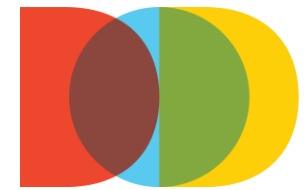


PB-18-174 ZON

Rezoning on NW 13th Street

City Commission: March 21, 2019

Prepared By: Florence Buaku



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OF
DOING

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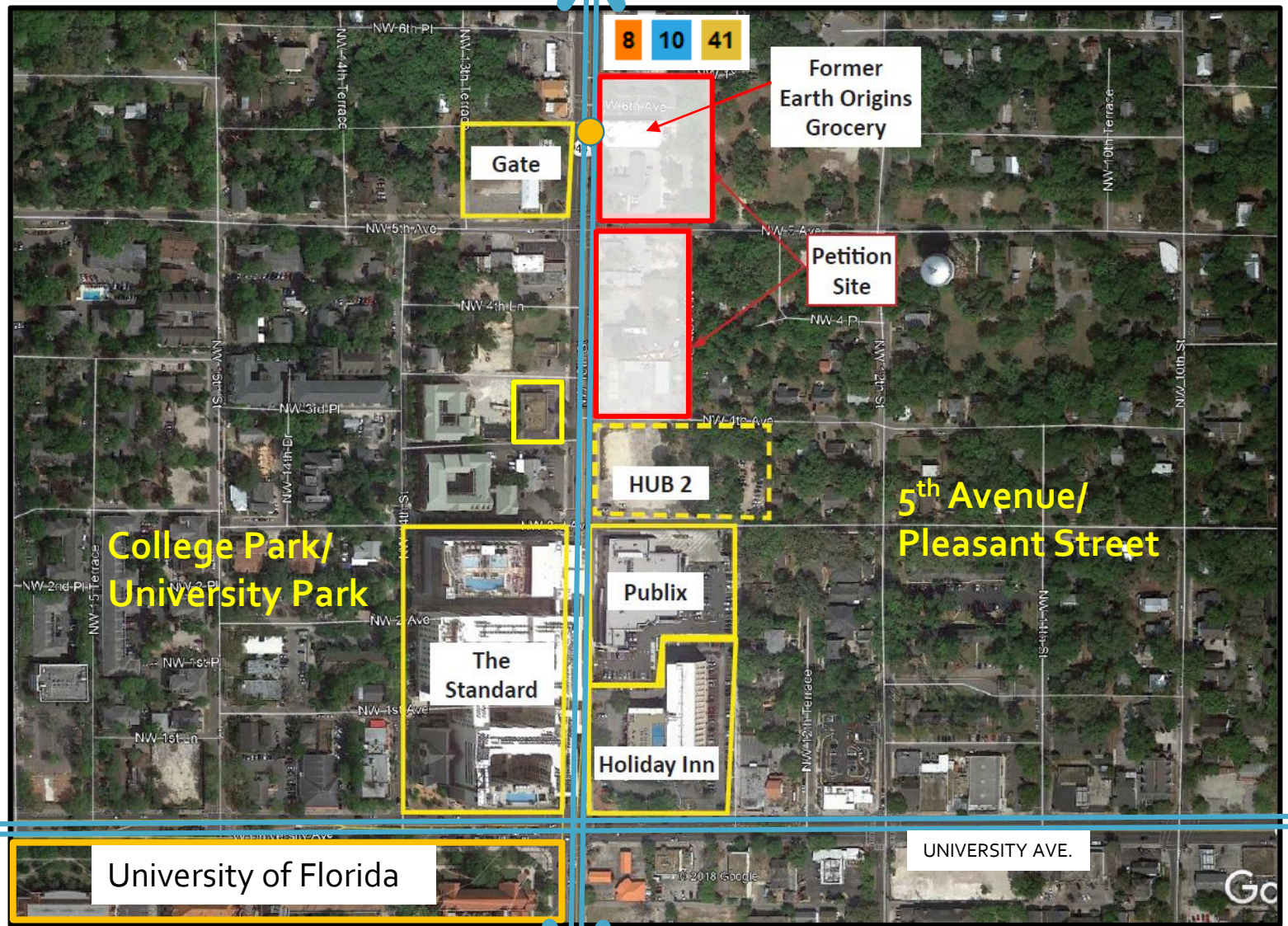
Overview

Rezone 12 parcels from Urban 6 (U6) to Urban 8 (U8). Located in the 400 & 500 blocks on the eastside of NW 13th Street and westside of the 400 block of NW 12th Drive.

- **3.02 acres, 5 Property Owners**
- **Applicant Rep: eda engineers, surveyors, planners inc**
- **Purpose: To encourage redevelopment**
- **Approved by the CPB on January 24, 2019**

Location

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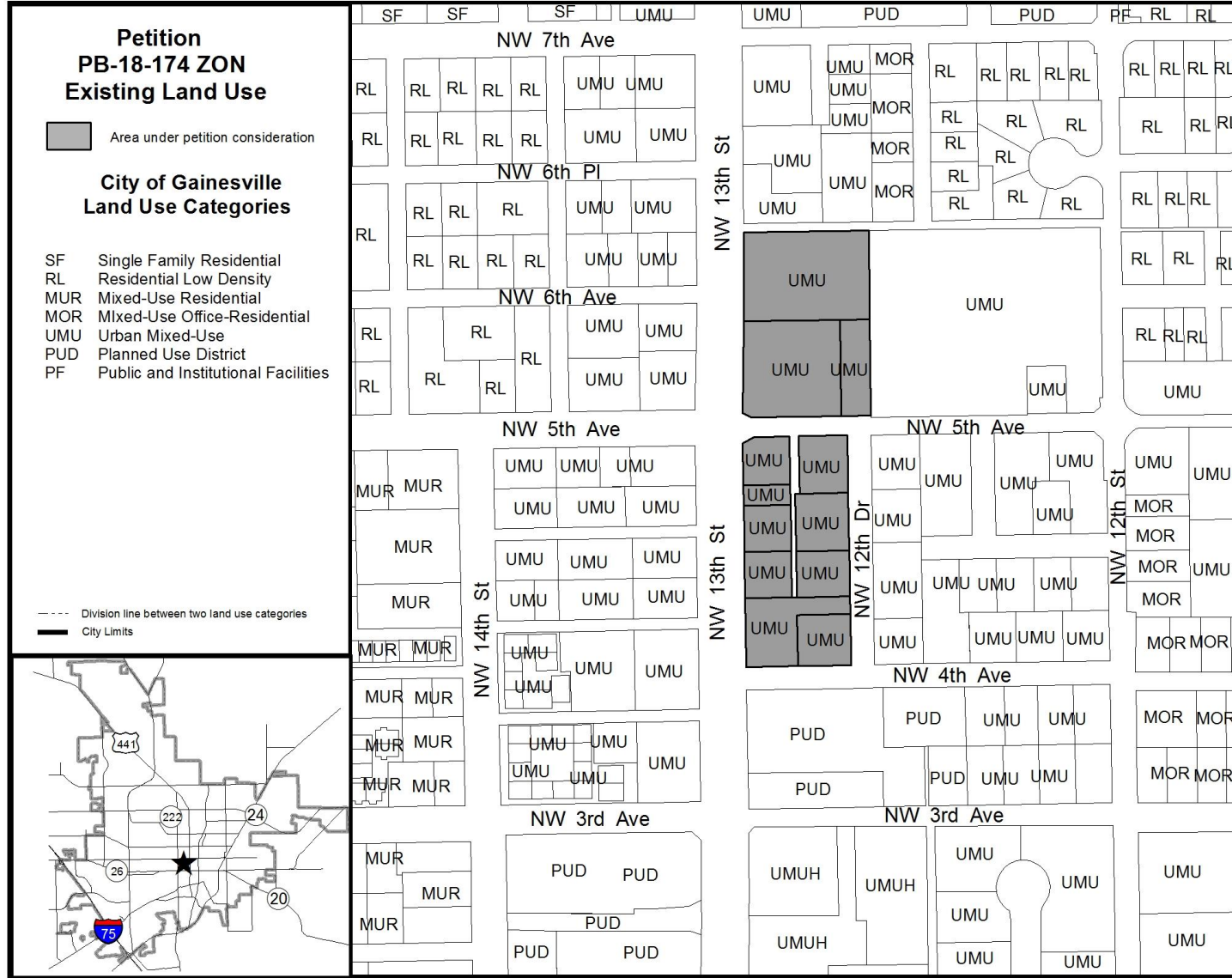
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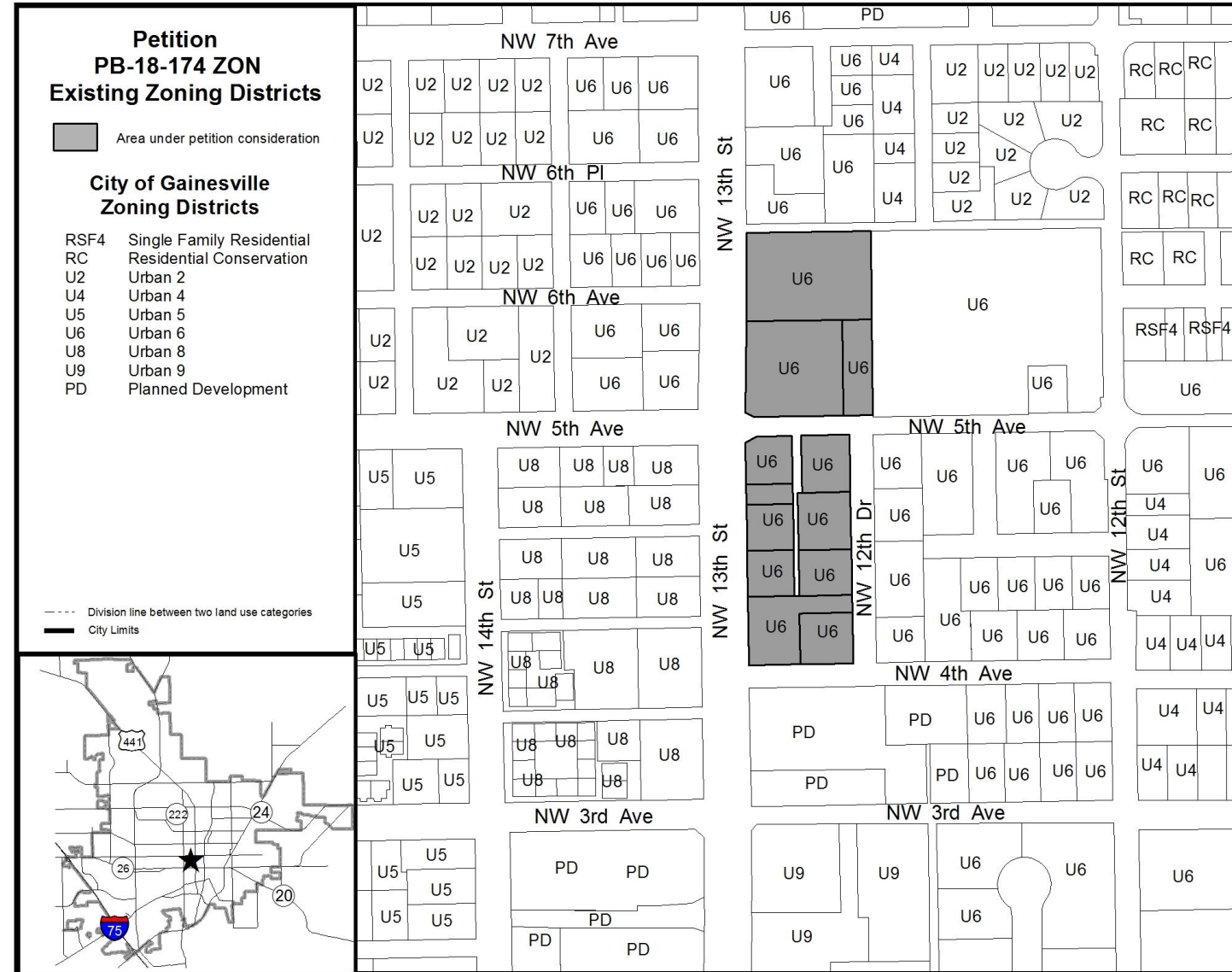
Adjacent Properties



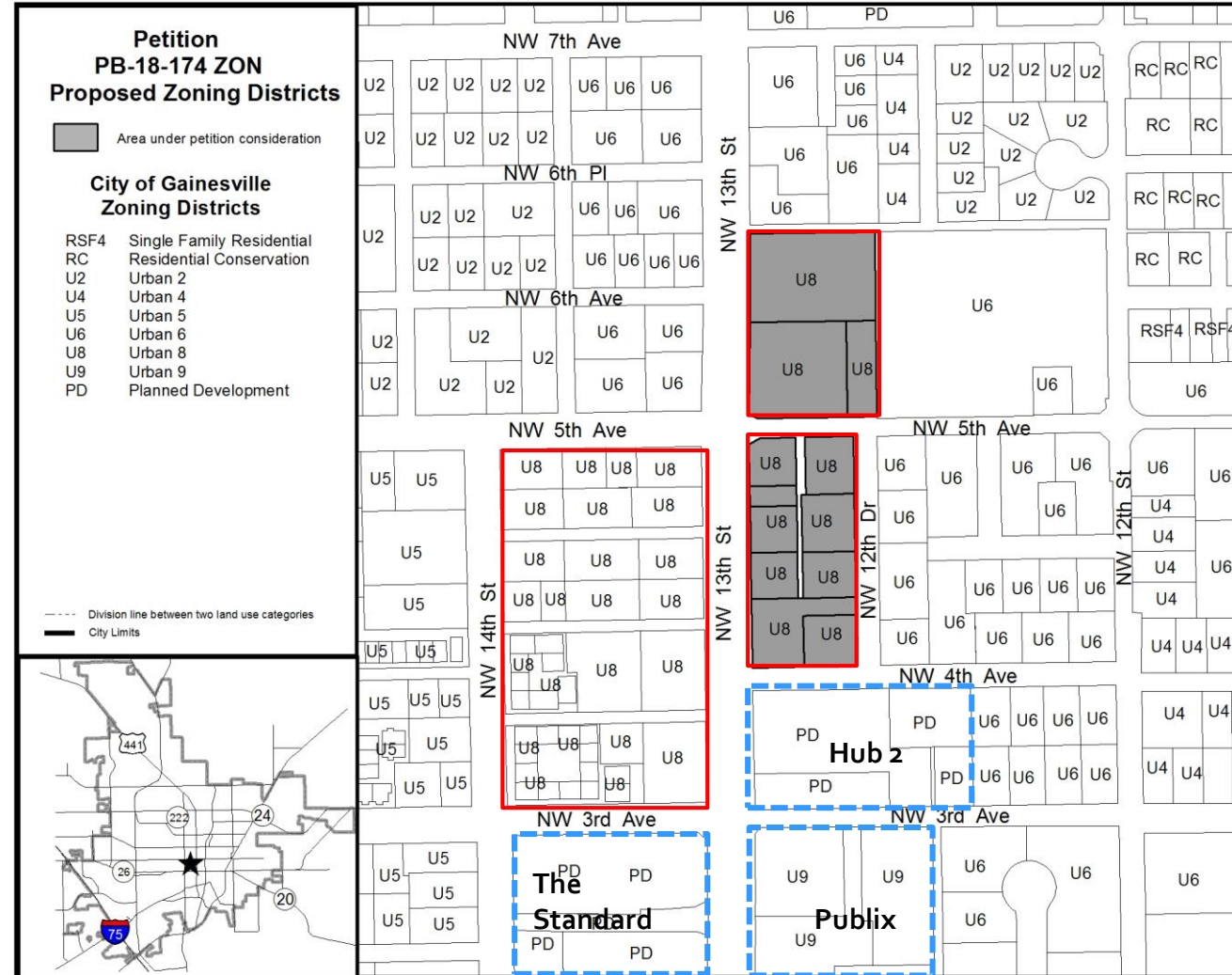
Existing Land Use



Existing Zoning

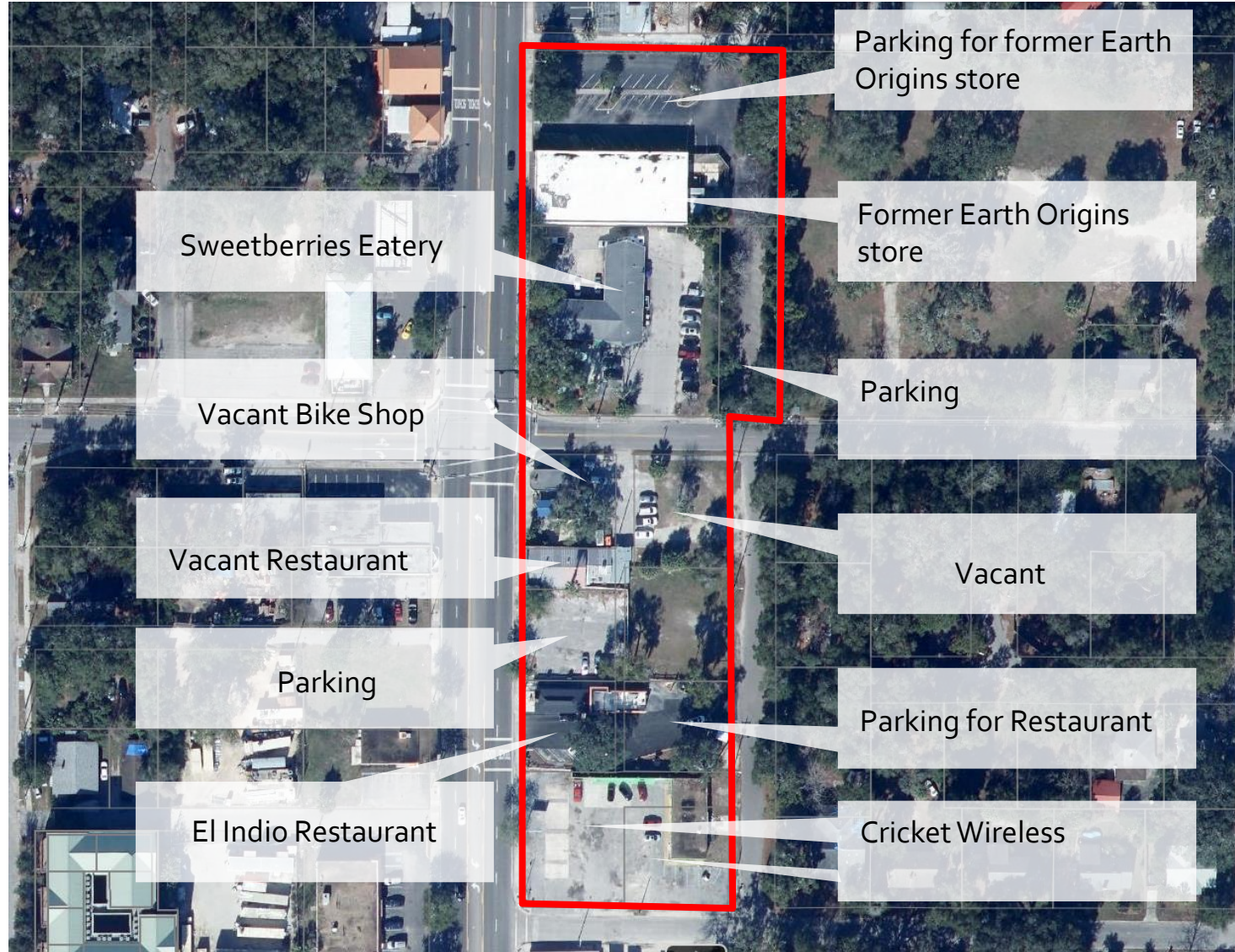


Proposed Zoning



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Subject Properties



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Subject property



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Urban 6 vs Urban 8 Zoning

	U6	U8
Underlying Land use	Urban Mixed Use	Urban Mixed Use
Permitted Residential Density	50du/ac and 60du/ac by SUP	60 du/ac and 80 du/ac by SUP
Permitted Uses	Same + SUP: Gasoline/ Alternative fuel station, Microbrewery, Vocational/Trade school, Public administration buildings	Same + Gasoline/ Alternative fuel station, Microbrewery, Vocational/ Trade school, Public Administration Buildings Alcoholic beverage establishment, Car wash, Light equipment rental and leasing, Hotel, Mini Warehouse/Storage, Structured Parking, Passenger Transit Station, Research Development and Testing Facility, Outdoor recreation, Scooter/Electric golf cart sales, Social Services, Vehicle Sales and rental (No outdoor display), Vehicle services, SUP –Food distribution for the needy, Residences for the destitute
Minimum Height	N/A	18'
Maximum Height (stories)	4 and 5 with bonus	5 and 6 with bonus
Maximum Height (feet)	60' and 74' with bonus	74' and 88' with bonus
Front Setback	Same	Same
Side Setback (Min)	5'	0'
Rear Setback	Same	Same



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Rezoning Review Criteria

- Compatibility of permitted uses, intensity & density w/surrounding development
- Character of district – suitability for particular uses
- District in relation to surrounding properties and other similar properties
- Conservation of value of buildings & encouraging appropriate use of land throughout City
- Impacts on Transportation System
- Availability of other facilities & services (e.g., H2O; Stormwater; Schools)
- Need for Additional Acreage
- Changed Conditions
- Environmental Impacts & Constraints
- Changes in character or development in or near area
- Comprehensive Plan GOPs
- Transect Zoning Criteria



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Compatibility

- **Already in a transect zone and surrounded by transect zoning**
- **Extension of existing U8 transect zoning to the west of subject parcels**
- **Changing character of 13th Street and emerging development**
- **New development, higher density to the south**
- **Support residential and mixed use developments around site**

Vision

Comprehensive Plan & LDC

- **UMU Land Use allows Urban 8 zoning (Policy 4.1.1)**
- **Pleasant Street/Fifth Avenue CRA**
- **Enterprise Zone**
- **Higher density within ½ mile of University of Florida (Policy 2.1.2)**
- **Promote Multimodal Transportation (Goal 1, Objective 2.1)**

Recommendations

**CPB to Commission:
Approve Petition PB-18-174 ZON**

**Staff to Commission:
Approve Petition PB-18-174 ZON**