

**APPLICATION—CITY PLAN BOARD—TEXT AMENDMENT**  
**Planning & Development Services**

Exhibit  
A-1

<b>OFFICE USE ONLY</b>	
Petition No. <u>PB-14-53 TCH</u>	Fee: \$ _____
1 <sup>st</sup> Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-670-6710-3401 [ ]	
Account No. 001-670-6710-1124 (Enterprise Zone) [ ]	
Account No. 001-670-6710-1125 (Enterprise Zone Credit) [ ]	

<b>Name of Applicant/Agent (Please print or type)</b>	
Applicant/Agent Name: Gainesville Community Redevelopment Agency	
Applicant/Agent Address: 802 NW 5 <sup>th</sup> Avenue, Ste. 200	
City: Gainesville	
State: Florida	Zip: 32601
Applicant/Agent Phone: 352-334-2205	Applicant/Agent Fax: 352-334-3132

*Note: It is recommended that anyone intending to file a petition for a text amendment to Chapter 30 of the City of Gainesville Code of Ordinances (Land Development Code) or to the Comprehensive Plan, meet with the Department of Community Development prior to filing the petition, in order to discuss the proposed amendment and petition process. The request will be evaluated as applicable to the particular zoning district or land use category on a citywide basis.*

**TEXT AMENDMENT**

Check applicable request below:

<b>Land Development Code [X]</b>	<b>Comprehensive Plan Text [ ]</b>	<b>Other [ ]</b>
Section/Appendix No.:	Element & Goal, Objective or Policy No.:	Specify:
30-65.2 (UMU-2 District)		

**Proposed text language and/or explanation of reason for request (use additional sheets, if necessary):**


**Certified Cashiers Receipt:**

RECEIVED  
APR 28 2014  
PLANNING DEPARTMENT



April 21, 2014

Onelia Lazzari  
Planning & Development Services  
City of Gainesville  
306 NE 6<sup>th</sup> Avenue  
Thomas Center B,  
Gainesville, FL 32601

**RE: Proposed Text Amendment to LDC Sec. 30-65.2 (Urban Mixed-Use District 2)**

Ms. Lazzari:

On behalf of the applicant (Gainesville Community Redevelopment Agency), attached to this letter is an application for a proposed text amendment to the Land Development Code, Section 30-65.2, Urban Mixed-Use District 2 (UMU-2). This text amendment proposes an amendment to the Dimensional Requirements Table (30-65.2(d)(1)) and the addition of 3 new figures (see attached) related to the properties proposed to be rezoned to UMU-2 within the Power District.

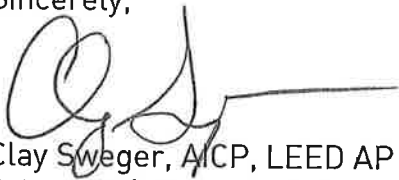
The proposed figures are labeled as follows:

Figure 1.3 – District Boundary Map – Power District  
Figure 2.3 – Street Types – Power District  
Figure 3.1 – Height Limits – Power District

These figures (and amended table) will be included in LDC Section 30-65.2 (UMU-2 zoning) and shall only affect the properties proposed for UMU-2 zoning within the Power District. Further, these figures are consistent with the adopted Power District Redevelopment Plan and the proposed UMU-2 zoning district.

If you have any questions or require any additional information, please let me know.

Sincerely,



Clay Sweger, AICP, LEED AP  
Principal / Director of Planning

attachments

## Sec. 30-65.2. Urban mixed-use district 2 (UMU-2)

*(d) Site development requirements.*

- (1) All structures shall be located and constructed in accordance with the Dimensional Requirements Table. Accessory structures shall meet all regulations pertaining to principal structures within this district.

Dimensional Requirements Table

	Nonresidential and Vertically Mixed Use Buildings	Single-family Dwellings	Multi-family dwellings, Two-family dwellings and Rowhouses
Height and Stories	Non-single-family buildings shall have a minimum height of 24 feet.		
	A maximum of six stories is permitted by right and a maximum of eight stories is permitted by special use permit.		
	Within the Urban Village, a maximum of eight stories is permitted by right when only structured and/or on-street parking is provided (except for handicapped accessible surface parking spaces for multi-family development and loading spaces for nonresidential development).		
	Within University Heights, a maximum of three or four stories for a distance of 50 feet as measured from the property line of properties located adjacent to the University Heights Historic Districts, as depicted in Figure 3.0.		
	<b><u>Within the Power District, a maximum of six stories is permitted by right. When located adjacent to residentially zoned properties, the maximum height at the build-to line is 3 stories, with a 15' step back per subsequent building story.</u></b>		

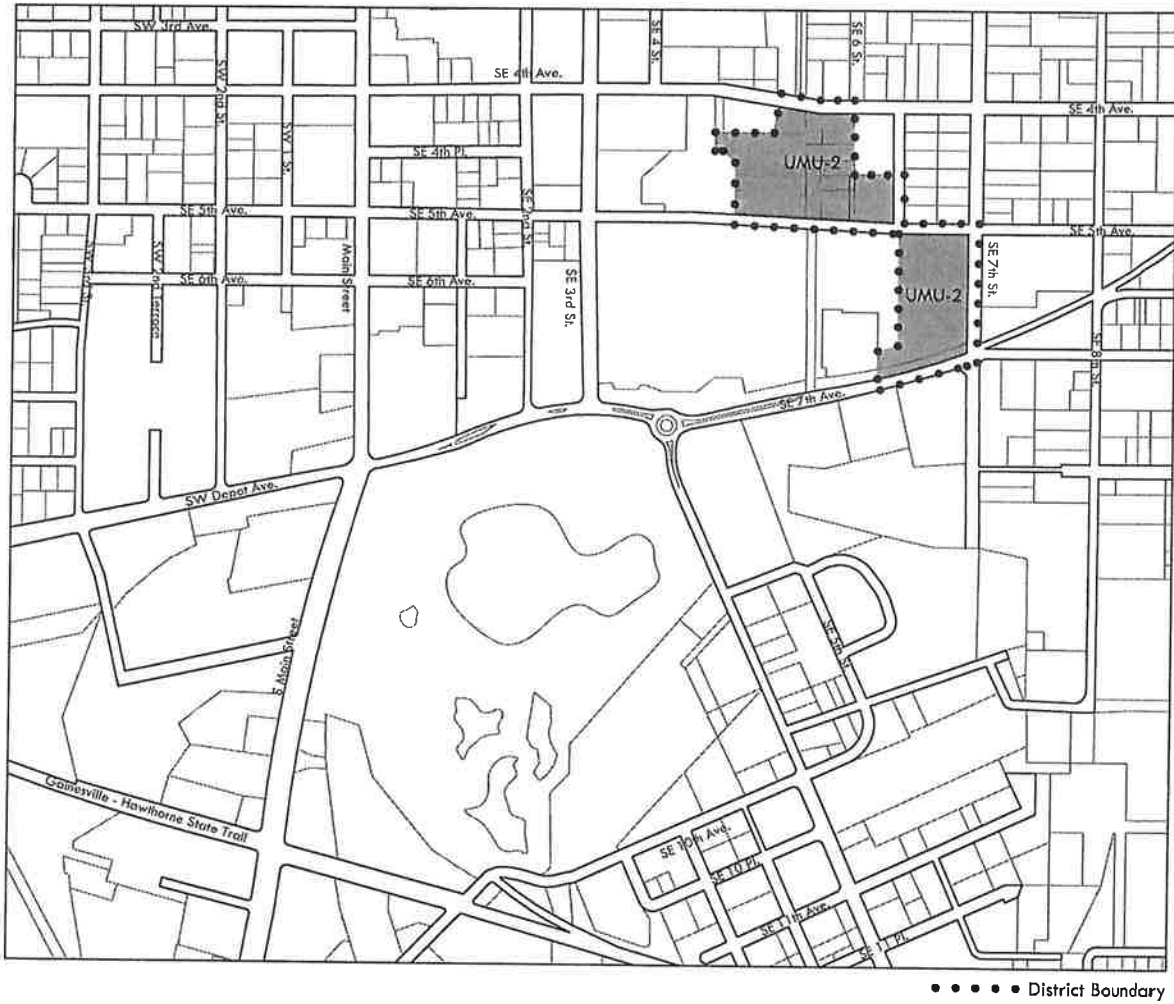


Figure 1.3 District Boundary Map - Power District

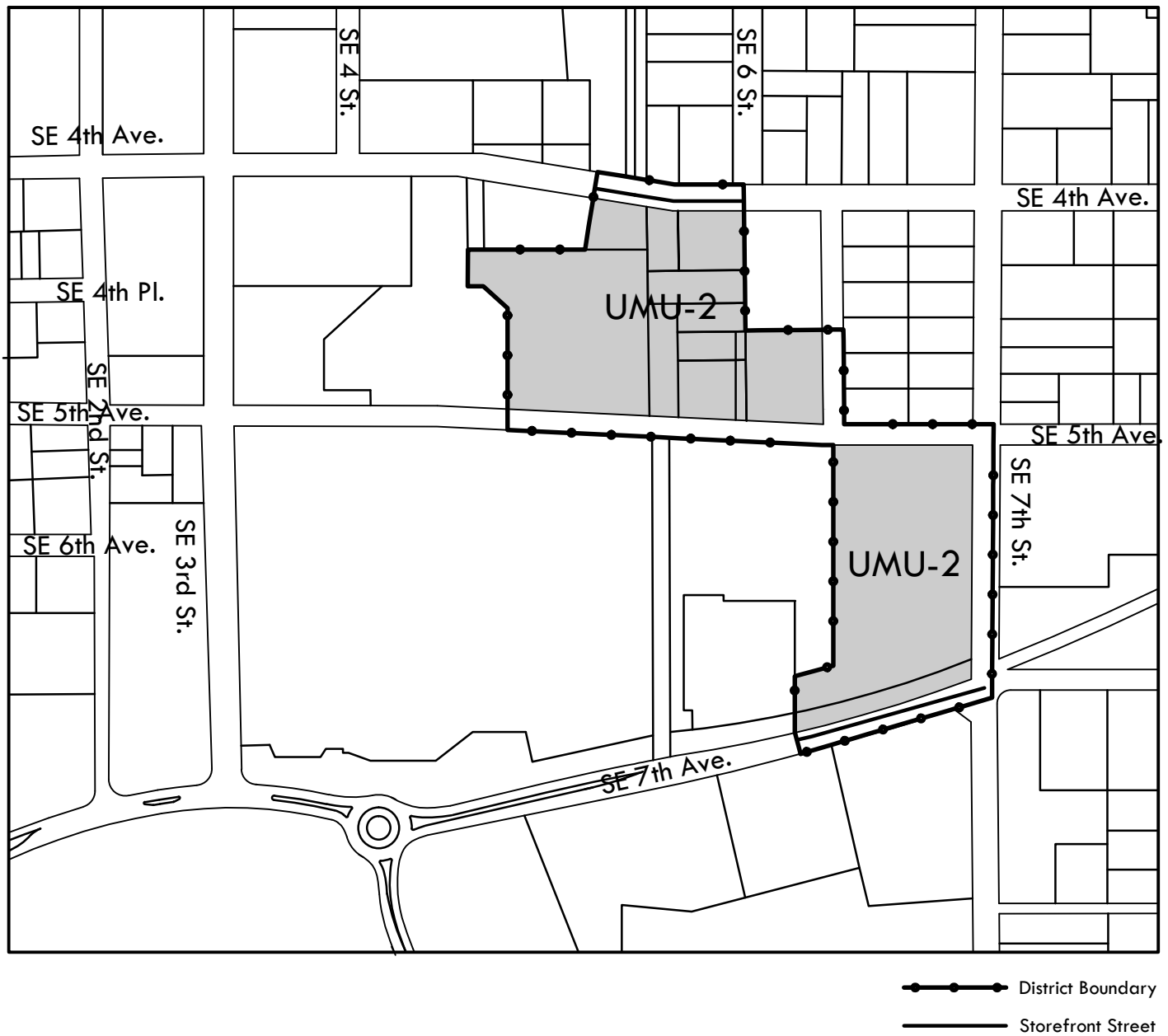


Figure 2.3 Street Types - Power District

