

# City of Gainesville

**Inter-Office Communication**

**Department of Community Development**

**Phone: 334-5022 ♦ Fax: 334-2282 ♦ Station #11**

**Date:** July 26, 1999

**To:** Honorable Mayor and Members  
of the City Commission

**From:** Planning Staff

**Subject:** Historic District Listing and Zoning Issues in the University Neighborhoods

## Executive Summary

At its May 17, 1999 public meeting, the Community Redevelopment Agency referred the issue of listing the University Area neighborhoods on the Local Register of Historic Places to the City Commission (see Legislative No. 990146). The CRA's charge was to examine the historic district potential for what is commonly known as the University Heights neighborhood, an area that extends east of West 13<sup>th</sup> Street, south of NW 4<sup>th</sup> Avenue, west of NW 6<sup>th</sup> Street, and north of Depot Avenue (see Maps 1 and 2). In addition, staff was to examine the probable conflicts between the high-density residential zoning in the neighborhood and historic district regulations. From the analysis the following points emerge.

- The University District is a potential Local Register historic district because
  - 1) it is associated with the growth and development of Gainesville as a result of the siting of the University of Florida in the early 1900s;
  - 2) it is architecturally significant because of the concentration of buildings and structures constructed in familiar national styles characteristic of the 1920s to 1950s. In addition, it has a high concentration of buildings constructed in fieldstone, which is Gainesville's most unique contribution to the architectural history of the state of Florida
  - 3) it is a distinct entity whose component parts may lack individual distinction. The construction period (over fifty years) and the physical integrity of the vast majority of buildings in the University District make it significant.
- The City has zoned the majority of the University District either RH-1 (20-43 units/acre) or RH-2 (43-100 units/acre) in an effort to intensify development around the University of Florida.

Map 1



# Potential University District South

University Place/University Heights

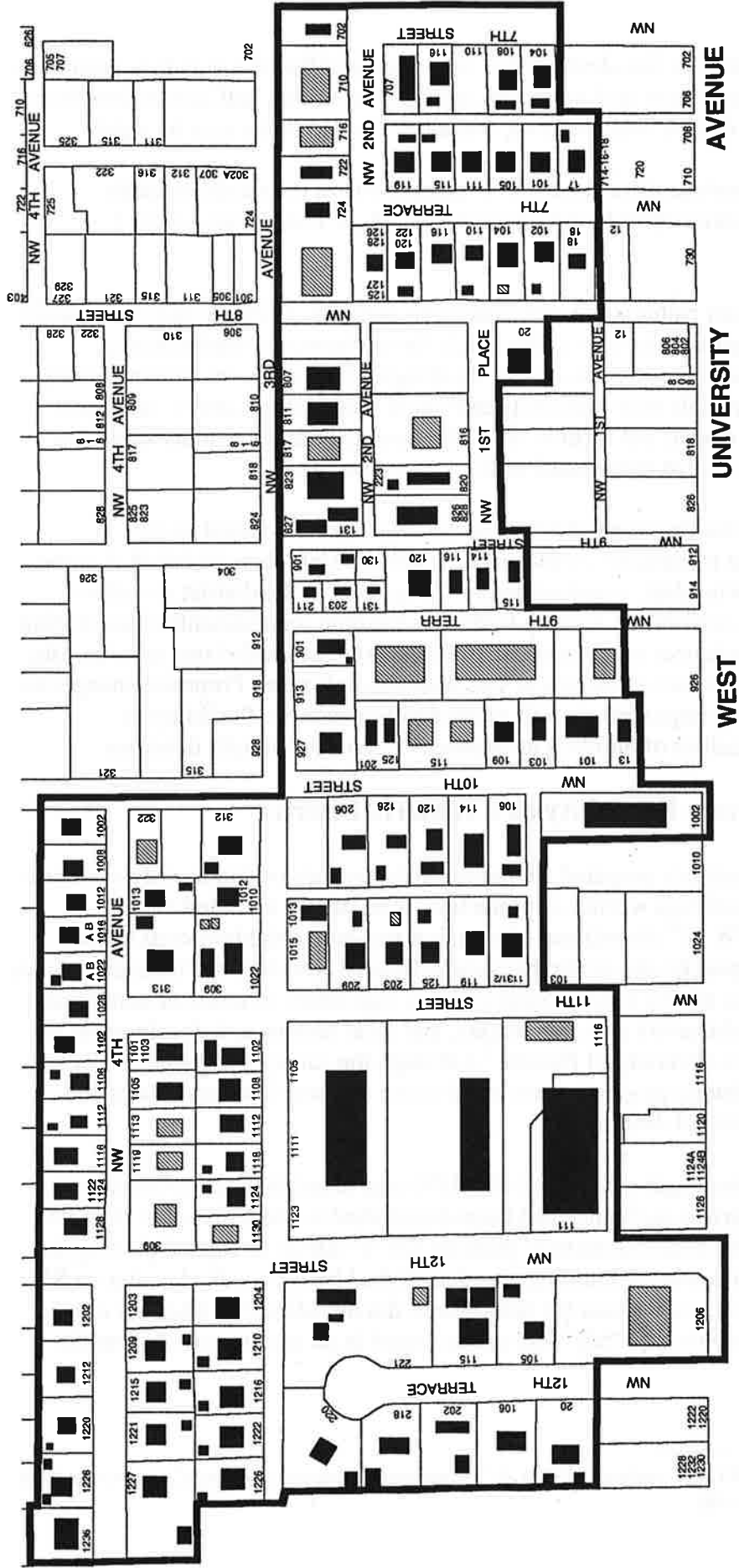
*Contributing & Noncontributing Structures*

- Contributing
- Proposed District Boundary
- Noncontributing



**City of Gainesville  
Gainesville, Florida**  
Prepared by the Department of  
Community Development, June 1999

*Based on information prepared in 1995 and 1999.*



# Potential University District North

Florida Court/University Terrace

Contributing & Noncontributing Structures

-  Contributing Structures
-  Noncontributing Structures
-  Proposed District Boundary



City of Gainesville  
Gainesville, Florida  
Prepared by the Department of  
Community Development June 1999

- The City is amending the Residential High land use classification to reduce minimum densities from 21 units/acre to 8 units/acre, exempt lots of one-half acre or less from meeting minimum density requirements, and allow single family uses by right.
- Since 1992, new apartment construction on smaller lots in the neighborhoods surrounding the University of Florida, including College Park, averages 30.3 units/acre.
- Existing development patterns indicate maximum densities of 20-28 units/acre can be achieved on small parcels by converting single family homes to duplexes and building garage apartments and accessory dwellings. This is a development pattern that would be compatible with historic preservation prescriptions and is consistent with the minimum density set forth in the RH-1 zoning district (20 units/acre), but significantly less than that established in RH-2 (43 units/acre).
- Redevelopment of the University District at the densities anticipated by the comprehensive plan is hindered by dozens of small lots (less than 10,000 ft.<sup>2</sup>) along with fragmented ownership. Approximately 105 parcels in the district are either substandard or nonconforming relative to the dimensional requirements of the zoning districts. In those instances where property owners have assembled two or more lots, the vast majority own concentrations of less than one-half acre. Proposed changes to the minimum density requirements will allow developers more flexibility to overcome the difficulties of building on smaller lots for multifamily densities.

### **The University Area's Eligibility as a Historic District**

In the early 1980s consultants prepared a comprehensive survey of Gainesville's historic resources to identify resources worthy of protection. The survey included the neighborhoods east of W 13<sup>th</sup> Street) and other university-area neighborhoods to the north and west of campus (known as the University Related Residential Thematic Area or URRTA, for short). The survey report found URRTA significant in terms of community planning, landscape architecture and architecture, and local history and development for its association with the University of Florida.<sup>1</sup> Although the survey generated the listing of several individual historic properties and two historic districts (Pleasant Street and Southeast), URRTA was not designated.

City staff resurveyed the neighborhood in 1994-1995 and found that approximately 19 buildings of some historic significance had been demolished in the University Heights survey area. Most of the demolitions took place on SW 9<sup>th</sup> Street to expand parking for the medical center, while another building was demolished by the medical center on SW 10<sup>th</sup> Street. Nevertheless, staff found the demolitions did not affect the integrity of a potential historic district because they were concentrated in an area removed from the neighborhood's core.

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<sup>1</sup> The History Group and ERLA Associates. (1982) *A Comprehensive Preservation and Conservation Plan for the City of Gainesville*, 130.

### *Proposed District Boundary*

The CRA's charge was to examine the historic district potential for what is commonly known as the University Heights neighborhood, an area that extends east of West 13<sup>th</sup> Street, south of NW 4<sup>th</sup> Avenue, west of NW 6<sup>th</sup> Street, and north of Depot Avenue. The proposed district boundary is roughly that first identified in early 1980s, although a section north of NW 4<sup>th</sup> Avenue was included, while an area east of SW 13<sup>th</sup> Street was removed that is characterized by 1960s development. The district lines were drawn with subdivision boundaries and concentrations of historic buildings in mind.

For clarity's sake, some terminology has been added. "University Heights" refers both to a redevelopment area as well as a subdivision within it. Consequently, staff divided down the survey area into two distinct areas – the potential South University District south of West University Avenue and the potential North University District north of West University Avenue (see Maps 1 and 2).

### *Process and Criteria for Listing on Local Register of Historic Places*

In order to be listed on the local register, a district must be significant and possess integrity. To be significant, a building, object, structure, or district must meet at least three of the criteria listed below, or, if approved by six votes or more of the historic preservation board, it must meet at least one of the criteria listed below.

- *Is associated with events that are significant to our local, state, or national history;*
- *Embodies the distinctive characteristics of a type, period, or method of construction;*
- *Represents the work of a master;*
- *Possesses high artistic values; or*
- *Represents a significant and distinguishable entity whose components may lack individual distinction.*

A district also must possess integrity as defined by the National Park Service in National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation. Evaluation of the integrity of a district includes location, design, setting, materials, workmanship, feeling, and association.

### *The Significance of the University District Area*

Staff has found both the South and the North University District to be significant relative to three criteria – events, method of construction, and significant and distinguishable entity.

Association with significant events

The University District is significant for its association with the growth of Gainesville spurred by the University of Florida. The platting of subdivisions in the neighborhood (i.e., University Heights, University Place, University Terrace, and Florida Park) occurred in the 1910s in response to the Buckman Act that found the University of Florida.

The growth of UF during the 1920s and after the war in the 1940s is corroborated by the construction period of the structures. Over 80 percent of the buildings and structures in the South University District were constructed prior to 1950, which is the threshold date for assessing the historic significance of a property. More than 89 percent of buildings and structures built in the North University District are older than 50 years of age. Table 1 depicts the construction era of buildings and structures in the south and north sections of the potential University District.

**Table 1 Construction Era of University District Buildings**

Construction Era	University District		University District		Total	%
	South	%	North	%		
Pre-1928	43	16.8	43	26.1	86	20.4
1928 to 1941	127	49.6	81	49.1	208	49.4
1941 to 1945	8	3.1	12	7.3	20	4.8
1941 to 1950	14	5.5	7	4.2	21	5.0
1946 to 1949	15	5.9	5	3.0	20	4.8
1951 to 1959	26	10.2	-	-	26	6.2
1960 to 1970	14	5.5	8	4.8	22	5.2
Post 1970	7	2.7	6	3.6	13	3.1
Unknown	2	.8	3	1.8	5	1.2
<b>Totals</b>	<b>256</b>	<b>100%</b>	<b>165</b>		<b>421</b>	

The high percentage of structures in excess of fifty years of age exceeds the same figures found in the area that was added to the Northeast Residential Historic District in 1998.

Type, period, or method of construction:

The University District is also significant in its architectural quality that reflects buildings and structures constructed in familiar national styles characteristic of the 1920s to 1950s. The survey area is noteworthy for its Colonial Revival, Tudor Revival and Craftsman architecture. In particular, the Craftsman influences in the prospective district are pronounced and are some best examples of the type in Gainesville.<sup>2</sup> Noteworthy is the fieldstone structure at 1128 SW 1<sup>st</sup> Avenue, which is perhaps the best embodiment of the style. In addition, the Florida Court and University Terrace subdivisions in the North University District have distinct concentrations of the type (see Attachment 1).

<sup>2</sup> The Craftsman style relies on a use of natural colors and materials in combination with hand craftsmanship to achieve a humble abode for everyman. Two widespread craftsman home types exist in Gainesville: The 1-1/2 story, dormer cottage and the bungalow. The cottage features a gable roof parallel to the street, extended to hover above a porch verandah, and pinned down by a shed or broad gable dormer.

The University District also has fine examples of Tudor Revival architecture, which broadly imitate medieval European style especially through half-timbering and herringbone brick patterns in the gables as well as asymmetrical entries.<sup>3</sup> An ornate example of Tudor Revival is found at 517 NW 10<sup>th</sup> Street, while other more muted examples abound (see Attachment 2).

Colonial Revival architecture was also a common design theme in the University District.<sup>4</sup> Noteworthy for its brick surfaces (although wood siding was also used) this house style may reflect the influence, at least in its Gainesville manifestation, of Williamsburg, the pre-Revolutionary War Virginia capital which was being reconstructed/restored by the Rockefeller family during the 1920s. Fine examples of brick two-story Colonial Revival include 1028 SW 3<sup>rd</sup> Avenue and 928 SW 1<sup>st</sup> Avenue (see Attachment 3).<sup>5</sup>

Less common but noteworthy are buildings influenced by the Mediterranean style.<sup>6</sup> Perhaps the most significant example is found in the principal buildings and the outbuildings located at 1125 SW 2<sup>nd</sup> Avenue. Another Spanish influenced style in the neighborhood is the Monterey style house built between 1925 and 1955, which is typified by two-stories with a low pitched gabled roof and a second-floor balcony cantilevered and covered by the principal roof. An example of the style can be found at 1015 SW 3<sup>rd</sup> Avenue (see Attachment 4).

A final prevalent architectural style is known as Minimal Traditional, which is a later highly diluted variant of Period Revival and Craftsman architecture usually dating to the 1930s and 1940s. Because of the era in which they were constructed, Minimal Traditional designs often shade into early versions of the ubiquitous "ranch style" houses that were constructed after the 1940s. Their initial emergence during the Great Depression could explain the simplified designs. They were usually built of wood, brick, stone or mixture thereof (see Attachment 5).<sup>7</sup>

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<sup>3</sup> The style follows thirteenth century English manor prototypes. Flat Tudor arches and crenellated parapet walls are popular for institutional buildings, best represented in Gainesville by the earliest buildings of the University of Florida. "Cross and swept gables with decorative half-timbering, multiple chimney stacks, stone accents—all evoke the English provincial 'dream house,' and it might be said that the Tudor revival styles are to Gainesville what the Mediterranean Revival styles are to Palm Beach and Coral Gables" (The History Group, 130).

<sup>4</sup> Colonial Revival buildings are noted for their architectural symmetry. Fanlight entries and gable dormers are common trademarks, while ashlar quoining stringcourses; keystones, columnar porticos and denticulate cornices may also be added.

<sup>5</sup> Another Colonial Revival variant in the neighborhood is the Dutch variety of which there is one in the University District. Dutch Colonials are usually two stories tall with gambrel roofs that come down to the first floor, almost like a pent eave. Sometimes there is a pedimented entrance portico and the windows on the first and second floors are paired. Often there is a side porch and always there is an end-gambrel roof with the side to the front. They can be clad with wood siding, stucco, brick or stone.

<sup>6</sup> Mediterranean style buildings have barrel tile roofs, pale stucco surfaces as standard finishes. Other embellishments including window grilles, shaped mission style parapet walls, canals and twisted Baroque columns, curving wing walls, arched openings arcades, and colonnades.

<sup>7</sup> Other examples of unique and noteworthy architecture are the Shingle houses located at 1130 SW 8<sup>th</sup> Avenue, which has been unsympathetically clad in vinyl siding, but the shingles that give it its name apparently remain. It is significant in that it is the only example of the style in the survey area (and perhaps Gainesville). Two other houses in the South University District are the only examples (albeit modest) of



Another architecturally significant characteristic of the survey area is its large percentage of fieldstone buildings and structures, particularly in the South University District. Nearly thirty buildings clad in this material are represented in district, a figure which is 21 percent of all fieldstone buildings which have been identified in Gainesville to date. From about the late 1910s to 1950, builder's combined native chert rock (commonly called limerock) with prevailing house designs of the period (often Tudor Revival or Craftsman).<sup>8</sup> The material was used on single-family homes, quadruplexes, garage apartments, and outbuildings. While the fieldstone material has been used in other communities in north central Florida, the sheer concentration and number of buildings make its presence in Gainesville unique. In fact, it is Gainesville's singular contribution to Florida's vernacular building tradition and is worthy of preservation in its own right (see Attachment 6).

#### Significant and distinguishable entity

This criterion for significance is specifically oriented towards historic districts where individual distinction is lacking. The historic or architectural significance of a historic district is conveyed by the number of contributing properties that lie within its boundaries. A *contributing* property is significant because

- It was present during the period of significance and possesses historic integrity reflecting its character at that time; or
- The building or structure independently meets the criteria for individual listing on the National Register of Historic Places.

As defined in this survey, contributing buildings and structures are those that have been documented with the Florida Division of Historic Resources through completion of a Florida Site File, built in the year 1950 or prior, and have not been severely altered, namely through radical alteration of original plan, enclosing of porches, or additions to the façade. Contributing structures include principal dwellings or buildings, garage apartments, and outbuildings. Conversely, noncontributing buildings and structures are defined as buildings with a Florida Site File that have been severely altered and buildings built after 1950.

Of the two district areas, the North University District has the highest percentage of contributing buildings and structures with an impressive 87 percent of the 169 total structures. The South University District follows with nearly 79 percent of 255 structures considered contributing. Contributing buildings comprise 82 percent of the total in the

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the Prairie style in the survey area. While generally diluted 1016 SW 5<sup>th</sup> Avenue and 1112 SW 4<sup>th</sup> Avenue evidence some of the style's attributes namely low rectangular masses with floating shallow roofs.

<sup>8</sup> This construction type is characterized by rubble-faced, random-coursed fieldstone, often trimmed with red or yellow brick quoins around door and window openings, and the edges of dwellings. Hard edges created by these openings could not be easily finished in the rubble fieldstone material and, thus, the introduction of brick.



combined potential districts Table 2 breaks down the number of contributing and noncontributing by building or structure type.

**Table 2 Contributing Structures by Type and Location – Potential University District**

<b>Building Type</b>	<b>Contributing</b>	<b>Noncontributing</b>	<b>Total</b>
<i>South University District</i>			
Principal Building	125	46	171
Two-Story Garage Apartment	37	2	39
One-Story Garage Apartment	7	0	7
Outbuilding	32	6	38
<b>Subtotal</b>	<b>201</b>	<b>54</b>	<b>255</b>
<i>North University District</i>			
Principal Building	96	15	111
Two-Story Garage Apartment	8	1	9
One-Story Garage Apartment	2		2
Outbuilding	41	6	47
<b>Subtotal</b>	<b>147</b>	<b>22</b>	<b>169</b>
<b>Combined Districts Total</b>	<b>348</b>	<b>76</b>	<b>424</b>

These percentages compare well to earlier historic district nominations. The original Northeast Residential Historic District prior to its expansion had approximately 70 percent contributing when listed on the National Register of Historic Places in the late 1970s. The neighborhoods that were included as part of the 1998 expansion to the Northeast Residential Historic District had contributing buildings and structures amounting to approximately 80 percent of the total. When evaluating new historic district nominations, the Florida Division of Historic Resources looks for nominations which have contributing structure percentages over 70 percent, a minimum standard the potential University District meets.<sup>9</sup>

## **Neighborhood Zoning and Density Issues**

Because of the University Districts' strategic location next to the University of Florida, the City has, at least for the last 20 years, planned and zoned the neighborhood for higher densities, generally 20-30 units/acre with single family dwellings permitted by right. In 1992, the City rezoned the majority of the parcels in University District South to RH-1 or RH-2 and nearly half the parcels in University District North to RH-1 (see Maps 3 and 4). The two districts call for multifamily buildings with no provision for single-family dwellings. The maximum density allowed varies by each zoning district with RH-1 ranging from 20-43 units per acre and RH-2 calling for 43-100 units/acre. To achieve maximum densities, a developer must provide amenities that are awarded points.

The City is amending the Residential High land use classification to reduce minimum densities from 21 units/acre to 8 units/acre, exempt lots of one-half acre or less from meeting minimum density requirements, and allow single family uses by right. Upon adoption, 123 of the 129 parcels zoned RH-1 or RH-2 in University District South would be exempt from meeting the minimum density requirements. In the University District

<sup>9</sup> Phone conversation with Barbara Mattick, Supervisor, National Register Review Section (Florida Division of Historic Resources), June 28, 1999.

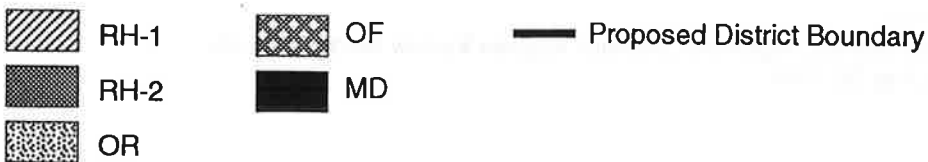
# Map 3



## Potential University District South

### University Place/University Heights

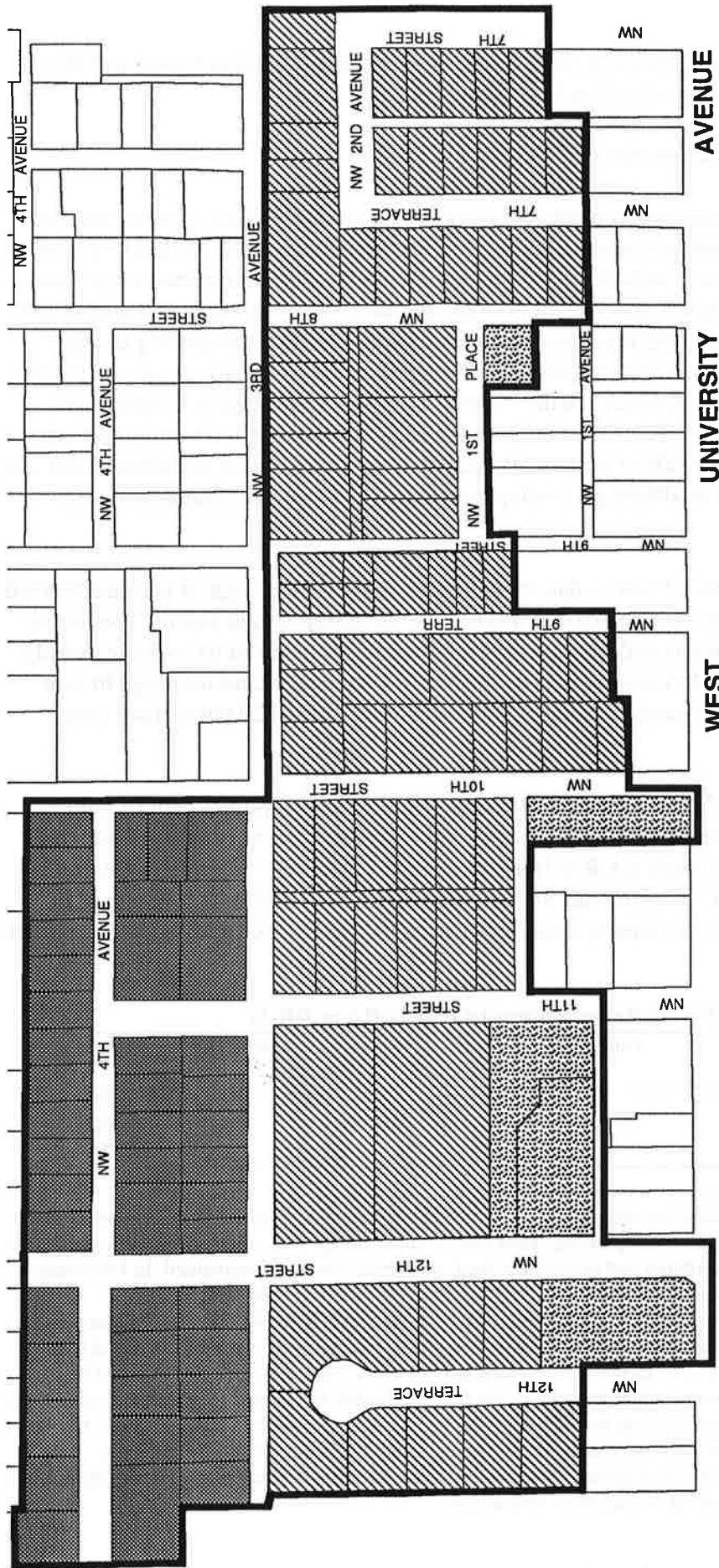
#### Zoning



**City of Gainesville  
Gainesville, Florida**  
Prepared by the Department of  
Community Development, June 1999

*Based on information prepared in 1995 and 1999.*





Map 4



# Potential University District North

Florida Court/University Terrace

## Zoning

-  RMF-5
-  MU-1
-  RH-1
-  Proposed District Boundary



City of Gainesville  
 Gainesville, Florida  
 Prepared by the Department of  
 Community Development June 1999

North, only four of 75 parcels must meet the minimum density requirements, and two of these have already been developed at high densities.<sup>10</sup>

*Existing versus Proposed Density*

The RH-1 and RH-2 zoning categories will be the focus of analysis because of the high densities that each district envisions and their likely conflict with any prospective historic district designation.<sup>11</sup> Although the high-density residential zoning for the two proposed districts anticipates densities upwards of 80 units per acre (as of right), existing and new development patterns suggest this may not be achievable without assembling acreage. For instance, the two most dense apartment complexes in the university area – 1216 SW 2<sup>nd</sup> Ave and 1231 SW 2<sup>nd</sup> Avenue – with 78 units/acre and 77 units/acre respectively -- are built on lots 2.3 and 3.6 acres in size.<sup>12</sup> In the subject neighborhoods small lot sizes prevail. In fact, over one-half of all parcels are either nonconforming or substandard; the significance of this fact in affecting development intensities will be discussed in the following section.

Although South University District has some higher density dwellings, it is characterized primarily by low-density smaller scale development including single-family dwellings, duplexes, garage apartments and quadruplexes, a pattern reflected in its average density of 10.8 units per acre. Individual parcels in the South University District range in size from 1,742 ft.<sup>2</sup> to approximately 28,000 ft.<sup>2</sup> although only 11 of 129 parcels are over 15,000 ft.<sup>2</sup> in size.

The University District North neighborhood has a similar development pattern with a slightly larger average density at 13 units/acre, but with demonstrably smaller lots than the south district. In fact, only six RH-1 parcels exceed 15,000 ft.<sup>2</sup>. Two of these are 42,000 ft.<sup>2</sup> and 91,000 ft.<sup>2</sup> in area with the latter already developed as apartments. The table below summarizes the density ranges that exist in both proposed districts for parcels zoned RH-1 and RH-2.

**Table 3 Density Range for Parcels Zoned Residential High (RH-1 or RH-2)**

Density Range	University District South	University District North	Total
Less than 10 units/acre	66	41	107
10-19 units/acre	41	19	60
20-29 units/acre	17	9	26

<sup>10</sup> A good deal of land assembly has taken place in the neighborhood, which indicates areas where higher densities can be achieved with on-site parking. However, unlike College Park where a single developer has been the prime mover in assembling and developing land, ownership remains fragmented. In University Neighborhoods South, 25 property owners own 28 concentrations of two or more parcels. Nine concentrations exceed the one-half acre minimum but three are zoned "Office Residential" and one is held by a nonprofit fraternity. Consequently five concentration areas, if developed, would be required to meet the minimum densities. Five of sixteen concentrations in University Neighborhood North would be required to meet the minimum densities and two of the five are already developed as apartment complexes.

<sup>11</sup> Another 29 parcels are zoned OR (up to 20/acre), RMF5 (up to 12/acre) MU-1 (10-30/acre), PD, MD, and OF. The OF designation has rendered the dwellings on four parcels as nonconforming uses.

<sup>12</sup> The buildings for the Courtyards Apartments are on two separate parcels, which range in density from 30 to 140 units/acre, and the parking is located on two others.

**Table 3 (continued)**

Density Range	University District South	University District North	Total
30-39 units/acre	2	4	6
More than 49 units/acre	3	2	5
<b>Total</b>	<b>*128</b>	<b>75</b>	<b>204</b>

\*One uncounted property located at 1130 SW 8<sup>th</sup> Avenue is zoned RH-2 but in office and sorority use.

Notwithstanding the large number of parcels developed at lower densities, densities can be substantially increased on these parcels using existing development patterns. Although over one-half of all parcels in University District South are less than 10 units/acre, the buildings on 52 of the 66 parcels are single-family with only one unit indicating that they can be more intensely developed without sacrificing either historic buildings or the physical character of the neighborhood. By conversion to duplex and/or construction of accessory dwellings – a prominent development pattern in the neighborhood—densities can be doubled or tripled to partially meet the City’s policies for areas surrounding the University of Florida. To wit, at least six examples of this development pattern are present at densities ranging from 20 to 28 units/per acre. Although these densities are at the lower end of the range provided in the RH-1 zoning district, they approximate the average density of 30.3 units/acre for new apartment projects in the university area. The University District North neighborhood poses more difficulty in increasing densities to these levels without demolition because over one-half of the parcels with densities less than 10 units/acre are on lots less than 6,000 ft.<sup>2</sup>

It is essential to note that the vast majority of parcels with existing densities of less than 20 units/acre (approximately 82) are zoned RH-2 (which presently requires minimum densities of 43 units/acre). And nearly 80 percent of these parcels have buildings that would be considered contributing to the potential University District South and subject to close scrutiny of demolition requests and alterations that may mar their architectural significance. Even intense (and compatible) development of these smaller parcels with garage apartments, accessory dwellings, and conversion of the single-family homes to duplexes likely will not approach the minimum RH-2 density.

*Conforming/Nonconforming Lots and Uses*

Staff also analyzed the potential of each RH-1 and RH-2 parcel to meet the minimum density requirements in the two districts based on their physical attributes relative to land development code lot requirements and the presence of historic buildings on the parcel. The analysis identified 33 parcels in University District South with contributing buildings that met minimum lot size, width, and depth requirements. Twenty-four are zoned RH-2. Another 12 parcels zoned RH-1 in University District North have contributing buildings and meet the minimum dimensional requirements of the zoning district. The table below summarizes these characteristics.

**Table 4 Characteristics of Parcels Zoned Residential High (RH-1 or RH-2)**

Parcel Character	South University District	North University District	Total
Noncontributing Building	27	7	32
Vacant	4	0	4
Meets Minimum Density	3	14	17
Nonconforming	9	4	15
Substandard	52	38	90
Meets all Requirements	33	12	45
<b>Total</b>	<b>*128</b>	<b>75</b>	<b>203</b>

\*One uncounted property located at 1130 SW 8<sup>th</sup> Avenue is zoned RH-2 but is in office and sorority use.

Substandard and nonconforming lots pose procedural difficulties for developing at current minimum density requirements. The Board of Adjustment (BOA) may issue a special exception allowing development of a substandard or nonconforming lot provided the applicant cannot combine an adjacent lot to meet code and the proposal will not create any condition detrimental to the safety, convenience and quiet possession of surrounding properties and use. However, the BOA may not authorize a multiple family dwelling on a substandard or nonconforming lot in any district in which a single-family dwelling is permitted (see Section 30-346). With a pending land development code amendment that will allow single-family dwellings in the high-density residential zoning districts, 105 substandard and nonconforming parcels in the potential University District – over one-half of all parcels -- could not increase their development intensities over a single-family dwelling. The City could amend this section of the code to remedy this problem.

Although small parcel size and fragmented ownership inhibit more intense development, the ability to develop at least to the minimum densities anticipated by the code is enhanced by concentrations of two or more parcels. In the South University District, twenty-five property owners hold twenty-eight concentrations of two or more adjoining parcels (see Map 5). These concentrations range in size from approximately 11,000 ft.<sup>2</sup> to 86,000 ft.<sup>2</sup>, but only nine exceed one-half acre in size.<sup>13</sup> In the North University District, seventeen concentrations of property range in size from 9,500 ft.<sup>2</sup> to 91,912 ft.<sup>2</sup> but only five exceed one-half acre in size (see Map 6). In addition, eight of the seventeen concentrations are substantially developed and meet the minimum densities specified by the underlying zoning district (usually RH-1).

## Conclusions

In short, there are barriers to the near-term redevelopment of the University District at the densities envisioned by the City's comprehensive plan. The large number of small parcels less than 10,000 ft.<sup>2</sup> will make it difficult for individual property owner to develop at anticipated densities because of stormwater requirements and parking needs. Fragmented ownership of land works against the assembly of adjoining lots that is necessary so all code requirements can be met while still providing minimum densities. In those instances where property has been assembled it has generally been in

<sup>13</sup> Three of the nine largest concentrations are zoned OR.



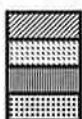
# Map 5



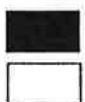
## Potential University District South

University Place/University Heights

Concentrated Ownership Patterns



Single-Owner Concentrations



Contributing



Noncontributing

--- Proposed District Boundary

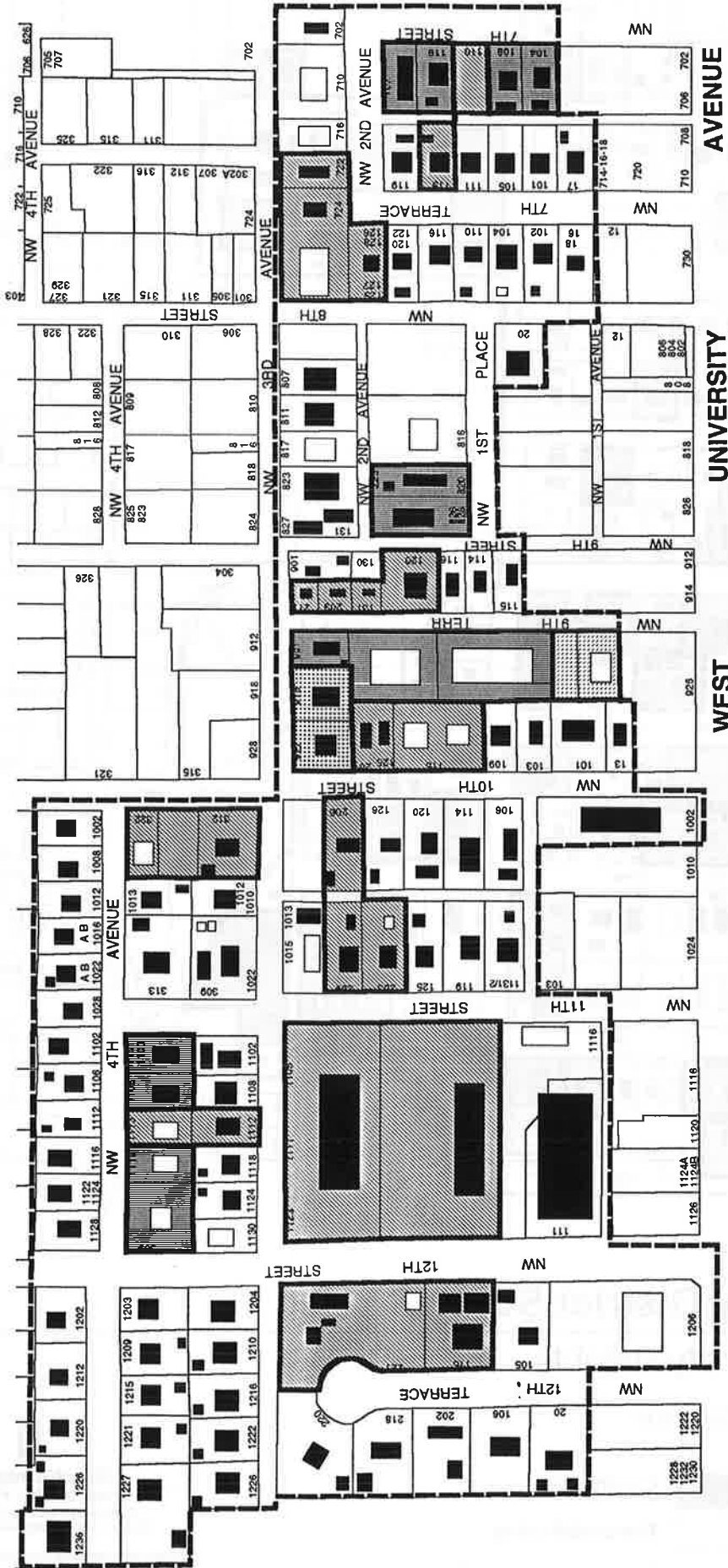


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






# Potential University District North

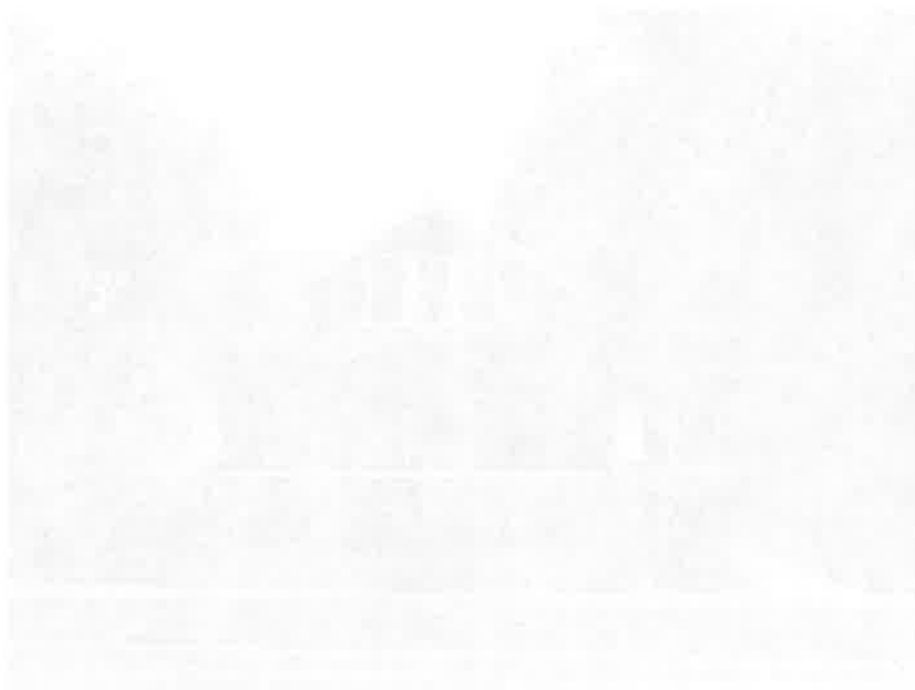
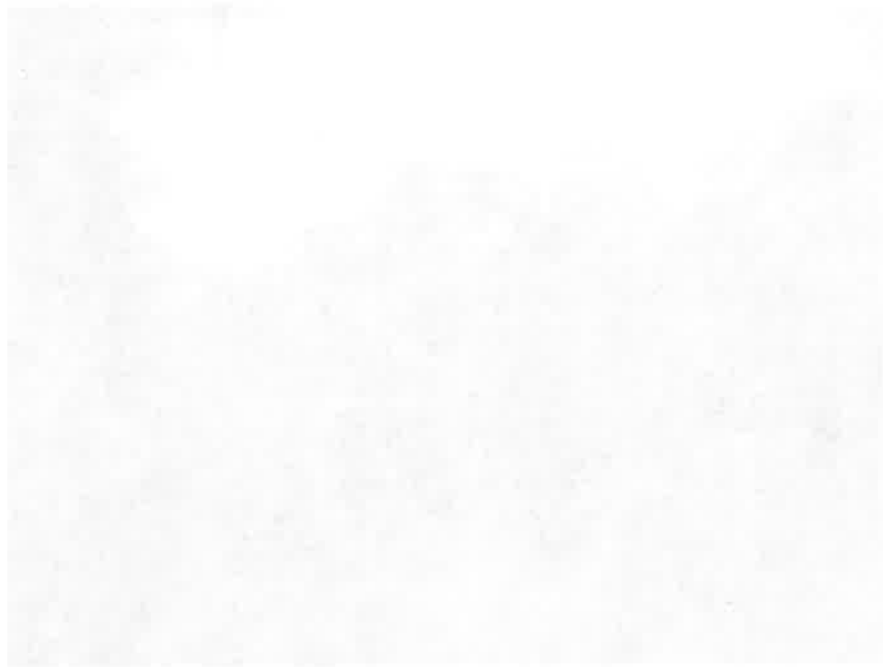
Florida Court/University Terrace

## Concentrated Ownership Patterns

-  Single-Ownership Concentrations
-  Contributing Structure
-  Noncontributing Structure
-  Proposed District Boundary



concentrations of less than one-half acre or less. Finally, even the larger concentrations are not ripe for redevelopment as two are held by Shands Hospital.



**Attachment 1**

**Craftsman**



North University District  
221 NW 12<sup>th</sup> Terrace



1120 SW 1<sup>st</sup> Avenue  
South University District

Attachment 1 (continued)



1118 SW 5<sup>th</sup> Avenue  
South University District



1128 SW 1<sup>st</sup> Avenue  
South University District

**Attachment 2**

**Tudor Revival**



517 SW 10<sup>th</sup> Street  
South University District

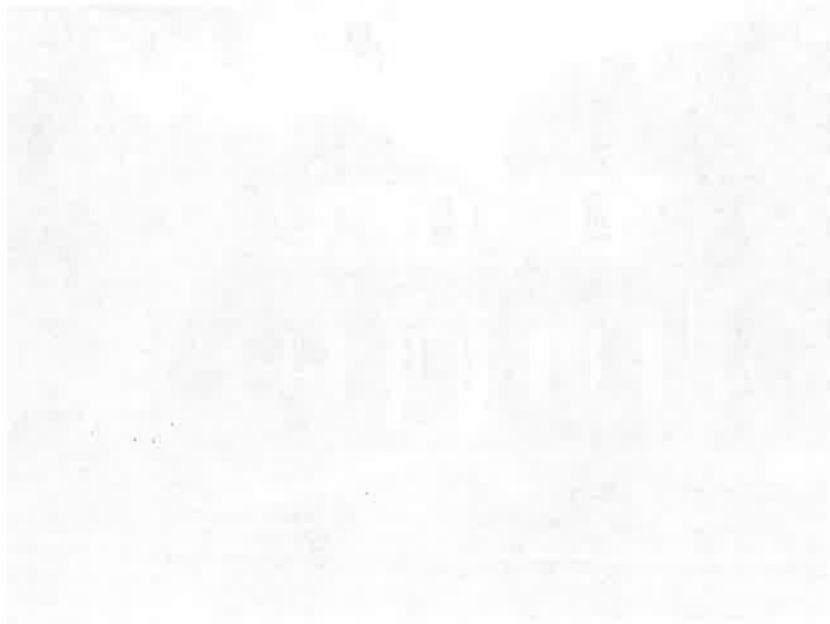


1226 NW 4<sup>th</sup> Avenue  
North University District

**Attachment 2 (continued)**



1209 NW 4<sup>th</sup> Avenue  
North University District





**Attachment 3**

**Colonial Revival**



115 NW 12<sup>th</sup> Terrace  
North University District



1028 SW 3<sup>rd</sup> Avenue  
South University District



**Attachment 3 (continued)**



1105 SW 3<sup>rd</sup> Avenue  
South University Avenue



1227 SW 4<sup>th</sup> Avenue  
South University District

**Attachment 4**

**Mediterranean and Spanish Influenced Architecture**



1125 SW 2<sup>nd</sup> Avenue  
South University District



1015 SW 3<sup>rd</sup> Avenue  
South University District

**Attachment 5**

**Minimal Traditional**



1021 SW 3<sup>rd</sup> Avenue  
South University District



1025 SW 5<sup>th</sup> Avenue  
South University District

Attachment 5 (continued)



924 SW 4<sup>th</sup> Avenue  
South University District



915-17 SW 6<sup>th</sup> Avenue  
South University District

**Attachment 6**  
**Fieldstone Buildings**



1215 NW 4<sup>th</sup> Avenue  
North University District



915 NW 5<sup>th</sup> Avenue  
South University District



**Attachment 6 (continued)**



911 SW 6<sup>th</sup> Avenue  
South University District



917 SW 6<sup>th</sup> Avenue  
South University District