

# NW 43<sup>rd</sup> St & NW 23<sup>rd</sup> Ave Redevelopment

*Small-scale Comprehensive Plan Amendment (Ss-CPA)  
and Rezoning (PB-20-141 LUC and PB-20-142 ZON)*



City of Gainesville  
City Commission  
April 28, 2021

# REQUEST:

- Ss-CPA Application:
  - From: Office (O) and Conservation (CON)
  - To: **Planned Use District (PUD)** with Mixed-Use Low Intensity and Conservation uses
- Rezoning Application:
  - From: General Office (OF) and Conservation (CON)
  - To: **Planned Development** with a conservation easement

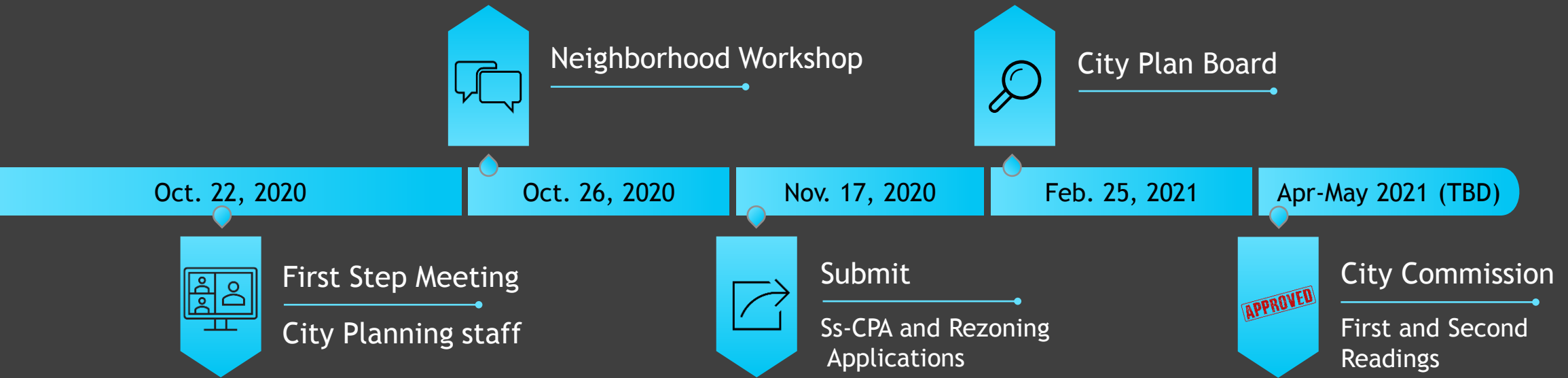


# INTENT:

Redevelop property with neighborhood-scale restaurant, retail, financial service, professional service, and conservation uses.



# Ss-CPA & REZONING TIMELINE



# PUBLIC NOTIFICATION

## NEIGHBORHOOD WORKSHOP NOTIFICATION



17-0173-05

**To:** Neighbors of the NW 43<sup>rd</sup> Street and NW 23<sup>rd</sup> Avenue Intersection  
**From:** Ryan Thompson, AICP, Planning Project Manager  
**Date:** October 09, 2020  
**RE:** Neighborhood Workshop Public Notice

A virtual Neighborhood Workshop will be held to discuss proposed applications on ±7.1 acres in the City of Gainesville: a Small-scale Comprehensive Plan Amendment from Office (O) & Conservation (CON) to Planned Use District (PUD) incorporating limited Mixed-Use Low Intensity uses/Conservation and a companion Rezoning from General Office (OF) & Conservation (CON) to Planned Development (PD). Uses within the PUD and PD will include restaurant, retail, financial service, professional services, and Conservation. A proposed conservation easement will be in the southern portion of the site. The Workshop will also address the City Development Plan. The site is located at 4315 NW 23<sup>rd</sup> Avenue, Gainesville, FL, 32605 (Alachua County Tax Parcel 06371-003-000).

**Date:** October 26, 2020  
**Time:** 6:00 p.m.  
**Link:** [bit.ly/WDG-NHWS](http://bit.ly/WDG-NHWS)  
**Contact:** Ryan Thompson, AICP  
 11801 Research Drive  
 Alachua, FL 32615  
 (352) 331-1976  
 RyanT@CHW-inc.com

This is not a public hearing. The Neighborhood Workshop's purpose is to inform the public about the nature of the proposal and seek comments.

**Directions to Attend Meeting:** Using your web browser, visit the web address link above. Please note, the link is case-sensitive. For best performance, Google Chrome, Safari, Microsoft Edge, or Mozilla Firefox are recommended.

If you are unable to attend the meeting, please contact CHW using the information above and we will provide materials after the virtual meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above. Printed copies of all materials discussed at the meeting will be made available upon request.

L:\2017\17-0173\Planning\Workshop\2020 Workshop\MAIL.0UT\_201009\_WDG\_NHWS.docx

☎ (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222  
 ☎ (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615  
 ☎ (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

[www.chw-inc.com](http://www.chw-inc.com)



8A | SUNDAY, OCTOBER 11, 2020 | THE GAINESVILLE SUN

### Ballots

Continued from Page 1A

add Barry Ritten, a political science professor at the University of Wisconsin-Madison, who has analyzed absentee data. "But there's a necessary caveat, which is the rate of rejection is higher in the past than it could affect the outcome of the election," said Douglas. Michigan and Pennsylvania rejected about 60,000 votes as ineligible earlier this year, said Jonathan Cohen, League of Women Voters' executive director. Only a few thousand votes shy of Donald Trump's margin of victory in those states in 2016. A similar trend in November could trigger "a chaotic winter of lawsuits and judicial intervention," said Douglas.

Discarded ballots don't automatically give either party an edge. If one state has a certain number, the number of discarded ballots could match or top Trump's margin of victory in 2016.

Ballot ID (BID) also projects between 362,000 to 370,000 more votes would be denied this year in counties won by Democrats during the 2016 presidential election than in counties won by the GOP.

For example, though the political groundswell has been fast to challenge voter ID rules, Attorney General William Barr in September wrongly claimed that 370,000 mail ballots had been fraudulently cast. In September, Trump refused to commit to a peaceful transfer of power should he lose the election, citing his belief in widespread absentee ballot fraud.

The rising number of absentee ballot requests has not a small amount of voter fraud, USA TODAY/ABC found, but instead the byproduct of one million eligible voters navigating an often confusing voting process. Voters concerned over slow postal delivery may be able to get their ballot in a drop box or bring it to the local election office, depending on state rules.

**Local elections may decide presidency**  
 Absentee rejection rates are projected to soar in battleground states. In Pennsylvania, Philadelphia County alone is projected to reject up to 34,862 absentee ballots in the November, last month, the Pennsylvania State Supreme Court handed down a decision that could more than double that number, and Philadelphia City Commissioner Lisa Deeby. Voters put their ballots into a "mailbox" envelope, then get their envelope into a mailbox or envelope. If they use one envelope, their votes would be counted, said Deeby, who has asked state lawmakers to address the issue. "It's not just fair to those out of state because of a ballot," she said.

North Carolina expects no more than 3 in 10 will vote absentee, lowering rejected ballots to roughly 35,000 - below CTR projections but thousands higher than the number of rejected ballots in the last presidential election. Should the rate go, it could be "a net-zero" for North Carolina.

That's also had a rejection rate of less than 1% in the last presidential election. The percentage of discarded absentee ballots rejected in counties where more than 5% of every 10 residents lived in poverty.

Post-election focus could be on signatures  
 A randomized signature is not the most frequent means of ballot rejection, but it is the most costly, said Douglas. Many states are loosening up, said Douglas. Many states are loosening up, said Douglas. Many states are loosening up, said Douglas.

Comparing a voter's signature on a ballot to his or her signature on official documents, such as voter registration, is one way to guard against fraud. Typically requires a ballot to be used and signed, and a judge may call by a panel of election officials.

States the type of process used may not affect any one signature. President George H.W. Bush's signature in 1992, for instance, is noticeably different from his signature when as the White House just 18 years later.

Monthly voters have been held hit by signature questions in Florida, if any of any absentee votes based on mismatched signatures in the last presidential election were heavily rejected, a 2017 study of four California counties found that Asian American's absentee votes were disproportionately discarded because of mismatched signatures. In an August ballot, the Hispanic Nationalist Club high rates of rejected votes based on signature mismatches.

Administrative and Gov. Steve has been experience signing paper documents, and in California have been "much more likely to have their ballots rejected if they had signatures than other voters," said the California Voting Foundation's Alexander. Voters' signatures, it is, is comparable with paper, but has had two strikes. It's a sign of a voter's handwriting that challenges the state verification and said he "does not believe he could reliably sign his name the same way each time he does so."

**Voters must know their state's rules**  
 With roughly 340 voters, Colby, Wisconsin, from Cook, Theodor's looking offer one-on-one voter assistance.

Somebody who's got an issue calls my home number, and I try to help them get an issue, they come to my house," she said.

In fact, absentee voting can often mean navigating a gridlock of requirements.

There are three states, said Joe Conroy, a member of the Executive Committee of the Brooklyn Voters Alliance, whether a witness is required, or the color of ink, or whether the envelope is sealed.

"We call it voter oppression by process," he said.

During the 2020 Michigan primary, people who most needed to vote - the elderly and ill - were also required to bring someone into their home to verify their ballot, said Neil Adreick, outgoing executive director of the Michigan Election Commission.

"People would call us on the line because they were concerned about having someone come into their home and sign their absentee ballot as a witness," Adreick told FoxBusiness. They were in habits with the process. Many were not covered, he said.

Some local election officials are unable to keep up with absentee ballot rules, give assistance over everything from the number of drops to ballot design. In a single day, the Pennsylvania Supreme Court extended mail deadlines, added and drop boxes and ruled election boards did not have to tell voters their ballots had trouble problems.

"The biggest issue that I see in the air right now will be what additional steps the federal courts might make," said Forest Lehner, a Lansing County, Pennsylvania, election clerk. "One one of the courts changes the ballot design, it's going to be almost impossible to get a correct information out."

Writing is already a barrier, and so are regulations. But that not necessarily a barrier to absentee ballot early and return it. Votes are allowed, said Michael McDonald, a University of Florida political science professor whose "Ballot Status Election Project" tracks voting. "You walk in the data that people who had their ballots in a mailbox are more likely to have them accepted than those who were coming in person," he said. "It gives the election official and you the time to do whatever you need to do."

"There's a lot of 'to be done and to do,' said Alan Hinkle, deputy director of the NAACP Legal Defense and Educational Fund's Thompson Marshall by the firm. "But if you believe in the fundamental principle of our democracy, of one man, one vote, then you do whatever it takes to ensure that people are entitled to vote, get it."

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

vote absentee, lowering rejected ballots to roughly 35,000 - below CTR projections but thousands higher than the number of rejected ballots in the last presidential election. Should the rate go, it could be "a net-zero" for North Carolina.

That's also had a rejection rate of less than 1% in the last presidential election. The percentage of discarded absentee ballots rejected in counties where more than 5% of every 10 residents lived in poverty.

Post-election focus could be on signatures  
 A randomized signature is not the most frequent means of ballot rejection, but it is the most costly, said Douglas. Many states are loosening up, said Douglas. Many states are loosening up, said Douglas.

Comparing a voter's signature on a ballot to his or her signature on official documents, such as voter registration, is one way to guard against fraud. Typically requires a ballot to be used and signed, and a judge may call by a panel of election officials.

States the type of process used may not affect any one signature. President George H.W. Bush's signature in 1992, for instance, is noticeably different from his signature when as the White House just 18 years later.

Monthly voters have been held hit by signature questions in Florida, if any of any absentee votes based on mismatched signatures in the last presidential election were heavily rejected, a 2017 study of four California counties found that Asian American's absentee votes were disproportionately discarded because of mismatched signatures. In an August ballot, the Hispanic Nationalist Club high rates of rejected votes based on signature mismatches.

Administrative and Gov. Steve has been experience signing paper documents, and in California have been "much more likely to have their ballots rejected if they had signatures than other voters," said the California Voting Foundation's Alexander. Voters' signatures, it is, is comparable with paper, but has had two strikes. It's a sign of a voter's handwriting that challenges the state verification and said he "does not believe he could reliably sign his name the same way each time he does so."

**Voters must know their state's rules**  
 With roughly 340 voters, Colby, Wisconsin, from Cook, Theodor's looking offer one-on-one voter assistance.

Somebody who's got an issue calls my home number, and I try to help them get an issue, they come to my house," she said.

In fact, absentee voting can often mean navigating a gridlock of requirements.

There are three states, said Joe Conroy, a member of the Executive Committee of the Brooklyn Voters Alliance, whether a witness is required, or the color of ink, or whether the envelope is sealed.

"We call it voter oppression by process," he said.

During the 2020 Michigan primary, people who most needed to vote - the elderly and ill - were also required to bring someone into their home to verify their ballot, said Neil Adreick, outgoing executive director of the Michigan Election Commission.

"People would call us on the line because they were concerned about having someone come into their home and sign their absentee ballot as a witness," Adreick told FoxBusiness. They were in habits with the process. Many were not covered, he said.

Some local election officials are unable to keep up with absentee ballot rules, give assistance over everything from the number of drops to ballot design. In a single day, the Pennsylvania Supreme Court extended mail deadlines, added and drop boxes and ruled election boards did not have to tell voters their ballots had trouble problems.

"The biggest issue that I see in the air right now will be what additional steps the federal courts might make," said Forest Lehner, a Lansing County, Pennsylvania, election clerk. "One one of the courts changes the ballot design, it's going to be almost impossible to get a correct information out."

Writing is already a barrier, and so are regulations. But that not necessarily a barrier to absentee ballot early and return it. Votes are allowed, said Michael McDonald, a University of Florida political science professor whose "Ballot Status Election Project" tracks voting. "You walk in the data that people who had their ballots in a mailbox are more likely to have them accepted than those who were coming in person," he said. "It gives the election official and you the time to do whatever you need to do."

"There's a lot of 'to be done and to do,' said Alan Hinkle, deputy director of the NAACP Legal Defense and Educational Fund's Thompson Marshall by the firm. "But if you believe in the fundamental principle of our democracy, of one man, one vote, then you do whatever it takes to ensure that people are entitled to vote, get it."

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

Winn, got it.

## Dillard's

### OCTOBER CLEARANCE

**65% OFF**  
LADIES' SPORTSWEAR

**65% OFF**  
LADIES' SHOES

**65% OFF**  
LADIES' BOUTIQUE

**65% OFF**  
JUNIOR & INFANT

**65% OFF**  
JEWELRY & WATCHES

**65% OFF**  
PASHION & BEDDING

**LANCOME** CHOOSE YOUR GIFT  
 With any \$17.50 Lancome purchase. Or worth up to \$177.  
 Choose from 10 different gifts. Offer good while supplies last.

**Exclusive offer for Dillard's Cardmembers**  
 Shop and earn NOW THROUGH OCTOBER 18

**EARN UP TO \$200 IN DILLARD'S REWARDS CERTIFICATES WITH YOUR PURCHASE**

SPEND \$100	EARN \$20.
SPEND \$200	EARN \$40.
SPEND \$300	EARN \$60.
SPEND \$400	EARN \$80.
SPEND \$500	EARN \$100.
SPEND \$600	EARN \$120.
SPEND \$700	EARN \$140.
SPEND \$800	EARN \$160.
SPEND \$900	EARN \$180.
SPEND \$1,000	EARN \$200.

**Redeem on all merchandise October 24 - November 1.**

### PUBLIC NOTICE

A virtual neighborhood workshop will be held to discuss proposed applications on ±7.1 acres in the City of Gainesville: a Small-scale Comprehensive Plan Amendment from Office (O) & Conservation (CON) to Planned Use District (PUD) incorporating limited Mixed-Use Low Intensity uses/Conservation and a companion Rezoning from General Office (OF) & Conservation (CON) to Planned Development (PD). Uses within the PUD and PD will include restaurant, retail, financial service, professional services, and Conservation. A proposed conservation easement will be in the southern portion of the site. The workshop will also address the City Development Plan. The site is located at 4315 NW 23<sup>rd</sup> Avenue, Gainesville, FL, 32605 (Alachua County Tax Parcel 06371-003-000).

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

**Time:** 6:00 pm on October 26, 2020  
**Link:** [bit.ly/WDG-NHWS](http://bit.ly/WDG-NHWS)

**Instructions:** Type the link into your web browser's address bar. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address below, or by phone.

**Contact:** Ryan Thompson, AICP  
**Address:** 11801 Research Drive, Alachua, FL, 32615  
**Phone Number:** (352) 331-1976  
**Email:** [RyanT@CHW-inc.com](mailto:RyanT@CHW-inc.com)



## PUBLIC NOTICE

A virtual Neighborhood Workshop will be held to discuss proposed applications on ±7.1 acres in the City of Gainesville: a Small-scale Comprehensive Plan Amendment from Office (O) & Conservation (CON) to Planned Use District (PUD) incorporating limited Mixed-Use Low Intensity uses/Conservation and a companion Rezoning from General Office (OF) & Conservation (CON) to Planned Development (PD). Uses within the PUD and PD will include restaurant, retail, financial service, professional services, and Conservation. A proposed conservation easement will be in the southern portion of the site. The Workshop will also address the City Development Plan. The site is located at 4315 NW 23<sup>rd</sup> Avenue, Gainesville, FL, 32605 (Alachua County Tax Parcel 06371-003-000).

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

**Time:** 6:00 pm on October 26, 2020  
**Link:** [bit.ly/WDG-NHWS](http://bit.ly/WDG-NHWS)

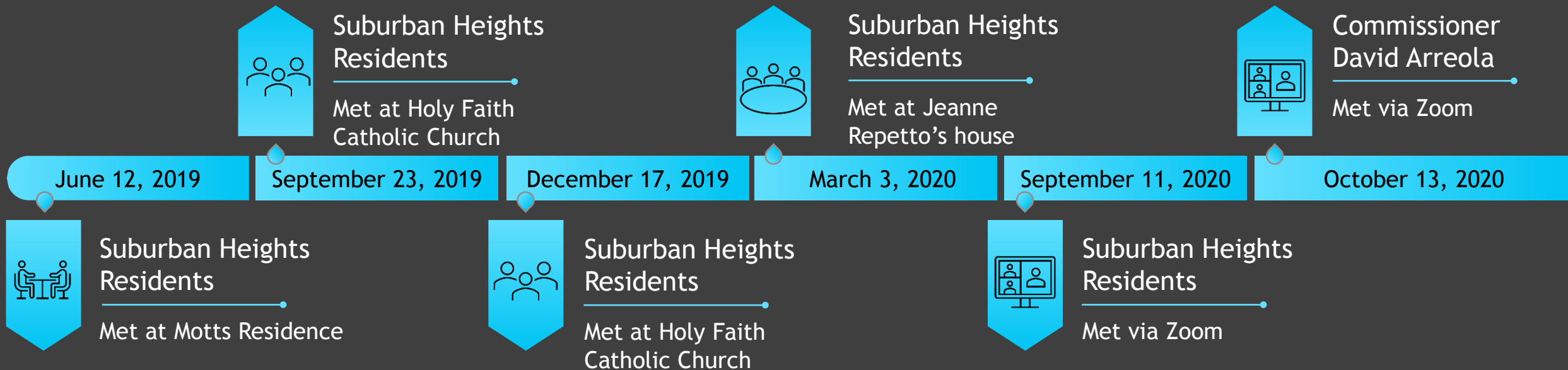
**Instructions:** Type the link into your web browser's address bar. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address below, or by phone.

**Contact:** Ryan Thompson, AICP  
**Address:** 11801 Research Drive, Alachua, FL, 32615  
**Phone Number:** (352) 331-1976  
**Email:** [RyanT@CHW-inc.com](mailto:RyanT@CHW-inc.com)



# COMMUNITY ENGAGEMENT TIMELINE

(Since the June 28, 2018 City Plan Board)

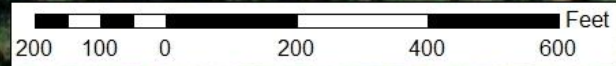


# Context Map



**Legend**

- Project Site
- City of Gainesville



# Project Context





# Project Context



# Aerial Map



# Neighbor Concerns

#	Name	Address	43rd/23rd Traffic	Cut-Thru Traffic	Local Businesses	Vacant Space	On-site Trees	Wetlands*
1	Ronald H. Randles	4430 NW 20th Place	X	X				
2	Jennifer Sagan	4908 NW 13th Avenue	X	X				
3	Gerald and Ulla Benny	4511 NW 19th Avenue	X	X	X			
4	Robert and Susan Schackow	1900 NW 46th Street		X				
5	Eugene R., Barbara, Ryan Rusiecki	4410 NW 17th Place		X				
6	L. L. Denahan	4431 NW 18th Place		X			X	X
7	Ardagh and Futterknecht	1800 NW 46th Street	X	X				
8	Joyce Koopman	1816 NW 57th Terrace	X					
9	Elizabeth Keith	4908 NW 15th Place		X	X			
10	James P Nilon	4701 NW 16th Place		X		X		
11	Haban-Bouza Family	4310 NW 13th Avenue		X		X		
12	Jorge Mundulas	4520 NW 19th Avenue		X				
13	Juan A. Delamaza, Maria A. Marin	1925 NW 46th Street		X				
14	Cindy and Ken Campbell	2210 NW 46th Street		X				
15	Susan Mecholsky	4411 NW 13th Avenue	X		X			
16	Ed Wolcott	4624 NW 17th Place		X				
17	Christine Burgett	4410 NW 19th Avenue		X				
18	Barbara Rassel	4908 NW 17th Place		X				
19	Carole Silverman	4721 NW 17th Place						
20	Patricia Rowe	4100 NW 13th Place	X	X				
21	Floyd and Betty Mather	2220 NW 46th Street		X				
22	Agnes Leslie	4914 NW 18th Place	X	X				

\*There are no wetlands on site.

# Response to Concerns

Issue	Response	PD Condition	Deed Restriction	Time of Implementation
43rd/23rd Traffic	The Applicant will continue to work with Alachua County Public Works Department to review operational and safety modifications	#s 15, 16, 19, 22, 36	§1(d)i-vii	From Development Plan review through construction
Cut-Thru Traffic	The Applicant will continue to work with the City's Transportation & Mobility Department to review traffic calming methods for inclusion within the neighborhood	#s 17, 20, 21, 35	§1(d)i-vii	From Development Plan review through construction
Local Businesses	Future tenants may include local businesses	-	-	Following construction
Vacant Space	Existing vacant commercial space is older and does not have good street visibility	-	-	N/A
On-site Trees	The buildings shall be designed and placed to minimize tree removal	-	§1(b)	During Development Plan review
Wetlands*	There are no wetlands or other natural features that warrant preservation	-	§1(b)	N/A

# Proposed Conditions

36 Total Conditions

24 Conditions drafted by residents of the Suburban Heights neighborhood

## PROPOSED CONDITIONS COVER:

DEVELOPMENT STANDARDS

DESIGN STANDARDS

TRANSPORTATION

LANDSCAPING

STORMWATER MANGEMENT FACILITY

OPEN SPACE/CONSERVATION

# Proposed Conditions - Uses

## List of allowed *and* prohibited uses

### The development will allow the following uses:

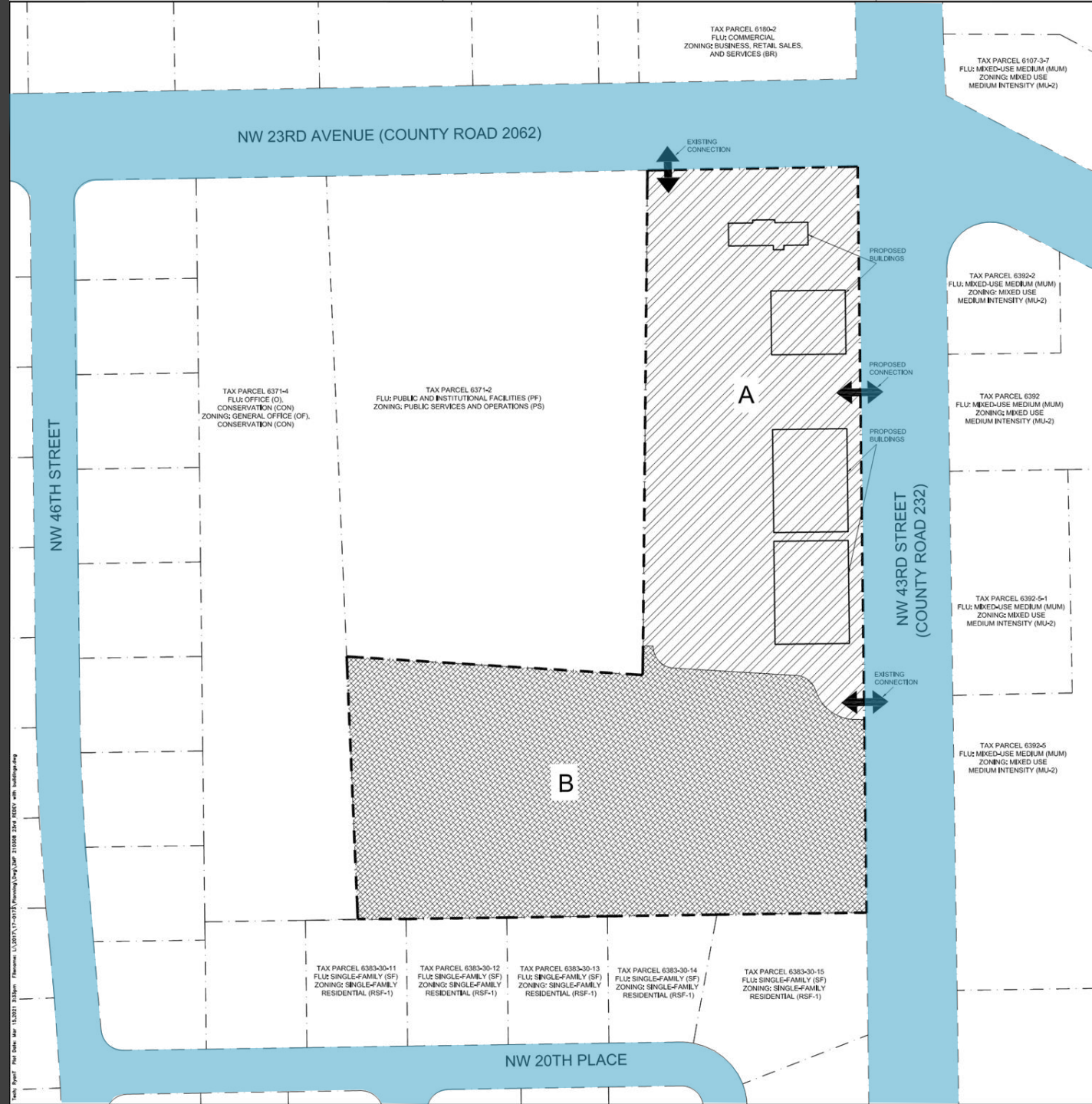
- Conservation /w associated maintenance and stormwater
- Retail Sales and Services
- Professional Office Services
- Financial Institution
- Restaurant or Coffee Shop with an associated drive through (to be further defined in Condition 17)
- Wine and Cheese Shop
- Daycare / Childcare

### Prohibited uses include:

- Flea markets
- Tattoo parlors
- Smoke/vape shops
- Head shops
- Massage parlors
- Escort services
- Adult entertainment businesses
- Laundromats and laundry services
- Crematories and funeral parlors
- Fuel stations
- Convenience stores
- Indoor or outdoor storage facilities
- Discount stores
- Repair shops, except electronic repair shops or bicycle repair shops
- Multi-family residences
- Medical emergency facilities
- Amusement services (arcades)
- Social service centers
- Halfway houses
- Substance abuse rehabilitation centers
- Residential housing; including apartments over retail
- Grocer
- Food trucks
- Liquor Store

# Proposed Conditions - Structure and Layout

- Code-compliant development plan
- Access points on NW 23<sup>rd</sup> & NW 43<sup>rd</sup>
- Parking area screened, all on site
- Uses with heavier traffic, longer hours shall be located towards northern boundary of site
- Garbage collection, recycling facility shall be fully enclosed



# Proposed Conditions - Façade / Building Design

- All buildings will adhere to City and proposed design standards
- Max. height: **one (1) story**
- Max. no. freestanding commercial buildings: **five (5)**
- Max. combined square footage: **32,000 sf**



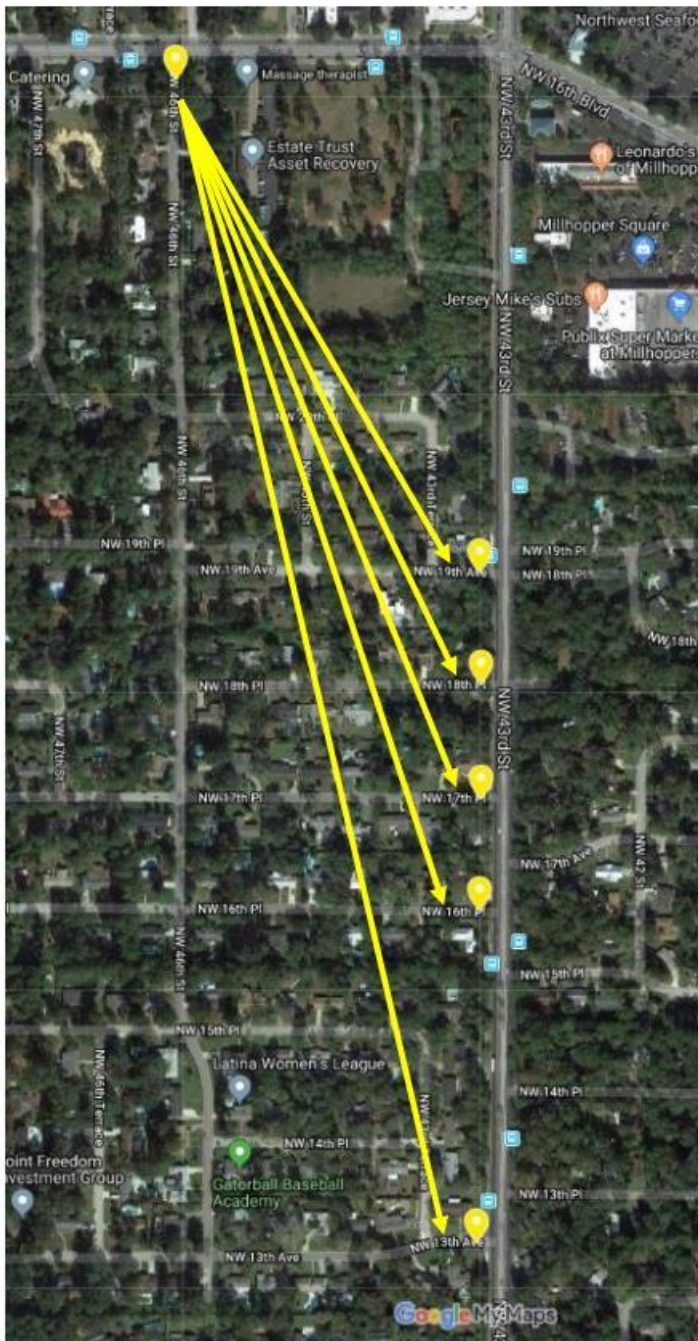


# Proposed Conditions - Landscaping

## Sight and Sound Screening:

- Berm with shrub hedge and shade trees
- Masonry wall along portion of southern property boundary



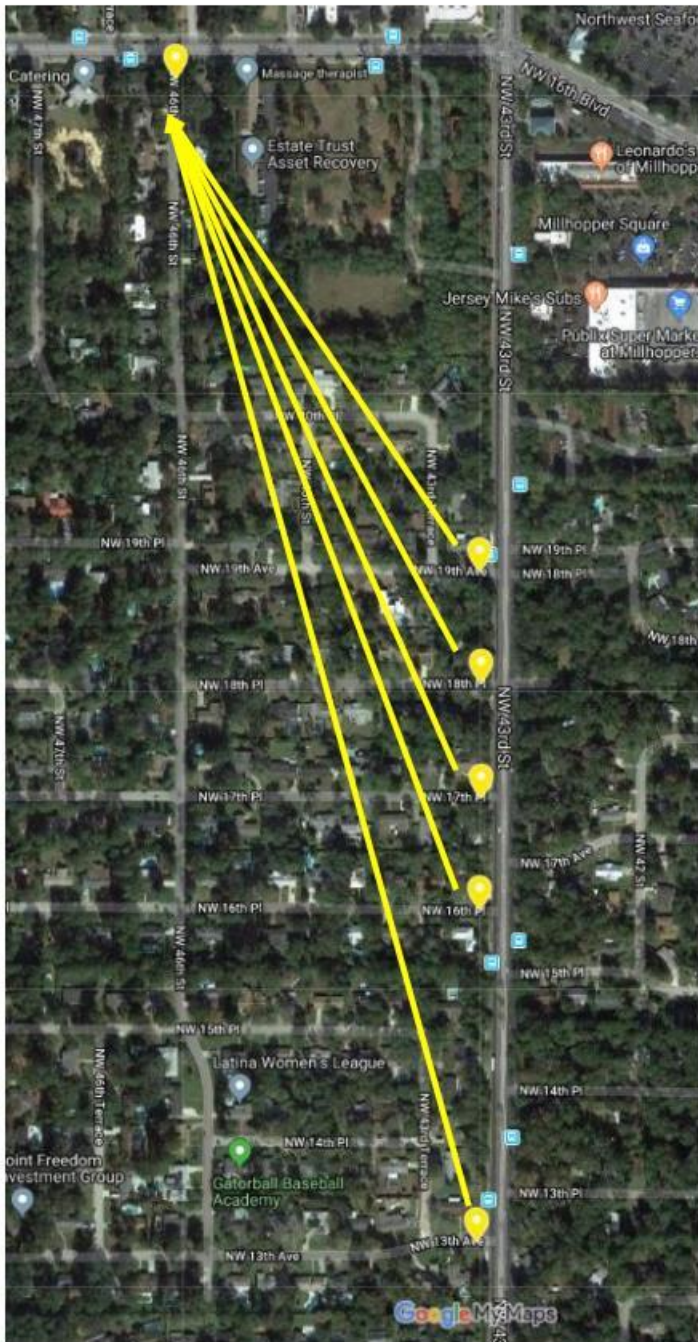


This part of the chart is summarizing the traffic that began at NW 46<sup>th</sup> St, heading SB. We were asked to monitor 5 possible destinations. We observed 37 cars enter NW 46<sup>th</sup> St (during the AM peak hours) and, of those 37, only 5 exited at any of the destinations. In this case, all were at the NW 19<sup>th</sup> St destination. Similar data is shown for the PM peak hours.



NW 46th Ave Cut Thru  
Matches under 2:00

		Tuesday, November 6, 2018						
From Origin to Destination		Origin Volume	Total Matches	Destination Volume	Median Travel Time	Average Travel Time	Percent of Destination Volume	Percent of Origin Volume
SBEB Data	From NW 46th St SB (AM)	37						
	To NW 13th Ave EB (AM)		0	91	N/A	N/A	0.00%	0.00%
	To NW 16th Pl EB (AM)		0	39	N/A	N/A	0.00%	0.00%
	To NW 17th Pl EB (AM)		0	29	N/A	N/A	0.00%	0.00%
	To NW 18th Pl EB (AM)		0	13	N/A	N/A	0.00%	0.00%
	To NW 19th Ave EB (AM)		5	46	01:13	01:14	10.87%	13.51%
	From NW 46th St SB (PM)	89						
	To NW 13th Ave EB (PM)		0	53	N/A	N/A	0.00%	0.00%
	To NW 16th Pl EB (PM)		0	24	N/A	N/A	0.00%	0.00%
	To NW 17th Pl EB (PM)		0	30	N/A	N/A	0.00%	0.00%
To NW 18th Pl EB (PM)		0	8	N/A	N/A	0.00%	0.00%	
To NW 19th Ave EB (PM)		4	21	01:11	01:09	19.05%	4.49%	



This part of the chart is summarizing the traffic that ended at NW 46<sup>th</sup> St, heading NB. We were asked to monitor 5 possible origins. We observed 86 cars exiting NW 46<sup>th</sup> St (during the AM peak hours) and, of those 86, only 2 originated at any of the origins. In this case, all were at the NW 19<sup>th</sup> St destination. Similar data is shown for the PM peak hours.

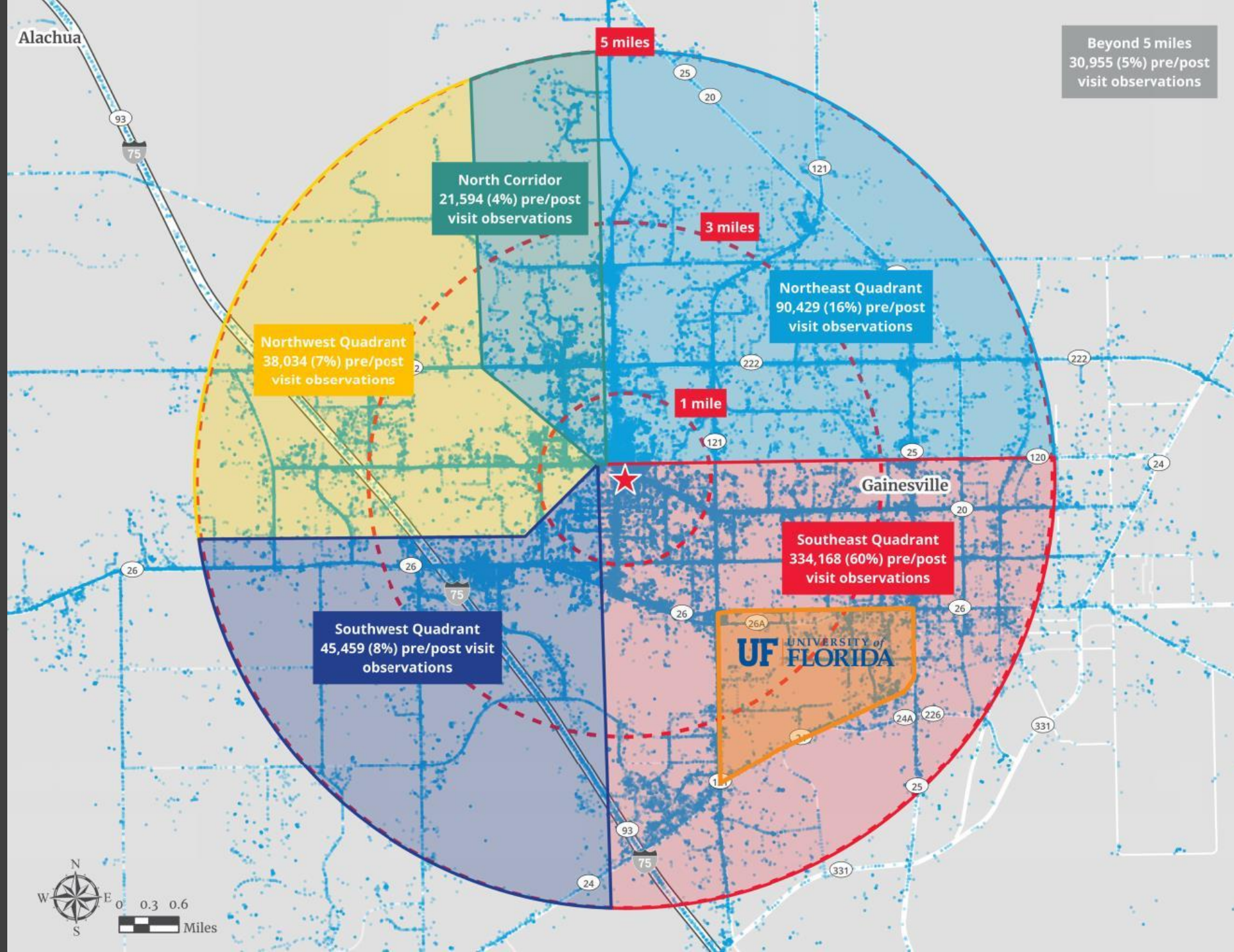
NBWB Data	From	NW 13th Ave WB (AM)	45	0	86	N/A	N/A	0.00%	0.00%
	From	NW 16th Pl WB (AM)	16	0		N/A	N/A	0.00%	0.00%
	From	NW 17th Pl WB (AM)	13	0		N/A	N/A	0.00%	0.00%
	From	NW 18th Pl WB (AM)	7	0		N/A	N/A	0.00%	0.00%
	From	NW 19th Ave WB (AM)	26	2		01:29	01:29	7.69%	2.33%
	To	NW 46th St NB (AM)							
	From	NW 13th Ave WB (PM)	95	0		N/A	N/A	0.00%	0.00%
	From	NW 16th Pl WB (PM)	40	3		01:17	01:19	7.50%	3.57%
	From	NW 17th Pl WB (PM)	36	0		N/A	N/A	0.00%	0.00%
	From	NW 18th Pl WB (PM)	16	0		N/A	N/A	0.00%	0.00%
From	NW 19th Ave WB (PM)	27	2	01:15	01:15	7.41%	2.38%		

# Patron Geofencing

Over a one-year period, Millhopper shopping center patrons were geotagged 30 minutes before to 30 minutes after

93% of all traffic generated came from the east, northeast, and south

7% came from the west, which equated to 100 visits per day

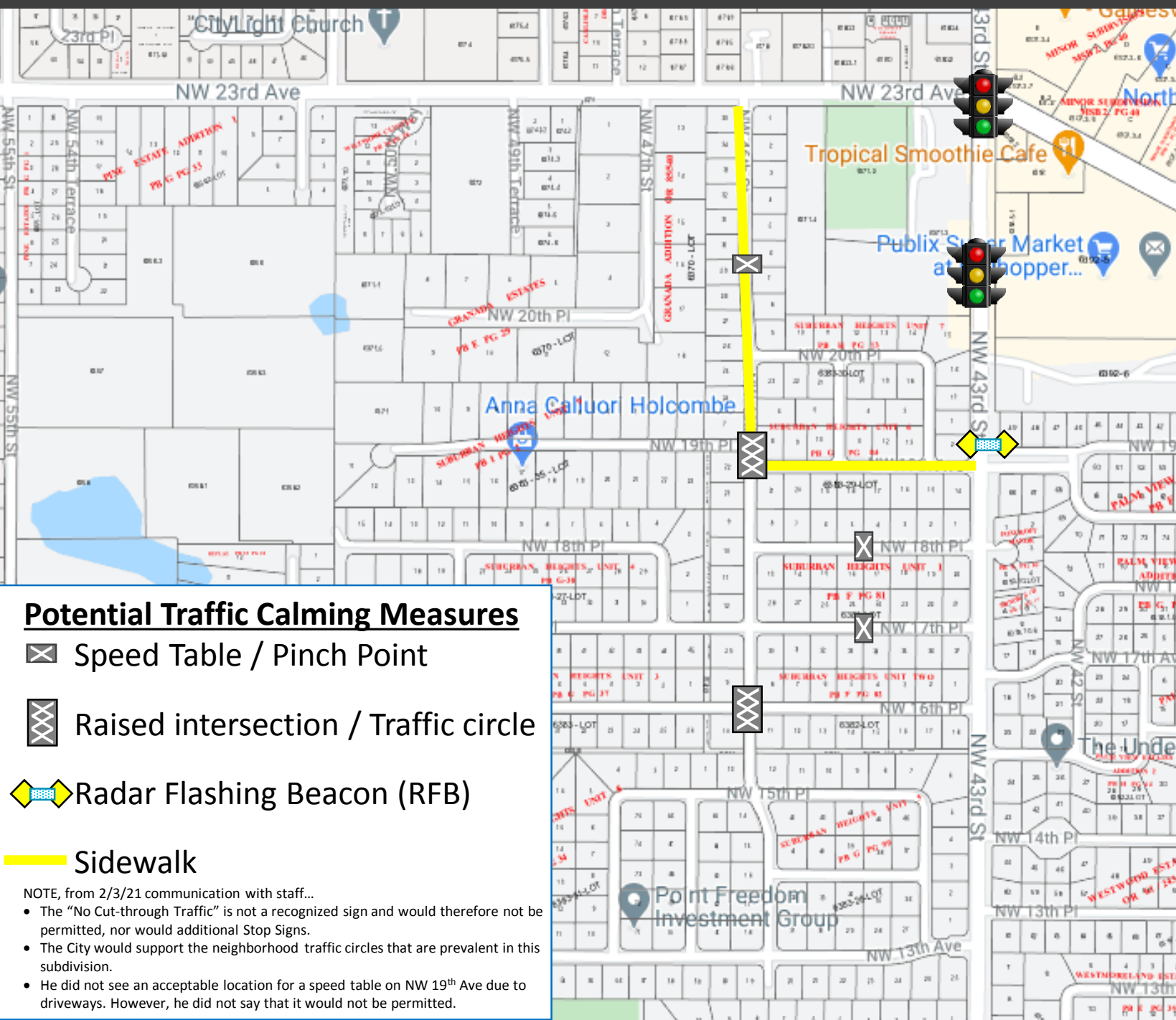


# Suburban Heights Traffic Calming Alternatives





Example: Raised Intersection  
NW 5th Avenue / NW 22nd Street



Example: Speed Table / Pinch Point  
NW 10th Avenue / NW 12th Street



## Potential Traffic Calming Measures

-  Speed Table / Pinch Point
-  Raised intersection / Traffic circle
-  Radar Flashing Beacon (RFB)
-  Sidewalk

NOTE, from 2/3/21 communication with staff...

- The “No Cut-through Traffic” is not a recognized sign and would therefore not be permitted, nor would additional Stop Signs.
- The City would support the neighborhood traffic circles that are prevalent in this subdivision.
- He did not see an acceptable location for a speed table on NW 19th Ave due to driveways. However, he did not say that it would not be permitted.

# Drive-Thru Benefits

- Buying patterns have changed for restaurants & retail
- Safer than indoor dining for immune-compromised or their caretakers
- Low contact
- More sanitary
- Allows continued service to community during pandemic lockdowns

## The Necessity of Drive-Thrus / Pick-up Windows



100,000 RESTAURANTS HAVE CLOSED IN THE PAST 12 MONTHS DUE TO THE IMPACTS OF COVID-19 – SPECIFICALLY THE CLOSURE OF INDOOR DINING ROOMS & LACK OF A MEANS TO PROVIDE SERVICE TO CUSTOMERS WITH DRIVE-THRUS AND/OR PICK-UP WINDOWS



15% OF ALL EATING & DRINKING ESTABLISHMENTS IN THE UNITED STATES HAVE CLOSED PERMANENTLY – PRIMARILY COMPRISED OF NON-DRIVE THRU/PICK UP WINDOW USERS AMOUNTING TO A \$240 BILLION DOLLAR LOSS IN SALES REVENUE & TAX REVENUE



BRANDS THAT HISTORICALLY HAVE NOT OPERATED WITH DRIVE-THRUS NOW REQUIRE THEM IN ORDER FOR CORPORATE APPROVAL --- EX CHIPOTLE, JERSEY MIKES SUBS, FIVE GUYS BURGERS & FRIES, CHICKEN SALAD CHICK



# Conservation Easement

Wilson Development Group is voluntarily placing a Conservation Easement on the southern ±3.74 acres to ensure it is retained in perpetuity.



This instrument  
Denise L. H.  
Salter Feiber  
3940 NW 16  
Gainesville,  
352-376-820  
File No.: 20

Tax Parcel #

THIS DEED  
Gainesville  
N.W., Bldg  
OF GAINI

WHEREAS  
Gainesville  
Diocese of  
Official Re  
the "Prope

WHEREAS  
area on a p

WHEREAS  
prepared b  
copy being  
a Conserva

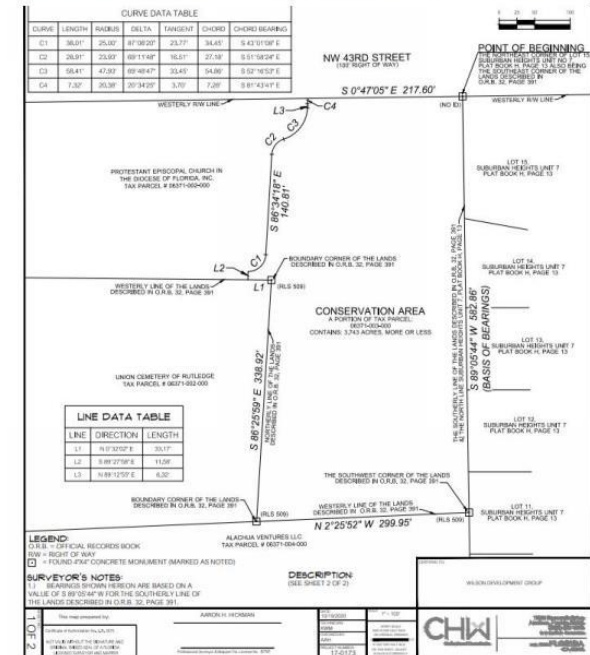
WHEREAS  
upon the p  
hereto and

WHEREAS  
establishes  
animal refi

WHEREAS  
transferred

NOW, TH

EXHIBIT C







# Rutledge Cemetery Enhancements

PERSPECTIVE SKETCH - CONCEPT 'A'



RUTLEDGE CEMETERY | CONCEPTUAL LANDSCAPE |

CONCEPT 'A'



RUTLEDGE CEMETERY | CONCEPTUAL LANDSCAPE |

FENCE & SIGN OPTIONS



RUTLEDGE CEMETERY | CONCEPTUAL LANDSCAPE |

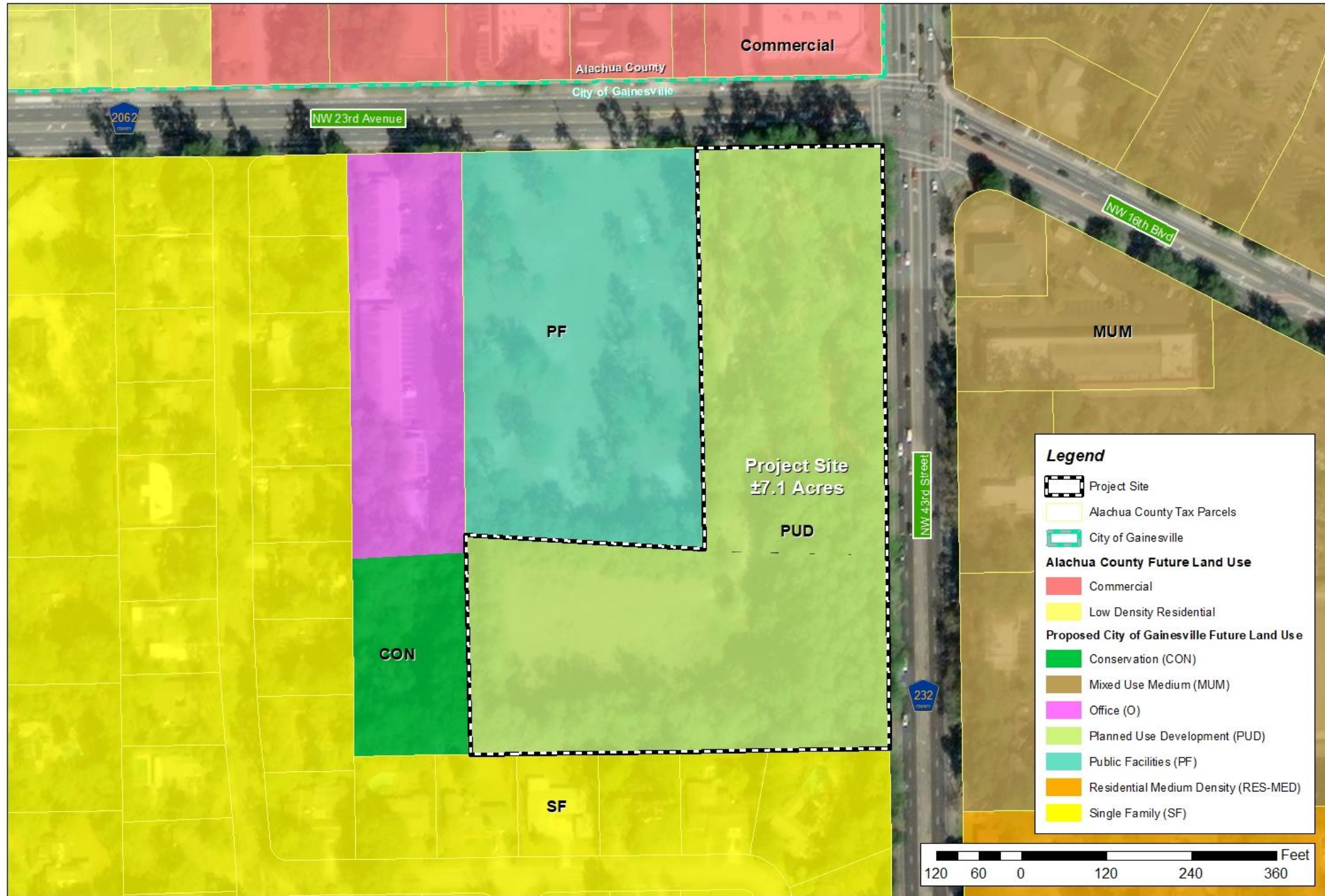
# Existing Future Land Use Map

## FLU: Office and Conservation



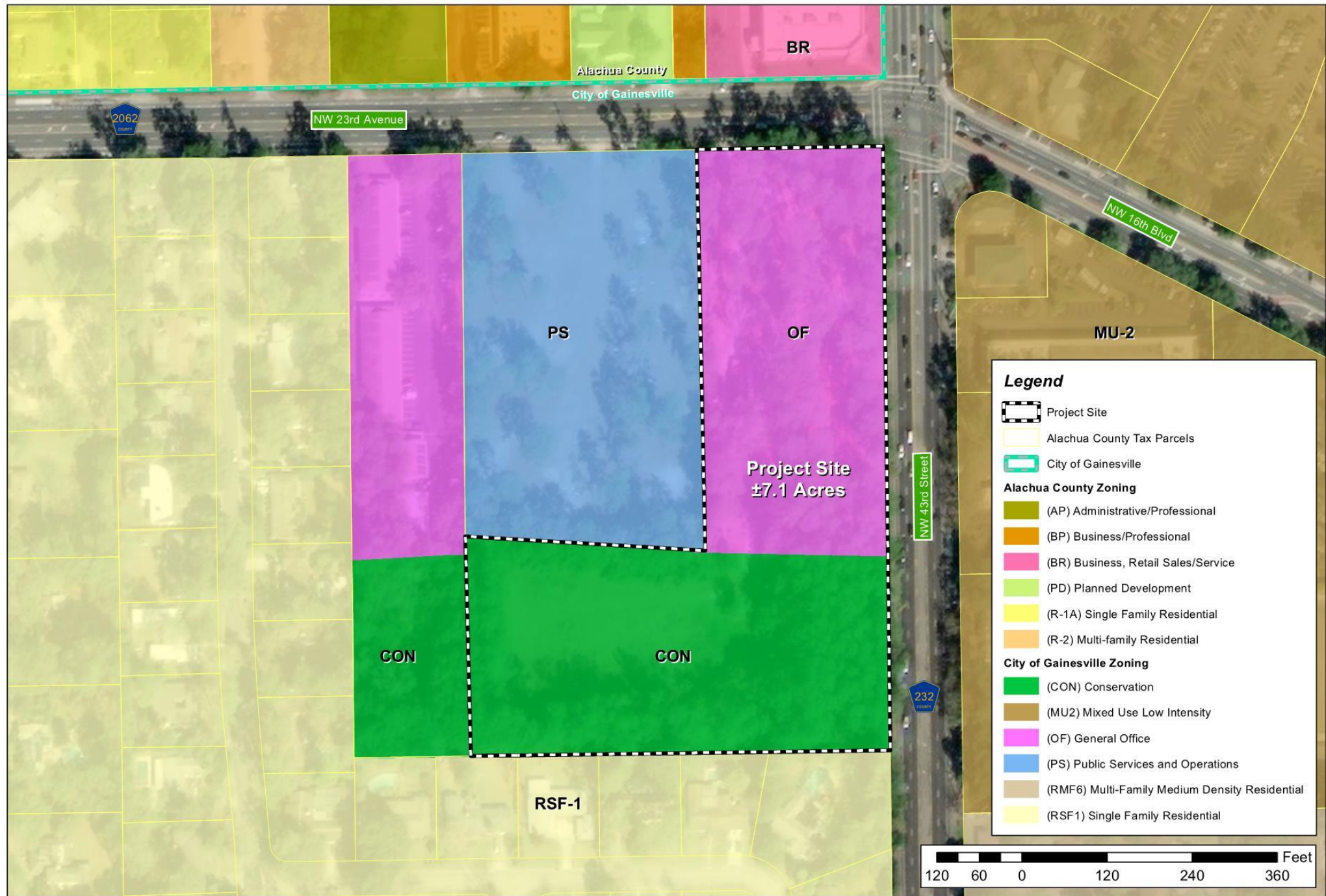
# Proposed Future Land Use Map

Planned Use District (PUD) incorporating limited Mixed-Use Low Intensity uses and conservation



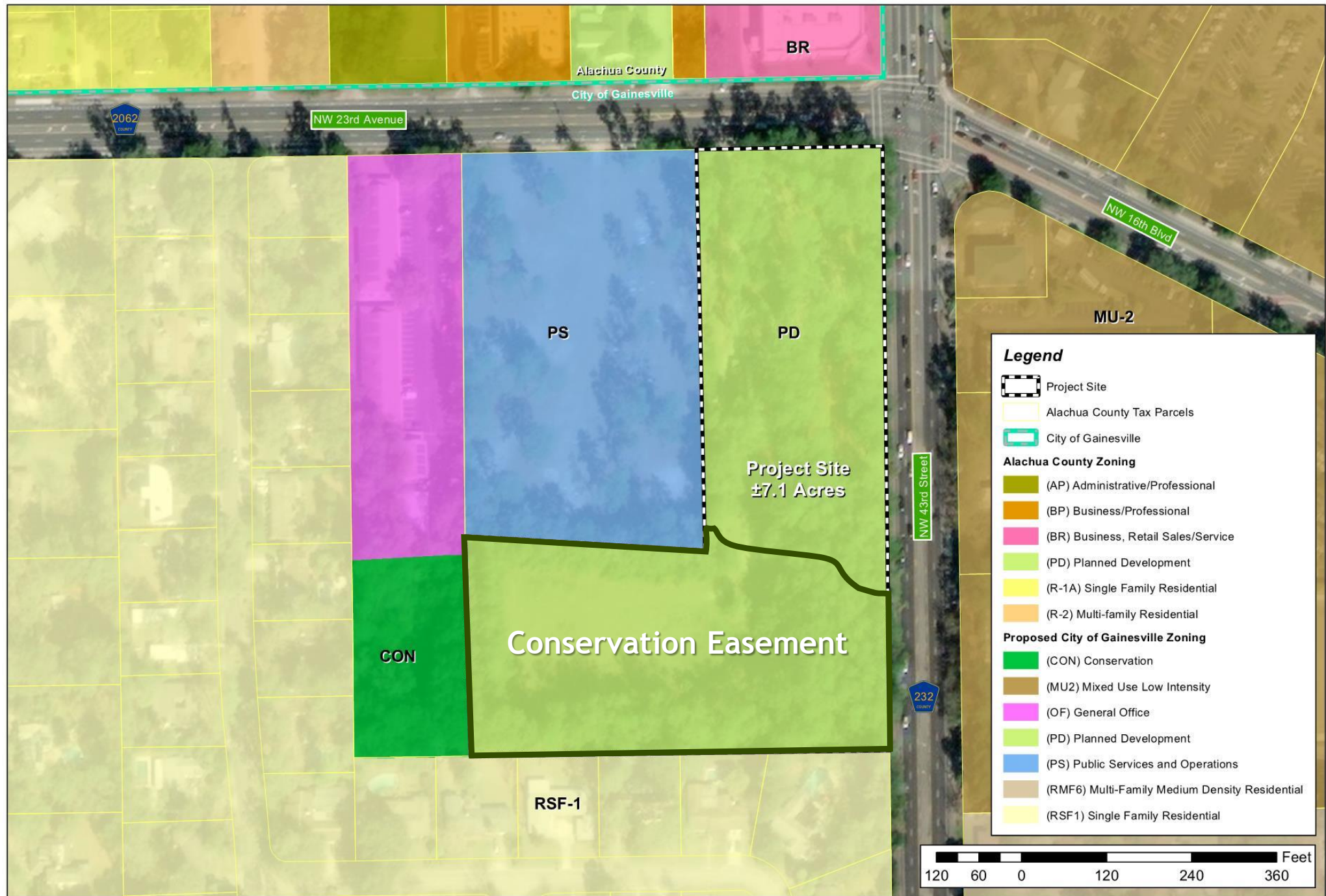
# Existing Zoning Map

## Zoning: General Office (OF) and Conservation (CON)



# Proposed Zoning Map

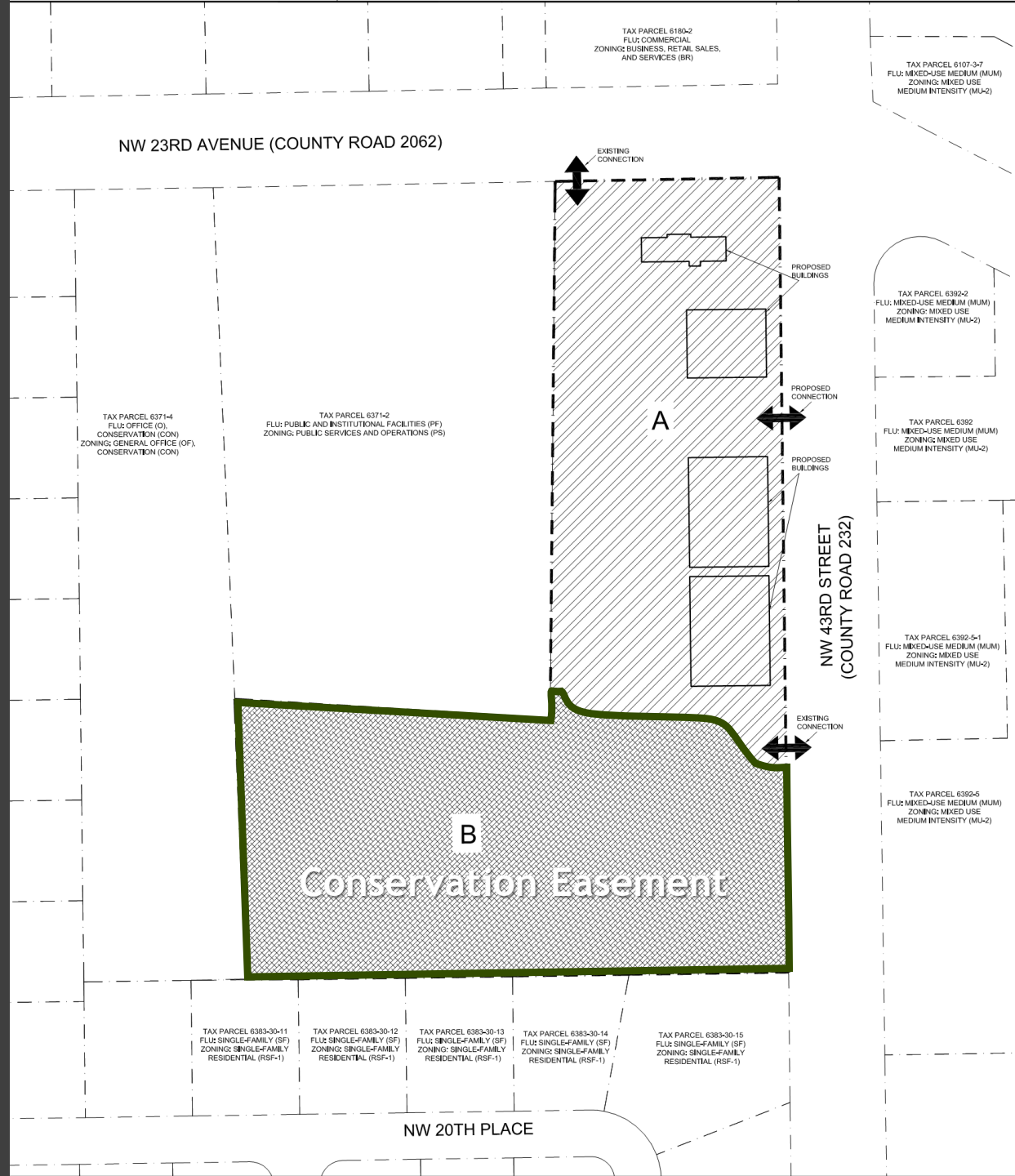
Zoning:  
Planned  
Development  
(PD) with  
conservation  
easement



# Proposed PD Layout Plan

# 43rd STREET / 23rd AVENUE REDEVELOPMENT PD LAYOUT PLAN

- Developable Area (47%)
  - 32,000 GFA
  - Max 5 buildings
  - Max one (1) story
  - 20'-25' Build-to Line on NW 43rd Street
  - Use location restrictions
- Conservation (53%)



- GENERAL NOTES**
1. THE LAND USE AREA 'B' BOUNDARY SHALL BE CONSISTENT WITH THE ASSOCIATED CONSERVATION EASEMENT'S SKETCH AND LEGAL DESCRIPTION.
  2. PROPOSED BUILDINGS ILLUSTRATE APPROXIMATE SIZE, SCALE, AND LOCATION AND MAY BE ADJUSTED DURING DEVELOPMENT PLAN APPROVAL.
  3. STORMWATER MANAGEMENT FACILITIES CAN BE LOCATED WITHIN ANY LAND USE AREA. THE EXISTING ONSITE FACILITY WAS DESIGNED TO SERVE ONSITE IMPROVEMENTS. THIS PLAN DOES NOT SPECIFY ACTUAL SIZE AND LOCATION OF THE EXISTING FACILITY.
  4. VEHICULAR PARKING AND CIRCULATION SHALL BE LOCATED WITHIN LAND USE AREA 'A'.
  5. OPEN SPACE MAY BE LOCATED IN ANY LAND USE AREA.

- CONDITIONS**
- 1.

DEVELOPMENT STANDARDS	
MINIMUM LOT DIMENSIONS (SF):	20,000
<b>SETBACKS:</b>	
FRONT (43RD ST), MIN.-MAX. (FT) <sup>1</sup>	20-25
REAR, MIN. (FT) <sup>2</sup>	10
INTERIOR SIDE, MIN. (FT) <sup>2</sup>	10
STREET SIDE (23RD AVE), MIN. (FT) <sup>2</sup>	15
<b>BUILDING STANDARDS<sup>3</sup>:</b>	
BUILDING HEIGHT, MAX. (STORIES)	1
GROSS FLOOR AREA, MAX. (SF)	32,000

<sup>1</sup> BASED ON STOREFRONT STREET STANDARDS WITHIN THE LAND DEVELOPMENT CODE (LDC) TABLE V-2; BUILDING FORM STANDARDS WITHIN TRANSECT ZONES.  
<sup>2</sup> BASED ON MU-1 DEVELOPMENT STANDARDS  
<sup>3</sup> BASED ON PD CONDITIONS

LAND USE DATA			DEVELOPMENT STANDARDS		
HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)	MINIMUM LOT DIMENSIONS (SF):	20,000
[Empty Box]	PROJECT SITE	7.055	100%	<b>SETBACKS:</b>	
[Diagonal Lines]	DEVELOPABLE AREA	3.312	47%	FRONT (43RD ST), MIN.-MAX. (FT) <sup>1</sup>	20-25
[Cross-hatch]	CONSERVATION	3.743	53%	REAR, MIN. (FT) <sup>2</sup>	10
				INTERIOR SIDE, MIN. (FT) <sup>2</sup>	10
				STREET SIDE (23RD AVE), MIN. (FT) <sup>2</sup>	15
				<b>BUILDING STANDARDS<sup>3</sup>:</b>	
				BUILDING HEIGHT, MAX. (STORIES)	1
				GROSS FLOOR AREA, MAX. (SF)	32,000

<sup>1</sup> BASED ON STOREFRONT STREET STANDARDS WITHIN THE LAND DEVELOPMENT CODE (LDC) TABLE V-2; BUILDING FORM STANDARDS WITHIN TRANSECT ZONES.  
<sup>2</sup> BASED ON MU-1 DEVELOPMENT STANDARDS  
<sup>3</sup> BASED ON PD CONDITIONS



# City Staff Recommendations

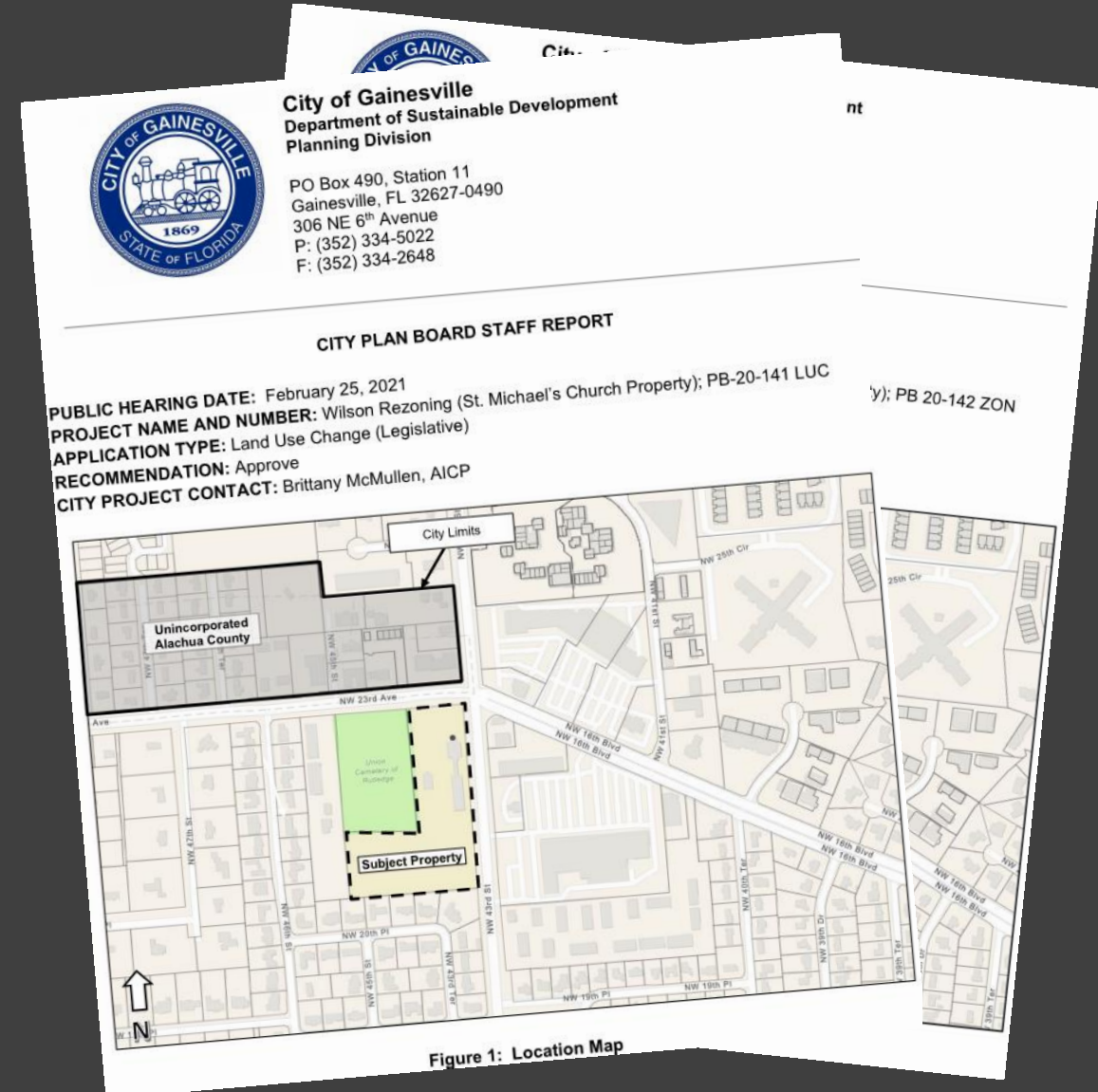
## RECOMMENDATION

Staff has evaluated the land use change according to the criteria outlined in the Land Development Code and **recommends approval.**

## CONCLUSION AND RECOMMENDATION

Staff has evaluated the rezoning according to the criteria outlined in the Land Development Code and **recommends approval** of Petition PB-20-02 ZON with the following conditions:

1. The Applicant shall continue to work with the City's Transportation & Mobility Department to review traffic calming methods for inclusion within the neighborhood during the project's construction. Item such as, but not limited to, speed tables, pinch points, and signage shall all be considered during the full operational analysis at the expense of the applicant; and
2. The Applicant shall continue to work with the Alachua County Public Works Department to review operational and safety modifications that may be constructed on NW 23rd Avenue and NW 43rd Street in conjunction with the final Development Plan. Item such as, but not limited to, turn lane modifications, signage retiming, median extensions, intersection striping, and Radar Flashing Beacons (RFBs) shall all be considered during the full operational analysis at the expense of the applicant.
3. The PD shall be subject to conditions submitted by the applicant (see attached NW 43<sup>rd</sup> / 23<sup>rd</sup> Redevelopment – Proposed PD Conditions).





# Proposed Motions

## Ss-CPA:

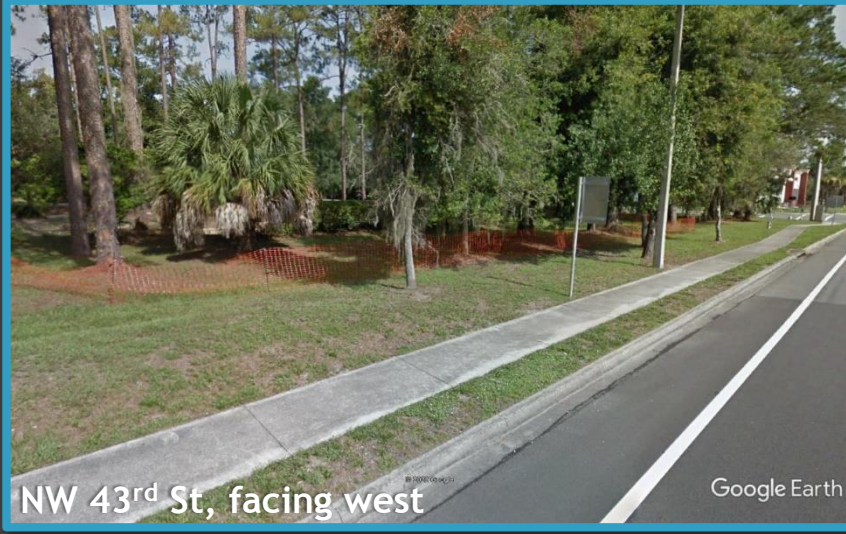
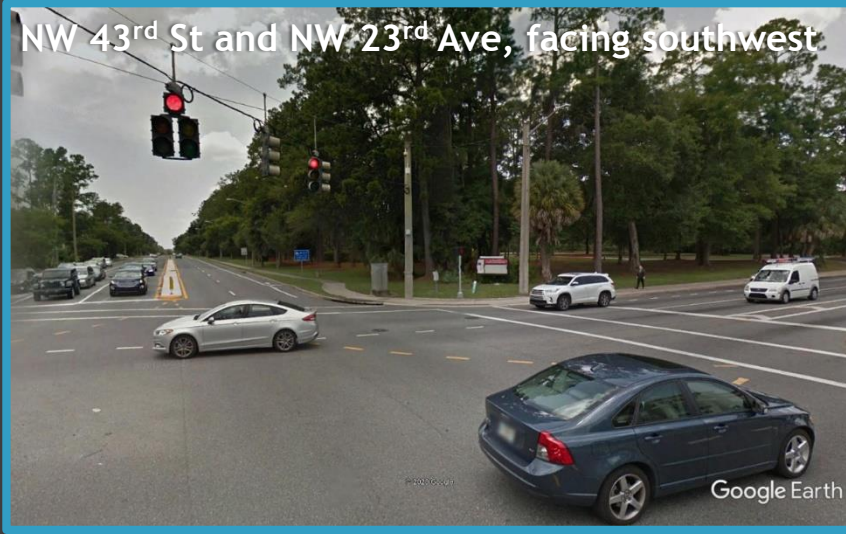
Recommend approval of PB-20-141 LUC based on the **competent and substantial evidence** presented in the applications, staff's report, and staffs' and the applicant's presentations this evening.

## Rezoning:

Recommend approval of PB-20-142 ZON with conditions as outlined in the Staff Report based on the **competent and substantial evidence** presented in the applications, staff's report, and staffs' and the applicant's presentations this evening.



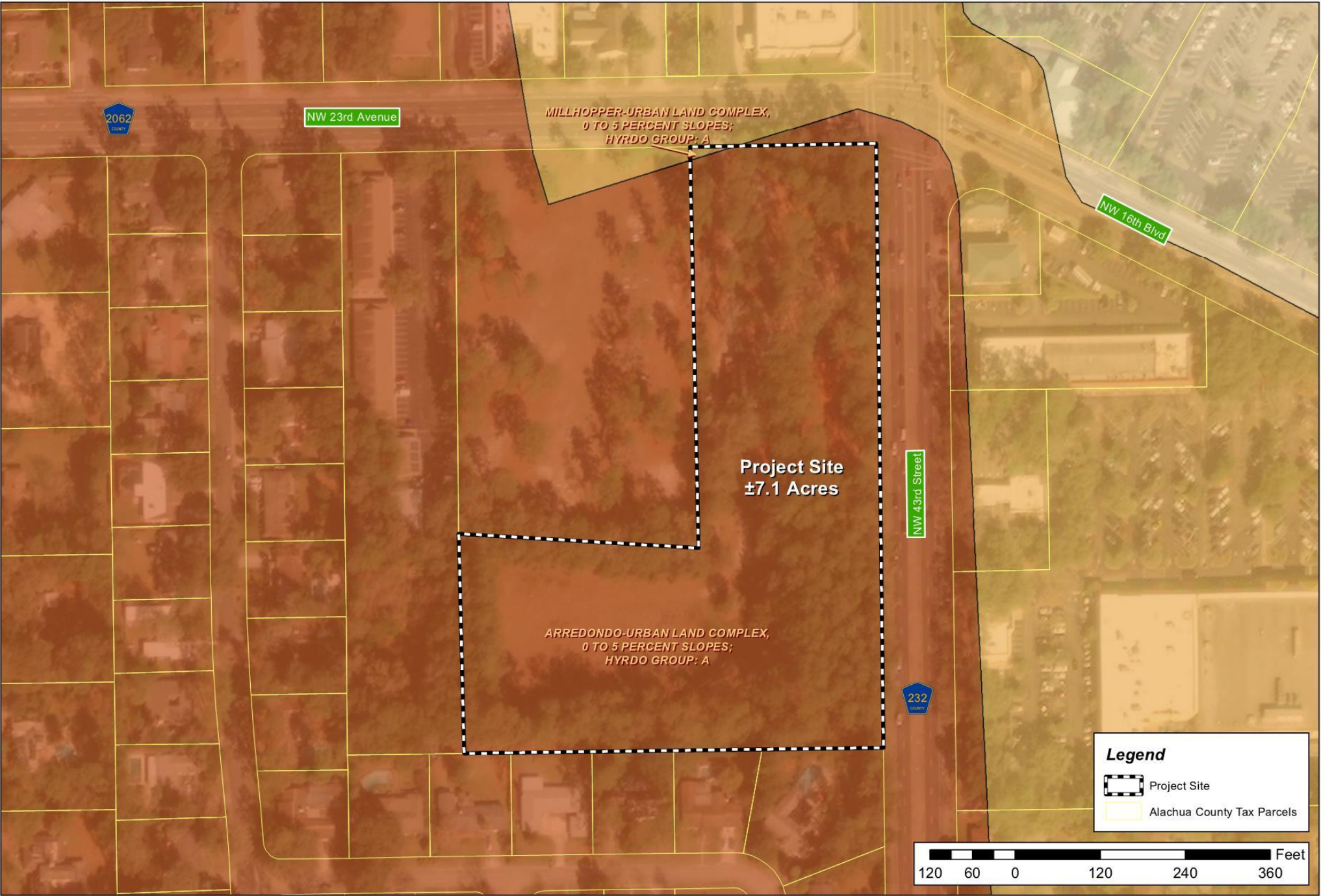
# Street Frontages



# Environmental Map



# Soils Map



# Land Use Trip Generation Comparison

Land Uses	Daily	AM Peak	PM Peak
Coffee/Donut Shop <u>without</u> Drive-thru Window	2,033	253	91
Coffee/Donut Shop <u>with</u> Drive-thru Window	2,051	222	108

# Land Use Trip Generation Comparison

Land Uses	Daily	AM Peak	PM Peak
Coffee/Donut Shop <u>without</u> Drive-thru Window	2,033	253	91
Coffee/Donut Shop <u>with</u> Drive-thru Window	2,051	222	108
Coffee/Donut Shop <u>with</u> Drive-thru Window and <u>No</u> Indoor Seating	5,000	843	208

\* Trips based on 2,500 SF GLA