



City of Gainesville
Department of Sustainable Development
Planning Division

2024-40A

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

CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: January 25, 2024

PROJECT NAME AND NUMBER: 415 NW 19th Street (LD23-000148 ZON)

APPLICATION TYPE: Rezoning (Quasi-Judicial)

RECOMMENDATION: Approve zoning change from Urban 2 (U2) to Urban 5 (U5).

CITY PROJECT CONTACT: Jason Simmons

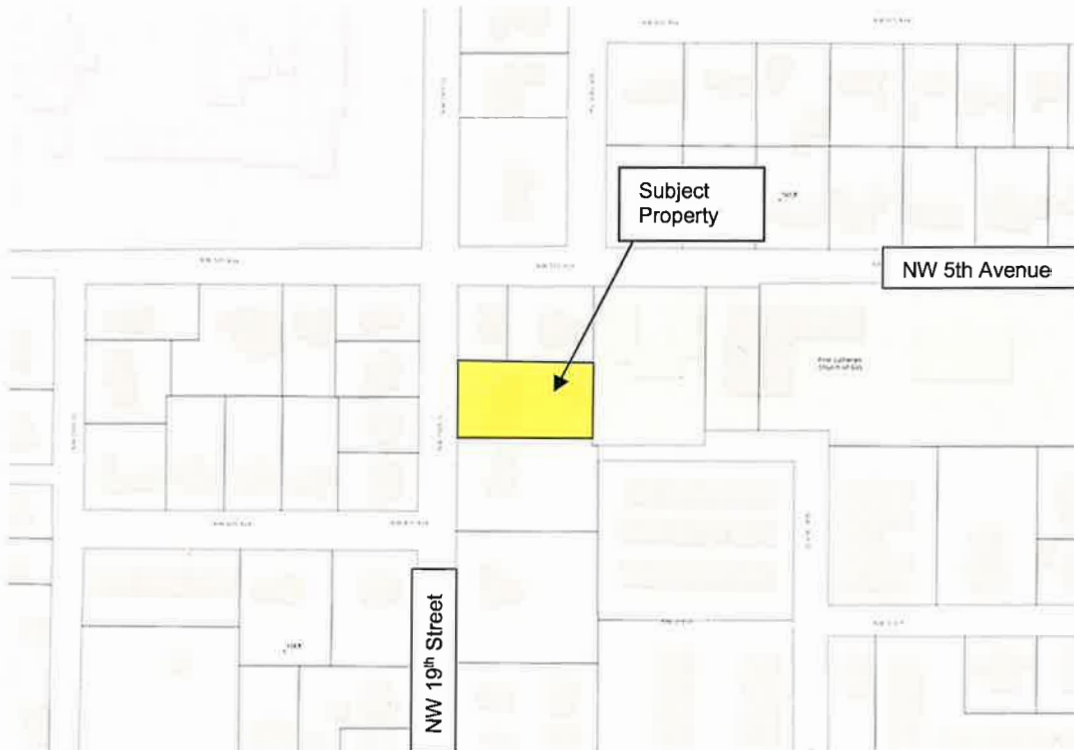


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: eda consultants, inc.
Property Owner(s): Promark Properties LLC
Related Petition(s): LD23-000149 LUC
Legislative History: N/A
Neighborhood Workshop: Yes, held on October 23, 2023

SITE INFORMATION:

Address: 415 NW 19th Street
Parcel Number(s): 15054-000-000
Acreage: ± 0.39 acres
Existing Use(s): Single-family residence with an accessory dwelling unit
Land Use Designation(s): Residential Low-Density (RL)
Zoning Designation(s): Urban 2 (U2)
Overlay District(s): Gainesville Community Reinvestment Area (GCRA)
Transportation Mobility Program Area (TMPA): Zone A
Water Management District: St. John's River Water Management District
Special Feature(s): N/A
Annexed: 1905
Code Violations: None

ADJACENT PROPERTY CHARACTERISTICS:

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Quadruplex, Single-Family Residential	Residential Low-Density (RL)	Urban 2 (U2)
South	Multiple-Family Residential	Mixed-Use Residential	Urban 5 (U5)
East	Church with a Day Care Center	Residential Low Density (RL)	Urban 2 (U2)
West	Single-Family Residential	Residential Low-Density (RL)	Single Family (RSF-4)

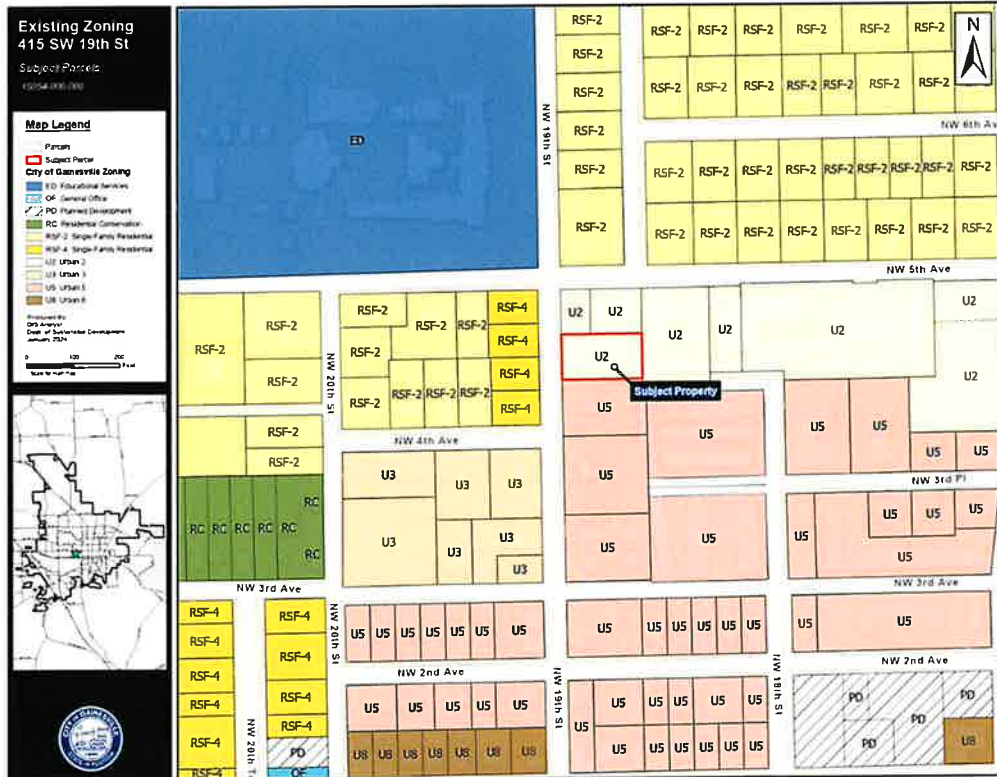


Figure 2: Subject Property and Adjacent Zoning Districts

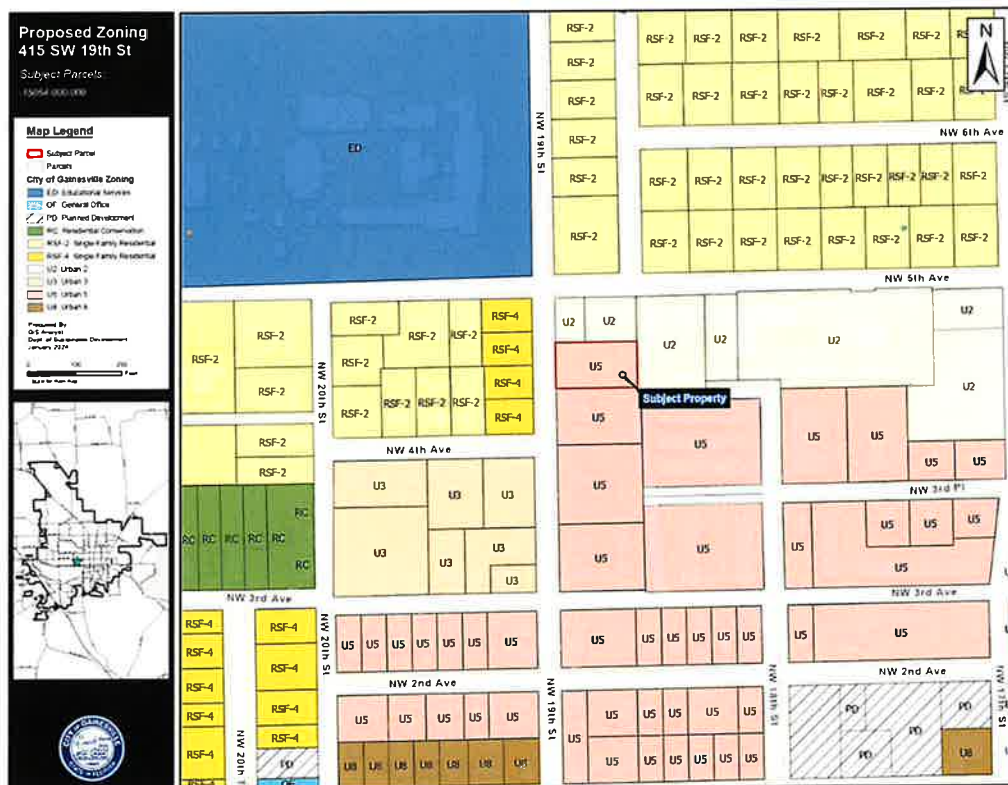


Figure 3: Subject Property and Proposed Zoning District

PURPOSE AND DESCRIPTION:

The subject application requests to rezone tax parcel 15054-000-000 from the City of Gainesville transect zoning designation of Urban 2 (U2) to Urban 5 (U5). The property is located at 415 NW 19th Street and is approximately 0.39 acres in size. The related small-scale land use amendment (LD23-000149) requests to change the future land use designation of the subject property from Residential Low-Density (RL) to Mixed-use Residential (MUR).

This petition meets Goal 3: A Great Place to Live & Experience, of the City of Gainesville Strategic Plan.

STAFF ANALYSIS AND RECOMMENDATION:

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

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

The Urban 5 transect zone allows for the full range of residential uses including single-family dwellings and multi-family dwellings, with an allowed residential density of 75 units per acre by right. The zone also allows a limited amount of nonresidential uses including schools, parks, places of religious assembly, and offices as a home occupation or with limited square footage that is to be secondary to a principal residential use. The proposed U5 zoning will allow for the continuation of the existing single-family residential use and accessory dwelling unit at the property as well as provide an opportunity for higher density residential development, which can be compatible with adjacent residential development through compliance with the design criteria that is present for the transect zones.

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

The proposed U5 zoning allows residential uses and a small amount of non-residential uses. It will allow for the continuation of the current residential use and the redevelopment of the property at a higher density. Existing properties in the area with U5 zoning have been redeveloped with higher density multiple-family residential development, generally located to the south of the subject property along NW 19th Street. The permitted uses in U5 are appropriate for the subject property.

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

The proposed U5 zoning is present on the abutting properties to the south and further south on the east side of NW 19th Street. Properties to the north and east of the subject property have U2 zoning while the properties to the west that lie across NW 19th Street have RSF-4 zoning. The U5 zoning district is compatible with the existing zoning in the area. The U5 zoning for the subject property will offer the possibility for higher density residential development that will be subject to the design criteria that is present for the transect zones. This will help ensure compatibility

between existing development in the area and future uses on the subject parcel and the adjacent single-family residential to the west (see Appendix B).

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

The current property has a single-family dwelling unit with an accessory dwelling unit. These will remain conforming uses in the proposed U5 zoning district until the time the owners / applicants decide to redevelop the property. Existing buildings on the property can remain and the designation of City of Gainesville U5 zoning on the property will not affect the conservation of buildings and allows for the continuation of the use, which is appropriate for the location of the property within the City. The U5 zoning allows for higher density residential development that will be consistent with recent development on U5 properties in the area.

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

This application has been analyzed in consideration of applicable portions of the City's Land Development Code and Comprehensive Plan, as noted in this staff report. Any future development will be required to meet applicable criteria related to the particular use as well as generally applicable Land Development Code requirements.

The subject property is located on NW 19th Street, near the intersection of NW 5th Avenue. A traffic study may be required in conjunction with a development proposal for the site, which will determine any operational deficiencies during peak hours of travel, and if so, will include the scope of mitigation strategies that will be required to alleviate any anticipated impacts. Additionally, the property is located within Zone A of the City's Transportation Mobility Program Area (TMPA). Zone A was established to promote redevelopment and infill in the eastern portion of the City and in the area near the University of Florida (UF). The subject property is located less than a mile from the main campus of the university. If multiple-family development is proposed after the zoning is in place, the development will be subject to Policy 10.1.14 of the Transportation Mobility Element and the UF Context Area transit fee, concerning multiple-family development within the Context Area.

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

The subject property is developed with a single-family dwelling and an accessory dwelling unit. Rezoning to U5 will allow a higher density development to serve the demand for additional residential units just blocks from the University of Florida, while the design standards will ensure compatibility with the nearby development.

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

There have been substantial changes in the character or development of the area near the property under consideration for rezoning. The abutting property to the south has been redeveloped with a multiple-family residential development, with additional redevelopment further to the south. The existing single-family dwelling has been in place since 1941 and along with the

accessory dwelling unit that was built in 1983, they can stay in place until a development proposal is brought forth.

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

The request is consistent with the goals, objectives, and policies of the Comprehensive Plan as outlined below and in Appendix A (attached).

Future Land Use Element

GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

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.

Finding: The requested zoning designation will allow for more opportunities for redevelopment of the property at a higher density than the current zoning allows, but with design guidelines and criteria that will ensure compatibility with the surrounding area.

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.

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 use 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 the 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 free canopy.

Finding: The proposed U5 zoning is a transect zone designation that establishes development standards that will encourage a more efficient and sustainable urban

form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact, pedestrian-friendly environment. Urban Zones 2-5 consist of a wide range of residential building types. Higher number zones provide for the integration of offices and neighborhood services within an increasingly urban fabric. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks. The design standards along with other code provisions that are required in the City's Land Development Code will ensure continued compatibility between any additional development on the subject property and the adjacent single-family and multiple-family residential development.

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

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

J. Applications to rezone to a transect zone shall meet the following additional criteria:

(1). The proposed Transect Zone shall provide a logical extension of an existing zone, or an adequate transition between zones.

The proposed transect zone Urban 5 is consistent with the development in the area. Properties to the south of the subject property currently have U5 zoning and have recently seen redevelopment projects built in compliance with the U5 transect zone design requirements. The proposed zoning for the subject property provides a logical extension of the U5 zoning from properties to the south.

(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.

Redevelopment has occurred on the U5 properties that lie to the south of the subject property. The applicants anticipate that the rezoning to U5 will serve as a spark that will facilitate redevelopment of the subject property. As the property is less than five blocks from the campus of the University of Florida, the area is attracting more multiple-family development proposals to house the students and staff of the university. Redevelopment under the transect zone provisions of the U5 district will ensure a more efficient and sustainable urban form for the new development and compatibility between development on the subject property and the adjacent single-family and multiple-family residential development.

(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.

The zoning request is 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.

The subject property is directly north of properties that have the requested U5 transect zoning. These properties, including multiple-family projects The Craftsman Phase I and Phase II, have been developed under the T-Zone development standards that help to create a more urban form through the various design standards in the T-Zone regulations.

CONCLUSION AND RECOMMENDATION

Staff has evaluated the rezoning request according to the criteria outlined in the Land Development Code and recommends approval of Petition LD23-000148.

LIST OF APPENDICES:

<u>Appendix A</u>	Comprehensive Plan Goals, Objectives and Policies
<u>Appendix B</u>	Area Maps
	Existing Zoning Map
	Proposed Zoning Map
<u>Appendix C</u>	Section 30-4.12. Permitted Uses
	City of Gainesville Urban 2 (U2)
	City of Gainesville Urban 5 (U5)
<u>Appendix D</u>	Application Documents
	Application

Appendix A: Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element:

GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

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.

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.

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.

Transportation Mobility Element:

GOAL 2 DEVELOP AND MAINTAIN A SAFE, CONVENIENT, AND ENERGY EFFICIENT MOTORIZED AND NON-MOTORIZED TRANSPORTATION SYSTEM TO ACCOMMODATE THE SPECIAL NEEDS OF THE SERVICE POPULATION AND THE TRANSPORTATION DISADVANTAGED THAT PROVIDES ACCESS TO MAJOR TRIP GENERATORS AND ATTRACTORS.

Objective 2.1 Create an environment that promotes transportation choices, compact development, and a livable city.

GOAL 10 IMPLEMENT A TRANSPORTATION MOBILITY PROGRAM THAT PROMOTES AND ENHANCES:

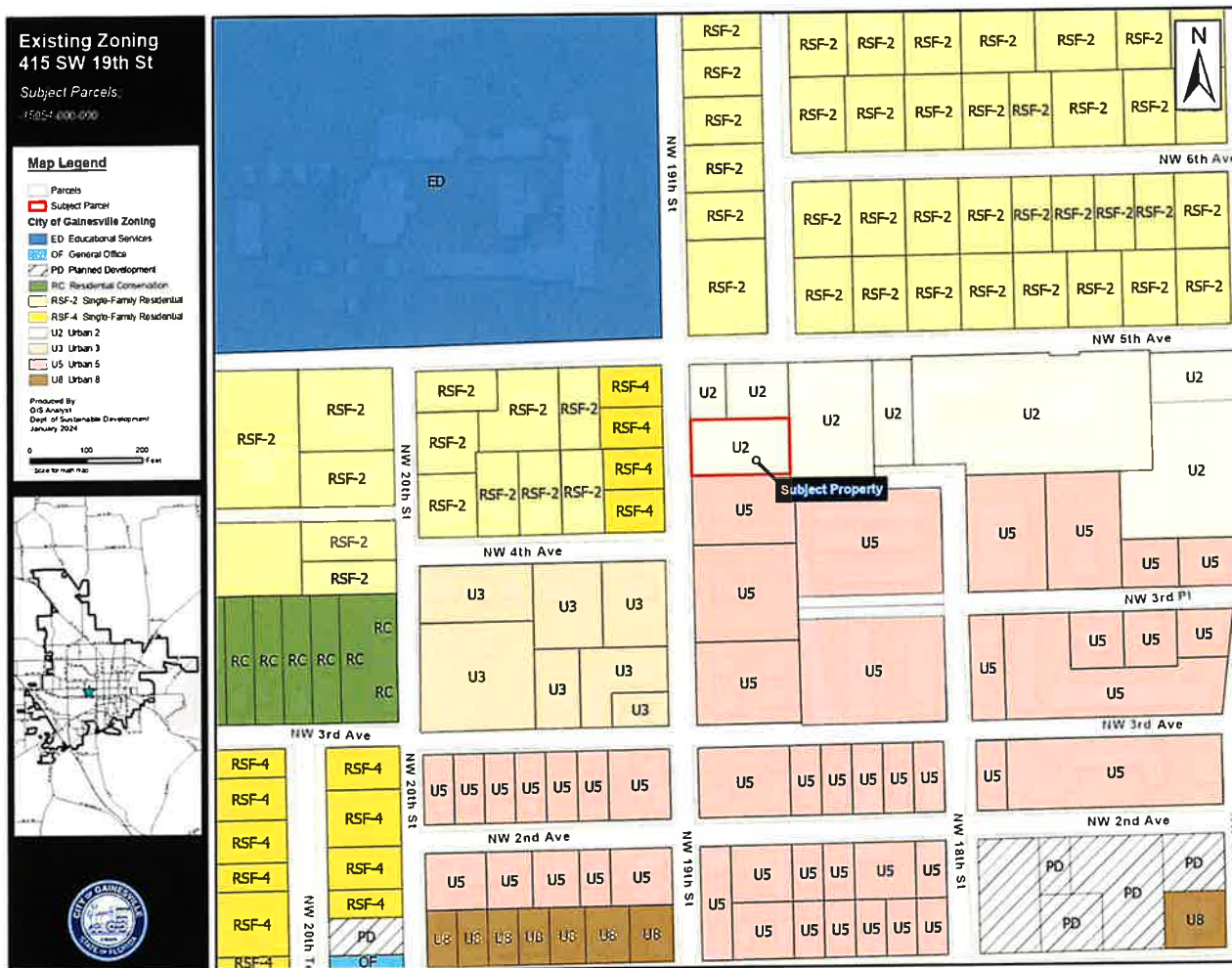
- A. URBAN REDEVELOPMENT;**
- B. INFILL DEVELOPMENT;**
- C. A VARIETY OF TRANSPORTATION CHOICES AND OPPORTUNITIES INCLUDING AUTOMOTIVE, PEDESTRIAN, BICYCLE AND TRANSIT;**
- D. THE CITY'S ECONOMIC VIABILITY;**
- E. DESIRABLE URBAN DESIGN AND FORM;**
- F. A MIX OF RESIDENTIAL AND NON-RESIDENTIAL USES;**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

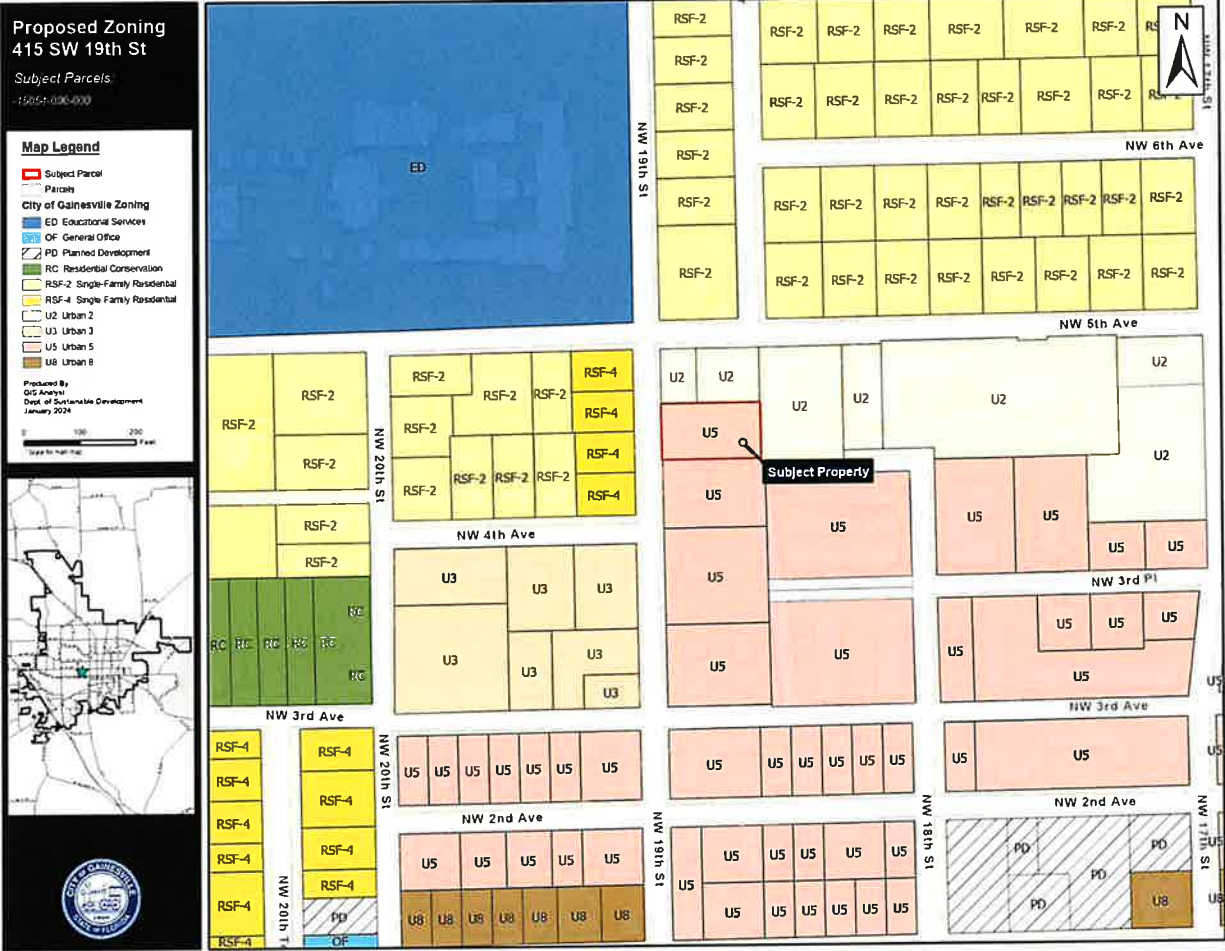
- Objective 10.1** **The Gainesville Transportation Mobility Program Area (TMPA) shall include all property within city limits (although the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category) and shall be subdivided into designated Zones A, B, C, D, E and M as mapped in the Transportation Mobility Element Data and Analysis Report and in the Geographic Information System (GIS) Map Library located on the City's Planning and Development Services Department website.**
- Policy 10.1.1** All property within city limits is included in the Gainesville Transportation Mobility Program Area (TMPA); however, the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category. When annexed properties are designated with a City land use category, they shall be assigned to the most physically proximate TMPA zone as mapped in the Transportation Mobility Element Data and Analysis Report and in the GIS Map Library on the City's Planning and Development Services Department website.
- Policy 10.1.2** All land uses and development located in the TMPA shall meet the TMPA policies specified in this Element.
- Policy 10.1.3** Zone A shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida. Except as shown in Policy 10.1.4 and Policy 10.1.14, funding for multi-modal transportation in Zone A shall be provided to the maximum extent feasible by the City, Community Redevelopment Agency, federal or state governments, and other outside sources such as grant funds.
- Policy 10.1.4** For any development or redevelopment within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;
- b. Cross-access connections/easements or joint driveways, where available and economically feasible;
- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;
- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in the Access Management portion of the Land Development Code; and
- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

Policy 10.1.14 Within the portion of the University of Florida (UF) Context Area that is located inside city limits (as mapped in the Campus Master Plan), all new multi-family residential development shall fund the capital transit costs associated with transit service needs. Transit capital costs include transit vehicles, maintenance facilities, passenger facilities such as transit shelters, and technology equipment (such as GPS). Payments shall be based on a proportionate share contribution for any additional transit service enhancements needed to serve the proposed development and maintain existing service levels (frequencies) in the RTS a.m. and p.m. peak hours. The projected new trips shall be based on the expected mode split of all development trips that will use transit. If the development is within ¼ mile of UF, there shall be a 25% reduction in the required payment in recognition of the pedestrian and bicycle trips that may occur. Any transit payments required under this policy shall not count towards meeting TMPA criteria in Zones B, C, D, or M.

Appendix B: Area Maps





Appendix C: Section 30-4.12. Permitted Uses

Sec. 30-4.12. Permitted uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section are allowed.

Table V-1: Permitted Uses within Transects.

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
RESIDENTIAL											
Accessory dwelling unit	30-5.36	A	A	A	A	A	A	A	A	A	A
Adult day care home	30-5.2	P	P	P	P	P	P	P	P	P	P
Attached dwelling (up to 6 attached units)		-	P	P	P	P	P	P	P	P	P
Community residential home (up to 6 residents)	30-5.6	P	P	P	P	P	P	P	P	-	-
Community residential home (more than 6 residents)	30-5.6	-	-	P	P	P	P	P	P	P	-
Family child care home	30-5.10	P	P	P	P	P	P	P	P	P	-
Multi-family, small-scale (2—4 units per building)		-	P	P	P	P	P	P	P	P	P
Multi-family dwelling		-	-	P	P	P	P	P	P	P	P
Single-family dwelling		P	P	P	P	P	P	P	P	P	P
Single room occupancy residence	30-5.8	-	P	P	P	P	P	P	P	P	P
NONRESIDENTIAL											
Alcoholic beverage establishment	30-5.3	-	-	-	-	-	-	P	P	P	P
Assisted living facility		-	-	-	P	-	P	P	P	P	P
Bed and breakfast establishment	30-5.4	-	S	P	P	P	P	P	P	P	P
Business services		-	-	-	P	-	P	P	P	P	P

Created: 2023-12-21 16:11:58 [EST]

(Supp. No. 59)

Carwash	30-5.5	-	-	-	-	-	-	P	P	-	-
Civic, social, or fraternal organization		S	P	P	P	P	P	P	P	P	P
Day care center	30-5.7	-	S	S	P	P	P	P	P	P	P
Drive-through facility	30-5.9	-	-	-	-	-	P	P	P	P	P
Emergency shelter		-	-	-	-	P	P	P	P	P	P
Equipment rental and leasing, light		-	-	-	-	-	-	P	P	P	P
Exercise studio		-	-	-	P	-	P	P	P	P	P
Farmers market	30-5.11	-	-	-	-	-	P	P	P	P	P
Food distribution center for the needy	30-5.12	-	-	-	-	-	-	-	S	S	S
Food truck, not located within a food truck park	30-5.38	-	-	-	P	P	P	P	P	P	P
Food truck park (less than 6 pads)	30-5.13				P	P	P	P	P	P	P
Food truck park (6 or more pads) ⁵	30-5.13				S	S	S	S	S	S	S
Funeral home or crematory		-	-	-	-	-	P	P	P	P	P
Gasoline or alternative fuel station	30-5.14	-	-	-	-	-	S ¹	P	P	-	-
Health services		-	-	-	-	-	P	P	P	P	P
Hotel or motel		-	-	-	-	-	-	P	P	P	P
Laboratory, medical or dental		-	-	-	P	-	P	P	P	P	P
Library		-	-	-	-	S	P	P	P	P	P
Light assembly, fabrication and processing	30-5.17	-	-	-	-	-	P	P	P	P	P
Medical marijuana dispensing facility		-	-	-	-	-	P	P	P	P	P
Microbrewery, microwinery, or microdistillery ²	30-5.18	-	-	-	-	-	S	P	P	P	P

Created: 2023-12-21 16:11:58 [EST]

(Supp. No. 59)

Mini-warehouse or self-storage facility	30-5.19	-	-	-	-	-	-	-	P	P	-
Museum or art gallery		-	-	-	P	S	P	P	P	P	P
Office		-	-	-	P	P ³ /S ⁴	P	P	P	P	P
Office (medical, dental, or other health-related service)		-	-	-	P	-	P	P	P	P	P
Parking, surface (principal use)	30-5.21	-	-	-	-	-	-	-	-	S	S
Parking, structured (principal use)		-	-	-	-	-	-	P	P	P	P
Passenger transit station		-	-	-	-	-	-	-	P	P	P
Personal services		-	-	-	P	-	P	P	P	P	P
Place of religious assembly	30-5.22	S	P	P	P	P	P	P	P	P	P
Professional school		-	-	-	P	P	P	P	P	P	P
Public administration building		-	-	-	S	S	S	P	P	P	P
Public park		P	P	P	P	P	P	P	P	P	P
Recreation, indoor ²		-	-	-	-	-	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	-	P	P	P	P
Research development or testing facility		-	-	-	-	-	-	P	P	P	P
Residence for destitute people	30-5.24	-	-	-	-	-	-	-	S	S	S
Restaurant		-	-	-	S	-	P	P	P	P	P
Retail sales		-	-	-	-	-	P	P	P	P	P
School (elementary, middle, or high - public or private)		S	S	S	P	P	P	P	P	P	P
Scooter or electric golf cart sales		-	-	-	-	-	-	P	P	P	-
Simulated gambling establishment		-	-	-	-	-	-	-	-	-	-
Social service facility	30-5.27	-	-	-	-	-	-	-	P	P	P

Created: 2023-12-21 16:11:58 [E57]

(Supp. No. 59)

Skilled nursing facility		-	-	-	P	-	P	P	P	P	P
Subsistence garden	30-5.30	P	P	P	P	P	P	P	P	P	P
Urban market farm, less than 5 acres	30-5.30	P	P	P	P	P	P	P	P	P	P
Urban market farm, 5 acres or greater	30-5.30	S	S	S	S	S	S	S	S	S	S
Vehicle sales or rental (no outdoor display)		-	-	-	-	-	-	P	P	P	P
Vehicle services	30-5.31	-	-	-	-	-	-	P	P	-	-
Vehicle repair	30-5.31	-	-	-	-	-	-	P	-	-	-
Veterinary services	30-5.32	-	-	-	P	-	P	P	P	P	P
Vocational or trade school		-	-	-	-	-	S	P	P	P	P
Wireless communication facility or antenna	See 30-5.33										

LEGEND:

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

1 = When located along a Principal Street.

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

3 = Office uses as a home occupation.

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

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

(Ord. No. 160685 , § 2, 3-15-18; Ord. No. 170975 , § 1, 2-21-19; Ord. No. 190292 , § 2, 2-20-20; Ord. No. 190714 , § 2, 6-4-20; Ord. No. 190988 , § 2, 9-3-20; Ord. No. 191128 , § 2, 9-17-20; Ord. No. 200727 , § 2, 6-2-22; Ord. No. 211358 , § 7, 10-17-22; Ord. No. 211359 , § 6, 10-17-22; Ord. No. 2023-168 , § 7, 6-1-23; Ord. No. 2023-169 , § 6, 6-1-23)

Created: 2023-12-21 16:11:58 [EST]

(Supp. No. 59)

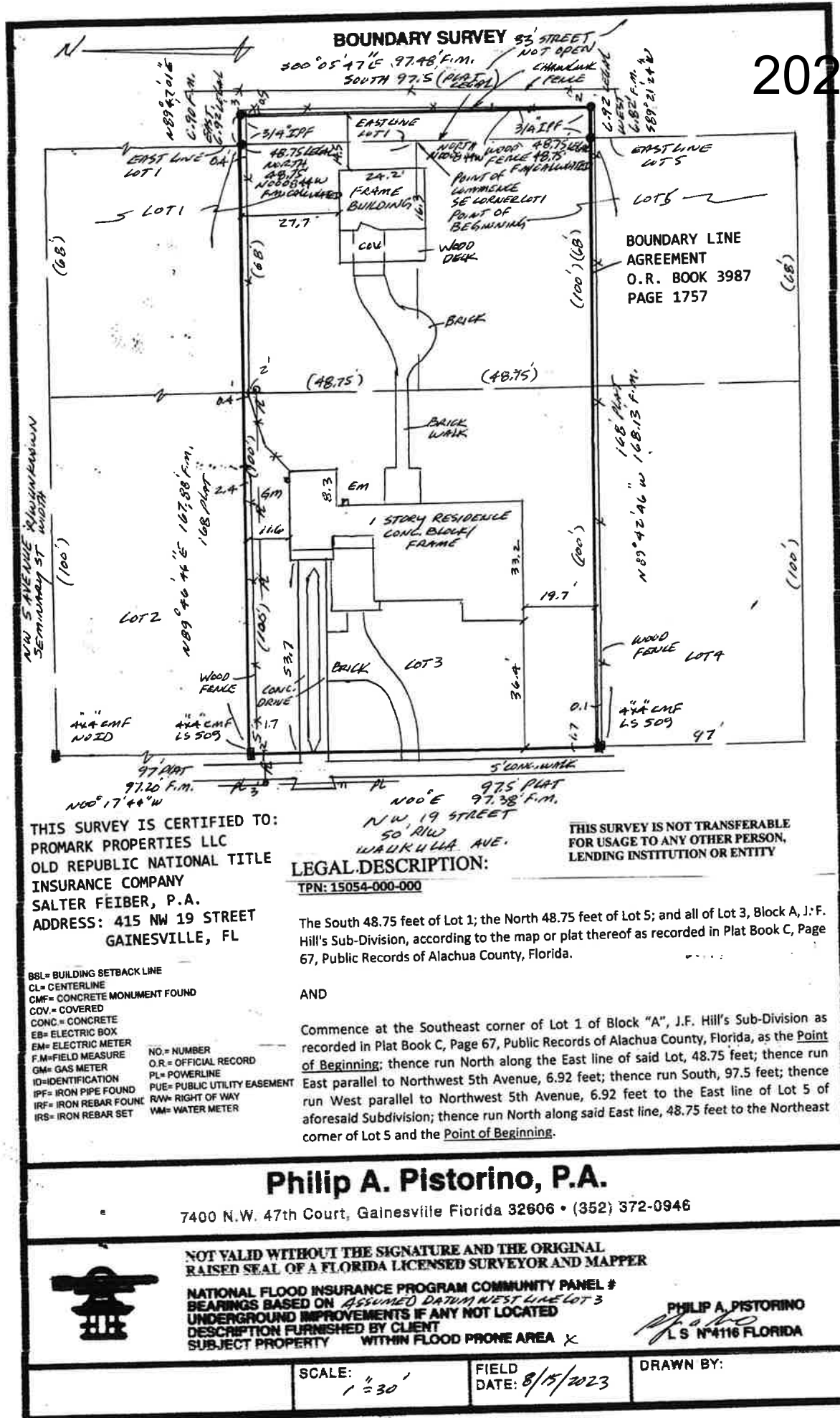


City of Gainesville

Department of Sustainable
Development

2024-40A

Appendix D. – Application Documents





2024-40A

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

Public Notice Signage Affidavit

Petition Name LD23-149 LUC & LD23-148 ZON

Applicant (Owner or Agent) eda consultants, inc.

Tax parcel(s) 15054-000-000

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)

**STATE OF FLORIDA,
COUNTY OF ALACHUA**

Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 24th day of January, 2024 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.

[Signature] Notary

Public

My Commission expires: Oct. 10, 2026

RECORDING SPACE

Heather A. Hartman
Comm.: # HH 320137
Expires: October 10, 2026
Notary Public - State of Florida

2024-40A

What's going on? AMEND THE FUTURE LAND USE MAP FROM
RESIDENTIAL LOW TO MIXED USE RESIDENTIAL, and Change
The zoning from URBAN 2 (U2) TO URBAN 5 (U5).

Petition Number/ Project

LD23 149LUC LD23 M820W 415 NW 19th ST

Hearing Date/Time

JANUARY 25, 2024 @ 6:30 p.m.
City Hall Auditorium
200 East University Avenue

**LAND USE/
ZONING**



Want to learn more?
see 334.4022 - complaining@cityofgainesville.org





2024-40A

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: 415 NW 19th St Land Use & Zoning Change	Tax Parcel Number: 15054-000-000
Property Address: 415 NW 19th Street, Gainesville, FL 32603	
*Size of Property (acres): 0.39 +/-	
**First Step Meeting Date: 10/2/23*	Neighborhood Workshop Date: 10/23/2023

***(pre-application meeting with Forrest Eddleton in lieu of First Step Meeting)**

*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):

- Submit separate from any other information.
- 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.
- Must correctly describe the property being submitted for the petition.
- Must fully describe directions, distances, and angles.

Owner(s) of Record	
Name(s): Promark Properties LLC	
Mailing Address: 13026 Eagles Entry Dr, Odessa, FL 33556	
Phone: 813-613-8020	Email: skchinta@gmail.com

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: Stephanie Sutton	E-mail: permitting@edafl.com
Name: Sergio Reyes, P.E.	E-mail: sreyes@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: RL	Present Designation: U2	<input type="checkbox"/> Other – Specify:
Requested designation: MUR	Requested Designation: U5	

Surrounding Property Information	
	Existing land use:
North	RL (existing single-family dwelling and multi-family)
South	MUR (multi-family)
East	RL (Place of Religious Assembly)
West	NW 19th Street & RL (single-family dwellings)

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?)

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: See Justification Report

Noise and lighting: See Justification Report

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

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

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 checked="" type="checkbox"/> Redevelopment	<input type="checkbox"/> Urban Infill
<input type="checkbox"/> Activity Center	<input type="checkbox"/> Urban Fringe
<input type="checkbox"/> Commercial	<input type="checkbox"/> Traditional Neighborhood

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

See Justification Report

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

See Justification Report

8.

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

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

☐ No ☒ Yes (please explain)

See Justification Report

To the Applicant:

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

Applicant Signature: _____



Date: _____

10/17/23



2024-40A
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): Promark Properties LLC	
Mailing Address: 13026 Eagles Entry Drive, Odessa, FL 33556	
Phone: 813-613-8020	Email: skchinta@gmail.com

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

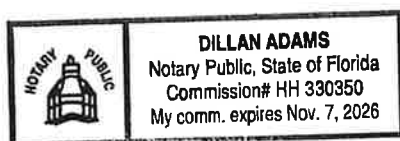
Tax Parcel Number(s): 15054-000-000
Property Address: 415 NW 19th Street
Acreage: 0.39 +/-
Requested Action: Rezoning & Land Use Change

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: Date: 10/2/23

Printed Name: SATISH KUMAR V. CHINTA

The foregoing affidavit is acknowledged before me this 2 day of October, 2023, by Satish Kumar V. Chinta who is/are personally known to me, or who has/have produced FL DL as identification.



State of FL
Signature of Notary Public

This instrument prepared by:
 David Menet, Esq.
 Attorney at Law
 Salter Feiber, P.A.
 3940 NW 16th Boulevard, Bldg. B
 Gainesville, FL 32605
 (352) 376-8201
 File Number: 23-0541.7KN

RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 3510855 4 PG(S)
 8/25/2023 2:55 PM
 BOOK 5116 PAGE 1477
 J.K. JESS IRBY, ESQ.
 Clerk of the Court, Alachua County, Florida
 ERECORDED Receipt # 1163670
 Doc Stamp-Mort: \$0.00
 Doc Stamp-Deed: \$5,250.00
 Intang. Tax: \$0.00

Tax Parcel #: 15054-000-000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED was made on 25th day of August, 2023 by **Andrew Duncan Rider; Peter Hall Rider; and Leslie Elizabeth Anwyl Rider** whose post office address is **c/o 287 Cumberland Street, Brooklyn, NY, 11238 ("Grantor")** to **Promark Properties LLC, a Florida limited liability company**, whose post office address is **13026 Eagles Entry Dr., Odessa, FL 33556 ("Grantee")**.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and no/100s (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, sell, alien, remise, convey and confirm unto the Grantee all of that certain land situated in Alachua County, Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Grantor warrants that at the time of this conveyance, the subject property is not the Homestead residence of any Grantor within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property of any Grantor.

SUBJECT to easements and restrictions of record and to taxes for 2023 and all subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

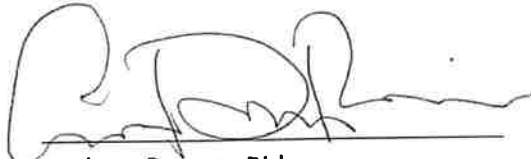
THIS INSTRUMENT WAS PREPARED by Vanessa Stevens of Salter Feiber, PA. Said attorney did not examine title to the lands described herein and absolutely no representation (whether expressed or implied) is made as to the status of title to said lands. No title insurance policy or survey map were prepared or provided for preparation of this instrument.


AND the Grantor hereby covenants with said Grantee that the property is free from all encumbrances made by Grantor; and that Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under the Grantor, but against none other.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness Name: YAMNA HAFEEZ

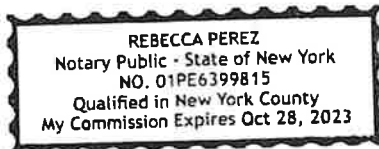

 Andrew Duncan Rider

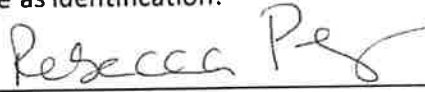

 Witness Name: Max Waters

State of New York
 County of NY

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of August, 2023 by Andrew Duncan Rider who ☐ is personally known or ☒ has produced driver's license as identification.

[Seal]




 Notary Public
 Print Name: Rebecca Perez
 My Commission Expires: 10/28/2023

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kristin Palka
Witness Name: Kristin Palka

Peter Hall Rider
Peter Hall Rider

Jacqueline Chu
Witness Name: Jacqueline Chu

Leslie Elizabeth Anwyl Rider
Leslie Elizabeth Anwyl Rider

State of New York
County of KINGS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of August, 2023 by Peter Hall Rider and Leslie Elizabeth Anwyl Rider who ☐ are personally known or ☒ have produced a drivers' licenses as identification.

[Seal]

Tevin Campbell
Notary Public
Print Name: Tevin Campbell
My Commission Expires: 07/10/27



Exhibit A

TPN: 15054-000-000

The South 48.75 feet of Lot 1; the North 48.75 feet of Lot 5; and all of Lot 3, Block A, J. F. Hill's Sub-Division, according to the map or plat thereof as recorded in Plat Book C, Page 67, Public Records of Alachua County, Florida.

AND

Commence at the Southeast corner of Lot 1 of Block "A", J.F. Hill's Sub-Division as recorded in Plat Book C, Page 67, Public Records of Alachua County, Florida, as the Point of Beginning; thence run North along the East line of said Lot, 48.75 feet; thence run East parallel to Northwest 5th Avenue, 6.92 feet; thence run South, 97.5 feet; thence run West parallel to Northwest 5th Avenue, 6.92 feet to the East line of Lot 5 of aforesaid Subdivision; thence run North along said East line, 48.75 feet to the Northeast corner of Lot 5 and the Point of Beginning.





2024-40A

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: 415 NW 19th St Land Use & Zoning Change	Tax Parcel Number: 15054-000-000
Property Address: 415 NW 19th Street, Gainesville, FL 32603	

Owner(s) of Record	
Name(s): Promark Properties LLC	
Mailing Address: 13026 Eagles Entry Dr, Odessa, FL 33556	
Phone: 813-613-8020	Email: skchinta@gmail.com

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: Stephanie Sutton	E-mail: permitting@edafl.com
Name: Sergio Reyes, P.E.	E-mail: sreyes@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: _____

10/17/23

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.

415 NW 19th Street
Land Use Change & Rezoning Justification Report
Parcel 15054-000-000
415 NW 19th Street

Prepared for Submittal to:
City of Gainesville

Prepared by:
eda consultants, inc.



October 25, 2023; Revised November 29, 2023

Proposal and Background

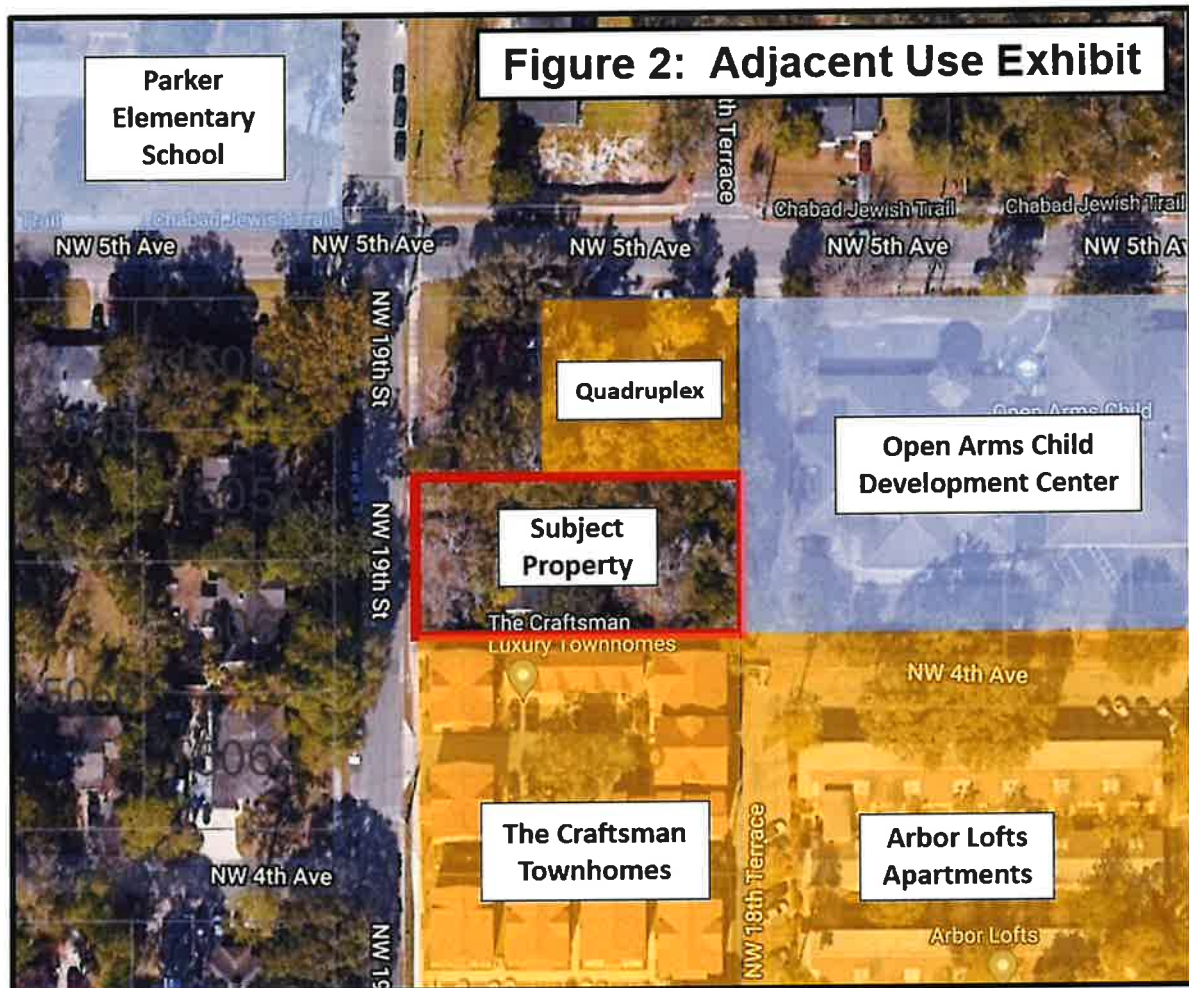
This application proposes a Small-Scale land use map amendment and rezoning for Parcel (15054-000-000) located at 415 NW 19th Street. The property is developed with an existing single-family home and accessory dwelling unit. The single-family home was constructed in 1941 according to the Property Appraiser's files. The accessory dwelling unit dates back to 1983 according to the Property Appraiser's records. The parcel fronts on NW 19th Street (a local street). The parcel size is 0.39 +/- acres in size.

The aerial photo below (Figure 1) illustrates the location of the parcel along NW 19th Street. The parcels are located on the east side of NW 19th Street near the corner of NW 5th Avenue. As can be noted from the aerial photo, the property is currently developed and is surrounded on all sides by existing development.



The abutting properties to the north of the subject property were developed in the 1970s. One of the parcels to the north is a single-family dwelling, and the other is a quadruplex. To the south is an abutting multi-family development that was constructed in 2017 (The Craftsman, Phase 1). Abutting to the east is a place of religious assembly (First Lutheran Church with a day care center).

(Open Arms)). Across NW 19th Street to the west are single-family dwellings dating back to the 1940s. The following exhibit illustrates the location of nearby non-single family uses:



The property is located in the urbanized portion of Gainesville. The property has recently been sold to a new owner who is interested in redeveloping the property for higher density residential use consistent with transect-type zoning very similar to many of the residential developments that have been constructed in the immediate area (including adjacent to this property to the south).

The proposed future land use amendment is to change the future land use map designation of the property from Residential Low Density (RL) to Mixed-Use Residential (MUR). The proposed companion rezoning is to change the property from Urban 2 (U2) to Urban 5 (U5), a transect zoning. These proposed changes will allow redevelopment of the property that will be compatible with the surrounding uses and zoning districts.

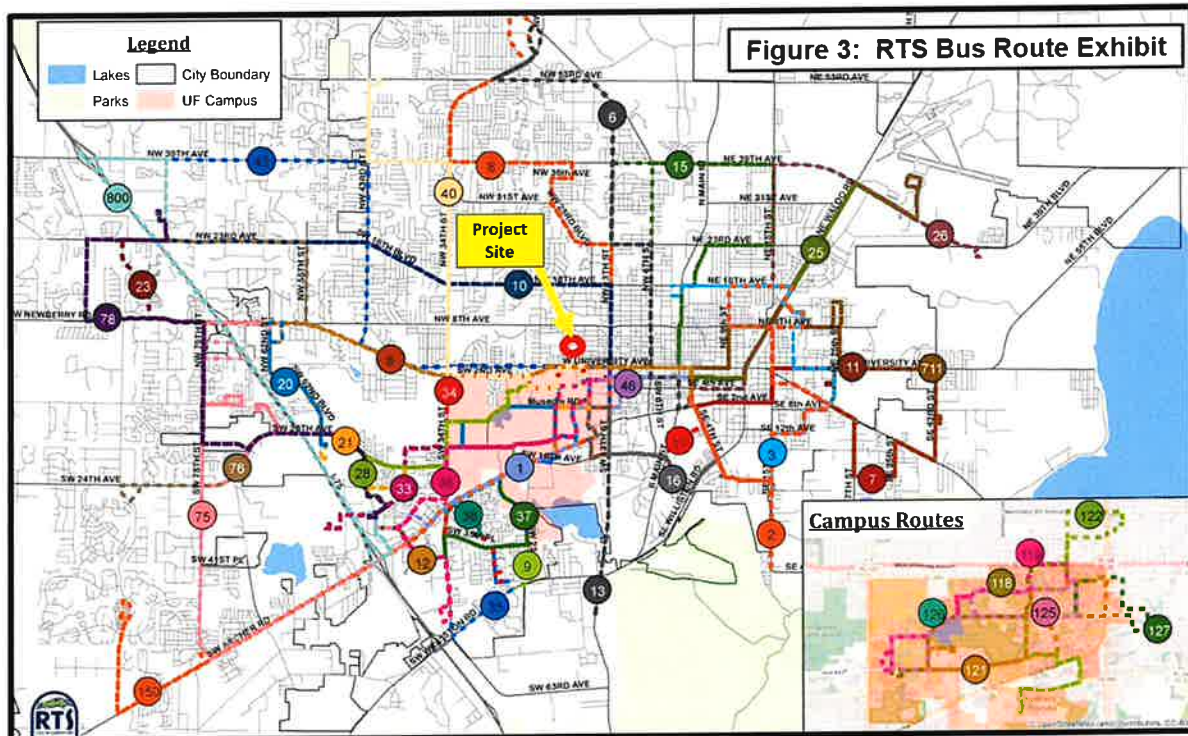
Vehicular access is available to the property from NW 19th Street (a City-maintained roadway), which is a paved, two-lane street fronting the subject property. There is an existing driveway from the parcel out onto NW 19th Street.

There are existing sidewalks on both sides of NW 19th Street along the frontage of the subject property. This sidewalk system continuously connects NW 19th Street from NW 5th Avenue south to University Avenue. The site is within easy walking distance of the University of Florida campus.

Transit service is available nearby on West University Avenue. The closest westbound transit stop is less than ¼ mile from the site (1,098 +/- feet) at the corner of NW 19th Street and University Avenue. There is a transit shelter with seating at this location. The closest eastbound service is 0.3 mile away at University Avenue and NW 18th Street.

Transit Routes 5 and 43 service the area. Route 5 runs from the Downtown Rosa Parks Transit Transfer Station to the Oaks Mall every 20-30 minutes Monday through Friday, with 30-60 minutes service on Saturday and 60-minute service on Sundays. Since this route connects to the Rosa Parks Station, which is a hub for all major transit routes and connects to the Butler Plaza Transfer Station, transit service is available within a short walking distance from the subject property that will allow connections to all the major shopping and employment centers in Gainesville.

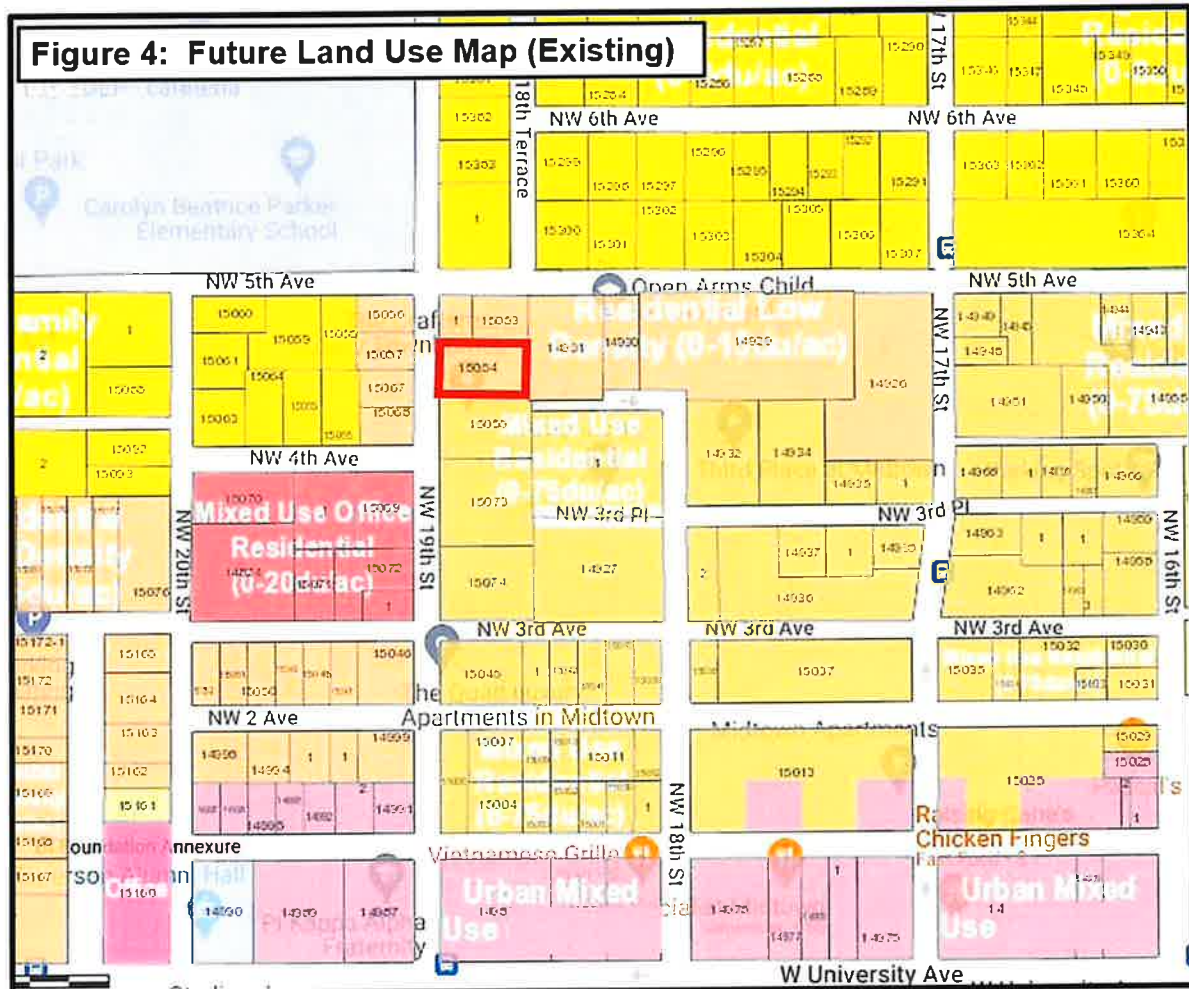
Route 43 runs east-west and north from Shands to the Millhopper Shopping Center and then to Santa Fe College. This route runs every 45 minutes Monday through Friday.



The property is located in Zone A of the Transportation Mobility Program Area (TMPA). The site is also located within the Community Reinvestment Area (CRA), the Enterprise Zone, and the UF Context Area. The recent citywide rezoning in 2017 resulted in transect zoning being placed on the subject property and surrounding area.

Existing Future Land Use Designation and Zoning District

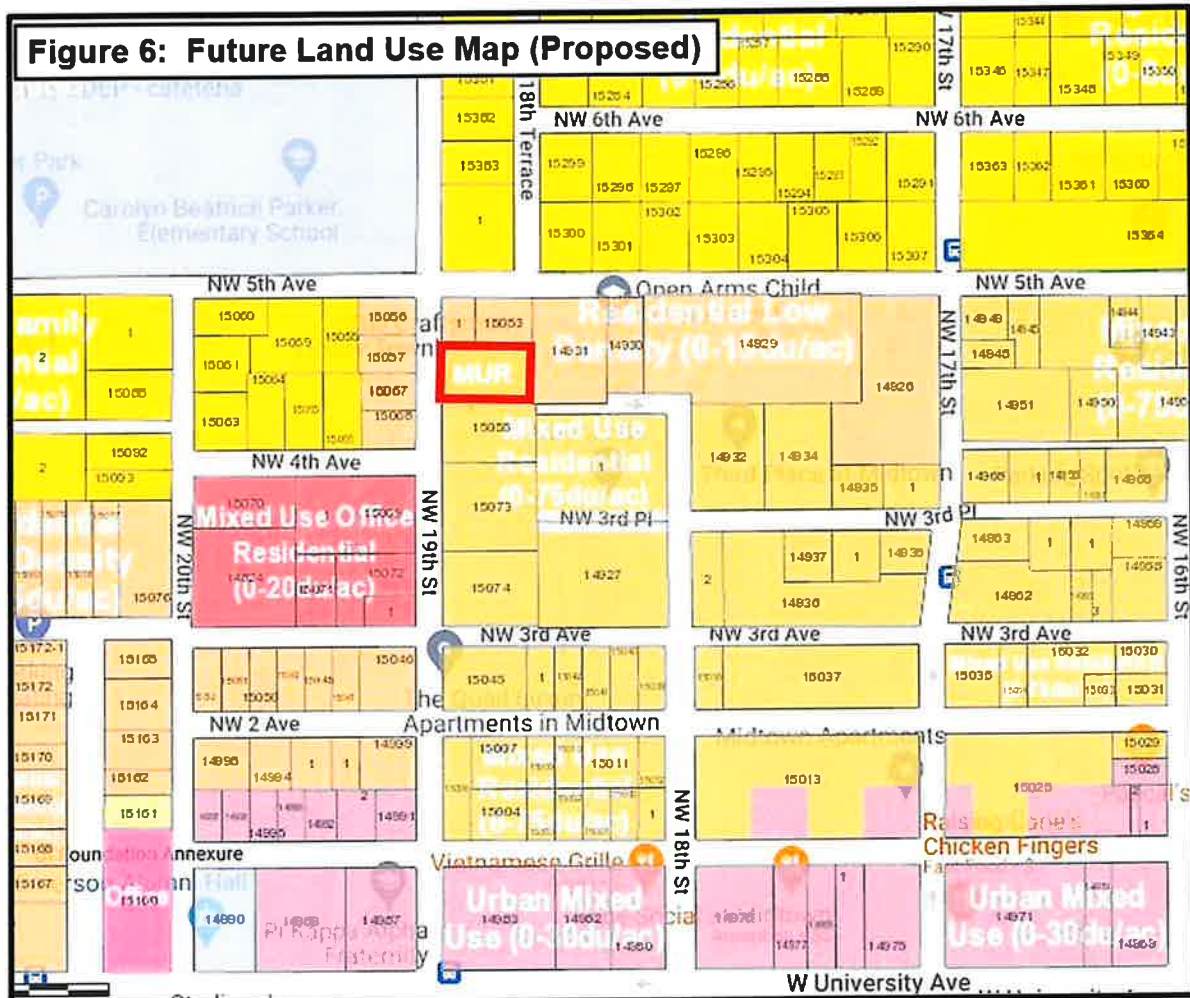
The current future land use designation on the property is Residential Low (RL) as indicated in Figure 4 below.

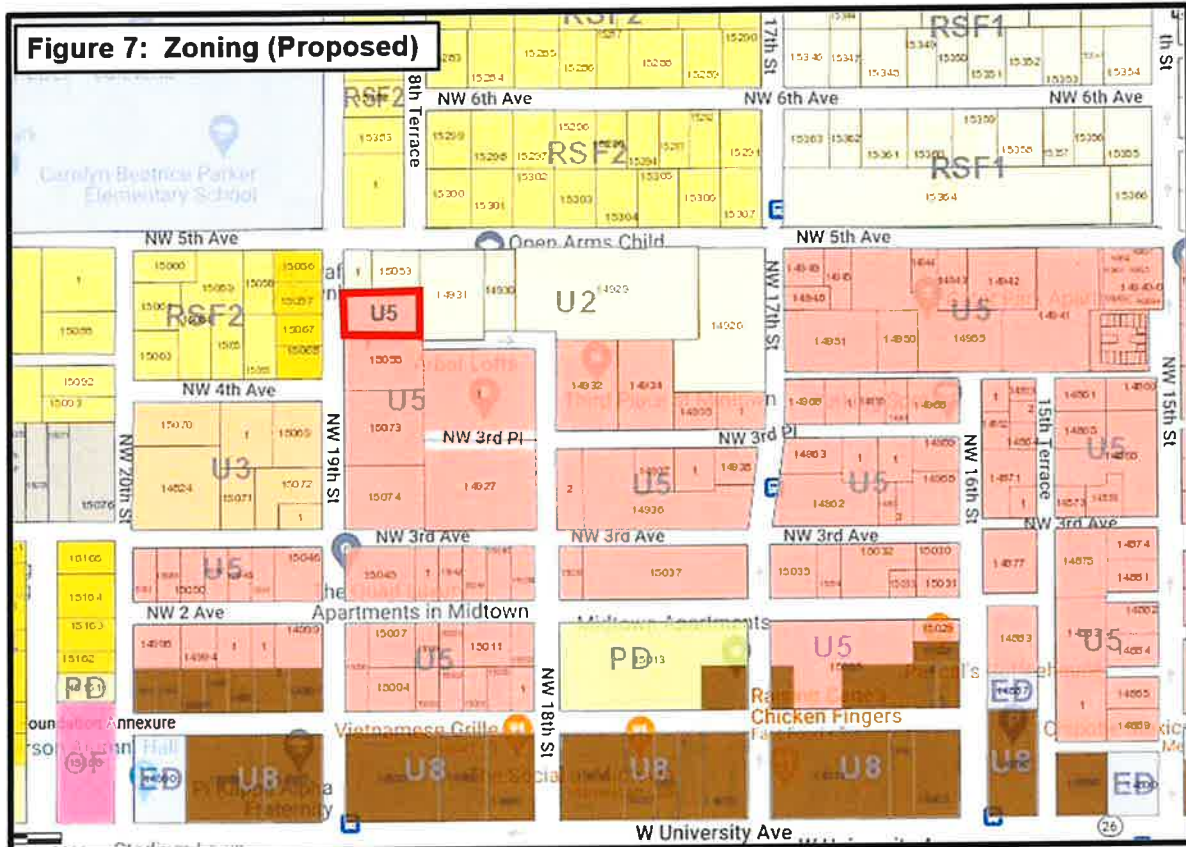


Statement of Proposed Change / Proposed Future Land Use Category and Zoning District

The proposed Mixed Use Residential (MUR) future land use category (with proposed U5 zoning) for the site would be a natural extension of the MUR future land use category (and U5 zoning) that abuts to the south of the subject property. The proposed land use category (MUR) and zoning district (U5) for the subject property are consistent with each other and appropriate given the surrounding uses.

Figures 6 and 7 below illustrate the proposed future land use category (MUR) and zoning designation (U5) for the subject property.





The proposed land use category (MUR) and zoning district (U5) will retain transect-type zoning and an associated future land use category consistent with what the City implemented in this area in 2017. This change will allow for redevelopment of the subject property that is compatible with the development pattern in the surrounding area. At this time, there are no plans for site redevelopment. However, any future redevelopment of the property would require compliance with all applicable regulations associated with the Comprehensive Plan and Land Development Code, including site plan applications.

The site currently is served by GRU centralized utilities with adequate capacity. Vehicular access exists from NW 19th Street (a paved, 2-lane, City-maintained street). There are existing sidewalks along both sides of NW 19th Street that connect from NW 5th Avenue to West University Avenue.

Nearby transit service is available along West University Avenue. The closest westbound transit stop is less than ¼ mile from the site (1,098 +/- feet) at the corner of NW 19th Street and University Avenue. There is a transit shelter with seating at this location. The closest eastbound service is 0.3 mile away at University Avenue and NW 18th Street.

Transit Routes 5 and 43 service the area. Route 5 runs from the Downtown Rosa Parks Transit Transfer Station to the Oaks Mall every 20-30 minutes Monday through Friday, with 30-60 minutes service on Saturday and 60-minute service on Sundays. Since this route connects to the Rosa Parks Station, which is a hub for all major transit routes and connects to the Butler Plaza

Transfer Station. transit service is available within a short walking distance from the subject property that allows connections to all the major shopping and employment centers in Gainesville.

City of Gainesville Comprehensive Plan Policy 4.1.1 defines the proposed Mixed-Use Residential (MUR) future land use category as follows:

Mixed-Use Residential (MUR): up to 75 units per acre

This land use category provides for a mixture of residential and office uses. Office uses that are complementary to and secondary to the residential character of the district are allowed as home occupations. Additional office uses may be allowed through a Special Use Permit process established in the Land Development Code. An essential component of the district is orientation of structures to the street and the pedestrian character of the area. Office uses located within this district should be scaled to surrounding neighborhoods and institutions. Land development regulations shall set the appropriate densities (up to 75 dwelling units per acre); the allowable uses; appropriate height (up to a maximum of 4 stories); design criteria; and landscaping requirements. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.

The proposed zoning to implement the proposed Urban Mixed-Use future land use category is U5 (Urban 5), a transect zoning district. The City of Gainesville Land Development Code Sec. 30-4.12 establishes the permitted uses in the U5 zoning district.

The table below indicates the complete use of permitted uses for the U5 zoning district:

Sec. 30-4.12 Permitted Uses U5 Zoning District

<i>Use</i>	<i>Use Standards</i>	<i>U5</i>
<i>Accessory dwelling unit</i>	<i>30-5.35</i>	<i>A</i>
<i>Adult day care home</i>	<i>30-5.2</i>	<i>P</i>
<i>Attached dwelling (up to 6 attached units)</i>		<i>P</i>
<i>Community residential home (up to 6 residents)</i>	<i>30-5.6</i>	<i>P</i>
<i>Community residential home (more than 6 residents)</i>	<i>30-5.6</i>	<i>P</i>
<i>Family child-care home</i>	<i>30-5.10</i>	<i>P</i>
<i>Multi-family, small-scale (2-4 units per building)</i>		<i>P</i>
<i>Multi-family dwelling</i>		<i>P</i>
<i>Single-family dwelling</i>		<i>P</i>
<i>Single room occupancy residence</i>	<i>30-5.8</i>	<i>P</i>
<i>Bed and breakfast establishment</i>	<i>30-5.4</i>	<i>P</i>
<i>Civic, social, or fraternal organization</i>		<i>P</i>
<i>Day care center</i>	<i>30-5.7</i>	<i>P</i>

<i>Emergency shelter</i>		<i>P</i>
<i>Food truck, not located within a food truck park</i>	<i>30-5.37</i>	<i>P</i>
<i>Food truck park (less than 6 pads)</i>	<i>30-5.13</i>	<i>P</i>
<i>Food truck park (6 or more pads) ⁵</i>	<i>30-5.13</i>	<i>S</i>
<i>Library</i>		<i>S</i>
<i>Museum or art gallery</i>		<i>S</i>
<i>Office</i>		<i>P³ /S⁴</i>
<i>Personal services</i>		<i>P</i>
<i>Place of religious assembly</i>	<i>30-5.22</i>	<i>P</i>
<i>Professional school</i>		<i>P</i>
<i>Public administration building</i>		<i>S</i>
<i>Public park</i>		<i>P</i>
<i>School (elementary, middle, or high - public or private)</i>		<i>P</i>
<i>Subsistence garden</i>	<i>30-5.31</i>	<i>P</i>
<i>Urban market farm, less than 5 acres</i>	<i>30-5.31</i>	<i>P</i>
<i>Urban market farm, 5 acres or greater</i>	<i>30-5.31</i>	<i>S</i>
<i>Wireless communication facility or antenna</i>	<i>See 30-5.32</i>	

LEGEND:

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

1 = When located along a Principal Street.

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

3 = Office uses as a home occupation.

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

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

The subject property is an appropriate area for the placement of the Mixed-Use Residential land use category and the implementing zoning district of Urban 5 (U5) for two reasons. First, the proposal is a very minor extension of the existing Mixed-Use Residential transect-related land use category and zoning district (U5) to the south. Second, the proposed land use category and zoning district provide for redevelopment opportunities on the property by increasing the allowable residential density. The proposed MUR land use category and U5 zoning will allow for flexibility and incentives for redevelopment while still maintaining compatibility and consistency with the surrounding area.

Surrounding/Adjacent Land Uses

The property lies within an area that contains a multitude of existing uses, including residential uses and non-residential such as single-family dwellings; multi-family dwellings; a place of religious assembly; and a day care center, as summarized below:

North: Abutting to the north of the subject property are a quadruplex and single-family structure (both designated Residential Low on the Future Land Use Map).

South: To the south of the subject property are several parcels with multi-family dwellings designated Mixed-Use Residential on the Future Land Use Map.

East: To the east is First Lutheran Church with a day care center (Open Arms) that is designated Residential Low Density on the Future Land Use Map.

West: To the west of the subject property, across NW 19th Street, are single-family structures designated Residential Low on the Future Land Use Map.

Adjacent Property Characteristics Table

	Existing Use	FLU Designation	Zoning District
North	Single family dwelling; quadruplex	Residential Low	U2
South	Multi-family	Mixed-Use Residential	U5
East	Place of religious assembly with day care center	Residential Low	U2
West	NW 19 th Street; single-family dwellings across the street	Residential Low	RSF-4

Upon analyzing these existing land use patterns, the proposed land use and zoning change will not negatively impact the development pattern in the area. In 2017, the City placed transect zoning and the associated land use categories in the area to encourage redevelopment. In the years since the placement of transect zoning, the eastern side of NW 19th Street has seen significant infill and redevelopment with the Mixed-Use Residential land use category and U5 zoning south of the subject property.

Four multi-family developments have occurred along NW 19th Street since 2017. They are:

Project Name	Location
The Craftsman Phase 1 (2017)	411 NW 19 th Street (abuts the subject property to the south)
The Heights (2019)	1880 NW 3 rd Avenue (has frontage along NW 19 th Street)
The Quad (2019)	219 NW 19 th Street
The Craftsman Phase II (2022)	325 NW 19 th Street

The existing development pattern in the area consists of multi-family development mingled with single-family dwellings and small-scale multi-family. The proposed land use and zoning changes will place the property into the U5 zoning district on a 0.39 +/- acre parcel, which will abut the U2-zoned properties to the north and east. This is consistent with the previous pattern of U5 abutting the U2 zoning on the subject property. Neighborhood compatibility will be ensured due

to the development design and building standards for transect zones as prescribed in the City Land Development Code.

Basic Level Environmental Review

This site is exempt from Environmental Review because:

- It is an existing, developed site;
- There are no known regulated surface waters or wetlands on the site; and,
- The site contains a parcel that is less than or equal to 5 acres in size and does not contain listed species or an archaeological site identified by a Florida Master Site file number.

Responses to City Application Questions

Below is the list of questions included in the City land use and zoning change application form and the applicant's response for each:

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: There is no current proposal for the redevelopment of the subject property, so it is unknown at this time whether there will be new nonresidential development at the site. However, non-residential development is very limited in the proposed U5 zoning district and Mixed-Use Residential land use category, so there should be limited impacts, if any, on NW 19th Street from non-residential development.

Noise and lighting:

Response: There is no current proposal for the redevelopment of the subject property, so it is unknown whether there will be new nonresidential development at the site. However, non-residential development is very limited in the proposed U5 zoning district and Mixed-Use Residential land use category, so there should be limited impacts, if any. Any new development at the site will be required to meet the Land Development Code requirements related to noise and lighting.

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

Response: This is a developed property requesting a land use and zoning change to facilitate redevelopment of the property. The City placed transect zoning in this area in 2017 as part of the overall citywide land use and zoning changes to promote redevelopment and implement improved building design and development standards. The zoning change to the U5 zoning district is consistent with the City's goals for redevelopment in this area (the subject

property is located in the Community Reinvestment Area and this proposal is consistent with Future Land Use Element Objective 2.1 concerning redevelopment). The proposed U5 zoning for the subject property will extend the existing U5 / MUR pattern to the north.

The subject property is located within an existing urban area with existing public utilities and facilities already serving the current development at the site. Therefore, redevelopment at this site will support the City's goal of reducing urban sprawl by promoting development where existing services are already available.

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

Response: The proposed land use change and rezoning could spur redevelopment of the site, which would add to the City's tax base and create jobs during the construction phase.

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

Response: Since there is an existing development (single-family dwelling and accessory dwelling unit) on the site, and there is no new proposed development at this time, there will be no impacts to level of service standards. At the point when redevelopment is proposed on the site, any proposed development will be required to meet the City's level of service standards. The site is located in Zone A of the Transportation Mobility Program Area, and it will be required to meet the standards set in the Transportation Mobility Element for Zone A (there will be credits for the existing development at the site).

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

Response: Multi-Modal Accessibility

There is RTS transit service available nearby on West University Avenue. The closest westbound transit stop is less than ¼ mile from the site (1,098 +/- feet) at the corner of NW 19th Street and University Avenue. There is a transit shelter with seating at this location. The closest eastbound service is 0.3 mile away at University Avenue and NW 18th Street. There are sidewalks along NW 19th Street to connect to the transit stop locations.

Transit Routes 5 and 43 service the area. Route 5 runs from the Downtown Rosa Parks Transit Transfer Station to the Oaks Mall every 20-30 minutes Monday through Friday, with 30-60 minutes service on Saturday and 60-minute service on Sundays. Since this route connects to the Rosa Parks Station, which is a hub for all major transit routes and connects to the Butler Plaza Transfer Station, transit service is available within a short walking distance from the subject property that allows connections to all the major shopping and employment centers in Gainesville.

Route 43 runs east-west and north from Shands to the Millhopper Shopping Center and then to Santa Fe College. This route runs every 45 minutes Monday through Friday.

There are existing sidewalks on both sides of NW 19th Street. That sidewalk system connects NW 5th Avenue to West University Avenue, where there is an existing sidewalk system on the north side of NW 5th Avenue and there are sidewalks on both sides of West University Avenue.

There are also nearby bicycle facilities. NW 3rd Avenue is designated a Bike Boulevard from NW 17th Street to NW 13th Street. NW 1st Avenue is designated a Bike Boulevard from NW 20th Street to NW 16th Street. There are bicycle lanes on both sides of West University Avenue from SW 34th Street to Gale Lemerand Drive. NW 20th Street is designated a Bike Boulevard from NW 3rd Avenue to West University Avenue. And there are bicycle lanes on both sides of NW 18th Street from NW 3rd Place to West University Avenue that connect into the UF Campus.

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 the applicant's responses are provided:

1. Consistency with the Comprehensive Plan

Response: The proposed Mixed-Use Residential (MUR) future land use category is consistent with the proposed U5 zoning district per the Correspondence with Future Land Use Categories table in Land Development Code Section 30-4.2. The following objective and policy are applicable to the proposed designations:

Future Land Use Element Policy 4.1.1

Mixed-Use Residential (MUR): up to 75 units per acre

This land use category provides for a mixture of residential and office uses. Office uses that are complementary to and secondary to the residential character of the district are allowed as home occupations. Additional office uses may be allowed through a Special Use Permit process established in the Land Development Code. An essential component of the district is orientation of structures to the street and the pedestrian character of the area. Office uses located within this district should be scaled to surrounding neighborhoods and institutions. Land development regulations shall set the appropriate densities (up to 75 dwelling units per acre); the allowable uses; appropriate height (up to a maximum of 4 stories); design criteria; and landscaping requirements. Land development regulations shall specify the criteria for the

siting of public and private schools, places of religious assembly and community facilities within this category.

Response: As stated in this policy, a mix of residential and office uses is appropriate in the MUR future land use category. The subject property is appropriate in this future land use category due to the MUR abutting to the south. This will be a natural extension of that existing pattern.

Objective 1.5

Discourage the proliferation of urban sprawl.

Response: The proposed land use change is for a site that is already developed and surrounded on all sides by existing development that has been in place, in many cases, since the 1940s and later time periods. Redevelopment along the NW 19th Street corridor has occurred recently. The redevelopment of this site would be consistent with discouraging urban sprawl by adding density in an already developed area of the City. In addition, the site itself and surrounding area are served by existing utilities and infrastructure such as roads and sidewalks. Changing the future land use category on the property will encourage infill and redevelopment on the site to allow a more urban use and higher density at the site given the surrounding land use and zoning pattern, thus discouraging urban sprawl.

FLU 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.

Response: The proposed land use change is for a developed site that has an existing single-family dwelling and accessory dwelling unit. This provides an opportunity for redevelopment to facilitate increased density in an area with existing public facilities and services, which is in close proximity to the University of Florida. Changing the future land use category on the property will encourage redevelopment on the site to allow a more urban use of the site with increased density, which will promote transportation choice and foster a more compact development pattern on the site.

2. Compatibility and surrounding land uses

Response: The subject property is presently developed with a single-family dwelling and accessory dwelling unit. The house dates back to the 1940s. The City's recent placement of transect zoning (2017) in the surrounding area indicates a desire for redevelopment of the area into a more dense, urban form. Redevelopment of the subject property under the proposed Mixed-Use Residential land use category (with associated U5 transect zoning) will be compatible with the MUR and U5 abutting to the south and continue an existing pattern of MUR abutting the Residential Low future land use category in the surrounding area.

3. *Environmental impacts and constraints*

Response: This 0.39 +/- -acre site is currently developed with a single-family dwelling and accessory dwelling unit that were constructed as far back as the 1940s. There are no wetlands, surface waters, or floodplains on the site, and the site is not located in the strategic ecosystem. The site is less than 5 acres in size, which makes it exempt from the Natural and Archaeological Resources section of the Code per Section 30-8.11.D.1.

4. *Support for urban infill and/or redevelopment*

Response: The subject property is within the urbanized portion of the City of Gainesville. Urban land uses, centralized utilities, sidewalks, and public roadways are located adjacent to the parcel. Due to its location and proximity to necessary public facilities, the property is suitable for urban redevelopment. As indicated earlier, the subject property is characteristic of urban development because it is a developed parcel surrounded by developments to the north, east, and west. The proposed land use change will allow and incentivize redevelopment of the property to a higher density to promote compact development.

5. *Impacts on affordable housing*

Response: If the property redevelops at a higher residential density, it may have an impact on affordable housing by providing new housing units in the area.

6. *Impacts on the transportation system*

Response: No development activity is proposed as part of the proposed land use and zoning change. Therefore, no new impacts on the transportation system are anticipated at this time. There would be existing trip credits for any new development at the site.

The site is located in Zone A of the Transportation Mobility Program Area (TMPA), and if there is redevelopment on the site, the development will have to meet the Zone A requirements of the TMPA.

There are existing sidewalks available on both sides of NW 19th Street. While there is no existing transit service on NW 19th Street, there are transit stops available on West University Avenue. The westbound transit stop is approximately 1,098 +/- feet (less than ¼ mile) away at the corner of NW 19th Street and University Avenue. There is a transit shelter with seating at this location. The closest eastbound service is 0.3 mile away at University Avenue and NW 18th Street.

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

Response: The property already is developed and served by centralized Gainesville Regional Utilities potable water, wastewater, and electric services. Existing sidewalks are available on both sides of NW 19th Street. The site can be accessed by an existing, paved public street (NW 19th Street, a City-maintained roadway). Currently the closest transit stop is at the corner of NW 19th Street and West University Avenue, which is less than ¼ mile away.

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

Response: The subject property is 0.39 +/- acres in size. The proposed change will not have any substantial impact on acreage counts in any of the City's future land use categories. The proposed future land use category (MUR) is consistent with the City's overall transect zoning plan for the area as implemented in 2017 (with associated future land use categories).

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 future land use map change is on an urban site that is already developed and surrounded by existing urban development. It does not promote urban sprawl as defined in Section 163.3164, F.S. The site is located in the urban services area with existing development located north, south, east, and west when examining the existing land use patterns in the immediate area.

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: Since this is an existing, developed site, there are no adverse impacts on natural resources and ecosystems. The site is surrounded by existing developments that have existed for many decades and up to the current time period.

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

Response: The site is already developed and utilizes existing centralized utilities. It is located in an area surrounded by uses served by existing public facilities and services (including roads, sidewalks, and centralized utilities; and transit is proximate).

(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 subject property is located on NW 19th Street with existing sidewalks on both sides of the street. The sidewalk system connects NW 5th Avenue south to West University Avenue and the UF Campus.

There are existing residential uses that are proximate to the site. Redevelopment on the site will promote higher density residential, which promotes transportation choice. The MUR future land use category allows up to 75 dwelling units per acre by right.

(IV) Promotes conservation of water and energy.

Response: This is an existing developed site in an area surrounded by uses served by existing public facilities and services, thereby reducing sprawl and wasteful allocation of resources. The availability of existing sidewalks and proximate transit service also reduces transportation energy costs. New development at the site will be required to meet the higher energy efficiency and water conservation 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. It is an existing, developed site that has been in place since the 1940s. 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 Residential Low future land use category). The site is already developed 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.

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

Response: The proposed MUR land use category allows for a mix of residential and a limited number of non-residential uses. Given the small size of the parcel (0.39 +/- acres) and the close proximity to the non-residential uses along West University Avenue, increased residential density (as proposed) at this site would support nearby non-residential uses.

(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: This is a developed site (since the 1940s) that is currently in an urban area served by existing public utilities, facilities, and services, so it does not constitute sprawl. The site is only 0.39 +/- acres in size. The site is developed with a single-family dwelling and accessory dwelling unit, but the proposed land use change would allow for higher residential density and limited non-residential uses on the site to create a more transit-supportive type of development.

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 involves an existing, developed site. The applicant wishes to redevelop the site at a higher density. If redevelopment occurs on the site, there could be new jobs created during the construction phase. Redevelopment of the site will increase the City's tax base.

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 is part of the J. F. Hill's Subdivision. However, as defined by Section 163.3164, F.S., this parcel does not meet the definition of being in an antiquated subdivision because the subdivision was substantially built out in previous years. This is a potential redevelopment of an existing developed parcel. 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.

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 uses in the U5 zoning district are compatible with the surrounding existing development near the subject property. The existing situation at the subject property has U2 zoning abutting U5 zoning to the south and U5 across NW 19th Street from RSF-4 and U3 zoned properties. The U5 zoning district primarily allows residential uses with a very limited number of non-residential uses (for example, office use is limited to 20% of the building square footage). There is already a quadruplex development abutting to the north of the subject property, and the First Lutheran Church and associated day care center abut to the east.

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

Response: The proposed U5 zoning district is characterized by allowing residential and very limited non-residential uses. The subject property is suited to the proposed allowed uses in the U5 zoning district due to its location: abutting U5 to the south, which allows higher density and the proximity to the UF Campus and services along West University Avenue.

The east side of NW 19th Street, in the vicinity of the subject property, recently has seen redevelopment with higher density multi-family use since the adoption of the updated Land Development Code in 2017. Below is a list of new multi-family developments developed under the density in the U5 zoning district.

- The Craftsman Phase 1 (2017): 411 NW 19th Street (abuts the subject property)
- The Heights (2019): 1880 NW 3rd Avenue (has frontage along NW 19th Street)
- The Quad (2019): 219 NW 19th Street
- The Craftsman Phase II (2022): 325 NW 19th Street

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

Response: The property abutting to the south has U5 zoning. Properties further south along the eastern side of NW 19th Street also have the U5 zoning district designation. Properties that abut to the north and east have U2 zoning. The properties to the west across NW 19th Street are designated with RSF-4 zoning (and the Residential Low future land use category). The surrounding zoning of properties in the area is illustrated in Figure 3 above in this report.

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

Response: The subject property is developed with a single-family dwelling and an accessory dwelling unit. The single-family dwelling was constructed in 1941 and the accessory dwelling unit was constructed in 1983 according to the Property Appraiser's records. These structures are not located in an historic district or listed on any historic register. The applicant has indicated a desire to redevelop the site at a higher residential density. The proposed U5 zoning will allow for higher density that is consistent with the recent redevelopment in the area. Given the surrounding future land use categories and zoning districts and the existing development on those properties, the most appropriate use of this land is to transition from the single-family use at the site to a more urban development which would allow for higher residential density.

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 subject property lies within an area that underwent major land use and zoning changes in 2017 to implement the new Land Development Code transect zoning districts. The site also falls within Transportation Mobility Program Area (TMPA) Zone A. The subject property is also located in the Enterprise Zone, the Community Reinvestment Area, and the UF Context Area, as designated on City maps.

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

Response: The site is already developed with a single-family residential dwelling. Redevelopment of this site would provide for additional density to serve the need for additional residential units in an area proximate to the University of Florida campus.

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 major changed condition in the area is the adoption of transect zoning in this area in 2017, and the update of the Land Development Code that occurred at the same time. After the placement of transect zoning in the area, several redevelopment projects were constructed along the east side of NW 19th Street (including the parcel abutting to the south of the subject property). The recent multi-family projects developed under the U5 transect zoning include:

- The Craftsman Phase 1 (2017): 411 NW 19th Street (abuts the subject property)
- The Heights (2019): 1880 NW 3rd Avenue (has frontage along NW 19th Street)
- The Quad (2019): 219 NW 19th Street
- The Craftsman Phase II (2022): 325 NW 19th Street

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

Response: Rezoning of this property is being proposed to incentivize redevelopment on the site. Infill and redevelopment are major themes in the City's Comprehensive Plan. It should also be noted that the proposed U5 zoning district implements the proposed Mixed-Use Residential future land use category, as defined in FLUE Policy 4.1.1.

The proposed rezoning is consistent with the following objectives in the City's Comprehensive Plan:

FLU Objective 1.5

Discourage the proliferation of urban sprawl.

FLU 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.

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 2024. The supporting documents include this Justification Report submitted with the application. The Neighborhood Workshop was held on Monday, October 23, 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: This is an application for rezoning to a transect zone (however, the property is already in an existing T-Zone). The proposed U5 zoning is a logical extension of the transect zoning abutting to the south that the City placed on the area in 2017. It will provide a logical and compatible transition for the subject property from the U2 abutting to the north and the U5 zoning abutting to the south. It is anticipated that the U5 transect zoning will facilitate redevelopment of the subject property, which is a major goal of the City's Comprehensive Plan (see FLUE Objective 2.1) along with the reduction of urban sprawl (see FLUE Objective 1.5). Redevelopment under the Land Development Code standards for U5 zoning will create a more urban form at the site and enhance opportunities for transportation choice due to the higher density.

Conclusion

As stated in this report, the proposed small-scale land use amendment and rezoning for this property are consistent with the City of Gainesville Comprehensive Plan and Land Development Code. The applicant has indicated a desire to redevelop the property at a higher density than is currently allowed under the existing future land use category and implementing zoning district. The applicant wishes to facilitate redevelopment of the site through the proposed land use and zoning changes. The subject property is surrounded by urban development, with existing transect zoning to the north, south, and east. The proposed small-scale land use amendment and rezoning will allow additional flexibility for use of the site to redevelop at higher density. The proposal is a logical extension of the Mixed-Use Residential future land use category (with associated U5 zoning) that abuts to the south that the City adopted for this area in 2017 with the Land Development Code update.

City of Gainesville Public Participation Report

Project Name: 415 NW 19th Street LUC & Rezoning

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

415 NW 19th St, Gainesville, FL

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.)

See attached PowerPoint presentation.

Project Representatives: Onelia Lazzari & Stephanie Sutton, Clay Sweger, Sergio Reyes of eda, Satish Chinta

Date & Time of Neighborhood Workshop: October 23, 2023 at 6:00pm

Location of Neighborhood Workshop: Held virtually via Zoom teleconference, URL: <https://us02web.zoom.us/j/5733319527>

Number of participants at the Neighborhood Workshop: 2

Notification Information

Date notification sign posted (attach photo of posted sign at the site & affidavit of sign posting): 10/5/23

Date notification letters mailed (attach an affidavit attesting to the mailing of letters): 10/5/23

Number of mailed notices: 99

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

If a second (or more) workshop(s) is/are required, the applicant will mail notices to the original mailing list and post a sign at the site 15 calendar days ahead of the new meeting date.

Concerns/issues raised at the Neighborhood Workshop

- Summary of concerns and issues expressed at the workshop:

There were no questions or concerns raised at the meeting.

- Summary of how applicant will or will not address concerns and issues expressed at the workshop:

N/A

- Summary of any changes to the proposal after the workshop prior to application submittal:

None

Attachments:

- PowerPoint presentation PDF & link to recorded Zoom workshop (if applicable) <https://youtu.be/IUFkDKHGf5g>
- Photo of Neighborhood Workshop sign posted at the site
- Affidavit attesting to sign posting
- Affidavit attesting to mailed notification
- Notification letter
- Mailing labels (property owners within 400 feet; neighborhood associations; others notified)
- Map showing 400-foot notification radius (provided by City of Gainesville)

NEIGHBORHOOD WORKSHOP NOTICE

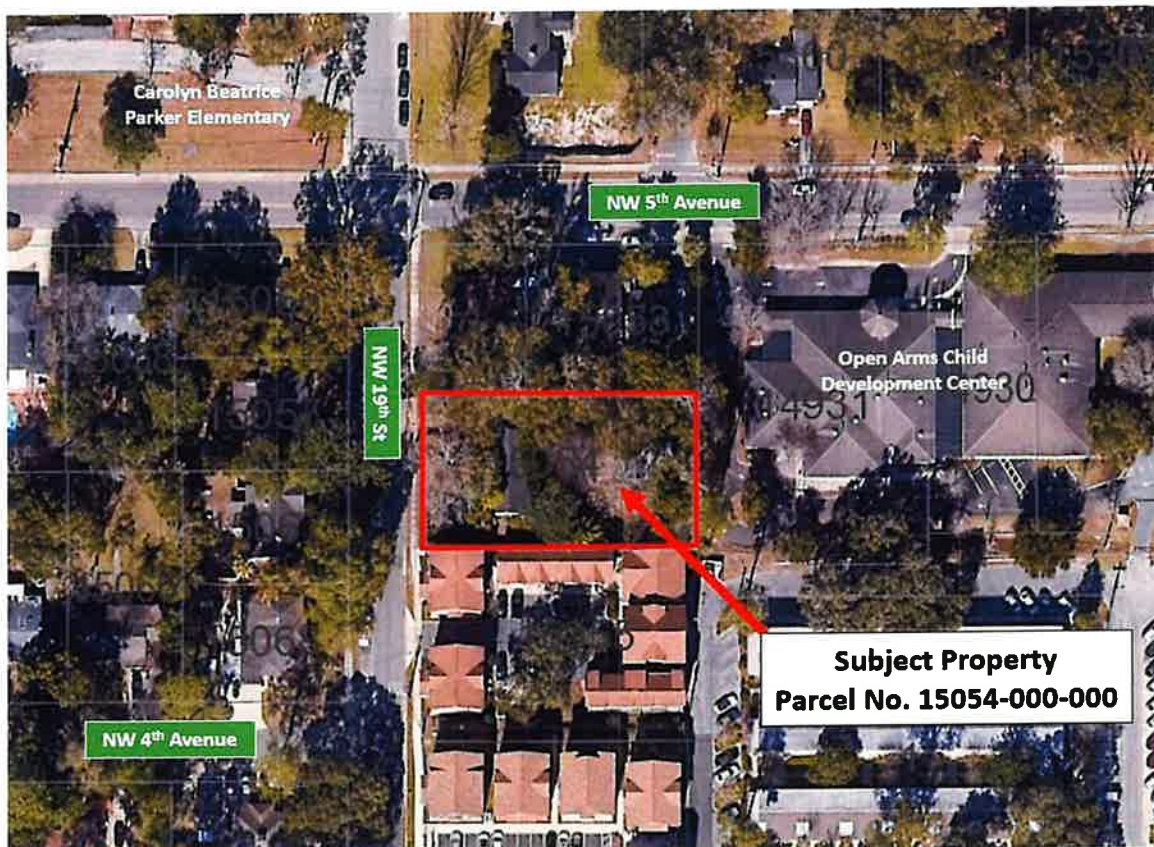
A neighborhood workshop will be held to discuss a proposed future land use map change and rezoning on tax parcel number 15054-000-000 located at 415 NW 19th Street. The proposal is to change the future land use designation from Residential Low to Mixed Use Residential, and the zoning from Urban 2 (U2) to Urban 5 (U5). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed changes and to seek their comments. The meeting will be held virtually as a Zoom teleconference. The teleconference can be accessed by the following information:

Date: Monday, October 23, 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 proposed changes may also be submitted to the e-mail address below or by calling the phone number below.

Contact:

Onelia Lazzari, AICP eda consultants, inc.
permitting@edafl.com (352) 373-3541





Neighborhood Workshop Mailed Notification Affidavit

Applicant Agent eda consultants, inc.
 Project Name 415 NW 19th Street Land use & Zoning Change
 Tax Parcel(s) 15054-000-000

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.

[Signature]
 Applicant (signature)

Heather Hartman

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 5th day of October, 2023 (year), by Heather Hartman (name of person acknowledging).

[NOTARY SEAL]



Ashley Scannella
 Comm.: HH 384895
 Expires: April 10, 2027
 Notary Public - State of Florida

[Signature]
 Signature of Notary Public - State of Florida

Ashley Scannella

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____

Neighborhood Workshop Notice

15300-000-000 19th St LUC & Rezoning
1824NW LLC
1107 SW 2ND AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

15066-000-000 19th St LUC & Rezoning
1914 NW 4TH AVENUE LLC
2041 FAIRGREEN DR
STONE MOUNTAIN GA 30087

Neighborhood Workshop Notice

15068-000-000 19th St LUC & Rezoning
404 NW 19TH STREET LLC
2041 FAIRGREEN DR
STONE MOUNTAIN GA 30087

Neighborhood Workshop Notice

15057-000-000 19th St LUC & Rezoning
418 NW 19TH STREET LLC
2041 FAIRGREEN DR
STONE MOUNTAIN GA 30087

Neighborhood Workshop Notice

15383-001-000 19th St LUC & Rezoning
954352 LLC
1916 NW 21ST ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

15064-000-000 19th St LUC & Rezoning
B&D RENTAL HOMES LLC
7811 SW 103RD AVE
GAINESVILLE FL 32608

Neighborhood Workshop Notice

15382-000-000 19th St LUC & Rezoning
CARNES & CARNES
4438 SW 105TH DR
GAINESVILLE FL 32608

Neighborhood Workshop Notice

15074-000-000 19th St LUC & Rezoning
COLLEGE PARK TWO LLC
220 N MAIN ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

15067-000-000 19th St LUC & Rezoning
DALY KEVIN & CAROL A
2300 NW 23RD
GAINESVILLE FL 32605

Neighborhood Workshop Notice

15299-000-000 19th St LUC & Rezoning
DICKRELL PAMELA L
PO BOX 12885
GAINESVILLE FL 32604

Neighborhood Workshop Notice

15053-000-000 19th St LUC & Rezoning
DOCTOR RENTAL LLC
1320 NW 3RD AVE #206
GAINESVILLE FL 32603

Neighborhood Workshop Notice

15058-000-000 19th St LUC & Rezoning
EOFF TRUSTEES & EOFF
7205 NE 19TH AVE
GAINESVILLE FL 32641-2787

Neighborhood Workshop Notice

15301-000-000 19th St LUC & Rezoning
EVANS RENTAL PROPERTIES LLC
1816 NW 5TH
GAINESVILLE FL 32605-3838

Neighborhood Workshop Notice

14931-000-000 19th St LUC & Rezoning
FIRST LUTHERAN CHURCH OF GVL
1801 NW 5TH AVE
GAINESVILLE FL 32603-1699

Neighborhood Workshop Notice

15069-000-000 19th St LUC & Rezoning
GNV-324 NW 19 STREET LLC
3075 NW SOUTH RIVER DR
MIAMI FL 33142

Neighborhood Workshop Notice

15070-000-000 19th St LUC & Rezoning
HARTMANN TRUSTEE & HICKS TRUSTEE
8709 SW 42ND PL
GAINESVILLE FL 32608

Neighborhood Workshop Notice

15060-000-000 19th St LUC & Rezoning
HAWKINS & HAWKINS
346 SW 131ST ST
NEWBERRY FL 32669

Neighborhood Workshop Notice

15059-000-000 19th St LUC & Rezoning
HIND & MELLOTT
2606 NW 37TH TER
GAINESVILLE FL 32605

Neighborhood Workshop Notice

15069-001-000 19th St LUC & Rezoning
HOPE & HOPE TRUSTEES
1919 NW 4TH AVE
GAINESVILLE FL 32603

Neighborhood Workshop Notice

15297-000-000 19th St LUC & Rezoning
HOPSON ANDREW GAIL & LISA KAY
688 SW 136TH ST
NEWBERRY FL 32669

Neighborhood Workshop Notice

15072-001-000 19th St LUC & Rezoning
JOHNSON & LEE CO-TRUSTEES
8008 NW 46TH WAY
GAINESVILLE FL 32653

Neighborhood Workshop Notice

15072-000-000 19th St LUC & Rezoning
KATZ HANNA & GIORA
1914 NW 3RD AVE
GAINESVILLE FL 32603

Neighborhood Workshop Notice

15303-000-000 19th St LUC & Rezoning
LOVELAND MARK JAMES
1744 NW 5TH AVE
GAINESVILLE FL 32603

Neighborhood Workshop Notice

14929-000-000 19th St LUC & Rezoning
LUTHERAN CHURCH TRUSTEES
1801 NW 5TH AVE
GAINESVILLE FL 32603-1624

Neighborhood Workshop Notice

15061-000-000 19th St LUC & Rezoning
MCCACHREN JAMES R III
PO BOX 40875
JACKSONVILLE FL 32203

Neighborhood Workshop Notice

15298-000-000 19th St LUC & Rezoning
NECHODOM & NECHODOM
566 SW 128TH
NEWBERRY FL 32669

Neighborhood Workshop Notice

15056-000-000 19th St LUC & Rezoning
PEARSON JAMES F & KAE O
2206 SW 95TH Ter
GAINESVILLE FL 32607

Neighborhood Workshop Notice

14932-000-000 19th St LUC & Rezoning
QUAD EQUITIES 3RD PL LLC
424 MADISON AVE 5TH FLOOR
NEW YORK NY 10017

Neighborhood Workshop Notice

15054-000-000 19th St LUC & Rezoning
RIDER THOMAS D HEIRS
333 EAST 34TH ST #PH-A
NEW YORK NY 10016

Neighborhood Workshop Notice

15173-000-000 19th St LUC & Rezoning
SCHOOL BD OF ALACHUA CTY
620 E UNIV AVE
GAINESVILLE FL 32601

2024-40A

Neighborhood Workshop Notice

15383-000-000 19th St LUC & Rezoning
SESHADRI ARUN
201 E 80TH ST #10F
NEW YORK NY 10075-0515

Neighborhood Workshop Notice

15053-001-000 19th St LUC & Rezoning
SIMBULAN & SOMORAY W/H
46663 WINTERSET COURT
POTOMAC FALLS VA 20165

Neighborhood Workshop Notice

15055-000-000 19th St LUC & Rezoning
TERRAPIN C LLC
111 NW 16TH ST A-02
GAINESVILLE FL 32603

Neighborhood Workshop Notice

14927-000-000 19th St LUC & Rezoning
TERRAPIN D LLC
111 NW 16TH ST A-02
GAINESVILLE FL 32603

Neighborhood Workshop Notice

15073-000-000 19th St LUC & Rezoning
TERRAPIN G LLC
111 NW 16TH ST A-02
GAINESVILLE FL 32603

Neighborhood Workshop Notice

14824-000-000 19th St LUC & Rezoning
THRASHER BARTON E JR
7117 NW 42ND LN
GAINESVILLE FL 32606-3907

Neighborhood Workshop Notice

14926-001-000 19th St LUC & Rezoning
TRIMARK PROPERTIES
321 SW THIRTEENTH
GAINESVILLE FL 32601

Neighborhood Workshop Notice

15302-000-000 19th St LUC & Rezoning
WEGING MARCELLA
1804 NW 5TH AVE
GAINESVILLE FL 32603-1625

Neighborhood Workshop Notice

15063-000-000 19th St LUC & Rezoning
WESTERMAN BOYD
2402 NW 32ND ST
GAINESVILLE FL 32605-1503

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

School Board
SUZANNE WYNN
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 359004
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

University Village Neighborhood Assoc.
% BRUCE DELANEY
2706 NW 23 TERR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

LYNNAE DAVIS
5416 DRIFTWAY DRIVE
FORTWORTH, TX 76135

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

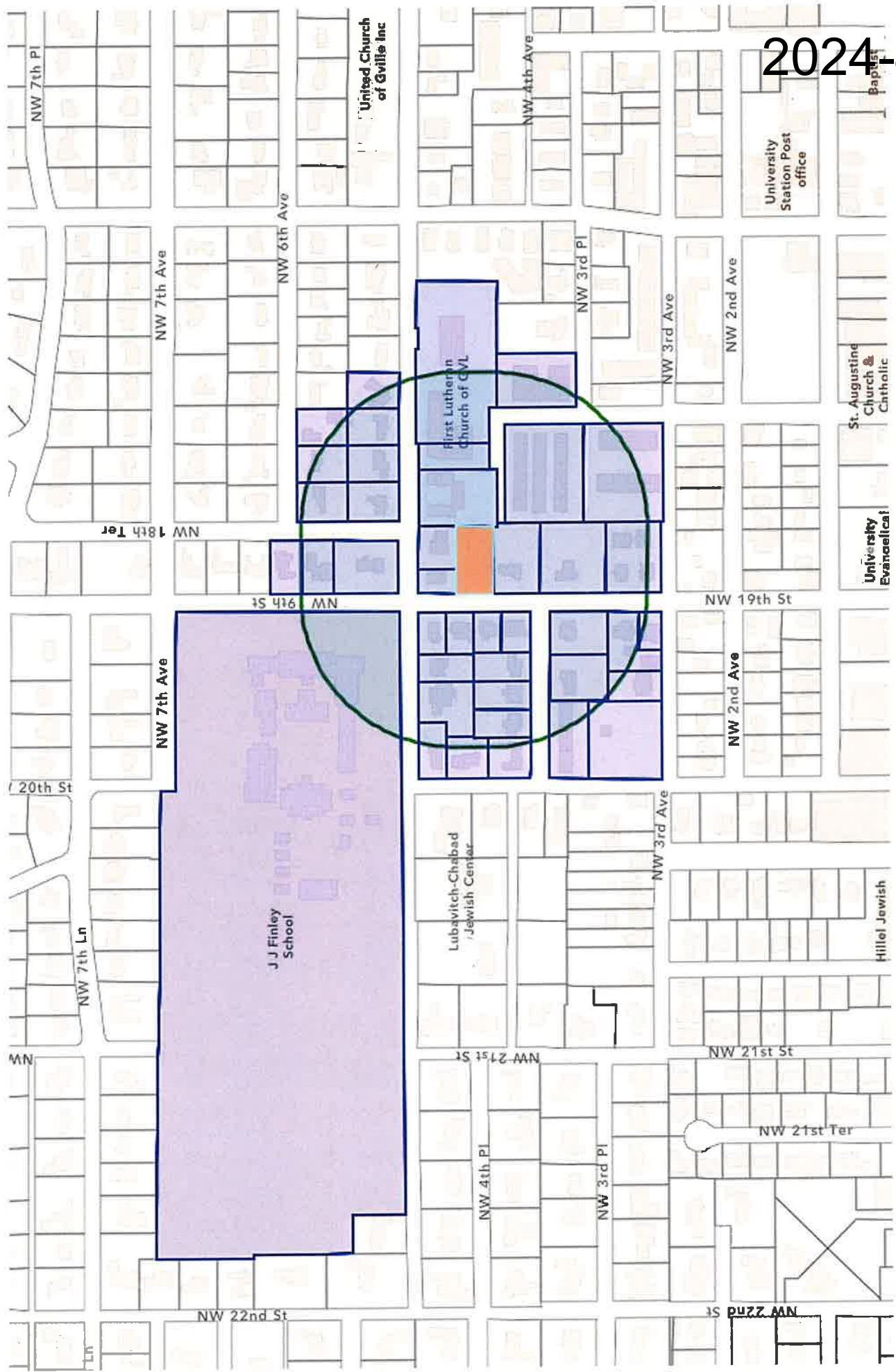
South Black Acres
DEANNA MONAHAN
14 SW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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





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

Neighborhood Workshop Notice
15069-000-000 19th St LLC & Rezoning
GNV-324 NW 19 STREET LLC
3075 NW SOUTH RIVER DR
MIAMI FL 33142

FIRST-CLASS



US POSTAGE PITNEY BOWES
ZIP 32601 \$ 000.63⁰⁰
02 7H
0001330450 OCT 05 2023

331423575 N
32601>1212

NIXIE 331 DE 1 0010/15/23
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 32601221275 *1787-04490-15-19

Notice of Online Neighborhood Workshop

Date: Monday, October 23, 2023 Time: 6:00 pm

Property Address/Location of Project:

Parcel 15054-000-000 located at 415 NW 19th Street, Gainesville, FL

Action Proposed: Change the future land use map designation from Residential Low to Mixed Use Residential, and the zoning from Urban 2 (U2) to Urban 5 (U5).

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 permitting@edafl.com for more information.



2024-40A

Notice of Online Neighborhood Workshop
Date: Monday, October 23, 2023 Time: 6:00 pm

352-373-3541
www.edafl.com


eda



Neighborhood Workshop Signage Affidavit

Applicant Agent eda consultants, inc.
 Project Name 415 NW 19th Street Land use & Zoning Change
 Tax Parcel(s) 15054-000-000

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.  Ashley Scannella
 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 5th day of October, 2023 (year), by Ashley Scannella (name of person acknowledging).

[NOTARY SEAL]



Heather A. Hartman
 Comm.: # HH 320137
 Expires: October 10, 2026
 Notary Public - State of Florida


 Signature of Notary Public - State of Florida

Heather A Hartman
 Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____



415 NW 19th Street Land Use Change & Rezoning

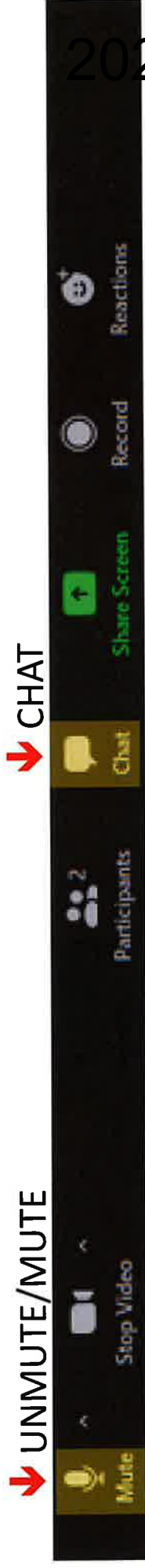
Neighborhood Meeting

2024-40A

October 23, 2023

Meeting Guidelines

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



Agenda

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

Property Summary

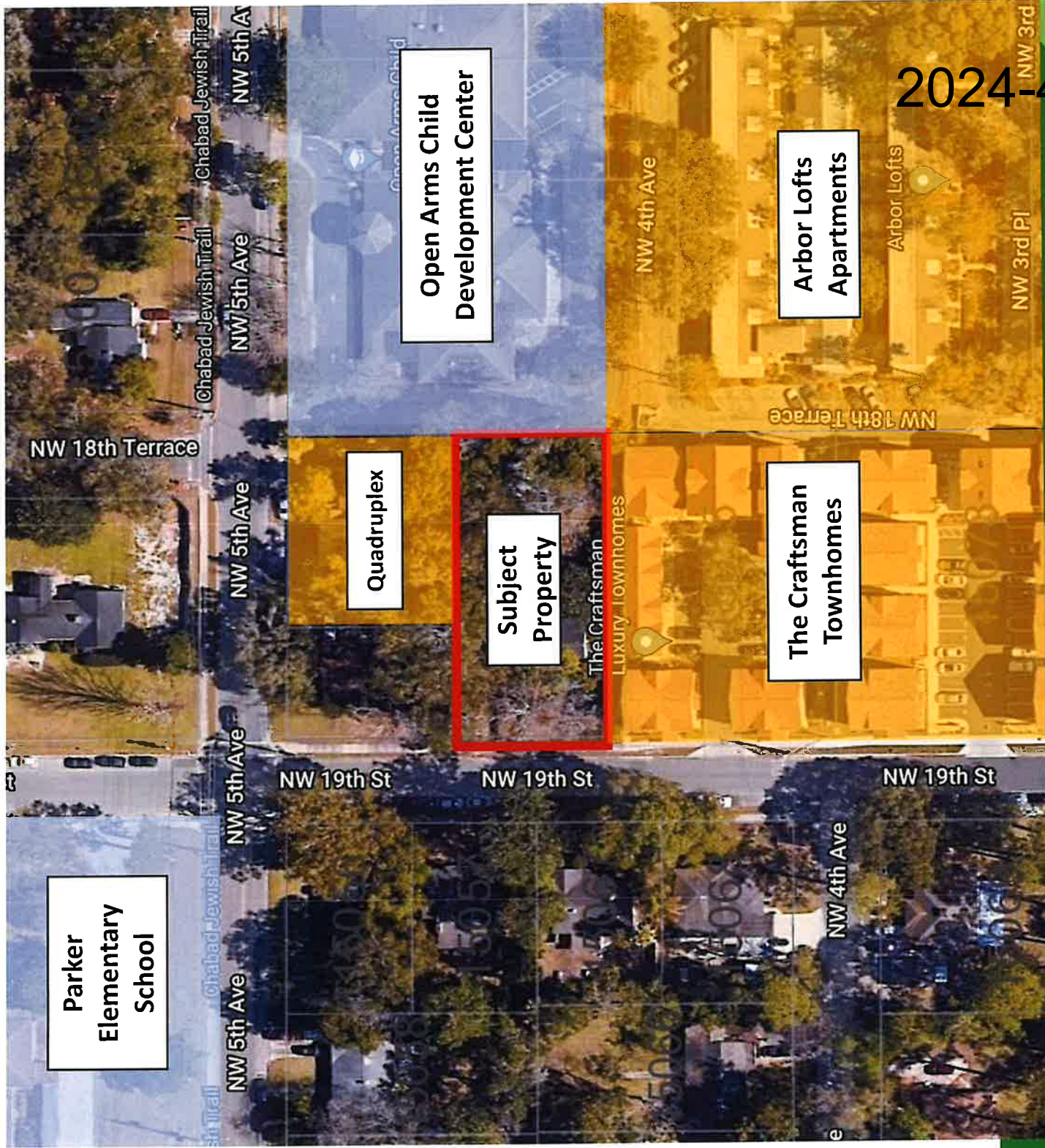
- Tax Parcel Number 15054-000-000
 - Location: 415 NW 19th Street, Gainesville
 - Existing Future Land Use Map
- Designation: Residential Low
- Existing Zoning District: Urban 2 (U2)
 - Property size: 0.39 acres +/-

Location Map/Aerial: 415 NW 19th Street



202440A

Existing Uses



2024-40A

Proposed Land Use & Zoning Changes

- Tax Parcel Number 15054-000-000
- Acreage: 0.39 +/- acres

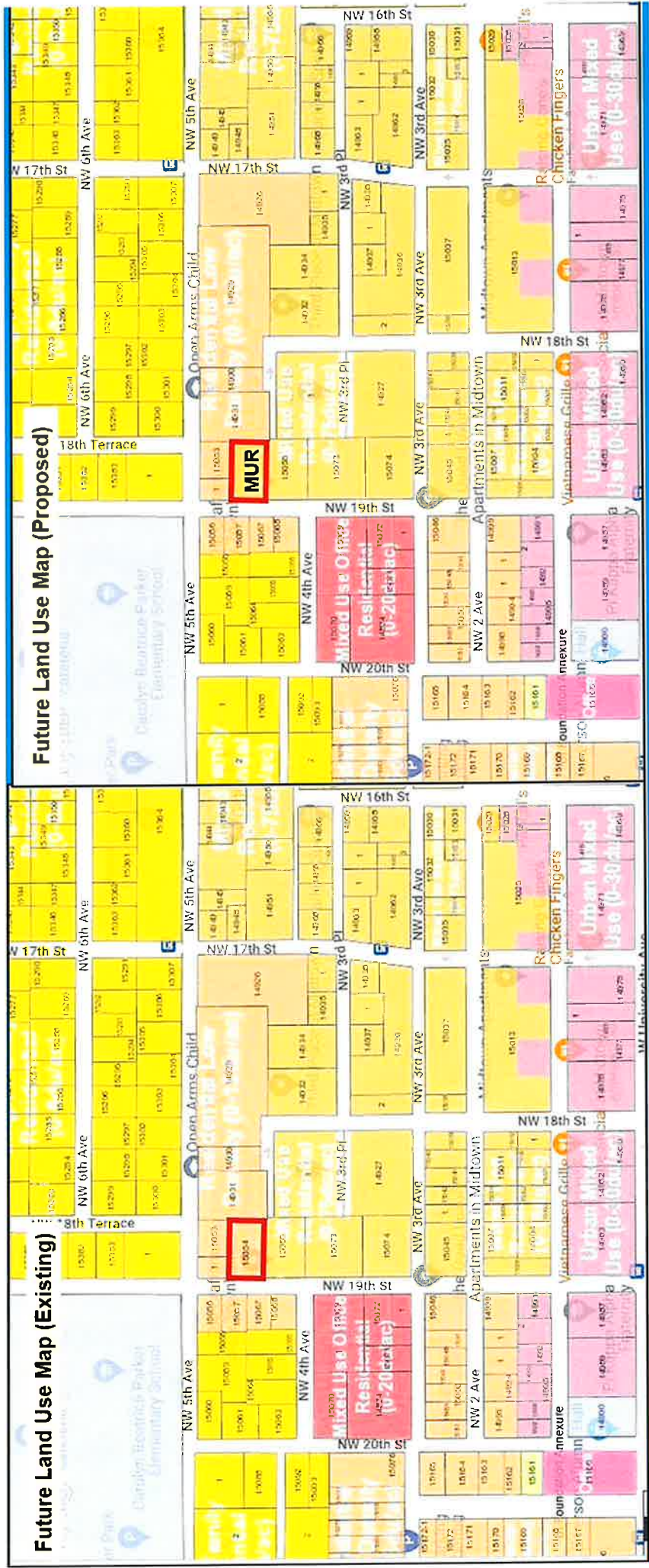
Land Use Map

From: Residential Low (RL)
To: Mixed Use Residential (MUR)

Zoning Map

From: U2, Urban 2
To: U5, Urban 5

Proposed Land Use Map Change

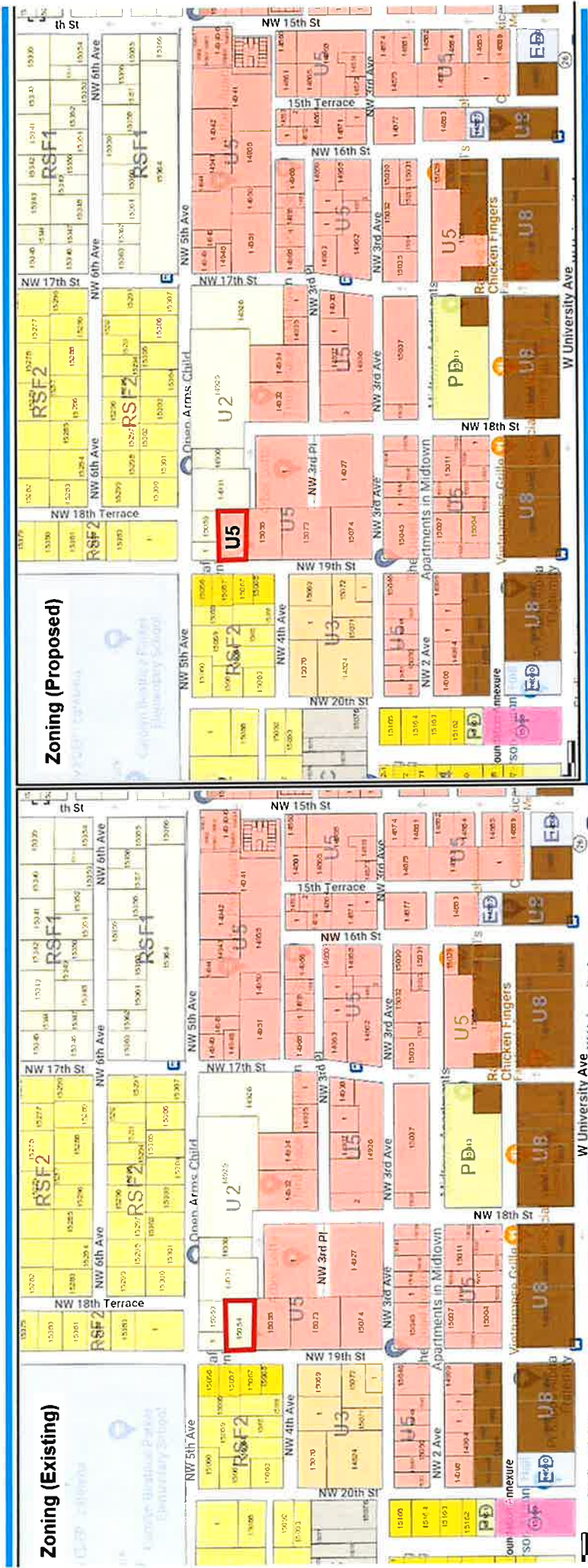


2024-40A

Proposed Land Use Map Change:

- From: Residential Low (RL)
- To: Mixed Use Residential (MUR)

Proposed Zoning Map Change



Proposed Zoning Map Change:

- From: U2
- To: U5

2024-40A

Comparison of U2 to U5

U2 Zoning	U5 Zoning
Attached dwelling unit (up to 6 units)	Attached dwelling unit (up to 6 units)
Multi-family, small-scale (2-4 units/bldg.)	Multi-family, small-scale (2-4 units/bldg.)
Single-family dwelling	Single-family & Multi-family dwelling
Bed & Breakfast Establishment (SUP)	Bed & Breakfast Establishment
Civic, social, or fraternal organization	Civic, social, or fraternal organization
Day Care Center (SUP)	Day Care Center
Place of religious assembly	Place of religious assembly
Public or private schools (SUP)	Public or private schools (SUP)
	Food Truck
	Office (up to 20% of building square footage)
3 stories maximum height	4 stories maximum height
15 dwelling units/acre maximum	75 dwelling units/acre maximum

Comparison of Height / Density

U2	U5
3 stories maximum height	4 stories maximum height
15 units/acre maximum density	75 units/acre maximum density

Next Steps

- eda will submit the applications for rezoning & land use map 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)

2024-40A

Contact Information

- Person: Onelia Lazzari or Clay Sweager
- Phone: (352) 373-3541
- Email: **permitting@edaf1.com**
- Web site: **www.edaf1.com/neighborhoodworkshops**

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

2024-40A