



August 5, 2021

Honorable City of Gainesville Commission
P.O. Box 490, Station 19
Gainesville, FL 32627-0490

c/o Mr. Andrew Persons, AICP
Department of Sustainable Development, Director
City of Gainesville
306 NE 6th Avenue #158
Gainesville, FL 32601

RE: Petitions PB-20-141 LUC and PB-20-142 ZON – Submittal Statement

As we have consistently stated, both our personal and Wilson Development Group's goal for our project on the southwestern corner of 43rd St and 23rd Avenue is preserving the quality of life for Suburban Heights' residents while responding to the needs of Northwest Gainesville's growing population. We stand true to these commitments and all the commitments and promises we've made.

For these reasons, we've collaborated with Suburban Heights' residents and others since 2018 to create assurances in a Planned Use District (PUD) Land Use, in terms of uses and intensity, coupled with regulatory requirements in a Planned Development (PD) Zoning Ordinance, mandated upon the property. Both Matt Wilson and I have committed to and promised Suburban Height's Neighbors added protections for their quality of life, through community input & collaboration.

Based on the City Commission's direction, during their recent Public Hearing on the project, and looking 50+ years into the long-term future of Gainesville we once again returned to the 'drawing board', to redesign the project. Our efforts are a direct response to Commissioners' direction to implement a Transect Zoning approach for the Land Use and Zoning and created a vertically mixed development for the City of Gainesville.

We were as surprised at the Commission's direction as were neighbors, while at the same time we knew we must continue to deliver on our promises to the neighbors AND redesign the site according to the Commission's direction. The redesign delivers a Transect Zone compliant project, while being financially feasible and able to fund all the promises made to the Suburban Height's neighbors, the Rutledge Cemetery, and the greater Gainesville Community.

The attached rendering depicts the redesigned project, which is accompanied by modified PUD/PD conditions to uphold our promises to Suburban Height's Neighbors. We appreciate everyone's participation and input, starting at our very first meeting, through continued communications, and leading up to the present day and forthcoming meetings.

It is our sincere goal preserve Gainesville's Quality of Life and carefully balance neighborhood protections with the community's needs and opportunities the adjusted approach provides. We will deliver on our promises to the community, while implementing the City Commission's direction and guidance to a comprehensive approach to responsible infill development. We believe this approach further enhances the Gainesville community as a whole and will benefit the citizens long into the future.

We also know the vertically mixed-use project results in a substantial reduction in generated traffic from previously proposed plans. We trust our engagement sets a new standard for community communication and collaboration, at a higher level for all development projects that are proposed in the City from this point forward.

If there are any questions whatsoever, as always, please feel free to contact me directly.

Best,

A handwritten signature in blue ink that reads "Kevin Frazier". The signature is written in a cursive, flowing style.

Partner – Wilson Development Group

43rd STREET / 23rd AVENUE REDEVELOPMENT PD LAYOUT PLAN

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Alachua, Florida 32615
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est. 1988 **FLORIDA**
CA-5075

CHW
Professional Consultants

SCALE: 1" = 60'
AS SHOWN
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY

CONSTRUCTION/REV. REVISIONS:

SUBMITTALS:
SUBMITTAL - NOVEMBER 17, 2020
RESUBMITTAL - MARCH 15, 2021
RESUBMITTAL - JULY 14, 2021

CLIENT: 43rd STREET / 23rd AVENUE
REDEVELOPMENT

PROJECT: PLANNED DEVELOPMENT

QUALITY CONTROL:
CB

PROJECT NUMBER:
17-0173

SHEET NO.:

1 of 1

- GENERAL NOTES**
- THE LAND USE AREA 'C' BOUNDARY SHALL BE CONSISTENT WITH THE ASSOCIATED CONSERVATION EASEMENT'S SKETCH AND LEGAL DESCRIPTION.
 - STORMWATER MANAGEMENT FACILITIES CAN BE LOCATED WITHIN ANY LAND USE AREA. THE ONSITE FACILITY WILL BE DESIGNED TO SERVE ONSITE IMPROVEMENTS. THIS PLAN DOES NOT SPECIFY ACTUAL SIZE AND LOCATION OF THE FACILITIES.
 - PARKING:
 - VEHICULAR PARKING AND CIRCULATION SHALL BE LOCATED WITHIN LAND USE AREA 'A'.
 - ONSITE PARKING MUST ACCOMMODATE RETAIL SALES, SERVICE, AND RESIDENTIAL USES IN EITHER SURFACE OR STRUCTURED PARKING THAT IS SCREENED FROM EMITTING LIGHT ONTO ADJACENT RESIDENTIAL PROPERTY TO THE SOUTH.
 - OPEN SPACE MAY BE LOCATED IN ANY LAND USE AREA.
 - A PUBLIC PARK MAY BE LOCATED IN AREA 'C'.

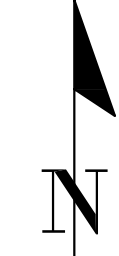
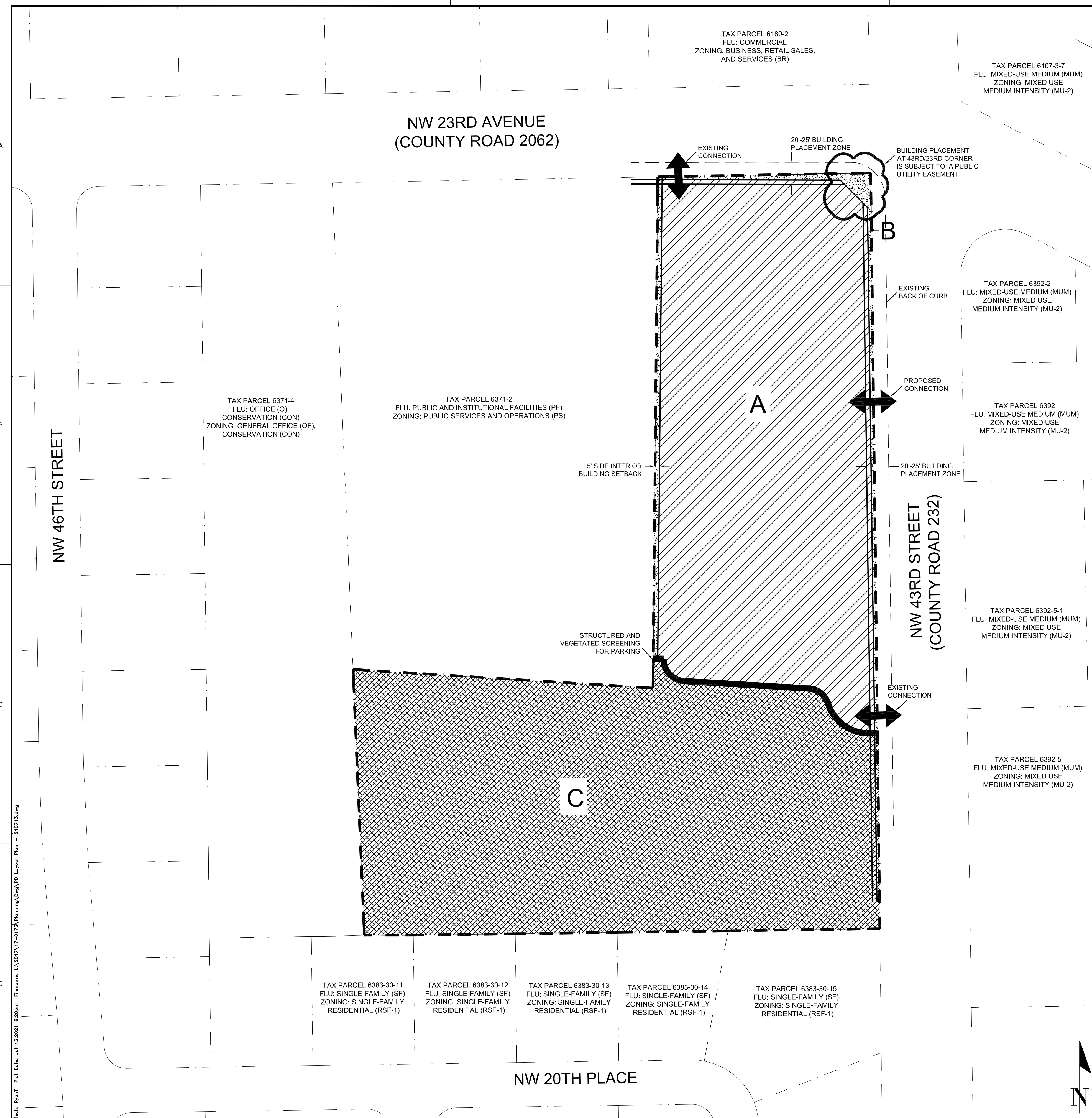
CONDITIONS

1.

LAND USE DATA			
HATCH PATTERN	LAND USE AREA	AREA	
		(AC)	(%)
[Dashed Box]	PROJECT SITE	7.055	100%
[Diagonal Lines]	DEVELOPABLE AREA	3.146	45%
[Solid Black]	BUFFER/PUBLIC REALM	0.166	2%
[Cross-hatch]	CONSERVATION	3.743	53%

DEVELOPMENT STANDARDS	
SETBACKS:	
FRONT (43RD ST), MIN.-MAX. (FT) ¹	20-25
REAR, MIN. (FT) ¹	10
INTERIOR SIDE, MIN. (FT) ¹	5
STREET SIDE (23RD AVE), MIN.-MAX. (FT) ¹	20-25
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (STORIES BY RIGHT/WITH BONUS) ¹	4/6
GROSS FLOOR AREA, MAX. (SF) ²	20,000
DWELLING UNITS, MAX. ²	220

¹ BASED ON STOREFRONT STREET STANDARDS WITHIN THE LAND DEVELOPMENT CODE (LDC) TABLE V-2; BUILDING FOR THE U7 TRANSECT ZONE.
² STORIES ABOVE THE GROUND FLOOR SHALL BE RESIDENTIAL USE ONLY.



Tech: Ryan Plot Date: Jul 13, 2021 6:20pm Filename: L:\2017\17-0173\Planning\Map\PD Layout Plan - 210713.dwg

