



City of Gainesville
Department of Sustainable Development
Planning Division

PO Box 490, Station 11
 Gainesville, FL 32627-0490
 306 NE 6th Avenue
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CITY PLAN BOARD STAFF REPORT

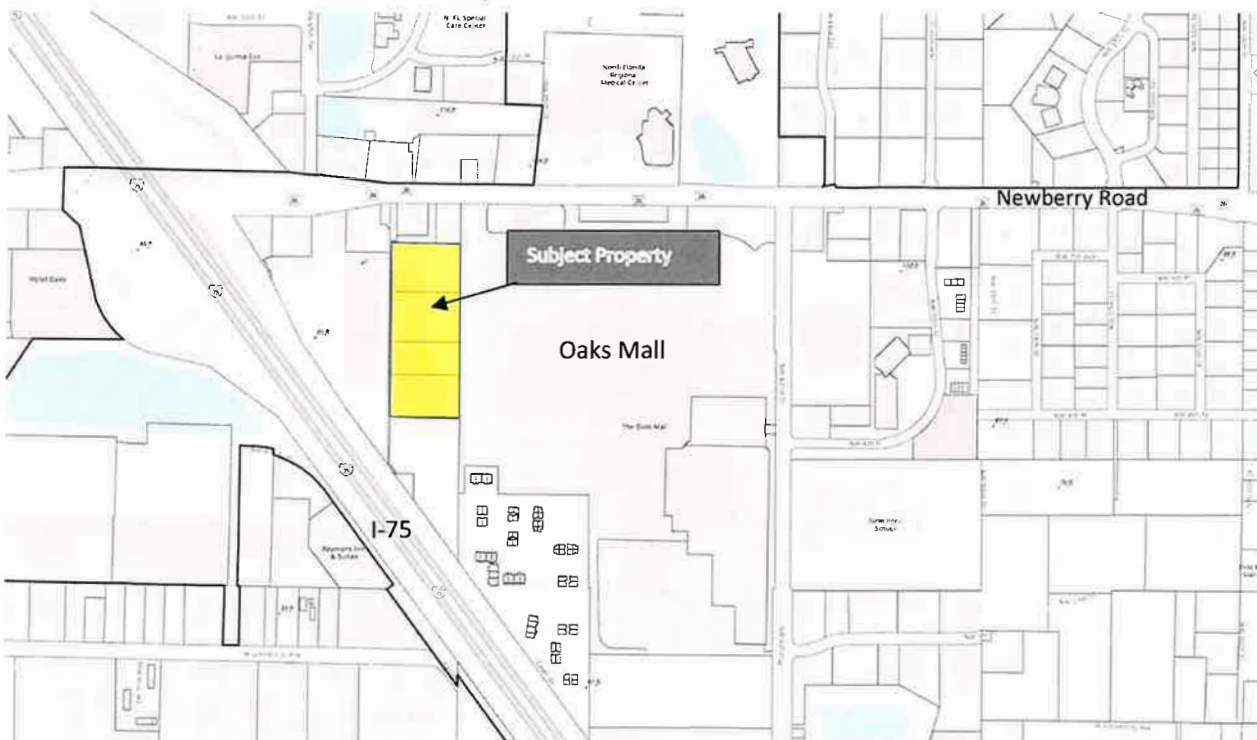
PUBLIC HEARING DATE: June 27, 2024

PROJECT NAME AND NUMBER: Oaks Mall Plaza Land Use and Zoning Change (LD24-000049 LUC)

APPLICATION TYPE: Small-scale Land Use Change (Legislative)

RECOMMENDATION: Approve land use change from Commercial (COM) to Urban Mixed-Use (UMU)

CITY PROJECT CONTACT: Jason Simmons



APPLICATION INFORMATION:

Agent/Applicant: eda consultants, inc.
Property Owner(s): JR Investments LLC & JR Lawrenceville LLC
Related Petition(s): LD23-000049 LUC
Legislative History: N/A
Neighborhood Workshop: Yes, held on April 11, 2024

SITE INFORMATION:

Address: 6700 block of Newberry Road
Parcel Number(s): 06655-050-001, 06655-050-002, 06655-050-003, and 06655-050-004
Acreage: ± 7.03 acres
Existing Use(s): Oaks Mall Plaza Shopping Center
Land Use Designation(s): Commercial (C)
Zoning Designation(s): General Business (BUS)
Overlay District(s): None
Transportation Mobility Program Area (TMPA): Zone B
Water Management District: St. John’s River Water Management District
Special Feature(s): N/A
Annexed: 1992
Code Violations: None

ADJACENT PROPERTY CHARACTERISTICS:

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Service Station, Coffee Shop	Commercial (C)	General Business (BUS)
South	Parking Lot	Urban Mixed-Use (UMU)	Urban 8 (U8)
East	Oaks Mall	Urban Mixed-Use (UMU)	Urban 8 (U8)
West	Shopping Center	Commercial (C)	Single Family (RSF-4)

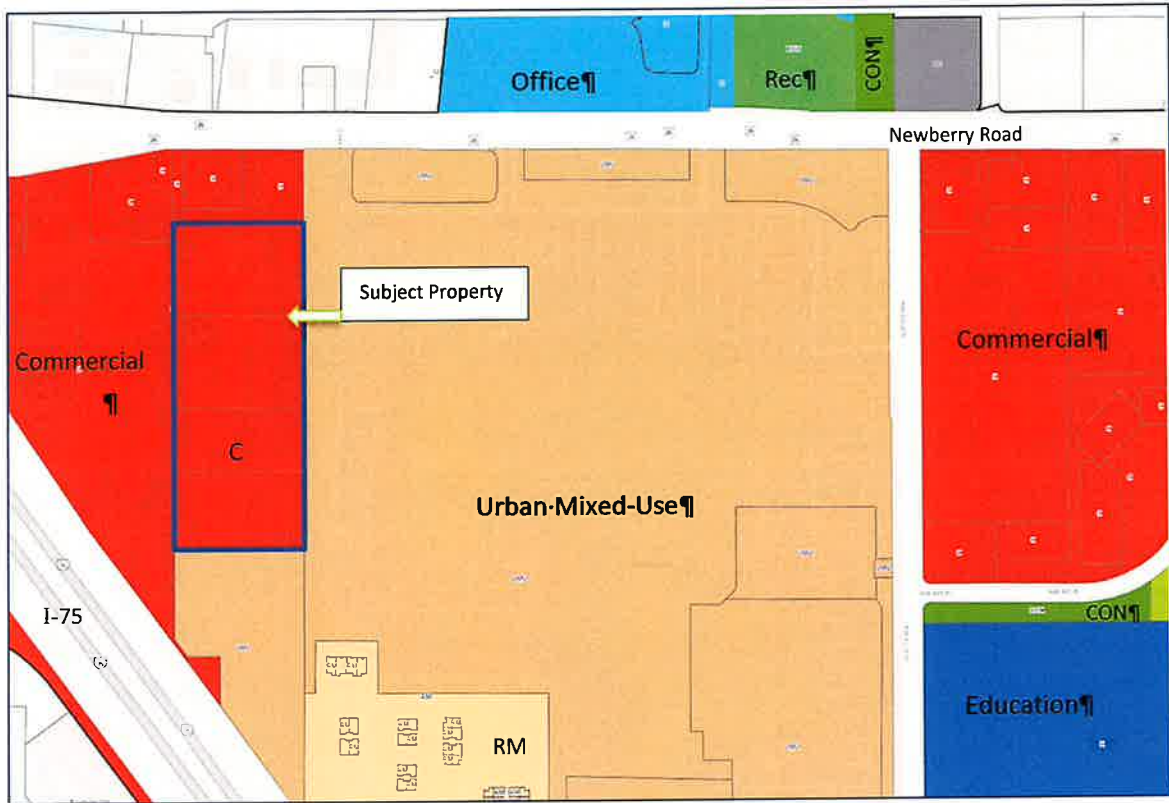


Figure 2: Adjacent Future Land Use Designations

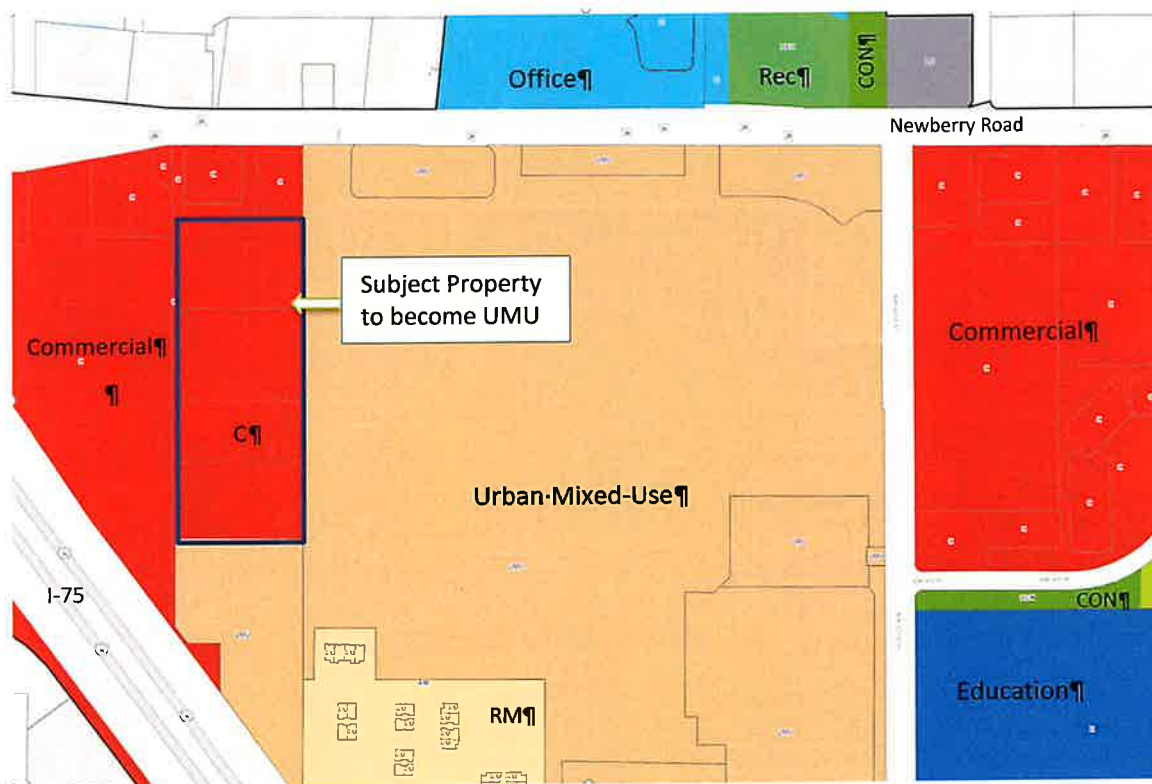


Figure 3: Subject Property and Proposed Land Use Designations

PURPOSE AND DESCRIPTION:

The subject application requests to change the future land use designation of tax parcels 06655-050-001, 06655-050-002, 06655-050-003, and 06655-050-004 from the City of Gainesville Commercial (COM) to Urban Mixed-use (UMU). The property is located in the 6700 block of W. Newberry Road and is approximately 7.03 acres in size. The related rezoning petition (LD24-000048) requests to rezone the subject property from the City of Gainesville zoning designation of General Business (BUS) to Urban 8 (U8).

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

STAFF ANALYSIS AND RECOMMENDATION:**ANALYSIS**

The analysis of this application is based on the following factors stated in the Future Land Use Element and on State criteria, which are discussed below.

1. Consistency with the Comprehensive Plan

This application is consistent with the Comprehensive Plan, as stated in the finding for each goal, objective and policy listed below.

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 with high density residential use as an option that is not currently available under the current zoning designation, and with design guidelines and criteria that will ensure compatibility with the surrounding area.

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

Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit.

Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit. This land use category allows residential, office, retail and service uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts as specially regulated by the Land Development Code. Structures in this category shall be oriented to the street and encouraged multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use permit as specified in the land development regulations. Maximum building height shall range between 4 to 5 stories, depending upon the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

Finding: The subject property contains a shopping plaza. This use can remain until the applicants are ready to submit redevelopment plans that can utilize the higher density that UMU provides over the existing COM land use. The accompanying Urban 8 rezoning petition as well as the Land Development Code will further regulate compatibility with surrounding uses and infrastructure needs.

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.

Finding: The proposed UMU land use amendment and the U8 rezoning allows residential uses as well as a large amount of non-residential uses. It will allow for the continuation of the current shopping plaza use and the redevelopment of the property with residential uses. Existing properties in the area with U8 zoning have seen some redevelopment in recent years. The permitted uses in U8 are appropriate for the subject property.

2. Compatibility and surrounding land uses

The proposed UMU land use category is compatible with surrounding land uses. Properties to the east and south of the subject property have UMU land use designations and include the Oaks Mall and a parking area. There has been some redevelopment activity on that property including a restaurant and medical facilities. A service station with a convenience store and a drive-through coffee shop lie to the north, while a shopping center is located on the property to the west. Further north and east of the property across Newberry Road is the HCA Florida North Florida Hospital campus, with largely medical offices adjacent to the campus to the north. The proposed UMU land use and U8 zoning district are compatible with the neighborhood and the surrounding development.

3. Environmental impacts and constraints

There are no known environmental constraints on the site. The property is not located within a Strategic Ecosystem overlay and does not contain wetlands, nor is it bordered by wetlands. There are no FEMA designated Special Flood Hazard Areas on the property.

4. Support for urban infill and/or redevelopment

The petition serves to designate an existing shopping center plaza with the appropriate City of Gainesville future land use category that will allow for the continuation of the use and future development on the site. The proposed U8 zoning district allows for the commercial uses that are currently allowed as well as high density residential development that will allow for mixed-use development proposals. The option for mixed-use development may act as a spark to encourage redevelopment of the subject property. With the proposed land use and zoning designations, the applicants look to incentivize the redevelopment of the property, while the location of the property supports urban infill and redevelopment in the area.

5. Impacts on affordable housing

The proposed future land use amendment may have an impact on affordable housing since the subsequent zoning would allow for residential development on the subject property, which would allow for more dwelling units to be developed in this transit oriented area.

6. Impacts on the transportation system

Future development on the subject property may have an impact on the transportation system. Any future development at the property would be subject to transportation analysis depending on

the proposal. The property is located within the Transportation Mobility Area (TMPA) Zone B, where a developer shall meet applicable transportation mobility criteria based on the development's trip generation and proportional impact on transportation mobility needs. 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. Regardless of the proposed use, future development will be subject to meeting the requirements established for this transportation area (see Appendix A).

7. An analysis of the availability of facilities and services

The subject property has access to public facilities and services that include, but are not limited to, utilities, schools, parks, transportation, fire, police, waste collection, and storm water management. Gainesville Regional Utilities (GRU) services are available to the property including potable water, sewer, electric, and gas. Any future redevelopment of the property will require water and wastewater capacity evaluations that will determine if off-site upgrades will be required.

Impacts on adopted levels of service (LOS) for storm water and transportation facilities are assessed during the development review process, if development is proposed in the future. No final development order will be issued until it is determined that adequate facilities and services will be in place at the time the impact of the development occurs.

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

The proposed land use designation will increase the total acreage of land within the designated land use category. The subject property is approximately 7.03 acres in size and the change from COM to UMU will not drastically alter the need for more or less acreage in any particular land use category.

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

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

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

The subject property is an existing shopping center, which does not account for a substantial area of the jurisdiction. The land use designation and subsequent zoning will allow for the continuation of the existing use and redevelopment of the property with the option of having high-density residential uses in addition to the allowed commercial uses, which would allow mixed-use development that is not allowed under the current zoning district.

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

The land use amendment is proposed for property within an established urban area and will utilize existing urban amenities.

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

The land use change will not promote isolated development but will allow for the continued use of the property for a shopping center in a centralized area of the city that has been developed and currently has the potential for more development. The proposed rezoning would allow for high-density residential development that could be combined with the allowed commercial and office uses for mixed-use development proposals.

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

The subject property does not contain known environmentally sensitive resources.

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

The subject parcel for the proposed land use amendment is not adjacent to any active or passive agricultural areas and activities.

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

The proposed land use amendment involves property that has access to existing public facilities and services.

- VII. **Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, storm water management, law**

enforcement, education, health care, fire and emergency response, and general government.

The proposed land use amendment involves property that has access to existing public facilities and services (e.g., roadways, utilities, schools, etc.), which helps to minimize related costs.

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

The proposed land use amendment does not involve a property located near rural uses.

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

The proposed land use change will support the efforts to redevelop the property by allowing for the placement of transect zoning onto the property, which allows residential uses as well as commercial and other nonresidential uses. The applicants believe that the opportunity for high-density residential use will encourage redevelopment of the property, which would be considered infill development.

X. Fails to encourage a functional mix of uses.

The UMU future land use category allows residential, office, retail and service uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts as specially regulated by the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

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

Development at the subject property is existing and the land use designation will not result in any change to accessibility among linked or related land uses.

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

Providing the property with a City of Gainesville land use designation will not result in the loss of significant amounts of functional open space.

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

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

The property will be subject to land development regulations that protect environmentally sensitive areas and tree canopy, while still allowing for future development. The property is located in a heavily developed central location with mature development and access to existing urban infrastructure.

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

The proposed land use amendment involves property that has access to existing public facilities and services.

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

The future land use designation is appropriate for the existing use and the designation of City land use and the accompanying zoning category will allow for the regulation of future development consistent with City transportation requirements.

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

The future land use designation provides for a balance of land uses in the area, which is comprised of a large percentage of commercial, retail, and institutional development along with some residential uses nearby. The proposed U8 zoning allows for higher density mixed-use buildings that accommodate retail, offices, and apartments. It provides for a tight network of streets, with wide sidewalks, steady street tree planting, and buildings set close to the sidewalks.

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

The proposed land use designation for the subject property will allow for the continuation of the shopping center use. If the property redevelops, jobs may be created for the construction and development of the new use.

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

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

CONCLUSION AND RECOMMENDATION

Staff has evaluated the land use change according to the criteria outlined in the Land Development Code and recommends approval of Petition LD24-000049.

LIST OF APPENDICES:

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|--------------------------|--|
| <u>Appendix A</u> | Comprehensive Plan Goals, Objectives and Policies |
| <u>Appendix B</u> | Area Maps |
| | Existing Land Use Map |
| | Proposed Land Use Map |
| <u>Appendix C</u> | 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.

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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 10.1.6 For any development or redevelopment within Zone B, the developer shall, at the developer's expense, meet the following transportation mobility criteria based on the development's (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to

final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.

Net, New Average Daily Trip Generation	Number of Criteria That Shall Be Met
50 or less	At least 1
51 to 100	At least 2
101 to 400	At least 3
401 to 1,000	At least 5
1,001 to 5,000	At least 8
Greater than 5,000	At least 12 and meet either a. or b.: a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours. b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years.

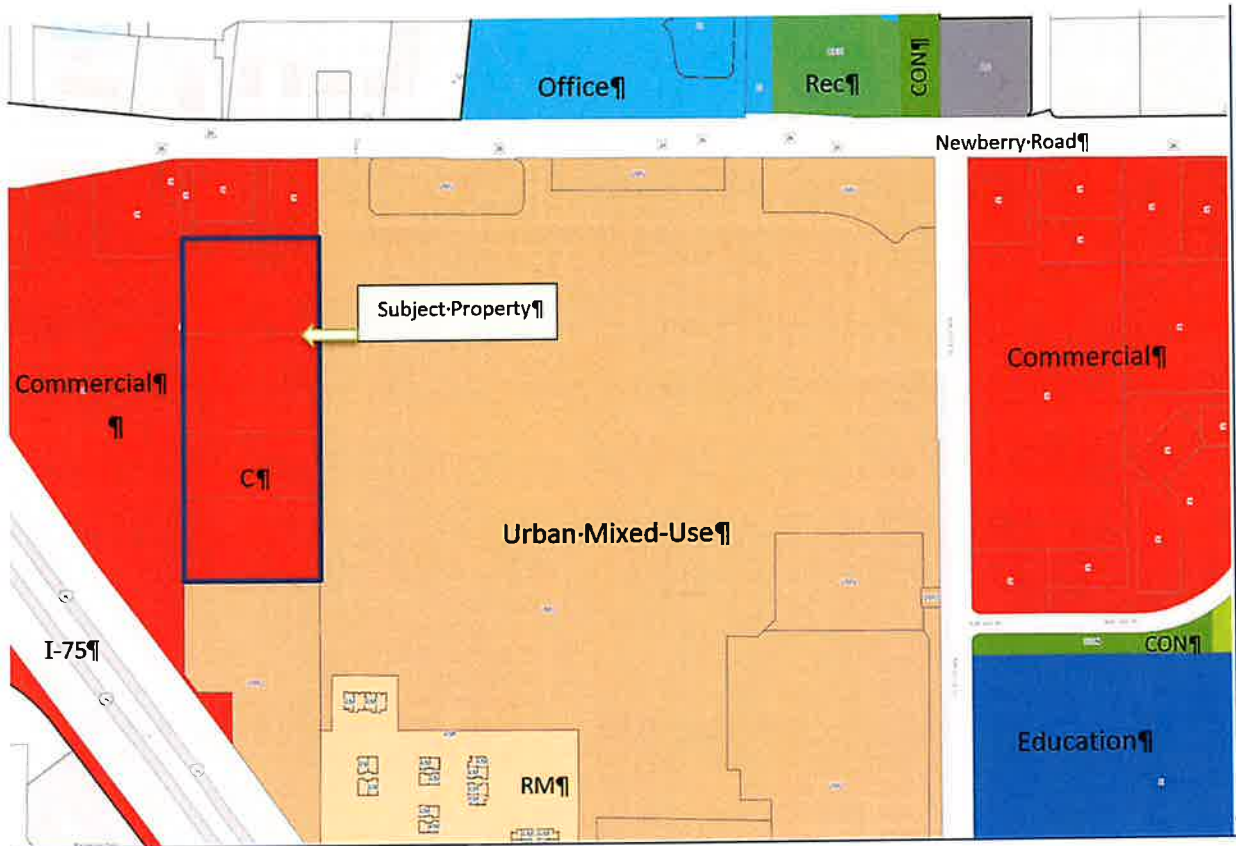
Zone B Criteria

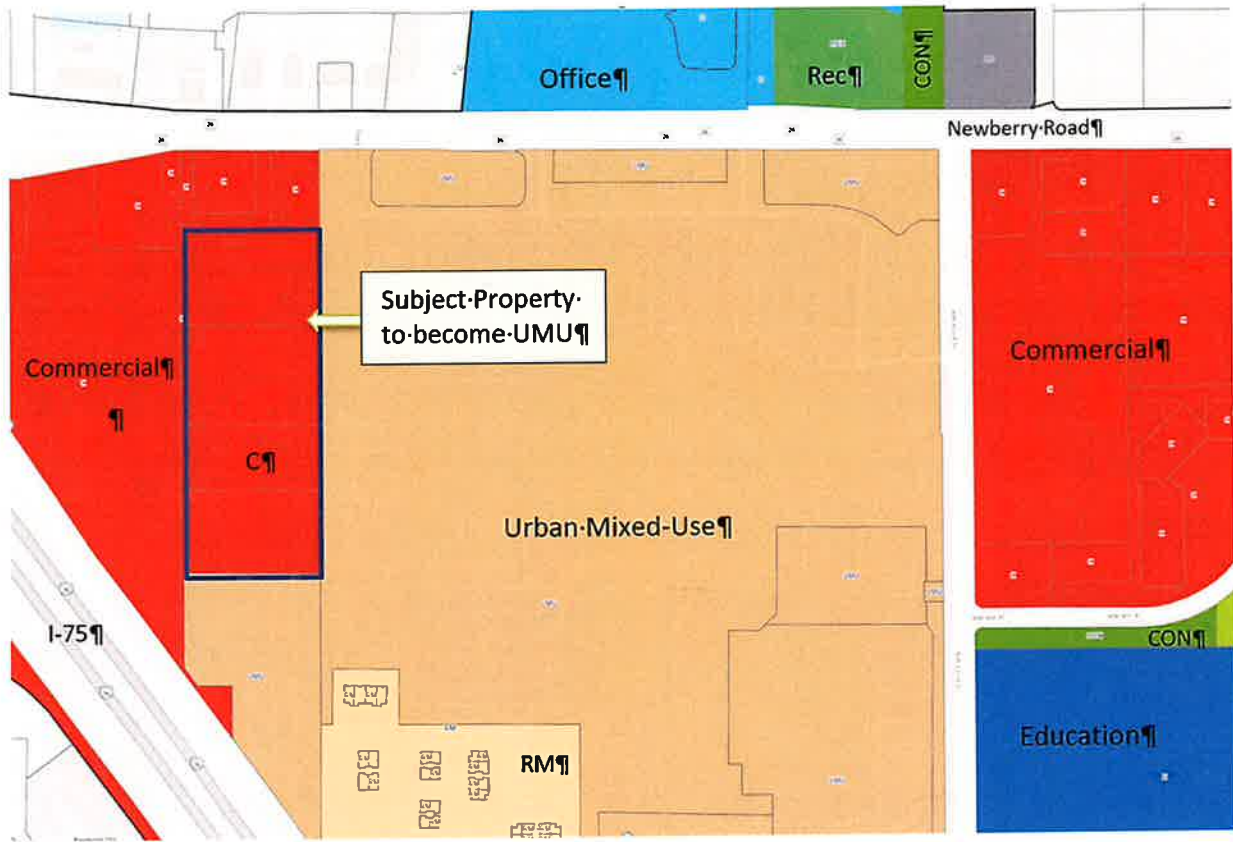
- a. Intersection and/or signalization modifications to address congestion management, including, but not limited to: signal timing studies, fiber optic interconnection for traffic signals, roundabouts, OPTICOM signal preemption, transit signal prioritization, and/or implementation of the Gainesville Traffic Signalization Master Plan. The Master Plan includes installation of Intelligent Transportation System (ITS) features such as state of the art traffic signal controllers, dynamic message signs, and traffic monitoring cameras designed to maximize the efficiency of the roadway network by reducing congestion and delay.
- b. Addition of lanes on existing road facilities (including, but not limited to, the 4-lane expansion of SR 121 north of US 441 to CR 231), where acceptable to the City and/or MTPO, as relevant.
- c. Construction of new road facilities that provide alternate routes, reduce congestion, and create a better gridded network.
- d. Use of joint driveways or cross-access to reduce curb cuts.
- e. Participation in a transportation demand management program that provides funding or incentives for transportation modes other than single occupant vehicle. Such demand management programs shall provide annual reports of operations to the City indicating successes in reducing single occupant vehicle trips.

- f. Provision of ride sharing or van pooling programs.
- g. Provision of Park and Ride facilities, built to RTS needs and specifications.
- h. Provision of bus pass programs provided to residents and/or employees of the development. The bus passes must be negotiated as part of a contract with the Regional Transit System.
- i. Deeding of land for the addition and construction of bicycle lanes that meet City specifications. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.
- j. Provision of additional bicycle parking over the minimum required by the Land Development Code. Additional bicycle parking may be used to substitute for the required motorized vehicle parking.
- k. Enhancements to the City's off-street paved trail network (as shown in the Transportation Mobility Map Series) that increase its utility as a multi-modal transportation route. Such enhancements may include, but shall not be limited to: 1) trail amenities such as benches, directional signage, or safety systems; 2) bicycle parking at entry points or connections with transit lines; 3) land acquisition for expansion or better connectivity; 4) additional entry points to the off-street paved trail network; 5) bridges spanning creeks or wetland areas; and 6) appropriate off-street trail surfacing.
- l. Funding of streetscaping/landscaping (including pedestrian-scale lighting, where relevant) on public rights-of-way or medians, as coordinated with the implementation of the City's streetscaping plans.
- m. In order to increase the attractiveness of the streetscape and reduce visual clutter along roadways to promote a more walkable environment, provision of no ground-mounted signage at the site for parcels with 100 linear feet or less of property frontage, or removal of non-conforming signage or billboards at the site. Signage must meet all other regulations in the Land Development Code.
- n. Widening of existing public sidewalks to increase pedestrian mobility and safety.
- o. Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria.
- p. Payments to RTS that either increase service frequency or add additional transit service, including Express Transit service and/or Bus Rapid Transit, where appropriate.
- q. Funding for the construction of new or expanded transit facilities.
- r. Construction of bus shelters built to City specifications.

- s. Bus shelter lighting using solar technology designed and constructed to City specifications.
- t. Construction of bus turn-out facilities to City specifications.
- u. Construction of access to transit stops and/or construction of transit boarding and alighting areas.
- v. Business operations shown to have limited or no peak-hour roadway impact.
- w. An innovative transportation-mobility-related modification submitted by the developer, where acceptable to and approved by the City.

Appendix B: Area Maps





Appendix C

Application



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): JR INVESTMENTS LLC	
Mailing Address: 11111 Santa Monica Blvd. Suite 525 Los Angeles, CA 90025	
Phone: 352-373-3541	Email:

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

Tax Parcel Number(s): 06655-050-001, 06655-050-002, 06655-050-003, 06655-050-004
Property Address: 6700 Block of Newberry Road
Acreage: 7.04 +/-
Requested Action: Future Land Use Map Change & Rezoning

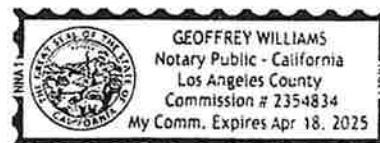
I hereby certify that I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property Owner Signature: Joseph Ramani Date: 4/9/24
 Printed Name: Joseph Ramani, Managing member

The foregoing affidavit is acknowledged before me this 9 day of April, 2024, by Joseph Ramani who is/are personally known to me, or who has/have produced CA Driver's License as identification.

PLEASE SEE ATTACHED CALIFORNIA NOTARY ACKNOWLEDGMENT

State of California
 Signature of Notary Public [Signature]



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES

On APRIL 9, 2024 before me, GEOFFREY WILLIAMS, NOTARY PUBLIC
(insert name and title of the officer)

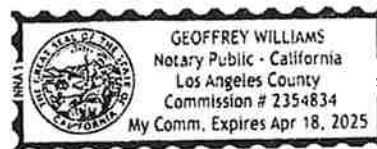
personally appeared JOSEPH RAMANI
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)





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 Gainesville, FL 32627
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Property Owner Affidavit

Owner(s) of Record	
Name(s): JR LAWRENCEVILLE LLC	
Mailing Address: 11111 Santa Monica Blvd. Suite 525 Los Angeles, CA 90025	
Phone: 352-373-3541	Email:

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

Tax Parcel Number(s): 06655-050-001, 06655-050-002, 06655-050-003, 06655-050-004
Property Address: 6700 Block of Newberry Road
Acreage: 7.04 +/-
Requested Action: Future Land Use Map Change & Rezoning

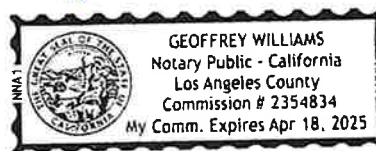
I hereby certify that I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property Owner Signature: *Joseph Ramani* Date: 4/9/24
 Printed Name: Joseph Ramani, Managing Member

The foregoing affidavit is acknowledged before me this 9 day of April, 2024, by Joseph Ramani who is/are personally known to me, or who has/have produced CA Driver's License as identification.

PLEASE SEE ATTACHED CALIFORNIA NOTARY ACKNOWLEDGMENT

State of California
 Signature of Notary Public *[Signature]*



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES

On APRIL 9, 2024 before me, GEOFFREY WILLIAMS, NOTARY PUBLIC
(insert name and title of the officer)

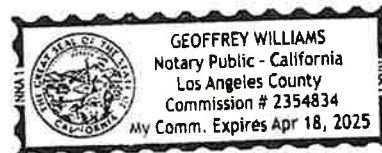
personally appeared JOSEPH RAMANI
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)





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

Environmental Review or Exemption Application

06655-050-003, 06655-050-004

Project Name: Oaks Mall Plaza Land Use & Zoning Change	Tax Parcel Number: 06655-050-001, 06655-050-002
Property Address: 6700 Block of Newberry Road	

Owner(s) of Record	
Name(s): JR INVESTMENTS LLC & JR LAWRENCEVILLE LLC	
Mailing Address: 11111 Santa Monica Blvd. Suite 525 Los Angeles, CA 90025	
Phone: 310-474-8844	Email: ayda@pacwestmg.com

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

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: 4/8/24

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.



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 Gainesville, FL 32627
 Ph: 352-334-5023
 Email: planning@gainesvillefl.gov

Land Use Amendment/Zoning Map Change Application

06655-050-003, 06655-050-004

Project Name: Oaks Mall Plaza Land Use & Zoning Change	Tax Parcel Number: 06655-050-001, 06655-050-002
Property Address: 6700 Block of Newberry Road	
*Size of Property (acres): 7.04 +/-	
**First Step Meeting Date: 4/1/24*	Neighborhood Workshop Date: 4/17/24

***Meeting with Forrest Eddleton & Brittany McMullen in lieu of First Step.**

*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): JR INVESTMENTS LLC & JR LAWRENCEVILLE LLC	
Mailing Address: 11111 Santa Monica Blvd. Suite 525 Los Angeles, CA 90025	
Phone: 310-474-8844	Email: ayda@pacwestmg.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@edafi.com
Additional users to be granted access for e-plan review:	
Name: Stephanie Sutton	E-mail: permitting@edafi.com
Name:	E-mail:

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: Commercial	Present Designation: BUS	<input type="checkbox"/> Other – Specify:
Requested designation: UMU	Requested Designation: U8	

Surrounding Property Information	
	Existing land use:
North	Gas station/Starbucks; Commercial
South	Parking lot; Urban Mixed Use
East	Oaks Mall; Urban Mixed Use
West	Restaraunt, Oaks Square; Commercial

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:	N/A
Noise and lighting:	N/A

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



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

Public Notice Signage Affidavit

Petition Name LD24-48 ZON & LD24-49 LUC


Applicant (Owner or Agent) eda consultants, inc.

Tax parcel(s) 06655-050-001, 06655-050-002, 06655-050-003, 06655-050-004

Being duly sworn, I depose and say the following:

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

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

<p>STATE OF FLORIDA, COUNTY OF ALACHUA</p> <p>Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this <u>11th</u> day of <u>June</u>, 20<u>24</u>, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.</p> <p><u>[Signature]</u> Notary Public</p> <p>My Commission expires: <u>10/10/26</u></p>	<p>RECORDING SPACE</p> <div style="text-align: center;">  </div> <p>Heather A. Hartman Comm.: # HH 320137 Expires: October 10, 2026 Notary Public - State of Florida</p>
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What's going on? AMEND FUTURE LAND USE MAP

FROM COMMERCIAL TO URBAN MIXED USE AND REZONE

FROM GENERAL BUSINESS (BUS) TO URBAN 8 (U8)

Petition Number/ Project

LD24-48 ZON LD24-49 LUC

Hearing Date/Time

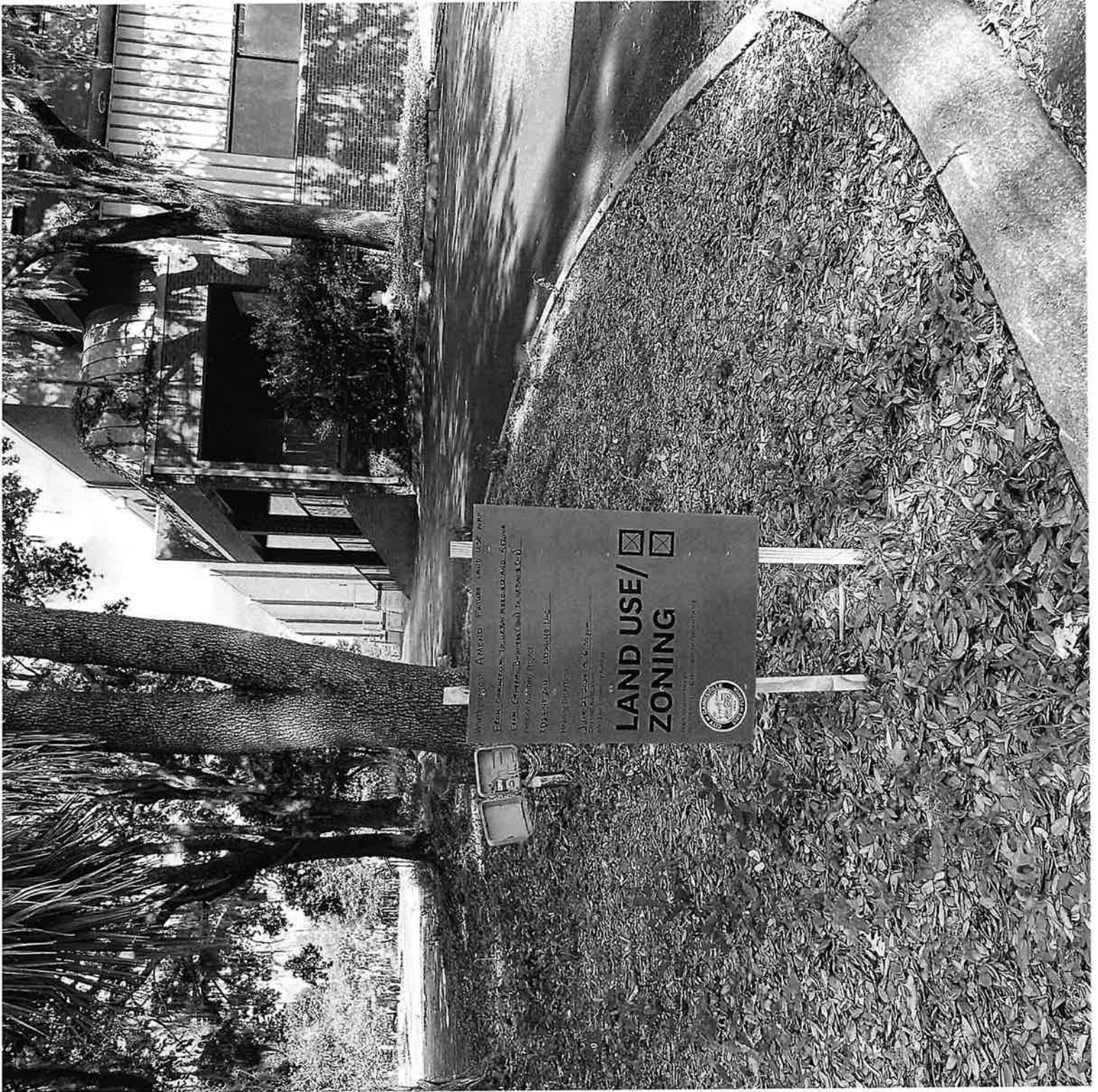
JUNE 27, 2024 @ 6:30 p.m.

City Hall Auditorium
200 East University Avenue

LAND USE / ZONING

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







City of Gainesville Public Participation Report

Project Name: Oaks Mall Plaza Land Use Change and Rezoning

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

06655-050-001, 06655-050-002, 06655-050-003, 06655-050-004

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, Clay Sweger, Stephanie Sutton, eda

Date & Time of Neighborhood Workshop: April 17, 2024 - 6pm

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

Number of participants at the Neighborhood Workshop: 4

Notification Information

Date notification sign posted (attach photo of posted sign at the site & affidavit of sign posting): 4/2/24

Date notification letters mailed (attach an affidavit attesting to the mailing of letters): 4/2/24

Number of mailed notices: 225

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:
Questions and concerns about the current state of the access road to the properties- has a lot of potholes and is in an unsafe condition.

- Summary of how applicant will or will not address concerns and issues expressed at the workshop:
No development is proposed at this time, but at the time of a site plan/construction, improvements will be required to the access road.

- 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/o3ZYF-XYu48>
- 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 from Commercial to Urban Mixed Use and rezoning from General Business (BUS) to Urban 8 (U8) on tax parcel numbers 06655-050-001, 06655-050-002, 06655-050-003, 06655-050-004 located in the 6700 block of Newberry Road. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

Date: Wednesday, April 17, 2024
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. 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 proposal may also be submitted to the e-mail address below or by calling the phone number below.

Contact:

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





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

Neighborhood Workshop Mailed Notice Affidavit

Petition (Project) Name Oaks Mall Plaza LUC & Rezoning

Applicant (Owner or Agent) eda consultants, inc.

Tax parcel(s) 06655-050-001,06655-050-002, 06655-050-003, 06655-050-004


Date of Neighborhood Workshop 4/17/24

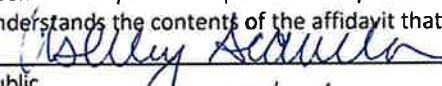

Date of Mailed Notice 4/2/24

Number of Notices Mailed 225

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 mailed notice has been provided to all owners of property located within 400 feet of the subject property and to all neighborhood associations registered with the city and located within one-half-mile of the property, as well as to any other persons, organizations, or agencies as deemed appropriate by the city manager or designee.
4. That the mailed notice describes the nature of the development request, the name of the project, the anticipated meeting date, how to attend, and the telephone number(s) where additional information can be obtained.
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

 Applicant (signature)
Heather Hartman Applicant (print name)

<p>STATE OF FLORIDA, COUNTY OF ALACHUA</p> <p>Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this <u>2nd</u> day of <u>April</u>, 20<u>24</u>, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.</p> <p> Notary Public</p> <p>My Commission expires: <u>4/10/27</u></p>	<p>RECORDING SPACE</p> <p> Ashley Scannella Comm.: HH 384895 Expires: April 10, 2027 Notary Public - State of Florida</p>
--	--

Neighborhood Workshop Notice

06655-108-106 Oaks Mall Plaza Rezoning
6519 LLC
13084 SW 136TH TER
MIAMI FL 33186

Neighborhood Workshop Notice

06340-002-000 Oaks Mall Plaza Rezoning
7-ELEVEN INC
PO BOX 711 DALLAS
DALLAS TX 75221-0711

Neighborhood Workshop Notice

06340-006-000 Oaks Mall Plaza Rezoning
ABC PROPERTIES LTD
8989 S ORANGE AVE
ORLANDO FL 32824

Neighborhood Workshop Notice

06655-121-004 Oaks Mall Plaza Rezoning
AGABIN ORLINO R & CLETA D LIFE
2391 URSULA LANE
LANE PENSACOLA FL 32526

Neighborhood Workshop Notice

06655-113-603 Oaks Mall Plaza Rezoning
ALEXAITIS & ALEXAITIS
5113 NW 234TH ST
NEWBERRY FL 32669-2325

Neighborhood Workshop Notice

06655-107-010 Oaks Mall Plaza Rezoning
ALISSA JAMIL
6519 W NEWBERRY RD APT A-10
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-107-004 Oaks Mall Plaza Rezoning
ALISSA JEHAD
6519 W NEWBERRY RD UNIT A4
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06655-112-508 Oaks Mall Plaza Rezoning
ALPIZAR & ESCALONA W/H
8137 NW 53RD ST
GAINESVILLE FL 32653-6146

Neighborhood Workshop Notice

06655-121-006 Oaks Mall Plaza Rezoning
ARAGON & ARAGON
6519 W NEWBERRY RD BLDG B UNIT B6
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-115-807 Oaks Mall Plaza Rezoning
BELLO LUIS A & ANNA
11213 NW 34TH AVE
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06655-113-606 Oaks Mall Plaza Rezoning
BIOR MONICA
7844 GREGORY DR APT 1107
JACKSONVILLE FL 32210-4687

Neighborhood Workshop Notice

06655-116-906 Oaks Mall Plaza Rezoning
BLACKBURN CHARLES E & JENNIFER L
6062 COUNTY ROAD 219
MELROSE FL 32666

Neighborhood Workshop Notice

06655-113-604 Oaks Mall Plaza Rezoning
BORDENABE NORA S
6519 W NEWBERRY RD APT 604
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-118-104 Oaks Mall Plaza Rezoning
BRACKEN CHRISTY D
3085 NW 28TH CIRCLE
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-116-915 Oaks Mall Plaza Rezoning
BROOKINS & KLOSS
6519 W NEWBERRY RD UNIT 915
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-109-205 Oaks Mall Plaza Rezoning
BUELL BRETT
6519 W NEWBERRY RD #205
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-108-101 Oaks Mall Plaza Rezoning
CADDIGAN & GARRISON
PO BOX 1221
DUNEDIN FL 34697

Neighborhood Workshop Notice

06655-112-507 Oaks Mall Plaza Rezoning
CARATOZZOLO ANDERS & NICOLE
4309 OLDE WAVERLY WAY
FUQUAY VARINA NC 27526

Neighborhood Workshop Notice

06655-108-107 Oaks Mall Plaza Rezoning
CARDOSO CARMEN M & DAVID
1735 MAPLE ST
CLEVELAND TN 37311

Neighborhood Workshop Notice

06655-114-704 Oaks Mall Plaza Rezoning
CARLISLE SHANE MATTHEW
6519 W NEWBERRY RD UNIT 704
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-110-301 Oaks Mall Plaza Rezoning
CARRANZA & SANDOVAL
6519 W NEWBERRY RD UNIT 301
GAINESVILLE FL 32635

Neighborhood Workshop Notice

06655-110-303 Oaks Mall Plaza Rezoning
CARVE STORAGE LLC
848 BRICKELL AVE SUITE 905
MIAMI FL 33131

Neighborhood Workshop Notice

06655-118-102 Oaks Mall Plaza Rezoning
CASTILLO & CASTILLO ET UX
PO BOX 1087
ARCHER FL 32618

Neighborhood Workshop Notice

06655-116-903 Oaks Mall Plaza Rezoning
CASTILLO & FUENTES W/H
6519 W NEWBERRY RD APT 903
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06655-117-115 Oaks Mall Plaza Rezoning
CHERNOBELSKIY & ZLATINA H/W
6519 W NEWBERRY RD APT 1015
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06655-111-406 Oaks Mall Plaza Rezoning
CHRISTENSEN CHARLES G & REBECCA C
7288 SHELBY LN
PENSACOLA FL 32526

Neighborhood Workshop Notice

06655-117-113 Oaks Mall Plaza Rezoning
CICHEWICZ JAMES ANDREW III
6519 W NEWBERRY RD #1013
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-107-001 Oaks Mall Plaza Rezoning
CINTRON PEDRO LIFE ESTATE
6519 W NEWBERRY RD #A-2
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-116-901 Oaks Mall Plaza Rezoning
CLEMONS & TILLET TRUSTEES
13802 NW 15TH LN
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06655-118-105 Oaks Mall Plaza Rezoning
COLEMAN & HERNANDEZ W/H
3018 SE 29TH LN
GAINESVILLE FL 32641

Neighborhood Workshop Notice

06655-108-112 Oaks Mall Plaza Rezoning
COLLINS & COLLINS & COLLINS
1600 CHURCH RD #A109
WYNCOTE PA 19095

Neighborhood Workshop Notice

06655-108-111 Oaks Mall Plaza Rezoning
COLLINS JERMAINE NEAL
6519 NEWBERRY RD # 111
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-115-802 Oaks Mall Plaza Rezoning
CONTRERAS GERMAN DANIEL
17808 NW 140ST
ALACHUA FL 32615

Neighborhood Workshop Notice

06655-108-108 Oaks Mall Plaza Rezoning
CRUZ TONI S
6519 W NEWBERRY RD # UNIT 108
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-109-204 Oaks Mall Plaza Rezoning
DAGMA INVESTMENT LLC
17310 SW 95TH AVE
ARCHER FL 32618-3402

Neighborhood Workshop Notice

06655-111-405 Oaks Mall Plaza Rezoning
DAMRON HEATHER
133 NW 88TH TER
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06655-119-209 Oaks Mall Plaza Rezoning
DEERY & DEERY TRUSTEES
401 W LUDINGTON AVE UNIT 308
LUDINGTON MI 49431

Neighborhood Workshop Notice

06655-115-809 Oaks Mall Plaza Rezoning
DESIGN MY SPACE LLC
1717 N BAYSHORE DR STE 130
MIAMI FL 33132

Neighborhood Workshop Notice

06655-119-202 Oaks Mall Plaza Rezoning
DIAZ-DIEZ ANA J
6203 PADDOCK GLEN DR #107
TAMPA FL 33634

Neighborhood Workshop Notice

06655-116-912 Oaks Mall Plaza Rezoning
DOLLANI REZEARTA
16024 MANCHESTER ROAD
ELLISVILLE MO 63011

Neighborhood Workshop Notice

06655-117-112 Oaks Mall Plaza Rezoning
DOTY DANIEL & RHONDA
13985 SOUND OVERLOOK DRIVE NORTH
JACKSONVILLE FL 32224

Neighborhood Workshop Notice

06655-118-103 Oaks Mall Plaza Rezoning
DUPEE ZANA HOLLEY
9220 SW 14TH AVE
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06655-110-305 Oaks Mall Plaza Rezoning
DUSEV & DUSEV TRUSTEES
14637 NW 27TH PL
NEWBERRY FL 32669

Neighborhood Workshop Notice

06655-114-710 Oaks Mall Plaza Rezoning
EPES CIARA
6519 W NEWBERRY RD UNIT 710
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-114-705 Oaks Mall Plaza Rezoning
ESTEBAN EMILIO C & IRMA C
4916 NW 52ND AVE
COCONUT CREEK FL 33073-3329

Neighborhood Workshop Notice

06655-108-104 Oaks Mall Plaza Rezoning
FANUCCI & POOLE M/C
2016 NW 17TH LN
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-117-103 Oaks Mall Plaza Rezoning
FEDORCHAK IRYNA
6519 W NEWBERRY RD UNIT 1003
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06340-005-000 Oaks Mall Plaza Rezoning
FLURLACH INVESTMENT HOLDINGS
6702 WEST NEWBERRY RD
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-115-808 Oaks Mall Plaza Rezoning
FOWLER RICHARD O & JEAN T
4136 ALPINE DR
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-107-011 Oaks Mall Plaza Rezoning
GARCIA-ORTIZ & GARCIA-ORTIZ
16337 NW 11TH ST
PEMBROKE PINES FL 33028

Neighborhood Workshop Notice

06655-116-909 Oaks Mall Plaza Rezoning
GATOR REALTY LLC
1717 N BAYSHORE DR STE 130
MIAMI FL 33132

Neighborhood Workshop Notice

06655-115-812 Oaks Mall Plaza Rezoning
GIL CARLOS
801 BRICKELL KEY BLVD STE 3001
MIAMI FL 33131

Neighborhood Workshop Notice

06655-108-109 Oaks Mall Plaza Rezoning
GILES DANIEL
1985 SW 87TH PL
OCALA FL 34476

Neighborhood Workshop Notice

06655-121-005 Oaks Mall Plaza Rezoning
GIRIRAJ ASRAYA LLC
16726 NW 167TH ST
ALACHUA FL 32615

Neighborhood Workshop Notice

06655-117-105 Oaks Mall Plaza Rezoning
GOESS & GOESS TRUSTEES
5591 NE 103RD TER
BRONSON FL 32621

Neighborhood Workshop Notice

06655-112-505 Oaks Mall Plaza Rezoning
GOLDEN & TIDWELL
6519 W NEWBERRY RD #505
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-113-611 Oaks Mall Plaza Rezoning
GOMEZ MARCOS A
970 SIDNEY MARCUS BLVD NE UNIT 1302
ATLANTA GA 30324-3159

Neighborhood Workshop Notice

06655-121-001 Oaks Mall Plaza Rezoning
GRAHAM & HODGES
6519 W NEWBERRY RD UNIT B-1
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-119-206 Oaks Mall Plaza Rezoning
GREENBRIDGE DEVELOPERS LLC
848 BRICKELL AVE SUITE 1220
MIAMI FL 33131

Neighborhood Workshop Notice

06655-118-111 Oaks Mall Plaza Rezoning
HANLEY RENFRED & JULIET
12907 MEADOWBEND DR
WELLINGTON FL 33414

Neighborhood Workshop Notice

06655-115-803 Oaks Mall Plaza Rezoning
HARRIS CHRISTOPHER
1820 SW 36TH AVE
FT LAUDERDALE FL 33312

Neighborhood Workshop Notice

06655-118-112 Oaks Mall Plaza Rezoning
HARRIS CHRISTOPHER B
1820 SW 36TH AVE
FT LAUDERDALE FL 33312

Neighborhood Workshop Notice

06655-117-116 Oaks Mall Plaza Rezoning
HARRIS CHRISTOPHER B & ANGELA P
3126 AYLESWORTH CT
KATY TX 77494-4492

Neighborhood Workshop Notice

06655-109-203 Oaks Mall Plaza Rezoning
HATCHER & THURMOND
6519 W NEWBERRY RD UNIT 203
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-114-703 Oaks Mall Plaza Rezoning
HENDERSON & MULLIN TRUSTTES
8622 SW 42ND PL
GAINESVILLE FL 32608-4146

Neighborhood Workshop Notice

06655-113-605 Oaks Mall Plaza Rezoning
HERNANDEZ & VALDEZ
2220 SW 110TH TER
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06655-118-109 Oaks Mall Plaza Rezoning
HERNANDEZ FELIPE A
3018 SE 29TH LN
GAINESVILLE FL 32641

Neighborhood Workshop Notice

06655-117-107 Oaks Mall Plaza Rezoning
HOUSE SOFIA 2022 LLC
848 BRICKELL AVE STE 1220
MIAMI FL 33131

Neighborhood Workshop Notice

06655-121-008 Oaks Mall Plaza Rezoning
HOUT & HOUT & IN
6519 WEST NEWBERRY RD #B8
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-112-512 Oaks Mall Plaza Rezoning
HUOT & HUOT-KONG & KONG W/H
24361 SW 8TH PL
NEWBERRY FL 32669

Neighborhood Workshop Notice

06655-117-110 Oaks Mall Plaza Rezoning
HWANG YOON
7095 RISING COMET COURT
LAS VEGAS NV 89148

Neighborhood Workshop Notice

06655-110-309 Oaks Mall Plaza Rezoning
JACK&M LLC
1056 ALCALA DR
ST AUGUSTINE FL 32086

Neighborhood Workshop Notice

06655-112-310 Oaks Mall Plaza Rezoning
JAGANNATH SWAMI LLC
10335 AVELAR RIDGE DR
RIVERVIEW FL 33578

Neighborhood Workshop Notice

06655-110-302 Oaks Mall Plaza Rezoning
JONES & RHAZOURI H/W
13837 NW 140TH ST
WALDO FL 32694

Neighborhood Workshop Notice

06655-118-107 Oaks Mall Plaza Rezoning
JONES TIMOTHY NATHANIEL
6519 W NEWBERRY RD #302
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06340-001-000 Oaks Mall Plaza Rezoning
JPMORGAN CHASE BANK NATIONAL
1111 POLARIS PARKWAY OHI-0241
COLUMBUS OH 43240

Neighborhood Workshop Notice

06655-012-002 Oaks Mall Plaza Rezoning
JR INVESTMENTS LLC & JR
11111 SANTA MONICA BLVD STE 525
LOS ANGELES CA 90025

Neighborhood Workshop Notice

06655-117-106 Oaks Mall Plaza Rezoning
JUAN SONIA SAN
12153 LAKE FERN DR
JACKSONVILLE FL 32258

Neighborhood Workshop Notice

06655-113-608 Oaks Mall Plaza Rezoning
KANWAL VINOD
2125 DIXON RD
FREDRICK MD 21704

Neighborhood Workshop Notice

06655-116-910 Oaks Mall Plaza Rezoning
KKSA INVESTMENTS LLC
7516 W NEWBERRY RD
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06655-115-801 Oaks Mall Plaza Rezoning
LABITHA LLC
934 SUNFLOWER CIR
WESTON FL 33327

Neighborhood Workshop Notice

06340-003-000 Oaks Mall Plaza Rezoning
LAFAYETTE PROPERTIES OF ALACHUA
3501 S MAIN ST STE G
GAINESVILLE FL 32601

Neighborhood Workshop Notice

06655-113-602 Oaks Mall Plaza Rezoning
LAS PIZARRAS LLC
848 BRICKELL AVE STE 1220
MIAMI FL 33131

Neighborhood Workshop Notice

06655-113-609 Oaks Mall Plaza Rezoning
LATIACE LLC
848 BRICKELL AVE STE 1220
MIAMI FL 33131

Neighborhood Workshop Notice

06655-108-102 Oaks Mall Plaza Rezoning
LAUNDREE PATRICIA
6519 W NEWBERRY RD UNIT 102
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-114-709 Oaks Mall Plaza Rezoning
LE PAUL PHONG DINH
7103 KESWICK LN
SARASOTA FL 34202

Neighborhood Workshop Notice

06655-108-103 Oaks Mall Plaza Rezoning
LI MIAO
6519 W NEWBERRY RD APT 103
GAINESVILLE FL 32605-4333

Neighborhood Workshop Notice

06655-114-711 Oaks Mall Plaza Rezoning
LOPEZ-MATOS & LOPEZ-MATOS
3000 SW 35TH PL
GAINESVILLE FL 32608

Neighborhood Workshop Notice

06655-113-610 Oaks Mall Plaza Rezoning
LUISA LLC
848 BRICKELL AVE STE 1221
MIAMI FL 33131

Neighborhood Workshop Notice

06655-114-702 Oaks Mall Plaza Rezoning
LUISA LLC
16192 COASTAL HWY
LEWES DE 19958

Neighborhood Workshop Notice

06655-110-306 Oaks Mall Plaza Rezoning
LYNCH LORRAINE J
6519 W NEWBERRY RD #306
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-119-201 Oaks Mall Plaza Rezoning
MAD 2022 LLC
848 BRICKELL AVE STE 1220
MIAMI FL 33131

Neighborhood Workshop Notice

06655-117-102 Oaks Mall Plaza Rezoning
MARMOLEJO DIDIER & VIVIAN IVETTE
372 FAIRWAY CIR
WESTON FL 33326

Neighborhood Workshop Notice

06655-111-402 Oaks Mall Plaza Rezoning
MARRIN ALFRED J & ROBIN C
14525 SW 91ST ST
ARCHER FL 32618

Neighborhood Workshop Notice

06655-115-804 Oaks Mall Plaza Rezoning
MCGEE JANET MARIE
6519 W NEWBERRY RD #804
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-110-304 Oaks Mall Plaza Rezoning
MEDINA & QUINTERO W/H
4320 NW 27TH DR
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-111-401 Oaks Mall Plaza Rezoning
MENDEZ JR & MENDEZ
39 NW 143RD ST
MIAMI FL 33168

Neighborhood Workshop Notice

06655-116-902 Oaks Mall Plaza Rezoning
MILA VICTORIA LLC
2345 NW 54TH BLVD
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06655-114-712 Oaks Mall Plaza Rezoning
MITCHELL GREGORY E
6519 W NEWBERRY RD UNIT 712
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-116-907 Oaks Mall Plaza Rezoning
NAPOLILLO & NAPOLILLO
6519 W NEWBERRY RD #907
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06655-114-707 Oaks Mall Plaza Rezoning
NEW LIFE RENTALS LLC
10393 BOYNTON PLACE CIR
BOYNTON BEACH FL 33437

Neighborhood Workshop Notice

06655-118-106 Oaks Mall Plaza Rezoning
NGUYEN LONG
3805 SW 4TH PL
GAINESVILLE FL 32607-2712

Neighborhood Workshop Notice

06655-005-021 Oaks Mall Plaza Rezoning
OAKS MALL GAINESVILLE BJS
7755 CENTER AVEN STE 300
HUNTINGTON BEACH CA 92647

Neighborhood Workshop Notice

06655-005-018 Oaks Mall Plaza Rezoning
OAKS MALL GAINESVILLE LTD
PO BOX 101042
CHICAGO IL 60610-9909

Neighborhood Workshop Notice

06655-018-000 Oaks Mall Plaza Rezoning
OAKS SQUARE JOINT VENTURE RETAIL
101 PLAZA REAL SOUTH #200
BOCA RATON FL 33432

Neighborhood Workshop Notice

06655-114-708 Oaks Mall Plaza Rezoning
O'CONNOR SHAUN
14022 SW 74TH TER
MIAMI FL 32605

Neighborhood Workshop Notice

06655-116-916 Oaks Mall Plaza Rezoning
O'CONNOR SHAUN
4623 NW 13TH AVE
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-112-502 Oaks Mall Plaza Rezoning
OKAFOR & OKAFOR & SCOTT-OKAFOR H/W
9304 SW 21ST AVE
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06655-107-012 Oaks Mall Plaza Rezoning
PAEZ MARCO & SUSAN
6519 W NEWBERRY RD UNIT A-12
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-109-201 Oaks Mall Plaza Rezoning
PARKER JAMES CAMERON
16015 SW 15TH AVE
NEWBERRY FL 32669

Neighborhood Workshop Notice

06655-117-101 Oaks Mall Plaza Rezoning
PARROCHA & PARROCHA
507 GOODWOOD DR
LUTZ FL 33549

Neighborhood Workshop Notice

06655-111-407 Oaks Mall Plaza Rezoning
PATEL & PATEL
9123 MID PINES
ORLANDO FL 32819

Neighborhood Workshop Notice

06655-112-510 Oaks Mall Plaza Rezoning
PATEL HANSABEN RATILAL
5839 JOHN ANDERSON HIGHWAY
FLAGLER BEACH FL 32136-5522

Neighborhood Workshop Notice

06655-111-404 Oaks Mall Plaza Rezoning
PEARCE & PEARCE
1520 NW 71ST ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-113-612 Oaks Mall Plaza Rezoning
PEREZ & RODRIGUEZ
6519 W NEWBERRY RD #612
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-109-202 Oaks Mall Plaza Rezoning
PHAM TUAN QUOC
6519 W NEWBERRY RD # UNIT 202
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-115-810 Oaks Mall Plaza Rezoning
PIAZZA ANDREW
6519 W NEWBERRY RD #810
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06655-107-005 Oaks Mall Plaza Rezoning
PIETEK DARIA MARIA
8750 SW 57TH COURT RD
OCALA FL 34476-9468

Neighborhood Workshop Notice

06655-121-009 Oaks Mall Plaza Rezoning
PIVOT PROPERTIES LLC
4021-A NE 2ND WAY
GAINESVILLE FL 32609

Neighborhood Workshop Notice

06655-011-000 Oaks Mall Plaza Rezoning
PREM ENTERPRISE USA LLC
1404 W US HWY 90
LAKE CITY FL 32055

Neighborhood Workshop Notice

06655-108-105 Oaks Mall Plaza Rezoning
PRITCHARD JOHN C JR & BARBARA J
9229 SHORE RD APT 5E
BROOKLYN NY 11209-6505

Neighborhood Workshop Notice

06655-116-908 Oaks Mall Plaza Rezoning
QUIJADA CARLOS
1 VIRGINIA PARK BLVD
FORT PIERCE FL 34947-6910

Neighborhood Workshop Notice

06655-116-913 Oaks Mall Plaza Rezoning
RANGEL SANDRA MILENA MEZA
2058 NW 31ST AVE
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06655-107-009 Oaks Mall Plaza Rezoning
RAWSON MONICA N
224 HIGHCOURT WAY
LOCUST GROVE GA 30248

Neighborhood Workshop Notice

06655-111-403 Oaks Mall Plaza Rezoning
RAWSON & RAWSON & RAWSON
183 DEL MEDIO AVE APT 310
MOUNTAIN VIEW CA 94040

Neighborhood Workshop Notice

06655-111-408 Oaks Mall Plaza Rezoning
RDMCKB LLC
1560 BANYAN WAY
WESTON FL 33327

Neighborhood Workshop Notice

06655-112-506 Oaks Mall Plaza Rezoning
REED-RILEY ENTERPRISES LLC
22649 NE 131ST LN
SALT SPRINGS FL 32134

Neighborhood Workshop Notice

06655-108-110 Oaks Mall Plaza Rezoning
REIDS REAL ESTATE
PO BOX 358822
GAINESVILLE FL 32635

Neighborhood Workshop Notice

06655-107-002 Oaks Mall Plaza Rezoning
RENTAL KEY LLC
1559 SW 66TH DR
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06655-117-109 Oaks Mall Plaza Rezoning
RICHARDSON CYNTHIA K & JOSEPH
35645 PANTHER RIDGE RD
EUSTIS FL 32736-8383

Neighborhood Workshop Notice

06655-109-208 Oaks Mall Plaza Rezoning
RODRIGUEZ ALVARO
1125 THOMAS ST
KEY WEST FL 33040

Neighborhood Workshop Notice

06655-112-504 Oaks Mall Plaza Rezoning
RON CHAMBERS LLC
1225 NW FRONTIER DR
LAKE CITY FL 32055

Neighborhood Workshop Notice

06655-112-501 Oaks Mall Plaza Rezoning
ROSA HARRY COLON
5873 WHITE SANDS RD
KEYSTONE HEIGHTS FL 32656

Neighborhood Workshop Notice

06655-107-003 Oaks Mall Plaza Rezoning
SALAZAR & VELASQUEZ H/W
1559 SW 66TH DR
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06655-114-701 Oaks Mall Plaza Rezoning
SAUL SILBER PROPERTIES LLC
3434 SW 24TH AVE STE A
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06655-005-002 Oaks Mall Plaza Rezoning
SELL FAMILY FIVE LLC
PO BOX 15349
FERNANDINA BEACH FL 32035-5349

Neighborhood Workshop Notice

06655-113-607 Oaks Mall Plaza Rezoning
SEXTON JEANETTE MARIE
6519 WEST NEWBERRY RD UNIT 607
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-121-007 Oaks Mall Plaza Rezoning
SHETH VISVAMBHAR & VRINDA
13434 W STATE ROAD 235
ALACHUA FL 32615

Neighborhood Workshop Notice

06655-109-206 Oaks Mall Plaza Rezoning
SIKES JOHN MORELAND III & LARRY
304 REID ST
PALATKA FL 32177

Neighborhood Workshop Notice

06655-116-911 Oaks Mall Plaza Rezoning
SKLYAREVSKY IRINA
2940 WEST 5TH ST APT 15E
E BROOKLYN NY 11224

Neighborhood Workshop Notice

06655-116-905 Oaks Mall Plaza Rezoning
SMITH ROZANNE
6519 W NEWBERRY RD UIT 905
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-112-511 Oaks Mall Plaza Rezoning
SPEKTOR & YERMAKOV
1910 NE 187TH DR
NORTH MIAMI BEACH FL 33179

Neighborhood Workshop Notice

06655-115-806 Oaks Mall Plaza Rezoning
SPEKTOR & YERMAKOV W/H
6519 W NEWBERRY RD # 806
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-113-601 Oaks Mall Plaza Rezoning
SPIRES RICHARD N & DONNA
6519 W NEWBERRY RD #601
GAINESVILLE FL 32605-4344

Neighborhood Workshop Notice

06655-107-006 Oaks Mall Plaza Rezoning
STRAMPELLO & STRAMPELLO
PO BOX 240
LA CROSSE FL 32658

Neighborhood Workshop Notice

06655-107-007 Oaks Mall Plaza Rezoning
STRAMPELLO ROBERT C
6519 W NEWBERRY RD A7
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-119-212 Oaks Mall Plaza Rezoning
SUNG CHUN-YUNG
11 VOLINO DR
POUGHKEEPSIE NY 12603

Neighborhood Workshop Notice

06655-119-204 Oaks Mall Plaza Rezoning
TAING & TAING
6519 WEST NEWBERRY RD UNIT 1204
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06655-118-108 Oaks Mall Plaza Rezoning
TALBOT JOHN
6519 W NEWBERRY RD #1108
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06655-109-209 Oaks Mall Plaza Rezoning
THE ANLI TRUST
PO BOX 358822
GAINESVILLE FL 32635-8822

Neighborhood Workshop Notice

06655-117-108 Oaks Mall Plaza Rezoning
THE OAKS 1008 LLC
848 BRICKELL AVE STE 1220
MIAMI FL 33131

Neighborhood Workshop Notice

06655-116-914 Oaks Mall Plaza Rezoning
THOMPSON & THOMPSON
2005 BAHAMA DR
HOLLYWOOD FL 33023

Neighborhood Workshop Notice

06655-110-312 Oaks Mall Plaza Rezoning
TOP FLORA INC
17310 SW 95TH AVE
ARCHER FL 32618-3402

Neighborhood Workshop Notice

06655-119-205 Oaks Mall Plaza Rezoning
VENTURE INTERNATIONAL GROUP LLC
6519 WEST NEWBERRY RD #1205
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06655-119-211 Oaks Mall Plaza Rezoning
VILLAREAL JOSE ANTONIO GAMEZ
161 CRANDON BLVD APT 211
KEY BICAYNE FL 33149

Neighborhood Workshop Notice

06655-115-805 Oaks Mall Plaza Rezoning
WALDT HARRY C & TAMMY G
203 HONEYCROFT BLVD
COCHRANVILLE PA 19330

Neighborhood Workshop Notice

06655-012-001 Oaks Mall Plaza Rezoning
WNRJ INC
13221 MILLHOPPER RD
RD GAINESVILLE FL 32653

Neighborhood Workshop Notice

06655-121-002 Oaks Mall Plaza Rezoning
WOOLLEY FREDERICK M & TERESA A
17938 236TH AVE NE
WOODINVILLE WA 98077

Neighborhood Workshop Notice

06655-121-003 Oaks Mall Plaza Rezoning
WOOTEN JUNE M
6519 W NEWBERRY RD UNIT 3B
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06655-112-509 Oaks Mall Plaza Rezoning
YOPASA ENTERPRISES LLC
112 NW 9TH TER APT 207
HALLANDALE BEACH FL 33009-3956

Neighborhood Workshop Notice

5th Avenue
 Roberta Parks
 616 NW 8 Street
 Gainesville FL 32602

Neighborhood Workshop Notice

Black Acres/Black Pines
 Regina Hillman
 506 NW 30 Street
 GAINESVILLE FL 32607

Neighborhood Workshop Notice

Cedar Grove II
 Helen Harris
 1237 NE 21 Street
 Gainesville FL 32641

Neighborhood Workshop Notice

Debra Heights
 Sarah Poll
 PO Box 14198
 Gainesville FL 32604

Neighborhood Workshop Notice

Egewood Hills
 Bonnie O'Brian
 2329 NW 30 Ave
 Gainesville FL 32605

Neighborhood Workshop Notice

Greater Northeast Community
 Miriam Cintron
 915 NE 7 Ave
 Gainesville FL 32601

Neighborhood Workshop Notice

Kingswood Court
 Barbara Kelleher
 5350 NW 8th Ave
 Gainesville FL 32605

Neighborhood Workshop Notice

Landmark Woods
 Jack Osgard
 4332 NW 12 Pl
 Gainesville FL 32605

Neighborhood Workshop Notice

Mason Manor
 Joanna Leathers
 «2550 NW 13th Ave
 Gainesville FL 32605

Neighborhood Workshop Notice

Northwest Estates
 Vern Howe
 3710 NW 17 LN
 Gainesville FL 32605

Neighborhood Workshop Notice

Ashton
 Roxanne Watkins
 4415 NW 58th Ave
 Gainesville FL 32653

Neighborhood Workshop Notice

Capri
 John Doles
 4539 NW 37 Ter
 Gainesville FL 32605

Neighborhood Workshop Notice

Octavia Washington
 2258 NE 13th Avenue
 Gainesville FL 32641

Neighborhood Workshop Notice

Northwood at Possum Creek
 Wes Wheeler
 4728 NW 37th Way
 Gainesville FL 32601

Neighborhood Workshop Notice

University of Florida Real Estate
 Lee Nelson
 PO Box 113135
 Gainesville FL 32611-3135

Neighborhood Workshop Notice

Grove Street
 Maria Huff-Edwards
 1102 NW 4 St
 Gainesville FL 32601

Neighborhood Workshop Notice

Kirkwood
 Jane Burman-Holton
 701 SW 23rd Pl
 Gainesville FL 32601

Neighborhood Workshop Notice

Woodland Terrace
 Peter Prugh
 207 NW 35 St
 Gainesville FL 32605

Neighborhood Workshop Notice

North Lincoln Heights
 Andrew Lovette Sr.
 430 SE 14th St
 Gainesville FL 32601

Neighborhood Workshop Notice

Northwood
 Susan W Williams
 PO Box 357492
 Gainesville FL 32653

Neighborhood Workshop Notice

Azalea Trails
 Marie Small
 1265 SE 12 Ave
 Gainesville FL 32601

Neighborhood Workshop Notice

Carol Estates South
 Becky Runnestrand
 1816 NE 16 Ter
 Gainesville FL 32609

Neighborhood Workshop Notice

Creekwood
 Helen Sconyers
 2056 NW 55 Blvd
 Gainesville FL 32653

Neighborhood Workshop Notice

Duval Heights - Front Porch Fla
 Gilbert S. Means, SR.
 2153 SE Hawthorne Rd. #111, Box 7
 Gainesville FL 32641

Neighborhood Workshop Notice

Gateway Park
 Harold Saive
 1716 NW 10 Ter
 Gainesville FL 32609

Neighborhood Workshop Notice

Hibiscus Park
 Carol Bishop
 2616 NW 2nd Ave
 Gainesville FL 32607

Neighborhood Workshop Notice

Lampighter
 Larry Nicholson
 5200 NE Dr
 Gainesville FL 32609

Neighborhood Workshop Notice

Lincoln Estates
 Doris Edwards
 1040 SE 20 St
 Gainesville FL 32601

Neighborhood Workshop Notice

Northeast Neighbors
 Sharon Bauer
 1011 NE 1 Ave
 Gainesville FL 32601

Neighborhood Workshop Notice

Oakview
 Debra Bruner
 914 NW 14th Ave
 Gainesville FL 32601

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

Southeastern Evergreen Trails
Maureen Reschly
1208 SE 22 Ave
Gainesville FL 326041

Neighborhood Workshop Notice

Stephen Foster
Robert Pearce
714 NW 36 Ave
Gainesville FL 32609

Neighborhood Workshop Notice

Sugarhill
Cynthia Cooper
1441 SE 2 Ter
Gainesville FL 32601

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
Marcia Green
2215 NW 21st Avenue
Gainesville FL 32605

Neighborhood Workshop Notice

Duckpond
Melanie Barr
216 NE 5 ST
Gainesville FL 32601

Neighborhood Workshop Notice

School Board
Suzanne Wynn
3700 NE 53 Ave
Gainesville FL 32609

Neighborhood Workshop Notice

Pine Park
Delores Buffington
721 NW 20th Ave
Gainesville FL 32609

Neighborhood Workshop Notice

Porters Community
Gigi Simmons
712 SW 5 ST
Gainesville FL 32601

Neighborhood Workshop Notice

Raintree
Ronald Bern
1301 NW 23 Ter
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 19th Ave
Gainesville FL 32605

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
Attn: Urban Director
4055 NW 86 Blvd
Gainesville FL 32653

Neighborhood Workshop Notice

Appletree
Chris Garcia
5451 NW 35 Dr
Gainesville FL 32653

Neighborhood Workshop Notice

Front Porch Florida, Duval
Juanita Miles Hamilton
2419 NW 8th Ave
Gainesville FL 32641

Neighborhood Workshop Notice

University of Florida
Linda Dixon
Po Box 115050
Gainesville FL 32611

Neighborhood Workshop Notice

Kirkwood
Kathy Zimmerman
1127 SW 21 Ave
Gainesville FL 32601

Neighborhood Workshop Notice

Rainbow 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

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 Aissen
4306 SW 5th Ave
Gainesville FL 32607

Neighborhood Workshop Notice

University Village
Bruce Delaney
1710 NW 23 St
Gainesville FL 32605

Neighborhood Workshop Notice

Duckpond
Steve Nadeau
2821 NW 23 dr
Gainesville FL 32605

Neighborhood Workshop Notice

Porters
Ina Hines
320 SW 5th Ave
Gainesville FL 32601

Neighborhood Workshop Notice

University Park
Richard Doty
2158 NW 5 Ave
Gainesville FL 32605

Neighborhood Workshop Notice

Mac McEachern
1020 SW 11 Ter
Gainesville FL 32601

Neighborhood Workshop Notice

Bobbie Dunnell
3118 NW 11 Ter
Gainesville FL 32609

Neighborhood Workshop Notice

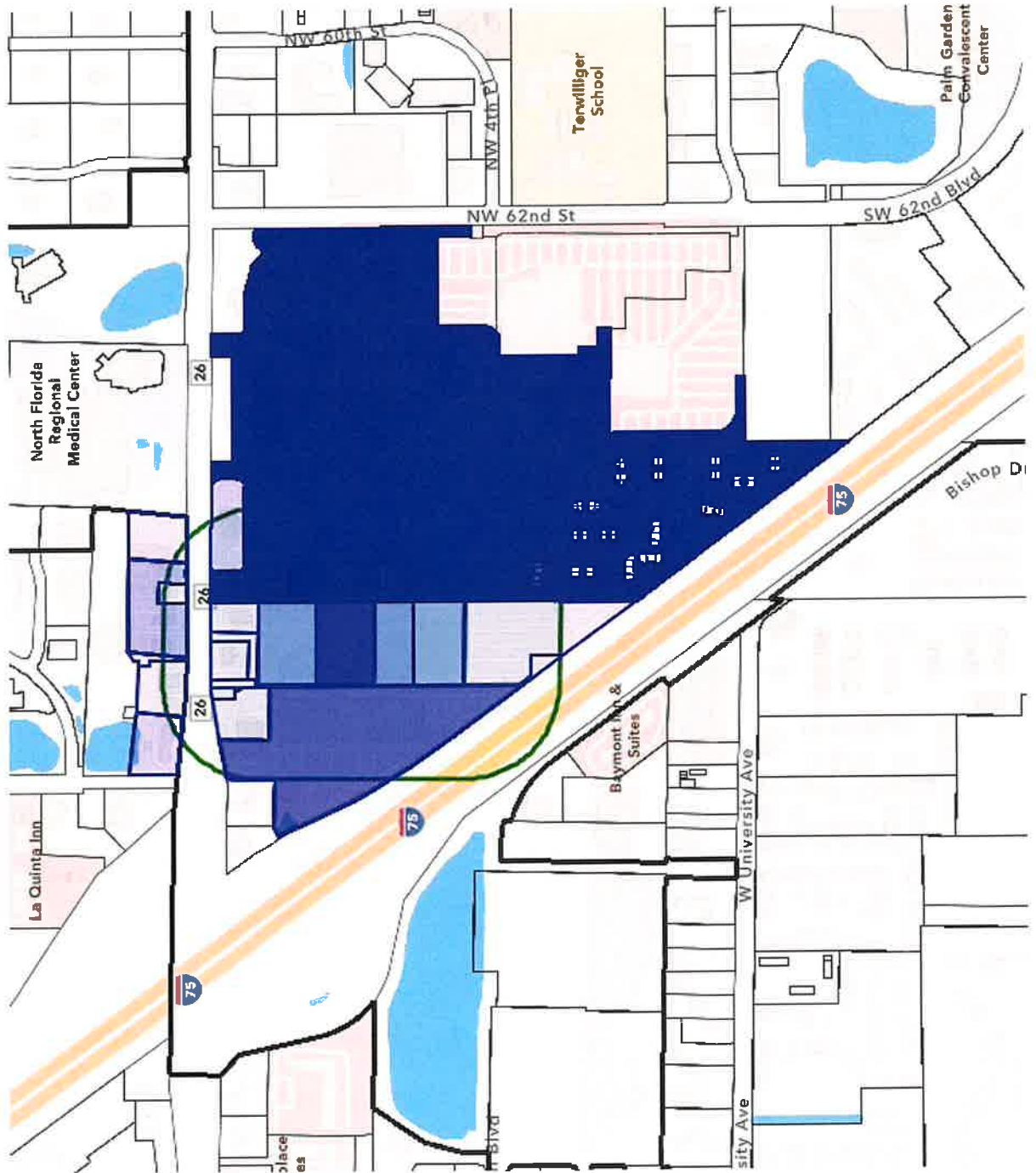
James Woodland
225 SE 14 PL
Gainesville FL 32601

Neighborhood Workshop Notice

Bivens North Association
Penny Wheat
2530 SW 14 Dr
Gainesville FL 32608

Neighborhood Workshop Notice

Fletcher Oaks
Steve Bovio
3402 NW 26th St
Gainesville, FL 32605





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

Neighborhood Workshop Notice
University Village
Bruce Delaney
1710 NW 23 St
Gainesville FL 32605

JACKSONVILLE FL 320

2 APR 2024

FIRST-CLASS



ZIP 32601
02 74
0001330450 APR 02 2024
\$ 000.640

32605-3825 INT



FORWARD TIME NFE 1 12210004/05/24
DECLANLY EXP RTN TO SEND
2706 NW 23RD TER
GAINESVILLE FL 32605-2825

RETURN TO SENDER



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

JACKSONVILLE FL 320

2 APR 2024 PM 5:11

FIRST-CLASS



US POSTAGE
PITNEY BOWES
ZIP 32601
02 7H
0001330450
APR 02 2024
\$ 000.640

Neighborhood Workshop Notice

Azalea Trails
Marie Small
1265 SE 12 Ave
Gainesville FL 32601

NIXIE 322 FE 1 0004/13/24
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 32601121275 *1638-01846-02-45
32601121275



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

JACKSONVILLE FL 320

2 APR 2024 PM 4:11

FIRST-CLASS



US POSTAGE
PITNEY BOWES
ZIP 32601
02 7H
0001330450
APR 02 2024
\$ 000.640

Neighborhood Workshop Notice

Egwood Hills
Bonnie O'Brian
2329 NW 30 Ave
Gainesville FL 32605

NIXIE 322 FE 1 0004/13/24
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 32601121275 *1738-04196-02-45
32601121275

32601121275

32601121275



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

Neighborhood Workshop Notice
06655-115-802 Oaks Mall Plaza Rezoning
CONTRERAS GERMAN DANIEL
17808 NW 140ST
ALACHUA FL 32615

JACKSONVILLE FL 320

2 APR 2024 PM 4:11

FIRST-CLASS



ZIP 32601
0274
0001330450
APR 02 2024
\$ 000.64⁰

NSS
32601>1212
32615-44000

MIKE 322 DE 1 0094/11/24
RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD
BC: 32601221275 * 1738-02759-02-45
32601221275

Notice of Online Neighborhood Workshop

Date: Wednesday, April 17, 2024 Time: 6:00 pm

Property Address/Location of Project:

Parcels 06655-050-001, 06655-050-002,
06655-050-003, 06655-050-004 located in the 6700
block of Newberry Road

Action Proposed: Change Future Land Use map
from Commercial to Urban Mixed Use and rezone
from General Business (BUS) to Urban 8 (U8)

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.





Notice of Online Neighborhood Workshop
Date: Wednesday, April 17, 2024 Time: 6:00 pm

EDAFI (Economic Development Authority of Flagler County) is pleased to announce that we will be holding an online neighborhood workshop on Wednesday, April 17, 2024, at 6:00 pm. The purpose of this workshop is to provide an opportunity for residents to provide input on the proposed development. The workshop will be held via Zoom. The Zoom link and meeting ID will be provided to participants. The workshop will be held in English. If you have any questions, please contact EDAFI at 352-373-3541 or visit our website at www.edafl.com.

352-373-3541
www.edafl.com



Notice of Online Neighborhood Workshop

Date: Wednesday, April 17, 2024 Time: 6:00 pm

Property Address Location of Project:

Parcels: 06655-050-001, 06655-050-002,

06655-050-003, 06655-050-004 located in the 3700

Block of Newberry Road

Parcel Address: Current Future Land Use Map

Area Covered is in Urban Mixed Use and extends

from General Business (UG) to Light Industrial (LI)

The Meeting will be held digitally on Zoom. URL:

<https://us02zoom.us/j/9733332812>

Meeting ID: 973 333 2812

Passcode: 9848 590 8855

Please call EDA at (352) 379-3543 with any questions or email edafin@edaf.com for more information.



www.edafl.com



Neighborhood Workshop Signage Affidavit

Applicant Agent eda consultants, inc.

Project Name Oaks Mall Plaza LUC & Rezoning

Tax Parcel(s) 06655-050-001, 06655-050-002, 06655-050-003, 06655-050-004

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 sign(s) shall be removed within ten (10) days after the Neighborhood Workshop
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7. Melissa Watson
Applicant (signature)

Melissa Watson
Applicant Print Name

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of April, 2024 (year), by Melissa Watson
(name of person acknowledging).

[NOTARY SEAL]



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

[Signature]
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 _____



Oaks Mall Plaza Land Use Change & Rezoning

**Tax Parcels: 06655-050-001; 06655-050-002;
06655-050-003; 06655-050-004**

Neighborhood Workshop: April 17, 2024

Agenda

- Introductions
- Property Location & Description
- Brief background history of property
- Existing & Proposed Zoning & Land Use Maps
- Next Steps
- Contact Information
- Questions

Location Map/Aerial: 6700 Block of Newberry Road



2024-465A

Proposed Land Use & Zoning Changes

- **Tax Parcel Numbers:**

- 06655-050-001
- 06655-050-002
- 06655-050-003
- 06655-050-004

Land Use Map

From: Commercial

7.03 Ac. (+/-)

To: Urban Mixed Use (UMU)

7.03 Ac. (+/-)

Zoning Map

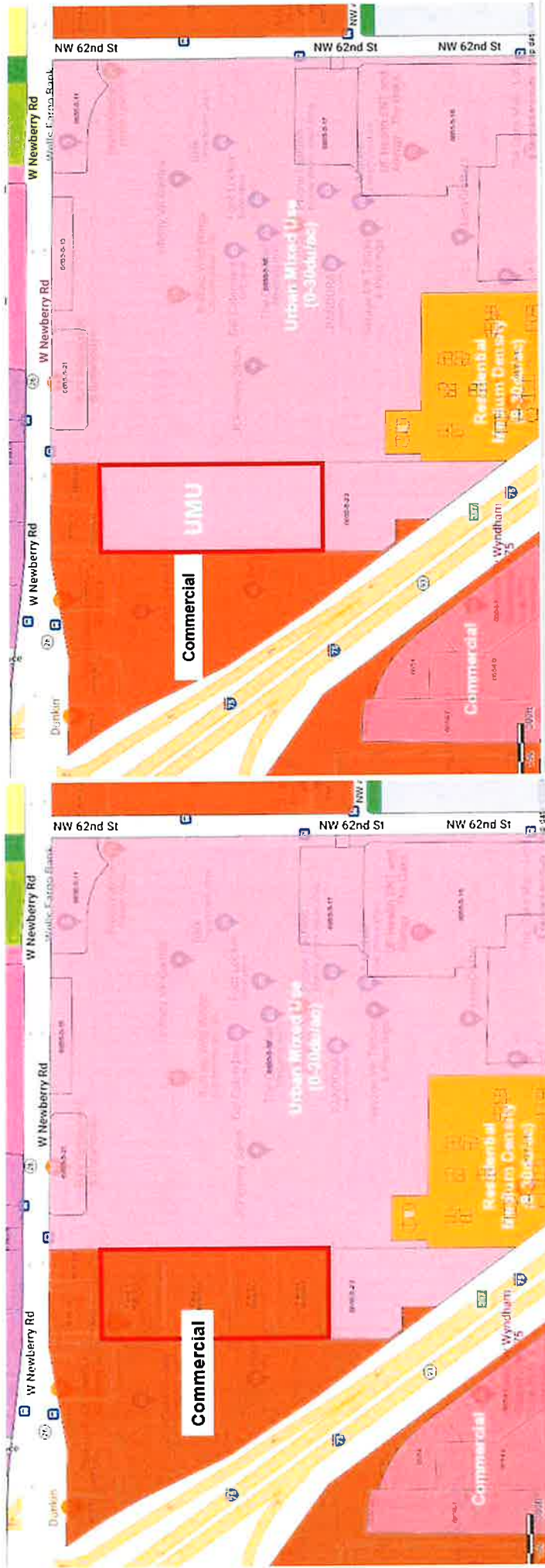
From: BUS

7.03 Ac. (+/-)

To: U8

7.03 Ac. (+/-)

Proposed Land Use Map Change



Proposed Land Use Map Change:

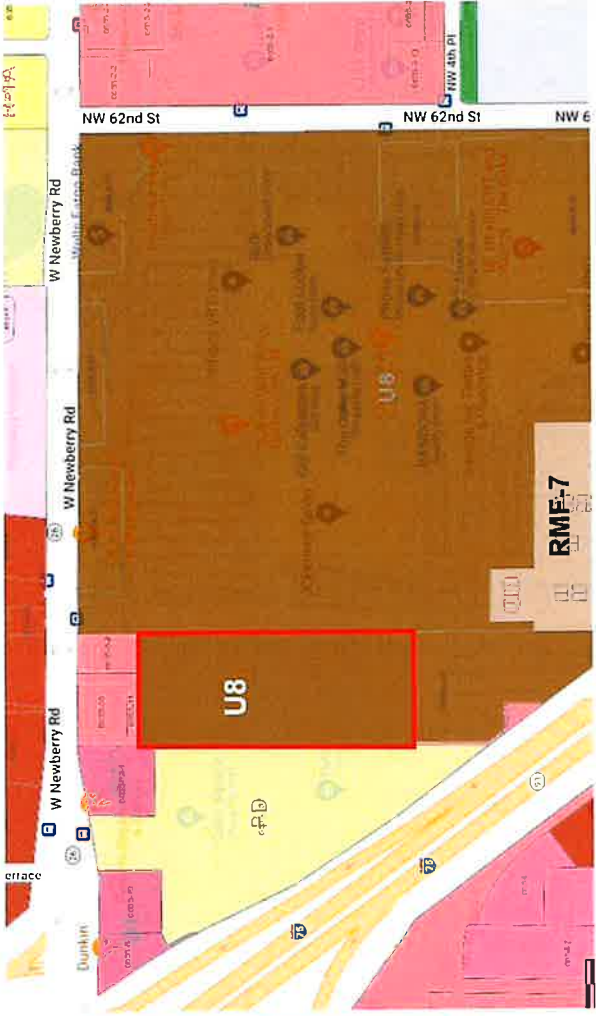
- From: Commercial (7.03 Ac. +/-)
- To: Urban Mixed Use (UMU) (7.03 Ac. +/-)

Proposed Zoning Map Change

Zoning Map (Existing)



Zoning Map (Proposed)



Proposed Zoning Map Change:

- From: BUS (7.03 Ac. +/-)
- To: U8 (7.03 Ac. +/-)

Comparison of Allowed Uses BUS to U8

BUS Zoning	U8 Zoning
Alcoholic Beverage Establishment	Single & multi-family dwellings
Business Services	Alcoholic Beverage Establishment
Day Care Center	Business services
Drive-through Facility	Day care center
Equipment rental & leasing, light	Drive-through facility (special regulations)
Gas or alternative fuel station	Gas or alternative fuel station (special regulations)
Hotel or motel	Hotel or motel
Large-scale retail	Laboratory, medical or dental
Liquor stores	Offices (medical, dental, or professional)
Office (medical, dental, or professional)	Vehicle services (special regulations)
Restaurant	Retail sales & restaurants
Retail sales	Veterinary services (special regulations)

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)

Contact Information

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

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



Oaks Mall Plaza
Land Use Change & Rezoning Justification Report
Parcels 6655-050-001; 06655-050-002; 6655-050-003; & 6655-050-004
6700 Block of Newberry Road

Prepared for Submittal to:
City of Gainesville

Prepared by:
eda consultants, inc.



April 18, 2024

Proposal & Background

This application proposes a Small-Scale land use map amendment and rezoning for four parcels (06655-050-001; 06655-050-002; 06655-050-003 & 06655-050-004) located in the 6700 block of Newberry Road. The property is developed with the existing Oaks Mall Plaza shopping center. According to the Property Appraiser's records, the shopping plaza was constructed in 1985. The parcel size is 7.03 +/- acres. The Oaks Mall Plaza is located adjacent to the Oaks Mall development.

A minor subdivision approved by the City created the four parcels in 2022. The minor subdivision petition was AD21-90 submitted on June 15, 2021. It was subsequently approved as the Oaks Mall Plaza Minor Subdivision recorded in Minor Subdivision Book 38, Page 35.

The aerial photo below (Figure 1) illustrates the location of the parcel south of Newberry Road and adjacent to the Oaks Mall. The parcels are accessed by a variety of easements illustrated on the Minor Subdivision sheet. 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 1980s. The gas station to the north was redeveloped in 2022. The other parcel to the north contains a Starbucks. Abutting to the south is a large parking lot owned by the Oaks Mall. To the west is the Oaks Square Shopping Center.

To the east is the Oaks Mall development with an access driveway system that connects with Oaks Mall Plaza. The mall was approved as a Development of Regional Impact (DRI) in 1975 and constructed in the early 1980s with subsequent additions over the years. The DRI was abandoned under State law provisions. In 2018, the City initiated a land use map amendment (Petition PB18-

116 LUC) for the Oaks Mall property from Commercial to Urban Mixed Use. The companion rezoning (Petition PB18-117 ZON) changed the zoning from the General Business district (BUS) to Urban 8 (U8), a transect zoning, to encourage redevelopment at the mall site. Ordinance 180397 (adopted May 2, 2019) adopted the future land use map amendment to UMU and Ordinance 180398 adopted the rezoning to U8.

The Oaks Mall Plaza has experienced tenant vacancies since the closure of the Toys R Us store and the movie theater. The proposed future land use amendment is to change the future land use map designation of the property from Commercial (C) to Urban Mixed Use (UMU). The proposed companion rezoning is to change the property from General Business district (BUS) to Urban 8 (U8), a transect zoning. These proposed changes are anticipated to spur redevelopment at the site and encourage a more mixed-use development that could include residential uses. The proposed changes will be compatible with the recent changes made to the Oaks Mall (2019) and with the surrounding uses and zoning districts.

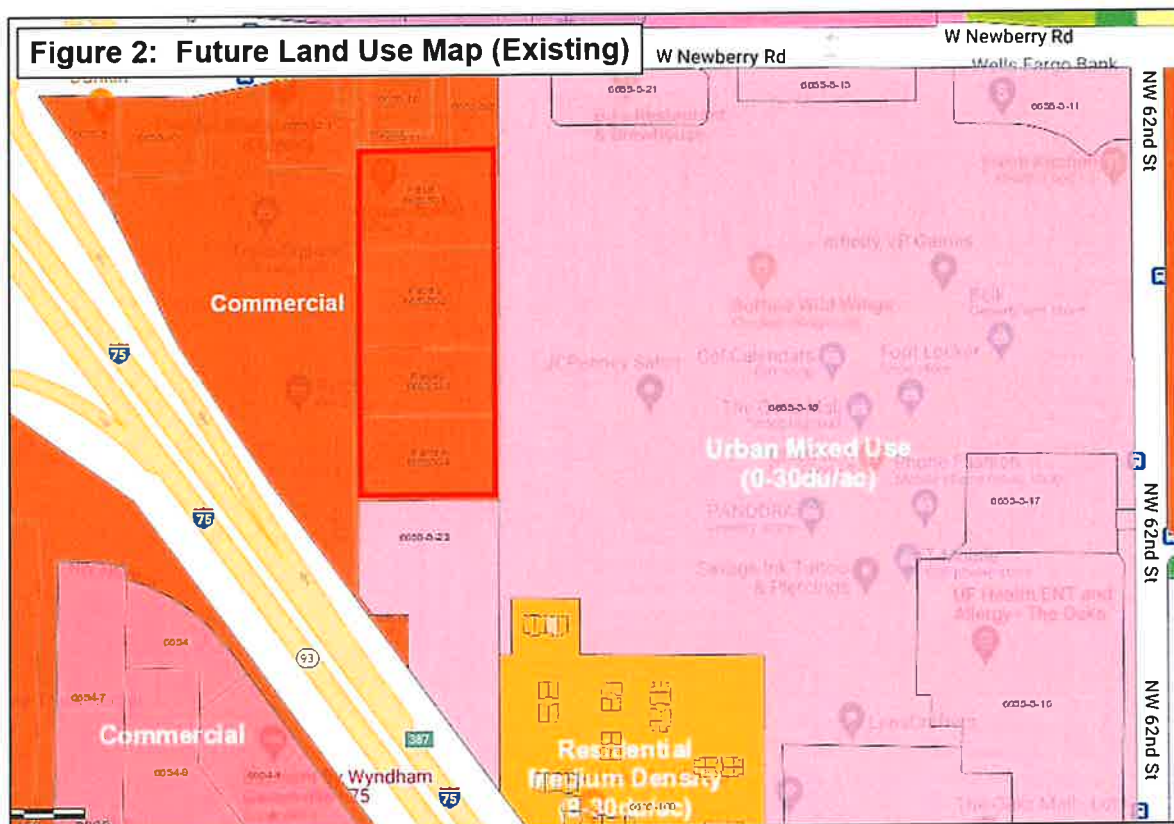
The subject property is located in the urbanized portion of Gainesville. Vehicular access is available to the property from Newberry Road via a series of recorded easements that are noted on the Oaks Mall Plaza Minor Subdivision (see MSB 38, Page 35). The existing driveway system connects Oaks Mall Plaza with the Oaks Mall, which also connects to NW 62nd Street.

Transit service is available eastbound nearby on the south side Newberry Road at a stop on the corner of Newberry Road and the Oaks Mall entry road (at Starbucks). This stop is for Routes 23 and 75. Route 23 goes from the Oaks Mall to Santa Fe College with frequencies of 18-44 minutes Monday through Friday. Route 75 runs between the Oaks Mall and the Butler Plaza Transit Transfer Station. The frequencies are every 35-65 minutes Monday through Friday and every 120 minutes on Saturdays and Sundays. There is a westbound transit stop for Routes 23 and 75 across Newberry Road.

The property is located in Zone B of the Transportation Mobility Program Area (TMPA). The site is also located within the University of Florida Context Area.

Existing Future Land Use Designation and Zoning District

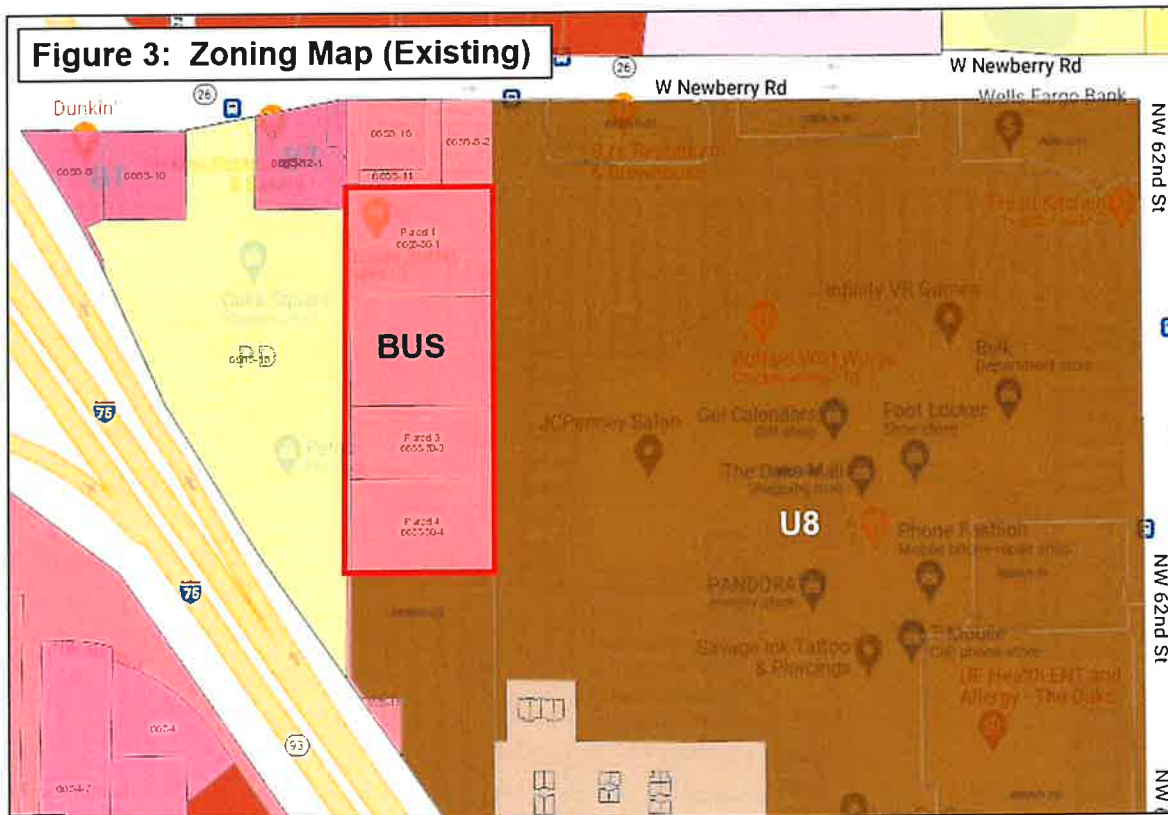
The current future land use designation on the property is Commercial (C) as indicated in Figure 2 below.



To the north of the subject property are two properties with the Commercial future land use designation. Those parcels contain a gas station and a Starbucks. To the east, the property is designated Urban Mixed Use (UMU) and is the location of Oaks Mall with various uses including retail, restaurants, and medical offices. The property to the south is designated Urban Mixed Use and is a parking lot for the Oaks Mall. To the west is the Oaks Square development with various retail uses and a Commercial future land use designation.

The existing zoning district on the subject property is General Business district (BUS) as illustrated on Figure 3 on the next page.

Properties to the north of the site have BUS zoning. The parcel to the south has the U8 zoning district designation, consistent with the Oaks Mall zoning. The property to the west that contains the Oaks Square shopping center development is zoned Planned Development (PD). The parcel to the east that contains the Oaks Mall has the U8 zoning designation. The transect zoning for the Oaks Mall was adopted in 2019 by a City-initiated petition to encourage redevelopment and infill at the site.

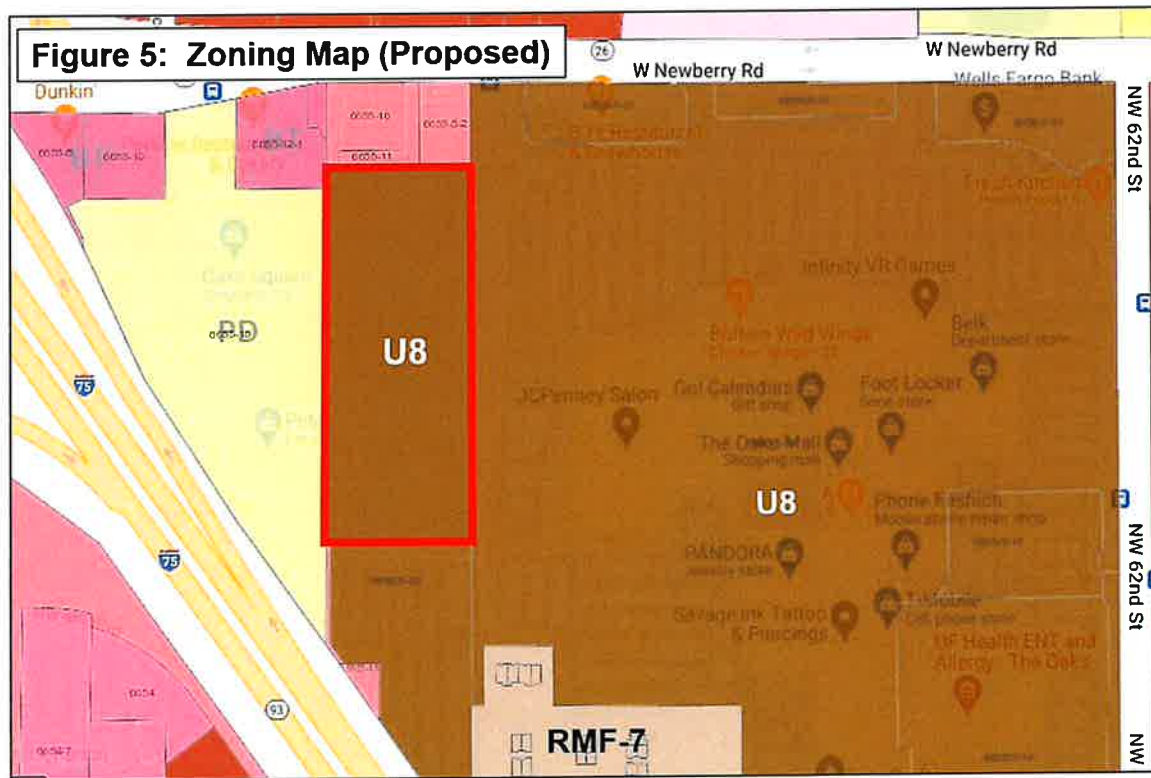
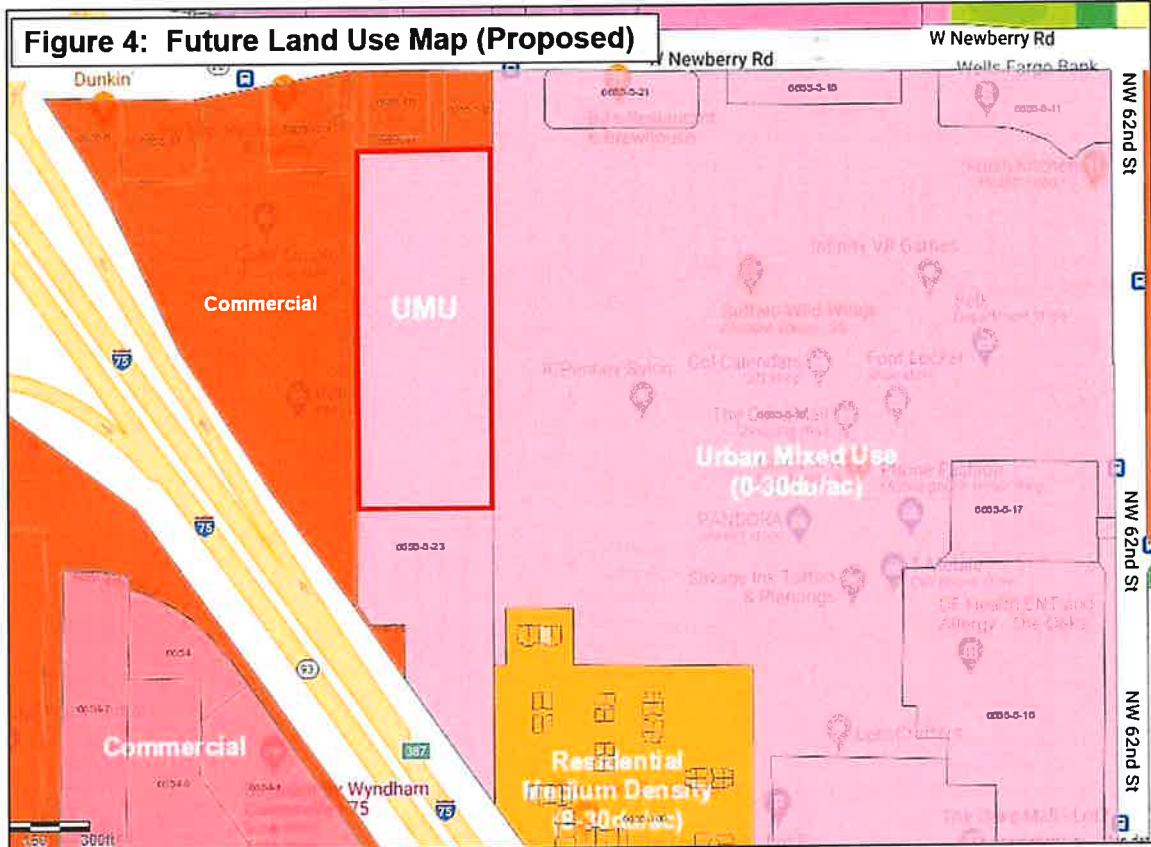


Statement of Proposed Change Proposed Future Land Use Category and Zoning District

As stated above, the site currently has a future land use (FLU) designation of Commercial and the zoning district BUS. The applicant believes that changing the land use category and zoning district on the property will facilitate redevelopment of the property, which will be compatible with the surrounding uses and land use designations and zoning districts. This is consistent with the City's actions in 2019 when it amended the future land use map to UMU for the Oaks Mall and placed U8 zoning on the property to facilitate redevelopment.

The proposed Urban Mixed Use (UMU) future land use category (with proposed U8 zoning) for the site would be a natural extension of the UMU future land use category (and U8 zoning) that abuts to the east and south of the subject property. The proposed land use category (UMU) and zoning district (U8) for the subject property are consistent with each other and appropriate given the surrounding uses.

Figures 4 and 5 on the following page illustrate the proposed future land use category (UMU) and zoning designation (U8) for the subject property.



The proposed land use category (UMU) and zoning district (U8) will implement transect zoning and an associated future land use category consistent with what the City implemented in this area for the Oaks Mall in 2019. This change will allow for redevelopment of the subject property with a wider variety of permitted uses that are still 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 a variety of easements that provide connection to Newberry Road and NW 62nd Street. There are existing sidewalks along both sides of Newberry Road and NW 62nd Street.

Nearby transit service is available along Newberry Road. The closest eastbound transit stop is approximately 325 feet from the subject property at the corner of Newberry Road and the Oaks Mall entry driveway (near Starbucks). The closest westbound service is approximately 440 feet away, north across Newberry Road, near the Subway restaurant.

Transit Routes 23 and 75 service the area. Route 23 runs from the Oaks Mall to Santa Fe College every 18-44 minutes Monday through Friday. Route 75 connects between the Oaks Mall and the Butler Plaza Transit Transfer Station every 35-65 minutes Monday through Friday and every 120 minutes on Saturdays and Sundays. The route is available within a short walking distance from the subject property and allows connections to all the major shopping and employment centers in Gainesville via the Butler Plaza Transit Transfer Station.

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

Urban Mixed Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit

This land use allows residential, office, retail, and service uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts as specially regulated by the Land Development Code. Structures in the category shall be oriented to the street and encourage multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use permit as specified in the land development regulations. Maximum building height shall range between 4 to 5 stories, depending upon the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses, design criteria, landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

The proposed zoning to implement the proposed Urban Mixed-Use future land use category is U8 (Urban 8), a transect zoning district. The City of Gainesville Land Development Code Sec. 30-4.12 establishes the permitted uses in the U8 zoning district.

The table below indicates the complete use of permitted uses for the U8 zoning district:

Sec. 30-4.12 Permitted Uses U8 Zoning District

<i>Use</i>	<i>Use Standards</i>	<i>U8</i>
<i>Accessory dwelling unit</i>	30-5.36	A
<i>Adult day care home</i>	30-5.2	P
<i>Attached dwelling (up to 6 attached units)</i>		P
<i>Community residential home (up to 6 residents)</i>	30-5.6	P
<i>Community residential home (more than 6 residents)</i>	30-5.6	P
<i>Family child-care home</i>	30-5.10	P
<i>Multi-family, small-scale (2-4 units per building)</i>		P
<i>Multi-family dwelling</i>		P
<i>Single-family dwelling</i>		P
<i>Single room occupancy residence</i>	30-5.8	P
<i>Alcoholic beverage establishment</i>	30-5.3	P
<i>Assisted living facility</i>		P
<i>Bed and breakfast establishment</i>	30-5.4	P
<i>Business services</i>		P
<i>Carwash</i>	30-5.5	P
<i>Civic, social, or fraternal organization</i>		P
<i>Day care center</i>	30-5.7	P
<i>Drive-through facility</i>	30-5.9	P
<i>Emergency shelter</i>		P
<i>Equipment rental and leasing, light</i>		P
<i>Exercise studio</i>		P
<i>Farmers market</i>	30-5.11	P
<i>Food distribution center for the needy</i>	30-5.12	S
<i>Food truck, not located within a food truck park</i>	30-5.38	P
<i>Food truck park (less than 6 pads)</i>	30-5.13	P
<i>Food truck park (6 or more pads) ⁵</i>	30-5.13	S
<i>Funeral home or crematory</i>		P

<i>Gasoline or alternative fuel station</i>	30-5.14	P
<i>Health services</i>		P
<i>Hotel or motel</i>		P
<i>Laboratory, medical or dental</i>		P
<i>Library</i>		P
<i>Light assembly, fabrication and processing</i>	30-5.17	P
<i>Medical marijuana dispensing facility</i>		P
<i>Microbrewery, microwinery, or microdistillery²</i>	30-5.18	P
<i>Mini-warehouse or self-storage facility</i>	30-5.19	P
<i>Museum or art gallery</i>		S
<i>Office</i>		P
<i>Office (medical, dental, or other health-related service)</i>		P
<i>Parking, structured (principal use)</i>		P
<i>Passenger transit station</i>		P
<i>Personal services</i>		P
<i>Place of religious assembly</i>	30-5.22	P
<i>Professional school</i>		P
<i>Public administration building</i>		P
<i>Public park</i>		P
<i>Recreation, indoor²</i>		P
<i>Recreation, outdoor</i>		P
<i>Research development or testing facility</i>		P
<i>Residence for destitute people</i>	30-5.24	S
<i>Restaurant</i>		P
<i>Retail sales</i>		P
<i>School (elementary, middle, or high - public or private)</i>		P
<i>Scooter or electric golf cart sales</i>		P
<i>Social service facility</i>	30-5.27	P
<i>Skilled nursing facility</i>		P
<i>Subsistence garden</i>	30-5.30	P
<i>Urban market farm, less than 5 acres</i>	30-5.30	P
<i>Urban market farm, 5 acres or greater</i>	30-5.30	S
<i>Vehicle sales or rental (no outdoor display)</i>		P
<i>Vehicle services</i>	30-5.31	P

<i>Veterinary services</i>	30-5.32	<i>P</i>
<i>Vocational or trade school</i>		<i>P</i>
<i>Wireless communication facility or antenna</i>	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

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 Urban Mixed-Use land use category and the implementing zoning district of Urban 8 (U8) for two reasons. First, the proposed land use change is abutting UMU and U8 property (Oaks Mall) to the east and south. In 2019, the City initiated a land use and zoning change for the Oaks Mall to facilitate redevelopment and infill on the site. Second, the proposed land use category and zoning district provide for expanded redevelopment opportunities on the property by allowing residential uses on the property. The proposed UMU land use category and U8 zoning will allow for flexibility and incentives for redevelopment while still maintaining compatibility and consistency with the surrounding area. Any redevelopment of the subject property would be required to meet the building form and design standards for transect districts as established in the Land Development Code.

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 multi-family dwellings (Oaks Condominiums); retail uses; medical facilities (medical offices and HCA North Florida Hospital); restaurants; and a gas station. The table below indicates the abutting land uses and the future land use category designation for surrounding properties.

North: Abutting to the north of the subject property are a gas station and Starbucks (both designated Commercial on the Future Land Use Map).

South: To the south of the subject property is an Oaks Mall parking lot designated Urban Mixed Use on the Future Land Use Map.

East: To the east is Oaks Mall that is designated Urban Mixed Use on the Future Land Use Map.

West: To the west of the subject property, is the Oaks Square shopping plaza designated Commercial on the Future Land Use Map.

Adjacent Property Characteristics Table

	Existing Use	FLU Designation	Zoning District
North	Gas Station; Starbucks	Commercial	BUS
South	Oaks Mall Parking Lot	Urban Mixed-Use	U8
East	Oaks Mall	Urban Mixed-Use	U8
West	Oaks Square Shopping Center	Commercial	PD

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 2019, the City placed U8 transect zoning and the associated UMU future land use category on the Oaks Mall to encourage redevelopment and infill at the site. The transect zoning ensured that redevelopment at the site would be consistent with the City's design and building form standards as stated in the Land Development Code.

Basic Level Environmental Review

This site has no known environmental constraints.

- It is an existing, developed site (since 1985).
- There are no known regulated surface waters or wetlands on the site.

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 when the responses on the form refer to the Justification Report:

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 expand the permitted uses to include residential and facilitate redevelopment of the property. The City placed transect zoning on the abutting Oaks Mall in 2019 to promote redevelopment and implement improved building design and development standards. The proposed zoning change to the U8 zoning district is consistent with the City's goals for redevelopment in this area as evidenced by the City initiating the land use and zoning changes for the Oaks Mall in 2019. This proposal is consistent with Future Land Use Element Objective 2.1 concerning redevelopment. The proposed UMU land use category and U8 zoning for the subject property will extend the existing U8/UMU pattern that exists to the east and south.

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. It will also support the City's goals for improved urban form and design as redevelopment occurs.

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. Currently, there are two major vacant tenant spots within the Oaks Mall Plaza (former movie theater and former Toys R Us store). It is anticipated that redevelopment of the subject property under the proposed new land use and zoning categories would spur new uses which may alleviate tenant vacancies.

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

Response: Since there is an existing development (existing shopping plaza) 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 B of the Transportation Mobility Program Area, and it will be required to meet the standards set in the Transportation Mobility Element for Zone B (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

Nearby transit service is available along Newberry Road. The closest eastbound transit stop is approximately 325 feet from the subject property at the corner of Newberry Road and the Oaks Mall entry driveway (near Starbucks). The closest westbound service is approximately 440 feet away, north across Newberry Road, near the Subway restaurant.

Transit Routes 23 and 75 service the area. Route 23 runs from the Oaks Mall to Santa Fe College every 18-44 minutes Monday through Friday. Route 75 connects between the Oaks Mall and the Butler Plaza Transit Transfer Station every 35-65 minutes Monday through Friday and every 120 minutes on Saturdays and Sundays. The route is available within a short walking distance from the subject property and allows connections to all the major shopping and employment centers in Gainesville via the Butler Plaza Transit Transfer Station.

There are existing sidewalks on both sides of Newberry Road. There are also sidewalks along 62nd Street on the east side of Oaks Mall.

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 Urban Mixed-Use (UMU) future land use category is consistent with the proposed U8 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

Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit

This land use allows residential, office, retail, and service uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts as specially regulated by the Land Development Code. Structures in the category shall be oriented to the street and encourage multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use permit as specified in the land development regulations. Maximum building height shall range between 4 to 5 stories, depending upon the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses, design criteria, landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

Response: As stated in this policy, a mix of residential and office uses is appropriate in the UMU future land use category. The subject property is appropriate in this future land use category due to the UMU abutting to the east and south (Oaks Mall). 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 for decades. Infill and redevelopment have occurred at Oaks Mall since 2019 when the land use change to UMU was initiated by the City of Gainesville. The redevelopment of this site would be consistent with discouraging urban sprawl by adding residential as an allowed use 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 redevelopment on the site to allow a more urban form and residential uses 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 contains an existing shopping plaza. This provides an opportunity for redevelopment to facilitate a mix of residential and non-residential uses in an area with existing public facilities and services, which is in close proximity to major developments such as the Oaks Mall and HCA North Florida Hospital. Changing the future land use category on the property will encourage redevelopment on the site to allow a more urban use of the site, which will promote transportation choice and foster a more compact development pattern on the site that will meet the urban transect urban form and urban design standards.

FLU Objective 1.3

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

Response: The proposed land use change is for an existing shopping plaza built in the 1980s. Changing the future land use category on the property to UMU will encourage redevelopment on the site to allow a more urban use of the site, which would foster a more walkable, mixed-use development that will meet the urban transect urban form and urban design standards as stated in the Land Development Code.

2. Compatibility and surrounding land uses

Response: The subject property is presently developed with a shopping plaza that was constructed in 1985. The City's recent placement of transect zoning (2019) on the Oaks Mall property indicates a desire for redevelopment of the area into a more dense, urban form with a mix of uses. Redevelopment of the subject property under the proposed Urban Mixed-Use land use category (with associated U8 transect zoning) will be compatible with the UMU and U8 abutting to the east and south. The intensity allowed within the UMU land use category is also compatible with the surrounding properties that have the Commercial land use designation.

3. Environmental impacts and constraints

Response: This 7.03 +/- -acre site is currently developed with a shopping plaza that was constructed in 1985. There are no wetlands, surface waters, or floodplains on the site, and the site is not located in the strategic ecosystem. There are no known natural or archaeological features on the site.

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. The proposed land use change may facilitate redevelopment of an older shopping plaza within the urban area and provide for additional uses (residential) at the site under the regulations for transect zones.

5. *Impacts on affordable housing*

Response: The proposed land use change to UMU would allow residential development on a site that currently does not permit residential use (Commercial future land use category). With the UMU land use category, the property may redevelop with residential uses, which could have a positive 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 redevelopment at the site.

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

Nearby transit service is available along Newberry Road. The closest eastbound transit stop is approximately 325 feet from the subject property at the corner of Newberry Road and the Oaks Mall entry driveway (near Starbucks). The closest westbound service is approximately 440 feet away, north across Newberry Road, near the Subway restaurant.

Transit Routes 23 and 75 service the area. Route 23 runs from the Oaks Mall to Santa Fe College every 18-44 minutes Monday through Friday. Route 75 connects between the Oaks Mall and the Butler Plaza Transit Transfer Station every 35-65 minutes Monday through Friday and every 120 minutes on Saturdays and Sundays. The route is available within a short walking distance from the subject property and allows connections to all the major shopping and employment centers in Gainesville via the Butler Plaza Transit Transfer Station.

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 Newberry Road. The site can be accessed by an existing, paved driveway system off Newberry Road through a variety of easements. Currently the closest transit stop is at the corner of Newberry Road and the Oaks Mall entry road, which is 325 feet away.

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

Response: The subject property is 7.04 +/- 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 (UMU) is consistent with the City's overall transect zoning plan for the mall area as implemented in 2019 by a City-initiated land use amendment with associated U8 transect zoning.

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 and centralized utilities; and transit service 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 proposed future land use change to Urban Mixed Use would promote and facilitate site redevelopment that would allow a mix of residential and non-residential uses. Site redevelopment would support building form and building design standards that would

enhance multimodal transportation opportunities. The UMU future land use category allows up to 60 dwelling units per acre by right and an additional 20 dwelling units by Special Use Permit. This density is supportive of transportation choice and multimodal transportation.

(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 nearby transit service 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 1980s. 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 Commercial 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 UMU land use category allows for a mix of residential and non-residential uses. The site is located proximate to the Oaks Mall, which is a regional activity center supporting the demands of the area's residential population for nonresidential needs.

(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 1980s) that is currently in an urban area served by existing public utilities, facilities, and services, so it does not constitute sprawl. The site is developed with a commercial shopping plaza, but the proposed land use change would allow for the inclusion of residential uses at a density of 60 dwelling units per acre by right.

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. 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 site is not located within an antiquated subdivision as defined in Section 163.3164, F.S. Therefore, this criteria 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 U8 zoning district are compatible with the surrounding existing development near the subject property. The site abuts the Oaks Mall property to the south and east. The Oaks Mall property was designated with U8 zoning by a 2018 City-initiated rezoning petition that was adopted in 2019.

The existing uses to the north and west of the subject property are all commercial, which is compatible with the proposed U8 zoning and the uses allowed within that zoning district.

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

Response: The proposed U8 zoning district is characterized by allowing residential and non-residential uses. The subject property is suited to the proposed allowed uses in the U8 zoning district due to its location: abutting U8 to the south and east, and commercial uses to the north and west. It is located proximate to I-75 and Newberry Road in an activity center area.

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

Response: The property abutting to the south and east has U8 zoning (Oaks Mall). Properties that abut to the north have BUS zoning. The property to the west is designated with PD zoning (for a commercial shopping plaza: Oaks Square). 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 an existing shopping plaza that was constructed in the 1980s. These structures are not located in an historic district or listed on any historic register. The proposed U8 zoning will allow for residential uses on a site that currently does not allow residential due to the BUS zoning. 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 allow flexibility to transition from the old shopping plaza use at the site to a more urban, mixed-use 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 next to the Oaks Mall, that underwent a land use and zoning changes in 2019 to implement transect zoning in the area. The site also falls within Transportation Mobility Program Area (TMPA) Zone B. The subject property is also located in 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 shopping plaza. Redevelopment of this site would provide for additional uses (residential) to serve the need for additional residential units in an activity center area with major employers such as the Oaks Mall and HCA Florida North Florida Hospital. The U8 zoning district allows for a mix of residential and nonresidential uses that can serve the local population needs.

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 for the Oaks Mall in 2019.

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

Response: Rezoning of this property is being proposed to incentivize redevelopment of the site. Infill and redevelopment are major themes in the City's Comprehensive Plan. It should also be noted that the proposed U8 zoning district implements the proposed Urban Mixed Use 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.

FLU Objective 1.3

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

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, Wednesday, April 17, 2024. 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. The proposed U8 zoning is a logical extension of the transect zoning abutting to the south that the City adopted for the Oaks Mall property in 2019. It will provide a logical and compatible transition for the subject property from the U8 abutting to the south and east on the Oaks Mall. It is anticipated that the U8 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 U8 zoning will create a more urban form at the site and require transect design standards for any redevelopment that occurs.

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 have the flexibility to redevelop the property at a later point with the potential for both residential and nonresidential uses. The subject property is surrounded by urban development, with existing transect zoning to the south and east. The proposed small-scale land use amendment and rezoning will allow additional flexibility for use of the site to redevelop with residential and nonresidential uses. The proposal is a logical extension of the Urban Mixed Use future land use category (with associated U8 zoning) that abuts to the south and east, which the City adopted for this area in 2019 via City-initiated petitions for land use and zoning changes for the Oaks Mall.

