



City of Gainesville
Department of Sustainable Development
Planning Division

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CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: 04/27/23

PROJECT NAME AND NUMBER: LD23-000016 (Land Use Amendment) and LD23-000015
(Rezoning)

APPLICATION TYPE: Land Use Change (Legislative) and Rezoning (Quasi-Judicial)

RECOMMENDATION: Approve

CITY PROJECT CONTACT: Juan Castillo



Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Eda Consultants Inc.
Property Owner(s): Dance Alive
Related Petition(s): LD23-000015 Rezoning
Neighborhood Workshop: 01/30/2023

SITE INFORMATION:

Address: 3302 NW 39th Ave.
Parcel Number(s): 06076-000-000
Acreage: ± 5.78
Existing Use(s): Vacant
Land Use Designation(s): Single Family (SF)
Zoning Designation(s): Residential Single Family (RSF-4)
Overlay District(s): none
Transportation Mobility Program Area (TMPA): Zone B
Water Management District: St. John’s River

ADJACENT PROPERTY CHARACTERISTICS:

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Church/Place of Worship	Single Family (SF)	Planned Development (PD)
South	ROW/Single Family Residential	ROW/Single Family (SF)	ROW/ Residential Single Family (RSF-1)
East	Single Family Residential	Single Family (SF)	Residential Single Family (RSF-2)
West	ROW/Single Family Residential	ROW/Single Family (SF)	ROW/ Residential Single Family (RSF-2)



Figure 2: Subject Property and Adjacent Future Land Use Designations



Figure 3: Subject Property and Adjacent Zoning Districts

PURPOSE AND DESCRIPTION:

This application is a request for a small-scale land use change and an associated rezoning for a property located at the intersection of NW 32nd St and NW 39th Avenue (tax Parcel 06076-000-000). The total size of the area affected by the land use change is 5.78 +/- acres. The property is vacant.

The proposed future land use amendment will change the existing Single-Family future land use category to Planned Use District (PUD). This request is associated with a related petition to rezone the property from RSF-4 to Planned Development (PD). The proposed PUD land use would support the proposed PD zoning which is intended to allow a new dance studio (Dance Alive) and associated accessory uses on the site. Since the PUD is an overlay district, the proposed underlying land use category associated with this PUD is Office (OF). The property is located in the urbanized section of northwest Gainesville. It is considered an urban infill site due to surrounding existing development on the abutting and adjacent parcels. There is existing single-family development abutting to the east and west across NW 34th Street. There is also existing single-family development to the south across NW 39th Avenue. Abutting to the north is Gethsemane Lutheran Church.

Utilities are present at the site including power, water, and sewer. The property is a corner lot serviced by both NW 34th Street to the West of the property and NW 39th Avenue south of the property. The applicant is proposing to provide a joint driveway with the existing driveway serving abutting property to the north currently owned by Gethsemane Lutheran Church and a right-in, right-out driveway onto NW 39th Ave. Subject property is located in Zone B of the Transportation Mobility Program Area (TMPA). Any future development of the site will be subject to the Zone B requirements in the Transportation Mobility Element.

The applicant is proposing a dance studio with associated uses on the site. The current land use and zoning designations on the property would not allow this use, so the applicant is proposing a Planned Use District (PUD) land use category and a Planned Development (PD) zoning to implement the proposal. Conditions within the PUD and PD will ensure compatibility of the dance studio and associated uses with the surrounding single-family residential uses including conditions for landscape and natural buffering and limited hours of operation to minimize impacts on the residential areas.

PD SCOPE AND DESCRIPTION

Sec. 30-3.15.

Purpose. The purpose of the planned development (PD) district is to provide a particularized zoning district that recognizes unique conditions, allows design flexibility, and promotes planned diversification and integration of uses and structures, which other zoning districts cannot accommodate, while also retaining the city commission's authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare. The PD district is designed to:

- Encourage flexible land development that sustainably uses land and infrastructure, reduces transportation needs, conserves energy, and maximizes the preservation of natural resources.
- Allow the integration of different land uses and densities in one development that would not otherwise be provided for in other zoning districts in this chapter, and which encourage compatibility in overall site design and scale both internal and external to the project site.
- Permit outstanding and innovative residential and nonresidential developments with quality-of-life design features, such as an integration of housing types and accommodation of changing lifestyles within neighborhoods; design that encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as pedestrian scale, a building orientation generally toward streets and sidewalks, parking located to the side or rear of buildings, narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, terminated vistas, recessed garages, alleys, enhances landscaping, and mixed-uses.

- Provide flexibility to meet changing needs, technologies, economics, and consumer preferences and allows for ingenuity and imagination in the planning and development of relatively large tracts.
- Achieve overall coordinated building and facility relationships and infill development and eliminate the negative impacts of unplanned and piecemeal development.

The Planned Use District (PUD) land use category is an overlay land use category within the City of Gainesville. This category is created to allow the consideration of unique, innovative, or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the underlying land use category.

The proposed Planned Use District land use category and its associated Planned Development (PD) zoning contain a specific list of permitted uses that would be permitted by right. The uses are as follows:

- Dance studio including classes and rehearsals
- Yoga and Pilates classes
- Music classes
- Theater for accessory dance and music performances (to end by 11 pm),
- Theater rental for non-profit cultural organization performances (to end by 11 pm)
- Accessory outdoor events within the Usable Open Space area delineated on the PD Layout Plan (Note, outdoor events will be limited to daylight hours).

Dance Alive is a cultural/educational dance studio use in Gainesville which offers dance instructions. The proposed use would be a non-residential use proposed in a single-family residential area. However, the proposed PUD and PD conditions include components intended to mitigate any externalities and ensure compatibility and buffering from neighboring single-family dwellings.

These components include:

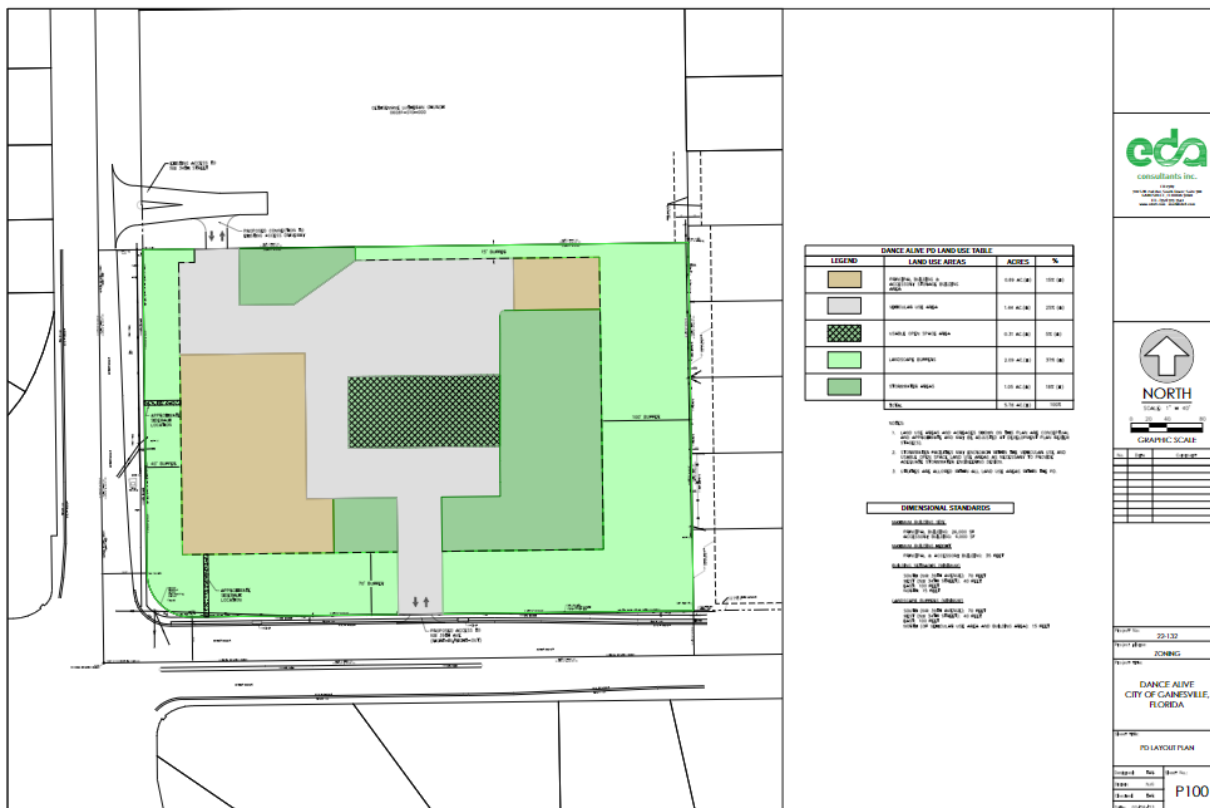
- Significant landscape and natural buffers on all sides of the site
- Limitations on the hours of operation of theater and outdoor activities
- Design components to enhance the building facades

Dance Alive is a use that is not expected to generate significant traffic in the a.m. or p.m. peak hours. Furthermore, since the site is located on the corner of two busy streets, NW 39th Avenue and NW 34th Street, the site is well serviced with adequate connections to existing traffic infrastructure. The site will also be served by Bus Transit RTS Route #8 and 40 which provide connections to the University of Florida and surrounding areas.

The proposed Planned Use District and the associated Planned Development will have a maximum square footage for the principal building of 26,000 SF and a maximum square footage for the accessory storage building of 4,000 SF.

Vehicular access to the site shall be from NW 34th Street joint driveway connection with the property abutting to the north and a right-in/right-out only driveway connection from NW 39th Avenue subject to FDOT and City of Gainesville permitting. Pedestrian access shall be serviced by an internal sidewalk system that connects to the public sidewalks along the NW 39th Avenue and NW 34th Street frontages.

PD Layout



PD Layout Supplied via the EDA report.

STAFF ANALYSIS AND RECOMMENDATION:

ANALYSIS

PUD Land Use Amendment

1. Consistency with the Comprehensive Plan

This application is consistent with the Comprehensive Plan as outlined below.

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

Objective 1.5 Discourage the proliferation of urban sprawl.

Policy 1.5.7 The Future Land Use Map should designate appropriate areas for multi-family residential development in close proximity to neighborhood centers and important transit routes. When appropriate and in a way not detrimental to single-family neighborhoods, *the City should encourage the establishment of residential, retail, office, and civic uses within 1/4 mile of the center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling. (Emphasis added).*

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.

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; 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 streetside sidewalk.

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 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Planned Use District (PUD) This land use category is an overlay land use category that may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. Each PUD overlay land use category adopted shall address: density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture; environmental features; and, when necessary, buffering of adjacent uses. Planned Development zoning shall be required to implement a PUD land use category.

Policy 4.1.4 The City will consider amending land use designations in the City to discourage strip commercial uses and encourage a mix of residential and nonresidential uses.

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 4.2.3 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.

2. Compatibility and surrounding land uses

The proposed PUD and PD proposes a non-residential use within an area of the city that is primarily used for single family detached residential uses. However, the proposed use is located on the corner of the intersection between two major arterial roads which is not an ideal location for single family development given the intensity of traffic. The proposed use is a low intensity non-residential use as compared to other uses customarily found within the Office land use category. These uses have characteristically been used to buffer existing single-family residential from higher intensity uses or higher intensity externalities such as large and busy roads. As such, the proposed use would be compatible with the existing and surrounding detached single family residential uses.

3. Environmental impacts and constraints

No negative environmental impacts are expected with this proposal.

4. Support for urban infill and/or redevelopment

The proposal will occur on a vacant lot surrounded by developed single family residential development and an existing religious institution. The proposal would improve an existing vacant lot with a use supporting the surrounding existing development. As such, the proposal would serve as an urban infill development.

5. Impacts on affordable housing

The proposal is not a residential development, however the proposal is not expected to have a negative impact on affordable housing.

6. Impacts on the transportation system

The proposal will allow development of a vacant lot which has historically not been used for purposes other than those associated with recreation or open space. The proposal will connect the vacant lot to existing transportation infrastructure which includes vehicular, mass transit, pedestrian and bicycle. As noted in the report, the proposed use is not expected to generate significant traffic during peak hours and the existing arterial roadways can handle the additional traffic generated by the proposed use. At the time of development, a full transportation analysis will be required.

7. An analysis of the availability of facilities and services

Though the subject lot is vacant, it is connected to water, sewer, and power. All services needed to support the development of the site are present.

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

Given the unique characteristics of a PUD land use, it is not possible to fully identify the need for additional acreage. The proposed use, however, is a unique use absent from the general area that would serve as a buffer to existing Single Family residential units from the volume of arterial roads NW 39th Ave. And NW 32nd St.

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.a., F.S.

Urban sprawl is defined in Subsection 163.3164 (51), F.S. as a “*development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses*”. The following analysis is required to determine whether the proposed small-scale land use amendment contributes to urban sprawl, using the indicators as identified in Subsection 163.3177(6)(a)9.a.,F.S. and listed below.

- 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.**

The proposed does not redevelop a substantial area of the City of Gainesville Jurisdiction for low intensity, low density, or single use.

- 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.**

Development occurs within an urbanized area of the city supported by City services.

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

The proposed uses and layout do not promote or allow development in radial, strip, isolated or ribbon patterns.

- 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.**

There are no protected natural resources or floodplains within the subject property.

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.**

The proposal does not involve agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

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

The proposed use will utilize existing public facilities and services.

VII. **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, storm water management, law enforcement, education, health care, fire and emergency response, and general government.**

The proposed use is not expected to disproportionately increase the cost in time, money, and energy for the maintenance of existing facilities.

VIII. **Fails to provide a clear separation between rural and urban uses.**

The proposed location is not adjacent to or abutting rural uses.

IX. **Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.**

The proposal encourages infill development within an existing community.

X. **Fails to encourage a functional mix of uses.**

The proposal encourages a mix of uses as it allows for low intensity non-residential development in a residential area.

XI. **Results in poor accessibility among linked or related land uses.**

Proposed uses will be connected with existing public facilities as well as added connections required during the development plan review process.

XII. **Results in the loss of significant amounts of functional open space.**

There is no reduction in in open space requirements as compared to the existing SF land use category.

Additional analysis required to determine whether the proposed small-scale land use amendment discourages the proliferation urban sprawl, using at least four (4) of the criteria identified in Subsection 163.3177(6)(a)9.b.,F.S., is as follows:

- 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.**

There are no protected natural resources and or ecosystems that are impacted by the proposed.

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

Existing public infrastructure would not need to be extended.

- III. **Promotes walkable and connected communities and provides for compact development and multimodal transportation system, including pedestrian, bicycle, and transit, if available.**

The proposed will provide pedestrian connection to existing sidewalks and will make the site an active use, benefiting from the existing Mass transit stops, pedestrian sidewalks, and bicycle infrastructure.

- IV. **Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.**

The proposed use permitted by the PUD land use category would provide for nonresidential uses to support the residential area.

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

The proposed is a low intensity, small scale dance/cultural arts center which will is expected to generate a small scale need for staffing and job creation.

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

This amendment does not involve an antiquated subdivision, which is defined in Subsection 163.3164(5), F.S., as follows: *"a subdivision that was recorded or approved more than 20 years ago and that has substantially failed to be built and the continued buildout of the subdivision in accordance with the subdivision's zoning and land use purposes would cause an imbalance of land uses and would be detrimental to the local and regional economies and environment, hinder current planning practices, and lead to inefficient and fiscally irresponsible development patterns as determined by the respective jurisdiction in which the subdivision is located"*.

PD ZONING REVIEW REQUIREMENTS

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.

The proposed is compatible with surrounding uses. The use is a low intensity non-residential use as compared to other uses customarily found within the Office land use category. These uses have characteristically been used to buffer existing single-family residential from higher intensity uses or higher intensity externalities such as large and busy roads. As such, the proposed use would be compatible with the existing and surrounding detached single family residential uses.

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

The character of the proposed district is suitable for the proposed uses along with compatible with existing uses surrounding the proposed development.

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

The proposed zoning district would allow for a low intensity non-residential use which will be buffered from surrounding development by significant landscape buffers required by the PD zoning conditions.

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

The proposed would be an infill development and would serve to increase the use of an existing vacant parcel while allowing a low intensity use to buffer existing single family residential from high intensity arterial streets.

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

Not applicable.

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

The proposed used will provide for a cultural resource for the existing residential community.

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

The area has maintained a predominantly single family area characteristic. However, commercial uses such as a coffee shop and new restaurants have occurred north of the subject property. Furthermore, road facility infrastructure has occurred adjacent to the subject property which would support a non-residential low intensity use.

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

The proposal is consistent with the goals, objectives and policies of the Comprehensive Plan outlined above and in Appendix A.

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

The facts and testimony presented at public hearings will be considered by the City Plan Board and City Commission.

In addition to the general review criteria for rezonings provided by this article, the city Plan Board and the City Commission shall evaluate PD applications according to the following additional criteria:

A. *Consistent with Comprehensive Plan.* A PD application may only be approved if it is consistent with the Comprehensive Plan.

The proposed PD is consistent with the Comprehensive plan as outlined above.

B. *Conformance to PD purpose.* A PD application may only be approved if it is in conformance with the purpose of PDs as articulated in [section 30-3.15](#).

The proposed PD is in conformance with the purpose outlined in section 30-3.15 as noted above.

C. *Internal compatibility.* All uses proposed within a PD shall be compatible with other proposed uses; that is, no use may have any undue adverse impact on any neighboring use, based on the streetscape, treatment of pedestrian ways and circulation, motor vehicle circulation, and the separation and buffering of parking areas and sections of parking areas; the existence or absence of, and the location of, focal points and vistas, open spaces, plazas, recreational areas and common areas, and use of existing and proposed landscaping; use of the topography, physical environment and other natural features; use and variety of building setback or build-to lines, separations and buffering; use and variety of building groupings, building sizes, architectural styles, and materials; variety and design of dwelling types; particular land uses proposed, and conditions and limitations thereon; and any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of any proposed use within the PD.

All uses within the proposed PD are compatible with other proposed uses.

D. *External compatibility.* All uses proposed within a PD shall be compatible with existing and planned uses of properties surrounding the PD; that is, no internal use may have any avoidable or undue adverse impact on any existing or planned surrounding use, nor shall any internal use be subject to undue adverse impact from existing or planned surrounding uses. An evaluation of the external compatibility of a PD should be based on the following factors: adjacent existing and proposed uses, design of the development, traffic circulation, and density and intensity.

All uses proposed within the PD are compatible with and will support the existing predominantly single family nature of the area.

E. *Intensity of development.* The residential density and intensity of use of a PD shall be compatible with and shall have no undue adverse impact upon the physical and environmental characteristics of the site and surrounding lands, and shall comply with the policies and density limitations set forth in the Comprehensive Plan. Within the maximum limitation of the Comprehensive Plan, the permitted residential density and intensity of use in a PD may be adjusted upward or downward in consideration of the following factors: the availability

and location of public and utility services and facilities; the trip capture rate of development; and the degree of internal and external connectedness of streets. The proposed PD does not have a residential component.

- F. *Usable open spaces, plazas and recreation areas.*** Usable open spaces, plazas and recreation areas provided within a PD shall be evaluated based on conformance with the policies of the Comprehensive Plan and the sufficiency of such areas to provide appropriate recreational opportunities, protect sensitive environmental areas, conserve areas of unique beauty or historical significance, enhance neighborhood design, and encourage compatible and cooperative relationships between adjoining land uses.
Open space is present with the proposed PD

- G. *Environmental constraints.*** The site of the PD shall be suitable for use in the manner proposed without hazards to persons either on or offsite from the likelihood of increased flooding, erosion or other dangers, annoyances or inconveniences. Condition of soil, groundwater level, drainage and topography shall all be appropriate to the type, pattern and intensity of development intended. The conditions and requirements of the protection of resources article shall be met.
It is not expected that the proposed PD will have an adverse impact to drainage and stormwater conditions in the area. Specifics of stormwater management will be evaluated during the development plan review process and any approved development will be required to meet standards which would not allow for negative offsite impacts.

- H. *External transportation access.*** A PD shall be located on, and provide access to, a major street (arterial or collector) unless, due to the size of the PD and the type of uses proposed, it will not adversely affect the type or amount of traffic on adjoining local streets. Access shall meet the standards set in [chapter 23](#) and [chapter 30](#), article VI. Connection to existing or planned adjacent streets is encouraged. The trip generation report shall be signed by a professional engineer registered in the state when there is a difference between the traffic report provided by the petitioner and the concurrency test.
The proposed is located at the intersection of Arterial roads NW 39th Avenue and NW 32nd Street. Connections to both transportation facilities will be provided.

- I. *Internal transportation access.*** Every dwelling unit or other use permitted in a PD shall have access to a public street directly or by way of a private road, pedestrian way, court or other area that is either dedicated to public use or is a common area guaranteeing access. Permitted uses are not required to front on a dedicated public road. Private roads and other accessways shall be required to be constructed so as to ensure that they are safe and maintainable.
Internal transportation access is present.

- J. *Provision for the range of transportation choices.*** Sufficient off-street and on-street parking for bicycles and other vehicles, as well as cars, shall be provided. Parking areas shall be constructed in accordance with such standards as are approved by the city commission to ensure that they are safe and maintainable and that they allow for sufficient privacy for adjoining uses. When there is discretion as to the location of parking in the project, it is strongly encouraged that all motor vehicle parking be located at the rear or interior side of buildings,

or both. The design of a PD should, whenever feasible, incorporate appropriate pedestrian and bicycle accessways so as to provide for a variety of mobility opportunities. Connection to all sidewalks, greenways, trails, bikeways, and transit stops along the perimeter of the PD is required. Where existing perimeter sidewalks do not exist, sidewalks shall be provided by the development.

The proposed PD layout plan provides for adequate off-street parking which will be located to the rear of proposed buildings. Approximately sidewalk connections are proposed as part of the PD layout plan and will be required to be finalized as part of the development plan review process.

CONCLUSION AND RECOMMENDATION:

Staff has evaluated the land use change according to criteria in the Land Development Code and Comprehensive Plan and recommends **approval** with the following conditions:

PUD CONDITIONS

Condition 1: Allowable uses in the Dance Alive PUD shall be: a. Dance studio including classes and rehearsals b. Yoga and Pilates classes c. Music classes d. Theater for accessory dance and music performances e. Customary accessory uses f. Theater rental for non-profit cultural organization performances g. Accessory outdoor events h. Storage building.

Condition 2: The maximum principal building size is 26,000 square feet and maximum accessory storage building size is 4,000 square feet.

Condition 3: The maximum building height shall be 35 feet.

Condition 4: The implementing PD zoning ordinance must specify dimensional standards including maximum building height, setbacks, and required sidewalk widths.

Condition 5: Vehicular access to the development from public right-of-way shall be in the form of a shared driveway (with the abutting property to the north) off the east side of NW 34th Street and a driveway off the north side of NW 39th Avenue, subject to permitting from the FDOT and City of Gainesville.

Condition 6: The development shall include pedestrian access to the public sidewalks along the north side of NW 39th Avenue and the east side of NW 34th Street in the form of a sidewalk, as conceptually depicted on the PD Layout Plan.

Condition 7: The implementing PD zoning ordinance must specify the amount of usable open space in future development on the property.

Condition 8: Existing tree buffers surrounding the property and as labeled on the PD layout shall be maintained and will only be disturbed for purposes of upkeep (such as the removal of invasive species,

trees that pose a safety hazard, and overall tree health maintenance); for the purpose of transportation connectivity, and utility infrastructure.

Condition 9: The installation of sidewalks and connection to existing sidewalks shall consider existing tree locations and should be designed around existing trees to the furthest extent possible.

Condition 10: The tree buffers show on the PD layout shall be maintained reasonably opaque. In the event that trees are damaged and or fall, replacement high quality trees will be required.

PD CONDITIONS

Dance Alive Planned Development (PD) Zoning Conditions Condition

1. This Planned Development (PD) shall be known as the Dance Alive PD. Condition
2. The permitted uses allowed by right in the Dance Alive PD are as listed below:
 - a. Dance studio including classes and rehearsals
 - b. Yoga and Pilates classes
 - c. Music classes
 - d. Theater for accessory dance and music performances (to end by 11 pm)
 - e. Theater rental for non-profit cultural organization performances (to end by 11 pm)
 - f. Accessory outdoor events within the Usable Open Space area delineated on the PD Layout Plan. Outdoor events are limited to daylight hours.
 - g. Storage building (maximum 4,000 square feet)
3. The maximum building square footage for the main building shall be 26,000 square feet.
4. The maximum building height shall be 35 feet.
5. The following dimensional standards shall apply to this PD:
 - a. Minimum setback from NW 39th Avenue: 70 feet
 - b. Minimum setback from NW 34th Street: 40 feet
 - c. Minimum setback from east property line: 100 feet
 - d. Minimum setback from north property line: 15 feet
6. The following design/development standards shall apply to this PD:
 - a. Building orientation. The principal building shall have at least one functional entrance facing each adjacent street and will also have an entrance(s) facing internal to the site.
 - b. Building massing. Building facades must not exceed 100 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.
 - c. Facade articulation. The building facades for the principal building facing adjacent streets must maintain a pedestrian scale by integrating the following architectural elements:
 1. Façades may 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. Architectural treatments on the façade, such as cornices or expression lines, must be continued around the sides of the building visible from a street.
- 3. All building elevations (including secondary/interior side façades) must use similar materials and appearance as the front/street facade.
- d. Exterior building materials. The following exterior material standards are required for each elevation on the principal building:
 - 1. Exterior materials must be durable and weather-resistant and must be applied and maintained in accordance with the manufacturer's specifications or installation instructions.
 - 2. Because the overall palette of materials should not be overly complex, each elevation must be limited to no more than three materials. The material for trim, fascia, mechanical penetrations, and other similar features may be excluded from this material limitation.
 - 3. Exterior material classifications on each elevation for the principal building must meet the percentages as indicated below. Interior elevations that do not face a public street or sidewalk are exempt from these requirements. Material percentage calculations are based on the elevation area for each individual elevation excluding window glazing or door areas.
 - a. Class I: Brick masonry; stone masonry; cast stone masonry; precast concrete-architectural finish; concrete-architectural finish; glass wall system; metal panel.
 - b. Class II: Stucco; fiber cement panel; fiber cement lap siding; manufactured stone; wood.
 - c. Class III: Concrete masonry unit-architectural finish; concrete masonry unit-unfinished; precast concrete-unfinished; concrete- unfinished; wood composite lap siding; EIFS (Exterior Insulation Finishing Systems); synthetic stucco.

Exterior Building Material Percentages

Class I %	Class II & III*%
30 (min)—100 (max)	0 (min)—70 (max)

- d. Class III materials may not constitute more than 30 percent of any building elevation. Unfinished concrete, precast concrete or 27concrete masonry units may not be used on any building elevation facing a public street or sidewalk.
- 4. The appropriate reviewing authority may allow modifications of exterior building material standards, including allowing the use of alternative materials not listed above, considering the degree that the proposed substitute material is substantially similar in durability and longevity.

- e. Glazing. Building walls for the principal building facing the adjacent streets shall have glazed area covering at least 25 percent of their surface at pedestrian level (between three feet and eight feet above grade). Operable glazed entrance doors may be included in the calculation of total facade surface area.
 - f. Mechanical equipment. All mechanical equipment shall be placed on the roof, in the rear or side of the building, and shall be screened with parapets or other types of visual screening.
 - g. Minimum Sidewalk width along NW 39th Avenue shall retain the existing FDOT configuration.
 - h. Minimum sidewalk width along NW 34th Street shall retain the existing FDOT configuration.
 - i. Minimum width for internal sidewalk systems: 5 feet
 - j. All parking areas shall be buffered from street frontages and abutting properties. No parking shall be allowed in front of the building along NW 34th Street or NW 39th Avenue. All motor vehicle parking shall be located in the rear and/or interior side of the building, unless such a location is prevented by topography, stormwater retention or significant trees, as determined by the appropriate reviewing board, city manager or designee.
 - k. Landscape buffers may include sidewalks, driveways, and utility connections as required for the project. Removal of any regulated trees as a result of these improvements shall require mitigation plantings in accordance with Land Development Code standards. Existing landscape vegetation shall be retained to the greatest degree possible and shall serve as the requirement for plantings. These buffer areas shall be regularly managed and maintained by the property owner. In the event of damage or destruction to the vegetation within the buffer, the property owner shall replant vegetation to maintain the overall character of the buffer area.
 - l. The installation of sidewalks and connection to existing sidewalks shall consider existing tree locations and should be designed around existing trees to the furthest extent possible.
 - m. Minimum landscape buffer widths are as follows (and as indicated on the PD Layout Plan):
 - 1. Along NW 39th Avenue: 70 feet
 - 2. Along NW 34th Street: 40 feet
 - 3. Along the east property line: 100 feet
 - 4. Along the north property line (north of Vehicular Use Area & Accessory Storage Building Area): 15 feet
7. The maximum number of vehicle parking spaces shall not exceed 85. The minimum bicycle parking requirement shall be: 8 bicycle spaces.
8. Any development plan associated with property governed by the PD shall be consistent with the PD Layout Plan submitted as part of the Planned Development rezoning.
9. During development plan review, the owner/developer shall provide a list of building materials and architectural standards for review and approval by the City Manager or designee to ensure that the proposed development is consistent with the adopted PD requirements.

10. Vehicular access to the development from public right-of-way shall be in the form of a shared driveway (with the property abutting to the north) off the east side of NW 34th Street and a driveway off the north side of NW 39th Avenue, subject to City and FDOT permitting. A recorded cross-access easement for the shared driveway with the property abutting to the north shall be required prior to the issuance of the final development order. Condition
11. The development shall provide usable open space as conceptually delineated on the PD Layout Plan. Accessory outdoor events may be held in the usable open space area

LIST OF APPENDICES:

Appendix A Application Documents and Reports

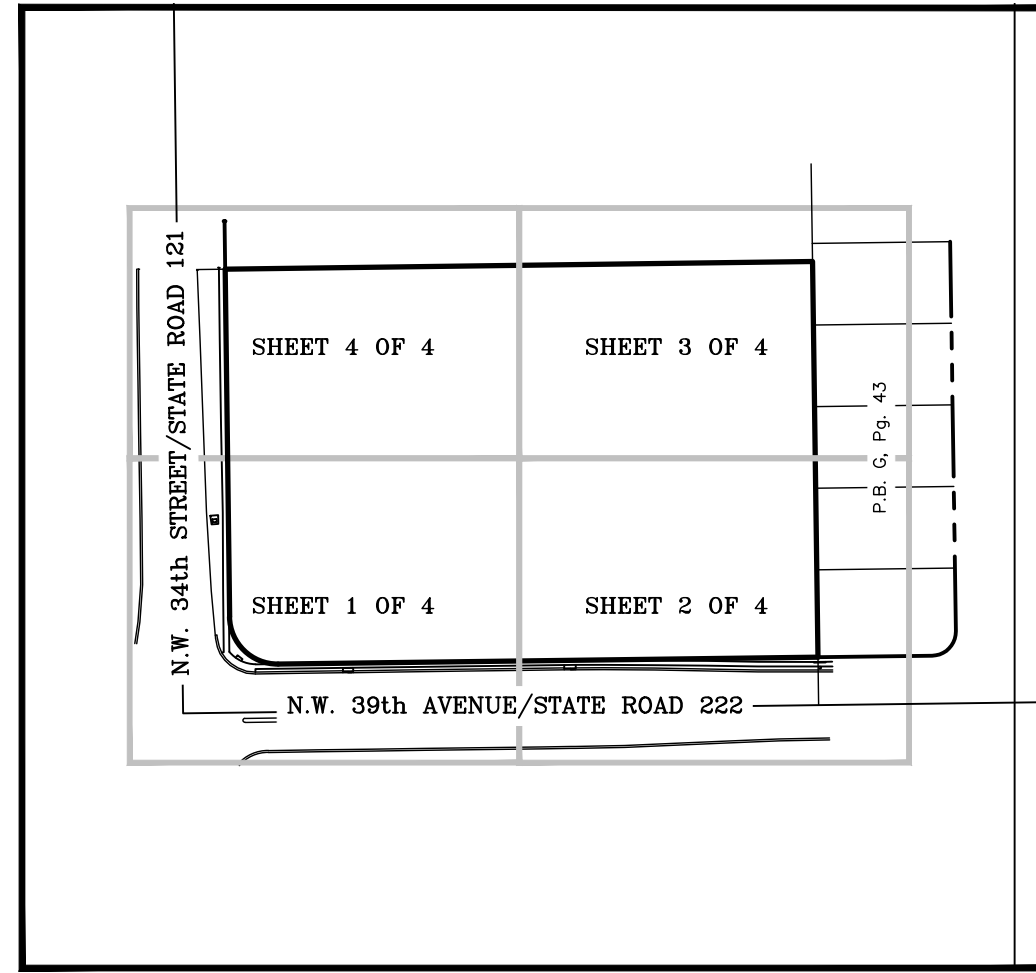
Appendix B Sign Affidavit

APPENDIX A
APPLICATION DOCUMENTS AND REPORTS

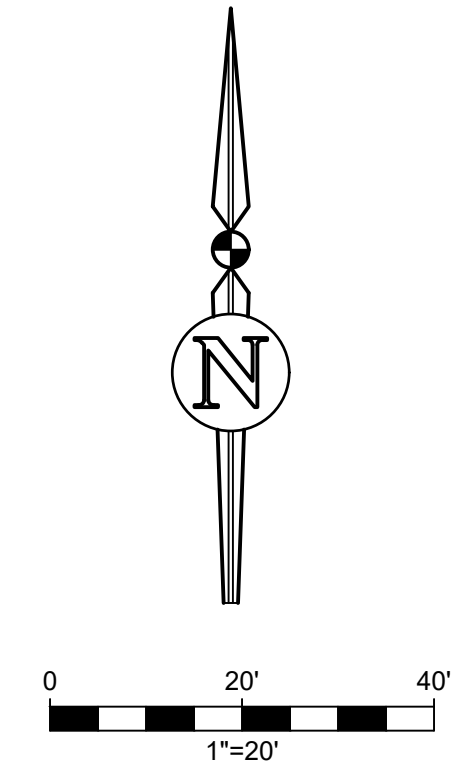
BOUNDARY SURVEY

IN
SECTION 24, TOWNSHIP 9 SOUTH, RANGE 19 EAST
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

SHEET 1 OF 4



KEY MAP
SCALE: 1" = 200'



LEGAL DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 2400, PAGE 1298)

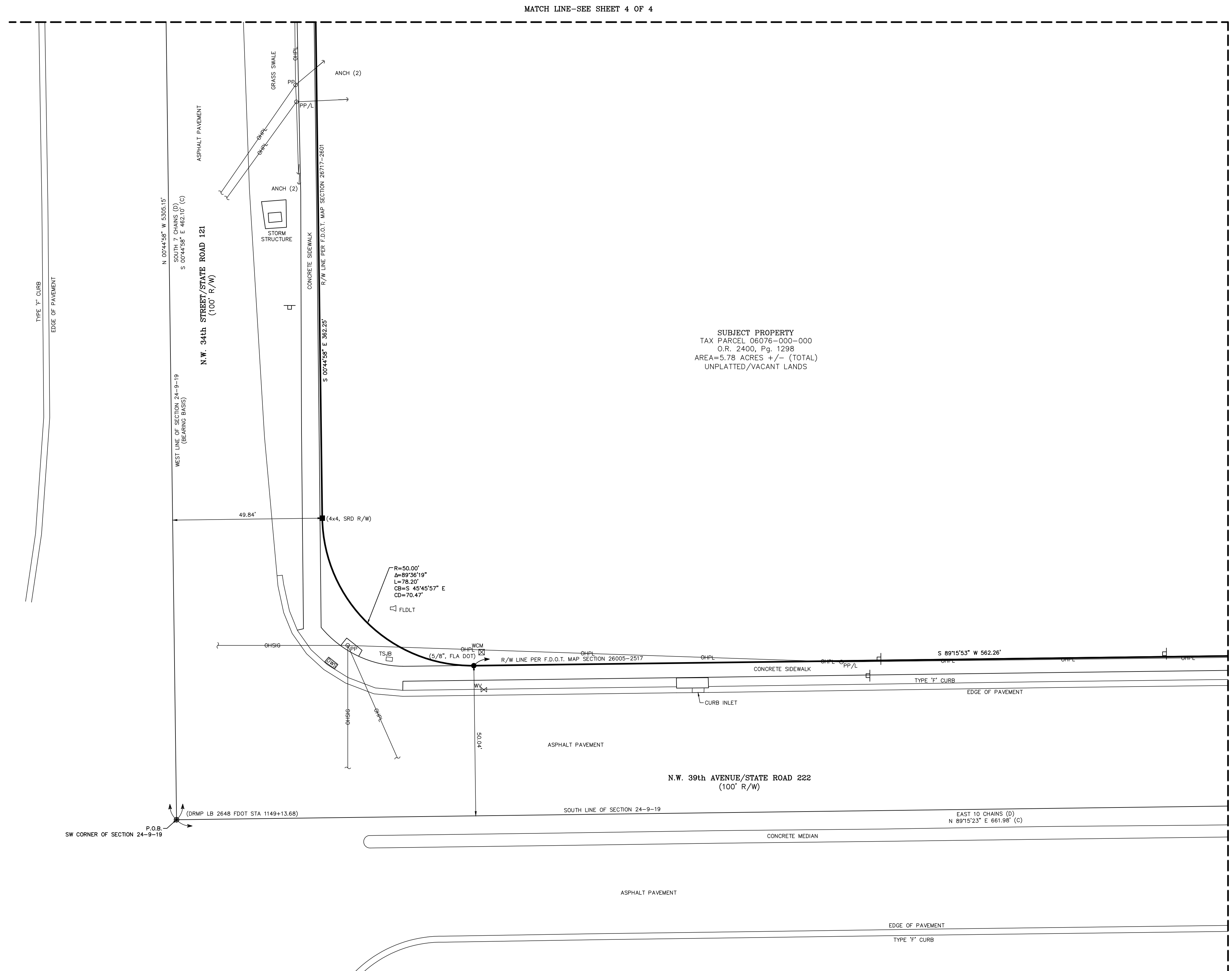
BEGIN AT THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 19 EAST AND RUN EAST ON THE SECTION LINE 10 CHAINS, THENCE NORTH 7 CHAINS, THENCE WEST TO CHAINS TO THE WEST LINE OF SAID SECTION, THENCE SOUTH 7 CHAINS TO THE POINT OF BEGINNING, LESS ROAD RIGHTS OF WAY.

SURVEYOR'S NOTES:

- ELEVATIONS IF ANY, SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). BENCHMARK OF ORIGIN: FLORIDA DEPARTMENT OF TRANSPORTATION POINT 2600506BM1. ELEVATION=170.33' (NAVD 1988).
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 00 DEGREES 44 MINUTES 58 SECONDS WEST ON THE WEST LINE OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 19 EAST.
- NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
- SITE ADDRESS: NONE OBSERVED
- ALACHUA COUNTY TAX PARCEL 06076-000-000.
- PARCEL NUMBERS SHOWN HEREON WERE OBTAINED FROM THE ALACHUA COUNTY PROPERTY APPRAISER'S WEBSITE.
- ADDITIONS AND/OR DELETIONS MADE TO THE FACE SURVEY IS A VIOLATION OF 5J-17 F.A.C. AND MAKES THIS SURVEY NULL AND VOID.
- TREES WERE NOT LOCATED AS PART OF THIS SURVEY.
- THE PROPERTY SHOWN HEREON CONTAINS AN AREA OF 5.78 ACRES (251,659 SQUARE FEET) MORE OR LESS AND WAS VACANT AT THE TIME OF THIS SURVEY.
- DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- THIS SURVEY CONSISTS OF 4 (FOUR) SHEETS AND IS NOT VALID WITHOUT ALL 4 SHEETS.
- ALL CURB TYPES AS SHOWN HEREON ARE PER FLORIDA DEPARTMENT OF TRANSPORTATION INDEX 300.

LEGEND:

- CB = CHORD BEARING
- CD = CHORD DISTANCE
- (C) = CALCULATED DIMENSION
- CONC = CONCRETE
- DWS = DETECTABLE WARNING SURFACE
- (D) = DEED (RECORDED) DIMENSION
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- L = ARC LENGTH
- LB = LICENSED BUSINESS
- (M) = MEASURED DIMENSION
- M.B. = MINOR SUBDIVISION BOOK
- O.R. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- Pgs. = PAGES
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- TSB = TRAFFIC SIGNAL JUNCTION BOX
- R = RADIUS
- R/W = RIGHT OF WAY
- SECTION 24-9-19 = SECTION 24, TOWNSHIP 9 SOUTH, RANGE 19 EAST
- STA = STATION
- +/- = MORE OR LESS
- Δ = DELTA (CENTRAL) ANGLE
- ANCH = GUY ANCHOR
- W = WITH
- = FOUND CONCRETE MONUMENT (size, ID)
- = FOUND REBAR & CAP (size, ID)
- ⊙ = FOUND NAIL & DISK (ID)
- ⊙ = FOUND SIGN
- FLDT = FLOOD LIGHT
- LT FL = LIGHT POLE
- SMH = STORM MANHOLE
- GP = GUY POLE
- RP = POWER POLE
- PPL = POWER POLE WITH LIGHT
- = SIGN
- WLCM = WATERLINE CONC MARKER
- WM = WATER METER
- WV = WATER VALVE
- x — = FENCE LINE
- GP — = OVERHEAD POWER LINE
- GHS — = OVERHEAD TRAFFIC SIGNAL LINE



SUBJECT PROPERTY
TAX PARCEL 06076-000-000
O.R. 2400, Pg. 1298
AREA=5.78 ACRES +/- (TOTAL)
UNPLATTED/VACANT LANDS



Project No.	2022-0132-300
Client	eda consultants inc.
Corporate Authorization No.	LB 2389
Drawn	ALEJANDRO PEREZ
Checked	ALEJANDRO PEREZ
Scale	P.S.M. 83.9
Project	2022-0132-300
Sheet	2 OF 4
Scale	1"=20'

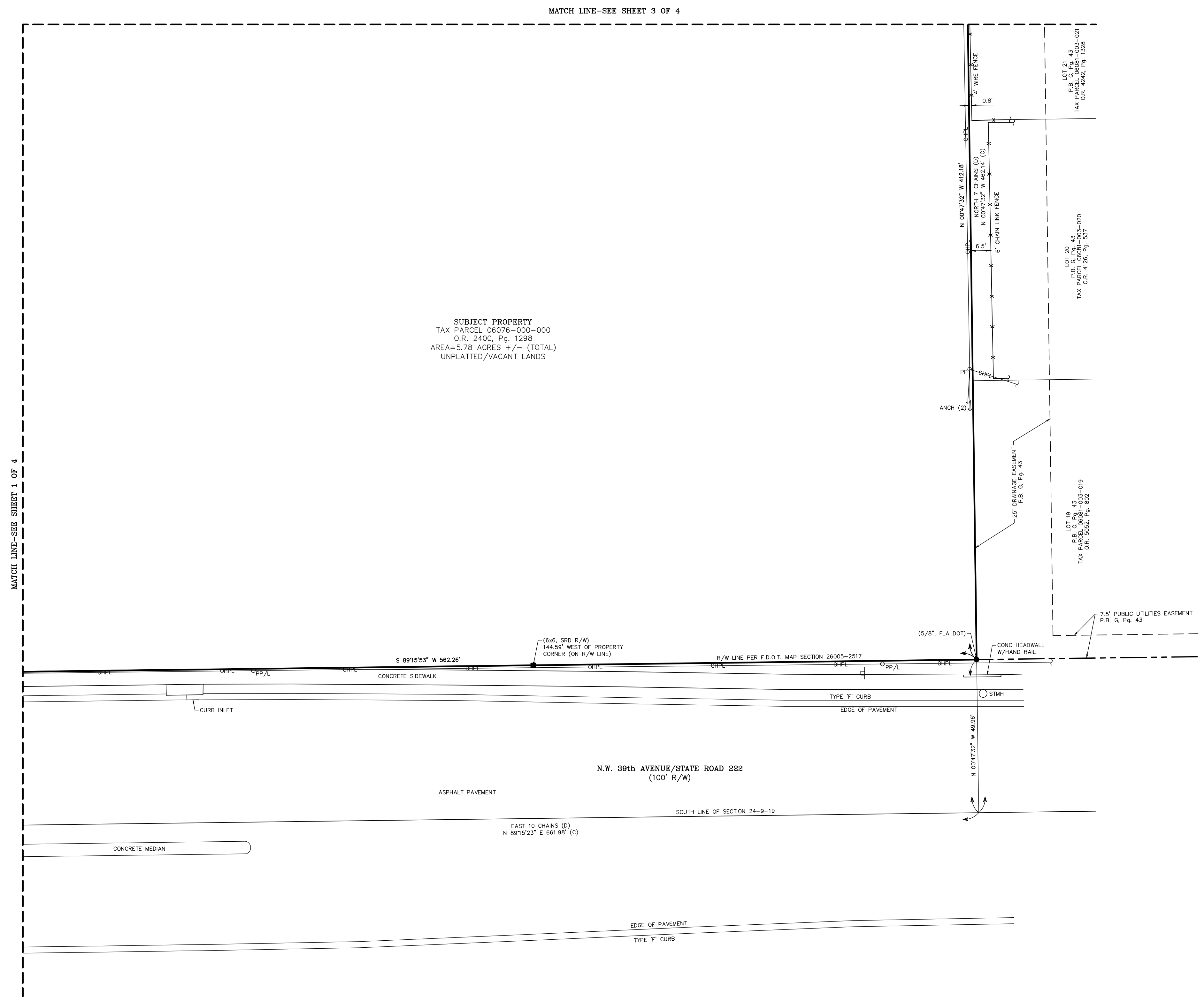
1069	54-60	12/26/2022	01/05/2023
Feedback	Page	Survey Date	Drawing Completed
PREPARED FOR: 1) DANCE ALIVE			
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES. THIS SURVEY DENIES THE SITE CONDITIONS AS OF 12/26/2022.			

Sheet No.:
V-001

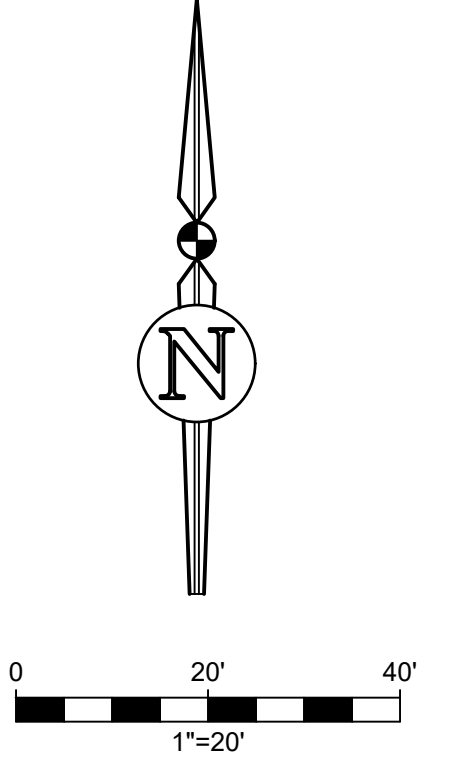
BOUNDARY SURVEY

IN
SECTION 24, TOWNSHIP 9 SOUTH, RANGE 19 EAST
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

SHEET 2 OF 4



SUBJECT PROPERTY
TAX PARCEL 06076-000-000
O.R. 2400, Pg. 1298
AREA=5.78 ACRES +/- (TOTAL)
UNPLATTED/VACANT LANDS



MATCH LINE-SEE SHEET 1 OF 4

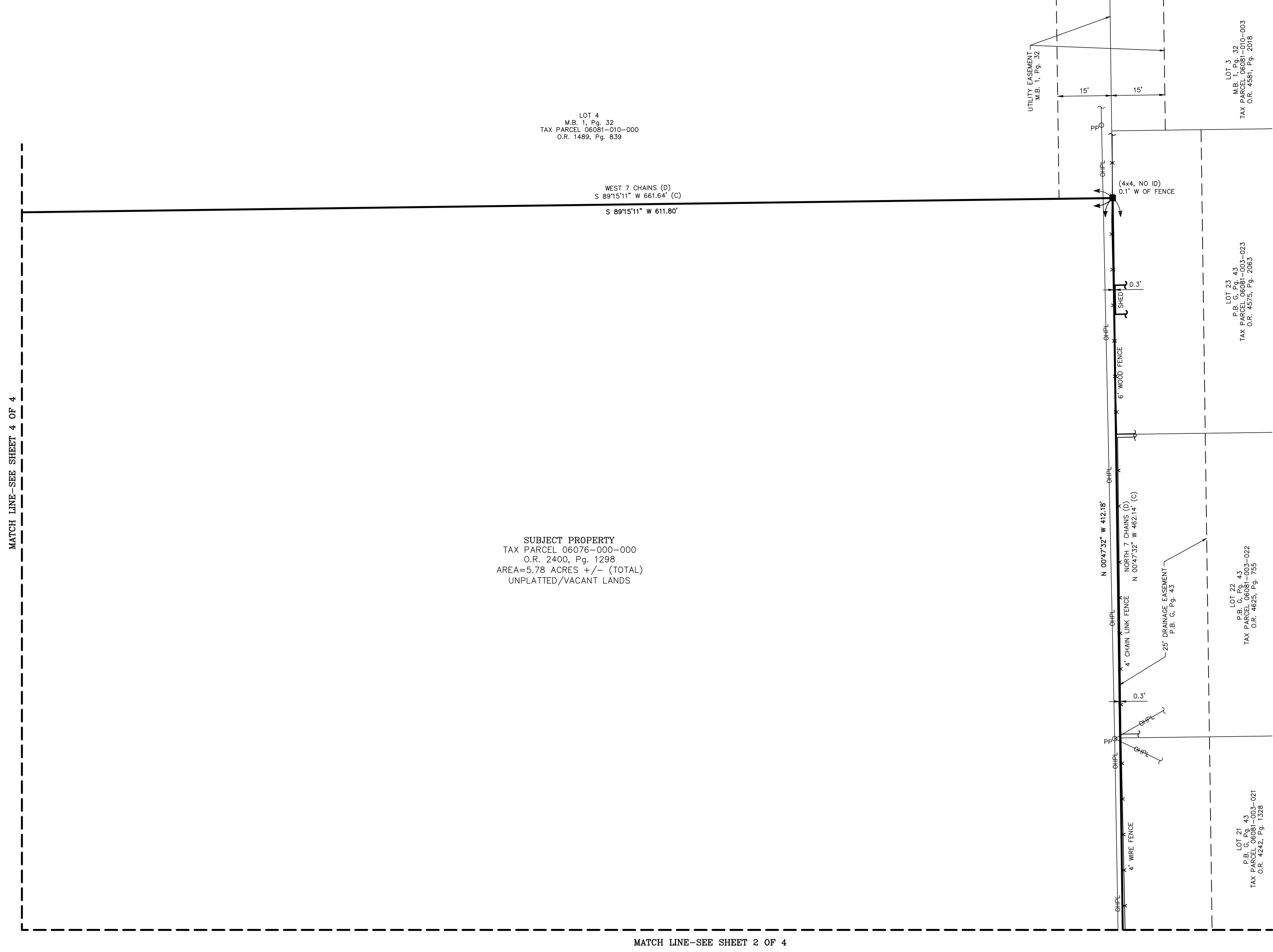
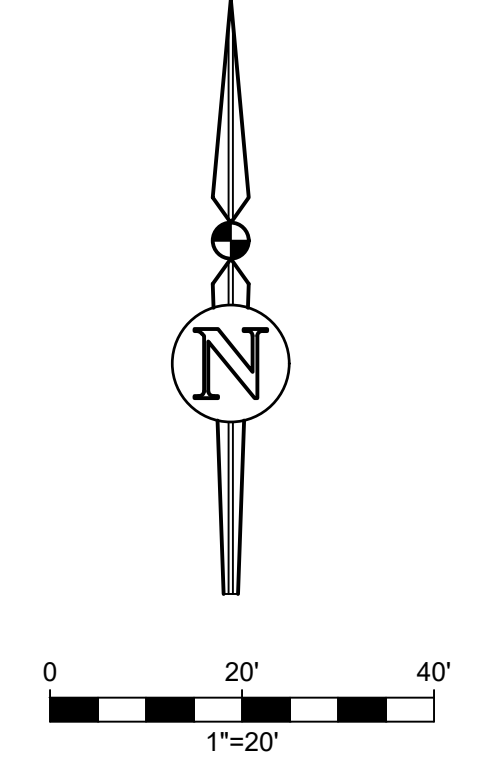
MATCH LINE-SEE SHEET 3 OF 4

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PREPARED FOR: 1) DANCE ALIVE					
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES. THIS SURVEY REPORTS THE SITE CONDITIONS AS OF 12/26/2022.					
Sheet No.: V-002					
eds consultants inc. 720 S.W. 2nd Ave. South Tower, Suite 300 GAINESVILLE, FL 32601 (352) 372-5447 www.edsinc.com					
Project No: 2022-0132 500 eda consultants inc Corporate Authorization No. LB 2389 Drawn: ALEJANDRO PEREZ Check: AP Scale: AS SHOWN Date of Survey: P.S.M. 8839 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2022					
No. _____ Date _____ Comment _____					

BOUNDARY SURVEY

IN
SECTION 24, TOWNSHIP 9 SOUTH, RANGE 19 EAST
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

SHEET 3 OF 4



SUBJECT PROPERTY
TAX PARCEL 06076-000-000
O.R. 2400, Pg. 1299
AREA=5.78 ACRES +/- (TOTAL)
UNPLATTED/VACANT LANDS

LOT 4
M.B. 1, Pg. 32
TAX PARCEL 06081-010-000
O.R. 1489, Pg. 839

WEST 7 CHAINS (D)
S 89°15'11" W 611.80'

LOT 3
M.B. 1, Pg. 32
TAX PARCEL 06081-010-003
O.R. 4581, Pg. 2018

LOT 23
M.B. 1, Pg. 32
TAX PARCEL 06081-003-023
O.R. 4574, Pg. 2083

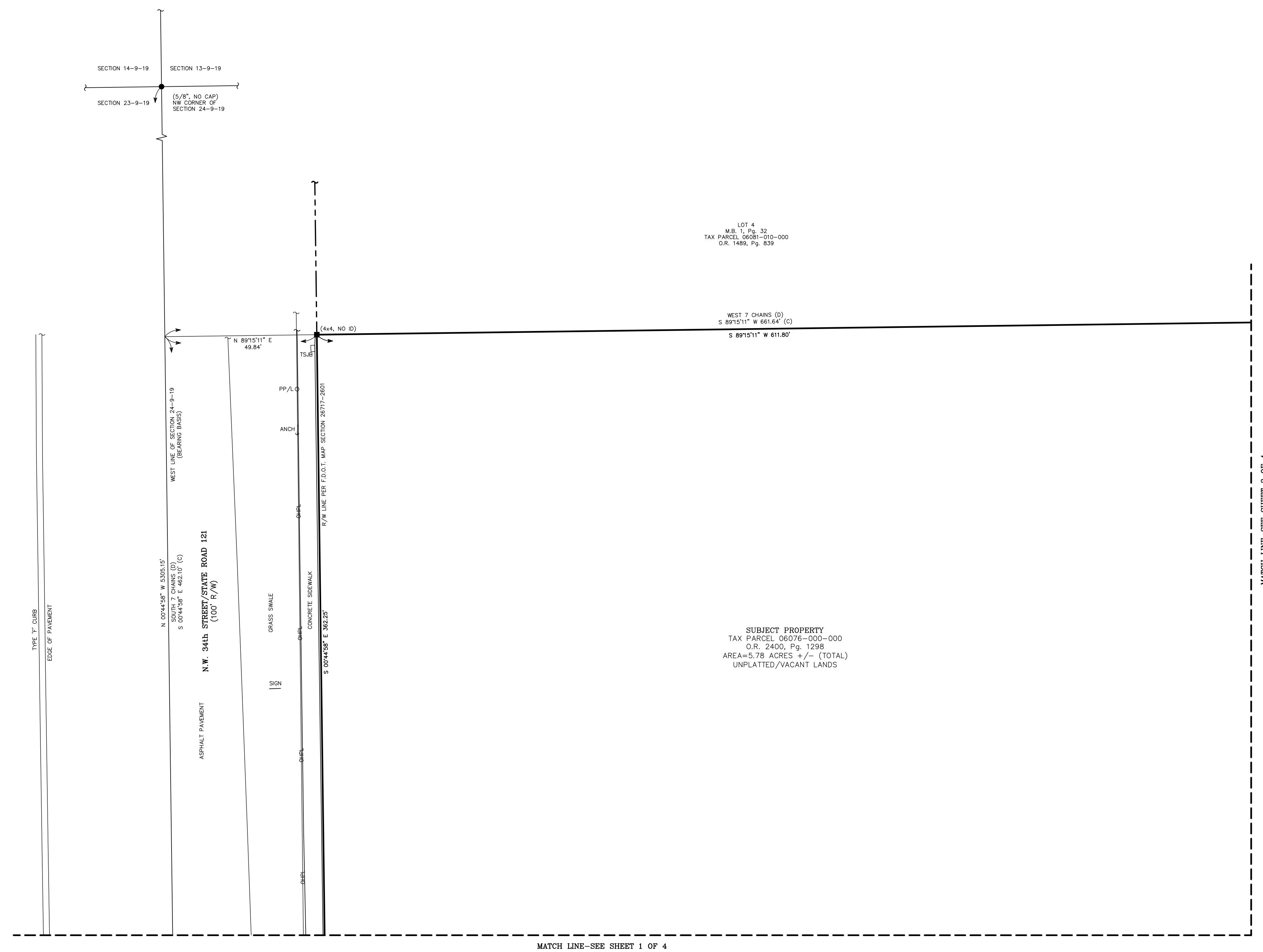
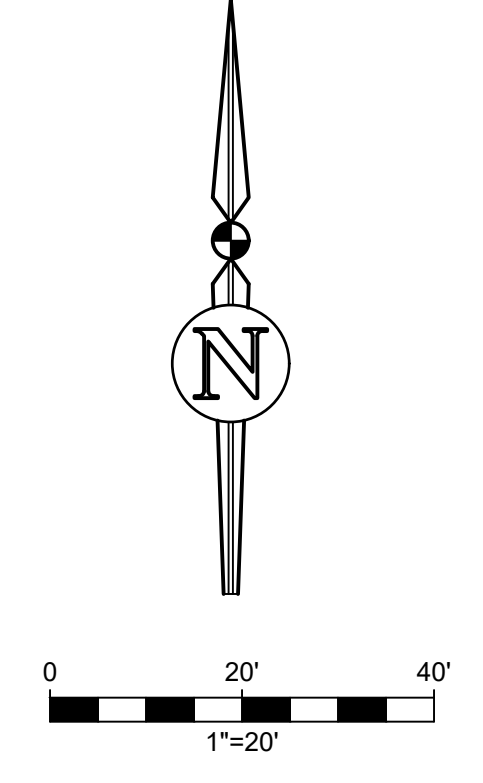
LOT 24
M.B. 1, Pg. 32
TAX PARCEL 06081-003-024
O.R. 4574, Pg. 2083

LOT 21
M.B. 1, Pg. 32
TAX PARCEL 06081-003-021
O.R. 4542, Pg. 1328

1069 Feedback	54-60 Page	12/26/2022 Survey Date	01/06/2023 Drawing Completed	Revised	
PREPARED FOR: 1) DANCE ALIVE					
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES. THIS SURVEY REPORTS THE SITE CONDITIONS AS OF 12/26/2022.					
Project No.: 2022-0132-500 eda consultants inc. Corporate Authorization No. LB 2389 Surveyed by: ALEJANDRO PEREZ Date: 12/26/2022 P.S.M. 6839 Scale: AS SHOWN NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2022					
eda consultants inc. 720 S.W. 2nd Ave., South Tower, Suite 300 Gainesville, FL 32601 Phone: (352) 372-3541 www.edafl.com					
					No.
					Date
					Comment
V-003					

BOUNDARY SURVEY

IN
SECTION 24, TOWNSHIP 9 SOUTH, RANGE 19 EAST
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



MATCH LINE-SEE SHEET 1 OF 4

MATCH LINE-SEE SHEET 3 OF 4

169	54-60	12/26/2022	01/06/2023
Feedback	Page	Survey Date	Drawing Completed
Revised PREPARED FOR: 1) DANCE ALIVE 2) _____ 3) _____ 4) _____			
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES. THIS SURVEY REPORTS THE SITE CONDITIONS AS OF 12/26/2022.			
Project No. 2022-0132 500 eda consultants inc. Corporate Authorization No. LB 2389 Drawn AP Check AP P.S.M. 8339 ALEJANDRO PEREZ SURVEYOR 720 S.W. 2nd Ave., South Tower, Suite 300 GAINESVILLE, FL 32601 (352) 372-3441 www.eda.com mlabsoft.com			
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2022			
Sheet No.:		V-004	

NOT FOR CONSTRUCTION
THESE DRAWINGS ARE AND ARE FOR REVIEW ONLY AND ARE NOT TO BE REPRODUCED OR PERMITTED WITHOUT THE APPROPRIATE SIGNATURE/SEAL

TO THE BEST OF THE ARCHITECTS OR THE ARCHITECTS' EMPLOYEES, THE PLANS AND SPECIFICATIONS ARE PREPARED IN ACCORDANCE WITH THE MINIMUM BUILDING APPLICABLE FIRE SAFETY CODES AND REGULATIONS AS DETERMINED BY THE LOCAL AUTHORITY IN THE JURISDICTION OF THE SECTION AND CHAPTER 625, F.L. STATUTES.

DANCE ALIVE
CONCEPTUAL DESIGN FOR CIVIL SUBMITTAL

REVISIONS

NO.	DATE	REF.	BY

DRAWING STATUS:
PROJECT STATUS

ISSUE DATE:
XX.XX.XXXX

DRAWN BY: **CHECKED BY:**

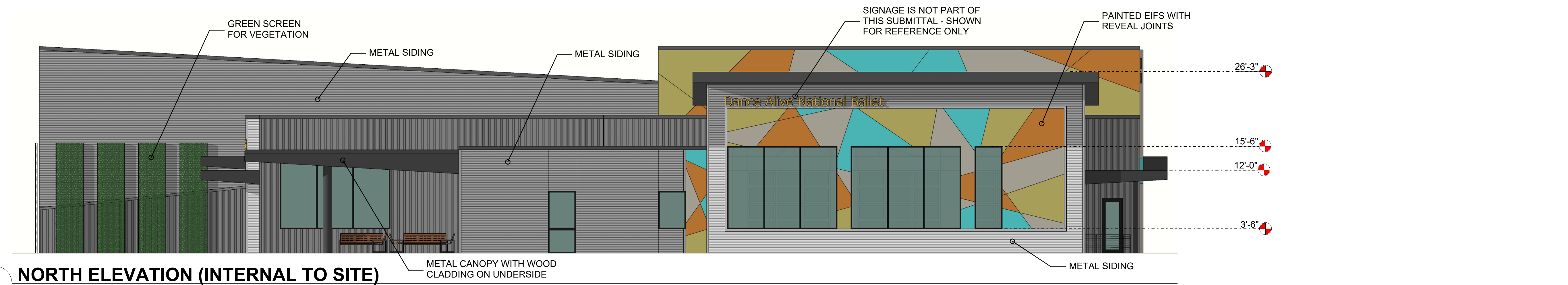
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PROJECT NUMBER:
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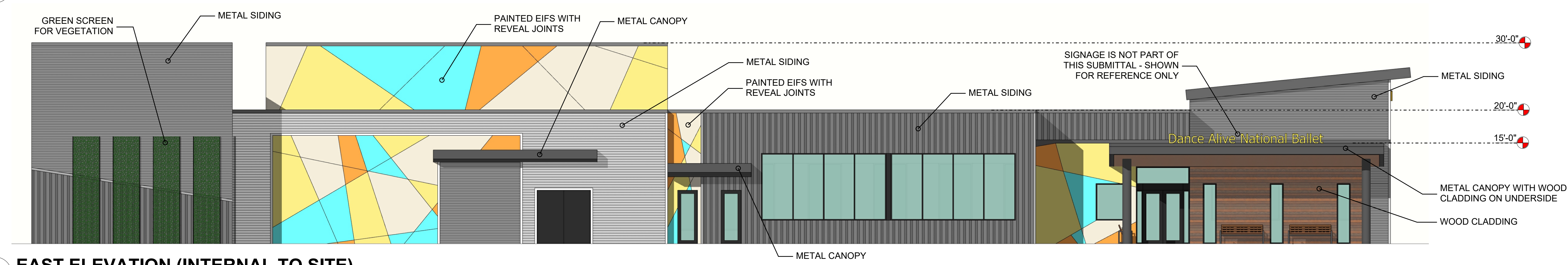
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EXTERIOR ELEVATIONS

SHEET NO.
A3.00

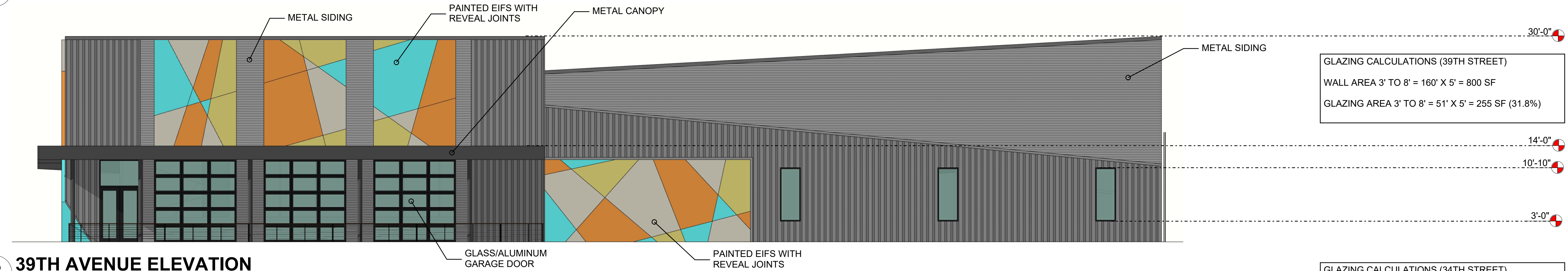
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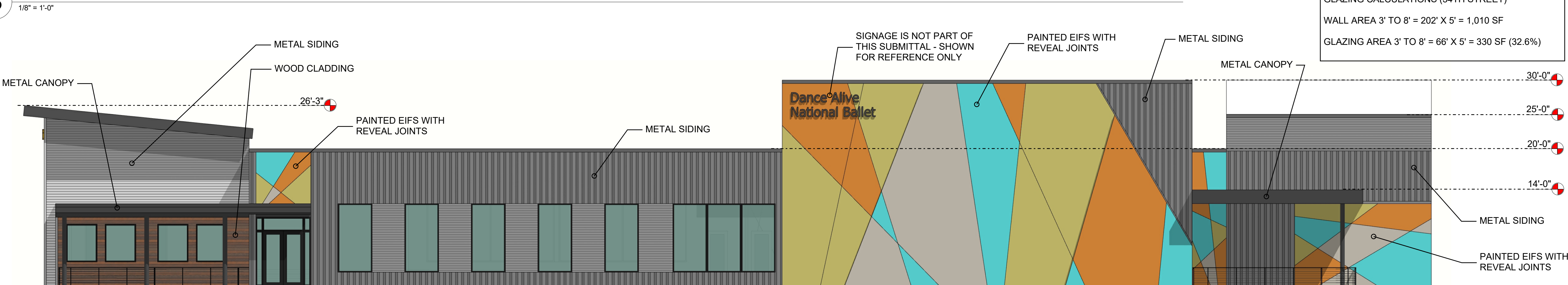
1 NORTH ELEVATION (INTERNAL TO SITE)
1/8" = 1'-0"



2 EAST ELEVATION (INTERNAL TO SITE)
1/8" = 1'-0"



3 39TH AVENUE ELEVATION
1/8" = 1'-0"



4 34TH STREET ELEVATION
1/8" = 1'-0"

GLAZING CALCULATIONS (39TH STREET)
WALL AREA 3' TO 8' = 160' X 5' = 800 SF
GLAZING AREA 3' TO 8' = 51' X 5' = 255 SF (31.8%)

GLAZING CALCULATIONS (34TH STREET)
WALL AREA 3' TO 8' = 202' X 5' = 1,010 SF
GLAZING AREA 3' TO 8' = 66' X 5' = 330 SF (32.6%)



Planning Division
 PO Box 490, Station 11
 Gainesville, FL 32627
 Ph: 352-334-5023
 Email: planning@gainesvillefl.gov

Land Use Amendment/Zoning Map Change Application

Project Name: Dance Alive	Tax Parcel Number: 06076-000-000
Property Address: 3302 NW 39th Avenue	
*Size of Property (acres): 5.78 +/-	
**First Step Meeting Date: 1/3/2023	Neighborhood Workshop Date: 1/30/2023

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

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

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

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

Owner(s) of Record	
Name(s): Gethsemane Lutheran Church, Inc.	
Mailing Address: 4011 NW 34th Street, Gainesville, FL 32605	
Phone:	Email:

Applicant/Project Coordinator	
Name: Clay Sweger, AICP, LEED AP	Company: eda consultants, inc.
Mailing Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601	
Phone: 352-373-3541	E-mail: csweger@edafl.com
Additional users to be granted access for e-plan review: permitting@edafl.com	
Name: Sergio Reyes, P.E.	E-mail: sreyes@edafl.com
Name: Stephanie Sutton, Director of Ops.	E-mail: ssutton@edafl.com

Request		
Check applicable request(s) below:		
<input checked="" type="checkbox"/> Future Land Use Map	<input checked="" type="checkbox"/> Zoning Map	<input type="checkbox"/> Master Flood Control Map
Present designation: SF	Present Designation: RSF-4	<input type="checkbox"/> Other – Specify:
Requested designation: PUD	Requested Designation: PD	

Surrounding Property Information	
	Existing land use:
North	Church / SF
South	NW 39th Avenue
East	SF Residential
West	NW 34th Street

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

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

Please see Justification Report

2.

<p>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:</p> <p>Residential streets: Please see Justification Report</p>
<p>Noise and lighting: Please see Justification Report</p>

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

No **Yes** (If yes, please explain below)

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

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

No **Yes**

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

No **Yes**

5.

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

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

Please see Justification Report

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

Please see Justification Report

8.

What impact will the proposed change have on level of service standards?
Roadways: Please see Justification Report
Recreation: Please see Justification Report
Water & Wastewater: Please see Justification Report
Solid Waste: Please see Justification Report
Mass Transit: Please see Justification Report

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

No Yes (please explain)

Please see Justification Report

To the Applicant:

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

Applicant Signature: 

Date: 2/1/23



Planning Division
 PO BOX 490, Station 11
 Gainesville, FL 32627
 Ph: 352-334-5023
 Email: planning@gainesvillefl.gov

Environmental Review or Exemption Application

Project Name: Dance Alive	Tax Parcel Number: 06076-000-000
Property Address: 3302 NW 39th Avenue, Gainesville, FL 32605	

Owner(s) of Record	
Name(s): Gethsemane Lutheran Church, Inc.	
Mailing Address: 4011 NW 34th Street, Gainesville, FL 32605	
Phone:	Email:

Applicant/Project Coordinator	
Name: Clay Sweger, AICP, LEED AP	Company: eda consultants, inc.
Mailing Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601	
Phone: 352-373-3541	E-mail: csweger@edafl.com
Additional users to be granted access for e-plan review:	
Name: Sergio Reyes, P.E.	E-mail: sreyes@edafl.com
Name: Stephanie Sutton, Director of Ops.	E-mail: ssutton@edafl.com

Environmental Review Type: Please check one			
Basic	Level 1	Level 2	Exemption
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No environmental feature of concern on-site or adjacent.	Environmental feature of concern on-site or adjacent.	Impacts to environmental feature of concern on-site or adjacent, mitigation required.	Must provide attached exemption checklist.

Environmental Features of Concern: Check all that apply. (Level 1 or 2 Review Only)	
<input type="checkbox"/>	Surface waters on-site or adjacent
<input type="checkbox"/>	Wetlands on-site or adjacent
<input type="checkbox"/>	High aquifer recharge areas on-site
<input type="checkbox"/>	Significant ecological communities on-site
<input type="checkbox"/>	Listed species known from or probably occur on-site
<input type="checkbox"/>	Karst features (caves, springs, sinkholes) known on-site
<input type="checkbox"/>	Other significant geological features on-site
<input type="checkbox"/>	Significant uplands on-site

I certify that the above statements are correct and true to the best of my knowledge.

Applicant Signature: _____

Date: 2/1/23

Environmental Exemption Checklist: Please attach with application if claiming exemption. Check the box next to the reason(s) why you claim exemption. Conditions apply; see full text of City Land Development Code Section 30-8.1 before checking exemption.

Section 30-8.18. – Surface Waters and Wetlands Exemptions

The proposed construction, development or use is authorized by a valid building permit or approved development plan issued or approved before April 12, 2004. (Please attach a copy of the permit or approved plan).

Public works or utilities project.

Repairs or replacement to the site structure(s) that do not increase the external dimensions of site impervious surface.

Additions or accessory structures that do not add more than 100 square feet of impervious surface area, and meets the minimum setbacks from surface waters and wetlands.

The proposed construction or development was approved under a planned development prior to April 12, 2004.

Construction of public or private nature trails if the proposed plan is consistent with the intent of these sections and complies with each of the restrictions in Section 30-8.18.6.a-e.

Reestablishment of native vegetation.

The proposed activity is located in or adjacent to a human-built surface water or wetland which was not created as a mitigation project, and which was originally constructed in uplands.

Construction of a stormwater management facility within a wetland buffer.

Section 30-8.11.D – Regulated Natural and Archaeological Resources Exemptions

Any parcel of record as of November 13, 1991, that is less than or equal to five (5) acres in size and does not contain listed species or an archeological site identified by Florida Master Site file number.

Bona-fide agricultural/silvicultural activities.

Removal of invasive non-native vegetation on conservation lands.

Alteration of vegetation pursuant to an adopted management or restoration plan on government-maintained land.

Activities authorized by City-approved management plan.

Alteration of vegetation within existing utility, drainage or stormwater easements, and road right-of-ways.

Clearing and vegetation removal to construct a fence or wall, or establish a firebreak.

Vegetation alteration to conduct a survey or other required test.

Text amendments to planned development zoning or planned use district land use ordinances that are unrelated to development activity.

Activities determined by the city manager or designee as having *de minimis* impact.

The County land use and zoning remains in effect and the development application will be reviewed under County regulations.

The property has a final master plan approved by the City prior to August 2, 2012; or has a valid planned development zoning ordinance approved by the City prior to August 2, 2012 that includes protection of natural and archaeological resources.

Sinkholes which pose threat of property loss or structural or functional damage to an existing building or facility.



Planning Division
 PO BOX 490, Station 11
 Gainesville, FL 32627
 Ph: 352-334-5023
 Email: planning@gainesvillefl.gov

Property Owner Affidavit

Owner(s) of Record	
Name(s): Gethsemane Lutheran Church, Inc.	
Mailing Address: 4011 NW 34th Street	
Phone: (352) 378 2915	Email: glc.parishoffice@gmail.com

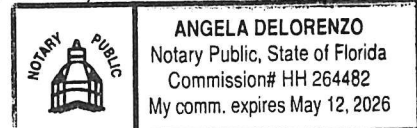
Applicant/Project Coordinator	
Name: Clay Sweger, AICP, LEED AP	Company: eda consultants, inc.
Mailing Address: 720 SW 2nd Ave, South Tower, Ste 300 Gainesville, FL 32601	
Phone: 352-373-3541	E-mail: csweger@edafll.com

Tax Parcel Number(s): 06076-000-000
Property Address: 3302 NW 39th Avenue
Acreage: 5.78 +/-
Requested Action: Amend the future land use map from Single Family (SF) to Planned Use District (PUD) & rezone from RSF-4 to Planned Development (PD)

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: *Nancy N. Kelley* Date: 1-11-2023
 Printed Name: NANCY N. Kelley

The foregoing affidavit is acknowledged before me this 11 day of January, 2023, by Nancy Kelley who is/are personally known to me, or who has/have produced Driver License as identification.



State of Florida
 Signature of Notary Public *Angela DeLorenzo*



LEGAL DESCRIPTION

(PER OFFICIAL RECORDS BOOK 2400, PAGE 1298)

BEGIN AT THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 19 EAST AND RUN EAST ON THE SECTION LINE 10 CHAINS, THENCE NORTH 7 CHAINS, THENCE WEST 10 CHAINS TO THE WEST LINE OF SAID SECTION, THENCE SOUTH 7 CHAINS TO THE POINT OF BEGINNING, LESS ROAD RIGHTS OF WAY.



City of Gainesville Public Participation Report

Project Name:

Project Location (address and/or tax parcel number(s)):

Project Description summary as provided at the Workshop: (In lieu of a summary, the PowerPoint presented at the workshop can be used as the project description summary and attached to the report.)

Project Representatives:

Date & Time of Neighborhood Workshop:

Location of Neighborhood Workshop:

Number of participants at the Neighborhood Workshop:

Notification Information

Date notification sign posted (attach photo of posted sign at the site & affidavit of sign posting):

Date notification letters mailed (attach an affidavit attesting to the mailing of letters):

Number of mailed notices:

Notification contents: See attached notification letter.

List of notified property owners within 400 feet: See attached list of mailing labels for property owners within 400 of the subject property.

List of neighborhood associations within ½ mile of the subject property: See attached list of mailing labels for neighborhood associations.

List of any other persons, organizations, or agencies notified: See attached list of mailing labels for additional notifications, if applicable.

General Location of Notified Parties: Within 400 feet of tax parcel numbers

NEIGHBORHOOD WORKSHOP NOTICE

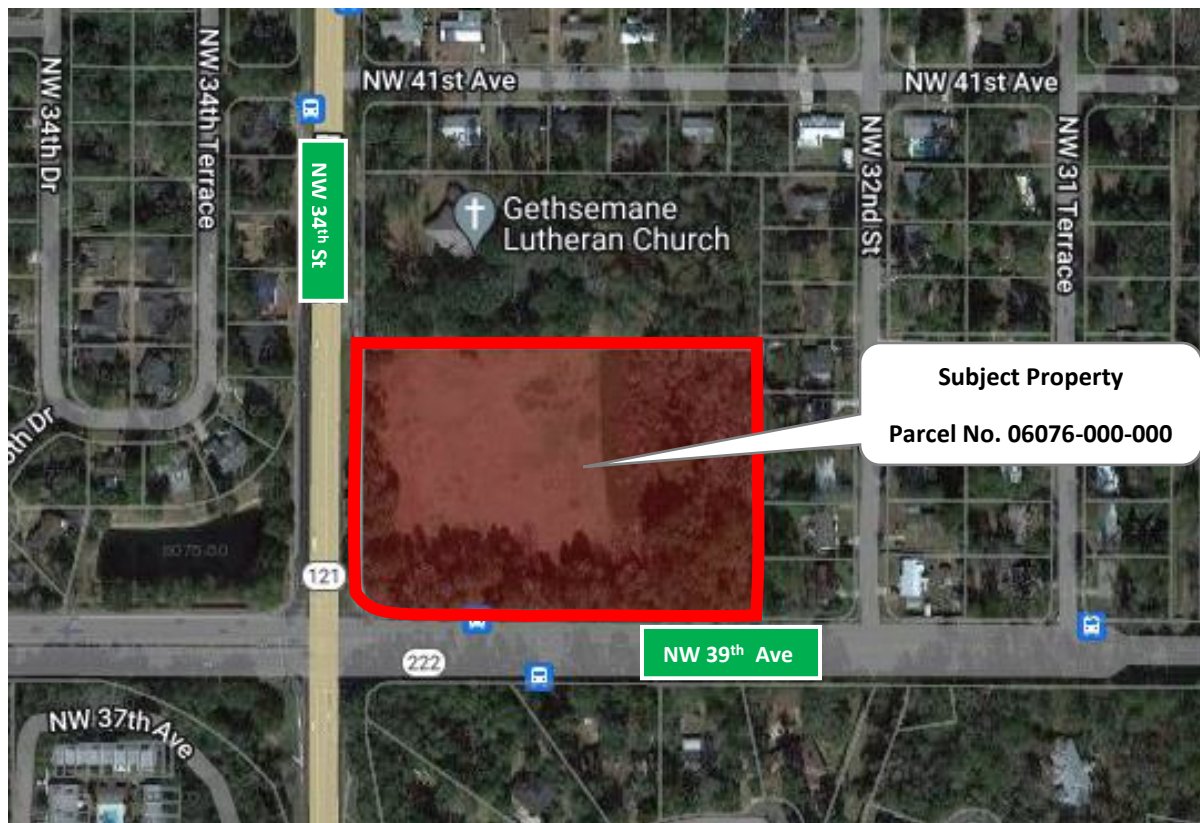
A neighborhood workshop will be held to discuss a proposed future land use map change from Single Family to Planned Use District (PUD) and a rezoning from RSF-4 to Planned Development (PD) for a proposed dance studio and associated uses on approximately 5.7 acres on tax parcel number 06076-000-000 located at 3302 NW 39th Avenue. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

Date: Monday, January 30, 2023
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in by Phone: (646) 558-8656

Following the teleconference, a recording of the workshop will be available at www.edafl.com/neighborhoodworkshops. Upon request, a link to the meeting can be requested by e-mailing the contact below. In addition, paper copies of all materials discussed at the workshop can be provided via US Mail. Comments on the development plan may also be submitted to the e-mail address below or by calling the phone number below.

Contact:

Clay Sweger, AICP, LEED AP eda consultants, inc.
csweger@edafl.com (352) 373-3541



Neighborhood Workshop Mailed Notification Affidavit



Applicant Agent eda consultants, inc.
Project Name Dance Alive
Tax Parcel(s) 06076-000-000

Being duly sworn, I depose and say the following:

1. That I am the authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above.
2. That this property constitutes the property for which the above noted Neighborhood Workshop is being held.
3. That this affidavit has been executed to serve as mailing of the "Notice of Neighborhood Workshop" letters which describes the nature of the development request, the name of the project, the telephone number(s) where additional information can be obtained, and detailed instructions for how to participate in the workshop.
4. That the applicant has mailed the letters at least fifteen (15) days prior to the scheduled Neighborhood Workshop date.
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

6.  Heather Hartman
Applicant (signature) Applicant Print Name

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of January, 2023 (year), by HEATHER HARTMAN (name of person acknowledging).

[NOTARY SEAL]



Melissa Watson
Signature of Notary Public - State of Florida

Melissa Watson
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification

Type of Identification Produced _____

Neighborhood Workshop Notice

06092-060-012 Dance Alive
JIMENEZ RAQUEL MARIA
3725 NW 33RD TER
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06081-003-008 Dance Alive
ABBITT LOGAN
4022 NW 31ST TER
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06081-003-004 Dance Alive
ADAMS JIMMY B LIFE ESTATE
3141 NW 41ST AVE #2-PBG
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06081-003-018 Dance Alive
AGUILAR & RAMOS-RODRIGUEZ
3911 NW 32ND ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06075-030-070 Dance Alive
ALLISON DAVID MICHAEL & DORIS
KESSEL
3423 NW 39TH LN
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06092-050-009 Dance Alive
ANHALT ADAM A & JENNIFER E
3720 NW 31ST TER
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06075-030-071 Dance Alive
ANTONUCCI & GOODE W/H
3431 NW 39TH LN
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06081-003-022 Dance Alive
APOLINARIO ANGIEFER
3936 NW 32ND ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06092-060-011 Dance Alive
ARCHAMBEAU LINDY
3728 NW 33RD TER
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06081-002-007 Dance Alive
BAER & BICKFORD
4002 NW 31ST TER
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06081-003-015 Dance Alive
BALDOQUIN & REYES W/H
3935 NW 32ND ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06081-002-012 Dance Alive
BARRATT EVELYN JOYCE WEIMAN
14516 SW 79TH ST
ARCHER FL 32618

Neighborhood Workshop Notice

06075-030-045 Dance Alive
BENNETT JASON D & JENNIFER A
4023 NW 34TH DR
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06092-060-014 Dance Alive
BLYLER & SPRANGER W/H
3701 NW 32ND ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06081-010-001 Dance Alive
BOCHNAK JOANN
4022 NW 33RD ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06081-005-016 Dance Alive
BROTHERS AMANDA KAY
3209 NW 41ST AVE
GAINESVILLE FL 32605-1435

Neighborhood Workshop Notice

06075-030-069 Dance Alive
CAMPBELL GWENDOLYN A TRUSTEE
3415 NW 39TH LN
GAINESVILLE FL 32605-5411

Neighborhood Workshop Notice

06092-060-007 Dance Alive
CAMPBELL KENNETH U JR & DIANA
3706 NW 33RD TER
GAINESVILLE FL 32605-2182

Neighborhood Workshop Notice

06075-030-051 Dance Alive
CARRILLO SHARYL G
4014 NW 34TH TER
GAINESVILLE FL 32605-1497

Neighborhood Workshop Notice

06081-003-019 Dance Alive
CASTILLO JUAN
3912 NW 32ND ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06081-003-013 Dance Alive
CAUDILL CARLA L
4001 NW 32ND ST
GAINESVILLE FL 32605-5406

Neighborhood Workshop Notice

06092-050-000 Dance Alive
CITY OF GAINESVILLE
«PO BOX 490 MS 58
GAINESVILLE FL 32627

Neighborhood Workshop Notice

06075-030-050 Dance Alive
CLEETON TIMOTHY S & CYNTHIA D
«4006 NW 34TH TER
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06092-060-006 Dance Alive
CLEMENTS KENNETH R & LISA R
«3644 NW 33RD TER
GAINESVILLE FL 32605-2180

Neighborhood Workshop Notice

06075-030-046 Dance Alive
COCHRAN CHRISTOPHER S
«4015 NW 34TH DR
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06075-030-066 Dance Alive
DAVIDSON & KOFRON
4011 NW 34TH TER
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06081-003-014 Dance Alive
DAVIS CARLIE O
4716 NW 40TH ST
GAINESVILLE FL 32606-4447

Neighborhood Workshop Notice

06081-003-021 Dance Alive
DEAL & DEAL
3928 NW 32ND ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06075-030-064 Dance Alive
EDDIE RICHARD I JR & SHERYL SHEPPERS
4027 NW 34TH TER
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06081-005-011 Dance Alive
GAYLE & REYES-GAYLE H/W &
MEDWINTER
3311 NW 41ST AVE
GAINESVILLE FL 32605-1437

Neighborhood Workshop Notice

06081-010-000 Dance Alive
GETHESEMANE LUTHERAN CH
4011 NW 34TH ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06076-000-000 Dance Alive
GETHESEMANE LUTHERAN CHURCH INC
4011 NW 34TH ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06092-060-009 Dance Alive
GLAZER & GLAZER TRUSTEES
3718 NW 33RD TER
GAINESVILLE FL 32605-2182

Neighborhood Workshop Notice

06075-030-053 Dance Alive
GREENE WILLIAM C & THERESA J
1620 POWHATAN ST
NORFOLK VA 23511-2922

Neighborhood Workshop Notice

06081-010-002 Dance Alive
GRIDER NANCY S
4012 NW 32ND ST
GAINESVILLE FL 32605-5405

Neighborhood Workshop Notice

06075-030-048 Dance Alive
GRIFFITH BENJAMIN G & EMILY
3941 NW 34TH DR
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06092-060-000 Dance Alive
HANKIN GROUP OF GAINESVILLE
2770 NW 43RD ST #A
GAINESVILLE FL 32606-7419

Neighborhood Workshop Notice

06081-002-011 Dance Alive
HARBRUCKER ROBERTA M
3920 NW 31ST TER
GAINESVILLE FL 32605-1405

Neighborhood Workshop Notice

06075-030-068 Dance Alive
HARRIS RUTH E
3937 NW 34TH TER
GAINESVILLE FL 32605-1498

Neighborhood Workshop Notice

06081-005-012 Dance Alive
HART & HART & SRUN
17832 SE COUNTY ROAD 2082
HAWTHORNE FL 32640

Neighborhood Workshop Notice

06081-005-014 Dance Alive
HAYDEN SANDRA R
3953 NW 8TH AVE
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06081-005-010 Dance Alive
HEFFINGTON & PAXTON
1501 NW 28TH ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06081-003-017 Dance Alive
KARAN RATNA
3919 NW 32ND ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06092-060-008 Dance Alive
KLAUSNER & PATTERSON
5290 THAMES DR
HASLETT MI 48840

Neighborhood Workshop Notice

06102-100-000 Dance Alive
LAS PAMPAS COMM ASSOC INC
1320 NW 3RD AVE #206
GAINESVILLE FL 32603

Neighborhood Workshop Notice

06081-010-003 Dance Alive
LEVAY MARTYNA
4002 NW 32ND ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06081-003-009 Dance Alive
M1 REAL ESTATE LLC
13302 WINDING OAK COURT #A
TAMPA FL 33612

Neighborhood Workshop Notice

06081-005-009 Dance Alive
MCCARTNEY SEAN & ALISON
3320 NW 41ST AVE
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06092-060-010 Dance Alive
MCDAVID G A & DONNA
3722 NW 33RD TER
GAINESVILLE FL 32605-2182

Neighborhood Workshop Notice

06081-003-011 Dance Alive
MCGUIRE MICHAEL GORDON & RENATA
MARIE
4012 NW 31ST TER
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06081-003-023 Dance Alive
NEFZGER ANDREW T
3944 NW 32ND ST
GAINESVILLE FL 32605-1411

Neighborhood Workshop Notice

06075-030-047 Dance Alive
NGUYEN HOLLY HUONG
«4007 NW 34TH DR
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06102-601-000 Dance Alive
OPERATION HOMEFRONT INC A 501 C3
CORPORATION
«1355 CENTRAL PARKWAY SOUTH #100
SAN ANTONIO TX 78232

Neighborhood Workshop Notice

06092-060-013 Dance Alive
POGANY HOPE WARREN
«3715 NW 33RD TER
GAINESVILLE FL 32605-2185

Neighborhood Workshop Notice

06075-030-063 Dance Alive
PORTER GARY & LORELEI L
«4035 NW 34TH TER
GAINESVILLE FL 32605-1498

Neighborhood Workshop Notice

06081-003-020 Dance Alive
RIVENBARK KELLEY
3920 NW 32ND ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06075-050-000 Dance Alive
SABLE CHASE CLUSTER SUBDIVISION
COMMUNITY ASSN INC
3906 NW 34TH ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06075-030-065 Dance Alive
SCHIAVONI LISA G
4019 NW 34TH TER
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06081-005-013 Dance Alive
SMITH JUSTIN & MELINDA
3241 NW 41ST AVE
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06081-002-010 Dance Alive
SMITH NADINE P
3928 NW 31ST TER
GAINESVILLE FL 32605-1405

Neighborhood Workshop Notice

06075-030-067 Dance Alive
STEVENS MATTHEW J TRUSTEE
3148 CRESCENT OAKS BLVD
TARPON SPRINGS FL 34688

Neighborhood Workshop Notice

06075-030-049 Dance Alive
STROUD NICHOLAS & LISA
3940 NW 34TH TER
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06081-002-008 Dance Alive
SWAL MICHAEL R
3944 NW 31ST TER
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06092-050-012 Dance Alive
SWANSON CYNTHIA S
3725 NW 31ST TER
GAINESVILLE FL 32605-2171

Neighborhood Workshop Notice

06081-005-015 Dance Alive
TALBOT SHAWN
3219 NW 41ST AVE
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06102-602-000 Dance Alive
TETRAULT G J
3452 NW 37TH AVE
GAINESVILLE FL 32605-2067

Neighborhood Workshop Notice

06075-030-052 Dance Alive
THOMPSON JR EDWARD G
11417 NW 59TH TER
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06081-003-016 Dance Alive
VEST PATRICIA
3927 NW 32ND ST
GAINESVILLE FL 32605-1410

Neighborhood Workshop Notice

06081-003-010 Dance Alive
WALSH EDWARD CHARLES
4011 NW 32ND ST
GAINESVILLE FL 32605-5406

Neighborhood Workshop Notice

06102-603-000 Dance Alive
WATERS MISTY
7108 NW 92ND PL
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06081-002-009 Dance Alive
WHITE MARILYN F
3936 NW 31ST TER
GAINESVILLE FL 32605-1405

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

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

Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

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 359004
GAINESVILLE, FL 32635

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

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

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

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

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

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

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

Pineridge
BERNADINA TUCKER
721 NW 20 AVENUE
GAINESVILLE, FL 32609

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

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

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

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

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 AISSSEN
4306 SW 5 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
712 SW 5 STREET
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

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320

13 JAN 2023 PM 2 21

FIRST-CLASS



US POSTAGE and PITNEY BOWES
ZIP 32601
02 7H
0001330450 JAN 13 2023
\$ 000.570

Neighborhood Workshop Notice
06075-030-046 Dance Alive
COCHRAN CHRISTOPHER S
«4015 NW 34TH DR
GAINESVILLE FL 32605

32605 310921512

INT

FORWARD TIME EXP RTN TO SEND 72110901/15/23
COCHRAN CHRISTOPHER S
4121 NW 34TH TER
GAINESVILLE FL 32605-1499

RETURN TO SENDER



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320

13 JAN 2023 PM 2 21

FIRST-CLASS



US POSTAGE and PITNEY BOWES
ZIP 32601
02 7H
0001330450 JAN 13 2023
\$ 000.570

Neighborhood Workshop Notice
06081-005-009 Dance Alive
MCCARTNEY SEAN & ALISON
3331 NW 41ST AVE
GAINESVILLE FL 32605

MAIL 322 21 22110901/15/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESS
UNABLE TO FORWARD

RC: 32601171775 *1528-0866-13-47

TNT
32601>1212



720 SW 2nd Av. # 3
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320

13 JAN 2023 PM 3:11



US POSTAGE IMPRINTNEY BOWES

ZIP 32601 \$ 000.57⁰
02 7H JAN 13 2023
0001330450

Neighborhood Workshop Notice

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

NIXIE 322 DE 1 0001/19/23
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
BC: 32601121275 *1528-09497-13-48
IA
32601121275



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320
13 JAN 2023 PM 2 L



US POSTAGE with PITNEY BOWES
ZIP 32601 \$ 000.570
02 7H
0001330450 JAN 13 2023

Neighborhood Workshop Notice
06075-030-065 Dance Alive
SCHIAVONI LISA G
4019 NW 34TH TER
GAINESVILLE FL 32605

06075

32605-149819

MIKE 322 DE 1

0001/22/23



US POSTAGE with PITNEY BOWES
ZIP 32601 \$ 000.570
02 7H
0001330450 JAN 13 2023



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320
13 JAN 2023 PM 2 L



US POSTAGE with PITNEY BOWES
ZIP 32601 \$ 000.570
02 7H
0001330450 JAN 13 2023

NSN

Neighborhood Workshop Notice
06075-050-000 Dance Alive
SABLE CHASE CLUSTER SUBDIVISION
COMMUNITY ASSN INC
3906 NW 34TH ST
GAINESVILLE FL 32605

06075

32605-149806

MIKE 322 DE 1

0001/22/23



US POSTAGE with PITNEY BOWES
ZIP 32601 \$ 000.570
02 7H
0001330450 JAN 13 2023



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320

13 JAN 2023 PM 2 L

FIRST-CLASS



US POSTAGE and PITNEY BOWES
ZIP 32601
02 7H
0001 330450 JAN 13 2023
\$ 000.570

Neighborhood Workshop Notice

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

UTF

32605-203718

NIXIE 322 FE 1 0001/20/23

NOT DELIVERABLE TO ADDRESSEE
UNABLE TO FORWARD

BC: 32601121275

*1538-07788-13-46



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320

13 JAN 2023 PM 2 L

FIRST-CLASS



US POSTAGE and PITNEY BOWES
ZIP 32601
02 7H
0001 330450 JAN 13 2023
\$ 000.570

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

NIXIE 322 FE 1 0001/20/23

NOT DELIVERABLE TO ADDRESSEE
UNABLE TO FORWARD

BC: 32601121275

*1538-07788-13-46

32653-482823

UTF



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320
13 JAN 2023 PM 2 L

FIRST-CLASS



US POSTAGE and PITNEY BOWES
ZIP 32601
02 7H
0001330450 JAN 13 2023
\$ 000.570

Neighborhood Workshop Notice
06081-003-009 Dance Alive
MI REAL ESTATE LLC
13302 WINDING OAK COURT #A
TAMPA FL 33612

*Return to Sender
doesn't live*

93000210312021160

33612-3425-73
3260151212

NIXIE 339 FE 1 0001/22/23
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 32601121275 *1538-08870-13-46
0001330450



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320
13 JAN 2023 PM 2 L

FIRST-CLASS



US POSTAGE and PITNEY BOWES
ZIP 32601
02 7H
0001330450 JAN 13 2023
\$ 000.570

*NOT
Suite A*

Neighborhood Workshop Notice
06092-060-000 Dance Alive
HANKIN GROUP OF GAINESVILLE
2770 NW 43RD ST #A
GAINESVILLE FL 32606-7419

NIXIE 322 FE 1 0001/24/23
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

32606174193



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

Handwritten initials: SMD

JACKSONVILLE FL 320

13 JAN 2023 PM 2 L



US POSTAGE
IMM PITNEY BOWES
ZIP 32601
02 7H
0001330450
JAN 13 2023
\$ 000.570

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

NIXIE 322 FE 1 0001/26/23
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 326011221275 *2538-00428-13-47

UT F
32609 222331

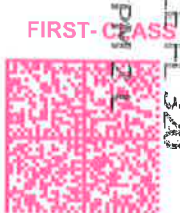
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720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320

13 JAN 2023 PM 2 L



US POSTAGE
IMM PITNEY BOWES
ZIP 32601
02 7H
0001330450
JAN 13 2023
\$ 000.570

Neighborhood Workshop Notice
Duval
GILBERT S MEANS, SR
PO BOX 7
GAINESVILLE, FL 32601

NIXIE 322 FE 1 0001/27/23
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
RC: 326011221275 *1538-00428-13-46

32641-99955

32609 222331

AMKD

Select or search for a feature in the map

06076-000-000

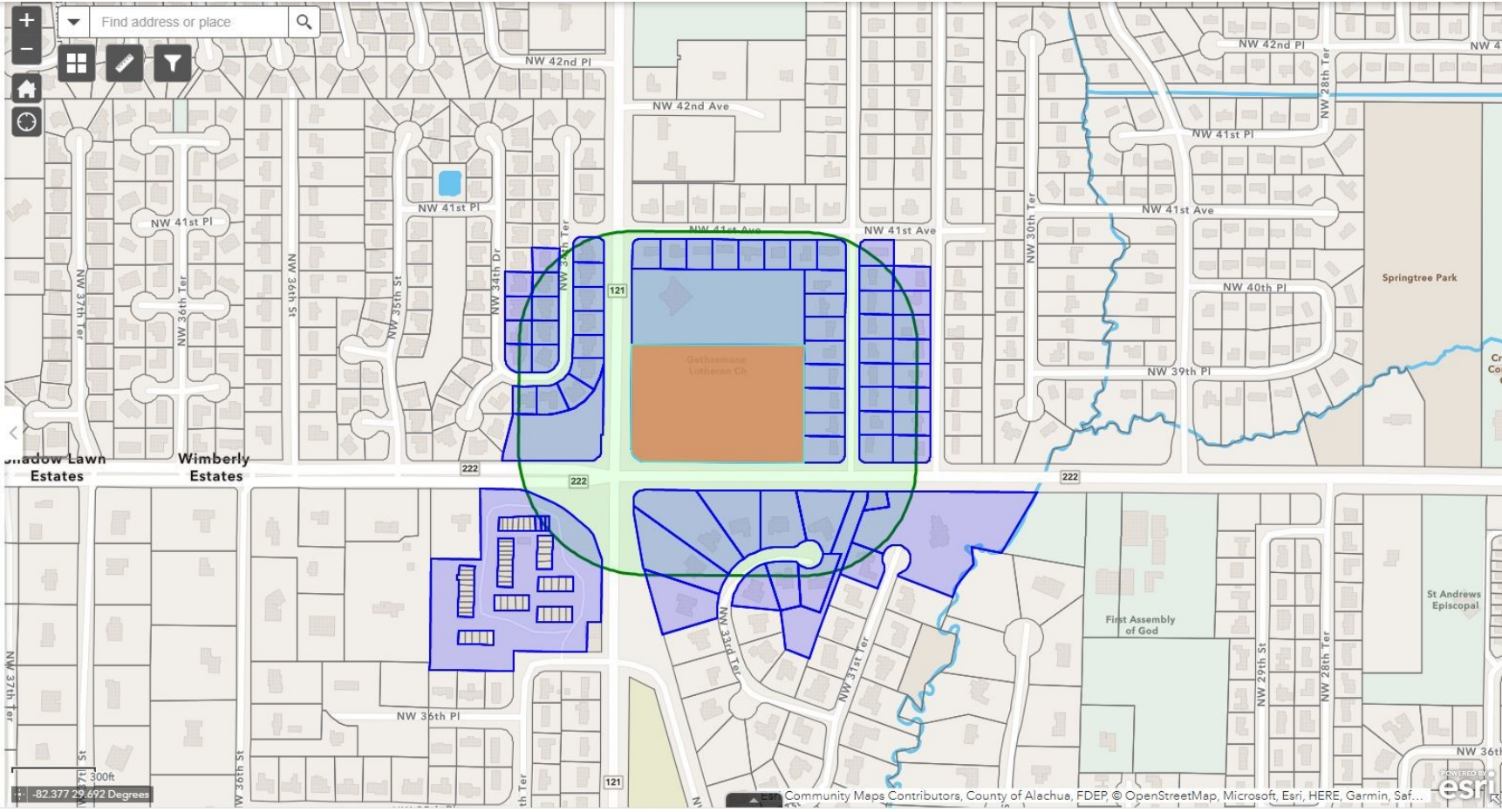
Apply a search distance: 400 Feet

Addressee Layer: Property Owners - Parcels

Format: Comma-separated values (CSV)

71 addressees found; do you want to continue?

Review Download



Another Project by

Notice of Online Neighborhood Workshop

Date: Monday, January 30, 2023 **Time: 6:00 pm**

Property Address/Location of Project:
Parcel 06076-000-000 located at 3302 NW 39th Avenue.

Action Proposed: Amend the future land use map from Single Family to PUD (Planned Use District) and Rezone from RSF-4 to PD (Planned Development) for a dance studio and associated uses.

The Meeting will be held digitally on Zoom.

URL: <https://us02web.zoom.us/j/5733319527>

Meeting ID: 573 331 9527

Dial-In: (646) 558-8656

Please call **eda** at (352) 373-3541 with any questions or email csweger@edafl.com for more information.



352-373-3541

www.edafl.com




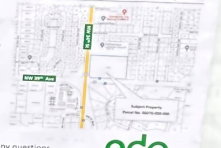
Notice of Online Neighborhood Workshop
Date: Monday, January 30, 2023 Time: 6:00 pm

Proposed Address/Location of Project:
Parcel 06076 000-000 located at 3302 NW 39th Avenue

Action Requested: Amend the future land use map from Single Family Residential (SF-1) (Planned) and Rezone from SF-1 to PD (Planned Development) for a dance studio and associated uses.

The Meeting will be held digitally on Zoom.
Link: <https://us02.zoom.us/j/733333527>
Meeting ID: 733 333 527
Dial-In: (408) 558 8656

Please call eda at (352) 373-3541 with any questions or email conager@edafll.com for more information.



352-373-3541
www.edafl.com



Neighborhood Workshop Signage Affidavit

Applicant Agent eda consultants, inc.

Project Name DANCE ALIVE

Tax Parcel(s) 06076.000.000

Being duly sworn, I depose and say the following:

1. That I am the authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above.
2. That this property constitutes the property for which the above noted Neighborhood Workshop is being held.
3. That this affidavit has been executed to serve as posting of the "Notice of Neighborhood Workshop" sign(s) which describes the nature of the development request, the name of the project, and the telephone number(s) where additional information can be obtained.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled Neighborhood Workshop date.
5. That the applicant shall maintain the sign(s) as provided above until the conclusion of the Neighborhood Workshop and that the signs shall be removed within ten (10) days after the Neighborhood Workshop
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7. Melissa Watson
Applicant (signature)

Melissa Watson
Applicant Print Name

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of January, 2023 (year), by Melissa Watson (name of person acknowledging).

[NOTARY SEAL]



Debbie Wallen
Signature of Notary Public - State of Florida

Debbie Wallen
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification

Type of Identification Produced _____



Dance Alive
Rezoning & Small-Scale Land Use Map
Amendment

Neighborhood Workshop January 30, 2023

Meeting Guidelines

- This meeting is informational only
- It is required as a part of the City review process

- You have been muted upon entering
- If you have a question, either:
 - Unmute yourself to speak
 - Type your question in the chat box

↓ UNMUTE/MUTE

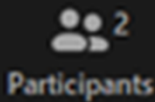
↓ CHAT



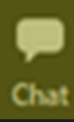
Mute



Stop Video



Participants



Chat



Share Screen



Record



Reactions

Agenda

- Introductions
- Property Location & Description
- Existing Zoning & Land Use Map
- Proposed Zoning & Land Use Changes
- Next Steps
- Contact Information
- Questions

Proposed Land Use & Zoning Changes

- Land Use Map

- From: Single Family 5.7 Ac. (+/-)
- To: Planned Use District 5.7 Ac. (+/-)

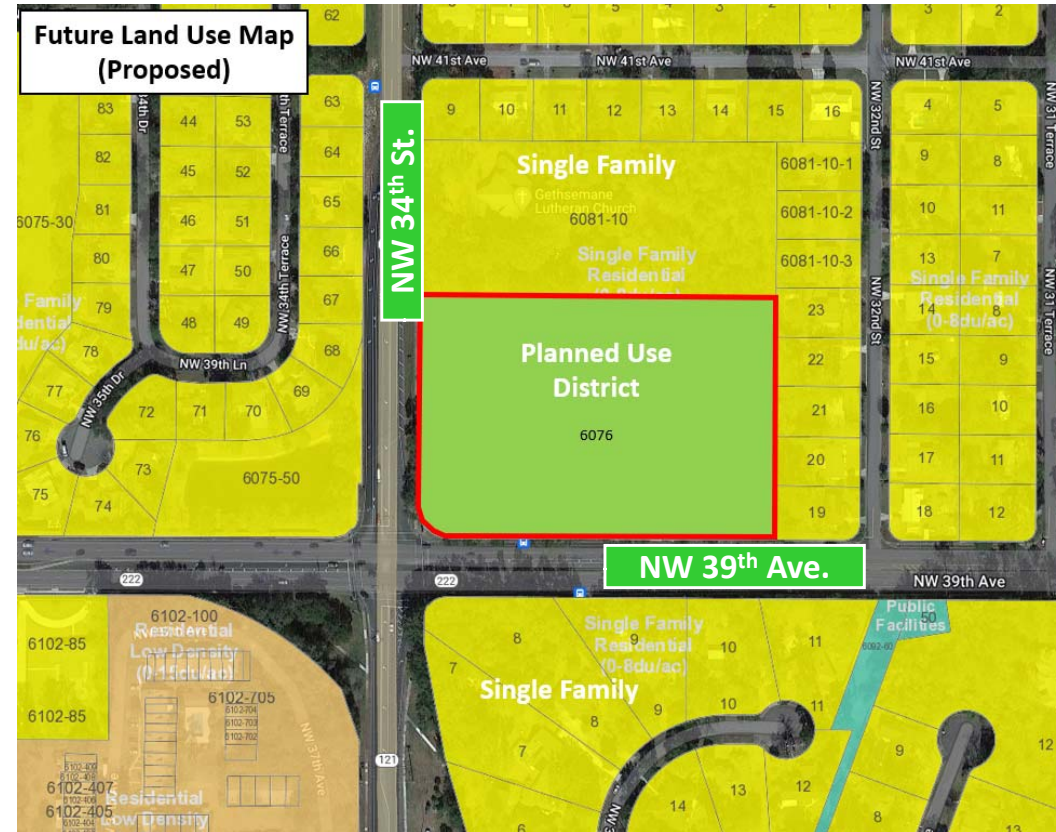
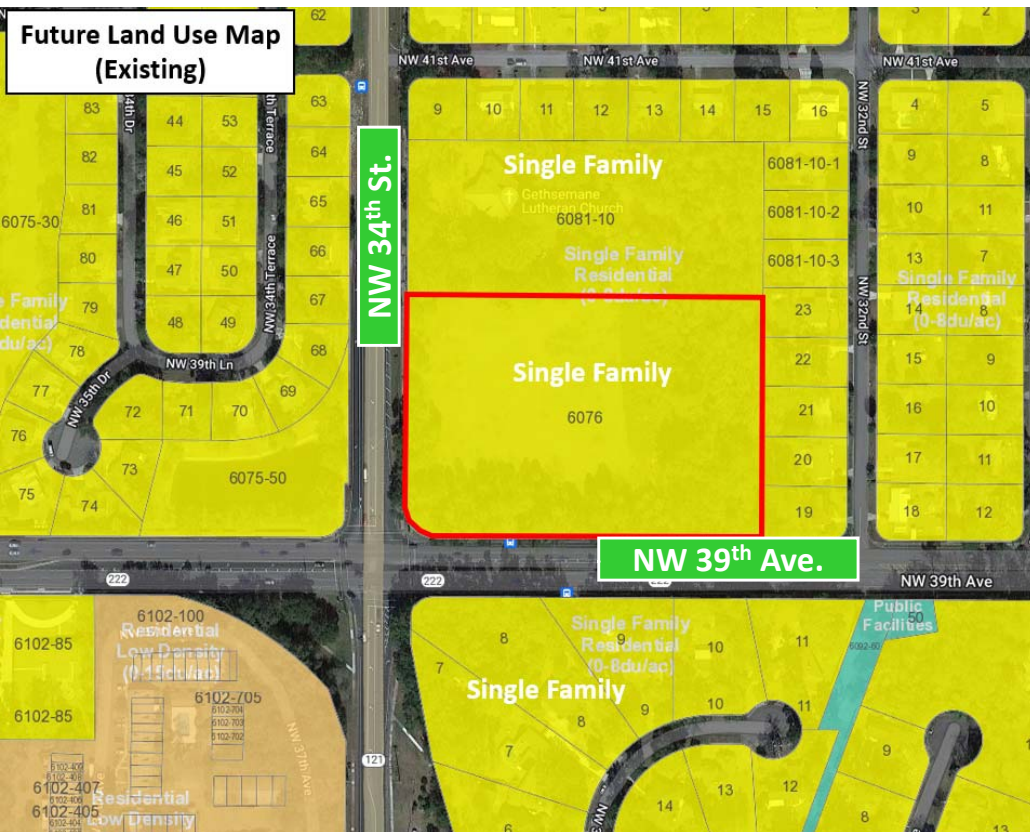
- Zoning Map

- From: RSF-4 5.7 Ac. (+/-)
- To: Planned Development (PD) 5.7 Ac. (+/-)

- Summary of Proposed Changes

- Change permitted uses of land from residential to a site-specific zoning that will allow Dance Alive to locate on the property.

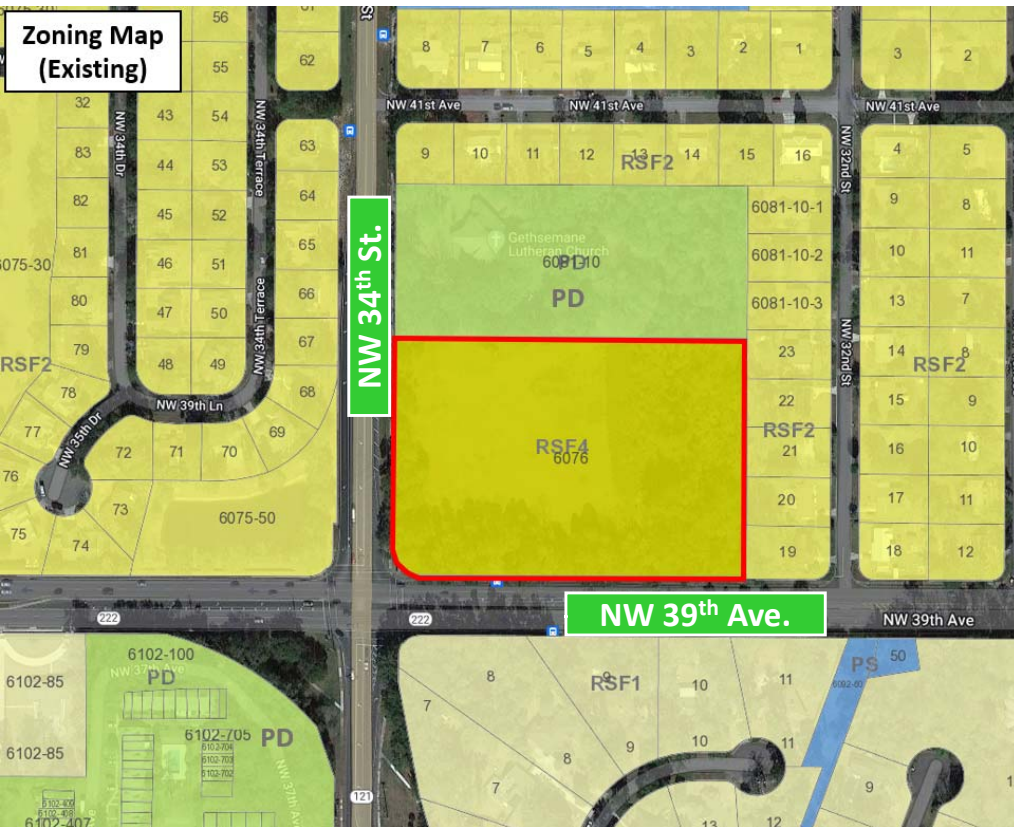
Proposed Land Use Map Change



Proposed Land Use Map Change:

- From: Single Family (5.7 Ac. +/-)
- To: Planned Use District (5.7 Ac. +/-)

Proposed Zoning Map Change



Proposed Zoning Map Change:

- From: RSF-4 (5.7 Ac. +/-)
- To: Planned Development (5.7 Ac. +/-)

Existing Land Use & Zoning:

- Residential development allowed by right at 8 units per acre
 - 46 Units (400+ Daily Trips)
 - Buffer Requirements: Maximum 9 Feet (All Directions)*
 - Lot Setback Requirements: None*
 - Building Height : Up to 3 stories*

* *Less than proposed project*




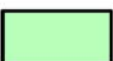

Land Use & Zoning Changes

Permitted Uses in PD / PUD

- a. Dance studio including classes and rehearsals
- b. Yoga and Pilates classes
- c. Music classes
- d. Theater for accessory dance and music performances
- e. Customary accessory uses
- f. Theater rental for non-profit cultural organization performances
- g. Accessory outdoor events in central open space area
- h. Storage building

Note: Proposed Land Use & Zoning Map will not allow other uses. Only the uses proposed will be permitted. This is not a rezoning to commercial, which could allow a wide variety of uses, like gas stations, convenience stores, etc.

DANCE ALIVE PD LAND USE TABLE

LEGEND	LAND USE AREAS	ACRES	%
	PRINCIPAL BUILDING & ACCESSORY STORAGE BUILDING AREA	0.89 AC.(±)	15%
	VEHICULAR USE AREA	1.44 AC.(±)	25%
	USABLE OPEN SPACE AREA	0.31 AC.(±)	5%
	LANDSCAPE BUFFERS	2.09 AC.(±)	37%
	STORMWATER AREAS	1.05 AC.(±)	18%
TOTAL		5.78 AC.(±)	100%

PD PLAN HIGHLIGHTS

- BUILDINGS (MAXIMUM)
 - 2 BUILDINGS
 - 26,000 SF & 4,000 SF
 - 1 - STORY MAX. (35 FEET)
- BUILDING FAÇADE DESIGN STANDARDS
 - ARTICULATION, GLAZING, MATERIALS (ATTRACTIVE APPEARANCE)
- LANDSCAPE BUFFERS & BUILDING SETBACKS (MINIMUM)
 - 100 FEET – EAST
 - 70 FEET – SOUTH
 - 40 FEET – WEST
 - 15 FEET - NORTH
- 60% GREEN SPACE
- KEEPING MOST EXISTING TREE AREAS

PD Plan & Aerial Photo



Proposed PUD Land Use & PD Zoning Amendment Area
 Parcel No. 06076-000-000
 5.7 Ac. (+/-)



Next Steps

- EDA will submit the applications for rezoning and land use change to the City of Gainesville
- City of Gainesville will review the applications
- City of Gainesville will notify neighboring property owners of the public hearing before the City Plan Board
- Plan Board meeting (TBD: Approx. 3 Months)
- City Commission meeting (TBD: Approx. 5 Months)
- When Development Plan application is submitted, there will be an additional neighborhood meeting & notification process

Contact Information

- Person: Clay Sweger
- Phone: (352) 373-3541
- Email: csweger@edafl.com
- Web site: www.edafl.com/neighborhoodworkshops

- Mail: 720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

Land Use Change & Rezoning Justification Report

Dance Alive
3302 NW 39th Avenue

Prepared for Submittal to:

City of Gainesville

Prepared by:

eda consultants, inc.



February 6, 2023; revised April 3, 2023

Proposal and Background

This application proposes a Small-Scale Comprehensive Plan Amendment (land use change) and rezoning for Tax Parcel 06076-000-000 located at 3302 NW 39th Avenue. The total size of the proposed land use and zoning change area is 5.78 +/- acres. The property is vacant.

The proposed future land use amendment is to take the property from the Single-Family future land use category to Planned Use District (PUD). The proposed rezoning is to change the properties from RSF-4 to Planned Development (PD). The proposed PUD land use and PD zoning are proposed to allow a new dance studio (Dance Alive) and associated accessory uses on the site.

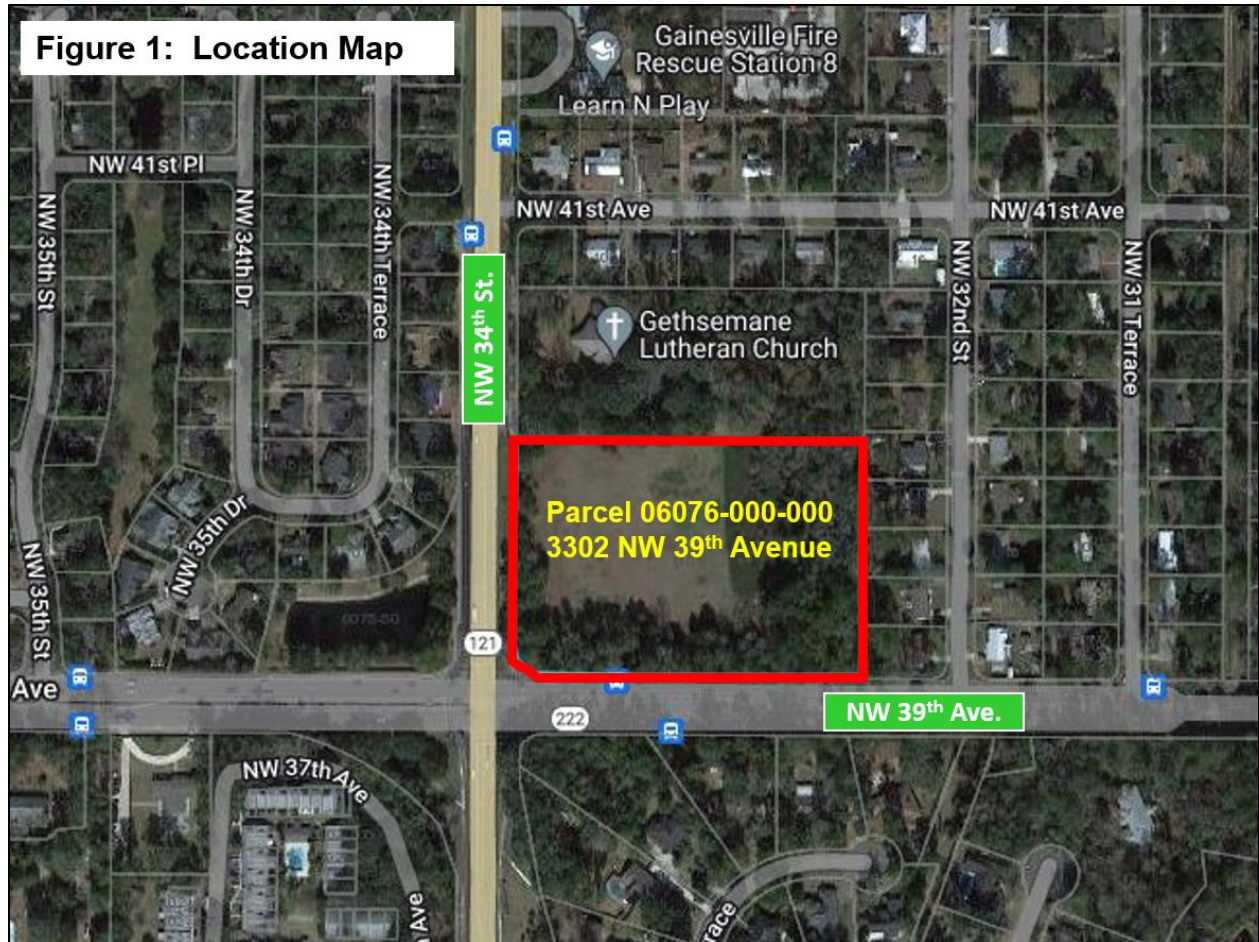
The property is located in the urbanized section of northwest Gainesville. It is considered an urban infill site due to surrounding existing development on the abutting and adjacent parcels. There is existing single-family development abutting to the east and west across NW 34th Street. There is also existing single-family development to the south across NW 39th Avenue. Abutting to the north is Gethsemane Lutheran Church. It should be noted that the property is currently owned by Gethsemane Lutheran, and the land use amendment and rezoning change are being requested due to the potential sale of the property to Dance Alive. Existing centralized utilities and roads are available to serve future urban development on the site.

Vehicular access is available to the property from both NW 34th Street (proposed joint driveway with existing driveway serving abutting property to the north currently owned by Gethsemane Lutheran Church) and NW 39th Avenue (right-in, right-out driveway only pending FDOT permitting). A recorded cross-access agreement with the abutting northern property owner will be provided by the applicant prior to the City issuing a final development order.

The properties are all located in Zone B of the Transportation Mobility Program Area (TMPA). Any future development of the site will be subject to the Zone B requirements in the Transportation Mobility Element.

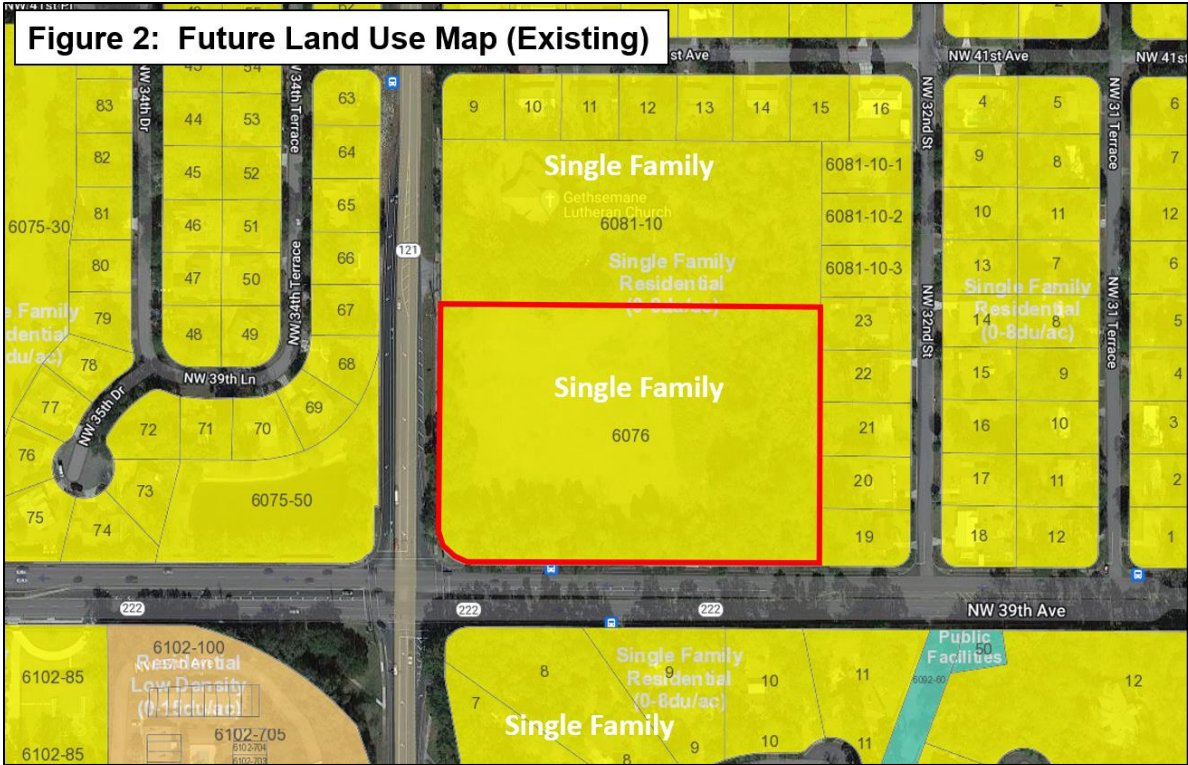
The applicant is proposing a dance studio with associated uses on the site. The current zoning and land use designations on the property would not allow this use, so the applicant is proposing a Planned Use District (PUD) land use category and a Planned Development (PD) zoning to implement the proposal. Conditions within the PUD and PD will ensure compatibility of the dance studio and associated uses with the surrounding single-family residential uses. A list of the uses permitted in the proposed Planned Development is provided in the “Proposed Future Land Use Category and Zoning District” section of this report.

The aerial photo on the following page (Figure 1) illustrates the parcel location at the northeast corner of NW 34th Street and NW 39th Avenue (3302 NW 39th Avenue). As can be noted from the below aerial photo, the property is currently vacant, but surrounded by developed properties on all sides.

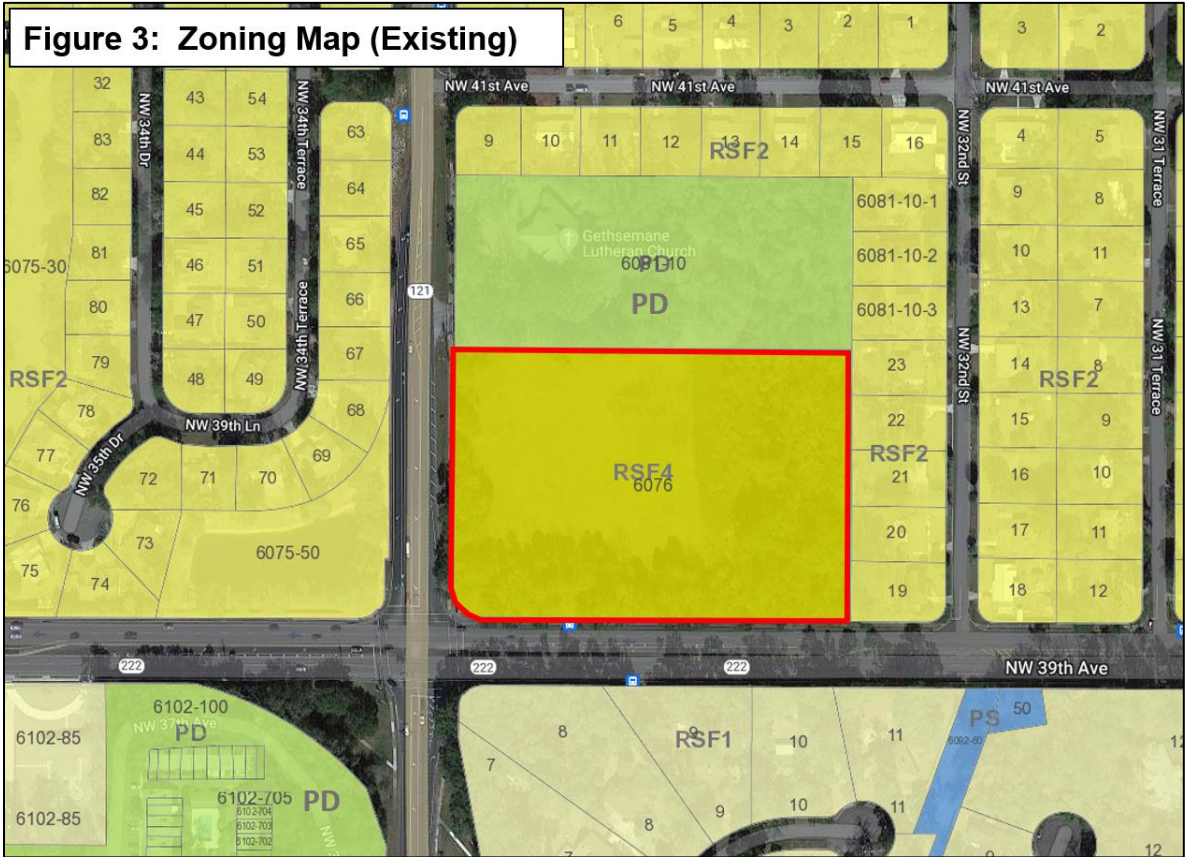


Existing Future Land Use Designation and Zoning District

The current future land use map designation for the parcel is Single-Family (SF) as indicated in Figure 2 on the following page. To the west is NW 34th Street. Across NW 34th Street to the west, the properties are designated SF land use (Sable Chase single-family Cluster Subdivision Phase II). The abutting property to the north (where Gethsemane Lutheran Church is located) is designated SF. To the east, the land use designation for the abutting property is also SF (Northwood South Unit 2 single-family subdivision). To the south, is NW 39th Avenue. Across NW 39th Avenue to the south, the properties are designated SF (Weatherstone single-family subdivision).



The existing zoning district on the property is Single-Family Residential 4 (RSF-4) as illustrated on Figure 3 below:



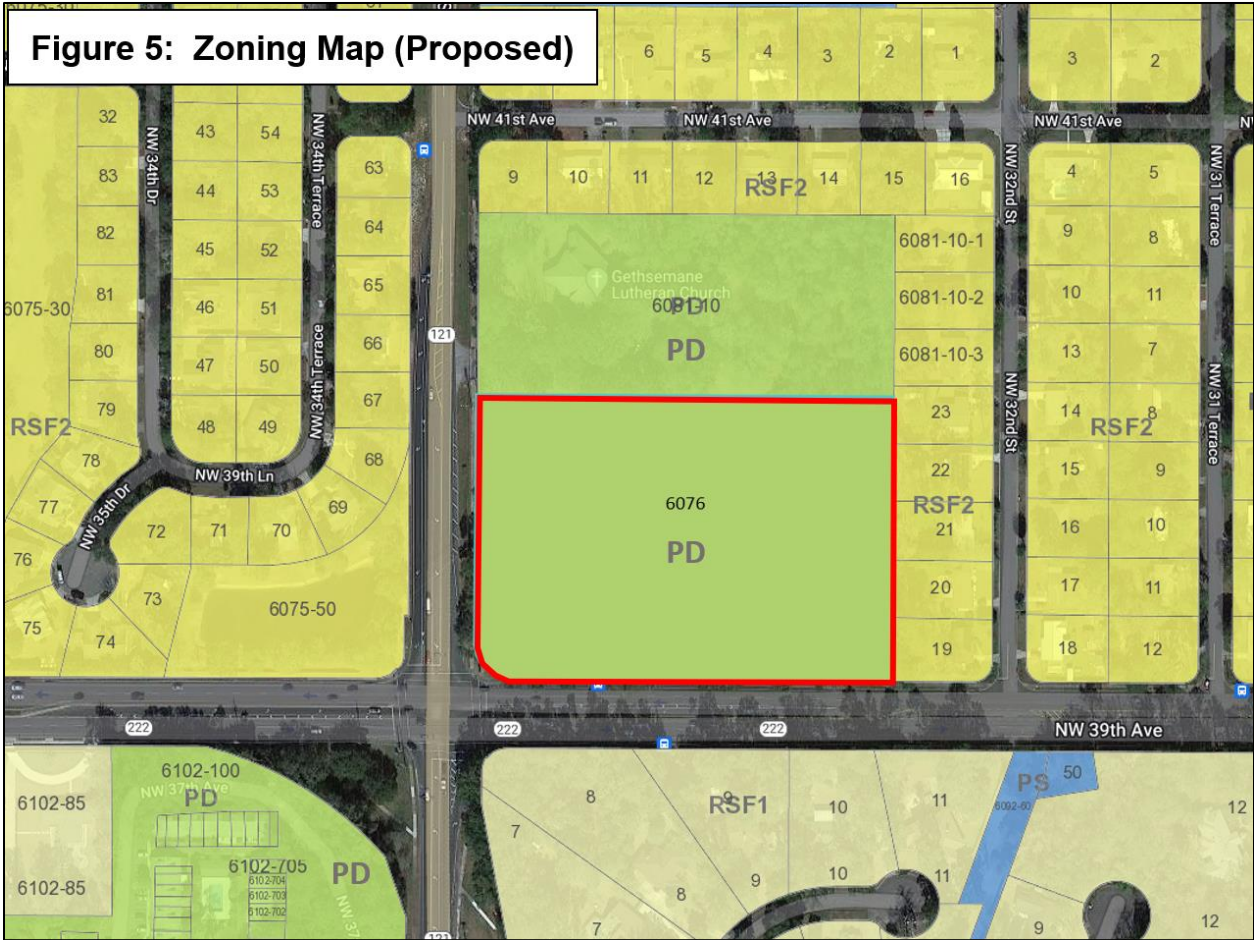
Statement of Proposed Change / Proposed Future Land Use Category & Zoning District

As stated above, the site currently is designated with the Single-Family future land use category. The zoning district designation is RSF-4. These designations date back to when the property and surrounding area were annexed (1979) into the City of Gainesville and required City zoning and land use designations.

The proposed small-scale future land use map amendment is to change the future land use category from Single-Family to Planned Use District (PUD). The proposed PUD will consist of 5.78 +/- acres and will be known as the Dance Alive PUD. Since PUD is an overlay district, the proposed underlying land use category associated with this PUD is Office (OF).

The PUD future land use category (with proposed Planned Development (PD) zoning) for the site is proposed to ensure compatibility with the surrounding single-family residential neighborhoods and place of religious assembly. Conditions within the proposed PUD and PD provide for landscape and natural buffering and limit hours of operation to minimize impacts on the residential areas. The proposed PUD land use category is consistent with the proposed PD zoning district (PD zoning is required to implement the PUD future land use category). Figures 4 & 5 below indicate the proposed future land use and zoning designations for the subject property:





The proposed land use and zoning designations will create an opportunity for the placement of the Dance Alive dance studio (and associated uses) in a new location that can be carefully controlled with PUD and PD conditions that will ensure compatibility with the existing and future surrounding development pattern in the area. This change will introduce a cultural use on a corner lot on the busy intersection of two FDOT principal arterials (NW 39th Avenue (SR 222) and NW 34th Street (SR 121)) that is not well suited for single-family residential development. Under the proposed designations and under the existing City of Gainesville Land Development Regulations and the PD design requirements, future development activity within the subject property can occur in harmony with surrounding land uses and will occur in compliance with all applicable regulations associated with the Comprehensive Plan and Land Development Code. Future development on the property will create an asset to the City. The proposed PUD future land use category will allow for a cultural use that can be integrated into the area at a scale appropriate for the surrounding residential areas.

This site currently is served by GRU centralized utilities with adequate capacity. Two transit routes: RTS Routes 8 and 40 serve the site. There are transit stops on the north and south sides of NW 39th Avenue proximate to the subject property. There are also transit stops on the east and west sides of NW 34th Street that are located both north and south of NW 39th Avenue.

There are existing paved streets (both FDOT arterials) to serve the development: NW 39th Avenue (SR 222) and NW 34th Street (SR 121). There are existing sidewalks along both sides of NW 39th Avenue and NW 34th Street. Connections to the sidewalk system on the east side of NW 34th Street and the north side of NW 39th Avenue are proposed with the PD rezoning request (see proposed PD Layout Plan). The sidewalk systems along NW 39th Avenue and NW 34th Street connect to the transit stops. There are painted, in-lane bicycle lanes on both sides of NW 34th Street and NW 39th Avenue.

City of Gainesville Comprehensive Plan Policy 4.1.1 defines the proposed Planned Use District future land use category as follows:

Planned Use District (PUD)

This land use category is an overlay land use category that may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The category is created to allow the consideration of unique, innovative, or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. Each PUD overlay land use category adopted shall address: density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture; environmental features; and, when necessary, buffering of adjacent uses. Planned Development zoning shall be required to implement a PUD land use category.

The proposed zoning to implement the proposed PUD future land use category is Planned Development (PD), as required by the PUD land use category. The City of Gainesville Land Development Code Chapter 30, Article III, Division 4 establishes the Planned Development zoning district and the requirements for rezoning to this district. Sec. 30-3.17 establishes the review criteria for a rezoning to PD. Each PD ordinance must contain a specific list of permitted uses in the PD.

The table below indicates the proposed uses permitted by right in the Dance Alive PD district:

Uses Permitted by Right in the Dance Alive Planned Development
Dance studio including classes and rehearsals
Yoga and Pilates classes
Music classes
Theater for accessory dance and music performances (to end by 11 pm)
Theater rental for non-profit cultural organization performances (to end by 11 pm)
Accessory outdoor events within the Usable Open Space area delineated on the PD Layout Plan. Outdoor events are limited to daylight hours.
Storage building (maximum 4,000 square feet)

The applicant is requesting the Planned Use District land use category and PD zoning because the City's conventional land use categories and zoning districts do not allow the flexibility to allow the Dance Alive dance studio in zoning districts or land use categories that are compatible with the surrounding single-family residential areas. Dance Alive is a unique cultural/educational use in Gainesville that has served the community for 57 years. It has offered students and young future professionals the opportunity to hone skills under superior instruction.

While Dance Alive is a non-residential use proposed in a single-family residential area, the proposed PUD and PD conditions include components intended to promote compatibility and buffering from neighboring single-family dwellings. These components include: significant landscape and natural buffers on all sides of the site; limitations on the hours of operation of theater and outdoor activities; and design components to enhance the building facades. It should also be noted that Dance Alive is a use that does not typically generate traffic in the a.m. or p.m. peak hours, which reduces its impacts. And, since the site is located on the corner of two busy streets (NW 39th Avenue and NW 34th Street), it will have minimal impacts on two sides of the property, and the other sides are buffered.

Planned Use District Requirements

The City's Future Land Use Element (Policy 4.1.1) includes requirements with the PUD land use category for what must be addressed with the application. Each of these required items is listed below with an explanation. Please note that a list of PUD Conditions is also attached to this document that contains requirements about these items.

1. Density: Not applicable; this is a non-residential use.
2. Intensity: Maximum square footage for the principal building is 26,000 SF; maximum square footage for the accessory storage building is 4,000 SF.
3. Permitted Uses: Permitted uses in the Dance Alive PUD shall be limited to:
 - a. Dance studio, including classes and rehearsals
 - b. Yoga and Pilates classes
 - c. Music classes
 - d. Theater for accessory dance and music performances (to end by 11 pm)
 - e. Theater rental for non-profit cultural organization performances (to end by 11 pm)
 - f. Accessory outdoor events within the Usable Open Space area delineated on the PD Layout Plan. Outdoor events are limited to daylight hours.
 - g. Storage building (maximum 4,000 square feet).
4. Access by car: Vehicular access shall be from NW 34th Street joint driveway connection with the property abutting to the north and a right-in/right-out only driveway connection from NW 39th Avenue subject to FDOT and City of Gainesville permitting.
5. Access by pedestrians: Pedestrian access shall be through: an internal sidewalk system that connects to the public sidewalks along the NW 39th Avenue and NW 34th Street frontages.
6. Access by bicycle: There are painted in-lane bicycle lanes along NW 39th Avenue and NW 34th Street that provide bicycle access.
7. Access by transit: Two transit routes serve the site: Routes 8 and 40. There are transit stops on both sides of NW 39th Avenue and both sides of NW 34th Street.
8. Estimated trip generation: 572 ADT.
9. Environmental Features: The site is a vacant infill site with no wetlands, strategic ecosystem, flood zones or topographic constraints.

Basic Level Environmental Review

The subject property has no environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses. There are significant wooded areas on the eastern and southern portions of the site and are proposed to remain as a landscape buffer.

Responses to Application Questions

Surrounding Property Information

The subject property lies within an area that contains residential uses such as single-family dwellings and attached single-family dwellings.

North: Abutting to north of the subject property is Gethsemane Lutheran Church in the Single-Family land use category.

South: To south of the subject property is NW 39th Avenue. South of NW 39th Avenue are single-family dwellings in the Single-Family land use category.

East: Abutting to the east are single-family dwellings in the Single-Family land use category.

West: To the west is NW 34th Street. Across NW 34th Street to the west are single-family dwellings in the Single-Family land use category.

Adjacent Property Characteristics Table

	Existing Use	FLU Designation	Zoning District
North	Gethsemane Lutheran Church	Single Family	PD
South	NW 39 th Avenue; Single-family dwellings	Single Family	RSF-1
East	Single-family dwellings	Single Family	RSF-2
West	NW 34 th ST; Single-family dwellings	Single-Family	RSF-2

Upon analyzing these existing land use patterns, the proposed land use and zoning changes will not negatively impact the nature of the existing development pattern in the area. The existing development pattern and land use & zoning mapping in the area is primarily single-family dwellings and attached single-family dwellings (southwest of NW 39th Avenue). Dance Alive is a unique cultural use with off-peak use and trip generation characteristics. The proposed location is at the busy northeast corner of NW 34th Street and NW 39th Avenue, which is not well-suited to single-family residential development. Proposed PUD/PD conditions provide for adequate buffering in the residential area. Height is limited to what currently is allowed in single-family zoning. And, hours of operation are limited to ensure compatibility with neighboring areas.

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

Response: No. The intended use of this property is for a dance studio and associated uses. The property is a lot that has been vacant for many years due to its location on the busy corner of two arterials.

2. *If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:*

Residential streets:

Response: Not applicable. There are no residential streets impacted.

Noise and lighting:

Response: Impacts from noise and lighting will be minimized by PD conditions that limit the hours of operation. All lighting on the site will be required to meet the City's lighting standards as stated in the Land Development Code.

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

Response: No. There are no creeks, lakes, wetlands, greenways, floodplains, strategic ecosystem, or other environmental factors on the subject property or adjacent property.

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

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

Response: No.

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

Response: No.

5. *Which of the following best describes the type of development pattern your development will promote?*

Response: Urban Infill. The property area is surrounded on the north, south, west, and east by existing development and principal arterials that have existed for decades.

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

Response: The proposed change will allow Dance Alive, a unique, local cultural and educational institution, to relocate to a new location in a new facility. This will provide continuing cultural and educational opportunities to the community.

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

Response: The land use change and rezoning will add a new infill structure for Dance Alive, which will create jobs both during the construction phase and throughout the life of the project.

8. *What impact will the proposed change have on level of service standards?*

Roadways:

Response: The proposed change will generate 572 average daily trips. It should be noted that both the dance studio and storage use at the site are off-peak generators, so there will be minimal impacts to roadways in the peak hours. The property is located in Zone B of the City's Transportation Mobility Program Area (TMPA), and at the time of development will be required to meet the criteria stated in the City's Transportation Mobility Element.

Recreation:

Response: There will be no impact to the Recreation level of service standards.

Water & Wastewater:

Response: GRU has indicated that there is adequate capacity to provide services to this proposed development.

Solid Waste:

Response: There will be no impact to the Solid Waste level of service standard. There is adequate solid waste capacity to meet the needs of this proposed development.

Mass Transit:

Response: Two transit routes (8 and 40) provide service to this area. Due to the off-peak nature of this proposed development, there will be no impacts to transit services.

Public Schools

Response: Not applicable. This is a non-residential development.

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

Response: There are existing sidewalks on both the north and south sides of NW 39th Avenue. There are also existing sidewalks on both sides of NW 34th Street. Painted, in-lane bicycle lanes are on both sides of NW 39th Avenue and NW 34th Street. This proposed development will be interconnected with sidewalks to the public sidewalks. There is existing transit service in this area from RTS Routes 8 and 40.

Analysis for Changes to the Future Land Use Map

Future Land Use Element Policy 4.1.3 sets the 11 review criteria for proposed changes to the Future Land Use Map. Each of the 11 criteria are listed below and responses are provided:

1. Consistency with the Comprehensive Plan

Response: The proposed PUD future land use change and associated PD zoning district are consistent with the City's Comprehensive Plan. PD zoning is required for PUD land use per the Future Land Use Element. The following objectives and policies are applicable to the proposed designations:

Planned Use District (PUD)

This land use category is an overlay land use category that may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The category is created to allow the consideration of unique, innovative, or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. Each PUD overlay land use category adopted shall address: density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture; environmental features; and, when necessary, buffering of adjacent uses. Planned Development zoning shall be required to implement a PUD land use category.

Consistency: The proposed PUD land use category allows the City to consider a unique and innovative development scenario on an infill parcel within the City. Dance Alive is a unique, local cultural and educational institution with a history of providing dance/musical education and entertainment. The proposed Dance Alive use and associated uses are off-peak traffic generators, which reduces trip impacts in the surrounding area. The related PD contains conditions related to sidewalk connections to encourage pedestrian access. The PUD and PD contain conditions about site design and building design that ensure compatibility and reduce the appearance of massing to retain and improve the character of the surrounding area.

FLU Objective 1.5

Discourage the proliferation of urban sprawl.

Consistency: The proposed land use change is on property that has been vacant for decades, but it is surrounded by existing development that has been in place since the 1960s, 1970s, and 1980s. In addition, the surrounding area is served by existing utilities and infrastructure such as roads, transit service, sidewalks, and bike lanes. Future development on the property will discourage urban sprawl by infilling development in an area with adequate public services and facilities.

FLU Objective 4.1

The City shall establish land use designations 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 proposed 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.

Response: The proposed Dance Alive use at the site is consistent with the City allowing for unique, innovative, and carefully construed proposals. Dance Alive is a unique cultural and educational use in the community. The proposed conditions, design standards, and conceptual elevations provided in the PUD and associated PD are in keeping with the surrounding character of the area. There are no environmental constraints on the site. The proposed PUD land use will allow for sufficient acreage for an educational and institutional use at the site.

2. Compatibility and surrounding land uses

Response: The subject property is currently vacant and has been for decades. The surrounding land uses include single-family residential that is designated Single-Family land use (east, west, and south) and Gethsemane Lutheran Church (designated Single-Family land use), a place of religious assembly to the north.

The proposed PUD will provide an opportunity for infill on the subject property. Buffers and building design standards for the proposed development within the associated, implementing PD zoning will ensure compatibility and harmony with the surrounding uses.

3. Environmental impacts and constraints

Response: There are no identified environmental resources or constraints on the site.

4. Support for urban infill and/or redevelopment

Response: The proposed PUD supports infill within the urbanized portion of the City of Gainesville. Approval of the PUD land use change will facilitate development of the subject property. Urban land uses, centralized utilities, transit service, sidewalks, and public

roadways are located adjacent to the site. Due to its location and proximity to necessary public facilities, the property is suitable for urban infill.

5. *Impacts on affordable housing*

Response: Not applicable. This is a non-residential development.

6. *Impacts on the transportation system*

Response: Any future development on the site will be required to meet the City’s TMPA Zone B criteria as specified in the City’s Transportation Mobility Element.

Currently the site is served by RTS Routes 8 and 40. Sidewalks will be required to connect to the public sidewalks along the NW 34th Street and NW 39th Avenue property frontages.

The subject property is currently accessed by two state arterial roadways, NW 34th Street (SR 121) and NW 39th Avenue (SR 222). Capacity is available on these roadways to serve the development. Design and permitting of proposed access points shall be coordinated with the Florida Department of Transportation. The estimated average daily trip generation is 572 trips, based on the proposed uses and maximum permitted building sizes. Exact trip generation will be established at the time of development plan review.

ITE Trip Generation Estimate

Principal Building

<u>Use / ITE Code</u>	<u>Max. Size</u>	<u>Trip Gen Rate</u>	<u>ADT</u>
Recreational Community Ctr. (495)	19,200 SF	28.82 / 1,000 SF (ADT)	553
Storage (150)	6,800 SF	1.71 / 1,000 SF (ADT)	12

Accessory Storage Building

<u>Use / ITE Code</u>	<u>Max. Size</u>	<u>Trip Gen Rate</u>	<u>ADT</u>
Storage (150)	4,000 SF	1.71 / 1,000 SF (ADT)	7

Total ADT 572 Trips

7. *An analysis of the availability of facilities and services*

Response: The property is located in the urbanized portion of Gainesville with available potable water, wastewater, solid waste, and electric services. The site is accessed by roadways that have adequate capacity to serve future development on-site. At the time of future development on the site, there will be a requirement to meet the TMPA Zone B standards. There is existing transit service to the site from 2 routes (8 and 40). There are existing sidewalks along the property frontage. The development will connect to the public

sidewalks along NW 34th Street and NW 39th Avenue. Please refer to the section within this report titled ‘Responses to Application Questions’ for additional details.

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

Response: The Planned Use District future land use category is, as stated in Future Land Use Element Policy 4.1.1, *an overlay land use category created to allow the consideration of unique, innovative or narrowly construed land use proposals*. This category allows the City to add acreage for unique proposals such as the new facility/location for Dance Alive.

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.*

Response: The proposed change on the future land use map does not promote urban sprawl as defined in Section 163.3164, F.S. In fact, the proposed amendment discourages urban sprawl by facilitating infill on an existing site with existing infrastructure and public services/facilities. The site is located in the urban services area with existing development surrounding it when examining the existing land use patterns in the immediate area. The use of this land as proposed is considered infill in nature.

Section 163.3177(6)(a)9.b., F.S. provides criteria to determine whether a land use amendment discourages the proliferation of urban sprawl. These criteria are listed below with responses.

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.

Response: There are no identified natural resources on the site. The site is surrounded by existing development that has existed for decades.

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

Response: The site is in an area served by existing public facilities and services (including roads, transit, sidewalks, and centralized utilities) and therefore, can be served by these services in an efficient manner.

(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.

Response: The site is served by existing transit service via RTS Routes 8 and 40. Both NW 34th Street and NW 39th Avenue include paved in-lane bicycle facilities. Public sidewalks are on both sides of NW 34th Street and NW 39th Avenue, and sidewalks. Sidewalk connections to these public sidewalks will be constructed on the property frontages. The proposed Dance Alive use will bring a non-residential cultural and educational facility within easy pedestrian and bicycle access to several surrounding residential areas.

(IV) Promotes conservation of water and energy.

Response: The site is in an area surrounded by uses served by existing public facilities and services, thereby reducing sprawl and wasteful allocation of resources. All future development on the project site will be required to connect to centralized potable water and wastewater public facilities. The availability of existing transit service, sidewalks, and in-lane bicycle facilities also reduces transportation energy costs. 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.

Response: The proposed land use change does not include any existing lands designated as Agricultural on the future land use map. Thus, there is no reduction in agricultural land as a result of this proposed future land use amendment.

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

Response: The subject property currently is not in a Conservation or public lands category (it is in the SF category). The site is in an urban area. Therefore, there is no reduction in current open space or recreational area that will occur as a result of the proposed future land use change. The associated PD includes a condition requiring a minimum requirement for usable open space.

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

Response: The proposed future land use map change will allow for the additional acreage for a cultural and educational use in the community to serve the needs of the residential population.

(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.

Response: Not applicable.

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

Response: The proposed land use change will create jobs during the construction phase of development. The ability to expand Dance Alive services at the new site will diversify the City's cultural opportunities.

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

Consistency: The subject property does not include any antiquated subdivisions as defined in Section 163.3164, F.S. Therefore, this provision is not applicable.

Analysis for Changes to Zoning

Section 30-3.14 of the City's Land Development Code establishes the criteria for review of rezoning proposals. There are 10 review criteria listed as shown below. Responses to each of the criteria are provided. In addition to the general review criteria for rezoning of properties, the Land Development Code includes 10 specific review criteria for rezoning to Planned Development in Section 30-3.17. Responses to each of those additional 10 criteria are below the responses to the general 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.*

Response: The permitted uses within the proposed PD are educational and cultural in nature. The proposed uses will serve the needs of the community as a whole. Conditions within the PD limit height to what is allowed in surrounding single-family districts. The PD contains conditions to ensure compatibility including, limits on hours of operation, buffers, and design standards. Two sides of the site are located on principal arterials, which limits the development impacts on surrounding single-family development. Abutting to the north is a place of religious assembly.

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

Response: The Planned Development zoning district is designed, as stated in the Land Development Code, to provide a particularized zoning district that recognizes unique conditions, allows design flexibility, and promotes planned diversification and integration of uses and structures which other zoning districts cannot accommodate... provide flexibility to meet changing needs, technologies, economics, and consumer preferences.... PD zoning is proposed for this site because the PD zoning will allow for the integration of an educational and cultural use in the area, which is a unique use proposed with design standards for compatibility with the surrounding area.

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

Response: The proposed PD zoning district for the site abuts single-family zoning to the north and east and is adjacent to single-family zoning to the west and north (across principal arterials). The PD zoning is proposed to ensure compatibility with the surrounding properties. Conditions within the PD contain requirements for buffering, hours of operation, and design standards to limit impacts on the surrounding single-family residential properties.

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

Response: There are no existing building/structures on the subject property. The proposed Dance Alive use is an appropriate use for a property that has been vacant for many years.

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

Response: The site falls within the City's Transportation Mobility Program Area (TMPA) Zone B.

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

Response: The proposed Dance Alive use on the site will serve the educational and cultural needs of the community.

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

Response: The only substantial change in the area is the decision of the Gethsemane Lutheran Church to sell the vacant property for the Dance Alive facility on the site.

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

Response: Rezoning of this property to PD is being proposed to increase the infill prospects for the site, consistent with the goals, objectives, and policies of the City's Comprehensive Plan as indicated in the following goals, objectives, and policies. It should also be noted that the proposed PD zoning district is the implementing district for the proposed PUD future land use category, as required by that category.

FLU Objective 1.5

Discourage the proliferation of urban sprawl.

Consistency: The proposed Dance Alive PD is an infill project in an already developed area of the city that has existing public utilities and services, including roads, transit service, and utilities.

Cultural Affairs Element Objective 1.1

The City shall recognize and support Arts and Cultural organizations as an important factor in the economic prosperity of the community.

Consistency: Dance Alive is an important and long-standing community cultural organization. Since 1966, Dance Alive has been providing educational and cultural opportunities for dance performances in Gainesville. Dance Alive has toured in the US, Brazil, Costa Rica, and Bulgaria, which brings recognition to the Gainesville community.

*Cultural Affairs Element Objective 2.1 and Policy 2.1.1
The City shall maximize access to the arts.*

The City shall provide access to the arts and cultural programs for all of its citizens and promote a regional audience which is familiar with a range of cultural expressions to include eco-heritage, ethic, media, folk arts, and fine arts.

Consistency: The proposed Dance Alive PD will provide an opportunity for expansion for the organization. The will, in turn, expand access for cultural and educational dance opportunities for the community as a whole and promote a regional audience.

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

Response: This report will be presented to the City Plan Board at a future public hearing in 2023. The Neighborhood Workshop was held on Monday, January 30, 2023. The submittal includes information about the Neighborhood Workshop and all the required application forms. After the Plan Board votes on a recommendation concerning the proposed land use and zoning changes, the items will be heard at a City Commission meeting.

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 with the potential to establish a coherent expansion of nearby transects with elements including a code compliant street system with sidewalks, pedestrian circulation, lighting systems, and utility infrastructure.*
- 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. The subject land has the characteristics of a T-Zone or has 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 experience.*

Response: Not applicable. This is not an application for rezoning to a transect zone.

Analysis for Changes to PD Zoning

Sec. 30-3.17. Review criteria.

In addition to the general review criteria for rezonings provided by this article, the city plan board and the city commission shall evaluate PD applications according to the following additional criteria:

A. *Consistent with Comprehensive Plan. A PD application may only be approved if it is consistent with the Comprehensive Plan.*

Response: **The proposed PD is consistent with the Comprehensive Plan as previously discussed in H. above.**

B. *Conformance to PD purpose. A PD application may only be approved if it is in conformance with the purpose of PDs as articulated in section 30-3.15.*

Sec. 30-3.15 Purpose. The purpose of the planned development (PD) district is to provide a particularized zoning district that recognizes unique conditions, allows design flexibility, and promotes planned diversification and integration of uses and structures, which other zoning districts cannot accommodate, while also retaining the city commission's authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare. The PD district is designed to:

1. *Encourage flexible land development that sustainably uses land and infrastructure, reduces transportation needs, conserves energy, and maximizes the preservation of natural resources.*
2. *Allow the integration of different land uses and densities in one development that would not otherwise be provided for in other zoning districts in this chapter, and which encourage compatibility in overall site design and scale both internal and external to the project site.*
3. *Permit outstanding and innovative residential and nonresidential developments with quality-of-life design features, such as an integration of housing types and accommodation of changing lifestyles within neighborhoods; design that encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as pedestrian scale, a building orientation generally toward streets and sidewalks, parking located to the side or rear of buildings, narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, terminated vistas, recessed garages, alleys, enhances landscaping, and mixed-uses.*
4. *Provide flexibility to meet changing needs, technologies, economics, and consumer preferences and allows for ingenuity and imagination in the planning and development of relatively large tracts.*
5. *Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.*

Response: **As stated above, PD zoning is designed to allow for unique and innovative proposals that other zoning districts cannot accommodate. The Dance Alive PD is proposed for this site because the PD zoning will allow for the integration of an educational and cultural use in the area, which is a unique use proposed with design standards for**

compatibility with the surrounding area. The existing RSF-4 zoning would not allow this use. The PD provides flexibility for use of a vacant, infill site in the City to meet the cultural needs of the City. Design standards, buffers and limitations on the uses and hours of operation in the PD eliminate negative impacts. The PD is designed to encourage pedestrian, bicycle, and transit trips through the location of sidewalk systems, existing bicycle facilities, and existing transit routes.

C. Internal compatibility. All uses proposed within a PD shall be compatible with other proposed uses; that is, no use may have any undue adverse impact on any neighboring use, based on the streetscape, treatment of pedestrian ways and circulation, motor vehicle circulation, and the separation and buffering of parking areas and sections of parking areas; the existence or absence of, and the location of, focal points and vistas, open spaces, plazas, recreational areas and common areas, and use of existing and proposed landscaping; use of the topography, physical environment and other natural features; use and variety of building setback or build-to lines, separations and buffering; use and variety of building groupings, building sizes, architectural styles, and materials; variety and design of dwelling types; particular land uses proposed, and conditions and limitations thereon; and any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of any proposed use within the PD.

Response: The proposed uses within the PD are all related to the educational and cultural aspects of the Dance Alive organization. These uses are all internally compatible.

D. External compatibility. All uses proposed within a PD shall be compatible with existing and planned uses of properties surrounding the PD; that is, no internal use may have any avoidable or undue adverse impact on any existing or planned surrounding use, nor shall any internal use be subject to undue adverse impact from existing or planned surrounding uses. An evaluation of the external compatibility of a PD should be based on the following factors: adjacent existing and proposed uses, design of the development, traffic circulation, and density and intensity.

Response: The design of the Dance Alive PD is created to ensure compatibility with the surrounding single-family neighborhoods. Large buffers, design standards, limiting building height to that of single-family zoning, and limiting hours of operation will ensure compatibility with surrounding areas.

E. Intensity of development. The residential density and intensity of use of a PD shall be compatible with and shall have no undue adverse impact upon the physical and environmental characteristics of the site and surrounding lands and shall comply with the policies and density limitations set forth in the Comprehensive Plan. Within the maximum limitation of the Comprehensive Plan, the permitted residential density and intensity of use in a PD may be adjusted upward or downward in consideration of the following factors: the availability and location of public and utility services and facilities; the trip capture rate of development; and the degree of internal and external connectedness of streets.

Response: The Dance Alive PD has limited intensity to a maximum of 26,000 square feet for the main building and 4,000 square feet for the accessory storage building. Building height is limited to 35 feet, which is consistent with what is allowed in single-family zoning districts.

Large buffers are on all sides of the proposed development, which reduces the visual impact of the development on the surrounding area.

F. Usable open spaces, plazas and recreation areas. Usable open spaces, plazas and recreation areas provided within a PD shall be evaluated based on conformance with the policies of the Comprehensive Plan and the sufficiency of such areas to provide appropriate recreational opportunities, protect sensitive environmental areas, conserve areas of unique beauty or historical significance, enhance neighborhood design, and encourage compatible and cooperative relationships between adjoining land uses.

Response: The PD proposes a minimum requirement of usable open space at the site as identified on the PD Layout Plan.

G. Environmental constraints. The site of the PD shall be suitable for use in the manner proposed without hazards to persons either on or offsite from the likelihood of increased flooding, erosion or other dangers, annoyances or inconveniences. Condition of soil, groundwater level, drainage and topography shall all be appropriate to the type, pattern and intensity of development intended. The conditions and requirements of the protection of resources article shall be met.

Response: There are no identified environmental constraints on the subject property.

H. External transportation access. A PD shall be located on, and provide access to, a major street (arterial or collector) unless, due to the size of the PD and the type of uses proposed, it will not adversely affect the type or amount of traffic on adjoining local streets. Access shall meet the standards set in chapter 23 and chapter 30, article VI. Connection to existing or planned adjacent streets is encouraged. The trip generation report shall be signed by a professional engineer registered in the state when there is a difference between the traffic report provided by the petitioner and the concurrency test.

Response: The subject property will have direct access to NW 39th Avenue (an FDOT principal arterial) via a right-in right-out driveway. There will also be access to NW 34th Street (an FDOT principal arterial) from a shared driveway with the abutting property to the north. There are no local streets impacted by the development.

I. Internal transportation access. Every dwelling unit or other use permitted in a PD shall have access to a public street directly or by way of a private road, pedestrian way, court or other area that is either dedicated to public use or is a common area guaranteeing access. Permitted uses are not required to front on a dedicated public road. Private roads and other accessways shall be required to be constructed so as to ensure that they are safe and maintainable.

Response: Internal transportation access is through a driveway/vehicular use area within the proposed development as illustrated on the PD Layout Plan.

J. Provision for the range of transportation choices. Sufficient off-street and on-street parking for bicycles and other vehicles, as well as cars, shall be provided. Parking areas shall be constructed in accordance with such standards as are approved by the city commission to ensure that they are safe and maintainable and that they allow for sufficient privacy for adjoining uses. When there is discretion as to the location of parking in the project, it is strongly encouraged that all motor vehicle parking be located at the rear or interior side of buildings, or both. The design of a PD should, whenever feasible, incorporate appropriate pedestrian and bicycle accessways so as to provide for a variety of mobility opportunities.

Connection to all sidewalks, greenways, trails, bikeways, and transit stops along the perimeter of the PD is required. Where existing perimeter sidewalks do not exist, sidewalks shall be provided by the development.

Response: There are existing public sidewalks along both property frontages (NW 34th Street and NW 39th Avenue. There are also in-lane bicycle facilities in both roadways. Transit Routes 8 and 40 serve the site. Sidewalk connections to the public sidewalks on both property frontages are as illustrated on the PD Layout Plan.

Conclusion

As stated in this report, the proposed small-scale land use amendment to PUD and rezoning to PD for this property are consistent with the City of Gainesville Comprehensive Plan and Land Development Code. The subject property has been vacant for decades, but it is surrounded by existing development dating as far back as the 1960s. The proposed land use change and rezoning will facilitate infill development. The subject property is an area that is surrounded by urban development. The land use change and rezoning are being proposed to spur infill development for a unique, local cultural and education use in Northwest Gainesville, consistent with the goals of the City's Comprehensive Plan. The PUD future land use category with implementing PD zoning will provide opportunities for Dance Alive to locate on the site with site-specific development and design standards that will ensure compatibility with the neighboring area.

Appendix

Exhibit 1: PUD Conditions

Exhibit 2: PD Conditions

Exhibit 3: PD Layout Plan

Exhibit 4: Conceptual Elevations

Exhibit 1

Dance Alive Planned Use District (PUD) Conditions

- Condition 1: Allowable uses in the Dance Alive PUD shall be:
- a. Dance studio including classes and rehearsals
 - b. Yoga and Pilates classes
 - c. Music classes
 - d. Theater for accessory dance and music performances
 - e. Customary accessory uses
 - f. Theater rental for non-profit cultural organization performances
 - g. Accessory outdoor events
 - h. Storage building
- Condition 2: The maximum principal building size is 26,000 square feet and maximum accessory storage building size is 4,000 square feet.
- Condition 3: The maximum building height shall be 35 feet.
- Condition 4: The implementing PD zoning ordinance must specify dimensional standards including maximum building height, setbacks, and required sidewalk widths.
- Condition 5: Vehicular access to the development from public right-of-way shall be in the form of a shared driveway (with the abutting property to the north) off the east side of NW 34th Street and a driveway off the north side of NW 39th Avenue, subject to permitting from the FDOT and City of Gainesville.
- Condition 6: The development shall include pedestrian access to the public sidewalks along the north side of NW 39th Avenue and the east side of NW 34th Street in the form of a sidewalk, as conceptually depicted on the PD Layout Plan.
- Condition 7: The implementing PD zoning ordinance must specify the amount of usable open space in future development on the property.

Exhibit 2

Dance Alive Planned Development (PD) Zoning Conditions

- Condition 1. This Planned Development (PD) shall be known as the Dance Alive PD.
- Condition 2: The permitted uses allowed by right in the Dance Alive PD are as listed below:
- a. Dance studio including classes and rehearsals
 - b. Yoga and Pilates classes
 - c. Music classes
 - d. Theater for accessory dance and music performances (to end by 11 pm)
 - e. Theater rental for non-profit cultural organization performances (to end by 11 pm)
 - f. Accessory outdoor events within the Usable Open Space area delineated on the PD Layout Plan. Outdoor events are limited to daylight hours.
 - g. Storage building (maximum 4,000 square feet)
- Condition 3: The maximum building square footage for the main building shall be 26,000 square feet.
- Condition 4: The maximum building height shall be 35 feet.
- Condition 5: The following dimensional standards shall apply to this PD:
- a. Minimum setback from NW 39th Avenue: 70 feet
 - b. Minimum setback from NW 34th Street: 40 feet
 - c. Minimum setback from east property line: 100 feet
 - d. Minimum setback from north property line: 15 feet
- Condition 6: The following design/development standards shall apply to this PD:
- a. *Building orientation.* The principal building shall have at least one functional entrance facing each adjacent street and will also have an entrance(s) facing internal to the site.
 - b. *Building massing.* Building facades must not exceed 100 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.
 - c. *Facade articulation.* The building facades for the principal building facing adjacent streets must maintain a pedestrian scale by integrating the following architectural elements:
 1. Façades may 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. Architectural treatments on the façade, such as cornices or expression lines, must be continued around the sides of the building visible from a street.
 3. All building elevations (including secondary/interior side façades) must use similar materials and appearance as the front/street facade.
- d. *Exterior building materials.* The following exterior material standards are required for each elevation on the principal building:
1. Exterior materials must be durable and weather-resistant and must be applied and maintained in accordance with the manufacturer's specifications or installation instructions.
 2. Because the overall palette of materials should not be overly complex, each elevation must be limited to no more than three materials. The material for trim, fascia, mechanical penetrations, and other similar features may be excluded from this material limitation.
 3. Exterior material classifications on each elevation for the principal building must meet the percentages as indicated below. Interior elevations that do not face a public street or sidewalk are exempt from these requirements. Material percentage calculations are based on the elevation area for each individual elevation excluding window glazing or door areas.
 - a. *Class I:* Brick masonry; stone masonry; cast stone masonry; precast concrete-architectural finish; concrete-architectural finish; glass wall system; metal panel.
 - b. *Class II:* Stucco; fiber cement panel; fiber cement lap siding; manufactured stone; wood.
 - c. *Class III:* Concrete masonry unit-architectural finish; concrete masonry unit-unfinished; precast concrete-unfinished; concrete-unfinished; wood composite lap siding; EIFS (Exterior Insulation Finishing Systems); synthetic stucco.

Exterior Building Material Percentages

Class 1 %	Class II & III*%
30 (min)—100 (max)	0 (min)—70 (max)

- d. Class III materials may not constitute more than 30 percent of any building elevation. Unfinished concrete, precast concrete or

concrete masonry units may not be used on any building elevation facing a public street or sidewalk.

4. The appropriate reviewing authority may allow modifications of exterior building material standards, including allowing the use of alternative materials not listed above, considering the degree that the proposed substitute material is substantially similar in durability and longevity.
- e. *Glazing.* Building walls for the principal building facing the adjacent streets shall have glazed area covering at least 25 percent of their surface at pedestrian level (between three feet and eight feet above grade). Operable glazed entrance doors may be included in the calculation of total facade surface area.
- f. *Mechanical equipment.* All mechanical equipment shall be placed on the roof, in the rear or side of the building, and shall be screened with parapets or other types of visual screening.
- g. Minimum Sidewalk width along NW 39th Avenue shall retain the existing FDOT configuration.
- h. Minimum sidewalk width along NW 34th Street shall retain the existing FDOT configuration.
- i. Minimum width for internal sidewalk systems: 5 feet
- j. All parking areas shall be buffered from street frontages and abutting properties. No parking shall be allowed in front of the building along NW 34th Street or NW 39th Avenue. All motor vehicle parking shall be located in the rear and/or interior side of the building, unless such a location is prevented by topography, stormwater retention or significant trees, as determined by the appropriate reviewing board, city manager or designee.
- k. Landscape buffers may include sidewalks, driveways, and utility connections as required for the project. Removal of any regulated trees as a result of these improvements shall require mitigation plantings in accordance with Land Development Code standards. Existing landscape vegetation shall be retained to the greatest degree possible and shall serve as the requirement for plantings. These buffer areas shall be regularly managed and maintained by the property owner. In the event of damage or destruction to the vegetation within the buffer, the property owner shall replant vegetation to maintain the overall character of the buffer area.

Minimum landscape buffer widths are as follows (and as indicated on the PD Layout Plan):

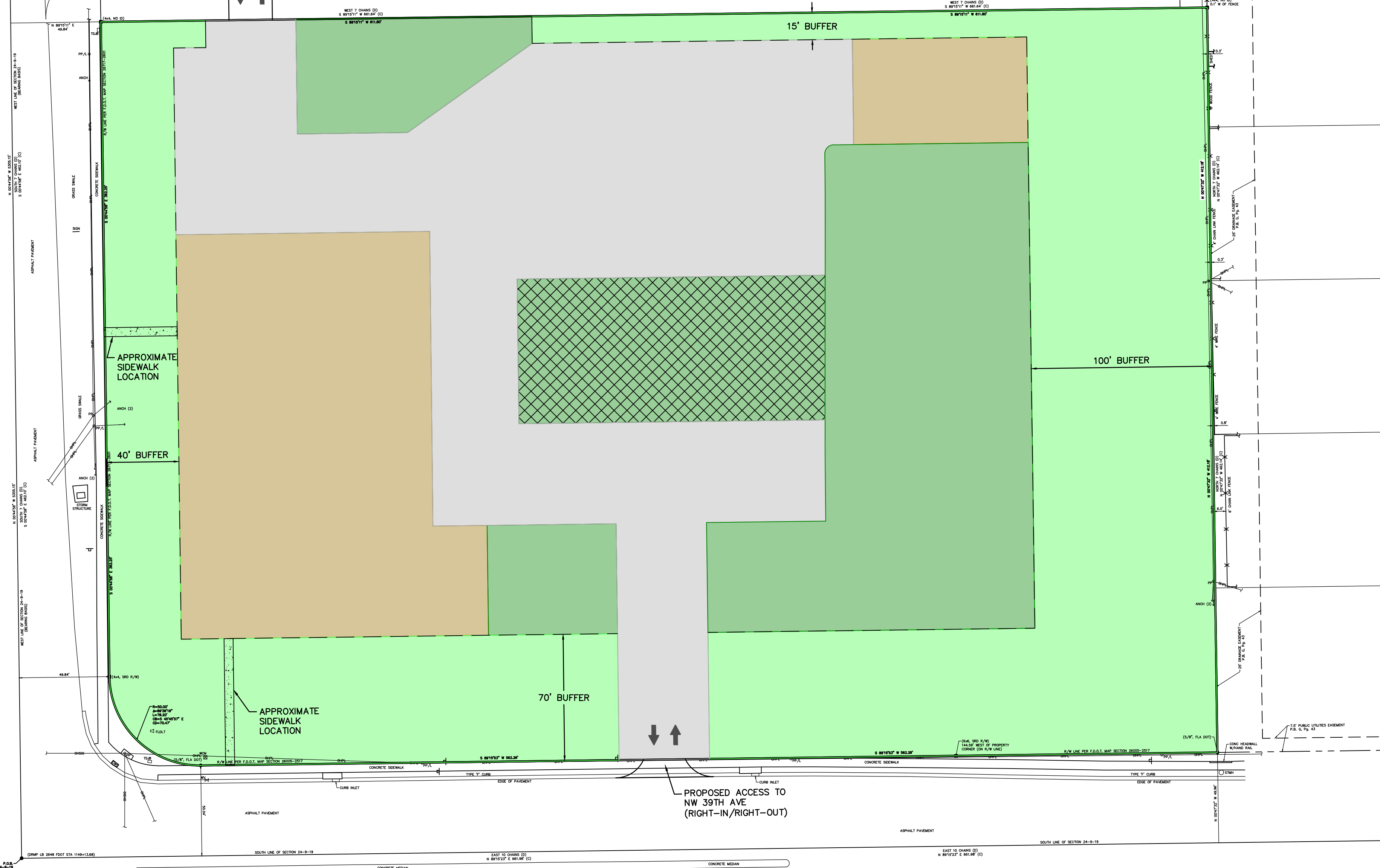
1. Along NW 39th Avenue: 70 feet
2. Along NW 34th Street: 40 feet
3. Along the east property line: 100 feet
4. Along the north property line (north of Vehicular Use Area & Accessory Storage Building Area): 15 feet

- Condition 7: The maximum number of vehicle parking spaces shall not exceed 85. The minimum bicycle parking requirement shall be: 8 bicycle spaces.
- Condition 8: Any development plan associated with property governed by the PD shall be consistent with the PD Layout Plan submitted as part of the Planned Development rezoning.
- Condition 9: During development plan review, the owner/developer shall provide a list of building materials and architectural standards for review and approval by the City Manager or designee to ensure that the proposed development is consistent with the adopted PD requirements.
- Condition 10: Vehicular access to the development from public right-of-way shall be in the form of a shared driveway (with the property abutting to the north) off the east side of NW 34th Street and a driveway off the north side of NW 39th Avenue, subject to City and FDOT permitting. A recorded cross-access easement for the shared driveway with the property abutting to the north shall be required prior to the issuance of the final development order.
- Condition 11: The development shall provide usable open space as conceptually delineated on the PD Layout Plan. Accessory outdoor events may be held in the usable open space area.

GETHSEMANE LUTHERAN CHURCH
06081-010-000

EXISTING ACCESS TO
NW 34TH STREET

PROPOSED CONNECTION TO
EXISTING ACCESS DRIVEWAY

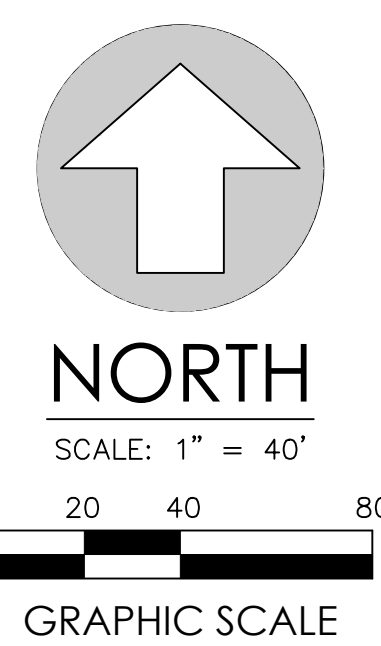


DANCE ALIVE PD LAND USE TABLE			
LEGEND	LAND USE AREAS	ACRES	%
	PRINCIPAL BUILDING & ACCESSORY STORAGE BUILDING AREA	0.89 AC.(±)	15% (±)
	VEHICULAR USE AREA	1.44 AC.(±)	25% (±)
	USABLE OPEN SPACE AREA	0.31 AC.(±)	5% (±)
	LANDSCAPE BUFFERS	2.09 AC.(±)	37% (±)
	STORMWATER AREAS	1.05 AC.(±)	18% (±)
TOTAL		5.78 AC.(±)	100%

- NOTES:
1. LAND USE AREAS AND ACREAGES SHOWN ON THIS PLAN ARE CONCEPTUAL AND APPROXIMATE AND MAY BE ADJUSTED AT DEVELOPMENT PLAN REVIEW STAGE(S).
 2. STORMWATER FACILITIES MAY ENCRoACH WITHIN THE VEHICULAR USE AND USABLE OPEN SPACE LAND USE AREAS AS NECESSARY TO PROVIDE ADEQUATE STORMWATER ENGINEERING DESIGN.
 3. UTILITIES ARE ALLOWED WITHIN ALL LAND USE AREAS WITHIN THE PD.

DIMENSIONAL STANDARDS

- MAXIMUM BUILDING SIZE**
PRINCIPAL BUILDING: 26,000 SF
ACCESSORY BUILDING: 4,000 SF
- MAXIMUM BUILDING HEIGHT**
PRINCIPAL & ACCESSORY BUILDING: 35 FEET
- BUILDING SETBACKS (MINIMUM)**
SOUTH (NW 39TH AVENUE): 70 FEET
WEST (NW 34TH STREET): 40 FEET
EAST: 100 FEET
NORTH: 15 FEET
- LANDSCAPE BUFFERS (MINIMUM)**
SOUTH (NW 39TH AVENUE): 70 FEET
WEST (NW 34TH STREET): 40 FEET
EAST: 100 FEET
NORTH (OF VEHICULAR USE AREA AND BUILDING AREA): 15 FEET



No.	Date	Comment

Project No: 22-132
Project phase: ZONING
Project title:

DANCE ALIVE
CITY OF GAINESVILLE,
FLORIDA

Sheet title:
PD LAYOUT PLAN

Designed: TAR
Drawn: NJG
Checked: TAR
Date: 02/06/23

Sheet No.:
P100

NOT FOR CONSTRUCTION
THESE DRAWINGS ARE AND ARE FOR REVIEW ONLY AND ARE NOT TO BE REPRODUCED OR PERMITTED WITHOUT THE APPROPRIATE SIGNATURE/SEAL

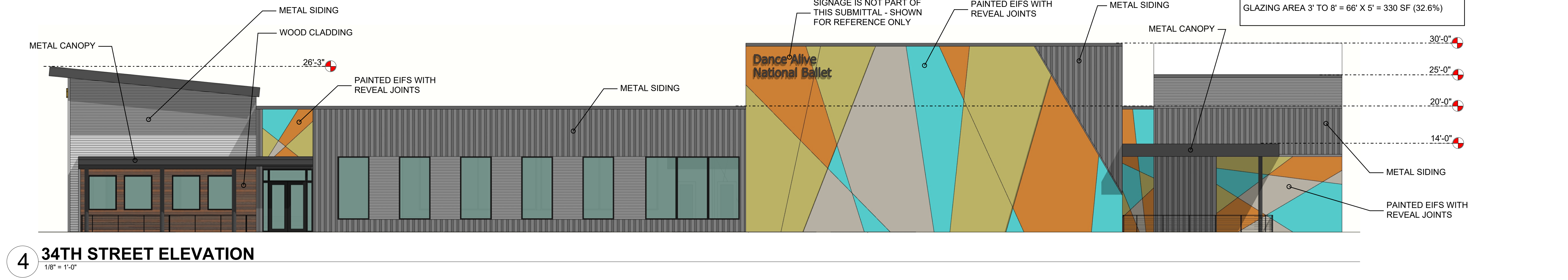
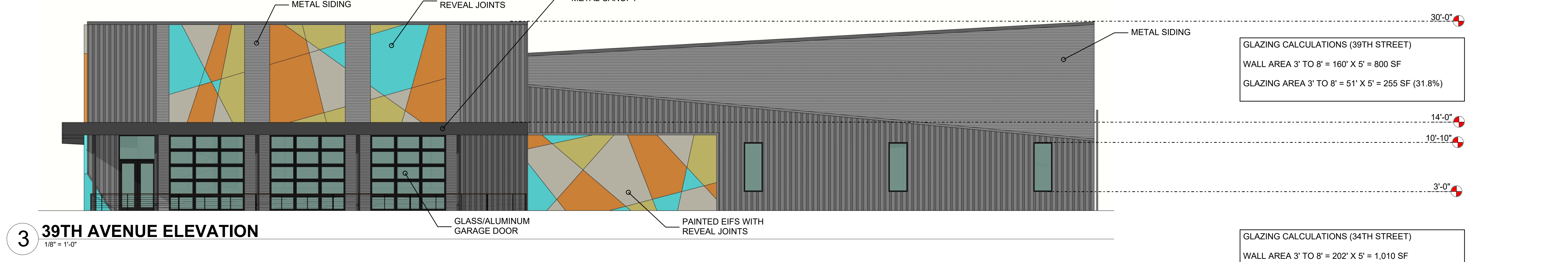
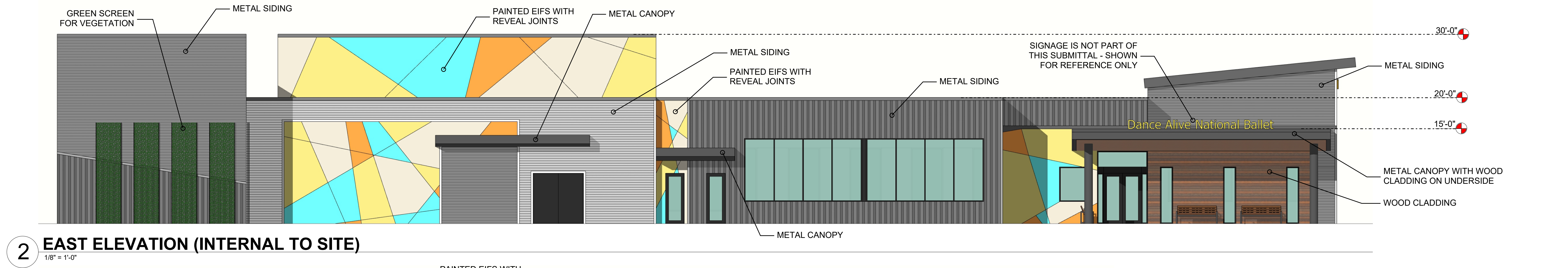
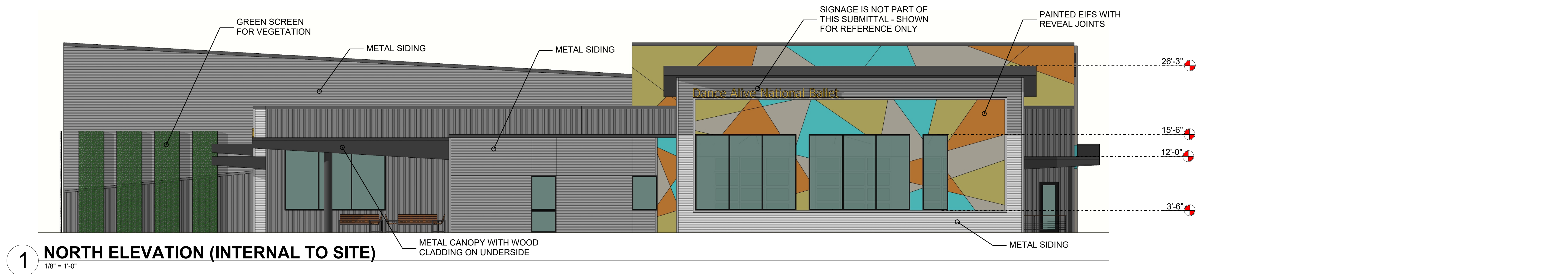
TO THE BEST OF THE ARCHITECTS OR THE ARCHITECTS' EMPLOYEES, THE PLANS AND SPECIFICATIONS ARE PREPARED IN ACCORDANCE WITH THE MINIMUM BUILDING APPLICABLE FIRE SAFETY CODES AND REGULATIONS AS DETERMINED BY THE LOCAL AUTHORITY IN THE JURISDICTION OF THE SECTION AND CHAPTER 625, F.L. STATUTES.

DANCE ALIVE
CONCEPTUAL DESIGN FOR CIVIL SUBMITTAL

REVISIONS			
NO.	DATE	REF.	BY

DRAWING STATUS:	
PROJECT STATUS	
ISSUE DATE:	
XX.XX.XXXX	
DRAWN BY:	CHECKED BY:
Author	Checker
PROJECT NUMBER:	
XXXXX	
DRAWING TITLE:	
EXTERIOR ELEVATIONS	

SHEET NO.
A3.00
DATE/TIME STAMP:
2/10/2023 10:51:40 AM





FIRST STEP MEETING NOTES

First Step Meeting Notes

First Step meetings with development review staff are a free service provided by the City of Gainesville to help guide a project through the development review and permitting process. These meetings are intended to be a helpful information exchange in an informal atmosphere. If you have any questions concerning the First Step meeting or the meeting notes please call (352) 334-5023 for assistance.

Project Agent or Applicant	Clay Sweger
Company	eda
Email	ssutton@edaf.com
Phone Number	(352) 373-3541
Property Owner	GETHSEMANE LUTHERAN CHURCH INC
Property Address	
Parcel Number(s)	06076-000-000
Meeting Date	01/03/2023
Zoning	RSF-4
Enterprise Zone	No
Historic District	Not in a Historic District

City Staff Attendees

Miranda Searing, Brittany McMullen, Jennie Ford, Wendy Mercer, Chelsea Proia, Matt Williams

Applicant Attendees

James Blythe, Clay Swegar, Claudia Vega, Stephanie Sutton, Sergio Reyes, Kim Pedal, James Roberts

Project Description

proposed rezoning and land use change to PD/PUD and site plan for Dance Alive. New building area around 22,000 SF.

Planning

RSF-4 zoning, single family land use. Applicant feels like PD/PUD would be better rezoning option. This would be a new PD and would not tie into the existing PD for the church.

Limited access points is a positive. Planning for sidewalk connection on 34th street, this looks good. Would not need one on 39th because of existing trees preserved. Appears to be a lot of thought put into buffers and preserving natural environment. Stormwater pond will create separation from residential properties. Positive that church is on board and supportive of this use. There will be a lot of opportunities for public involvement through the process.

Applicant doesn't plan to have a "main" building entrance that faces a main street. Do not expect to see too much frontage on 39th. For 34th, it should still appear like a frontage and include an entrance. Applicant stated there is a patio with door entrance proposed. Does need to be reviewed by City Plan Board and City Commission.

Public Works

Applicant anticipates using existing driveway for church, also a proposed right in, right out on 39th as far east as possible.

FDOT on both sides. No concerns so far.

GRU - Gainesville Regional Utilities

Will schedule a project meeting with GRU.

Water, sewer, electric, gas, GRUcom are all available to site.

Environmental - Urban Forestry

Possible sinkhole where stormwater pond is located. Dips from 170 to 160, shouldn't be an issue. Will be a basic review.

Transportation and Mobility

Building Notes

Level of Review Land use/Rezoning - PD/PUD

Neighborhood Workshop Required Yes

APPENDIX B

SIGN AFFIDAVIT



Planning Division
 PO Box 490, Station 11
 Gainesville, FL 32627
 Ph: 352-334-5023
 Email: planning@gainesvillefl.gov


Public Notice Signage Affidavit

Petition Name LD23-15 & LD23-16
 Applicant (Owner or Agent) eda consultants, inc.
 Tax parcel(s) 06076-000-000

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

Melissa Watson Applicant (signature)
Melissa Watson Applicant (print name)

<p>STATE OF FLORIDA, COUNTY OF ALACHUA Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this <u>11th</u> day of <u>April</u>, <u>2023</u>, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed. <u>Debbie Wallen</u> Notary Public My Commission expires: <u>07-22-26</u></p>	<p align="center">RECORDING SPACE</p> <div align="center" style="border: 2px solid black; padding: 5px;">  <p>DEBBIE WALLEN MY COMMISSION # HH 254822 EXPIRES: July 22, 2026</p> </div>
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What's going on? **AMEND THE FUTURE LAND USE MAP**
FROM SINGLE FAMILY TO PUD (PLANNED USE DISTRICT) +
REZONE FROM RSF 4 TO PD (PLANNED DEVELOPMENT) FOR

A DANCE STUDIO + ASSOCIATED USES, 3302 NW 39th AVE

Petition Number/ Project

LD 23 15 → LD 23 16

Hearing Date/Time

APRIL 27, 2023 @ 6:30 p.m.

City Hall Auditorium
200 East University Avenue

LAND USE/ ZONING

Want to learn more?
352-334-5023 | cogplanning@cityofgainesville.org



What's going on? AMEND THE FUTURE LAND USE MAP
FROM SINGLE FAMILY TO PUD (PLANNED USE DISTRICT) + REZONE FROM
RSF-4 TO PD (PLANNED DEVELOPMENT) FOR A DANCE STUDIO

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