street curb and building. The required minimum widths for the landscape and sidewalks zones are listed within Table V-2. The building frontage zone shall be a minimum of five feet in all locations. Section 30-4.13 D. contains additional standards for the design of the building frontage zone.

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3. Side and rear setbacks are minimums and shall be measured from shared property lines.
4. The following shall not be located within the public sidewalk zone; utility poles including electrical transmission and distribution poles; light poles; mechanical equipment as defined in section 30-6.10; signs included in section 30-9.2A; and street furniture including benches, trash receptacles, and bicycle racks.
5. Where multiple buildings are proposed within a development, the placement of buildings at the rear of a site is allowed as long as one or more buildings are placed along the front of the site meeting the building placement and setback and building frontage requirements of this division. Figure V-7 depicts the required configuration of multiple buildings on a site, such as within a shopping center. Streets or access drives shall be incorporated into the site to break it down into smaller lots/blocks (platting will not be required). The primary access drive shall be centered on the anchor building and shall be lined with buildings, which shall meet the required frontage standards along the street and access drive.



- D. **Building frontage zone requirements.** All development shall provide a minimum five-foot wide building frontage zone behind the public sidewalk, and buildings shall have at least one type of building frontage incorporated into its design. Table V-3 contains the dimensional requirements for the various types of building frontages allowed. The intent of the building frontage zone is to provide a transition between the public street/sidewalk and the building. The type of activity conducted in the private frontage zone depends on the nature of the proposed use (Figure V-8). For a commercial building, the intent of the private frontage zone is to attract customers into the business. For a residential site, the intent of the private frontage zone is to

to provide for a private outdoor space and establish a separation from the public sidewalk for the ground floor rooms.



Table V-3: Building Frontage Dimensional Standards

Storefront	Gallery	Arcade
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1. Width: 25% of façade width min.	1. Width: 75% of façade width min.	1. Width: 75% of façade width min.
2. Depth: 5' min.	2. Depth: 8' min.	2. Depth: 8' min.
3. Clear Height: 8' min.		
3. Clear Height: 12' min. (1st floor)	3. Clear Height: 12' min. (1st floor)	
Courtyard	Stoop	Porch
1. Width: 10' min. to 50% of façade width max.	1. Width: 5' min. to 16' max.	1. Width: 12' min.
2. Depth: 10' min/20' max.	2. Depth: 5' to 8'	2. Depth: 8' min.
3. Elevation: 18" max. above grade.	3. Clear Height: 8'	3. Clear Height: 8' min.
	4. Elevation: 21" min. above grade.	4. Elevation: 21" min. above grade.

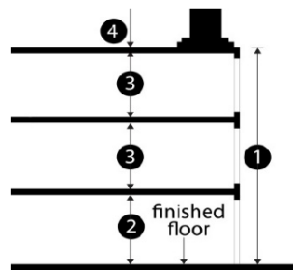
Note: See Article II for definitions of frontages.

1. *Building frontage standards, general.*

-
- a. In addition to the encroachments shown in Table V-3, cantilevered balconies, bay windows and roof overhangs are allowed to encroach into the building frontage zone.
 - b. Street furniture such as benches, trash receptacles, or bicycle racks may be installed within the building frontage zone; however, permanent fencing is prohibited.
2. *Standards for storefronts, awnings and canopies.*
 - a. Storefront doors shall not be recessed more than five feet from the front façade. Recessed doors shall have angled walls leading to the door to promote the visibility of the entrance.
 - b. Awnings and canopies shall not cover building architectural elements including but not limited to cornices or ornamental features.
 - c. High gloss or plasticized fabrics and aluminum are not allowed for awnings.
 - d. Backlit awnings are not permitted.
 - e. Awning shall match the width of the window or door opening and shall enhance the architectural features of the building.
 3. *Standards for galleries and arcades.*
 - a. Along urban Storefront streets, gallery/arcade openings shall align with storefront entrances.
 - b. Galleries may be one or two stories.
 - c. Arcades and galleries shall have consistent depth along a frontage.
 4. *Standards for courtyards.*
 - a. Courtyards shall be paved and a minimum of 20 percent of the total courtyard area shall be enhanced with either above-ground or in-ground landscaping.
 5. *Standards for stoops and porches.*
 - a. Stoops shall align directly with the building entry.
 - b. Porches may be one or two stories.
 - c. Porches may encroach into the building frontage zone.

E. *Building height.*

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- ① Building height
- ② Floor height (ground floor)
- ③ Floor height (upper floors)
- ④ Exceptions to maximum height

1. The heights of parking structures shall be limited in accordance with the maximum feet within each district, but shall not be limited to the maximum number of stories.
2. Mezzanines that meet the definition and requirements of the Florida Building Code shall not be counted as an additional story.
3. The building height limitations contained in Table V-2 do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances required to be placed on the roof and not intended for human occupancy. Other exceptions include:
 - a. Roof structures above eave line can vary in height up to a maximum of 15 feet above eave line.
 - b. Trellises may extend above the maximum height up to eight feet.

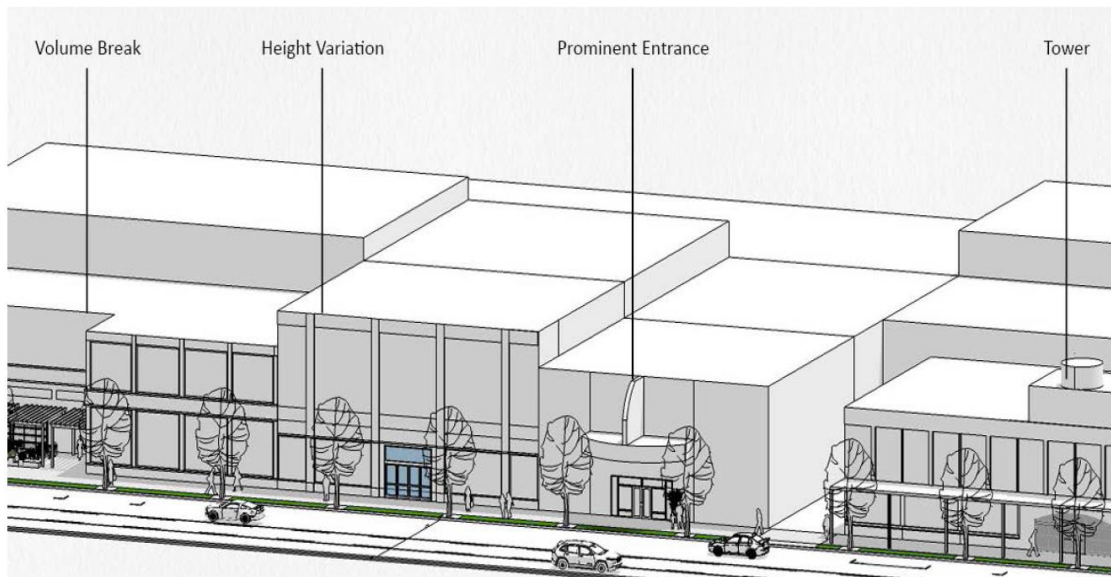
F. *Floor height.*

1. Floor height shall be measured as provided in the Florida Building Code.
2. Parking garages are exempt from the minimum floor height requirements.

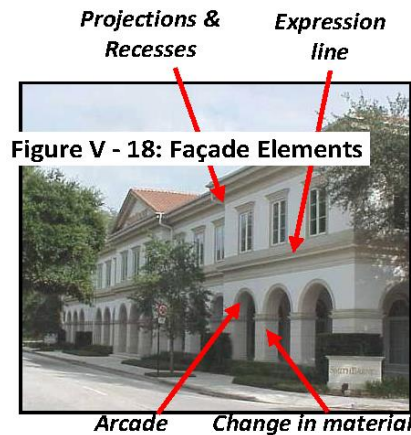
(Ord. No. 170831 , § 4, 4-5-18; Ord. No. 170971 , § 2, 2-21-19; Ord. No. 170974 , § 6, 2-21-19)

Sec. 30-4.14. Building design standards.

- A. *Building massing.* Large building volumes shall be divided to appear as smaller volumes grouped together. Volume breaks may be achieved by volume projections and recesses, and varying heights and roof lines. Therefore, building facades shall not exceed 60 feet along a street frontage without providing a substantial volume break such as a volume projection or recess, a tower or bay, or an architecturally prominent public entrance. The recesses and projections shall have a minimum depth and width of ten feet.

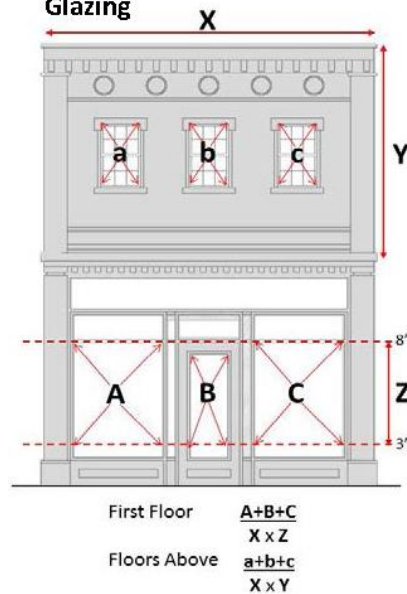


- B. *Facade articulation.* The standards contained in this section apply to multi-family, nonresidential and mixed-use buildings. Building facades along streets shall maintain a pedestrian scale by integrating the following architectural elements:



1. Façades shall not exceed 20 horizontal feet without including at least one of the following elements:
 - a. A window or door.
 - b. Awning, canopy or marquee.
 - c. An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a minimum depth of six inches.
 - d. Arcade, gallery or stoop.
 - e. Complementary changes in façade materials or texture.
 2. An expression line shall be provided between the first and second stories delineating the transition between ground and upper floors.
 3. Architectural treatments on the façade, such as cornices or expression lines, shall be continued around the sides of the building visible from a street.
 4. All building elevations (including secondary/interior side façades) shall use similar materials and appearance as the front/street facade.
- C. *Glazing requirements.*
1. Glazing percentages shall be calculated as follows:

Figure V - 17: Non-Residential Glazing



- a. Nonresidential first floor: The area of glass between three feet and eight feet above finished floor, divided by the area of the building façade also between three feet and eight feet above finished floor.
 - b. Nonresidential above first floor: The combined area of glass on all floors above the first divided by the total area of the building façade for those floors.
 - c. Residential: The area of glass divided by the area of the façade.
2. The approving authority may allow reduced glazing and/or glass transmittance for places of religious assembly and schools.
 3. There is no maximum limit on how much glazing may be provided. However, if glass walls are used, an architectural feature, such as a canopy/marquee, overhang, or a horizontal change in plane shall be provided between the first and second floors to ensure pedestrian scale at the sidewalk level.
 4. Windows and glass doors shall be glazed in clear glass with 80 percent minimum transmittance. The use of reflective glass and reflective film is prohibited on the ground floor of all buildings.
- D. *Building entrances.*
1. Each building shall provide a primary public entrance oriented toward the public right-of-way, and may be located at the building corner facing the intersection of two streets. Additional entrances may be provided on other sides of the building.
 2. Primary public entrances shall be operable, clearly-defined and highly-visible. In order to emphasize entrances they shall be accented by a change in materials around the door, recessed into the façade (alcove), or accented by an overhang, awning, canopy, or marquee.
 3. Building frontages along the street shall have functional entrances at least every 150 feet.



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Sec. 30-4.15. Parking requirements.

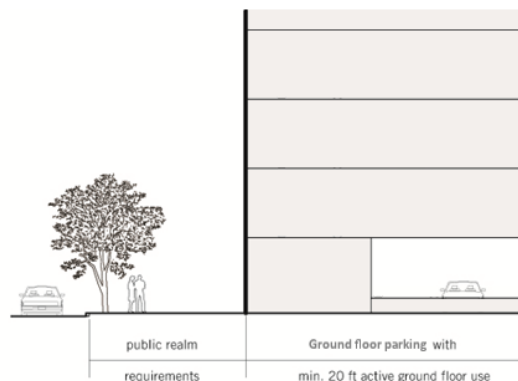
A. Parking amounts.

Transect	Min. Vehicle Spaces		Min. Bicycle Spaces		Min. Scooter Spaces
	Nonresidential Use	Residential Use	Nonresidential Use	Residential Use	
DT	-	-	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U9	-	-	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U8	-	-	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U7	-	1 per 3 bedrooms	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U6	-	1 per 3 bedrooms	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U5	-	1 per 3 bedrooms	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	-
U4	Per parking code				
U3					
U2					
U1					

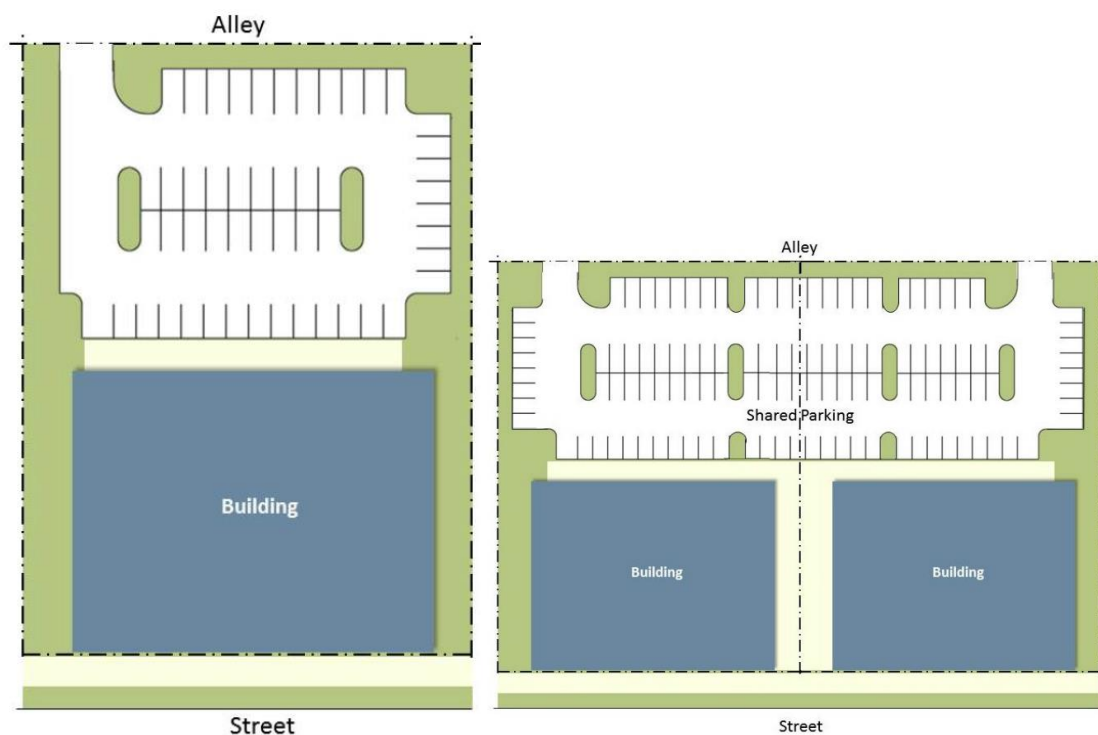
B. Location of parking facilities.

- Surface parking lots shall be located to the rear or side of buildings, but no more than 50 percent of the total parking area may be located to the side of buildings.

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2. Surface parking in the form of a single level of ground floor parking located within the building footprint (see Figure V-10) must include a minimum of 25 feet of active ground floor commercial, residential, or office uses along Storefront and Principal streets, or in the event that all of the abutting roadways are local streets, must include a minimum of 25 feet of active ground floor uses along the most primary local street as determined by pedestrian traffic. All other street frontages must include decorative screening walls, perimeter parking landscaping per Article VII, or a combination thereof to shield ground floor parking areas.
3. Surface and structured parking areas shall be accessed from rear alleys or rear lanes where available (see Figure V-11), from an adjacent property (see Figure V-12), or from local streets, in that order of hierarchy. Vehicular access from other street types shall only be allowed in the absence of these options.
4. Within the DT district, any surface parking areas abutting a public street or urban walkway shall be screened from street view by a masonry garden wall with a height between three and five feet. In the other T-zones, the parking lot may be screened in accordance with the perimeter parking landscaping standards per article VII.
5. A minimum of ten percent of the provided bicycle parking shall be located between the building and the street.



C. *Design of parking structures.*

1. Parking structures located along Storefront streets shall be concealed by liner buildings, which may be attached or detached from the parking structure (see Figure V-13). The liner building shall have a minimum of two stories and a minimum height of 30 feet and a minimum depth of 25 feet along the entire length of the parking structure.



2. Parking structures located along Principal streets shall be required to provide ground floor commercial or office space along the street frontage (see Figure V-14).



3. On all other streets, any structured parking that is not concealed behind a liner building or ground floor commercial or office space shall have decorative screening walls, perimeter parking landscaping per Article VII, or a combination thereof to screen ground floor parking (see Figure V-15).



4. Parking structures shall meet setback, height, and façade articulation standards applicable to the transect, but are exempt from the minimum floor-to-ceiling height requirement and the building frontage zone requirement.

(Ord. No. 170974 , § 7, 2-21-19)