



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

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

CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: January 27, 2022

ITEM NO: Legistar Number: 210571

PROJECT NUMBER AND NAME: Petition PB-21-159 LUC. EDA Consultants, Inc., Agent for Robinson Mark A. And Lori A. request to amend the City of Gainesville Future Land Use Map from Single Family Residential to Urban Mixed Use (60 units per acre).

APPLICATION TYPE: Legislative, Land Use change.

CITY PROJECT CONTACT: Lawrence Calderon, Planner III

APPLICATION INFORMATION:

Agent/Applicant: EDA Consultants, Inc.,

Property Owner(s): Mark A. And Lori A. Robinson.

Related Petition(s): Related to PB-21-158 ZON.

Legislative History: None

Neighborhood Workshop: Tuesday, September 7, 2021. Virtual Meetings on Zoom.

SITE INFORMATION:

Address: 1200 Block of SW 25th. Place, 350 feet east of SW 13th. Street.

Parcel Number(s): 15699-001-005

Acreage: Approximately 0.60 Acres (26,136 Sq. Ft.)

Existing Use(s): Vacant Undeveloped

Land Use Designation(s): Single Family

Zoning Designation(s): RSF-1 (Single-family Residential)

Overlay District(s): None

Transportation Mobility Program Area (TMPA): Area A.

Water Management District: St. John's River Water Management District

Special Feature(s): The subject property is a small portion, 0.6 acres, of a larger 7.0 acre parcel, that protrudes into the adjacent non-residential land use to the west.

Annexed: 1961.

Code Violations: No record of Code Violations

BACKGROUND AND EXPLANATION:

Background:

This application is a request for a land use change, with an associated rezoning on tax parcel 15699-001-005, consisting of 0.60 +/- acres. This parcel is located in the 1200 block of SW 25th Place, north side, and was created through a lot split approved by the City of Gainesville on July 13, 2021. The property currently is vacant but is surrounded by commercial development on the north and west sides and single-family on the east and south. Immediately west of the subject property is a UMU parcel, 2445 SW 13th. Street, which is now unoccupied.

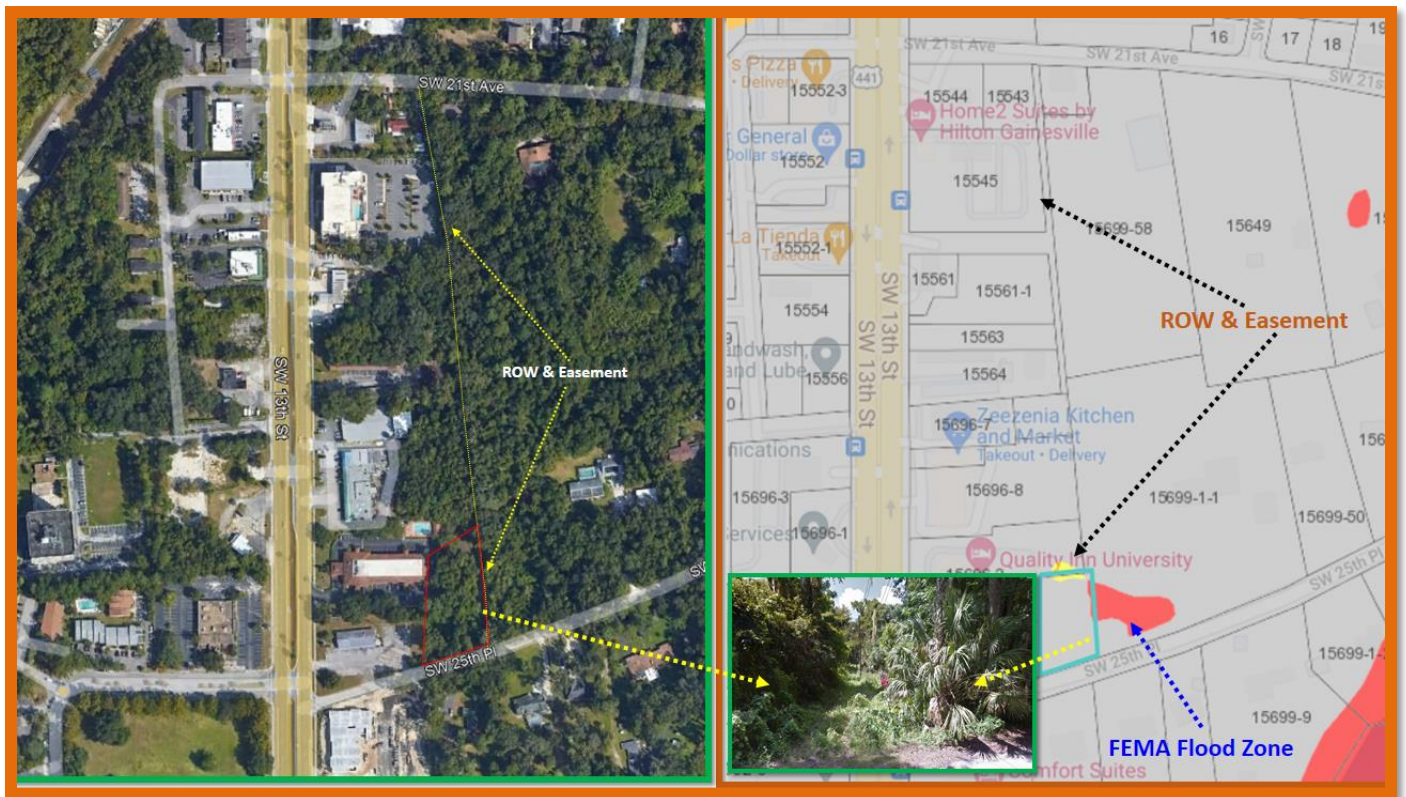
Map 1. Existing Land Use of Subject Property and Surroundings



The requested future land use amendment, from Single Family (SF) to Urban Mixed Use (UMU) is to accommodate a Stormwater management system for the adjacent UMU parcel to the west.

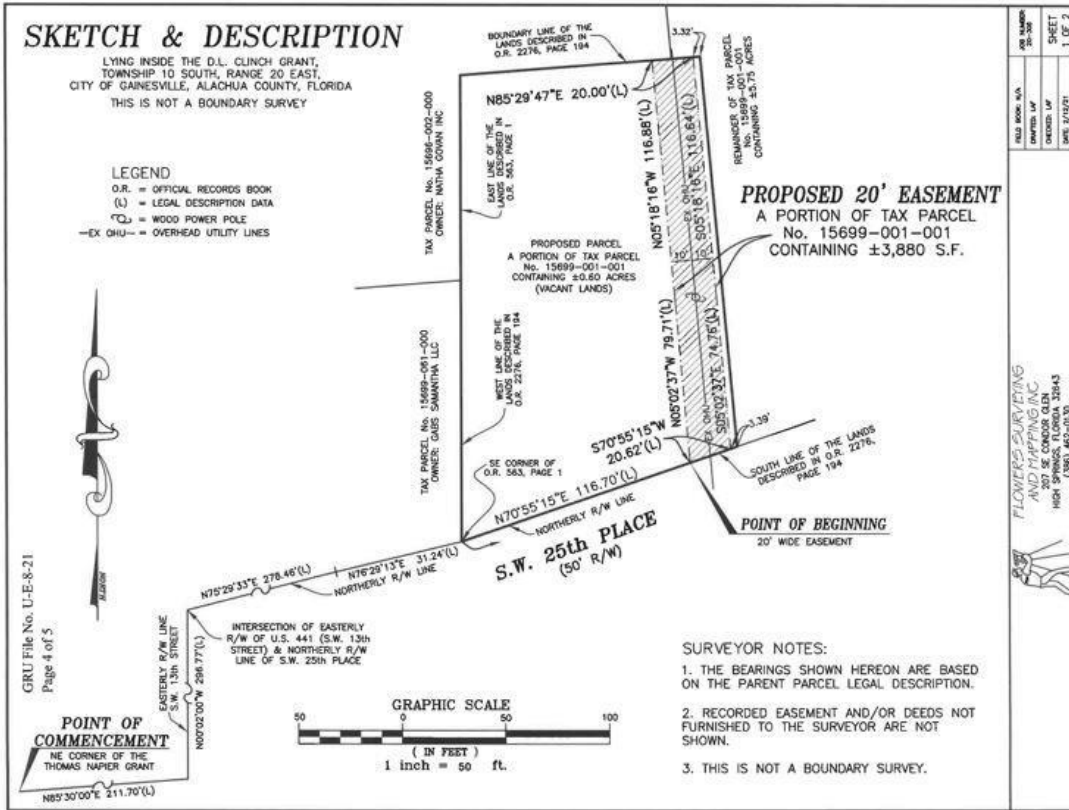
A casual look at the request may lead one to think that such an action constitutes a gradual encroachment of the non-residential land use eastward, into the adjacent residential area. However, a closer evaluation reveals that the proposed change will remove the isolated residential parcel from the impacts of the surrounding commercial uses to the north and west. It will straighten out the land use lines and align uses to the physical site features, paper right-of-way, utility easements and existing infrastructure currently in the area. Another physical element of the site is that it is separated from the adjacent residential areas by the FEMA Flood Zones as shown on Map 2 below, illustrating the situation.

Map 2. Features that Isolate the Subject Single Family Parcel



Map 3. Existing Easement Area

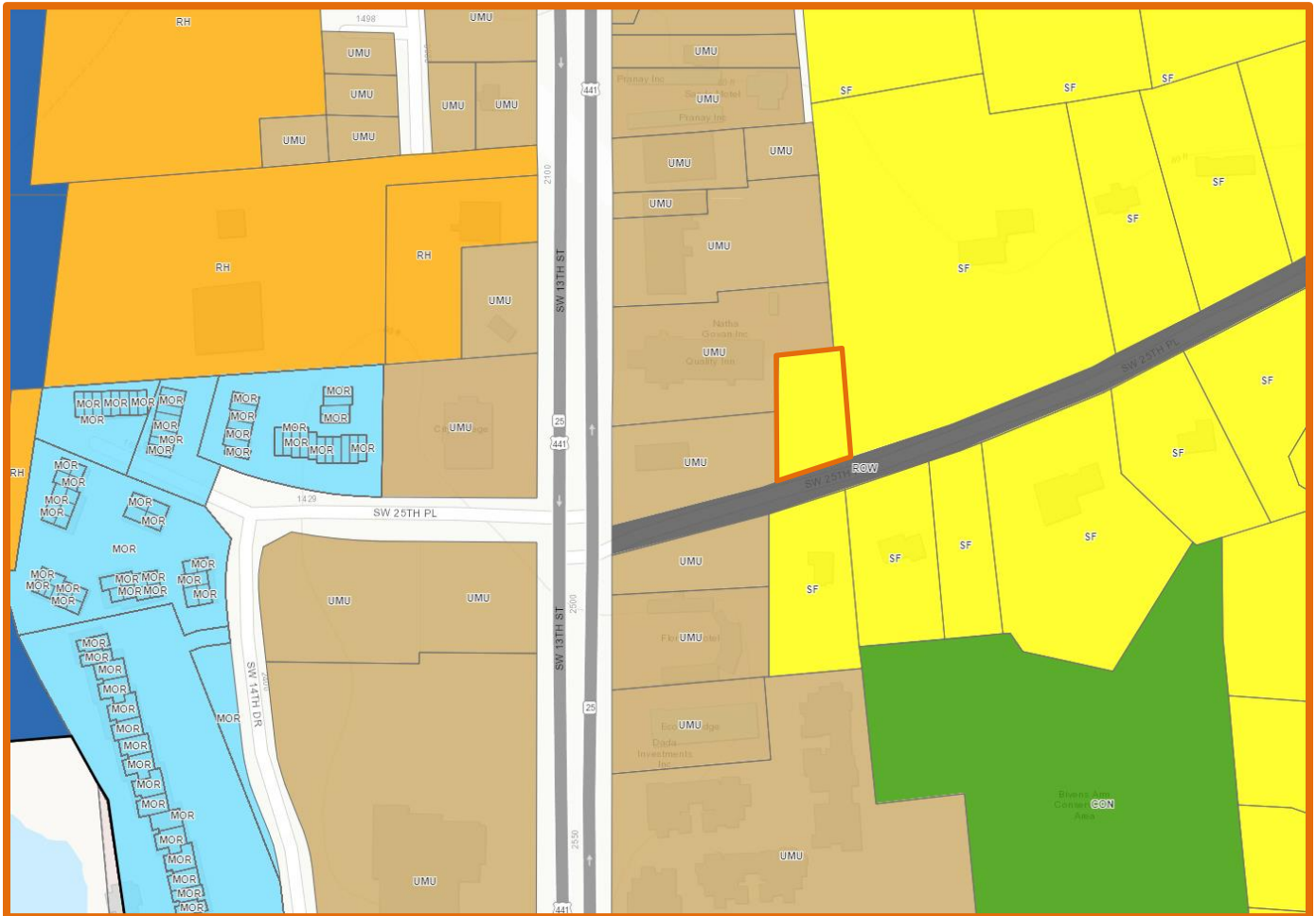
Figure 2: Utility Easement Location



Map 4. Development at SW 13th and 25th Place



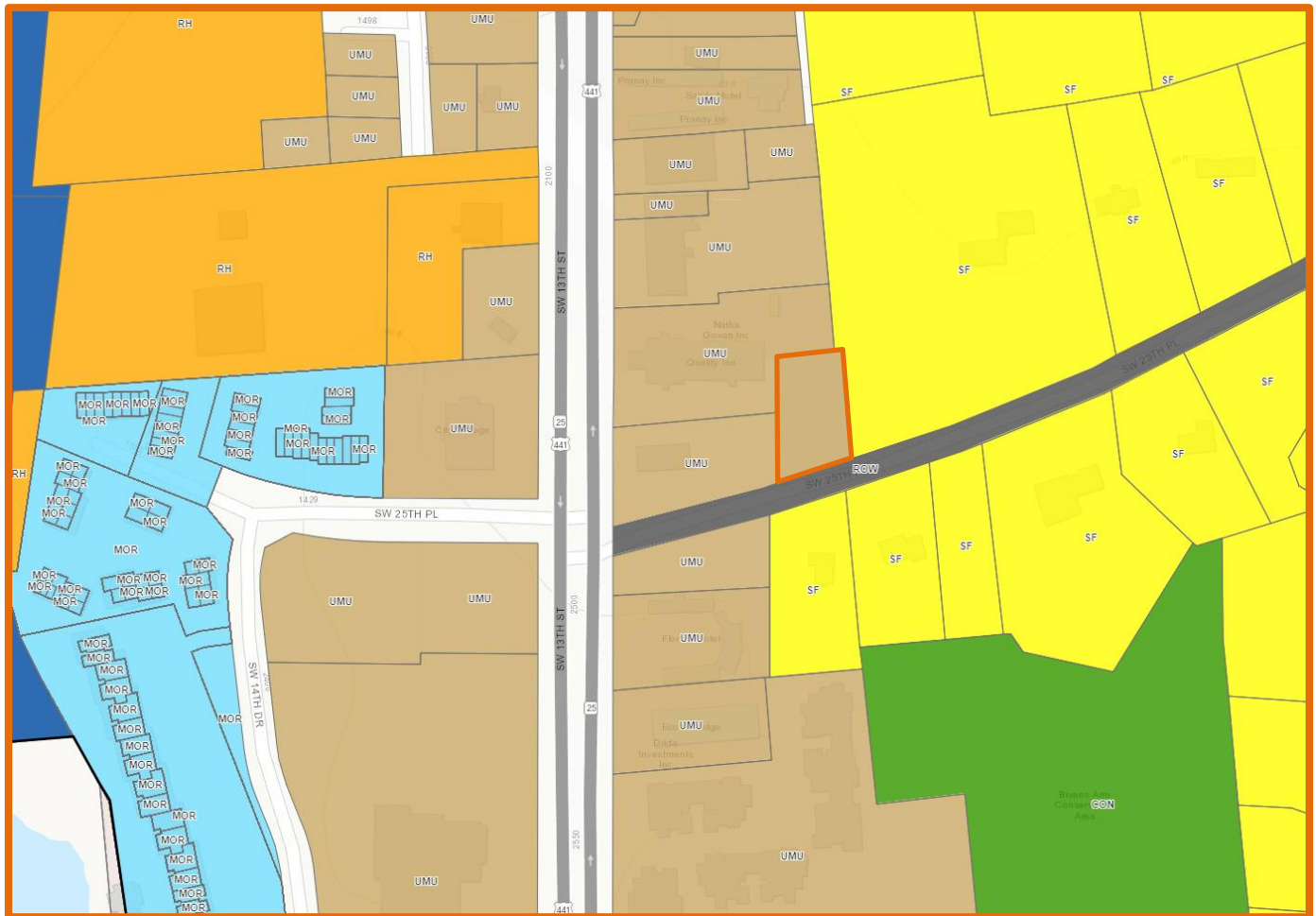
Map 5. Existing Land Use Designations of Subject Property and Surroundings



**Table 1.
 ADJACENT PROPERTY CHARACTERISTICS**

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Hotel	UMU: Urban Mixed Use	U7 (Urban 7)
South	Single Family Unit	SF: Single Family	RSF-1 (Single-family Residential)
East	Vacant and Single Family Unit	SF: Single Family	RSF-1 (Single-family Residential)
West	Restaurant (closed)	UMU: Urban Mixed Use	U7 (Urban 7)

Map 6. Proposed Land Use Designations of Subject Property and Surroundings



PURPOSE AND DESCRIPTION:

The proposed land use change is to allow combination of the subject property with the abutting commercial parcel, 15699-061-000, to the west. This will facilitate redevelopment of the site, which may include a mixed use development. The subject property would be used as a stormwater management facility for the proposed redevelopment. With a single Family land use, the subject property cannot be used as a stormwater management facility for any non-residential uses. Vehicular access is currently available to the commercial property from SW 25th Place (a local street providing access to the Kirkwood residential area). Since the property abuts the vacant U7 property on the corner of SW 13th Street and SW 25th Place, access to the site can also be provided from SW 13th Street via the parking lot at 2445 SW 13th Street.

STAFF ANALYSIS AND RECOMMENDATION:

Staff reviewed this petition in the context of State Statutes and the 11 factors stated in the Future Land Use Element for review of land use changes. Policy 4.1.3 of the Comprehensive Plan states that "...The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1. Consistency with the Comprehensive Plan
2. Compatibility and surrounding land uses
3. Environmental impacts and constraints
4. Support for urban infill and redevelopment
5. Impacts on affordable housing
6. Impacts on the transportation system
7. Availability of facilities and services
8. Need for the additional acreage in the proposed future 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)9, F.S
10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy
11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S

Analysis

1. Consistency with the Comprehensive Plan

The intent of the land use change is to facilitate redevelopment of an existing use in a manner consistent with the goals, objectives and policies of the Comprehensive Plan, but more specifically to SW 13th. Street. The transect land uses were applied to existing developments fronting SW 13th. Street with the intent of facilitating continued use of those properties consistent with surrounding land uses. Being confined by SW 13th. Street and SW 25th Place, opportunities for redevelopment, needing additional acreage, would naturally look to adjacent properties to the east and north. In this situation, the subject parcel ideally fits the plan because it is physically, and functionally detached from the remainder of the Single Family land uses to the east. It is also environmentally compatible. Policy 4.1.1 states, "The change to UMU maintains, as the description indicates, also allows opportunities for residential development as well as a host of other uses that would facilitate the intended redevelopment.

"...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 serve uses either as stand-alone uses or combined in a mixed-use development format."

This group of uses provides opportunities for a redevelopment that offers support services to the nearby industrial uses to the south and west. Other mixed-use commercial, and very high density residential uses, (up to 150 units per acre and 12 to 14 stories,) offer ideal opportunities for redevelopment that are compatible with surrounding developments. The Urban Core land use type also promotes compact pedestrian oriented developments that match the existing character of the area. The change to Urban Core land use is thus consistent with the land use element of the comprehensive plan. The following table lists the potential uses for each land use type; it is clear that the Urban Core offers better options.

Table 2. Allowable Land Uses in Single Family and Urban Mixed Use Designations

CURRENT LAND USE DESIGNATION	PROPOSED LAND USE DESIGNATION
Single Family	UMU (Urban Mixed Use)
<p>Single-Family (SF): up to 8 units per acre: This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.</p>	<p>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 serve 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.</p>

Consider the following goals, objectives and policies:

- a. Policy 1.2.3 The City should encourage mixed-use development, where appropriate.
- b. Objective 1.4 Adopt land development regulations that promote mixed-use development.
- c. Objective 1.5 Discourage the proliferation of urban sprawl.
- d. Policy 1.5.7 The Future Land Use Map should designate appropriate areas for multi-family residential development in close proximity to neighborhood centers and important transit routes. When appropriate and in a way not detrimental to single-family neighborhoods, the City should encourage the establishment of residential, retail, office, and civic uses within 1/4 mile of the center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling
- e. 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.
- f. Policy 3.1.4 The City shall protect floodplain and flood channel areas consistent with Policy 2.4.9 of the Conservation, Open Space & Groundwater Recharge Element.

- g. Objective 4.1 The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.

The above goals and policies show that, while the existing single family land use is currently compatible, it is not the most effective path to achieving the desired redevelopment objective, and accommodating the dynamic nature of urban development. On the other hand, the Urban Mixed Use is appropriate in that it facilitates redevelopment objectives, offers development opportunities that would lead to an improved quality of life, a superior, sustainable development pattern, and create opportunities for providing additional choices in housing, office, retail, and workplaces. The action will also maintain compatibility with surrounding land uses.

2. **Compatibility and surrounding land uses**

The size of the subject parcel is 26,136 square feet. The intent of the land use change is to provide additional acreage in a consistent and compatible format to allow redevelopment of the commercial site to the west. The change does not contemplate an independent development with access off SW 25th Place and on-site support amenities. The change to UMU is compatible with surrounding use in that it allows residential development, though at a higher density subject to development standards that will be imposed through zoning standards. The UMU land use is also consistent with existing land uses to the west and north in that it facilitates redevelopment consistent with the goals of the area and surrounding developments. The size of the UMU parcel is also consistent in that it does not encourage significant intrusion of non-residential land uses into the adjacent residential area. In fact, the action strengthens the role of the properties along SW 13th Street as a buffer between the transportation corridor and the sensitive residential land uses.

A combination of transect land use and zoning on the subject property will provide assurances that the land use action has the potential to guide the urban character currently evolving in the general area.

3. **Environmental impacts and constraints**

There are no creeks, lakes, wetlands, native vegetation, greenways, or other environmental factors that may have negative environmental impacts or unduly constrain redevelopment of the site or surrounding properties. It is anticipated that the change from a Single Family land use to a transect land use would be a positive enhancement to the overall environmental integrity of the area. There are small areas of the site that are in Flood Zones A and AO (at the eastern and northern property boundaries). Actually, the flood zones, create a physical separation of the subject property from the remainder of the single family to the east. The area within Flood Zone A primarily falls within the GRU utility easement area, which cannot be developed. Therefore, there are minimal environmental impacts and constraints on the site.

4. Support for urban infill and redevelopment

The subject property is within close proximity to the university and in an area that is experiencing dynamic growth and redevelopment opportunities. It is part of a strip of properties occupied by uses oriented to activities along a major transportation corridor. While maintaining their compatibility with the high activity transportation corridor, they also serve as a buffer to the less intense, more sensitive residential developments that sits behind the corridor. Land use actions that foster compatible developments along the corridor and maintain the buffer function are more desirable. They move the bar forward towards addressing sustainable growth demands and facilitating redevelopment and urban infill objectives.

This land use change to transect will therefore lead to redevelopment that is closely aligned to the more intense urban use along SW 13th. Street. It will also complement the nearby uses and will be a positive catalytic surge to economic development, consistent with strong positive urban form and design that have recently dominate the area.

5. Impacts on affordable housing

The land use change does not minimize opportunities for affordable housing. It actually provides greater opportunities for affordable housing. The maximum density under the Single Family land use is up to 8 units per acre. This compares to "...up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit." Considering that Gainesville is an infill City and the intensity of activities in the area, the change offers greater opportunities to achieving affordable housing goals.

Based on the acreage, the change would increase the number of residential from 64 to a potential of approximately 100 to 120 dwelling units. This is in addition to non-residential square footage which will have indirect impacts on providing affordable housing. Although one may claim that typically, such high capital intensive projects do not generate affordable housing, the increases in housing stock will definitely have impacts on affordable housing.

6. Impacts on the transportation system

The land use change will not negatively impact the transportation system. The property will be used for stormwater management which does not directly impact traffic volumes. Indirectly, the ability to meet stormwater system outside of the existing site will provide additional densities and intensities but should not create negative impacts on the transportation system.

The subject property is within close proximity to the Hawthorne Trail and two east/west bicycle routes that link SW 13th. Street to South Main Street. The trail offers direct pedestrian and bicycle access to the site which will be a positive enhancement to multi-modal transportation in the area. The bicycle trails links to other bicycle routes that integrate the network. The local, east/west road runs along the south property boundary into the adjacent east and southeast neighborhoods. All surrounding roadways are adequately equipped to handle local traffic to the site but details related to connection and improvements will be determined during development plan review.

7. Availability of facilities and services

The subject property is located in the urbanized portion of Gainesville with easy access to potable water, wastewater, natural gas and electric services. The site sits at the intersection of SW 13th. Street and SW 25th Place, with easy access to the overall roadway network system. Surrounding roads have adequate capacity to serve current and future transportation need of the site and the immediate surrounding areas. Transit service is easily available along SW 13th. Street, with a direct link to the RTS main transit station. Ample bike and pedestrian facilities serve the site, including access to the Gainesville Hawthorne State Trail just north of the subject site. Bicycle and pedestrian circulation routes exist along SW 13th Street via bike paths and sidewalks.

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

The Urban Mixed-Use (UMU) Transect land use designation is new to Gainesville and to that area of the City which is confined by the north/south 13th. Street transportation corridor, SW 25th. Place right-of-way and the single family land use designation to the east. A determination of City-wide need for additional acreage has not been determined but the circumstances in this petition demonstrates the need for additional UMU land use. Redevelopment of the adjacent UMU parcel in a manner consistent with environmental standards requires additional UMU future land use category. The proposed land use amendment addresses that need for additional acreage. The Comprehensive Plan provides a strong basis for providing additional lands to accommodate developments fitting of the various land use categories. Objective 4.1 states, “The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.”

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

The proposed land use change will not promote urban sprawl. In fact the proposal will create and facilitate compact development, it is an infill project and will stimulate redevelopment of surrounding properties.

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

a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below.

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

The proposed small scale land use amendment does not facilitate development of a substantial area of the City as *low-intensity, low-density, or single-use development or uses. The total area of the site is 0.60 acres.*

(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 proposed small scale land use amendment is on property within the compact urban area, within close proximity to other urban developed areas.

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

The proposed small scale land use amendment is not on the edge of the urban area and addresses urban infill.

(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 proposed small scale land use amendment has no impact on existing environmental 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 proposed small scale land use amendment is not near or adjacent to any agricultural and silvicultural resources.

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

The proposed small scale land use will maximize existing public facilities and services.

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

The proposed small scale land use will maximize use of future public facilities and services.

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

The proposed small scale land use is adjacent to energy, sanitary sewer, stormwater systems, education, health care, fire emergency response and general government services. It will not disproportionately increase the cost, time and money to provide and maintain needed services.

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

The proposal is clearly an urban area use.

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

The proposed small scale land use amendment is an infill proposal and is considered a redevelopment of an existing UMU area. It will encourage infill developments.

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

The proposed small scale land use amendment is intended to support mixed use development and will be a catalyst for additional mixed uses within nearby areas.

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

The proposed small scale land use will be directly linked to adjacent and nearby related land uses.

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

The proposed small scale land use amendment will improve the functionality of adjacent open space and will itself add to the total acreage of open space.

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

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

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

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

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

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

The proposed small scale land use amendment promotes walkable and connected communities by authorizing compact development and a mix of uses at densities and

intensities that can support a range of housing choices and multimodal transit-oriented development supported by superb existing pedestrian and bicycle facilities and close proximity to transit.

(IV) Promotes conservation of water and energy.

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

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

The proposed small scale land use amendment is on vacant property with a Single Family land use classification. It has no negative impacts on the acreage of agricultural and silviculture lands.

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

The proposed small scale land use amendment will not result in the loss of any designated open space or natural lands.

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

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

(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.

The proposed small scale land use amendment authorizes uses, densities, and intensities of use and urban form that would facilitate redevelopment. This action keeps existing development in the area and prevents actions leading to urban sprawl. It stimulates an innovative development pattern supporting transit-oriented development offering vital services to areas close to the University of Florida.

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

The subject property is immediately east of a commercial parcel, considering redevelopment into a high density/intensity residential and non-residential uses. The proposed small scale land use amendment, if approved, will authorize use of the subject property for a stormwater management system that will facilitate redevelopment of the property to the west. This will have a greater economic impact to the community and will strengthen and diversify the City's economic base. The new development based on the land use change will result in significant increases to the tax base.

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

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

RECOMMENDATION

Staff recommends approval of Petition PB-21-159 LUC.

DRAFT MOTION FOR CONSIDERATION

Motion to approve Petition PB-21-159 LUC, forwarding a recommendation of approval to the City Commission.

LIST OF APPENDICES:

Attachment A. - Application and Other Supporting Documents

Attachment B. - Justification Report Robinson SW 25th Place

Attachment C: Some Relevant Comp Plan and Land Development Code References



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Department of Sustainable Development
Planning Division**

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ATTACHMENT “A”, “B” and “C”

Petition PB-21-159 LUC

October 28, 2021

- 1. Attachment A. - Application and Other Supporting Documents**
- 2. Attachment B. - Justification Report Robinson SW 25th Place**
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ATTACHMENT A

Petition PB-21-159 LUC

October 28, 2021

- 1. Attachment A. - Application and Other Supporting Documents**
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APPLICATION—CITY PLAN BOARD
Planning & Development Services

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

Owner(s) of Record (please print)	
Name: ROBINSON MARK A & LORI A	
Address: 1168 SW 25TH PL	
GAINESVILLE, FL 32601-9049	
Phone: _____	Fax: _____
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name: eda consultants, inc.	
Address: 720 SW 2nd Ave	
South Tower, Suite 300	
Gainesville, FL 32601	
Phone: (352) 373-3541	Fax: _____

*See end of application for additional owners

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

REQUEST

Check applicable request(s) below:

Future Land Use Map <input checked="" type="checkbox"/>	Zoning Map <input type="checkbox"/>	Master Flood Control Map <input type="checkbox"/>
Present designation: RSF1	Present designation: _____	Other <input type="checkbox"/> Specify: _____
Requested designation: UMU	Requested designation: _____	

INFORMATION ON PROPERTY

1. Street address: SW 25th Place, 350 feet east of SW 13th Street
2. Map no(s): 17-10-20
3. Tax parcel no(s): 15699-001-005
4. Size of property: 0.60 +/- _____ acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i>

Certified Cashier's Receipt:

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
 - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser’s Office, etc.
 - c. Must correctly describe the property being submitted for the petition.
 - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340’); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

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

A. What are the existing surrounding land uses?

North Hotel

South Single Family Residential

East Single Family Residential

West Vacant commercial

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

NO

YES

If yes, please explain why the other properties cannot accommodate the proposed use?

See Justification Report

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

Residential streets

See Justification Report

Noise and lighting

See Justification Report

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

NO

YES

(If yes, please explain below)

See Justification Report

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

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

NO

YES

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

NO

YES

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

Redevelopment
Activity Center
Strip Commercial

Urban Infill
Urban Fringe
Traditional Neighborhood

See Justification Report

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

See Justification Report

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

See Justification Report

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

Roadways

See Justification Report

Recreation

See Justification Report

Water and Wastewater

See Justification Report

Solid Waste

See Justification Report

Mass Transit

See Justification Report

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

NO

YES (please explain)

See Justification Report

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	ROBINSON MARK A & LORI A
Address:	1168 SW 25TH PL GAINESVILLE, FL 32601-9049
Phone:	Fax:
Signature: See owner affidavit	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature: See owner affidavit	

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

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

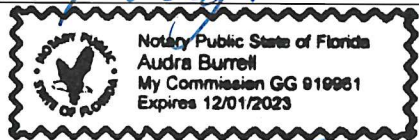
No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in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

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

Clay Sweeper
 Owner/Agent Signature
9/13/21
 Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 13th day of September 2021, by (Name) Clay Sweeper.



Audra Burrell
 Signature – Notary Public

Personally Known OR Produced Identification (Type) _____

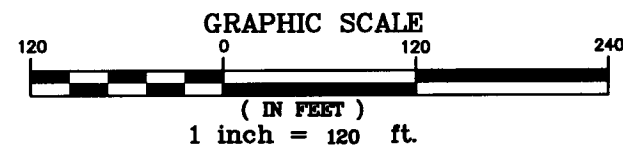
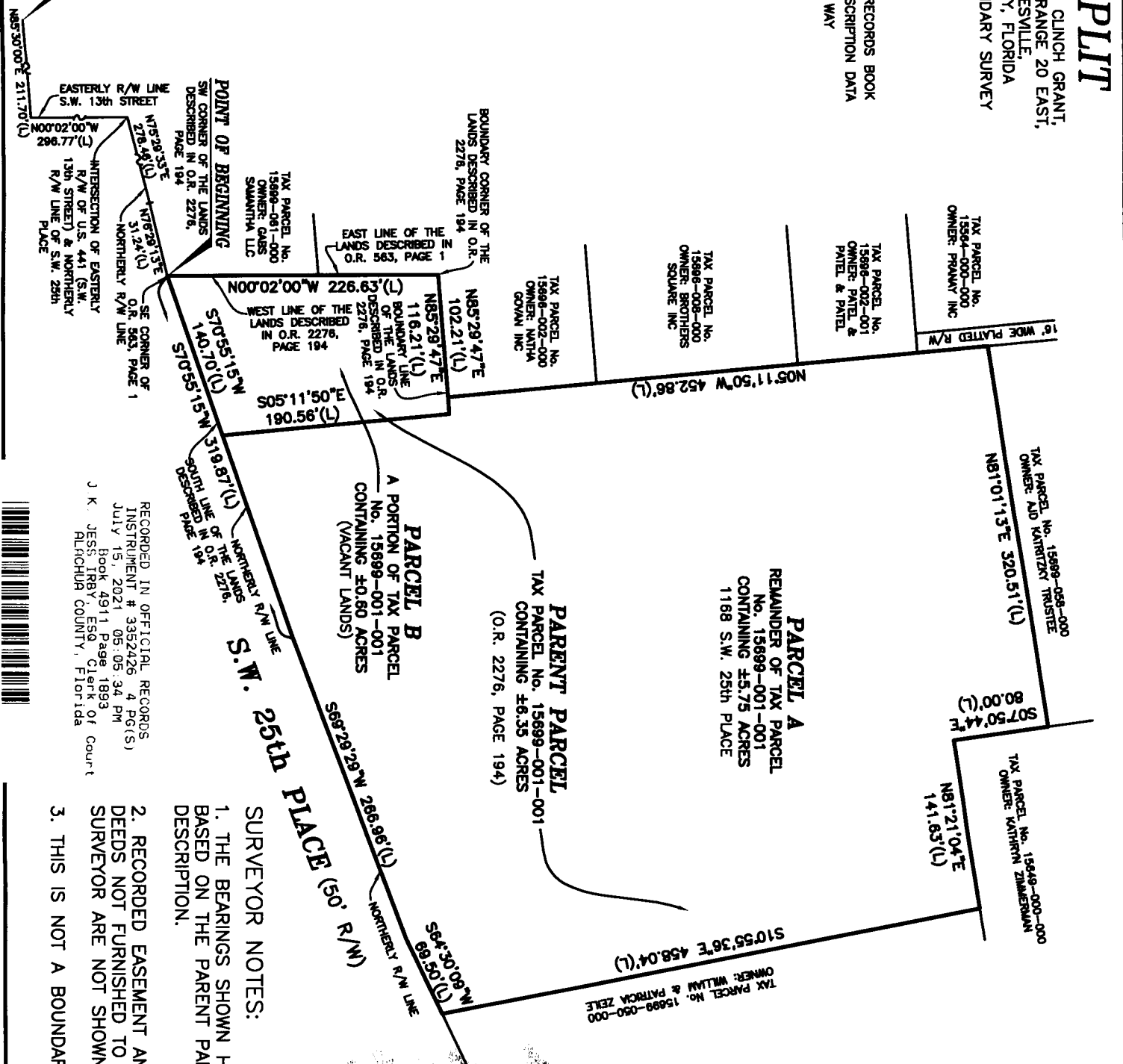
LOT SPLIT

LYING INSIDE THE D.L. CLINCH GRANT,
TOWNSHIP 10 SOUTH, RANGE 20 EAST,
CITY OF GAINESVILLE,
ALACHUA COUNTY, FLORIDA
THIS IS NOT A BOUNDARY SURVEY

LEGEND
O.R. = OFFICIAL RECORDS BOOK
(L) = LEGAL DESCRIPTION DATA
R/W = RIGHT OF WAY



POINT OF COMMENCEMENT
NE CORNER OF THE
THOMAS WAPLER GRANT



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3352426 4 PGS(S)
July 15, 2021 05:05:34 PM
Book 4911 Page 1893
J K JESS IRBY, Esq. Clerk of Court
ALACHUA COUNTY, Florida

SURVEYOR NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE PARENT PARCEL LEGAL DESCRIPTION.
2. RECORDED EASEMENT AND/OR DEEDS NOT FURNISHED TO THE SURVEYOR ARE NOT SHOWN.
3. THIS IS NOT A BOUNDARY SURVEY.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RUBBED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS MAP BY ANYONE OTHER THAN THE SURVEYOR IS PROHIBITED.

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FLOWERS SURVEYING AND MAPPING INC
207 SE CONDOR GLEN
HIGH SPRINGS, FLORIDA 32643
(386) 462-0130

FIELD BOOK: N/A
DRAFTED: LAF
CHECKED: LAF
DATE: 11/4/20

JOB NUMBER: 20-308
SHEET 1 OF 4

LOT SPLIT

LYING INSIDE THE D.L. CLINCH GRANT,
TOWNSHIP 10 SOUTH, RANGE 20 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA
THIS IS NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION

PARENT PARCEL (O.R. 2276, PAGE 194)

A TRACT OF LAND SITUATED IN KIRKWOOD ESTATES, AN UNRECORDED SUBDIVISION LYING IN THE D.L. CLINCH GRANT, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE THOMAS NAPIER GRANT FOR A POINT OF REFERENCE; THENCE RUN NORTH 85 DEG. 30 MIN. 00 SEC. EAST, 211.70 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 441 (S.W. 13th STREET); THENCE NORTH 00 DEG. 02 MIN. 00 SEC. WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY No. 441, A DISTANCE OF 296.77 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY No. 441 AND THE NORTHERLY RIGHT OF WAY LINE OF S.W. 25th PLACE; THENCE RUN NORTH 75 DEG. 29 MIN. 33 SEC. EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID S.W. 25th PLACE 278.46 FEET; THENCE NORTH 76 DEG. 29 MIN. 13 SEC. EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 31.24 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN O.R. BOOK 563, PAGE 1 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID SOUTHEAST CORNER ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEG. 02 MIN. 00 SEC. WEST ALONG THE EAST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 563, PAGE 1, A DISTANCE OF 226.63 FEET; THENCE NORTH 85 DEG. 29 MIN. 47 SEC. EAST 102.21 FEET; THENCE NORTH 05 DEG. 11 MIN. 50 SEC. WEST 452.86 FEET; THENCE NORTH 81 DEG. 01 MIN. 13 SEC. EAST, 320.51 FEET; THENCE SOUTH 07 DEG. 50 MIN. 44 EAST, 80.00 FEET; THENCE NORTH 81 DEG. 21 MIN. 04 SEC. EAST, 141.63 FEET; THENCE SOUTH 10 DEG. 55 MIN. 36 SEC. EAST, 458.04 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF S.W. 15th PLACE; THENCE SOUTH 64 DEG. 30 MIN. 09 SEC. WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 69.50 FEET; THENCE SOUTH 69 DEG. 29 MIN. 29 SEC. WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 266.96 FEET; THENCE SOUTH 70 DEG. 55 MIN. 15 SEC. WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 319.87 FEET TO THE POINT OF BEGINNING.



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LEIGH ANN FLOWERS
6602
STATE OF FLORIDA
REGISTERED PROFESSIONAL SURVEYOR

FLOWERS SURVEYING
AND MAPPING INC
207 SE CONDOR GLEN
HIGH SPRINGS, FLORIDA 32643
(386) 482-0130

FIELD BOOK: N/A	JOB NUMBER: 30-308
DRAFTED: LAF	SHEET 2 OF 4
CHECKED: LAF	
DATE: 11/4/20	

LOT SPLIT

LYING INSIDE THE D.L. CLINCH GRANT,
TOWNSHIP 10 SOUTH, RANGE 20 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA
THIS IS NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION PARCEL A

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LESS AND EXCEPT

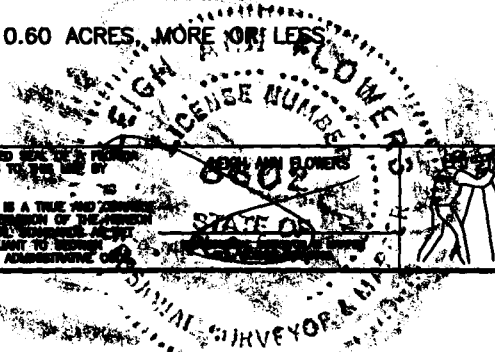
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CONTAINING 0.60 ACRES, MORE OR LESS

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FLOWERS SURVEYING
AND MAPPING INC
207 SE CONDOR GLEN
HIGH SPRINGS, FLORIDA 32643
(386) 462-0130

FIELD BOOK: N/A	JOB NUMBER: 20-308
DRAWN: LAF	
CHECKED: LAF	SHEET
DATE: 11/4/20	3 OF 4

LOT SPLIT

LYING INSIDE THE D.L. CLINCH GRANT,
TOWNSHIP 10 SOUTH, RANGE 20 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

THIS IS NOT A BOUNDARY SURVEY

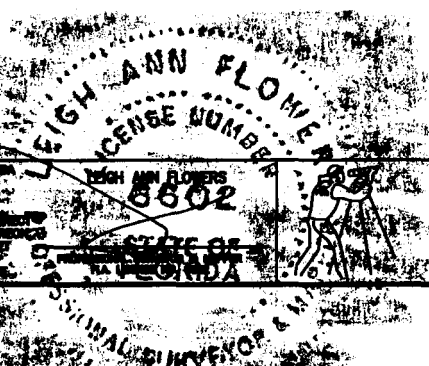
LEGAL DESCRIPTION

PARCEL B

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LEIGH ANN FLOWERS
8602
STATE OF FLORIDA

FLOWERS SURVEYING
AND MAPPING INC
207 SE CONDOR GLEN
HIGH SPRINGS, FLORIDA 32643
(386) 462-0130

FIELD BOOK: N/A	JOB NUMBER: 20-308
DRAFTED: LAF	
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DATE: 11/4/20	

LOT SPLIT

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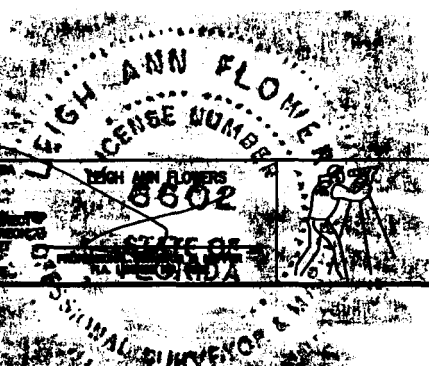
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LEIGH ANN FLOWERS
8602

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FIELD BOOK: N/A
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JOB NUMBER: 20-308
SHEET 4 OF 4

LEGAL DESCRIPTION — PARCEL B

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CONTAINING 0.60 ACRES, MORE OR LESS.

BOUNDARY CORNER OF THE LANDS DESCRIBED IN O.R. 2276, PAGE 194

N85°29'47"E 102.21'(L)

N85°29'47"E 116.21'(L)

BOUNDARY LINE OF THE LANDS DESCRIBED IN O.R. 2276, PAGE 194

EAST LINE OF THE LANDS DESCRIBED IN O.R. 563, PAGE 1

S05°11'50"E 190.56'(L)

PARCEL B

A PORTION OF TAX PARCEL No. 15699-001-001 CONTAINING ±0.60 ACRES (VACANT LANDS)

N00°02'00"W 226.63'(L)

WEST LINE OF THE LANDS DESCRIBED IN O.R. 2276, PAGE 194

TAX PARCEL No. 15699-061-000 OWNER: GABS SAMANTHA LLC

NORTHERLY R/W LINE

S70°55'15"W 140.70'(L)

SOUTH LINE OF THE LANDS DESCRIBED IN O.R. 2276, PAGE 194

S70°55'15"W 319.87'(L)

S.W. 25th PLACE (50' R/W)

POINT OF BEGINNING

SW CORNER OF THE LANDS DESCRIBED IN O.R. 2276, PAGE 194

SE CORNER OF O.R. 563, PAGE 1

278.46'(L)

N76°29'13"E 31.24'(L)
NORTHERLY R/W LINE

Parcel Summary

Parcel ID 15699-001-005
Prop ID 503613
Location Address
Neighborhood/Area KIRKWOOD (148400.02)
Subdivision CLINCH GRANT,D.L.
Brief Legal Description* D L CLINCH GRANT COM NE COR NAPIER GRANT N 85 DEG 30 MIN 00 SEC E 211.70 FT N 00 DEG 02 MIN 00 SEC W 296.77 FT N 75 DEG 29 MIN 33 SEC E 278.46 FT N 76 DEG 29 MIN 13 SEC E 31.24 FT POB N 00 DEG 02 MIN 00 SEC W 226.63 FT N 85 DEG 29 MIN 47 SEC E 116.21 FT S
(Note: *The Description above is not to be used on legal documents.)
Property Use Code SINGLE FAMILY (00100)
Sec/Twp/Rng 00-10-20
Tax District GAINESVILLE (District 3600)
Millage Rate 21.9635
Acreage 0.600
Homestead N

[View Map](#)

Owner Information

[ROBINSON MARK A & LORIA](#)
 1168 SW 25TH PL
 GAINESVILLE, FL 32601-9049

Valuation

	2021 Proposed Values
Improvement Value	\$0
Land Value	\$25,000
Land Agricultural Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$25,000
Assessed Value	\$25,000
Exempt Value	\$0
Taxable Value	\$25,000
Maximum Save Our Homes Portability	\$0

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

TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Land Information

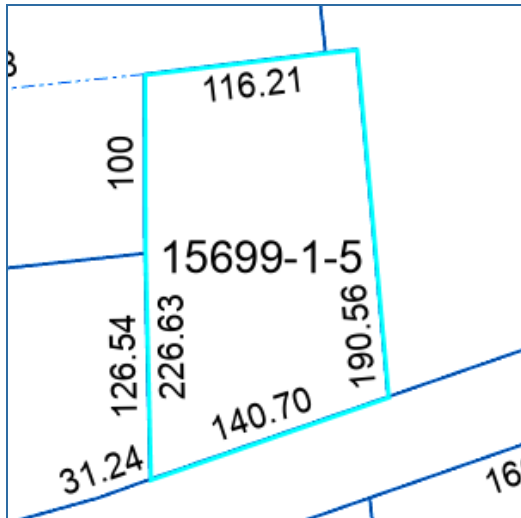
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0100	SFR	0.60	326264.4	0	0	RSF1

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
2/10/2000	\$88,900	WD	2276	194	Q - QUALIFIED	Vacant	MEHAFFEY JAMES E SHIRLEY	ROBINSON MARK A & LORIA L	Link (Clerk)
5/31/1977	\$100	WD	1072	833	U - UNQUALIFIED	Vacant	STANDARD FERTILIZER CO	MEHAFFEY JAMES E SHIRLEY	Link (Clerk)

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

Map



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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

[Last Data Upload: 9/16/2021, 2:58:14 PM](#)

Developed by
 Schneider
GEOSPATIAL

Version 2.3.147

This instrument prepared by:
Raymond M. Ivey, Esquire
SCHUGGS & CARMICHAEL, P.A.
3426-B Northwest 43 Street
Gainesville, Florida 32606
(Statutory Form \$689.02 F.S.)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1661216 2 PGS

2000 FEB 14 03:42 PM BK 2276 PG 194
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK3 Receipt#006109
Doc Stamp-Deed: 622.30
By: Don Dacin D.C.

THIS WARRANTY DEED, made and entered into on
this 10th day of February, 2000, by and between

JAMES E. MEHAFFEY and SHIRLEY MEHAFFEY, husband and wife

whose address is 2532 SOUTHWEST 14 DRIVE, GAINESVILLE, FL 32608
hereinafter called Grantors*, and

MARK A. ROBINSON and LORI A.L. ROBINSON, husband and wife

whose address is 702 NW 12 AVENUE, GAINESVILLE, FL 32601-4118
and whose Social Security Numbers are _____ & _____, respectively,
hereinafter called Grantees*

WITNESSETH, that said Grantors, for and in consideration of
the sum of Ten and No/100 Dollars (\$10.00) and other valuable
consideration to said Grantors in hand paid by said Grantees, the
receipt whereof is hereby acknowledged, has granted, bargained and
sold to the said Grantees, the following described land, situated,
lying and being in Alachua County, Florida, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

**SUBJECT TO easements and restrictions of record, if any;
SUBJECT TO Taxes for 2000 and all subsequent years;
Tax Parcel #15699-001-001.**

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

AND said Grantors do hereby fully warrant the title to said
land, and will defend the same against the lawful claims of all
persons whomsoever.

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this
instrument and the heirs, legal representatives and assigns of individuals, and the successors
and assigns of corporations)

IN WITNESS WHEREOF, the Grantors have executed this deed under
seal on the day and year first above written.

**Signed, sealed and delivered
in our presence as witnesses:**

Raymond M. Ivey
Witness
Printed Name: RAYMOND M. IVEY

Terril L. Haskins
Witness
Printed Name: TERRI L. HASKINS

James E. MehaFFEY (Seal)
JAMES E. MEHAFFEY

Shirley J. MehaFFEY (Seal)
SHIRLEY MEHAFFEY

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing warranty deed was acknowledged before me this
10th day of February, 2000, by JAMES E. MEHAFFEY and SHIRLEY
MEHAFFEY, husband and wife, who are personally known to me or
produced DRIVERS LICENSE as identification.

NOTARY PUBLIC - STATE OF FLORIDA
RAYMOND M. IVEY
COMMISSION # CC884646
EXPIRES 10/22/2001
BONDED THRU ASA 1-888-NOTARY1

Raymond M. Ivey
NOTARY PUBLIC

EXHIBIT A

A tract of land situated in Kirkwood Estates, an unrecorded subdivision lying in the D.L. Clinch Grant, City of Gainesville, Alachua County, Florida, being more particularly described as follows: Commence at the Northeast corner of the Thomas Napier Grant for a point of reference; thence run North 85 deg. 30 min. 00 sec. East, 211.70 feet to the Easterly right of way line of U.S. Highway No. 441 (S.W. 13th Street); thence North 00 deg. 02 min. 00 sec. West along the Easterly right of way line of said U.S. Highway No. 441, a distance of 296.77 feet to the intersection of the Easterly right of way line of said US. Highway No. 441 and the Northerly right of way line of S.W. 25th Place; thence run North 75 deg. 29 min. 33 sec. East along the Northerly right of way line of said S.W. 25th Place 278.46 feet; thence North 76 deg. 29 min. 13 sec. East along said Northerly right of way line 31.24 feet to the Southeast corner of that certain tract of land as described in O.R Book 563, page 1 of the Public Records of Alachua County, Florida, said Southeast corner also being the point of beginning; thence North 00 deg. 02 min. 00 sec. West along the East line of that certain tract of land as described in said Official Records Book 563, page 1, a distance of 226.63 feet; thence North 85 deg. 29 min. 47 sec. East 102.21 feet; thence North 05 deg. 11 min. 50 sec. West 452.86 feet; thence North 81 deg. 01 min. 13 sec. East, 320.51 feet; thence South 07 deg. 50 min. 44 sec. East, 80.00 feet; thence North 81 deg. 21 min. 04 sec. East, 141.63 feet; thence South 10 deg. 55 min. 36 sec. East, 458.04 feet to the Northerly right of way line of S.W. 15th Place; thence South 64 deg. 30 min. 09 sec. West along said Northerly right of way line 69.50 feet; thence South 69 deg. 29 min. 29 sec. West along said Northerly right of way line 266.96 feet; thence South 70 deg. 55 min. 15 sec. West along said Northerly right of way line 319.87 feet to the point of beginning.

PROPERTY OWNER AFFIDAVIT

Owner Name: ROBINSON MARK A & LORI A			
Address: 1168 SW 25TH PL GAINESVILLE, FL 32601-9049		Phone:	
Agent Name: eda consultants, inc.			
Address: 720 SW 2nd Ave, South Tower, Ste 300 Gainesville, FL 32601		Phone: 352-373-3541	
Parcel No.: 15699-001-005			
Acreage: 0.60 +/-	S: 00	T: 10	R: 20
Requested Action: Rezoning & Land Use Change			

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

Property owner signature: *[Signature]* Lori Lister Robinson

Printed name: Mark Robinson Lori Lister Robinson

Date: 9/7/21

The foregoing affidavit is acknowledged before me, by means of physical presence or online notarization, this 9th day of September, 2021 by Lori and Mark Robinson, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL Margaret E. Zambрана

Signature of Notary Public, State of Florida

MARGARET E. ZAMBRANA
 Commission # GG 961737
 Expires March 1, 2024
 Bonded Thru Budget Notary Services



MARGARET E. ZAMBRANA
 Commission # GG 961737
 Expires March 1, 2024
 Bonded Thru Budget Notary Services



APPLICATION FOR EXEMPTION
 REGULATED NATURAL RESOURCES
 [LDC 30-300 & 30-310]

Petition No. _____ (Will be filled in by staff.)

OFFICE USE ONLY		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Approval expiration date _____
Signature: _____		Date: _____
Department of Planning & Development Services		

NOTICE: The applicant is responsible for supplying all information necessary to determine exemption from the City's natural resource regulatory requirements. Any evidence supporting a claim of exemption must be attached to this form. Failure to answer all questions will result in the application being returned to the applicant. Additional information may be requested in order to process this application. Verification/concurrence with this application for exemption will be provided in writing to the address shown on this form.

Owner Name(s) (please print)	
Name(s): ROBINSON MARK A & LORI A	
Mailing Address: 1168 SW 25TH PL	
GAINESVILLE, FL 32601-9049	
Phone: _____	Fax: _____
(If additional owners, please include on separate sheet)	

Applicant(s) Name (please print)	
Name: <u>eda consultants, inc.</u>	
Mailing Address: 720 SW 2nd Avenue	
South Tower, Suite 300	
Gainesville, FL 32601	
Phone: 352-373-3541	Fax: 352-373-7249

PROJECT INFORMATION
Project name: 2445 SW 13th St Rezoning & Land Use Change
Project location: SW 25th Place, 350 feet east of SW 13th Street
Tax parcel #(s): 15699-001-005
Type of development application to which exemption will apply: Rezoning & Land Use Change

EXEMPTIONS: REGULATED SURFACE WATERS & WETLANDS (LDC 30-300)

Please check the box next to the reason(s) why you claim exemption. (Conditions apply. See full text of City Land Development Code 30-304 before checking exemption.)

1. No regulated surface water or wetland on or adjacent to the development parcel.
2. 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.)
3. Public works or utilities project.
4. Repair or replacement of an existing site structure(s) that does not increase site impervious surface.
5. Addition or accessory structure(s) which does not add more than 100 square feet of impervious area, and meets the minimum setbacks from surface waters and wetlands.
6. The proposed construction or development was approved under a planned development prior to April 12, 2004.
7. Construction of public or private nature trails.
8. Reestablishment of native vegetation on single-family residential property.
9. 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.
10. Construction of a stormwater management facility within a wetland buffer.

EXEMPTIONS: REGULATED NATURAL & ARCHAEOLOGICAL RESOURCES (LDC 30-310)

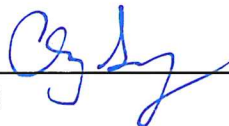
Please check the box next to the reason(s) why you claim exemption. [Conditions apply. See full text of City Land Development Code 30-310(d) before checking exemption.]

1. 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 archaeological site identified by Florida Master Site file number.
2. Bona-fide agricultural/silvicultural activities.
3. Removal of invasive non-native vegetation on conservation lands.
4. Alteration of vegetation pursuant to an adopted management or restoration plan on government-maintained land.

5. Activities authorized by City-approved management plan.
6. Alteration of vegetation within existing utility, drainage or stormwater easements, and road right-of-ways.
7. Clearing and vegetation removal to construct a fence or wall, or establish a firebreak.
8. Vegetation alteration to conduct a survey or other required test.
9. Text Amendments to Planned Development zoning or Planned Use District land use ordinances that are unrelated to development activity.
10. Activities determined by the city manager or designee as having *de minimis* impact.
11. The County land use and zoning remains in effect and the development application will be reviewed under County regulations.
12. 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.
13. Sinkholes which pose threat of property loss or structural or functional damage to an existing building or facility.

I certify that I am the owner of the subject property and authorize the agent listed above to initiate this application for environmental exemption. (Signature by the owner on this application or in a letter is necessary.) I further certify that all of the information contained in this application is accurate and up-to-date.

Owner's signature: See property owner affidavit Date: _____

Applicant's signature:  Date: 9/13/21
 (if not the same as owner)

Applications & Guidelines
 Environmental exemptions

NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss a proposed land use change from Single-Family Residential (0-8 dwelling units/acre) to Urban Mixed Use (UMU) and a rezoning from Single-Family Residential (RSF1) to Urban 7 (U7) on tax parcel 15699-001-005, located on the north side of SW 25th Place, east of SW 13th Street. 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: Tuesday, September 7, 2021
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in by Phone: (646) 558-8656

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

Contact:

Clay Sweger, AICP, LEED AP
csweger@edafl.com

eda consultants, inc.
(352) 373-3541



Neighborhood Workshop Notice

15696-007-000 Mendez
ALACHUA HABITAT FOR HUMANITY
2630-C NW 41ST ST
GAINESVILLE FL 32606

Neighborhood Workshop Notice

15699-009-000 Mendez
BARTON PHILIP
1133 SW 25TH PL
GAINESVILLE FL 32601-9001

Neighborhood Workshop Notice

15611-000-000 Mendez
BOARDWALK APARTMENTS GAINESVI
220 N MAIN ST
GAINESVILLE FL 32608

Neighborhood Workshop Notice

15696-008-000 Mendez
BROTHERS SQUARE INC
2401 SW 13TH ST
GAINESVILLE FL 32608

Neighborhood Workshop Notice

15699-032-000 Mendez
CITY OF GAINESVILLE
PO BOX 490 MS 58
GAINESVILLE FL 32627

Neighborhood Workshop Notice

15696-009-000 Mendez
ELZAATARI & ZAATARI
1011 WEST UNIVERSITY AVE
GAINESVILLE FL 32601-5113

Neighborhood Workshop Notice

15680-000-000 Mendez
GAINESVILLE HOTEL INVESTMENT
1920 SW 12TH AVE
OCALA FL 34471

Neighborhood Workshop Notice

15680-001-000 Mendez
GAINESVILLE HOTEL INVESTMENTS
1920 SW 12TH AVE
OCALA FL 34471

Neighborhood Workshop Notice

15699-009-003 Mendez
GRAY LINVILLE & VICKIE
4573 WAYNE BLVD
LEBANON OH 45036

Neighborhood Workshop Notice

15699-100-000 Mendez
KIRKWOOD ENVIRONMENTAL
IMPROVEMENTS ASSOC INC
5745 SW 75TH ST #348
GAINESVILLE FL 32608-5504

Neighborhood Workshop Notice

15699-061-000 Mendez
LE & TRAN H/W
5323 NW 45TH LN
GAINESVILLE FL 32606

Neighborhood Workshop Notice

15696-002-000 Mendez
NATHA GOVAN INC
2435 SW 13TH ST
GAINESVILLE FL 32608-2008

Neighborhood Workshop Notice

15699-009-002 Mendez
NOLAN & NOLAN
1209 SW 25TH PL
GAINESVILLE FL 32601

Neighborhood Workshop Notice

15696-002-001 Mendez
PATEL & PATEL & PATEL
2307 SW 13TH ST
GAINESVILLE FL 32608

Neighborhood Workshop Notice

15699-009-001 Mendez
PONTON DANIEL R & STELLA L
1225 SW 25TH PL
GAINESVILLE FL 32601

Neighborhood Workshop Notice

15699-001-001 Mendez
ROBINSON MARK A & LORI A L
1168 SW 25TH PL
GAINESVILLE FL 32601-9049

Neighborhood Workshop Notice

15611-002-000 Mendez
SHRINATH BJM INC
1800 S ATLANTIC AVE
DAYTONA BEACH FL 32118

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

Neighborhood Workshop Notice
KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

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

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

Neighborhood Workshop Notice
Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

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

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

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

Neighborhood Workshop Notice
Debra Heights
SARAH POLL
PO BOX 359004
GAINESVILLE, FL 32635

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

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

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

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

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

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

Neighborhood Workshop Notice
Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

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

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

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

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

Neighborhood Workshop Notice
JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

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

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

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

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

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

Neighborhood Workshop Notice
Florida Bank
LAUDE ARNALDI
13840 W NEWBERRY RD
NEWBERRY, FL 32669

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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



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

RTS

UNDELIVERABLE COMMERCIAL
MAIL RETURN TO SENDER
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

Neighborhood Workshop Notice
15699-100-000 Mendez
Kirkwood Environmental Improvements
Assoc Inc
5745 SW 75TH ST #348
GAINESVILLE FL 32608-5504

JACKSONVILLE FL 320
23 AUG 2021 PM 2 11

FIRST-CLASS



PITNEY BOWES
02 7H
0001330450 AUG 23 2021
MAILED FROM ZIP CODE 32601
US POSTAGE
\$ 000.510

NIXIE 322 FE 1 0009/01/21
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 32601121275 *0238-11005-01-19



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

Neighborhood Workshop Notice
15680-000-000 Mendez
GAINESVILLE HOTEL INVESTMENT
1920 SW 12TH AVE
OCALA FL 34471

FIRST-CLASS



02 7H
0001330450 AUG 23 2021
MAILED FROM ZIP CODE 32601
PITNEY BOWES
US POSTAGE
\$ 000.51⁰

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PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed land use change from Single-Family Residential (0-8 dwelling units/acre) to Urban Mixed Use (UMU) and a rezoning from Single-Family Residential (RSF1) to Urban 7 (U7) on tax parcel 15699-001-005, located on the north side of SW 25th Place, east of SW 13th Street. 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: Tuesday, September 7, 2021
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in: (646) 558-8656

A recording of the workshop will be posted at www.edafl.com/neighborhoodworkshops. You may also e-mail or call the contact below to submit comments, request a link to the meeting, or request paper copies of meeting materials.



Contact: Clay Sweger, AICP, LEED AP. of eda consultants inc.
Phone: (352) 373-3541 **E-mail:** csweger@edafl.com

GF-25932387

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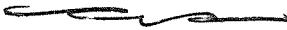
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Eda Consultants Inc
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GAINESVILLE FL 32601

STATE OF FLORIDA, COUNTY OF ALACHUA

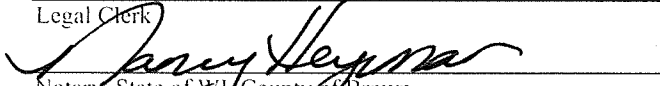
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08/23/2021

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NANCY HEYRMAN
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Notice of Online Neighborhood Workshop

Date: Tuesday, September 7, 2021

Time: 6 pm

Property Address/Location of Project: Tax parcel 15699-001-005, located on the north side of SW 25th Place, east of SW 13th Street

Action Proposed: Land use change from Single-Family Residential (0-8 dwelling units/acre) to Urban Mixed Use (UMU) and rezoning from Single-Family Residential (RSF1) to Urban 7 (U7)

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 olazzari@edafi.com for more information.



Neighborhood Meeting Minutes

Project: 2445 SW 13th Street Rezoning

Meeting Date & Time: Tuesday, September 7, 2021 at 6:00 pm

Project Representatives: Onelia Lazzari, eda
Clay Sweger, eda
Ashley Scannella, eda
Mark Robinson, land owner

Community Participants: 9
Betty Smocovitis
Cooper Nolan
Jane Burman-Holton
Joe Nolan
Tonya Howell
Lincoln
937-470-5932
Sergio Quintana - Garry Smith

Meeting Minutes:

Onelia Lazzari gave a Power Point presentation to inform the participants of the project and then opened up the floor for questions afterwards.

Q: There is a city easement that runs north-south on the subject property- please show us where that is on the map and let us know your plan for that.

A: The easement is 20 feet wide along the east edge of the parcel. It extends north of the parcel up behind the Quality Inn. An easement does not convey ownership of property, it only gives the right to use for the specific purpose that is in the easement- in this case an electric utility easement. The easement will not be impacted.

Q: If they had to use the property without this off-site stormwater development, what would the difference in the development be?

A: There's currently no stormwater provided on the parcel to the west as it is an old antiquated site. All the runoff is draining directly into the streets or onto other properties. Once the two parcels are unified under one development plan, the eastern property will provide the required stormwater retention for the project and improve the drainage along the adjacent city street. If they did not have the property to the east available, they would need to provide underground stormwater vaults beneath the parking lot. If they had to underground the stormwater, it would be much more expensive and may not be feasible depending on the water table in the area. It would limit the size of the redevelopment on the site.

Q: What development is going up on the corner of SW 13th St and SW 25th Pl?

A: Nothing is proposed at this time. What we have heard from the developer is there may be a commercial retail-type development and possibly a multi-family area, so a mix of uses.

Q: Is parking allowed on the subject property?

A: The proposed deed restriction would limit it to no building on that property, only stormwater management facilities, utility easements and infrastructure, and possibly some trails for recreation around the stormwater pond.

Q: Please describe 'dry stormwater.'

A: A dry stormwater pond is a pond that does not keep water in it at all times after the initial storm event such that it is dry most of the time except after rainfall. It collects and treats the stormwater, and it eventually drains out and stays dry most of the time. A dry stormwater system would be very shallow and have shallow side slopes and have landscaping planted as part of the design. It would not be a hazard or nuisance as far as the design itself.

Q: Does that type of basin require a fence?

A: It depends upon the depth of the basin. We would anticipate that it would not be fenced, would be nicely landscaped, and very shallow. Fencing the area could be discussed at the site plan stage. Our firm has not been hired to prepare any site plans.

Q: Will there be road access for vehicles allowed to this area?

A: The property owner needs to be able to reasonably access the basin to maintain, landscape and mow it. It could be done from within the property, from a sidewalk, etc. All "maintenance access" means is that they are able to access it. No curb cut/driveway is anticipated.

Q: Will eda represent the entity purchasing this parcel?

A: We are working with the property owner and prospective buyer to do the land use and zoning changes. We do not know if we would ultimately be doing the site plan/engineering. As Onelia mentioned, there was a neighborhood workshop back in December with a different engineering firm that had proposed some different activity. That company, Gmuer Engineering, may be the one to bring forth the site plan, we don't know yet.

Q: Why does the parcel go behind the next parcel not just for this one parcel? Is there additional development there we're not being informed about?

A: Owner purchased the parcel in 2000, and hasn't ever used the portion to the west of the powerline easement. That is just the size of the parcel and the way it is.

Q: Is there a tree buffer required?

A: Because Mr. Robinson's property is residential, and this will be U7, there are required buffers between those two different zones of property. There will also be a landscaping buffer along SW 25th Place, called a perimeter buffer.

Q: Will the intersection of SW 25th Place and SW 13th Street be fixed? It comes at a strange angle - SW 25th Place does not intersect 13th Street straight across.

A: SW 25th Place is a local city street, SW 13th Street is a FDOT highway. When the site is developed, there will be requirements for how the access is handled, and at the point of a site plan proposal is when those conversations will be had.

Q: We were disappointed with the lack of neighborhood input for the Haven Campus project. We are happy with The Rise, and the way they listened to us, and and we feel that no one is listening to us for Haven. We would like to be able to have a bit more input - I realize you don't yet have a plan for this project.

A: This is only a rezoning and land use change at this point, and we just don't know at this point whether we will be the engineer of record for the site plan. These meeting minutes become public record, and we are taking note of your concerns. They are provided to the City, Mr. Robinson, and the prospective developer. They will be made aware of your concerns at this pre-development stage. You're seeing that Mr. Robinson is doing his best to be sensitive to neighbors by proposing the Deed Restriction.

Q: I am pleased that the run-down restaurant and abandoned parking lot will be no longer - I am looking forward to seeing what is developed here, but please work with us if and when that time comes.

A: Understood.

Q: Would it be possible to add a deed restriction so that the first layer of trees, say 10 feet, is left undisturbed so the character of the street is preserved.

A: One of the requirements for any development plan is that a tree survey be performed. Which trees remain depends upon the quality and the age of those trees. If they happen to be very old water oaks or laurel oaks that might fall during a storm, it's probably better to replace them with less storm-sensitive trees. The City Arborist reviews the tree survey to make the determination of which trees are saved. Also, the trees closest to the street are within the city right-of-way, so the developer will not be able to remove those trees or put stormwater in that area. I think a lot of those trees will be undisturbed.

Q: Based on past experience, we have very little faith in the ability of the City to listen to our needs and respond appropriately.

A: We believe that the deed restriction adds an additional layer of protection up-front to the neighbors.

Q: Will there be a revert clause in the deed restriction?

A: It is still in the draft stages.

Q: Please explain the stage of the process at which I need to pay attention to the buffers.

A: The buffers will be required at the development plan review stage. A rezoning and a land use change do not give you any rights to develop other than specifying what the uses can be.



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

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

ATTACHMENT B

Petition PB-21-159 LUC

October 28, 2021

1. Attachment A. - Application and Other Supporting Documents
2. **Attachment B. - Justification Report Robinson SW 25th Place**
3. Attachment C: Some Relevant Comp Plan and Land Development Code References

Land Use Change & Rezoning Justification Report

Tax Parcel 15699-001-005

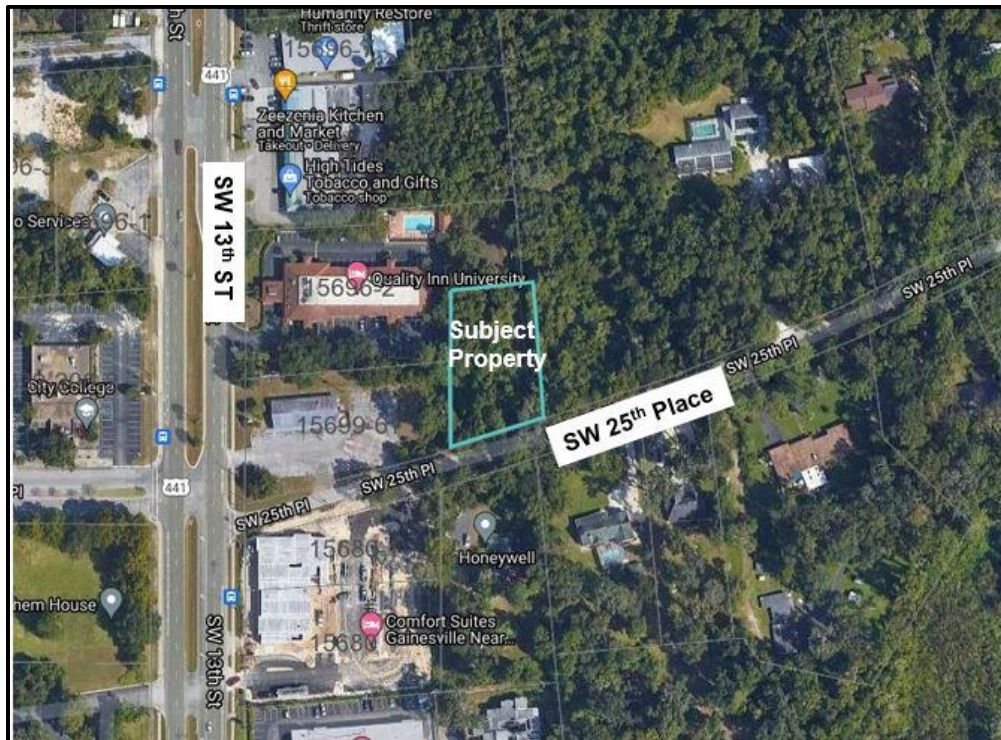
1200 Block of SW 25th Place, North side

Prepared for Submittal to:

City of Gainesville

Prepared by:

eda consultants, inc.



September 10, 2021

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- Figure 2: Utility Easement Location
- Figure 3: Existing Future Land Use Map
- Figure 4: Existing Zoning Map
- Figure 5: Proposed Future Land Use Map
- Figure 6: Proposed Zoning Map

Proposal and Background

This application proposes a Small-Scale Comprehensive Plan Amendment (land use change) and rezoning for one parcel (15699-001-005) located in the 1200 block of SW 25th Place, north side. The property currently is vacant. The parcel was created by a lot split approved by the City of Gainesville on July 13, 2021. The parcel is 0.60 +/- acres in size. Figure 1 below illustrates the property location on the north side of SW 25th Place. As can be noted from the aerial photo, the property is surrounded by developed properties on the east, west, north, and south sides.



The proposed future land use amendment is to amend the future land use map designation of the property from Single Family (SF) to Urban Mixed Use (UMU). The proposed companion rezoning is to change the property from RSF-1 to U7 (a transect zoning).

The property is located in the urbanized portion of Gainesville near the Quality Inn University and Comfort Suites hotels on SW 13th Street. It abuts on the west a former restaurant (unoccupied building) at 2445 SW 13th ST. It is considered an urban infill site due to the existing development surrounding the property and the existing public facilities and infrastructure in the area. Centralized utilities and existing roads serve the surrounding parcels.

There is a perpetual Gainesville Regional Utilities (GRU) utility easement that traverses the subject property north to south close to the eastern property line of the site. The utility easement area is

along the street frontage of the Comfort Suites hotel, but there are no existing sidewalks on the north side. There are existing sidewalks on both sides of SW 13th Street and marked, in-lane bicycle lanes on both sides of the street in the area. There is a bus stop immediately across SW 13th Street from 2445 SW 13th Street, and there is a transit stop with a shelter at the Comfort Suites hotel. Transit Route 13 (Beaty Towers to Cottage Grove Apartments) serves this area with 10-30 minute frequencies on Monday through Friday. There is 60-minute service on Saturdays and Sundays.

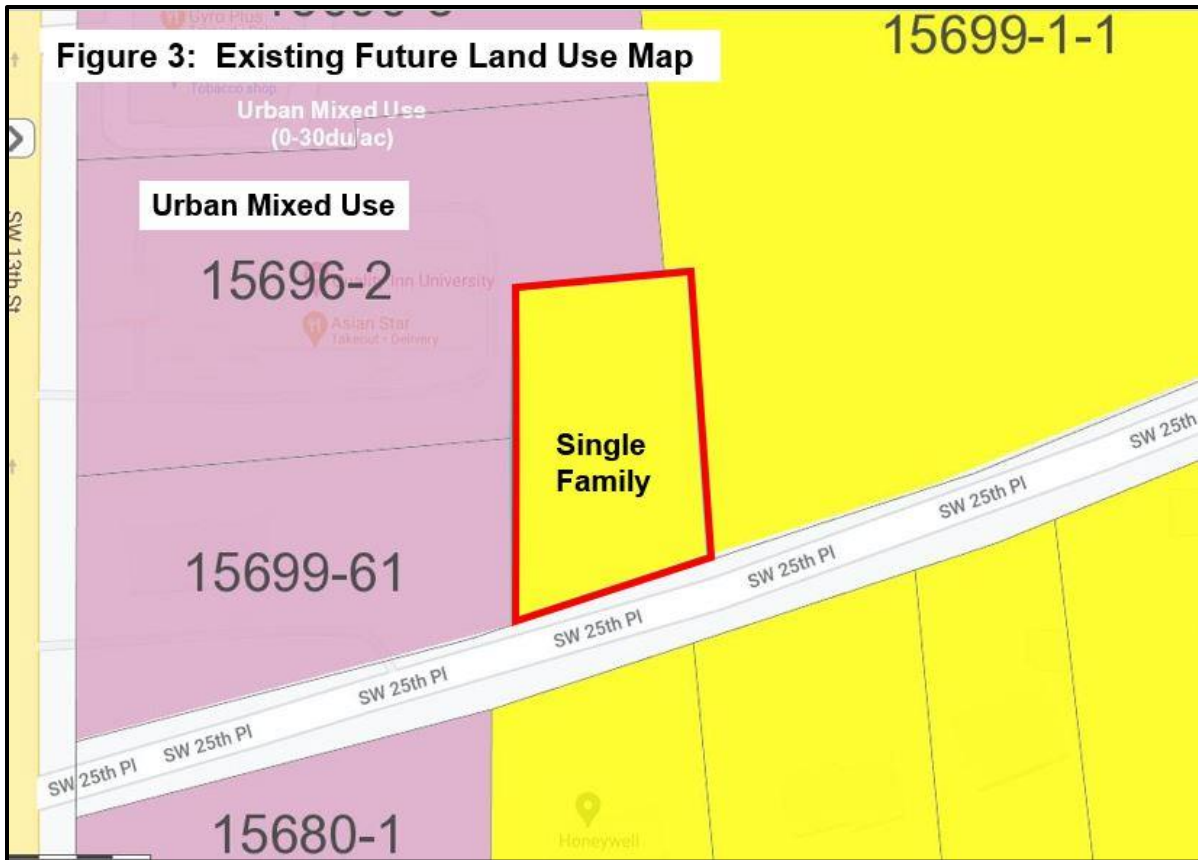
The Quality Inn University hotel is to the north of the subject property. To the east is a single-family home in the Kirkwood Subdivision (the northeastern corner of the property also abuts this property). To the south is SW 25th Place. Across SW 25th Place to the south is a single-family home in the Kirkwood Subdivision. The property to the west is a vacant former restaurant on the corner of SW 13th Street and SW 25th Place.

The property is located in Zone A of the Transportation Mobility Program Area (TMPA). The site is also located in the UF Context Area.

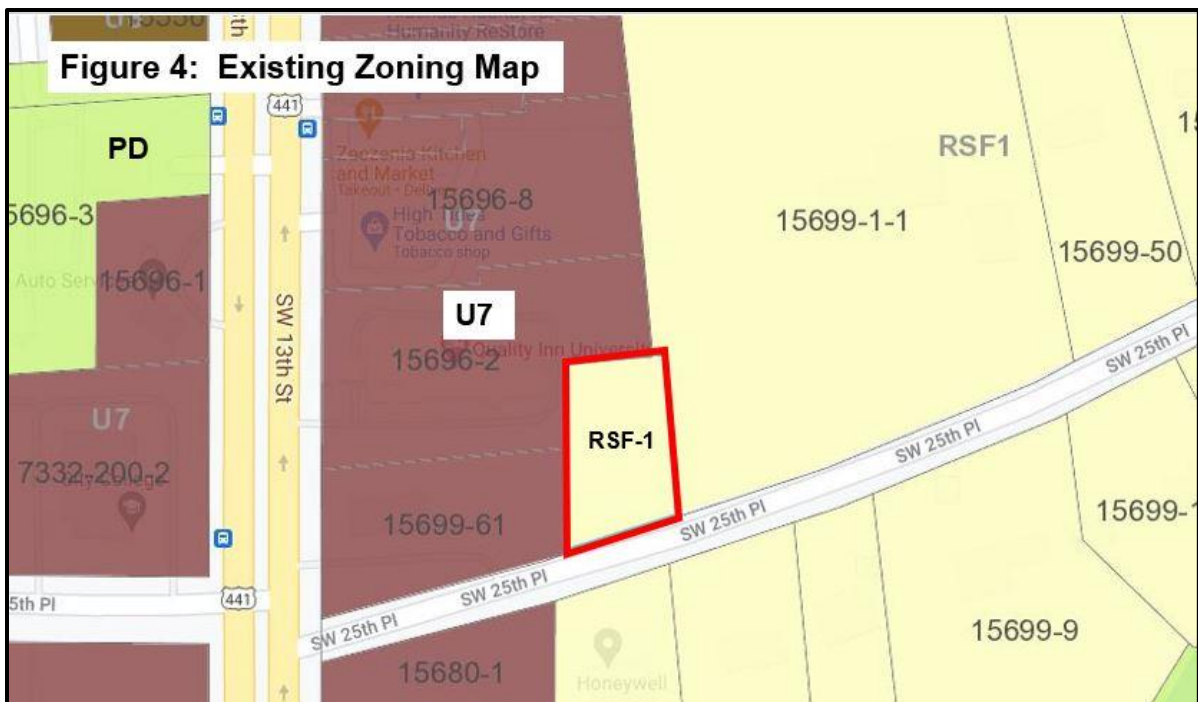
On July 13, 2021, the City of Gainesville approved a lot split (AD-20-157 LS) from the parent parcel (15699-001-001) to create Tax Parcel 15699-001-005 (the subject property). This lot split was recorded in Alachua County Public Records on July 15, 2021 in OR Book 4911-1893. The Single-Family land use category and RSF-1 zoning remained on the property after the lot split. Since there is an intent to use the property for a future stormwater management facility, it was indicated to the property owner by the Department of Sustainable Development staff that a land use change and rezoning were required. That is the intent of this application.

Existing Future Land Use Designation and Zoning District

The current future land use designation of the property is Single Family (SF) as indicated in Figure 3 below. To the west and north, the abutting parcels have the Urban Mixed Use future land use designation. To the east, the future land use designation is Single Family. To the south, across SW 25th Place, the future land use designation is Single Family.



The existing zoning district on the property is RSF-1 as illustrated on Figure 4 below. To the west and north, the abutting parcels have U7 (transect) zoning. To the east, the zoning district is RSF-1. To the south, across SW 25th Place, the zoning is also RSF-1.



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 Single Family (SF) and a zoning district of RSF-1. The proposal is to change the FLU designation to Urban Mixed Use (UMU) and the zoning district to U7 to match the abutting property to the west and other properties fronting along the SW 13th Street corridor. Ultimately, the goal is to combine the subject property with the abutting property to the west to create a redevelopment site for the abandoned restaurant on the corner of SW 13th Street and SW 25th Place. The subject property would be used for a stormwater management facility for the abutting property. A deed restriction on the subject property would limit use of the subject property to: a stormwater management facility; recreational paths; utility easements (existing use); and utility infrastructure (existing use with overhead electric lines that traverse the site north to south).

The proposed UMU future land use category (with proposed U7 zoning) for the site is consistent with the UMU designation (and U7 zoning) for the abutting properties to the north and west. SW 25th Place separates the subject property from the Single-Family designated property to the south. Compatibility with the abutting RSF-1 property to the east is ensured by Section 30-4.8 of the Land Development Code that includes buffering and height restrictions. The proposed deed restrictions on the property provide an additional assurance of compatibility by limiting the uses of the property (the deed restrictions include a provision that there will be no buildings on the site and the uses are limited to stormwater management; utility uses; utility easements; and recreational paths). The perpetual 20-foot wide utility easement also provides a buffer area to the east.

Figures 5 & 6 below illustrate the proposed future land use (UMU) and zoning (U7) designations.





There is a transit stop (for southbound buses) across SW 13th Street immediately across from Parcel 15699-061-000 (the unoccupied restaurant site). There is a northbound transit stop with a shelter at the Comfort Suites site on the corner of SW 25th Place and SW 13th Street. There is an existing sidewalk along the south side of SW 25th Place along the Comfort Suites frontage. If the restaurant site is redeveloped along with the subject property, sidewalks will be required along the northern ROW of SW 25th Place along the property frontage. There are also existing sidewalks along both sides of SW 13th Street in the vicinity of the subject property. Painted bicycle lanes exist on both sides of SW 13th Street in the vicinity of the subject property. The GIS mapping for bicycle facilities in the City of Gainesville marks SW 25th Place as a Low Volume roadway, which makes is favorable for bicycle use.

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 category allows residential, office, retail and serve 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.

The proposed zoning to implement the proposed UMU future land use category is U7 (Urban 7), a transect zoning district. The City of Gainesville Land Development Code Sec. 30-4.12 establishes the permitted uses in the U7 zoning district.

The table below indicates the permitted uses for the U7 zoning district.

Sec. 30-4.12 Permitted Uses U7 Zoning District

	Use Standards	U7
Accessory dwelling unit	30-5.35	A
Adult day care home	30-5.2	P
Attached dwelling (up to 6 attached units)		P
Community residential home (up to 6 residents)	30-5.6	P
Community residential home (more than 6 residents)	30-5.6	P
Family child care home	30-5.10	P
Multi-family, small-scale (2—4 units per building)		P
Multi-family dwelling		P
Single-family dwelling		P
Single room occupancy residence	30-5.8	P
Alcoholic beverage establishment	30-5.3	P
Assisted living facility		P
Bed and breakfast establishment	30-5.4	P
Business services		P
Carwash	30-5.5	P
Civic, social, or fraternal organization		P
Day care center	30-5.7	P
Drive-through facility	30-5.9	P
Emergency shelter		P
Equipment rental and leasing, light		P
Exercise studio		P
Farmers market	30-5.11	P
Food truck, not located within a food truck park	30-5.37	P
Food truck park (less than 6 pads)	30-5.13	P
Food truck park (6 or more pads) ⁵	30-5.13	S
Funeral home or crematory		P
Gasoline or alternative fuel station	30-5.14	P
Health services		P
Hotel or motel		P
Laboratory, medical or dental		P
Library		P

Light assembly, fabrication and processing	30-5.17	P
Medical marijuana dispensing facility		P
Microbrewery, microwinery, or microdistillery ²	30-5.18	P
Museum or art gallery		P
Office		P
Office (medical, dental, or other health-related service)		P
Parking, structured (principal use)		P
Personal services		P
Place of religious assembly	30-5.22	P
Professional school		P
Public administration building		P
Public park		P
Recreation, indoor ²		P
Recreation, outdoor		P
Research development or testing facility		P
Restaurant		P
Retail sales		P
School (elementary, middle, or high - public or private)		P
Scooter or electric golf cart sales		P
Skilled nursing facility		P
Vehicle sales or rental (no outdoor display)		P
Vehicle services	30-5.30	P
Vehicle repair	30-5.30	P
Veterinary services	30-5.31	P
Vocational or trade school		P

LEGEND:

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

1 = When located along a Principal Street.

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

3 = Office uses as a home occupation.

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

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

While the above table contains an extensive list of permitted uses in the U7 zoning district, the applicant is proposing a deed restriction on the property that would limit the uses to: a stormwater

management facility; recreational paths; utility easements (existing use); and utility infrastructure (existing use with overhead electric lines that traverse the site north to south).

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 7 (U7) given that the proposed use is for a stormwater management facility for the abutting UMU/U7 property to the west. City Department of Sustainable Development staff indicated to the applicant that if the site would be used for stormwater management for the abutting property, it would have to have a similar non-residential land use designation and zoning district placed on it. The applicant is requesting the UMU/U7 designations on the subject property for consistency with the property to the west (which would be part of an overall redevelopment). Given the proximity of Single Family land use designations to the east and south of the property, the proposed deed restrictions (no buildings on the site, uses limited to a stormwater management facility, utility easements, utility infrastructure, and recreational paths) will provide compatibility for the neighboring residential properties.

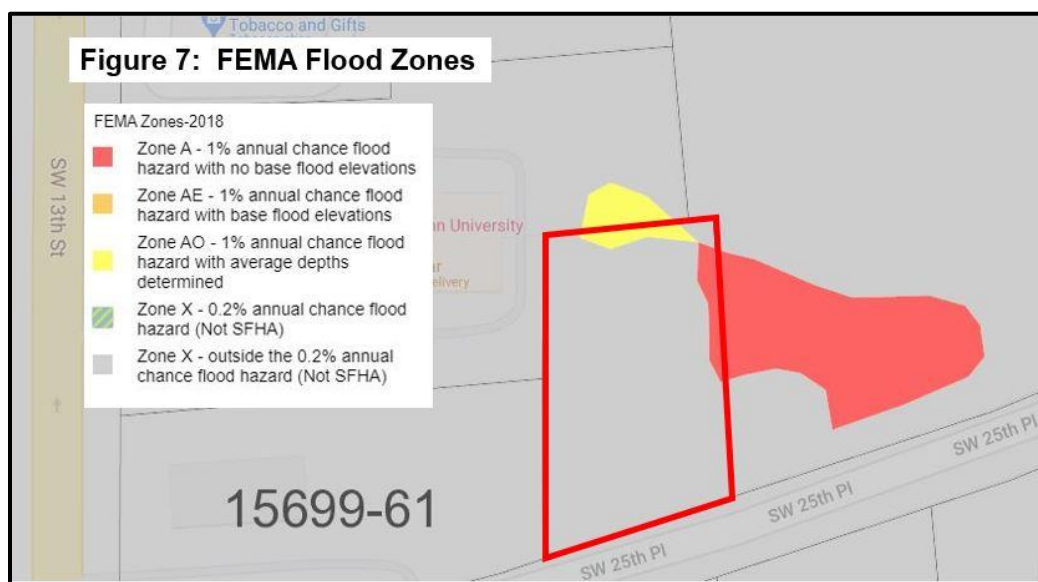
The surrounding area is served by existing GRU centralized utilities. It is also served by RTS Route 13. There are existing painted bike lanes on both sides of SW13th Street. There are also existing sidewalks on both sides of SW 13th Street. There is a sidewalk along the southern side of SW 25th Place along the Comfort Suites hotel property frontage.

Basic Level Environmental Review

This development is exempt from Environmental Review because:

- The parcel size is less than 5 acres and does not contain listed species or an archaeological site identified by a Florida Master Site file number
- There are no regulated surface waters or wetlands on the site

The site does contain small areas of FEMA flood zone. The Zone A area on the site is primarily within the GRU utility easement area on the eastern property boundary area. There are also small portions of Zone AO (1% annual chance flood hazard) along the northern boundary of the property.



Responses to Application Questions

6. A. Surrounding/Adjacent Land Uses

The property lies within an area that contains non-residential and residential uses such as the hotels and other non-residential uses along SW 13th Street and the single-family dwellings in the Kirkwood Subdivision (along SW 25th Place). There are also multi-family units along the SW 13th Street corridor such as the Rise Development and Haven Apartments.

North: To the immediate north of the subject is the Quality Inn University hotel. A small portion of the northeast corner of the subject property abut a lot with a single-family dwelling in the Kirkwood Subdivision.

South: To south of the subject property is SW 25th Place. South of SW 25th Place is a single-family dwelling in the Kirkwood Subdivision.

East: To the east, is a single-family dwelling in the Kirkwood Subdivision.

West: Abutting to the west is a vacant, former restaurant building.

Adjacent Property Characteristics Table

	Existing Use	FLU Designation	Zoning District
North	Hotel	UMU	U7
South	SW 25 th Place; across SW 25 th Place is a single-family dwelling	SF	RSF-1
East	Single-family dwelling	SF	RSF-1
West	Vacant restaurant building	UMU	U7

Upon analyzing these existing land use patterns, the proposed land use and zoning change will not negatively impact the nature of the existing development pattern in the area, especially when considering the proposed deed restriction that will limit uses on the subject property and the existing GRU powerline easement that serves as a buffer to the east. The existing development pattern and land use & zoning mapping along SW 13th Street is primarily Urban Mixed Use with U7 transect zoning (and U8 further north along SW 13th Street). The uses along SW 13th Street are a combination of hotels, commercial/retail/office uses, and multi-family residential. To the east, the pattern is single-family residential with RSF-1 zoning in the Kirkwood Subdivision. The proposed land use and zoning changes will place the property into the U7 zoning district, which will be consistent with the properties abutting to the west and north.

6. B. The purpose for the land use change and rezoning is to allow a stormwater management facility for a redevelopment of the abutting lot to the west. Other surrounding properties are already developed and cannot be used for stormwater management purposes when combined with the abutting lot to the west.

6. C. Residential streets: Primary access to the subject property will be from the west (after combination with the abutting parcel for redevelopment) through the parking lot of

the vacant restaurant. Because the deed restrictions will limit use to: stormwater management, utility easements (existing), utility infrastructure (existing), and recreational paths, there will not be access (aside from access for maintenance for utilities or the stormwater facility) needed from SW 25th Place (residential street).

Noise and lighting: Deed restrictions will not allow a building to be built on the site, therefore, there will be no noise or lighting issues.

6. D. Impacts from creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property.

There are no impacts from creeks, lakes, wetlands, native vegetation, or greenways. There are some small areas of FEMA Zone A and AO of the property (see Figure 7) in the northern and eastern border areas. The Zone A area falls primarily within the GRU utility easement area. There are no other environmental factors or adjacent property impacts.

6.E. See response on application.

6. F. Development Pattern and Community Contribution

This site is characterized as Urban Infill due to the surrounding development. The surrounding buildings (non-residential and residential) were constructed as far back as 1969 (abutting vacant restaurant building) with additional buildings dating from 1977 through 2020 (Comfort Suites hotel). The subject property is located within an existing urban service area with developed properties to the east, south, north, and west.

As indicated earlier, the site is on an existing paved street (SW 25th Place) that is access from SW 13th Street (US Highway 441). The site is served by RTS Route 13 that runs along SW 13th Street from Beauty Towers to Cottage Grove Apartments (frequencies of 10-30 minutes on Monday – Friday). An existing bus stop with shelter is located on the nearby Comfort Suites property, and a southbound stop is located across SW 13th Street from the vacant restaurant. As previously noted, there are also existing sidewalks on both sides of SW 13th Street and a sidewalk on the south side of SW 25th Place along the Comfort Suites frontage. There are existing painted bike lanes on both sides of SW 13th Street. And, as indicated earlier, SW 25th Place is noted as a Low Volume road for bicycle travel on the City's GIS site.

The subject property is intended for use as a stormwater management facility associated with the redevelopment of the vacant restaurant abutting to the west. Because the existing restaurant was built prior to requirements for stormwater management, the addition of a stormwater facility as part of a redevelopment will assist with drainage (water quantity and water quality) that currently flows down SW 25th Place into the Kirkwood Subdivision from the corner of SW 13th Street and SW 25th Place. This is an important community contribution. In addition, the proposed land use change and rezoning will facilitate the redevelopment of the vacant restaurant on the corner of SW 13th Street and SW 25th Place. This will contribute to an increased tax base and enhance the aesthetics of SW 13th Street.

6. G. Potential long-term economic benefits

The potential long-term economic benefits are from facilitating the redevelopment of the abutting vacant restaurant site on the corner of SW 13th Street and SW 25th Place. Redevelopment of the site will add to the tax base of the City of Gainesville. And, there will be jobs created during the redevelopment process.

6. H. Level of Service Analysis

Deed restrictions will limit the use of the property to: a stormwater management facility; recreational paths; utility easements (existing use); and utility infrastructure (existing use with overhead electric lines that traverse the site north to south). The stormwater management facility will be required to meet the Stormwater Management level of service requirement for water quality and water quantity stated in the City's Comprehensive Plan. Since there will be no buildings constructed on the site, there are no other level of service standards that are applicable.

B. Site Accessibility

Vehicular Accessibility

The project area is located within the urbanized portion of the City of Gainesville and is located along SW 25th Place. Access to the site is also possible through the parking area of the abutting parcel to the west via SW 13th Street.

Multi-Modal Accessibility

The subject property is currently served by Regional Transit Service (RTS) Bus Routes 13 (Beaty Towers to Cottage Grove Apartments). There is an existing bus shelter on the property that serves northbound transit located approximately 467 feet from the subject property. There is a bus stop that handles southbound transit along SW 13th Street at the City College site, approximately 587 feet away from the site.

There are existing bike lanes on both sides of SW 13th Street in the vicinity of the subject property. SW 25th Place is designated a Low Volume roadway for bicycle travel on the City's GIS site. Sidewalks are available on both sides of SW 13th Street and on the south side of SW 25th Place at the Comfort Suites property frontage. As part of any redevelopment that might occur on the abutting property to the west (which would be combined with the subject property), a sidewalk would be required along the SW 25th Place property frontage.

Analysis for Changes to the Future Land Use Map

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

1. *Consistency with the Comprehensive Plan*

Response:

The proposed Urban Mixed Use (UMU) future land use category is consistent with the proposed U7 zoning district per the Correspondence with Future Land Use Categories table in Land Development Code Section 30-4.2. The following objectives and policies are applicable to the proposed designation:

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 category allows residential, office, retail and serve 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.

Consistency: The UMU land use category will allow the subject property to be used as a stormwater management facility for the abutting UMU property to the west. City Department of Sustainable Development staff indicated that a consistent land use (and zoning district) with the property to the west would be necessary for it to be used for the stormwater management facility.

Objective 1.5

Discourage the proliferation of urban sprawl.

Consistency: The proposed land use change is for a property that is in the existing urban services area and surrounded on the east, north, south, and west by existing development that has been in place, in many cases, since the 1960s and 1970s and later time periods. In addition, the site itself and surrounding area is served by existing utilities and infrastructure such as roads, transit service, sidewalks, and bike lanes. Changing the future land use category on the property will facilitate the redevelopment of the vacant restaurant property to the west, which will discourage urban sprawl.

Objective 2.1

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

Consistency: The proposed land use change will facilitate redevelopment of the abutting parcel to the west by providing an area for stormwater management for an existing building site that was constructed without stormwater management facilities. The abutting parcel is in the U7 zoning district, which is a zoning district that promotes compact development and vibrant urbanism through the applicable design standards in the Land Development Code. The area is served by multi-modal transportation, including transit, painted, in-lane bicycle lanes, and existing sidewalks along SW 13th Street.

2. *Compatibility and surrounding land uses*

Response: The subject property abuts property to the north and west with the Urban Mixed Use future land use category. Those properties are in commercial-type use. Properties to the east and south are in the Single Family future land use category. The property to the south is separated by SW 25th Place. The property to the east will be ensured of compatibility by the City's Land Development Code Section 30-4.8 that includes buffering and height restrictions when abutting single family designated property. In addition, compatibility with the surrounding SF land use properties will be ensured by deed restrictions that limit the uses of the property to: a stormwater management facility; recreational paths; utility easements (existing use); and utility infrastructure (existing use with overhead electric lines that traverse the site north to south). The existing, perpetual GRU 20-foot wide utility easement also serves as a permanent buffer between the subject property and the SF residential dwelling to the east.

3. *Environmental impacts and constraints*

Response: This site does not contain any wetlands, creeks, or surface waters. There are small areas of the site that are in Flood Zones A and AO (at the eastern and northern property boundaries). The area within Flood Zone A primarily falls within the GRU utility easement area, which cannot be developed. Therefore, there are minimal environmental impacts and constraints 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, transit service, bike lanes, sidewalks, and public roadways are located near or abutting the parcel. Due to its location next to a developed vacant building without stormwater management facilities, the proposed and use change will facilitate redevelopment of that abutting property by allowing construction of a stormwater management facility on the subject property.

5. *Impacts on affordable housing*

Response: There are no anticipated impacts on affordable housing.

6. *Impacts on the transportation system*

Response: No development activity is proposed as part of the proposed land use and zoning change. The site is located in Zone A of the Transportation Mobility Program Area. Due to the proposed deed restrictions that would limit use of the property to stormwater management, utility uses, and recreational paths, there are no anticipated transportation impacts. However, if the property is combined with the abutting property to the west for redevelopment, sidewalk construction along the property frontage would be required.

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

Response: The property is in a developed area that is served by centralized Gainesville Regional Utilities potable water, wastewater, and electric services. Currently the site is served by RTS Route 13 on SW 13th Street. There are existing bike lane facilities in SW 13th Street (both sides), and sidewalks are also available on SW 13th Street (both sides) There is a sidewalk along the south side of SW 25th Place along the Comfort Suites property frontage. The site can be accessed by an existing, paved public street (SW 25th Place).

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

Response: The subject property is less than an acre in size (0.6 acres). The proposed change will not have any substantial impact on acreage counts in any of the City's future land use categories. The additional acreage in the UMU category is needed to allow for a stormwater management facility to be placed on the site to facilitate the redevelopment of the abutting UMU property to the west.

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:

(1) 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: Aside from a small area of FEMA flood zone on the site (see Figure 7), there are no adverse impacts on natural resources and ecosystems. The site is surrounded by existing development that has existed since the 1960s and beyond.

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

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

(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 land use change will promote redevelopment of the abutting vacant restaurant building to the west. The UMU land use allows for a mix of land uses at higher densities and intensities that support multi-modal transportation and housing choice. There are transit stops and a bus shelter located close to the property. There is existing transit service via RTS Routes 13 that serves SW 13th Street. There are existing bike lanes on both sides of SW 13th Street. Public sidewalks are on both sides of SW 13th Street and on the south side of SW 25th Place along the Comfort Suites property frontage. The proposed land use change is for a 0.60-acre site that is surrounded on all sides by a mix of uses (hotels, residential, and proximate to the City College site on SW 13th Street). Retail/commercial/office uses are located in walking distance from the site to the north and south along SW 13th Street.

(IV) Promotes conservation of water and energy.

Response: This parcel is in an existing developed area surrounded by uses served by existing public facilities and services, thereby reducing sprawl and wasteful allocation of resources. The availability of transit service, bike lanes, and existing sidewalks also reduces transportation energy costs.

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

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

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

Response: The subject property currently is not in a Conservation or public lands category (it is in the Single Family land use category). Therefore, there is no reduction in current open space or recreational area that will occur as a result of the proposed land

use change. The proposed deed restrictions includes an allowance for recreational paths on the site, which will provide for passive recreation needs.

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

Response: The proposed future land use change will allow for a stormwater management facility that will facilitate redevelopment of the abutting property to the west. There are single-family residential properties to the east and multi-family residential properties to the south and north of the site that can benefit from the redevelopment of the abutting, vacant restaurant site to satisfy the demands of the 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 site is in a developed area (since the 1960s) that is currently in an urban area served by existing public facilities and services, so it does not constitute sprawl. The site is only 0.60-acres in size. The site is developed in an urban fashion. Transit is already available (RTS Route: 13) to serve the site. The proposed change will facilitate redevelopment of a vacant restaurant building, allowing for higher intensity/density on that site.

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

Response: The proposed land use change will facilitate and promote redevelopment of the abutting site to the west (vacant restaurant building), which will provide capital investment on a derelict property, create jobs while construction is ongoing, and strengthen the City's tax base after redevelopment.

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

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

Analysis for Changes to Zoning

Section 30-3.14 of the City's Land Development Code establishes the criteria for review of rezoning proposals. There are 10 review criteria listed as shown below. Responses to each of the criteria are provided.

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 surrounding properties to the north and west of the site are designated with U7 zoning, that allows a mix of residential and non-residential uses. The use to the north is a hotel and the use to the west is a vacant restaurant. The permitted uses in the proposed U7 zoning for the site are fully compatible with those properties and uses to the north and west. The uses to the east and south of the site (south of SW 25th Place) are single family dwellings. There are specific compatibility criteria in Land Development Code Section 30-4.8 that include buffering and height restrictions. Compatibility for the single-family residential to the east is further ensured by the 20-foot wide GRU perpetual utility easement that will serve as a buffer separating the U-7 zoning from the RSF-1 zoning. Finally, proposed deed restrictions that limit the use of the property to: a stormwater management facility; recreational paths; utility easements (existing use); and utility infrastructure (existing use with overhead electric lines that traverse the site north to south) ensure compatibility with the residential area to the east of the subject property.

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

Response: The proposed U7 zoning district is characterized by allowing residential and non-residential type uses. The subject property is suited to the proposed allowed uses in the U7 zoning district due to its location abutting U7 properties to the north and west. The proposed use for the property is a stormwater management facility for the redevelopment of the abutting property to the west (City Department of Sustainable Development staff indicated that the subject property would need a zoning district consistent with the abutting U7 property to place the stormwater management facility on it for use by that property). There are proposed deed restrictions that would limit the use of the subject property to: a stormwater management facility; recreational paths; utility easements (existing use); and utility infrastructure (existing use with overhead electric lines that traverse the site north to south) ensure compatibility with the residential area to the east of the subject property.

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

Response: The properties abutting to the north and west have the U7 zoning district designation, which is what is proposed for the subject property. Properties along SW 13th Street similarly have the U7 zoning district on them. The proposed use for the property is a stormwater management facility for the redevelopment of the abutting property to the west. City Department of Sustainable Development staff indicated that the subject property would need a zoning district consistent with the abutting U7 property to place the stormwater management facility on it for use by that property.

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

Response: The subject property is not developed so there are no buildings to conserve. The proposed use of the property is for stormwater management for the redevelopment of the abutting property to the west. This is an appropriate use for the subject property and will improve the stormwater situation in this area because the abutting, developed property to the west does not have any stormwater management facilities.

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: There are no current City plans for this specific area. The surrounding area along SW 13th Street was rezoned to transect zoning as part of the major land use and zoning changes in 2017 to implement the new Land Development Code transect zoning districts. The site falls within Transportation Mobility Program Area (TMPA) Zone A and is the University of Florida Context Area.

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

Response: The City's Comprehensive Plan promotes urban infill and redevelopment. Rezoning this site to allow a stormwater facility will encourage redevelopment of the vacant restaurant site that abuts to the west. Since that abutting, developed site does not include any stormwater facilities, the rezoning will promote a redevelopment that benefits the neighboring area by providing stormwater water quantity and quality treatment at the site. Since the rezoning will facilitate redevelopment, this will allow for mixed use development on a site to serve the nearby residential population.

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

Response: A major changed condition in the area is the adoption of transect zoning along the SW 13th Street corridor in 2017 and the update of the Land Development Code that occurred at the same time. In addition, several redevelopment projects have occurred near the subject property. These include: construction of the Comfort Suites hotel, the Rise multi-family development, the Haven Apartments redevelopment site, and the Campus Advantage multi-family development.

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

Response: Rezoning of this property is consistent with the goals, objectives, and policies of the City's Comprehensive Plan as indicated in the following goals,

objectives, and policies. It should also be noted that the proposed U7 zoning district implements the proposed Urban Mixed Use future land use category.

FLU Objective 1.5

Discourage the proliferation of urban sprawl.

Objective 2.1

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

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 2021. The supporting documents include this Justification Report submitted with the application. The Neighborhood Workshop was held on Tuesday, September 7, 2021. 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.*
2. *The area shall have had a change in growth and development pattern to warrant the rezoning to a more or less urban T-Zone.*
3. *The request shall be consistent with the overall City of Gainesville vision for growth and development as expressed in the City of Gainesville Comprehensive Plan.*
4. *If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of ten acres.*

Response: This is an application for rezoning to a transect zone. The proposed U7 zoning is a logical extension of the abutting U7 transect zoning to the north and west of the subject property. The nearby SW 13th Street corridor has seen major changes in growth and development in the past 5 years. In 2017, the SW 13th Street corridor area was rezoned to transect zoning. Redevelopment sites include: construction of the Comfort Suites hotel, the Rise multi-family development, the Haven Apartments redevelopment site, and the Campus Advantage multi-family development. As indicated above in this Justification Report, the proposed U7 zoning (and corresponding UMU future land use category) are consistent with the City's Comprehensive Plan and the City's redevelopment goals. As indicated above, this 0.60-acre site abuts existing transect zoning (U7) to the west and north.

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 subject property is surrounded by urban development. Development along the SW 13th Street corridor dates back to the 1960s and 1970s and this area is beginning to see a new era of redevelopment & reinvestment. The land use change and rezoning are being proposed to promote and help facilitate the redevelopment of an abutting property to the west along the SW 13th Street transect area (currently with an unoccupied, dilapidated building and deteriorating site) by adding a logical extension of the transect zoning that the City adopted for this area in 2017 with the Land Development Code update.



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ATTACHMENT C

Petition PB-21-159 LUC

October 28, 2021

1. Attachment A. - Application and Other Supporting Documents
2. Attachment B. - Justification Report Robinson SW 25th Place
3. **Attachment C: Some Relevant Comp Plan and Land Development Code References**

Future Land Use Element:

Objective 1.1

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

Policy 1.1.1

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

Policy 1.1.2

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

Policy 1.1.3

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

Policy 1.1.4

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

Objective 1.2

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

Objective 1.3

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

Policy 1.3.2

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

Objective 1.4

Adopt land development regulations that promote mixed-use development.

Objective 1.5

Discourage the proliferation of urban sprawl.

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

GOAL 2

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

Policy 2.1.1

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

PART II - CODE OF ORDINANCES
Chapter 30 - LAND DEVELOPMENT CODE
ARTICLE IV. - ZONING
DIVISION 2. TRANSECTS

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

GOAL 4

THE FUTURE LAND USE ELEMENT SHALL FOSTER THE UNIQUE CHARACTER OF THE CITY BY DIRECTING GROWTH AND REDEVELOPMENT IN A MANNER THAT: USES NEIGHBORHOOD CENTERS TO PROVIDE GOODS AND SERVICES TO CITY RESIDENTS; PROTECTS NEIGHBORHOODS; DISTRIBUTES GROWTH AND ECONOMIC ACTIVITY THROUGHOUT THE CITY IN KEEPING WITH THE DIRECTION OF THIS ELEMENT; PRESERVES QUALITY OPEN SPACE; AND PRESERVES THE TREE CANOPY OF THE CITY. THE FUTURE LAND USE ELEMENT SHALL PROMOTE STATEWIDE GOALS FOR COMPACT DEVELOPMENT AND EFFICIENT USE OF INFRASTRUCTURE.

Objective 4.1

The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City

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

Objective 4.2

The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

Policy 4.2.1

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

Policy 4.2.2

PART II - CODE OF ORDINANCES
Chapter 30 - LAND DEVELOPMENT CODE
ARTICLE IV. - ZONING
DIVISION 2. TRANSECTS

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

Policy 4.2.3

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

Housing Element:

OVERALL GOAL:

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

GOAL 1

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

Objective 1.2

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

Objective 1.3

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

Policy 1.3.1

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

GOAL 4

ENSURE HOUSING DEVELOPMENT DOES NOT NEGATIVELY AFFECT THE GAINESVILLE ENVIRONMENT.

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

Transportation Mobility Element

Objective 2.1

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

Objective 3.1

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

GOAL 6

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

Objective 6.1

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

Policy 6.1.1

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

Policy 6.1.2

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

GOAL 10.]

IMPLEMENT A TRANSPORTATION MOBILITY PROGRAM THAT PROMOTES AND ENHANCES:

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

Objective 10.1

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

DIVISION 2. TRANSECTS

Sec. 30-4.11. Generally.

- A. *Intent.* The intent of this division is to establish development standards that will encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact, pedestrian-friendly environment.
- B. *Transects.* A transect is a geographical cross-section of a region that reveals a sequence of environments that ranges from rural to urban. Using the transect to regulate development ensures that a community offers a full diversity of development types, and that each has appropriate characteristics for its location. There are typically six transects organizing the components of place-making: Natural zone, rural zone, urban neighborhood zone, general urban zone, urban center zone, and urban core. This code assigns transects that are tailored to the unique character of the City of Gainesville. The allowable uses, dimensional standards, and development requirements for these zones are described within this division.

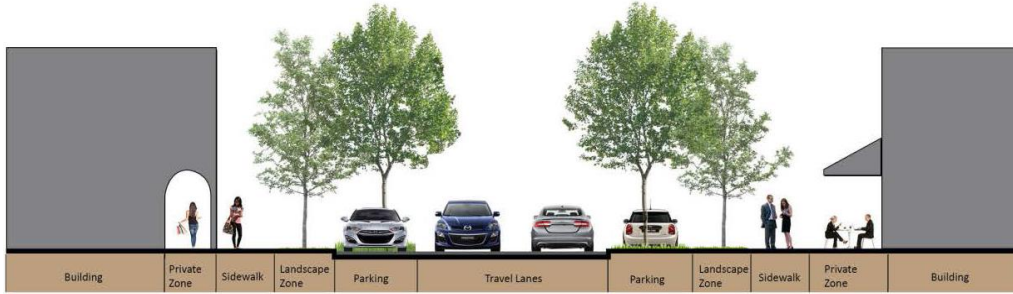
	ZONE DESCRIPTION	INTENDED SITE LAYOUT
	Urban Zone 1 Consists of predominantly low to medium density residential areas, adjacent to higher intensity zones where neighborhood services and mixed use are permitted.	Buildings typically occupy the center of the lot with setbacks on all sides. The front yard is intended to be visually continuous with the yards of adjacent buildings.
	Urban Zones 2 - 5 Consists of a wide range of residential building types. Higher number zones provide for the integration of offices and neighborhood services within an increasingly urban fabric. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.	Buildings typically occupy one side of the lot leaving a setback to the other side to allow for access or privacy. In many instances, the building occupies the entire lot frontage. A shallow frontage setback defines a more urban condition.
	Urban Zones 6 - 9 Consists of higher density mixed use	The building typically occupies the full frontage, leaving the rear of the lot as the sole yard. The

	buildings that accommodate retail, offices, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.	continuous facade steadily defines the public street. In its residential form, this type is the attached dwelling. The rear yard can accommodate substantial parking.
	Downtown Consists of the highest density and height development, with the greatest variety of uses, and civic buildings of regional importance. Streets have steady street tree planting and buildings are set close to wide sidewalks.	The building occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public street.

- C. *Streets.* Within the transects, new developments shall connect to the existing street network. Where the existing street network is deficient with respect to gridded connectivity, the development shall provide new street connections to meet the block perimeter requirements.

The zoning map identifies a hierarchy of street types that determine the relationship of buildings to the street and the standards for the design of street landscaping and sidewalks. Street types include: Storefront, Principal, Thoroughfare, and Local Streets. All undesignated existing streets are assumed to be Local Streets. Below is a detailed description of the general function, character, and elements of each street type. Final street design for new development shall be in accordance with this article and the Design Manual, subject to review and approval by the city manager or designee in the development review process. In the event of a conflict between the standards in this article and the Design Manual, the Design Manual shall govern.

- a. *Storefront.* Storefront streets are designed to encourage a high level of pedestrian activity. Higher intensity and density uses front this street type. Due to the level of pedestrian activity on this street type, minimum sidewalk widths are increased and first floor residential development requires a one and one-half foot elevation above grade (three feet recommended) for the privacy and comfort of residents. Building front entrances shall be oriented to this street type when there are multiple street frontages for the property.



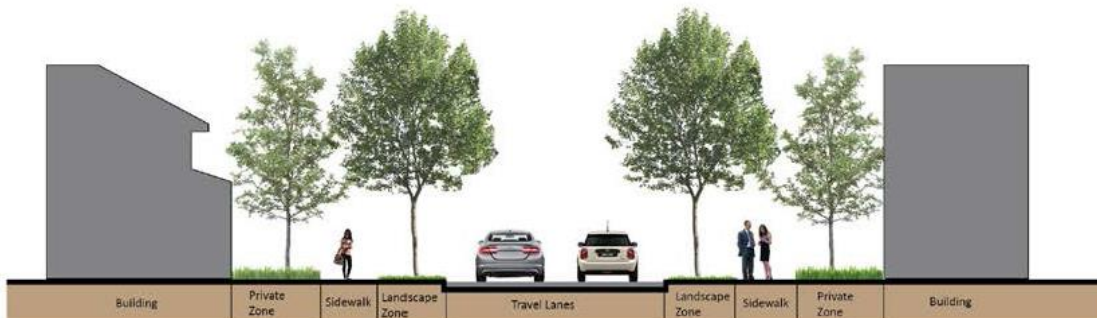
- b. *Principal*. Principal streets include lower levels of pedestrian activity compared to storefront streets. This street type is located in mixed-use areas where the traffic volume is anticipated to be higher than on local streets. This street type allows for some auto-oriented uses with a special use permit.



- c. *Thoroughfares*. Thoroughfares are streets that carry high volumes of through traffic at higher speeds with less pedestrian activity and higher vehicular speeds than other street types. These streets are often fronted by larger scale commercial development and are usually four-lane or six-lane streets.



- d. *Local*. Local streets are intended to have slow speeds and provide for connections within neighborhoods and between residential areas and commercial areas. Local streets are not identified on the zoning map, but make up the vast majority of the street types within the transects. Any street that is not identified as a storefront, principal, or thoroughfare street should be assumed to be a local street.



- e. *Urban walkways.* Urban walkways are pedestrian/bicycle pathways that serve to improve pedestrian/bicycle connectivity, delineate blocks and provide for expanded pedestrian space. These may be established as alternatives to new streets in some locations.



- f. *Alleys.* Alleys are narrower streets that are primarily used for service access to developments, or vehicular access to rear parking areas. Alleys are encouraged to be preserved, improved, or established in conjunction with development.



(Ord. No. 170831 , § 3, 4-5-18)

Sec. 30-4.12. Permitted uses.

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

Table V-1: Permitted Uses within Transects.

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
RESIDENTIAL											
Accessory dwelling unit	30-5.35	A	A	A	A	A	A	A	A	A	A
Adult day care home	30-5.2	P	P	P	P	P	P	P	P	P	P

Attached dwelling (up to 6 attached units)		-	P	P	P	P	P	P	P	P	P	P
Community residential home (up to 6 residents)	30-5.6	P	P	P	P	P	P	P	P	P	-	-
Community residential home (more than 6 residents)	30-5.6	-	-	P	P	P	P	P	P	P	P	-
Family child care home	30-5.10	P	P	P	P	P	P	P	P	P	P	-
Multi-family, small-scale (2—4 units per building)		-	P	P	P	P	P	P	P	P	P	P
Multi-family dwelling		-	-	P	P	P	P	P	P	P	P	P
Single-family dwelling		P	P	P	P	P	P	P	P	P	P	P
Single room occupancy residence	30-5.8	-	P	P	P	P	P	P	P	P	P	P
NONRESIDENTIAL												
Alcoholic beverage establishment	30-5.3	-	-	-	-	-	-	P	P	P	P	P
Assisted living facility		-	-	-	P	-	P	P	P	P	P	P
Bed and breakfast establishment	30-5.4	-	S	P	P	P	P	P	P	P	P	P
Business services		-	-	-	P	-	P	P	P	P	P	P
Carwash	30-5.5	-	-	-	-	-	-	P	P	-	-	-
Civic, social, or fraternal organization		S	P	P	P	P	P	P	P	P	P	P
Day care center	30-5.7	-	S	S	P	P	P	P	P	P	P	P
Drive-through facility	30-5.9	-	-	-	-	-	P	P	P	P	P	P
Emergency shelter		-	-	-	-	P	P	P	P	P	P	P
Equipment rental and leasing, light		-	-	-	-	-	-	P	P	P	P	P
Exercise studio		-	-	-	P	-	P	P	P	P	P	P

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

Passenger transit station		-	-	-	-	-	-	-	P	P	P
Personal services		-	-	-	P	-	P	P	P	P	P
Place of religious assembly	30-5.22	S	P	P	P	P	P	P	P	P	P
Professional school		-	-	-	P	P	P	P	P	P	P
Public administration building		-	-	-	S	S	S	P	P	P	P
Public park		P	P	P	P	P	P	P	P	P	P
Recreation, indoor ²		-	-	-	-	-	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	-	P	P	P	P
Research development or testing facility		-	-	-	-	-	-	P	P	P	P
Residence for destitute people	30-5.24	-	-	-	-	-	-	-	S	S	S
Restaurant		-	-	-	S	-	P	P	P	P	P
Retail sales		-	-	-	-	-	P	P	P	P	P
School (elementary, middle, or high - public or private)		S	S	S	P	P	P	P	P	P	P
Scooter or electric golf cart sales		-	-	-	-	-	-	P	P	P	-
Simulated gambling establishment		-	-	-	-	-	-	-	-	-	-
Social service facility	30-5.27	-	-	-	-	-	-	-	P	P	P
Skilled nursing facility		-	-	-	P	-	P	P	P	P	P
Vehicle sales or rental (no outdoor display)		-	-	-	-	-	-	P	P	P	P
Vehicle services	30-5.30	-	-	-	-	-	-	P	P	-	-
Vehicle repair	30-5.30	-	-	-	-	-	-	P	-	-	-
Veterinary services	30-5.31	-	-	-	P	-	P	P	P	P	P
Vocational or trade school		-	-	-	-	-	S	P	P	P	P

Wireless communication facility or antenna	See 30-5.32
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LEGEND:

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

1 = When located along a Principal Street.

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

3 = Office uses as a home occupation.

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

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

(Ord. No. 160685 , § 2, 3-15-18; Ord. No. 170975 , § 1, 2-21-19; Ord. No. 190292 , § 2, 2-20-20; Ord. No. 190714 , § 2, 6-4-20; Ord. No. 190988 , § 2, 9-3-20; Ord. No. 191128 , § 2, 9-17-20)

Sec. 30-4.13. Building form standards.

This section contains the building form standards that determine the location, scale and massing of all buildings within the transects.

Table V-2: Building Form Standards within Transects.

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
A. BLOCK STANDARDS										
Block perimeter (max. feet)	2,600'								2,000'	1,600'
B. LOT CONFIGURATION										
Lot width (min. feet)	34'	18'							18'	18'
C. DEVELOPMENT INTENSITY										
Nonresidential building coverage (max)	60%	80%							90%	100%
Residential density by right/with bonus ² (max. units per acre)	8	15	20	20	75	50/60	50/60	60/80	100/125	150/175
D. BUILDING FRONTAGE										
Primary frontage (min)	50%	60%							70%	80%
Secondary frontage (min)	30%	40%							50%	60%
E. BUILDING PLACEMENT										
min-max. from curb										
min. landscape/min. sidewalk/min. building frontage										
Storefront Street	20'-25' 5'/10'/5'	20'-25' 5'/10'/5'							20'-25' 5'/10'/5'	20'-25' 4'/10'/5'
Principal Street	17'-37' 6'/6'/5'	17'-27' 6'/6'/5'							17'-27' 6'/6'/5'	17'-27' 6'/6'/5'
Thoroughfare Street	19'-100' 6'/6'/5'	19'-100' 8'/6'/5'							19'-100' 8'/6'/5'	19'-100' 8'/6'/5'

Local Street	15'-35' 5'/5'/5'	15'-20' 5'/5'/5'							16'-21' 5'/6'/5'	15'-20' 4'/6'/5'
F. BUILDING SETBACKS										
Side interior setback (min)	5'	5'	5'	5'	5'	5'	5'	0'	0'	0'
Rear setback (min)	15'	3' (alley) 10' (no alley)							3' (alley) 5' (no alley)	3' (alley) 0' (no alley)

LEGEND:

1 = See section 30-4.8 for development compatibility standards.

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
G. BUILDING HEIGHT										
Min. feet	NA	NA	NA	NA	NA	NA	18	18	18	18
Max. stories (by right ¹ /with bonus ²)	3	3	3	3	4	4/5	4/6	5/6	6/8	12/14
Max. feet (by right/with bonus ²)	36	36	36	42	60	60/74	60/88	74/88	88/116	172/200
H. FLOOR HEIGHT										
Min. first floor height (residential/nonresidential)	NA/10'	NA/12'	NA/12'	NA/12'	NA/12'	NA/12'	12'/12'	12'/15'	12'/15'	12'/15'
I. GLAZING										
Min. first floor - nonresidential	-	30%			50%			65%		

Min. first floor - multi-family	-	30%
Min. upper floors - nonresidential and multi-family	-	15%

LEGEND:

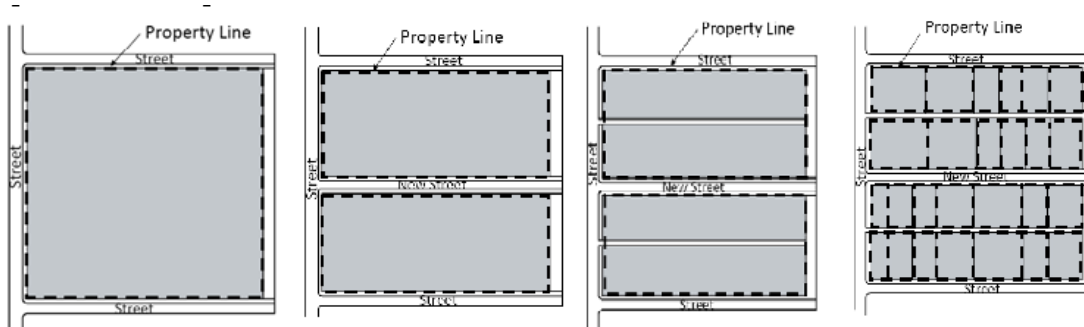
1 = See development compatibility standards in section 30-4.8.

2 = See bonus system requirements in section 30-4.9.

A. *Block standards.*

1. *Maximum block perimeter.* Maximum block perimeters are defined Table V-2 for each transect. When development cumulatively includes 50% or more of the total project area, it shall be required to include new local streets or urban walkways and the resulting block(s) shall not exceed the prescribed maximum block perimeter. Figure V-1 below depicts a recommended approach to breaking down large blocks to provide a new street grid on a large site.

Figure V-1: Creating Blocks



Step 1-original site; Step 2-introduce streets; Step 3-introduce alleys; Step 4-introduce lots.

2. *Construction of new streets.*

- a. The required local streets or urban walkways shall be constructed at the expense of the owner/developer as part of the development review process and shall be constructed according to the appropriate city standards, but may be sited and configured in a manner so that they provide the most appropriate access to the development. Where a street is planned to continue beyond the extent of a development, the development shall provide for the continuation of the street by stubbing out the improvements as close as is practicable to edge of the property boundary.
- b. The required local streets, multi-use paths or urban walkways shall provide for public access and may be dedicated for public right-of-way after construction, if the city desires to accept same for maintenance.
- c. Notwithstanding any other provision in this chapter, a development may receive final approval prior to construction of the required local streets or urban walkways if the city, upon approval of the city commission, has executed a binding agreement with the owner/developer that:
 - i. Requires the city and/or the community redevelopment agency to construct the required local streets as public streets within two years of final approval; and
 - ii. Provides for the conveyance or dedication of the associated right-of-way from the property owner to the city, at no cost to the city.

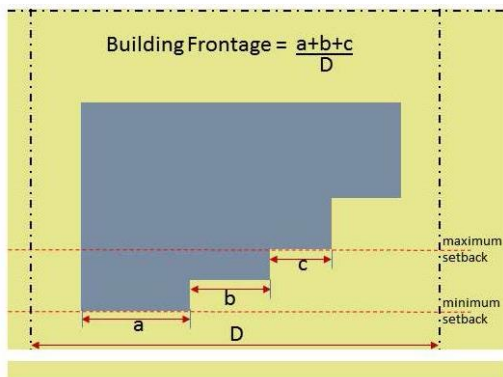
The city may enter into such an agreement only when the city determines that doing so would be in the public interest and when the city and/or the community redevelopment agency has budgeted legally available funds for the construction of the required local streets. The form and content of the agreement shall be provided by and acceptable to the city in its sole discretion.

- d. Board modifications from the requirement to construct new streets may be granted in accordance with the procedures and criteria for a variance, with specific consideration given to

situations where the construction of a street is limited by: access management standards, regulated environmental features, regulated natural or archeological resources, public stormwater facilities, existing utility facilities, contamination sites, inconsistencies with plans for a future city street network, parks, or schools. Where a variance from these requirements is approved, the block perimeter shall be completed with the provision of sidewalk and bicycle connections, and multi-use paths or urban walkways, subject to approval by the city.

3. *Urban walkways.* When required new streets or urban walkways are constructed as part of a subdivision or development, their design and construction shall conform to the following standards and applicable design manual standards:
 - a. New streets or urban walkways shall connect to existing streets on abutting properties, or be constructed in alignment with planned public streets on abutting properties.
 - b. Where a portion of a new street or urban walkway is newly constructed, it shall be designed to be extended to abutting property. Stub-outs shall extend to the property line.
 - c. Urban walkways shall be a minimum of 26 feet wide and may be designed with a single or divided paved pathway. The pathway(s) shall be at least ten feet wide in total width and shall provide for both bicycles and pedestrians. An urban walkway shall be landscaped with shade trees on minimum 50-foot centers on both sides of the paved path. Unpaved areas may also contain stormwater facilities. Urban walkways may contain benches, fountains, outdoor cafes or other outdoor uses as long as a minimum sidewalk width as specified above is maintained.
- B. *Building frontage.* Building frontage requirements shall create a continuous building presence along streets.
 1. The building frontage standards are a proportion of the building length relative to the width of the development site measured at the site frontage line, (see Figure V-3).

Figure V-3: Building Frontage



2. *Frontage hierarchy.*
 - a. Where a development has frontage along multiple street types that do not include a thoroughfare, the urban street (storefront or principal, in that order of hierarchy) shall be considered the primary street for the front face of the building.
 - b. Where a development has frontage on a thoroughfare and any other street type, the thoroughfare shall be considered the primary street.
 - c. Where a development has frontage on two streets of equal type, then the city manager or designee shall make a determination as to which street frontage shall be considered primary.

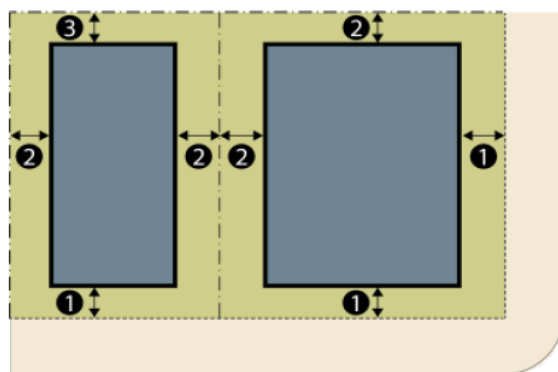
Figure V-4: Example of Gateway



Floor above gateway not required

3. In the case where the required building frontage cannot be met due to the need to provide vehicular access from the primary frontage, a gateway, arch or similar feature may be provided to preserve the block continuity and may be counted toward meeting the building frontage requirement, (see Figure V-4).
 4. A preserved high quality heritage tree canopy within the street setback range may count towards meeting the building frontage requirement.
 5. The ground floor along the street frontages shall contain active uses oriented to the street. Active uses may include, but are not limited to, display or floor areas for retail uses, waiting and seating areas for restaurants, atriums or lobbies for offices, lobbies or dining areas for hotels or multi-family residential buildings, and hotel rooms or multi-family residential units with street facing entrances.
- C. *Building placement and setbacks.* The placement of a building on a site is critical to creating a vital and coherent public realm. The building placement and setback standards shall shape the public realm and strengthen the physical and functional character of the area. Figure V-5 depicts the types of setbacks.

Figure V-5: Building Setbacks

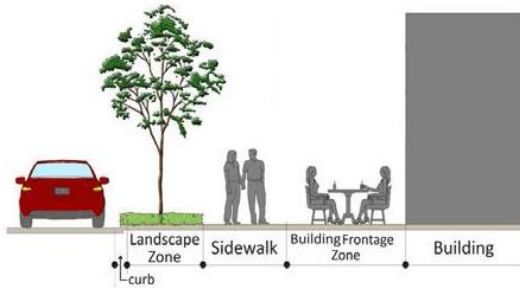


- ① Street Setback
- ② Side Setback
- ③ Rear Setback

1. Building placement requirements shall be measured from the back of curb instead of the front property line, with the following exceptions:
 - a. In the absence of curbs, shall be measured from the edge of pavement.

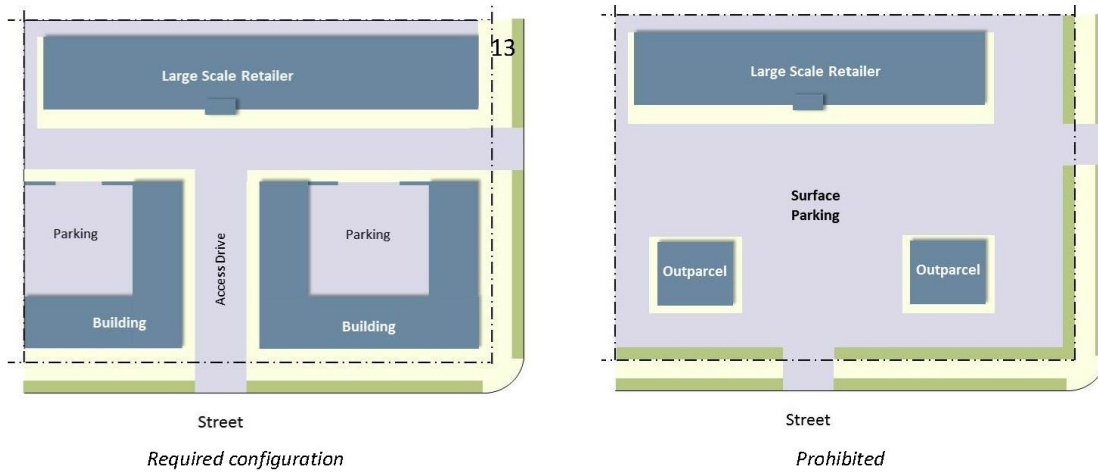
- b. Where the required building placement falls within a public right-of-way, it shall be shifted to the property line instead.
2. Building placement requirements shall be comprised of a landscape zone, a public sidewalk zone and a building frontage zone. Figure V-6 depicts the required configuration of these zones in relation to the street curb and building. The required minimum widths for the landscape and sidewalks zones are listed within Table V-2. The building frontage zone shall be a minimum of five feet in all locations. Section 30-4.13 D. contains additional standards for the design of the building frontage zone.

Figure V-6: Public Realm Zones



3. Side and rear setbacks are minimums and shall be measured from shared property lines.
4. The following shall not be located within the public sidewalk zone; utility poles including electrical transmission and distribution poles; light poles; mechanical equipment as defined in section 30-6.10; signs included in section 30-9.2A; and street furniture including benches, trash receptacles, and bicycle racks.
5. Where multiple buildings are proposed within a development, the placement of buildings at the rear of a site is allowed as long as one or more buildings are placed along the front of the site meeting the building placement and setback and building frontage requirements of this division. Figure V-7 depicts the required configuration of multiple buildings on a site, such as within a shopping center. Streets or access drives shall be incorporated into the site to break it down into smaller lots/blocks (platting will not be required). The primary access drive shall be centered on the anchor building and shall be lined with buildings, which shall meet the required frontage standards along the street and access drive.

Figure V-7: Multiple Buildings on a Site



- D. *Building frontage zone requirements.* All development shall provide a minimum five-foot wide building frontage zone behind the public sidewalk, and buildings shall have at least one type of building frontage incorporated into its design. Table V-3 contains the dimensional requirements for the various types of building frontages allowed. The intent of the building frontage zone is to provide a transition between the public street/sidewalk and the building. The type of activity conducted in the private frontage zone depends on the nature of the proposed use (Figure V-8). For a commercial building, the intent of the private frontage zone is to attract customers into the business. For a residential site, the intent of the private frontage zone is to provide for a private outdoor space and establish a separation from the public sidewalk for the ground floor rooms.

Figure V-8: Examples of Building Frontage Zone Activity



Table V-3: Building Frontage Dimensional Standards

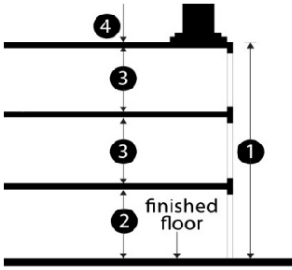
Storefront	Gallery	Arcade
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<p>1. Width: 25% of façade width min.</p>	<p>1. Width: 75% of façade width min.</p>	<p>1. Width: 75% of façade width min.</p>
<p>2. Depth: 5' min.</p>	<p>2. Depth: 8' min.</p>	<p>2. Depth: 8' min.</p>
<p>3. Clear Height: 8' min.</p>	<p>3. Clear Height: 12' min. (1st floor)</p>	
<p>3. Clear Height: 12' min. (1st floor)</p>	<p>3. Clear Height: 12' min. (1st floor)</p>	
<p>Courtyard</p>	<p>Stoop</p>	<p>Porch</p>
<p>1. Width: 10' min. to 50% of façade width max.</p>	<p>1. Width: 5' min. to 16' max.</p>	<p>1. Width: 12' min.</p>
<p>2. Depth: 10' min/20' max.</p>	<p>2. Depth: 5' to 8'</p>	<p>2. Depth: 8' min.</p>
<p>3. Elevation: 18" max. above grade.</p>	<p>3. Clear Height: 8'</p>	<p>3. Clear Height: 8' min.</p>
	<p>4. Elevation: 21" min. above grade.</p>	<p>4. Elevation: 21" min. above grade.</p>

Note: See Article II for definitions of frontages.

-
1. *Building frontage standards, general.*
 - a. In addition to the encroachments shown in Table V-3, cantilevered balconies, bay windows and roof overhangs are allowed to encroach into the building frontage zone.
 - b. Street furniture such as benches, trash receptacles, or bicycle racks may be installed within the building frontage zone; however, permanent fencing is prohibited.
 2. *Standards for storefronts, awnings and canopies.*
 - a. Storefront doors shall not be recessed more than five feet from the front façade. Recessed doors shall have angled walls leading to the door to promote the visibility of the entrance.
 - b. Awnings and canopies shall not cover building architectural elements including but not limited to cornices or ornamental features.
 - c. High gloss or plasticized fabrics and aluminum are not allowed for awnings.
 - d. Backlit awnings are not permitted.
 - e. Awning shall match the width of the window or door opening and shall enhance the architectural features of the building.
 3. *Standards for galleries and arcades.*
 - a. Along urban Storefront streets, gallery/arcade openings shall align with storefront entrances.
 - b. Galleries may be one or two stories.
 - c. Arcades and galleries shall have consistent depth along a frontage.
 4. *Standards for courtyards.*
 - a. Courtyards shall be paved and a minimum of 20 percent of the total courtyard area shall be enhanced with either above-ground or in-ground landscaping.
 5. *Standards for stoops and porches.*
 - a. Stoops shall align directly with the building entry.
 - b. Porches may be one or two stories.
 - c. Porches may encroach into the building frontage zone.
- E. *Building height.*

Figure V-9: Building Height



- ① Building height
- ② Floor height (ground floor)
- ③ Floor height (upper floors)
- ④ Exceptions to maximum height

1. The heights of parking structures shall be limited in accordance with the maximum feet within each district, but shall not be limited to the maximum number of stories.
2. Mezzanines that meet the definition and requirements of the Florida Building Code shall not be counted as an additional story.
3. The building height limitations contained in Table V-2 do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances required to be placed on the roof and not intended for human occupancy. Other exceptions include:
 - a. Roof structures above eave line can vary in height up to a maximum of 15 feet above eave line.
 - b. Trellises may extend above the maximum height up to eight feet.

F. *Floor height.*

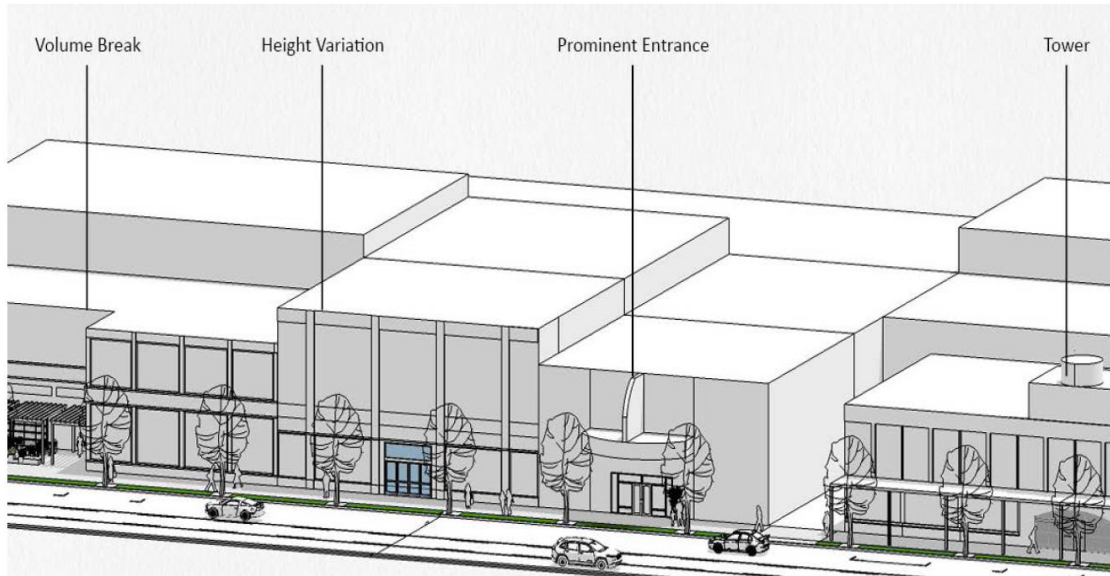
1. Floor height shall be measured as provided in the Florida Building Code.
2. Parking garages are exempt from the minimum floor height requirements.

(Ord. No. 170831 , § 4, 4-5-18; Ord. No. 170971 , § 2, 2-21-19; Ord. No. 170974 , § 6, 2-21-19)

Sec. 30-4.14. Building design standards.

- A. *Building massing.* Large building volumes shall be divided to appear as smaller volumes grouped together. Volume breaks may be achieved by volume projections and recesses, and varying heights and roof lines. Therefore, building facades shall not exceed 60 feet along a street frontage without providing a substantial volume break such as a volume projection or recess, a tower or bay, or an architecturally prominent public entrance. The recesses and projections shall have a minimum depth and width of ten feet.

Figure V-16: Building Massing



B. *Facade articulation.* The standards contained in this section apply to multi-family, nonresidential and mixed-use buildings. Building facades along streets shall maintain a pedestrian scale by integrating the following architectural elements:

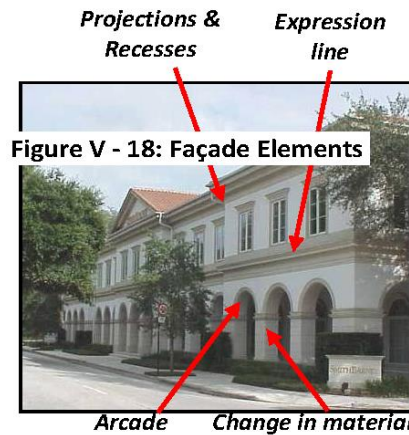


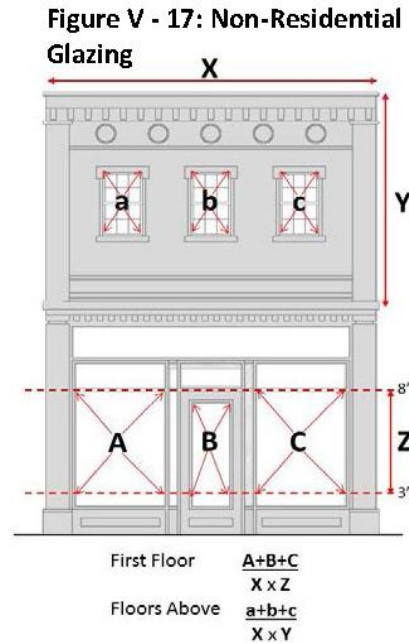
Figure V - 18: Façade Elements

1. Façades shall not exceed 20 horizontal feet without including at least one of the following elements:
 - a. A window or door.
 - b. Awning, canopy or marquee.
 - c. An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a minimum depth of six inches.
 - d. Arcade, gallery or stoop.
 - e. Complementary changes in façade materials or texture.
2. An expression line shall be provided between the first and second stories delineating the transition between ground and upper floors.

3. Architectural treatments on the façade, such as cornices or expression lines, shall be continued around the sides of the building visible from a street.
4. All building elevations (including secondary/interior side façades) shall use similar materials and appearance as the front/street facade.

C. *Glazing requirements.*

1. Glazing percentages shall be calculated as follows:



- a. Nonresidential first floor: The area of glass between three feet and eight feet above finished floor, divided by the area of the building façade also between three feet and eight feet above finished floor.
 - b. Nonresidential above first floor: The combined area of glass on all floors above the first divided by the total area of the building façade for those floors.
 - c. Residential: The area of glass divided by the area of the façade.
2. The approving authority may allow reduced glazing and/or glass transmittance for places of religious assembly and schools.
 3. There is no maximum limit on how much glazing may be provided. However, if glass walls are used, an architectural feature, such as a canopy/marquee, overhang, or a horizontal change in plane shall be provided between the first and second floors to ensure pedestrian scale at the sidewalk level.
 4. Windows and glass doors shall be glazed in clear glass with 80 percent minimum transmittance. The use of reflective glass and reflective film is prohibited on the ground floor of all buildings.

D. *Building entrances.*

1. Each building shall provide a primary public entrance oriented toward the public right-of-way, and may be located at the building corner facing the intersection of two streets. Additional entrances may be provided on other sides of the building.

-
2. Primary public entrances shall be operable, clearly-defined and highly-visible. In order to emphasize entrances they shall be accented by a change in materials around the door, recessed into the façade (alcove), or accented by an overhang, awning, canopy, or marquee.
 3. Building frontages along the street shall have functional entrances at least every 150 feet.



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Sec. 30-4.15. Parking requirements.

A. *Parking amounts.*

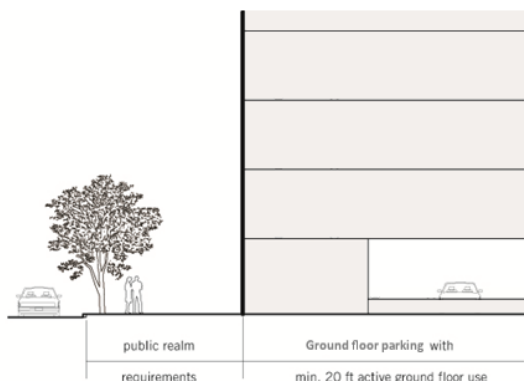
Transect	Min. Vehicle Spaces		Min. Bicycle Spaces		Min. Scooter Spaces
	Nonresidential Use	Residential Use	Nonresidential Use	Residential Use	
DT	-	-	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U9	-	-	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U8	-	-	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U7	-	1 per 3 bedrooms	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U6	-	1 per 3 bedrooms	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U5	-	1 per 3 bedrooms	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	-
U4	Per parking code				
U3					
U2					
U1					

B. *Location of parking facilities.*

1. Surface parking lots shall be located to the rear or side of buildings, but no more than 50 percent of the total parking area may be located to the side of buildings.

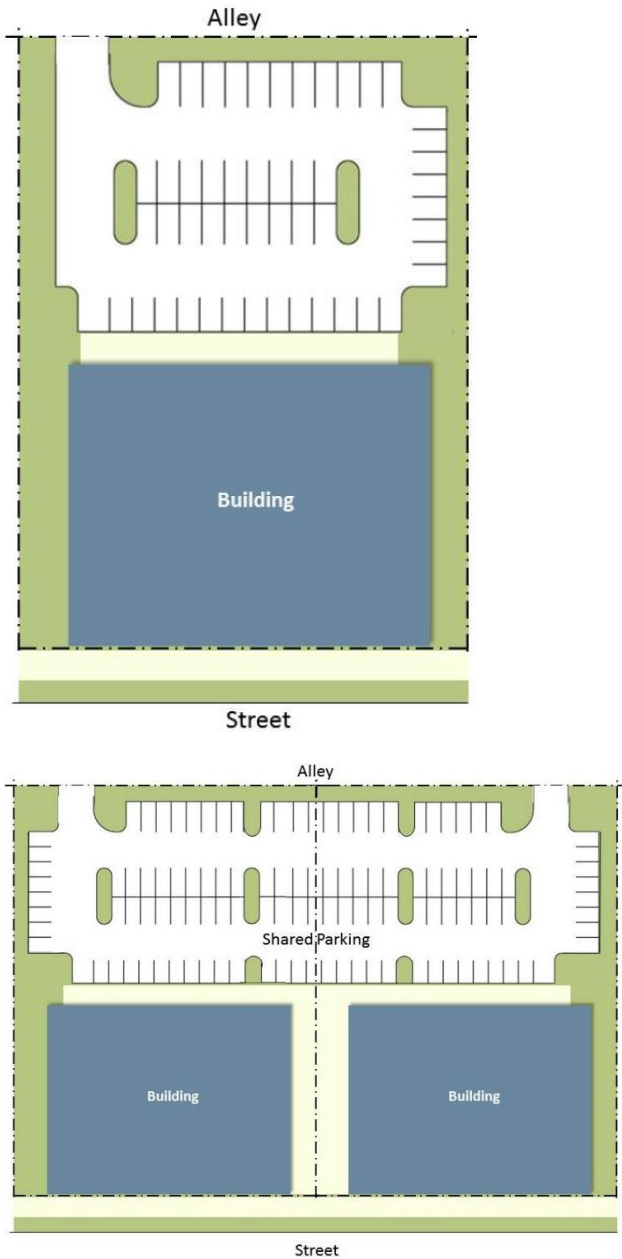
Figure V-10: Ground-Floor Parking under Building

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2. Surface parking in the form of a single level of ground floor parking located within the building footprint (see Figure V-10) must include a minimum of 25 feet of active ground floor commercial, residential, or office uses along Storefront and Principal streets, or in the event that all of the abutting roadways are local streets, must include a minimum of 25 feet of active ground floor uses along the most primary local street as determined by pedestrian traffic. All other street frontages must include decorative screening walls, perimeter parking landscaping per Article VII, or a combination thereof to shield ground floor parking areas.
3. Surface and structured parking areas shall be accessed from rear alleys or rear lanes where available (see Figure V-11), from an adjacent property (see Figure V-12), or from local streets, in that order of hierarchy. Vehicular access from other street types shall only be allowed in the absence of these options.
4. Within the DT district, any surface parking areas abutting a public street or urban walkway shall be screened from street view by a masonry garden wall with a height between three and five feet. In the other T-zones, the parking lot may be screened in accordance with the perimeter parking landscaping standards per article VII.
5. A minimum of ten percent of the provided bicycle parking shall be located between the building and the street.

Figure V-11: Parking Access from Alley



C. *Design of parking structures.*

1. Parking structures located along Storefront streets shall be concealed by liner buildings, which may be attached or detached from the parking structure (see Figure V-13). The liner building shall have a minimum of two stories and a minimum height of 30 feet and a minimum depth of 25 feet along the entire length of the parking structure.

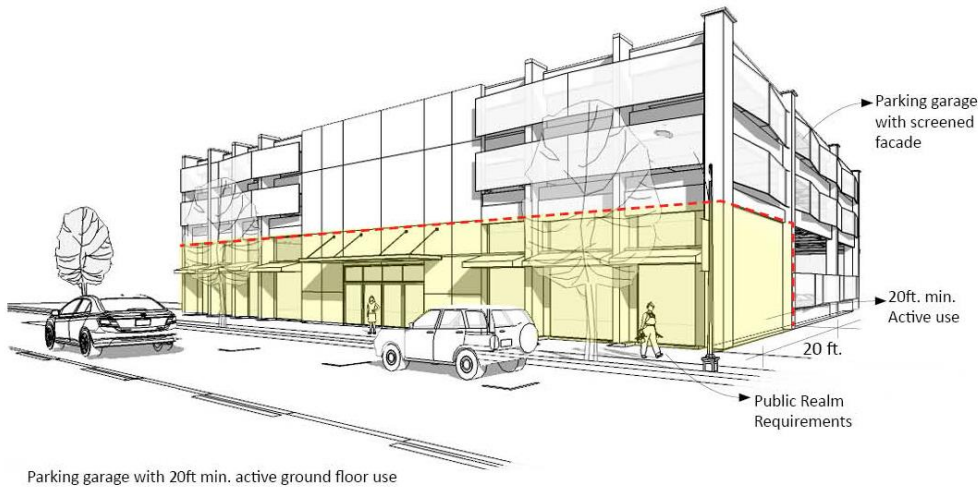
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Figure V-13: Parking Structures on Storefront Streets



2. Parking structures located along Principal streets shall be required to provide ground floor commercial or office space along the street frontage (see Figure V-14).

Figure V-14: Parking Structures on Principal Streets



3. On all other streets, any structured parking that is not concealed behind a liner building or ground floor commercial or office space shall have decorative screening walls, perimeter parking landscaping per Article VII, or a combination thereof to screen ground floor parking (see Figure V-15).

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Figure V-15: Parking Structures on Other Streets



Parking garage with perimeter landscaping and screened facade

4. Parking structures shall meet setback, height, and façade articulation standards applicable to the transect, but are exempt from the minimum floor-to-ceiling height requirement and the building frontage zone requirement.

(Ord. No. 170974 , § 7, 2-21-19)

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Sec. 30-4.16. Permitted uses.

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

Table V-4: Permitted Uses in Residential Districts.

USES	Use Standards	RSF-1 to 4	RC	MH	RMF-5	RMF-6 to 8
Accessory dwelling unit	30-5.35	A	A	A	A	A
Adult day care home	30-5.2	P	P	P	P	P
Assisted living facility		-	-	-	P	P
Attached dwelling (up to 6 attached units)		-	-	-	P	P
Bed and breakfast establishment	30-5.4	S	P	P	P	P
Community residential home (up to 6 residents)	30-5.6	P	P	P	P	P
Community residential home (7 to 14 residents)	30-5.6	-	-	-	-	P
Community residential home (over 14 residents)	30-5.6	-	-	-	-	P
Day care center	30-5.7	-	P	P	P	P
Emergency shelter		-	-	-	-	P
Family child care home	30-5.10	P	P	P	P	P
Fowl or livestock (as an accessory use)	30-5.38	-	-	-	-	-
Mobile home		-	-	P	-	-
Multi-family dwelling		-	-	-	P	P
Multi-family, small-scale (2-4 units per building)		-	P ¹	-	P	P
Place of religious assembly	30-5.22	S	P	P	P	P
Library		-	S	S	S	S
Public park		P	P	P	P	P
School (elementary, middle, or high - public or private)		S	P	P	P	P
Simulated gambling establishment		-	-	-	-	-
Single-family dwelling		P	P	P	P	P

Single room occupancy residence	30-5.24	-	-	-	-	P
Skilled nursing facility		-	-	-	-	S
Social service facility	30-5.28	-	-	-	-	S

LEGEND:

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

1 = No more than two dwellings units per building are permitted in the RC district.

(Ord. No. 170975 , § 2, 2-21-19; Ord. No. 190292 , § 3, 2-20-20; Ord. No. 190714 , § 3, 6-4-20; Ord. No. 190988 , § 3, 9-3-20; Ord. No. 191128 , § 3, 9-17-20)

Sec. 30-4.17. Dimensional standards.

The following tables contain the dimensional standards for the various uses allowed in each district:

Table V-5: Residential Districts Dimensional Standards.

	RSF-1	RSF-2	RSF-3	RSF-4	RC	MH	RMF-5	RMF-6	RMF-7	RMF-8
DENSITY/INTENSITY										
Residential density (units/acre)										
Min.	None	None	None	None	None	None	None	8 ¹	8 ¹	8 ¹
Max. by right	3.5	4.6	5.8	8	12	12	12	10	14	20
With density bonus points	-	-	-	-	-	-	-	See Table V-6	See Table V-6	See Table V-6
Nonresidential building coverage	35%	35%	40%	40%	50%	50%	50%	50%	50%	50%
LOT STANDARDS										
Min. lot area (sq. ft.)	8,500	7,500	6,000	4,300	3,000	3,000	3,500	None	None	None
Min. lot width (ft.)										
Single-family	85	75	60	50	35	35	40	40	40	40
Two-family ²	NA	NA	NA	NA	70	NA	75	40	40	40
Other uses	85	75	60	50	35	35	85	85	85	85
Min. lot depth (ft.)	90 ⁴	90 ⁴	90 ⁴	80 ⁴	None	None	90	90	90	90
MIN. SETBACKS (ft.)										

Front	20 ⁴	20 ⁴	20 ⁴	20 ⁴	10 ⁵	15	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.
Side (street)	10	10	7.5	7.5	NA	NA	15	10 ³ /15	10 ³ /15	10 ³ /15
Side (interior) ^{6,7}	7.5	7.5	7.5	7.5	5	5	10	5 ³ /10	5 ³ /10	5 ³ /10
Rear ^{7,8}	20	20	15	10	20	15	10	10	10	10
Rear, accessory	7.5	7.5	5	5	5	5	5	5	5	5
MAXIMUM BUILDING HEIGHT (stories)										
By right	3	3	3	3	3	3	3	3	3	3
With building height bonus	NA	NA	NA	NA	NA	NA	NA	5	5	5

LEGEND:

- 1 = Parcels 0.5 acres or smaller existing on November 13, 1991, are exempt from minimum density requirements.
- 2 = Assumes both units on one lot. Lot may not be split, unless each individual lot meets minimum lot width requirement for single-family. Lot may not be split when the two-family dwelling is configured vertically.
- 3 = Applicable only for two-family dwellings.
- 4 = Lots abutting a collector or arterial street shall have a minimum depth of 150 feet and a minimum building setback of 50 feet along that street.
- 5 = Attached stoops or porches meeting the standards in sections 30-4.13 and 30-4.14 are permitted to encroach up to five feet into the minimum front yard setback.
- 6 = Except where the units are separated by a common wall on the property line of two adjoining lots. In such instances, only the side yard setback for the end unit is required.
- 7 = Accessory pre-engineered or pre-manufactured structures of 100 square feet or less and one story in height may be erected in the rear or side yard as long as the structure has a minimum yard setback of three feet from the rear or side property line, is properly anchored to the ground, and is separated from neighboring properties by a fence or wall that is at least 75 percent opaque.
- 8 = Accessory screened enclosure structures, whether or not attached to the principal structure, may be erected in the rear yard as long as the enclosure has a minimum yard setback of three feet from the rear property line. The maximum height of the enclosure at the setback line shall not exceed eight feet. The roof and all sides of the enclosure not attached to the principal structure shall be made of screening material.

(Ord. No. 200252 , § 2, 2-4-21)

Sec. 30-4.18. Density bonus points.

Development criteria described in the density bonus points manual, when met, shall allow increases in development intensity based upon the limits in this section. These increases in intensity shall be allowed should a developer propose to undertake a project that will result in a development sensitive to the unique environmental and developmental needs of the area. For each criterion met by the developer, certain points shall be credited to the project. Those points, calculated in accordance with the Density Bonus Points Manual, shall determine the maximum allowable density.

Table V-6: Permitted Density Using Density Bonus Points

RMF-6		RMF-7		RMF-8	
Points	Max. residential density (du/ac)	Points	Max. residential density (du/ac)	Points	Max. residential density (du/ac)
0	10	0	14	0	20
26	11	20	15	16	21
52	12	39	16	30	22
79	13	59	17	46	23
108	14	79	18	59	24
138+	15	98	19	75	25