



City of Gainesville

Department of Sustainable
Development

CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: February 25, 2021
PROJECT NAME AND NUMBER: Gainesville Hillel; PB-20-162 ZON
APPLICATION TYPE: Rezoning (Quasi-Judicial)
RECOMMENDATION: Approve
CITY PROJECT CONTACT: Juan Castillo

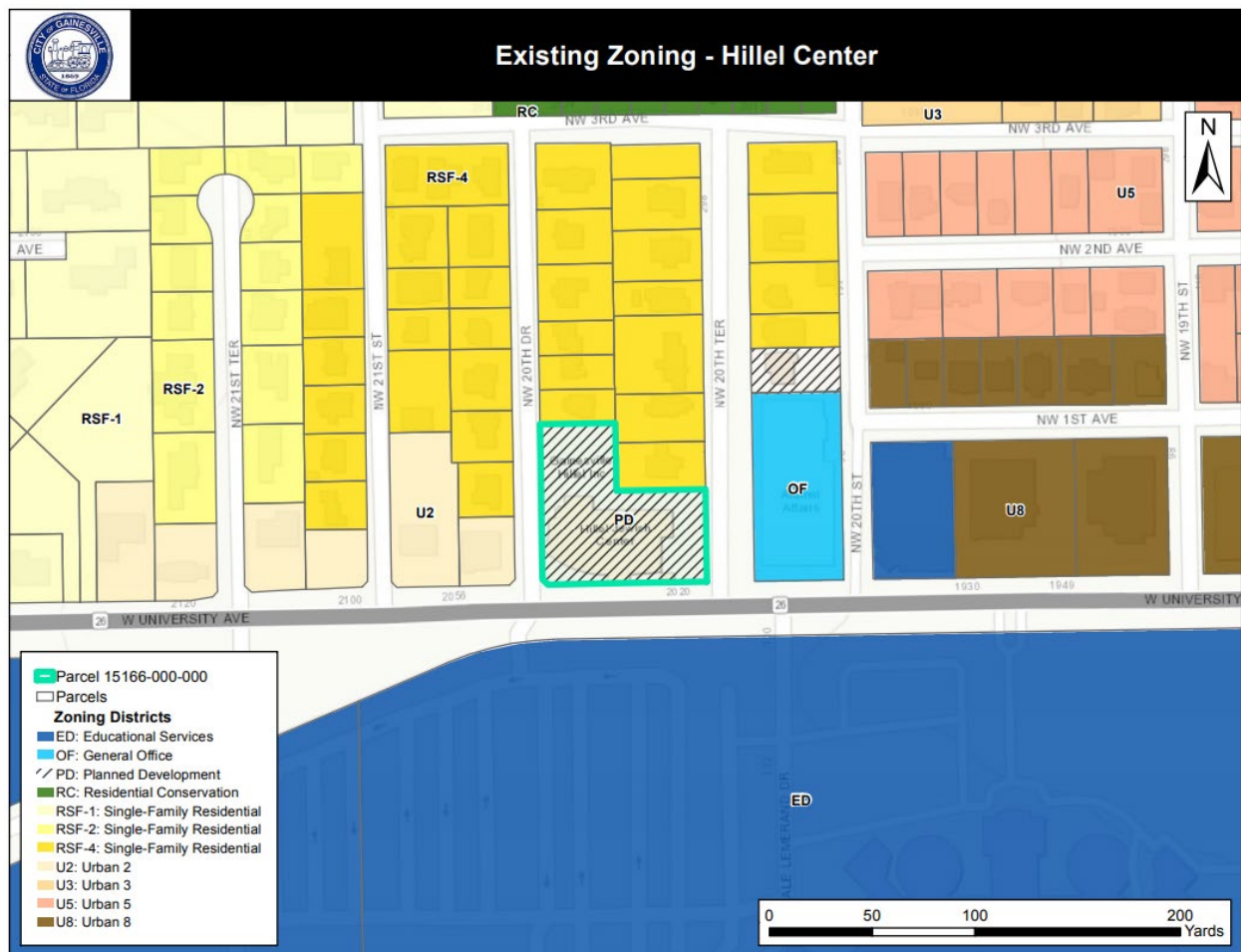


Figure 1: Existing Zoning – Planned Development (PD)

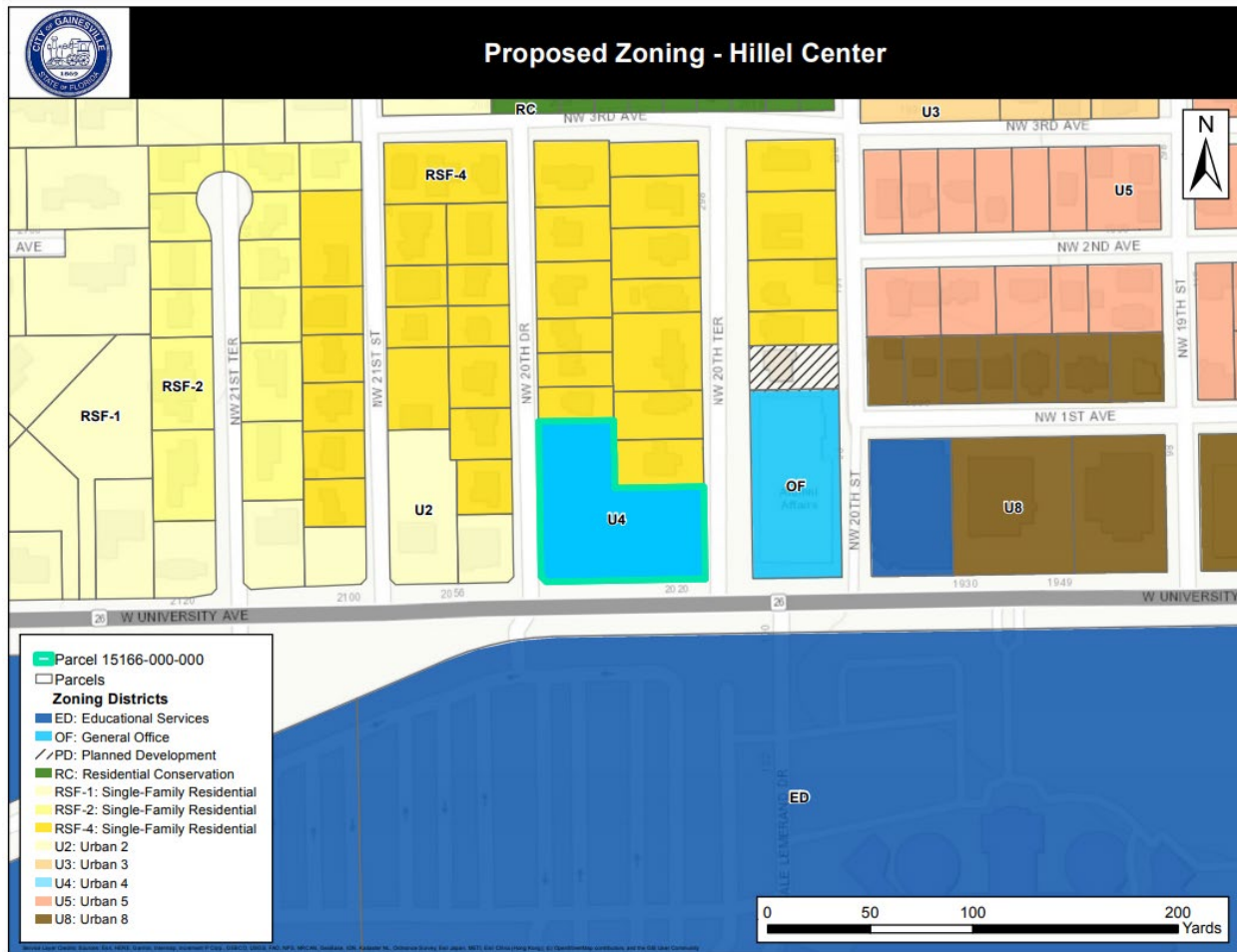


Figure: 2 Proposed Zoning – Transect Zoning District Urban 4 (U4)

APPLICATION INFORMATION:

Agent/Applicant: Eda Consultants, Inc.
 Property Owner(s): Gainesville Hillel Inc.
 Related Petition(s): PB-20-00161 LUC
 Legislative History: Zoning Map Atlas amendment from RMF-5 (12 dwelling units per acre) to Planned Development District – February 26, 2001 (Ordinance 991266).

SITE INFORMATION:

Location: 2020 West University Avenue. North of University of Florida campus.
 Parcel Number(s): 15166-000-000
 Existing Use(s): UF Hillel Jewish Student Center
 Current Land Use Designations(s): Residential Low (RL) 0 to 15 dwelling units per acre
 Current Zoning Designation(s): City of Gainesville Planned Development (PD)
 Transportation Mobility Program Area (TMPA): Zone A.

ADJACENT PROPERTY CHARACTERISTICS:

	Existing Use(s)	Land Use Designation(s)	Zoning Designation(s)
North	Residential, Single Family	Residential Low (RL) 0 to 15 DU/AC	Residential Single Family (RSF-4) 0 to 8 DU/AC
South	ROW, UF Campus	ROW, Education (E)	ROW, Educational Services (ED)
East	Education, Alumni Affairs	Office (O)	General Office (OF)
West	Residential, Multi-family	Residential Low (RL) 0 to 15 DU/AC	Residential Single Family (RSF-4) 0 to 8 DU/AC Transect U2 0 to 15 DU/AC

PURPOSE AND DESCRIPTION:

This petition is a request for the rezoning of parcel 15166-000-000 from Planned Development (PD) to Urban Transect Zone U4. This request is accompanied with a request for an amendment to the Future Land Use Map via related petition PB-20-00161 LUC. This property is generally located north of the University of Florida Campus, across W. University Avenue at 2020 W. University Ave.

Gainesville Hillel Site Location



Currently, the subject property is improved with the University of Florida Hillel Center, which is a two story building that serves as a place of religious assembly and an associated student center. The property is located in Zone A of the Transportation Mobility Program Area (TMPA), is within the UF Context Area, and the Gainesville Community Reinvestment Area (GCRA).

The current PD zoning was previously changed from multi-family residential zone RMF-5 and was adopted on February 26, 2001. The current PD contains conditions designed to address the characteristics of the area at the time of its adoption nearly 20 years ago. Since its adoption, the area has changed in character with the introduction of transect zones.

The proposed rezoning would remove the existing PD and would replace it with Urban Transect Zone U4. The existing PD restricts the use on the site to a “place of religious assembly with an accessory student center which may include food service for the members and their invited guests, civic meeting spaces, library and computer facilities and study areas” and uses found in multi-family RMF-5 zoning district (12 units per acre) which is primarily residential in nature. The proposed urban transect zone U4 would increase the density to 20 units per acre and would allow for an expansion of low intensity, non-residential uses such as office, museum, and personal services (see item A., Changed Conditions, below). The increase in density and the expansion of uses is consistent with the existing office zoning, education, and urban transect zone district U8 found east of the property. The proposed zoning also provides a logical step down in intensity between higher intensity zoning districts on the east side of the property and lower intensity zoning districts transect zone U2 found on the west side of the subject property (see image below).



The existing PD also provides regulations that were meant to guide the architectural design of the University of Florida Hillel Jewish Student Center. These conditions are currently met given the construction of the University of Florida Hillel Student Center and are therefore outdated. The proposed

rezoning would provide more consistent regulations that include buffer, frontage, access, and design requirements for the subject property.

STAFF ANALYSIS AND RECOMMENDATION:

A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.

This petition is a request to rezone the subject property from Planned Development (PD) to urban transect zone district U4. The proposed urban transect zone U4 is consistent with the proposed Mixed-Use Office/Residential (MOR) Land Use in the Related Petition PB-20-00161 LUC and has been shown to be consistent with the City's Comprehensive Plan Future Land Use element: Objective 1.5, Objective 3.4, Objective 4.1., Policy 4.2.1, and Objective 4.2. (see staff report for item BP-20-00161 LUC).

Changed conditions include a higher proposed density than what currently exists. The proposed urban transect zone U4 would allow for 20 dwelling units per acre as opposed to the existing 12 dwelling units per acre. This would densify and intensify the subject parcel. The higher density and intensity of the proposal is consistent with the zoned intensity and density in the area and the existing educational facilities such as the Earl and Christy Powell Hall, Emerson Alumni Hall, and the fraternity houses Delta Tau Delta and Pi Kappa Alpha.

Also, there will be changes to allowable uses on the property.

The Current PD allows for a place of religious assembly with an accessory student center along with uses listed for RMF-5 which are:

- Accessory dwelling units
- Adult day care home
- Assisted living facility
- Attached dwelling (up to 6 attached units)
- Bed and breakfast establishment
- Community residential home (up to 6 residents)
- Day care center
- Family child care home
- Multi-family dwelling
- Multi-family, small-scale (2-4 units per building)
- Place of religious assembly
- Library (with a special use permit)
- Public park
- School (elementary, middle, or high - public or private)
- Single-family dwelling

The proposed rezoning would allow:

- Accessory dwelling units

- Adult day care home
- Attached dwelling (up to 6 attached units)
- Community residential home (up to 6 residents)
- Community residential home (more than 6 residents)
- Family child care home
- Multi-family, small-scale (2—4 units per building)
- Multi-family dwelling
- Single-family dwelling
- Single room occupancy residence (SRO)
- Assisted living facility
- Bed and breakfast establishment
- Business services
- Civic, social, or fraternal organization
- Day care center
- Exercise studio
- Food truck, not located within a food truck park
- Food truck park (less than 6 pads)
- Food truck park (6 or more pads) (via a special use permit)
- Laboratory, medical or dental
- Museum or art gallery
- Office
- Office (medical, dental, or other health-related service)
- Personal services
- Place of religious assembly
- Professional school
- Public administration building (Via a special use permit)
- Public park
- Restaurant (Via a special use permit)
- School (elementary, middle, or high - public or private)
- Skilled nursing facility
- Veterinary services

Lastly, the proposed urban transect zone U4 will introduce transect building form, building design, and parking requirements designed to create a more urban and pedestrian friendly environment, consistent with the goals for University Avenue.

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

As mentioned earlier in the report, the subject parcel is currently improved with the University of Florida Hillel Jewish Student Center. The existing structure is consistent with the overall educational facilities and office characteristics of the area and would not be affected by the proposed zoning district.



Shown here is the University of Florida Hillel and street scape east.



Show here is multi-family development on the west side of the University of Florida Hillel.

Proposed development intensities for the project are higher than what the existing PD zoning allows on the property. However, the proposed intensity is consistent with the development in the area and would serve as an effective step down in intensity from existing non-residential development to the east and multi-family development to the west.

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

The current PD contains conditions designed to address the characteristics of the area at the time of its adoption nearly 20 years ago. Since its adoption, the area has changed in character with the introduction of transect zones. The proposed rezoning would remove the existing PD and would replace it with an urban transect zone district U4. The existing PD restricts the use on the site to a “place of religious assembly with an accessory student center and uses found in multi-family RMF-5 zoning district with a density of 12 dwelling units per acre. The proposed urban transect zone U4 would increase the density to 20 units per acre and would allow for an expansion of low intensity, non-residential uses such as office, museum, and personal services. The increase in density and the expansion of uses is consistent with the existing office zoning, education, and urban transect zone district U8 found east of the property. The proposed zoning also provides a logical step down in intensity between higher intensity zoning districts on the east side of the property and lower intensity zoning districts transect zone U2 found on the west side of the subject property.

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

The proposed rezoning is not expected to negatively impact the value of buildings in the area. The subject property is improved with the University of Florida Hillel Jewish Student Center and the development is not expected to change. Furthermore, the proposed rezoning to U4 is consistent with the urbanization goal of W. University Ave. given the prolific use of student pedestrians in the area.

E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.

The site is fully improved with the University of Florida Hillel Jewish Student Center.

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

The proposed Urban 4 transect zone allows for mixed-use development that incorporates non-residential and residential elements. This is consistent with the needs of the student population near the University of Florida and along W. University Avenue.

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

After the existing PD zoning was adopted in 2001, the area around the subject property was populated with transect zones ranging from Urban district zone 2 to Urban district zone 8.

H. The Goals, objectives, and policies of the Comprehensive Plan.

The proposed Urban Transect Zone U4 is consistent with the proposed Mixed-Use Office/Residential (MOR) Land Use in the related Petition PB-20-00161 LUC and has been shown to be consistent with the City's Comprehensive Plan Future Land Use element: Objective 1.5, Objective 3.4, Objective 4.1., Policy 4.2.1, and Objective 4.2.

Objective 1.5 Discourage the proliferation of urban sprawl.

Objective 3.4 The City shall ensure that services and facilities needed to meet and maintain the Level of Service (LOS) standards adopted in this Plan are provided.

Objective 4.1 The City shall establish land use designations 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 proposed 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.

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 use 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 the 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 free canopy.

I. The facts, testimony, and reports presented at public hearings.

The facts, testimony, and reports of this petition will be presented at both the City Plan Board meeting and the City Commission meeting. The public will have the opportunity to examine the petition and the Board and Commission will make a determination as to whether this petition meets the stated criteria in the Land Development Code and Comprehensive Plan.

J(1). The proposed Transect Zone shall provide a logical extension of an existing zone, or an adequate transition between zones.

The proposed transect zone Urban 4 is consistent with the development in the area and would serve as an effective step down in intensity from existing non-residential development to the east comprised of zoning districts Office, Education, and Urban 8; to multi-family development to the

west comprised of zoning district Urban 2 and single family residential development comprised of single family zoning district RSF-4.

J(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.

The area surrounding the subject property has seen a more urban and dense development pattern due to the installment of transect zones which includes Urban 8, Urban 5, Urban 3, and Urban 2.

The zoning request is consistent with the overall City of Gainesville vision for growth and development as expressed in the City of Gainesville Comprehensive Plan.

The parcel is adjacent to T-Zone Urban 2, therefore the ten acres minimum requirement is not applicable.

RECOMMENDATION

Staff recommends approval of PB-20-162 ZON rezone of parcel 15166-000-000 from Planned Development (PD) to Urban Transect Zone U4.

DRAFT MOTION FOR CONSIDERATION

Approve PB-20-162 ZON rezone of parcel 15166-000-000 from Planned Development (PD) to Urban Transect Zone U4.

LIST OF APPENDICES:

Appendix A: Comprehensive Plan Goals, Objectives and Policies

A-1 Comprehensive Plan Future Land Use Element

A-2 Relevant Comprehensive Plan Goals, Objectives, Policies (GOP)

A-3 Comprehensive Plan – Transportation Mobility Element

Appendix B: Land Development Code Regulations

Appendix C: Land Use Change & Rezoning Justification Report

Appendix D: Ordinance No. 991266

APPENDIX A: Comprehensive Plan Goals, Objectives and Policies

Appendix A: Comprehensive Plan Goals, Objectives and Policies

A-1 Comprehensive Plan Future Land Use Element

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Mixed-Use Office/Residential (MOR): up to 20 units per acre

This land use category allows residential uses and, depending on the implementing zoning district, may allow office, professional, service, and ancillary uses either as stand-alone uses or combined in a mixed-use development format. Some non-office type uses, such as restaurants, may be allowed through a Special Use Permit process established in the Land Development Code. Structures in this category shall be oriented to the street and encourage 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 20 units per acre. Maximum building height shall be limited to 3 stories. Land development regulations shall establish the appropriate uses; design criteria; landscaping and pedestrian/vehicular access for this category. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

A-2 Relevant Comprehensive Plan Goals, Objectives, Policies (GOP)

Objective 1.5 Discourage the proliferation of urban sprawl.

Objective 3.4 The City shall ensure that services and facilities needed to meet and maintain the Level of Service (LOS) standards adopted in this Plan are provided.

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.

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.

A-3 Comprehensive Plan – Transportation Mobility Element

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.**

Policy 10.1.1 All property within city limits is included in the Gainesville Transportation Mobility Program Area (TMPA); however, the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category. When annexed properties are designated with a City land use category, they shall be assigned to the most physically proximate TMPA zone as mapped in the Transportation Mobility Element Data and Analysis Report and in the GIS Map Library on the City’s Planning and Development Services Department website.

Policy 10.1.2 All land uses and development located in the TMPA shall meet the TMPA policies specified in this Element.

- Policy 10.1.3 Zone A shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida. Except as shown in Policy 10.1.4 and Policy 10.1.14, funding for multi-modal transportation in Zone A shall be provided to the maximum extent feasible by the City, Community Redevelopment Agency, federal or state governments, and other outside sources such as grant funds.
- Policy 10.1.4 For any development or redevelopment within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.
- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;
 - b. Cross-access connections/easements or joint driveways, where available and economically feasible;
 - c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;
 - d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined

in the Access Management portion of the Land Development Code;
and

- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

Policy 10.1.5 For any development or redevelopment within Zones B, C, D, E, or M, the developer shall provide all of the items listed in Policy 10.1.4 and shall provide the transportation mobility requirements as specified in Policies 10.1.6, 10.1.7, 10.1.9, 10.1.11, 10.1.13, and 10.1.14, as applicable. The developer shall also provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

Policy 10.1.6 For any development or redevelopment within Zone B, the developer shall, at the developer's expense, meet the following transportation mobility criteria based on the development's (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.

Net, New Average Daily Trip Generation	Number of Criteria That Shall Be Met
50 or less	At least 1
51 to 100	At least 2
101 to 400	At least 3
401 to 1,000	At least 5
1,001 to 5,000	At least 8

Greater than 5,000	<p>At least 12 and meet either a. or b.:</p> <ul style="list-style-type: none"> a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours. b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years.
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Policy 10.6.1 Parking in excess of that required by the Land Development Code shall be prohibited within the TMPA.

Policy 10.6.2 Developments may apply for a parking reduction within the TMPA, based on criteria in the Land Development Code.

**APPENDIX B: Land Development Code
Regulations**

Appendix B – Land Development Code Regulations

B-1 Governing Principles

- 16 **Section 30-3.14. Rezoning Criteria.**
- 17 Applications to rezone property shall be reviewed according to the following criteria:
- 18 A. Compatibility of permitted uses and allowed intensity and density with surrounding existing
19 development.
- 20 B. The character of the district and its suitability for particular uses.
- 21 C. The proposed zoning district of the property in relation to surrounding properties and other similar
22 properties.
- 23 D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout
24 the city.
- 25 E. The applicable portions of any current city plans and programs such as land use, traffic ways,
26 recreation, schools, neighborhoods, stormwater management and housing.
- 27 F. The needs of the city for land areas for specific purposes to serve population and economic
28 activities.
- 29 G. Whether there have been substantial changes in the character or development of areas in or near
30 an area under consideration for rezoning.
- 31 H. The goals, objectives, and policies of the Comprehensive Plan.
- 32 I. The facts, testimony, and reports presented at public hearings.
- 33 J. Applications to rezone to a transect zone shall meet the following additional criteria:
- 34 1. The proposed T-Zone shall provide a logical extension of an existing zone, or an adequate
35 transition between zones.
- 36 2. The area shall have had a change in growth and development pattern to warrant the rezoning to
37 a more or less urban T-Zone.

- 1 3. The request shall be consistent with the overall City of Gainesville vision for growth and
2 development as expressed in the City of Gainesville Comprehensive Plan.
- 3 4. If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of 10 acres.

B-2 Corresponding with Future Land Use Categories.

2 **Section 30-4.2. Correspondence with Future Land Use Categories.**

3 The following table establishes the zoning districts allowable within the future land use categories from
 4 the Comprehensive Plan.

Future Land Use Category	Zoning Districts	Special Districts
Single-Family (SF)	U1, RSF-1 to 4, RSF-R	PD, CON, PS
Residential Low-Density (RL)	U2, RSF-4, RMF-5, MH, RC	PD, CON, PS
Residential Medium-Density (RM)	RMF-6 to 8	PD, CON, PS
Residential High-Density (RH)	N/A	PD, CON, PS
Mixed-Use Residential (MUR)	U5	PD, CON, PS
Mixed-Use Office/Residential (MOR)	U4, U3	PD, CON, PS
Mixed-Use Low-Intensity (MUL)	MU-1	PD, CON, PS
Mixed-Use Medium-Intensity (MUM)	MU-2, CP	PD, CON, PS
Urban Mixed-Use (UMU)	U6, U7, U8	PD, CON, PS
Urban Mixed-Use High-Intensity (UMUH)	U9	PD, CON, PS
Urban Core (UC)	DT	PD, CON, PS
Office (O)	OR, OF, CP	PD, CON, PS, MD
Commercial (C)	W, BA, BT, BUS, BI	PD, CON, PS
Business Industrial (BI)	BI, CP	PD, CON, PS
Industrial (IND)	W, I-1, I-2, BI	PD, CON, PS
Education (E)	N/A	PD, CON, PS, ED
Recreation (REC)	N/A	PD, CON, PS
Conservation (CON)	N/A	PD, CON, PS
Agriculture (AGR)	N/A	PD, CON, PS, AGR
Public and Institutional Facilities (PF)	N/A	PD, CON, PS, AF
Planned Use District (PUD)	N/A	PD

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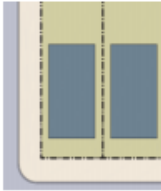
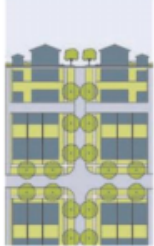
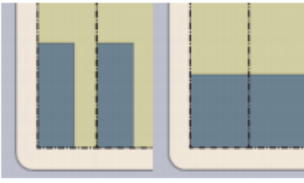
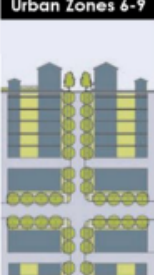
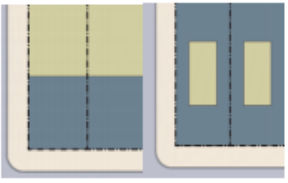
B-3. Transects

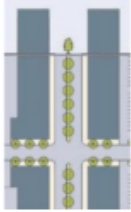
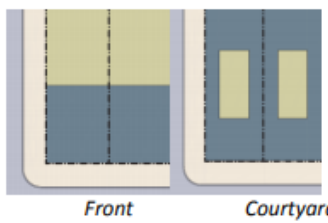
1 **DIVISION 2. TRANSECTS**

2 **Section 30-4.11. Generally.**

3 A. *Intent.* The intent of this division is to establish development standards that will encourage a more
 4 efficient and sustainable urban form by allowing a range of housing, employment, shopping and
 5 recreation choices and opportunities in a compact, pedestrian-friendly environment.

6 B. *Transects.* A transect is a geographical cross-section of a region that reveals a sequence of
 7 environments that ranges from rural to urban. Using the transect to regulate development ensures
 8 that a community offers a full diversity of development types, and that each has appropriate
 9 characteristics for its location. There are typically six transects organizing the components of place-
 10 making: Natural Zone, Rural Zone, Urban Neighborhood Zone, General Urban Zone, Urban Center
 11 Zone, and Urban Core. This code assigns transects that are tailored to the unique character of the
 12 City of Gainesville. The allowable uses, dimensional standards, and development requirements for
 13 these zones are described within this division.

	ZONE DESCRIPTION	INTENDED SITE LAYOUT	
 <p>Urban Zone 1</p>	<p>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.</p>	 <p style="text-align: center;"><i>Edge</i></p>	<p>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.</p>
 <p>Urban Zones 2-5</p>	<p>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.</p>	 <p style="text-align: center;"><i>Side</i> <i>Front</i></p>	<p>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.</p>
 <p>Urban Zones 6-9</p>	<p>Urban Zones 6 - 9 Consists of higher density mixed use 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.</p>	 <p style="text-align: center;"><i>Front</i> <i>Courtyard</i></p>	<p>The building typically occupies the full frontage, leaving the rear of the lot as the sole yard. The continuous facade steadily defines the public street. In its residential form, this type is the attached dwelling. The rear yard can accommodate substantial parking.</p>

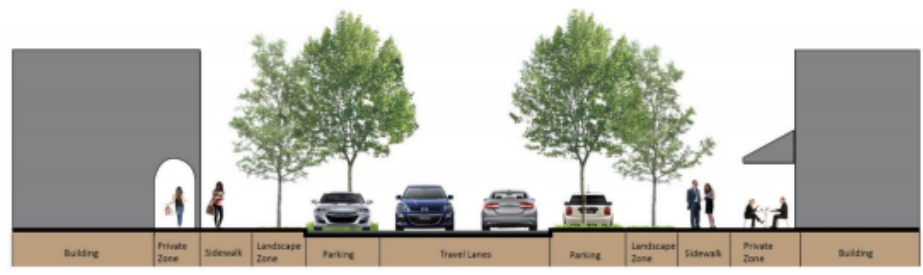
	<p>Downtown</p> <p>Consists of the highest density and height development, with the greatest variety of uses, and civic buildings of regional importance. Streets have steady street tree planting and buildings are set close to wide sidewalks.</p>		<p>The building occupies the boundaries of its lot while 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.</p>
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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.

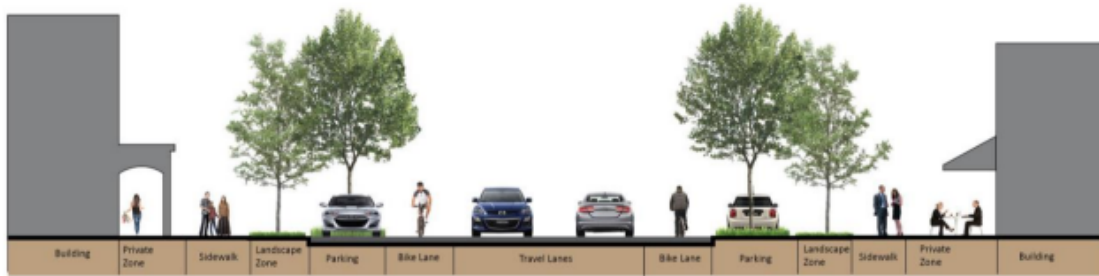
The zoning map identifies a hierarchy of street types that determine the relationship of buildings to the street and the standards for the design of street landscaping and sidewalks. Street types include: Storefront, Principal, Thoroughfare, and Local Streets. All undesignated existing streets are assumed 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 1.5 foot elevation above grade (3 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.



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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.



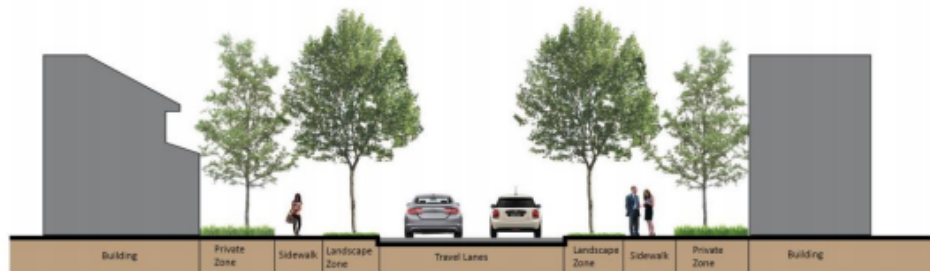
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c. *Thoroughfares*. Thoroughfares are streets that carry high volumes of through traffic at higher speeds with less pedestrian activity and higher vehicular speeds than other street types. These streets are often fronted by larger scale commercial development and are usually 4-lane or 6-lane streets.



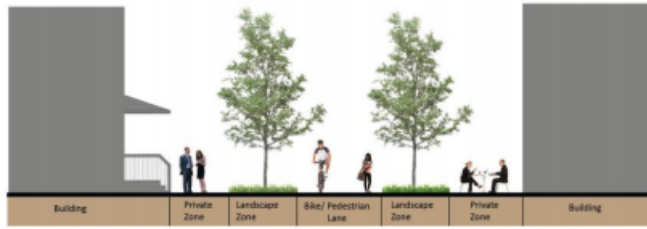
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d. *Local*. Local Streets are intended to have slow speeds and provide for connections within neighborhoods and between residential areas and commercial areas. Local Streets are not identified on the zoning map, but make up the vast majority of the 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.



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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.



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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.



5

Section 30-4.12. Permitted Uses.

6

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 shall be allowed.

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Table V - 1: Permitted Uses within Transects.

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
RESIDENTIAL											
Single-family dwellings		P	P	P	P	P	P	P	P	P	P
Attached dwellings (up to 6 attached units)		-	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
Multi-family dwellings		-	-	P	P	P	P	P	P	P	P
Accessory dwelling units	30-5.33	-	P	P	P	P	P	P	P	-	-
Adult day care homes	30-5.2	P	P	P	P	P	P	P	P	P	P
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	P	P	P	P	-	-
Community residential homes (more than 6 residents)	30-5.6	-	-	P	P	P	P	P	P	P	-
Dormitory (small)	30-5.8	-	P	P	P	P	P	P	P	P	P
Dormitory (large)	30-5.8	-	-	P	P	P	P	P	P	P	P

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
use)											
Parking, structured (principal use)		-	-	-	-	-	-	P	P	P	P
Passenger transit station		-	-	-	-	-	-	-	P	P	P
Personal services		-	-	-	P	-	P	P	P	P	P
Places of religious assembly	30-5.21	S	P	P	P	P	P	P	P	P	P
Professional school		-	-	-	P	P	P	P	P	P	P
Public administration buildings		-	-	-	S	S	S	P	P	P	P
Public parks		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 & testing facilities		-	-	-	-	-	-	P	P	P	P
Residences for destitute people	30-5.22	-	-	-	-	-	-	-	S	S	S
Restaurant		-	-	-	S	-	P	P	P	P	P
Retail sales		-	-	-	-	-	P	P	P	P	P
School, elementary, middle & high (public & private)		S	S	S	P	P	P	P	P	P	P
Scooter and electric golf cart sales		-	-	-	-	-	-	P	P	P	-
Simulated gambling establishments		-	-	-	-	-	-	-	-	-	-
Social service facilities	30-5.25	-	-	-	-	-	-	-	P	P	P
Skilled nursing facility		-	-	-	P	-	P	P	P	P	P
Vehicle sales and rental (no outdoor display)		-	-	-	-	-	-	P	P	P	P
Vehicle services	30-5.28	-	-	-	-	-	-	P	P	-	-
Vehicle repair	30-5.28	-	-	-	-	-	-	P	-	-	-
Veterinary services	30-5.29	-	-	-	P	-	P	P	P	P	P
Vocational/Trade school		-	-	-	-	-	S	P	P	P	P
Wireless communication services	See 30-5.30										

1 **LEGEND:**

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

3 1 = When located along a Principal Street.

4 2 = Prohibited where adjacent to single-family zoned property.

5 3 = Office uses as a home occupation.

6 4 = Office uses up to 20% of the building square footage and shall be secondary to a principal residential

7 use. No outdoor storage allowed.

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Section 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)
--------------------	-----	------------------------------	-----------------------------	-----------------------------

1 **LEGEND:**

2 1 = See Section 30-4.8 for development compatibility standards.

3

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'
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I. GLAZING

Min first floor - nonresidential	-	30%	50%				65%			
Min first floor - multi-family	-	30%								

Min upper floors - nonresidential and multi-family	-	15%
--	---	-----

- 1 **LEGEND:**
- 2 1 = See development compatibility standards in Section 30-4.8.
- 3 2 = See bonus system requirements in Section 30-4.9.

1 A. *Block standards.*

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

7 **Figure V - 1: Creating Blocks**



8

9 Step 1-original site; Step 2-introduce streets; Step 3-introduce alleys; Step 4-introduce lots.
10

11 2. *Construction of new streets.*

- 12 a. The required local streets or urban walkways shall be constructed at the expense of the
13 owner/developer as part of the development review process and shall be constructed
14 according to the appropriate city standards, but may be sited and configured in a manner so
15 that they provide the most appropriate access to the development. Where a street is
16 planned to continue beyond the extent of a development, the development shall provide for
17 the continuation of the street by stubbing out the improvements as close as is practicable to
18 edge of the property boundary.
- 19 b. The required local streets, multi-use paths or urban walkways shall provide for public access
20 and may be dedicated for public right-of-way after construction, if the city desires to accept
21 same for maintenance.
- 22 c. Notwithstanding any other provision in this chapter, a development may receive final
23 approval prior to construction of the required local streets or urban walkways if the city,
24 upon approval of the City Commission, has executed a binding agreement with the
25 owner/developer that:

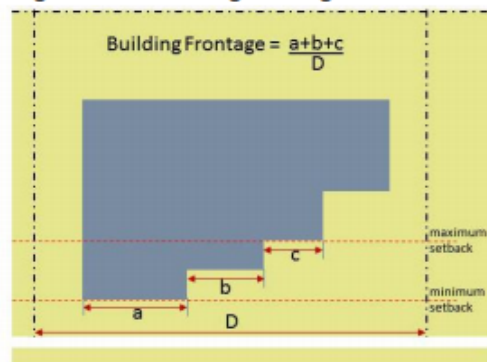
- 26 i. Requires the city and/or the Community Redevelopment Agency to construct the
27 required local streets as public streets within two years of final approval; and
- 28 ii. Provides for the conveyance or dedication of the associated right-of-way from the
29 property owner to the city, at no cost to the city.

30 The city may enter into such an agreement only when the city determines that doing so
31 would be in the public interest and when the city and/or the Community Redevelopment
32 Agency has budgeted legally available funds for the construction of the required local

- 1 streets. The form and content of the agreement shall be provided by and acceptable to the
 2 city in its sole discretion.
- 3 d. Board modifications from the requirement to construct new streets may be granted in
 4 accordance with the procedures and criteria for a variance, with specific consideration given
 5 to situations where the construction of a street is limited by: access management standards,
 6 regulated environmental features, regulated natural or archeological resources, public
 7 stormwater facilities, existing utility facilities, contamination sites, inconsistencies with plans
 8 for a future city street network, parks, or schools. Where a variance from these
 9 requirements is approved, the block perimeter shall be completed with the provision of
 10 sidewalk and bicycle connections, and multi-use paths or urban walkways, subject to
 11 approval by the city.
- 12 3. *Urban walkways.* When required new streets or urban walkways are constructed as part of a
 13 subdivision or development, their design and construction shall conform to the following
 14 standards and applicable design manual standards:
- 15 a. New streets or urban walkways shall connect to existing streets on abutting properties, or
 16 be constructed in alignment with planned public streets on abutting properties.
- 17 b. Where a portion of a new street or urban walkway is newly constructed, it shall be designed
 18 to be extended to abutting property. Stub-outs shall extend to the property line.
- 19 c. Urban walkways shall be a minimum of 26 feet wide and may be designed with a single or
 20 divided paved pathway. The pathway(s) shall be at least 10 feet wide in total width and shall
 21 provide for both bicycles and pedestrians. An urban walkway shall be landscaped with
 22 shade trees on minimum 50-foot centers on both sides of the paved path. Unpaved areas
 23 may also contain stormwater facilities. Urban walkways may contain benches, fountains,
 24 outdoor cafes or other outdoor uses as long as a minimum sidewalk width as specified
 25 above is maintained.
- 26 B. *Building frontage.* Building frontage requirements shall create a continuous building presence along
 27 streets.

- 28 1. The building frontage standards are a proportion
 29 of the building length relative to the width of
 30 the development site measured at the site
 31 frontage line, (see Figure V - 3).
- 32 2. *Frontage hierarchy.*
- 33 a. Where a development has frontage along
 34 multiple street types that do not include a
 35 thoroughfare, the urban street (Storefront
 36 or Principal, in that order of hierarchy) shall
 37 be considered the primary street for the
 38 front face of the building.
- 39 b. Where a development has frontage on a
 40 thoroughfare and any other street type, the thoroughfare shall be considered the primary
 41 street.

Figure V - 3: Building Frontage



1 c. Where a development has frontage on two streets of equal type, then the City Manager or
 2 designee shall make a determination as to which street frontage shall be considered
 3 primary.

4 3. In the case where the required building frontage cannot be met
 5 due to the need to provide vehicular access from the primary
 6 frontage, a gateway, arch or similar feature may be provided to
 7 preserve the block continuity and may be counted toward
 8 meeting the building frontage requirement, (see Figure V - 4).

Figure V - 4: Example of Gateway



Floor above gateway not required

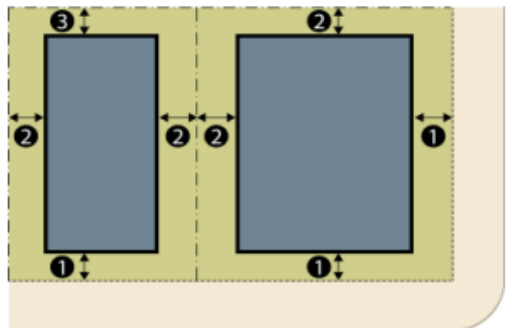
9 4. A preserved high quality heritage tree canopy within the street
 10 setback range may count towards meeting the building frontage
 11 requirement.

12 5. The ground floor along the street frontages shall contain active
 13 uses oriented to the street. Active uses may include, but are not
 14 limited to, display or floor areas for retail uses, waiting and
 15 seating areas for restaurants, atriums or lobbies for offices, lobbies or dining areas for hotels or
 16 multi-family residential buildings, and hotel rooms or multi-family residential units with street
 17 facing entrances.

18 C. *Building placement and setbacks.* The placement of a building on a site is critical to creating a vital
 19 and coherent public realm. The building placement and setback standards shall shape the public
 20 realm and strengthen the physical and functional character of the area. Figure V-5 depicts the types of
 21 setbacks.

22 1. Building placement requirements shall be
 23 measured from the back of curb instead of the
 24 front property line, with the following
 25 exceptions:

Figure V - 5: Building Setbacks

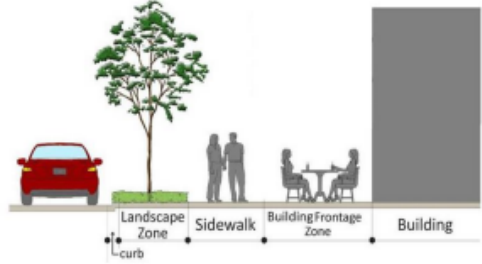


- ① Street Setback
- ② Side Setback
- ③ Rear Setback

- 26 a. In the absence of curbs, shall be measured
 27 from the edge of pavement.
- 28 b. Where the required building placement falls
 29 within a public right-of-way, it shall be
 30 shifted to the property line instead.

31 2. Building placement requirements shall be
 32 comprised of a landscape zone, a public
 33 sidewalk zone and a building frontage zone.

Figure V - 6: Public Realm Zones

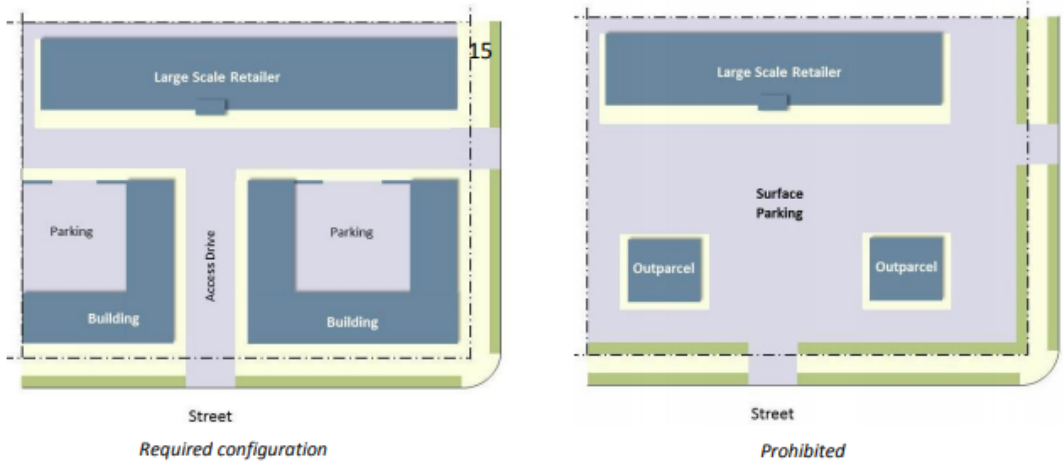


34 Figure V-6 depicts the required configuration of these zones in relation
 35 to the street curb and building. The required minimum widths for the
 36 landscape and sidewalk zones are listed within Table V - 2. The building
 37 frontage zone shall be a minimum of 5 feet in all
 38 locations. Section 30-4.13 D contains additional
 39 standards for the design of the building
 40 frontage zone.

41 3. Side and rear setbacks are minimums and shall
 42 be measured from shared property lines.

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

13 **Figure V - 7: Multiple Buildings on a Site**

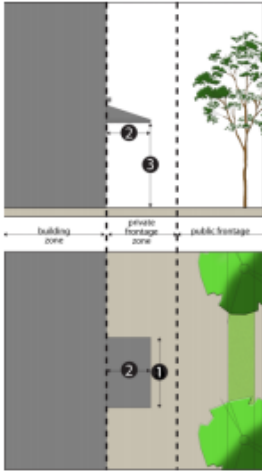
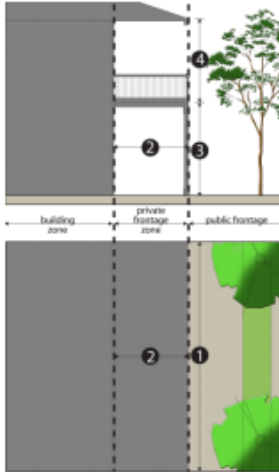
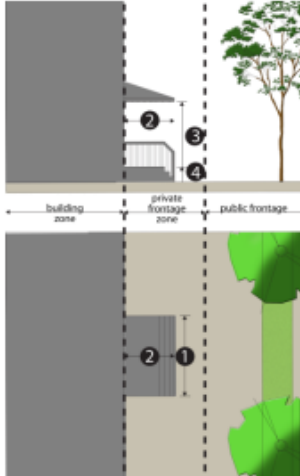
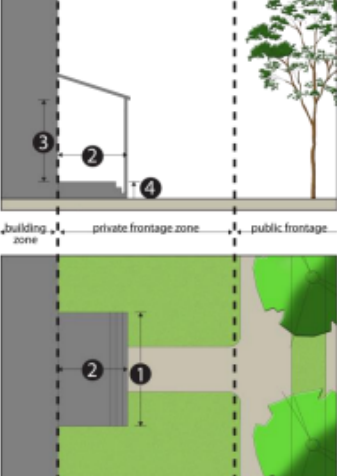


1 D. *Building frontage zone requirements.* All development shall provide a minimum 5-foot wide building
2 frontage zone behind the public sidewalk, and buildings shall have at least one type of building
3 frontage incorporated into its design. Table V-3 contains the dimensional requirements for the
4 various types of building frontages allowed. The intent of the building frontage zone is to provide a
5 transition between the public street/sidewalk and the building. The type of activity conducted in the
6 private frontage zone depends on the nature of the proposed use (Figure V-8). For a commercial
7 building, the intent of the private frontage zone is to attract customers into the business. For a
8 residential site, the intent of the private frontage zone is to provide for a private outdoor space and
9 establish a separation from the public sidewalk for the ground floor rooms.

10 **Figure V - 8: Examples of Building Frontage Zone Activity**
11



1 **Table V - 3: Building Frontage Dimensional Standards**

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

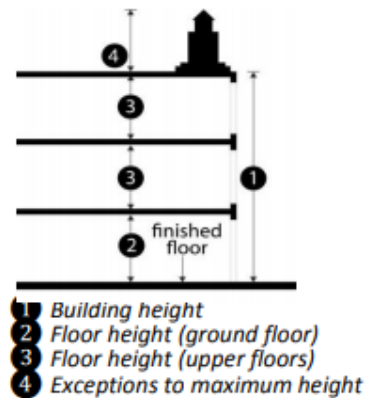
2 Note: See Article II for definitions of frontages.

3 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 5 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% 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.*

- 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

Figure V - 9: Building Height

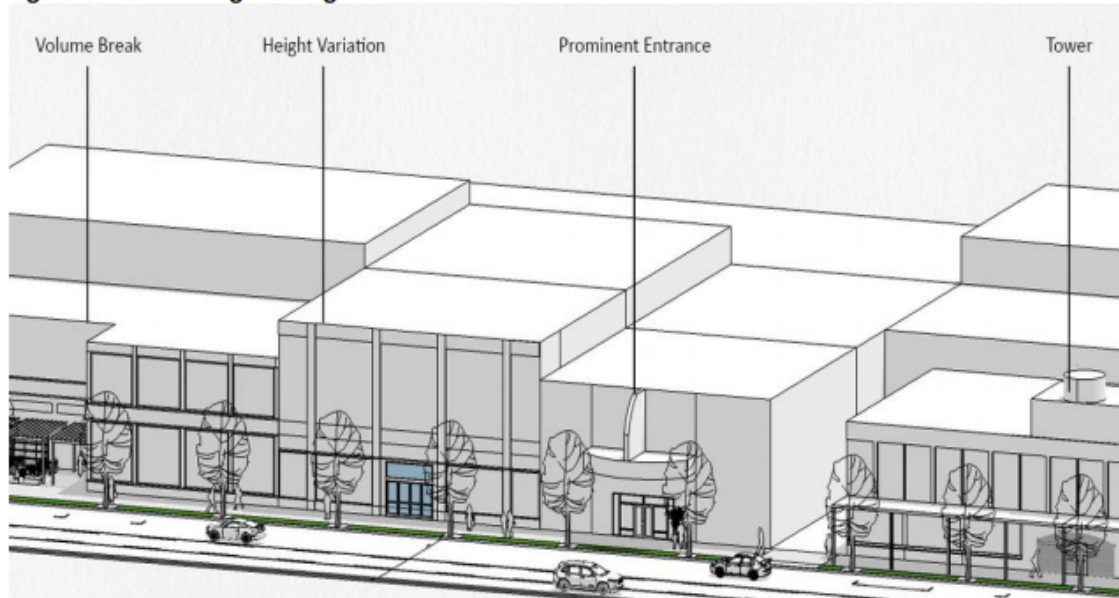


- 1 maximum of 15 feet above eave line.
- 2 b. Trellises may extend above the maximum height up to 8 feet.
- 3 F. *Floor height.*
- 4 1. Floor height shall be measured as provided in the Florida Building Code.
- 5 2. Parking garages are exempt from the minimum floor height requirements.

6 **Section 30-4.14. Building Design Standards.**

- 7 A. *Building massing.* Large building volumes shall be divided to appear as smaller volumes grouped
- 8 together. Volume breaks may be achieved by volume projections and recesses, and varying heights
- 9 and roof lines. Therefore, building facades shall not exceed 60 feet along a street frontage without
- 10 providing a substantial volume break such as a volume projection or recess, a tower or bay, or an
- 11 architecturally prominent public entrance. The recesses and projections shall have a minimum
- 12 depth and width of 10 feet.

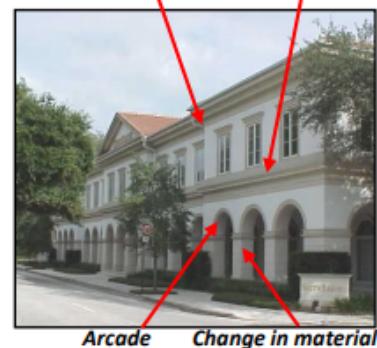
13 **Figure V - 16: Building Massing**



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

- 18 1. Façades shall not exceed 20 horizontal feet without including at least one of the following elements:
- 19 a. A window or door.
- 20 b. Awning, canopy or marquee.
- 21 c. An offset, column, reveal, void, projecting rib, band,
- 22 cornice, or similar element with a minimum depth of six
- 23 inches.
- 24

Figure V - 18: Façade Elements
projections or *expression*
Recesses **line**



**APPENDIX C: Land Use Change & Rezoning
Justification Report**



Land Use Change & Rezoning Justification Report

UF Hillel Jewish Student Center

2020 West University Avenue

Prepared for Submittal to:

City of Gainesville

Prepared by:

eda consultants, inc.



December 23, 2020

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Proposal and Background

This application proposes a Small-Scale Comprehensive Plan Amendment (land use change) and rezoning for one parcel (15166-000-000) located at 2020 West University Avenue. The property currently is developed with the UF Hillel Jewish Student Center. It is located directly north across W. University Avenue from the University of Florida campus. The parcel is 0.99 +/- acres in size.

The proposed future land use amendment is to amend the future land use map designation of the property from Residential Low (RL) to Mixed-Use Office/Residential (MOR). The proposed companion rezoning is to change the property from Planned Development (PD) to U4 (a transect zoning).

The property is located in the urbanized portion of Gainesville directly across from the UF campus. It is considered an urban redevelopment site due to the existing UF Hillel Jewish Student Center (Hillel Center) development on the property and the fact that there is surrounding development to the west (residential), east (offices), north (residential) and south (UF campus) and existing infrastructure in the area. Centralized utilities and existing roads serve the development on the site.

The Hillel Center is a two-story building constructed in 2004 to serve as a place of religious assembly and an associated student center with civic meeting spaces, food service for members, library and computer facilities, and study areas. There are no plans to demolish the Hillel Center or cease its use at the site. The proposed land use change and rezoning are to increase flexibility at the site and update to more closely match with the recent changes to transect zoning in the area that were adopted in 2017.

Vehicular access is available to the property from West University Avenue (an FDOT roadway known as State Road 26), NW 20th Terrace (local street) and NW 20th Drive (local street). These are all existing paved streets. Pedestrian and bicycle access is available from surrounding streets and transit access is available on site along W. University Avenue with an existing bus shelter that is architecturally consistent with the Hillel Center.

Generally, the parcel is on the north side of West University Avenue, west of NW 13th Street and east of NW 22nd Street. Properties to the west are residential (multi-family; duplex; single-family). To the south across West University Avenue is the UF Campus (Ben Hill Griffin Stadium and O'Connell Center parking lot). To the east are properties associated with the University of Florida Foundation and Development & Alumni Affairs. To the north are single-family dwellings. A significant majority of the single family structures within 2 blocks of the project site are utilized as non-homesteaded rental properties.

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

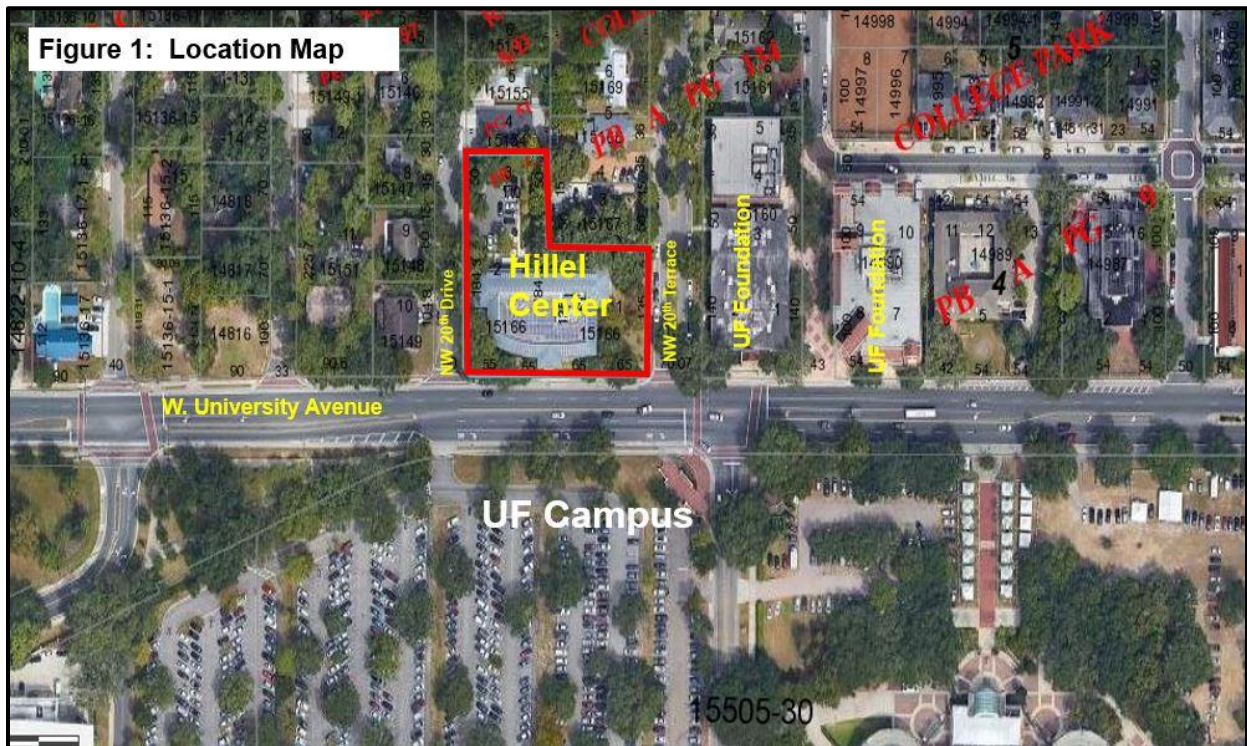
The most recent rezoning activity on the parcels occurred as a result of a Planned Development ordinance. Ordinance 991266, adopted on February 26, 2001, changed the zoning on the property from RMF-5 to Planned Development (PD). The PD ordinance contains a number of conditions

related to future property development (which has now been constructed and in place for over 15 years. The PD governing the property is now almost 20 years old and given the changes to transect zoning in the area and general changed conditions in Gainesville, the property owners are interested in updating the zoning district and future land use category on the property to allow added flexibility for ongoing use of the Hillel Center and to better fit the City's current concepts on zoning and land use for the area.

In discussions with the City of Gainesville Department of Sustainable Development concerning rezoning the property to a conventional zoning district, City staff discussed the subject property and the transect zoning that was adopted in the surrounding area in 2017. The input from City staff was that the Urban 4 (U4) transect zoning with the Mixed-Use Office/Residential (MOR) land use designation would be the most logical path away from the existing Planned Development zoning on the property. City staff has expressed a desire to reduce the number of PDs in the City. Based on the discussions with City staff, this application proposes to change the land use category from Residential Low to Mixed-Use Office/Residential (MOR) and zoning district to Urban 4 (U4).

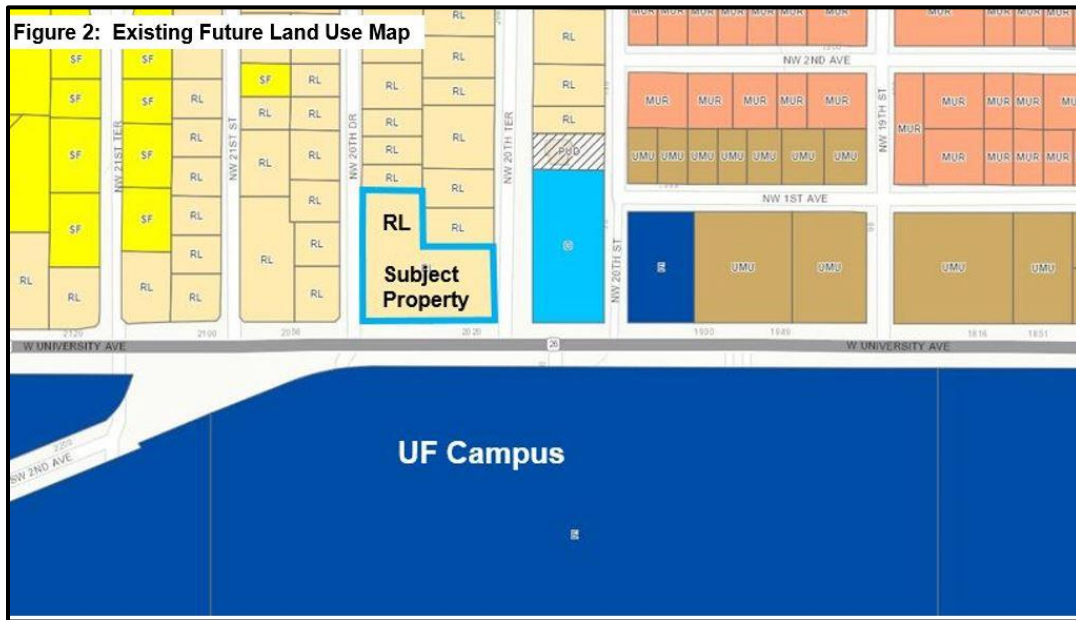
The proposed U4 zoning is very similar to the City's Office Residential (OR) and General Office (OF) zoning districts in terms of allowable uses. However, unlike the OF zoning district (which is the current zoning on the UF Foundation building east of the site, across NW 20th Terrace), the U4 zoning district limits height to a maximum of 3 stories, rather than up to 8 stories (in Office zoning).

The aerial photo below (Figure 1) illustrates the parcel location east of NW 22nd Street and west of NW 13th Street on the north side of West University Avenue. As can be noted from the aerial photo, the property is currently developed and is surrounded by developed properties on the east, west, north, and south sides.



Existing Future Land Use Designation and Zoning District

The current future land use designation of the property is Residential Low (RL) as indicated in Figure 2 below. To the west across NW 20th Drive, the properties have the Residential Low future land use designation. To the east across NW 20th Terrace, the future land use designation is Office. To the north, the designation on lots is Residential Low. To the south across West University Avenue, the designation is Education for the University of Florida campus.



The existing zoning district on the property is Planned Development as illustrated on Figure 3 below. This PD, adopted in 2001, allowed a Place of Religious Assembly with an accessory student center that could include food service for members and their guests, civic meeting spaces, library and computer facilities and study areas.



Properties to the west of the site, across NW 20th Drive, have the Urban 2 (U2) or RSF-4 zoning designations. Properties abutting to the north have the RSF-4 zoning district designation. Property to the east, across NW 20th Terrace, is designated Office (part of the UF Foundation and Development & Alumni Affairs complex). Property to the south, across West University Avenue, is designated Education due to its being part of the University of Florida campus.

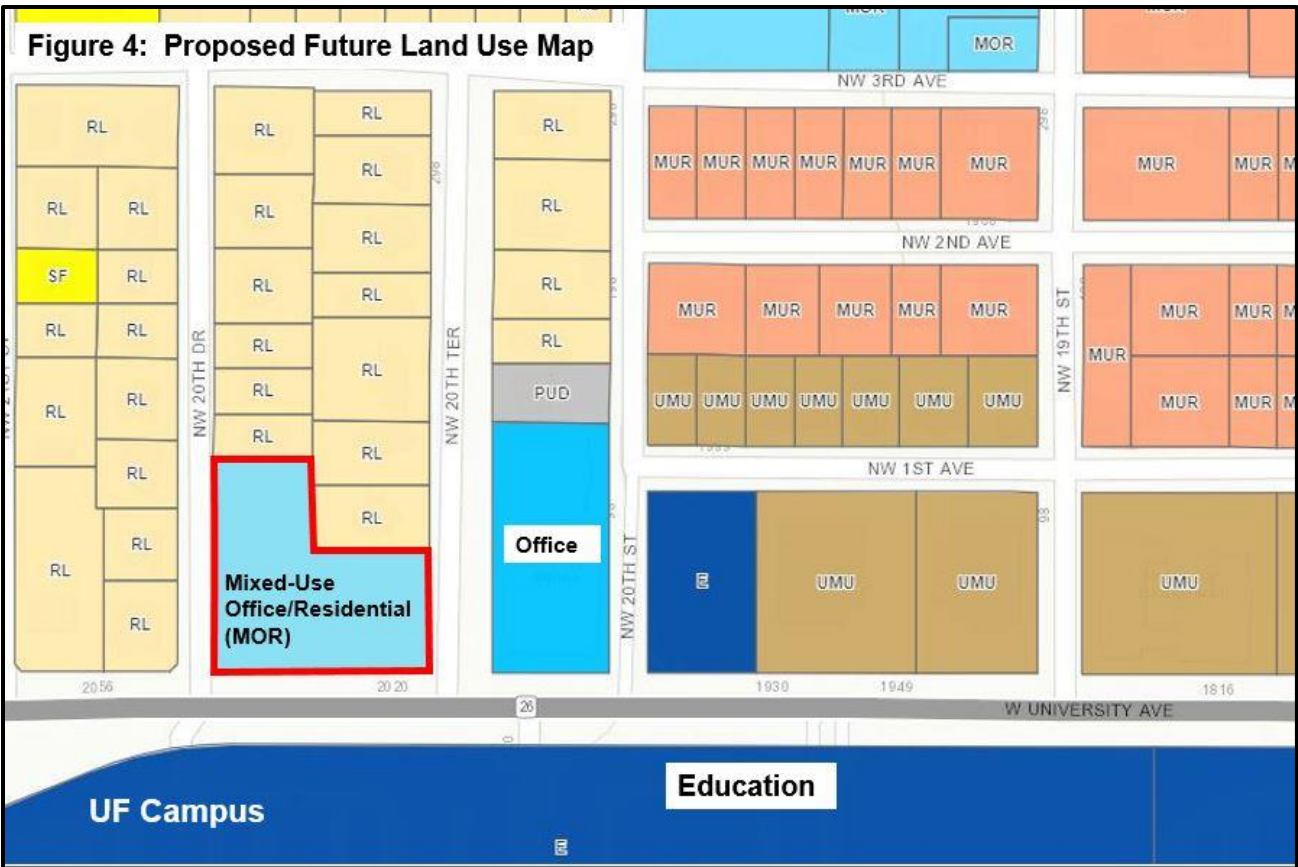
Statement of Proposed Change / Proposed Future Land Use Category and Zoning District

As stated above, the site currently has a future land use (FLU) designation of Residential Low (RL) and a zoning district of Planned Development (PD). The PD zoning district designation dates back to 2001 when the PD was adopted by Ordinance 991266. The PD ordinance is still valid due to the construction of the Hillel Center. However, the terms and conditions within the PD are dated and lack flexibility. In the years since the Hillel Center was constructed in 2004, change has occurred in the area, and transect zoning was adopted in the surrounding area for many parcels, especially those along the West University Avenue corridor.

The 2-story building was constructed in 2004 and has been in operation as the UF Hillel Jewish Student Center since it opened. There are no plans to cease operation of the Hillel Center. However, the applicants believe that changing the land use category and zoning district on the property will allow more flexibility in the use of the property such as allowing additional parking and expanding office uses in the building. Currently, office space on the second floor of the building is underutilized.

The proposed Mixed-Use Office/Residential (MOR) future land use category (with proposed U4 zoning) for the site is consistent with the Office designation (and Office zoning) for the adjacent University of Florida property to the east (UF Foundation and Development & Alumni Affairs). It is also consistent with the Education future land use category for the UF property to the south. The proposed MOR future land use designation for the subject property also is consistent with the Residential Low land use category on properties to the north and west. The MOR future land use category (with U4 zoning) will serve as a transitional land use category between the higher density and higher intensity uses to the east and the existing lower density multi-family and single-family uses on the western and northern sides of the site. The proposed land use category (MOR) and zoning district (U4) for the subject property are consistent with each other and appropriate given the surrounding uses.

Figures 4 & 5 on the following page illustrate the proposed future land use (Mixed-Use Office-Residential) and zoning designation (Urban 4) for the subject property.



The proposed land use (MOR) and zoning (U4) designations will add to the transect zoning and related land use categories that the City implemented in this area in 2017. This is consistent with the existing and future surrounding development pattern in the area. This change will allow the Hillel Center to continue its operation at the site while adding flexibility to add potentially additional parking and office uses in the building. Any future expanded activity will occur in compliance with all applicable regulations associated with the Comprehensive Plan and Land Development Code.

The Hillel Center currently is served by GRU centralized utilities with adequate capacity and two transit routes: RTS Routes 43 and 5. Route 43 is a Shands/UF Health to Santa Fe College bus route that operates at 30 – 45-minute intervals. Route 5 travels between the Rosa Parks Transfer Station to the Oaks Mall every 20 – 60 minutes.

There is a transit stop (for westbound buses) on the site with an architecturally consistent bus shelter that was constructed at the time the Hillel Center was developed. On the south side of West Avenue is an existing bus stop proximate to the subject property. Existing paved city streets serve the Hillel Center: W. University Avenue (a 4-lane highway (SR 26)); NW 20th Terrace (a local street on the eastern property frontage); and NW 20th Drive (a local street along the western property frontage). There are existing sidewalks along both sides of W. University Avenue. There are also existing sidewalks along the eastern property frontage on NW 20th Terrace and along the eastern side of NW 20th Drive. Painted bicycle lanes exist on both sides of W University Avenue in the vicinity of the subject property.

City of Gainesville Comprehensive Plan Policy 4.1.1 defines the proposed Mixed-Use Office/Residential (MOR) future land use category as follows:

Mixed-Use Office/Residential (MOR): up to 20 units per acre

This land use category allows residential uses and, depending on the implementing zoning district, may allow office, professional, service, and ancillary uses either as stand-alone uses or combined in a mixed-use development format. Some non-office type uses, such as restaurants, may be allowed through a Special Use Permit process established in the Land Development Code. Structures in this category shall be oriented to the street and encourage 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 20 units per acre. Maximum building height shall be limited to 3 stories. Land development regulations shall establish the appropriate uses; design criteria; landscaping and pedestrian/vehicular access for this category. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

The proposed zoning to implement the proposed Mixed-Use Office/Residential future land use category is U4 (Urban 4), a transect zoning district. The City of Gainesville Land Development Code Sec. 30-4.12 establishes the permitted uses in the U4 zoning district.

The table on the following page indicates the permitted uses for the U4 zoning district.

Sec. 30-4.12 Permitted Uses U4 Zoning District

Use	Use Standards	U4
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
Assisted living facility		P
Bed and breakfast establishment	30-5.4	P
Business services		P
Civic, social, or fraternal organization		P
Day care center	30-5.7	P
Exercise studio		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
Laboratory, medical or dental		P
Museum or art gallery		P
Office		P
Office (medical, dental, or other health-related service)		P
Personal services		P
Place of religious assembly	30-5.22	P
Professional school		P
Public administration building		S
Public park		P
Restaurant		S
School (elementary, middle, or high - public or private)		P
Skilled nursing facility		P
Veterinary services	30-5.31	P
Wireless communication facility or antenna	See 30-5.32	

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.

The subject property is an appropriate area for the placement of the Mixed-Use Office/Residential land use category and the implementing zoning district of Urban 4 (U4) for two reasons. First, the proposal expands the Transect-related land use category and zoning district in an area that the City has designated in 2017 for this type of land use and zoning to replace conventional zoning and

land use designations. Second, the proposed land use category and zoning district represents a good transition between the higher intensity/density transect zoning to the east and the generally low density transect and conventional zoning to the west. The Mixed-Use Residential/Office and U4 zoning limit height to 3 stories, which ensures compatibility with the Residential Low land use designation to the north and west.

The proposed land use and zoning changes will allow the Hillel Center added flexibility since the current PD ordinance limits uses on the site, hours of operation, and the number of parking spaces. In the future, the applicant may want to consider expanding parking at the site and use underutilized space on the second floor for office uses unrelated to the Place of Religious Assembly. The proposed Mixed-Use Office/Residential land use category and U4 zoning would allow for this flexibility while still maintaining compatibility and consistency with the surrounding area.

The Hillel Center is served by existing GRU centralized utilities. It is already served by two transit routes (RTS Routes 43 and 5). There are existing painted bike lanes on both sides of W. University Avenue along the property frontage. There are also existing sidewalks both sides of W. University Avenue.

Basic Level Environmental Review

This development is exempt from Environmental Review because:

- It is an existing, fully developed property;
- There are no regulated surface waters or wetlands on the site; and,
- It is a parcel of record as of November 13, 1991 that is less than or equal to 5 acres in size and does not contain listed species or an archaeological site identified by a Florida Master Site file number.

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 University of Florida and campus buildings/uses; multi-family dwellings; and single-family dwellings.

North: To the immediate north of the subject property are single-family dwellings designated with the Residential Low land use category.

South: To south of the subject property is West University Avenue. South of W. University Avenue is the University of Florida Campus with the Education future land use designation.

East: To the east of the eastern property line is NW 20th Terrace. Across NW 20th Terrace is the UF Foundation and Development & Alumni Affairs Building. That property has an Office future land use designation. To the east of the portion of the Hillel Center where the

parking area is located are two single-family dwellings with a Residential Low future land use designation.

West: Immediately to the west is NW 20th Drive. Across from NW 20th Drive are multi-family buildings (triplex and duplex) and a single-family dwelling with the Residential Low future land use designation.

Adjacent Property Characteristics Table

	Existing Use	FLU Designation	Zoning District
North	Single-family homes	Residential Low	RSF-4
South	W. University Avenue; across W. University Ave.: UF Campus	Education	Education
East	NW 20 th Terrace; across NW 20 th Terr.: UF Foundation and Development & Alumni Affairs building; single-family homes	Office	Office
West	NW 20 th Drive; across NW 20 th Drive: multi-family dwellings & a single-family dwelling	Residential Low	U2 & RSF-4

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. The existing development pattern and land use & zoning mapping in the area is primarily Education to the south, which reflects the UF campus. To the east is Office land use and zoning associated with the UF Foundation. To the north and west is Residential Low, with a mixture of multi-family buildings and single-family dwellings. To the west (across NW 21st Drive) there is the new U2 transect zoning along the W. University Avenue frontage that extends to two parcels west of NW 21st Terrace. The proposed land use and zoning changes will place the property into the U4 zoning district, which will create a transition between the higher intensity/density transect zoning east of the site (U8) and the lower density U2 transect zoning to the west. This will ensure compatibility with the aforementioned existing and future development patterns in the area. The land use and zoning changes allow for flexibility and modernizing the zoning on the property while including neighborhood compatibility due to the low intensity allowed in Mixed-Use Office/Residential (3 story maximum height, maximum density of 20 units per acre, and limitations on the allowable uses to those that are generally residential or office in nature).

6. B. This is a developed property requesting a land use and zoning change. The zoning change is related to removing an older PD ordinance (adopted 2001) and changing to the new transect zoning in the area (in this case a request to move to U4). There are no vacant properties that have Mixed-Use Office/Residential with U4 zoning near the subject property; and, that is not relevant since this request relates to an already developed property.

6. C. Residential streets: Primary access to the subject property is from West University Avenue (for pedestrians, bicyclists, and transit users). There also is an existing access to the parking area from NW 20th Drive. At this time, there is no proposal to change the access to the site.

Noise and lighting: The site is currently developed with the Hillel Center. No new development on the site is proposed at this time.

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

This is a developed site that is under 1 acre in size. There are no impacts from creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property.

6.E. See response on application.

6. F. Development Pattern and Community Contribution

This site is currently developed with the Hillel Center, which has existed there since it was constructed in 2004. There is no new development proposed at this time. The existing development is a Place of Religious Assembly with an accessory student center. The pattern will remain the same after the proposed land use change and rezoning.

The subject property is located within an existing urban service area with developed properties to the east, south, north, and west. Development has existed in this area for decades (including the UF Campus to the south). Many of the single-family dwellings to the north and west in the area were constructed in the 1930s, 1940s, and 1950s. Some of the nearby multi-family was built in the 1980s and 1940s.

As a developed site, there is existing transportation and utility infrastructure that supports Hillel Center. West University Avenue (SR 26) is a Florida Department of Transportation (FDOT) roadway. NW 20th Drive and NW 20th Terrace are existing City-maintained streets. The site is served by two transit routes (Routes 5 & 43). An existing bus stop is located on the subject property and contains an architecturally consistent bus shelter. The closest stop to the east is located approximately 368 feet from the site along the south side of W. University Avenue. There are existing sidewalks on both sides of W. University Avenue that connect to these bus stops. There are also existing sidewalks on the eastern and western property frontages along NW 20th Drive and NW 20th Terrace. There are existing painted bike lanes on both sides of W. University Avenue.

No new development is proposed with the requested land use and zoning changes for the subject property. The Hillel Center contributes to the community by providing a Place of Religious Assembly for the Jewish community in Gainesville (especially students attending UF, which is immediately across the street from the Hillel Center).

6. G. Potential long-term economic benefits

The site contains an existing Place of Religious Assembly. There is no proposed new development on the site.

6. H. Level of Service Analysis

Since the Hillel Center is an existing development on the site and there is no new proposed development, there will be no impacts to level of service standards.

B. Site Accessibility

Vehicular Accessibility

The project area is located within the urbanized portion of the City of Gainesville and is located along W. University Avenue (State Road 26) and the parking area has access to a local street: NW 20th Drive. These are existing paved city streets.

Multi-Modal Accessibility

The subject property is currently served by Regional Transit Service (RTS) Bus Routes 5 (Rosa Parks Transfer Station to Oaks Mall) and 43 (Shands/UF Health to Santa Fe College). There is an existing, architecturally consistent bus shelter on the property that serves westbound transit. There is a bus stop that handles eastbound transit routes across the street on the south side of W. University Avenue, approximately 368 feet away from the site.

There are existing bike lanes on both sides of W. University Avenue in the vicinity of the subject property. Sidewalks are available on the west and east property frontages along NW 20th Drive and NW 20th Terrace.

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 Mixed-Use Office/Residential (MOR) future land use category is consistent with the proposed U4 zoning district per the Correspondence with Future Land Use Categories table in Land Development Code Section 30-4.2. The following objective and policy are applicable to the proposed designations:

Future Land Use Element Policy 4.1.1

Mixed-Use Office/Residential (MOR): up to 20 units per acre

This land use category allows residential uses and, depending on the implementing zoning district, may allow office, professional, service, and ancillary uses either as stand-alone uses or combined in a mixed-use development format. Some non-office type uses, such as restaurants, may be allowed through a Special Use Permit process established in the Land Development Code. Structures in this category shall be oriented to the street and encourage 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 20 units per acre. Maximum building height shall be limited to 3 stories. Land development regulations shall establish the appropriate uses; design criteria; landscaping and pedestrian/vehicular access for this category. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

Consistency: As stated in this policy, Places of Religious Assembly and community facilities are appropriate uses in the Mixed-Use Office/Residential future land use category. The Hillel Center (as a Place of Religious Assembly and affiliated student center) fits in these categories as described in the policy. This is the appropriate future land use category associated with the implementing U4 zoning that is proposed for the site to bring it into consistency with other transect zoning in the area (particularly along the W. University Avenue corridor).

Objective 1.5

Discourage the proliferation of urban sprawl.

Consistency: The proposed land use change is for a property that is already developed and surrounded on the east, north, south, and west by existing development that has been in place, in many cases, since the 1930s and 1940s 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 to allow more flexibility for the Hillel Center's use of the property will encourage the continuation of an existing, developed site and thus discourage urban sprawl.

2. Compatibility and surrounding land uses

Response: The subject property is presently developed and has been operating in harmony with the surrounding area and uses since 2004. The Hillel Center will remain at this location after the proposed future land use change. Property to the south (across W. University Avenue) contains the University of Florida. The Hillel Center serves the needs of the Jewish student community on the UF campus. Properties to the east (across NW 20th Terrace) house the UF Foundation and Development and Alumni Affairs offices, which are compatible with the proposed Mixed-Use Office/Residential uses allowed in the proposed future land use category. To the north there are single-family dwellings on properties designated with the Residential Low future land use category. As indicated

above, the Hillel Center has existed in harmony with those single-family dwellings since 2004. Across NW 20th Drive are properties designated Residential Low that include multi-family and single-family dwellings that have been compatible with the Hillel Center since its construction in 2004. The Mixed-Use Office/Residential proposed for the Hillel Center will serve as a transitional land use category between the higher intensity/density uses allowed to the east in the Urban Mixed Use future land use category and the lower density/intensity uses allowed to the west in the Residential Low future land use category.

3. *Environmental impacts and constraints*

Response: This 0.99-acre site is currently developed with the Hillel Center and has been since it was constructed in 2004. There are no environmental impacts or constraints.

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 adjacent to the parcel. Due to its location and proximity to necessary public facilities, the property is suitable to remain as existing urban development. As indicated earlier, the subject property is characteristic of urban development because it is a developed parcel surrounded by developments to the north, east, south, and west that occurred as early as the 1930s.

5. *Impacts on affordable housing*

Response: Because this is property that is currently developed with a Place of Religious Assembly use that will continue at the site, there will be no 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, and it met the requirements of the former Transportation Concurrency Exception Area (TCEA) at the time of construction in 2004. Therefore, no new impacts on the transportation system are anticipated at this time.

Currently the site is served by RTS Routes 5 and 43. There are existing bike lane facilities in W. University Avenue (both sides), and sidewalks are available on W. University Avenue (both sides) and on the property frontage along NW 20th Drive and NW 20th Terrace.

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

Response: The property already is developed and served by centralized Gainesville Regional Utilities potable water, wastewater, and electric services. Currently the site is served by RTS Routes 5 and 43. There are existing bike lane facilities in W. University Avenue (both sides), and sidewalks are available on W. University Avenue (both sides) and on the property frontage along NW 20th Drive and NW 20th Terrace. The site can be

accessed by existing, paved public streets (W. University Avenue, NW 20th Terrace, and NW 20th Drive.

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

Response: The subject property is less than an acre in size (0.99-acres). The proposed change will not have any substantial impact on acreage counts in any of the City's future land use categories. The proposed future land use category (MOR) is consistent with the City's overall transect zoning plan for the area (and associated future land use categories).

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:

(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.

Response: Since this is an existing, developed site that was constructed in 2004, there are no adverse impacts on natural resources and ecosystems. The site is surrounded by existing development that has existed since the 1930s and 1940s and beyond.

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

Response: The site is already developed and utilizes existing centralized utilities. It 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 Hillel Center is located across from the University of Florida campus and is easily accessible to pedestrians and bicyclists. There is a transit stop and bus shelter located on the property. There is existing transit service via RTS Routes 5 and 43. There are existing bike lanes on both sides of W. University Avenue. Public sidewalks are on both sides of W. University Avenue and on the property frontages along NW 20th Terrace and NW 20th Drive. The proposed land use change is for a 0.99-acre developed site that is surrounded on all sides by a mix of uses (residential, office, and education (UF campus). Retail/commercial uses are located in walking distance from the site to the east along W. University Avenue.

(IV) Promotes conservation of water and energy.

Response: This is an existing developed site in an 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. Because the site is already developed and will continue in use, resources are conserved as opposed to new construction.

(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. It is an existing, developed site that has been in place since 2004. 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 Residential Low category). The site is already developed in an urban area. Therefore, there is no reduction in current open space or recreational area that will occur as a result of the proposed future land use change. The University of Florida immediately across University Avenue from the Hillel Center provides many recreational opportunities for students affiliated with Hillel and UF. There also are open space areas available on the UF campus that are open to the public.

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

Response: The Hillel Center serves the religious and community needs of the UF Jewish student population. The proposed Mixed-Use Office/Residential future land use category specifically allows for Places of Religious Assembly and community needs. The site will continue in use as the Hillel Center after the proposed future land use and zoning change.

(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 is a developed site (since 2004) that is currently in an urban area served by existing public facilities and services, so it does not constitute sprawl. The site is only 0.99-acres in size. The site is developed in an urban fashion. Transit is already available (2 RTS routes: 5 and 43) to serve the 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 involves an existing, developed site (Hillel Center). There is no anticipated change in job creation, capital investment, or economic development.

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 Hillel Center is an existing Place of Religious Assembly and affiliated student center that has existed on the site in harmony with surrounding uses since it was constructed in 2004. The Hillel Center will continue operation at the site after the proposed zoning change. Permitted uses in the proposed U4 zoning district (see the Permitted Uses table that begins on page 7) are compatible with the existing RSF-4-zoned properties that abut to the north and the U2 zoned property to the west. U4 serves as a transitional zoning between the higher density/intensity U8 transect zoning to the east of the UF Foundation buildings and the lower density U2 uses to the west. The U4 permitted uses are very similar to the uses allowed in the Office zoning district (immediately to the east across NW 20th Terrace), which ensures compatibility. The Hillel Center serves the religious and community needs of the UF student population on the UF Campus, which is located immediately south (across W. University Avenue). Thus, compatibility is ensured with the Education zoning to the south.

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

Response: The proposed U4 zoning district is characterized by allowing residential and office type uses. The U4 zoning district also specifically allows Places of Religious Assembly as a use by right. Since the Hillel Center will remain on the site, this site is suitable for the U4 zoning.

The subject property is suited to the proposed allowed uses in the U4 zoning district due to its location: along a principal arterial (W. University Avenue); across the street from the University of Florida; and across the street from the UF Foundation buildings that have Office and Education zoning to the east.

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

Response: The property adjacent to the east (across NW 20th Terrace) contains the UF Foundation and Development and Alumni Affairs building. That site has Office zoning. The conventional Office zoning allows uses very similar to those permitted in the U4 zoning district. The proposed U4 zoning will serve as a transition between the higher density/intensity U8 zoning to the east along the W University Avenue corridor and the U2 lower density/intensity zoning to the west. The Hillel Center has existed in harmony with the surrounding residential uses to the north and west of the property since its construction in 2004.

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

Response: The subject property is developed with the UF Hillel Jewish Student Center, which serves the needs of UF Jewish students attending the University of Florida (which is immediately south of the site across W. University Avenue). The proposed rezoning will allow additional flexibility for the use of the existing building on the site and thus preserve the building and existing architecturally consistent bus shelter there. Given the surrounding future land use categories and zoning districts and the existing development on those properties, the most appropriate use of this land is to continue its use as the Hillel Center.

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: The subject property lies in an area that underwent major land use and zoning changes in 2017 to implement the new Land Development Code transect zoning districts. The site also falls within Transportation Mobility Program Area (TMPA) Zone A.

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

Response: The site is already developed with the Hillel Center, which is serving the needs of the Jewish student population attending the University of Florida. The UF campus is immediately across W. University Avenue, south of the subject property. Thus, this is an appropriate location that serves the religious and community needs of a portion of Gainesville.

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

Response: The major changed condition in the area is the adoption of transect zoning in this area in 2017 and the update of the Land Development Code that occurred at the same time. In addition, since the adoption of the existing PD zoning on the site in 2001, the Hillel Center finished construction in 2004. In the time since 2001 adoption of the PD, major changes in development have occurred in the College Park area and at UF (across the street). Redevelopment has occurred in College Park and the area transitioned away from the College Park Special Area Plan to the current transect zoning.

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

Response: Rezoning of this property is being proposed to add flexibility to the use of the Hillel Center, 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 U4 zoning district implements the proposed Mixed-Use Office/Residential future land use category.

Future Land Use Element Policy 4.1.1

Mixed-Use Office/Residential (MOR): up to 20 units per acre

This land use category allows residential uses and, depending on the implementing zoning district, may allow office, professional, service, and ancillary uses either as stand-alone uses or combined in a mixed-use development format. Some non-office type uses, such as restaurants, may be allowed through a Special Use Permit process established in the Land Development Code. Structures in this category shall be oriented to the street and encourage 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 20 units per acre. Maximum building height shall be limited to 3 stories. Land development regulations shall establish the appropriate uses; design criteria; landscaping and pedestrian/vehicular access for this category. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

FLU Objective 1.5

Discourage the proliferation of urban sprawl.

- 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 Monday, December 21, 2020. 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 U4 zoning is a logical extension of the transect zoning along the W. University Avenue corridor that the City placed on the area in 2017. The U4 zoning serves as a stepdown transition from the U8 to the east along W. University Avenue and the U2 transect zoning adjacent to the west. The entire College Park area has seen major changes in growth and development since 2001 when the UF Hillel Jewish Student Center PD was adopted by ordinance. As indicated above in this Justification Report, the proposed U4 zoning (and corresponding MOR future land use category) are consistent with the City's Comprehensive Plan and the plan to adopt transect zoning in this area. As indicated above, this 0.99-acre site is adjacent to existing transect zoning (U2) to the west across NW 20th Drive.

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 existing PD ordinance that regulates the subject property is 20 years old, and it is no longer necessary because the Hillel Center has existed at the site in harmony with the neighboring properties since it was constructed in 2004. The subject property is surrounded by urban development. Development in this area dates back to the 1930s and 1940s. The land use change and rezoning are being proposed to allow additional flexibility for use of the site and to add a logical extension of the transect zoning that the City adopted for this area in 2017 with the Land Development Code update.

APPENDIX D: Ordinance No. 991266

on mps 3-16-01

Hillel Jewish
Student Center

on GIS 5-7-01

map 3948

**ORDINANCE NO. 991266
0-00-112**

An Ordinance of the City of Gainesville, Florida; rezoning certain lands within the City and amending the Zoning Map Atlas from "RMF-5: 12 units/acre single-family/multiple-family residential district" to "Planned Development District"; located in the vicinity of 2026 and 2038 W. University Avenue, to be known as "Hillel Jewish Student Center" adopting a development plan report and development plan maps; providing additional conditions and restrictions; providing for penalties; providing a severability clause; and providing an immediate effective date.

WHEREAS, the City Plan Board authorized the publication of notice of a Public Hearing that certain lands within the City be rezoned from "RMF-5: 12 units/acre single-family/multiple-family residential district " to "Planned Development District"; and

WHEREAS, notice was given and publication made as required by law of a Public Hearing which was then held by the City Plan Board on June 15, 2000; and

WHEREAS, notice was given and publication made of a Public Hearing which was then held by the City Commission on July 10, 2000; and

WHEREAS, the City Commission finds that the amendment of the Planned Development District ordinance is consistent with the City of Gainesville 1991-2001 Comprehensive Plan.

WHEREAS, at least ten (10) days notice has been given once by publication in a newspaper of general circulation prior to the adoption public hearing notifying the public of this proposed ordinance and of a Public Hearing in the City Commission Meeting Room, First Floor, City Hall, in the City of Gainesville; and

1 WHEREAS, Public Hearings were held pursuant to the published and mailed notices
2 described at which hearings the parties in interest and all others had an opportunity to be and were,
3 in fact, heard.

4 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
5 **CITY OF GAINESVILLE, FLORIDA:**

6 **Section 1.** The following described property is rezoned from "RMF-5: 12
7 units/acre single-family/multiple-family residential district" to "Planned Development
8 District";

9 See Exhibit "A" attached hereto and made a
10 part hereof as if set forth in full.

11 **Section 2.** The City Manager or designee is authorized and directed to make the
12 necessary change in the Zoning Map Atlas to comply with this Ordinance.
13

14 **Section 3.** The Development Plan attached to this Ordinance which consists of
15 the following:

- 16 1. the development plan report entitled "Hillel Jewish Student Center
17 Planned Development Report", dated March 13, 2000, revised January 16, 2001,
18 attached and identified as Exhibit "B"; and
- 19 2. development plan maps consisting of 3 sheets: 1) UF Hillel Jewish Student
20 Center Planned Development, revised 2-14-01"; 2) Existing Conditions Map; and 3)
21 Planned Development Layout Plan, revised 2-14-01; identified as Exhibit "C"; are
22 incorporated and made a part of this Ordinance as if set forth in full. The terms,
23 conditions, and limitations of the Development Plan shall regulate the use and

1 development of the land described herein zoned to the category of Planned Development
2 District as provided in Chapter 30, Land Development Code of the City of Gainesville
3 (hereinafter referred to as "Land Development Code"). In the event of conflict between
4 the provisions of the development plan report (Exhibit "B") and the development plan
5 maps (Exhibit "C"), the provisions, regulations, and restrictions of the development plan
6 report (Exhibit "B") shall govern and prevail.

7 **Section 4.** Any provision of this ordinance to the contrary notwithstanding, the following
8 additional conditions, restrictions and regulations shall apply to the development and use of the
9 land:

- 10 1. The Planned Development shall be limited to a place of religious assembly with an
11 accessory student center which may include food service for the members and their
12 invited guests, civic meeting spaces, library and computer facilities and study areas. The
13 food service shall be operated to solely facilitate the religious and institutional aspects of
14 the facility.
 - 15 a. the food service may not be advertised in any newspaper or public media;
 - 16 b. the food service is not intended as a destination, there shall be no exterior signage
17 or display window indicating the presence of the food service.
 - 18 c. a sign shall be placed immediately inside the entrance to the building; stating that
19 the facility is for members and their guests;
 - 20 d. the food service shall be operated on a not-for-profit basis;
 - 21 e. the food service shall be operated to serve the University's Jewish student
22 population;
 - 23 f. the food service shall only operate between 9 am and 11pm Sunday through
24 Friday, and 10 am to 11pm on Saturday, except for the occasional special event
25 that would not be recurring on a weekly or monthly basis. The food service shall
26 not be open unless the student center/uses are also open;
 - 27
 - 28 g. the Hillel Jewish Student Center has been designed for primary access by bicycle
29 and pedestrian modes, the food service shall not generate more auto/truck trips
30 than can be accommodated by on-site parking.
- 31 2. The facade and roof of the proposed building shall be articulated in proportions and style
32 that is consistent with the proportions of the older residential structures in the district, as
33 shown in the illustration of the south facade, attached to the planned development report
34 as Appendix A.
35
36

- 1 3. The windows of the proposed building shall be rectangular with vertical proportion,
2 consistent with the College Park Overlay district requirements.
3
- 4 4. The minimum landscaped area shall be 20% of the site and the maximum paved area
5 shall not exceed 30% of the site.
6
- 7 5. The maximum building height shall be 35 feet.
8
- 9 6. The planned development shall meet the buffer requirements for places of religious
10 assembly, Article VIII of the Land Development Code.
11
- 12 7. Active congregate areas shall be limited to the south side of the building. The north side
13 shall have meditative gardens, green space, accessory parking and stormwater
14 management facilities. These areas shall buffer the adjacent residential neighborhood and
15 their use shall be consistent with the quiet enjoyment of neighboring residential
16 properties.
17
- 18 8. The construction zone, including grading for drainage retention, will be no closer than 22
19 feet to the trunk of both Heritage Live Oaks on the north border of the site. The
20 contractor will be required to consult with the City Arborist prior to removing the asphalt
21 in the vicinity of these trees. Any roots larger than one inch in diameter that are
22 uncovered during construction will be covered with soil within 2 hours, and a 6 inch layer
23 of mulch will be maintained in the 22-foot from trunk radius to protect the root zone. No
24 additional landscaping will be called for in this area to reduce root zone competition, and
25 the site will be designed so that no illegal parking will ever expose the root zone area to
26 compaction. If a fence is constructed between the project and the adjacent properties to
27 minimize impacts to peoples' homes, it will not have a footer that impacts tree roots
28 within this 22-foot from the trunk-area protection zone. Further, this zone will be
29 protected throughout construction by tree barricades that meet the specifications of
30 Chapter 30, Sec. 30-255 of the Gainesville Code of Ordinances.
31
- 32 9. No driveway access shall be permitted or allowed from West University Avenue or
33 Northwest 20th Terrace.
34
- 35 10. The maximum auto parking shall be 18 parking spaces.
36
- 37 11. The development site is located in Zone A of the Transportation Concurrency Exception
38 Area. Land for the bus shelter shall be conveyed to the City by fee simple or easement
39 prior to issuance of a certificate of occupancy, as required by TCEA Policy 1.1.4.
40
- 41 12. A bus shelter meeting RTS requirements and made of materials consistent with the
42 proposed development shall be constructed by the owner/petitioner at its sole cost and
43 expense. The shelter shall be conveyed to the City upon completion.

1
2 13. Final development plans must receive approval within two years of the final adoption of
3 the Planned Development ordinance or the development approval under this ordinance
4 shall be null and void. An application for a building permit must receive approval within
5 one year of the approval of the final development plan or the development approval under
6 this ordinance shall be null and void.
7

8 14. Except as expressly provided herein, the use, regulations and development of the property
9 shall be governed as if this land were zoned "RMF-5: 12 units/acre single-
10 family/multiple-family residential district", Land Development Code.
11

12 **Section 5.** Any person who violates any of the provisions of this ordinance shall be deemed
13 guilty of a municipal ordinance violation and shall be subject to fine or imprisonment as provided
14 by section 1-9 of the Gainesville Code of Ordinances. Each day a violation occurs or continues,
15 regardless of whether such violation is ultimately abated or corrected, shall constitute a separate
16 offense.

17 **Section 6.** If any section, sentence, clause or phrase of this ordinance is held to be invalid
18 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect
19 the validity of the remaining portions of this ordinance.


20 **Section 7.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of
21 such conflict hereby repealed.

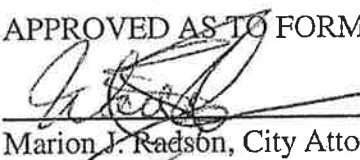
22 **Section 8.** This ordinance shall become effective immediately upon final adoption.

23 **PASSED AND ADOPTED** this 26th day of February, 2001.

24 
25 Paula M. DeLaney, Mayor

26
27 ATTEST:

28 
29 _____
30 Kurt Lannon,
31 Clerk of the Commission

APPROVED AS TO FORM AND LEGALITY:


Marion J. Radson, City Attorney

FEB 26 2001

1
2
3

This ordinance passed on first reading this 12th day of February, 2001.
This ordinance passed on second reading this 26th day of February, 2001.

LEGAL DESCRIPTIONS

DESCRIPTION: (O.R.B. 1691, PAGE 1811) (SHOWN HEREON AS PARCEL "A")

#15166
LOTS ONE (1) AND TWO (2), LESS THE NORTH 5.00 FEET THEREOF, LYING AND BEING IN BLOCK 2 OF COLLEGE COURT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGE 134 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID COLLEGE COURT BEING A RESURVEY AND SUBDIVISION OF LOT 7 OF VOYLE'S SURVEY OF THE NORTH HALF (N 1/2) OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 20 EAST, AS RECORDED IN DEED BOOK "P", PAGE 500.

DESCRIPTION: (O.R.B. 1716, PAGE 0207) (SHOWN HEREON AS PARCEL "B")

#15153
LOTS ONE (1), TWO (2) AND THREE (3) OF RAY'S SUBDIVISION IN THE EAST PART OF LOT 8, OF VOYLES SURVEY OF THE NORTH HALF (N 1/2) OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ACCORDING TO PLAT OF SAME RECORDED IN PLAT BOOK "C", PAGE 51, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LESS RIGHT OF WAY DESCRIBED IN DEED BOOK 346, PAGE 468, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

**HILLEL JEWISH
STUDENT CENTER
PLANNED DEVELOPMENT
REPORT**

MARCH 13, 2000

(Revised April 4, 2000)

(Revised May 10, 2000)

(Revised May 25, 2000)

(Revised November 21, 2000)

(Revised December 18, 2000)

(Revised January 16, 2001)

Prepared By:

BROWN & CULLEN INC.

3530 N.W. 43RD Street

Gainesville, Florida 32606

(352) 375-8999

Prepared For:

FLORIDA HILLEL COUNCIL

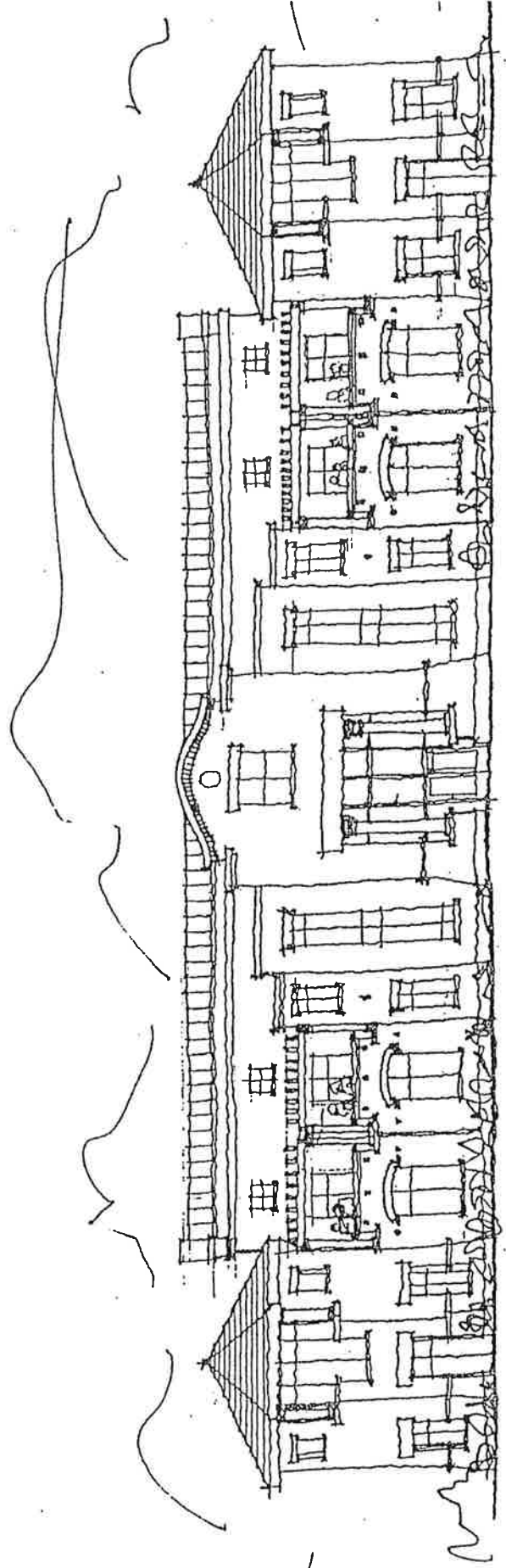
1100 Stanford Drive

Coral Gables, Florida 33146

(305) 661-8549

Appendix A

The University of Florida Hillel Jewish Student Center
Concept Building Elevation



HILLELCENTER & JEWISHLIFE
BARCOCK DESIGN MAY 2000/1110

UNIVERSITY OF FLORIDA
GAINESVILLE FLORIDA

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University of Florida Hillel Jewish Center

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I. INTRODUCTION

The existing Hillel Jewish Student Center located at 16 NW 18th Street was constructed in the 1950's. This facility has served the Jewish Community for many years, however, due to the facility construction and the desire to continue to attract the University's Jewish students, the Florida Hillel Foundation is pursuing the construction of a larger, modern facility. The primary purpose of Hillel is to serve the Jewish community. It is a religious facility with all activities based on the religion. All aspects of the facility will be designed and operated within the Jewish religious laws as the foundation for the center. The mission of Hillel is to provide a place for more Jewish people to do more Jewish things. The Hillel facility enhancement program has taken place in conjunction with several other major universities around the nation. The Hillel Jewish Student facility serves both the student population and the Jewish Community at-large. The multi-use facility will be designed to house religious assembly areas, offices, a library, religious based food service, student study areas, and several multi-purpose rooms. A composite of the rooms and the anticipated uses are described below.

A. Room Composite and Uses:

1. General building use: The building will be open generally from Sunday through Friday between 9 AM and 11 PM, and Saturday from 10 AM until 11 PM. Vehicle parking will be provided for the typical full-time staff, while most building users will walk-in.
2. Lobby and reception area: This will be the building's primary entry area.
3. Administrative: The building will have six or seven offices accommodating the full-time staff. A conference room and storage are anticipated to be accessory to this area.
4. Programming: The facility will have formal and informal spaces for student activities.
5. Formal spaces: This will include a Beit Midrash/library/study area complete with Jewish books and multimedia resources, as well as an exercise area for fitness, dance, yoga, Jewish meditation, and self-defense classes, possibly allowing for weight and other exercise equipment is expected. A religious based food service and lounge area, located in or near the main kitchen area, will serve kosher foods during facility hours. The food service area shall be designed and

operated to solely facilitate the religious and institutional aspects of the facility.

6. Informal space: Several informal spaces for small groups of students and staff to sit, meet, and/or "hang out" are desired.
7. Multi-purpose rooms: As many as seven weekly Shabbat services will take place at Hillel on Friday nights. One or more Saturday morning services will take place on a weekly basis. Larger services (such as High Holiday services) will continue to be held in various campus venues.
8. Dining areas/kitchens: Separate meat and dairy Kosher kitchens will be located near the main dining area. The multi-purpose dining area will be able to accommodate people seated family style, dining hall style, and in lecture hall seating.
9. Outdoor space/Aesthetics: The building will be compatible and contextual with Gainesville and the outdoor-focused lifestyle common to Florida.

II. PURPOSE AND INTENT OF THE PLANNED DEVELOPMENT

A. The purpose of the Planned Development (PD) is to allow for a combination of uses where some of the uses are not specifically provided for or allowed in the Residential Multi-Family (RMF-5) zoning district. The request is for a nonresidential civic style building, which will house a place of religious assembly, provide an area for coordinating and administering religious based events, and provide a religious based food service facility as an accessory use. The food service area shall be designed and operated to solely facilitate the religious and institutional aspects of the facility. In order to further clarify the religious based food service, the following information is provided.

1. General Description: The Jewish faith contains dietary laws. In order to appropriately follow the faith, the adherence to dietary laws is expected. The laws stipulate that a Jewish person consumes only Kosher food. Kosher food is one of the most important, central, and basic needs of a Jewish community. As a fundamental portion of the mission of any Jewish communal organization, no Jewish community that claims to serve the community as a whole could ever fail to provide food prepared according to the dietary laws. It is unthinkable for a Jewish communal agency to not provide

kosher food, as this would be failing to provide a significant and vital portion of the religion.

2. Kosher Laws: Dating back to the earliest known Jewish ancestors, the Kosher dietary laws are a basic part of the religion. Food which is considered Kosher must be prepared within certain guidelines. Some of the rigid laws include:
 - i. Mammals must chew their cud and have a split hoof.
 - ii. Special slaughtering procedures.
 - iii. Only fish with fins and scales, no scavengers or bottom feeders are permitted.
 - iv. Consumption of game birds is not permitted.
 - v. No mixing of meat and milk.
 - vi. Separate dishes, pots, pans, utensils, etc are required for milk and meat.
 - vii. Separate ovens and sinks are required for milk and meat.
 - viii. Before their use, kitchen instruments must be dipped in a ritual manner and the proper blessing recited.
 - ix. Prepackaged food must have been prepared and packaged under proper rabbinical supervision during its preparation.

The Kosher dietary laws are based on health and strict religious beliefs. Keeping Kosher is a way of life for most Jewish people. The availability of Kosher food is a necessity of the Jewish faith.

3. Food Service Facility: The proposed development is expected to contain religious based food service. Kosher food service is a fundamental aspect of the religious way of life and therefore is an accessory to the faith. The religious based food service will take place during almost all operating hours of the facility. Religious based food service is necessary before, during and after many religious ceremonies, on a daily basis in keeping with the faith, and during special occasions. The religious based food service area is not intended as a destination, however, it is intended as an integral part of the entire religious facility striving to provide a complete religious experience and communal atmosphere. The Kosher kitchens (milk and meat) will be designed and operated within the dietary laws. All supplies will be certified Kosher prior to receipt. All meals, snacks, or other preparation will be supervised as required by the dietary laws. Based on facility demand, the religious based

food service could take place throughout all operating hours of the facility. However, the primary use will be as a supplement to religious ceremonies. The religious based food will be served in a variety of manners, depending on the number of people preparing, serving, or partaking of the food. It is expected that meals and snacks may be prepared to order from a counter arrangement during periods of low use, while the same counter may become a buffet style service area during a larger post religious ceremony event. As a communal organization, members and guests of the facility will expect and be entitled to religious based food service. These persons are expected to be able to fulfill their religious faith by the availability of Kosher food. The religious based food service facility will be prepared to serve the regular staff and visitors of the facility during the normal operating hours, and during special events. The religious based food service facility is not intended to attract the general public, as the entire facility will be operated as a communal organization serving the University's Jewish population.

4. Service Vehicles: The religious based food service facility operation is strictly controlled to ensure compliance to the dietary laws. Therefore, the supplies obtained for preparation must be strictly controlled. The companies which deliver supplies are typically from larger cities such as Jacksonville or Orlando, therefore the frequency of deliveries is low. It is anticipated that perishable food will be delivered monthly, with the exception of fruits and vegetables which are expected to be delivered every other week. Most non-perishable items are purchased in bulk, effectively reducing the deliveries to an approximate monthly cycle. The majority of the trucks serving the facility are expected to be single unit vehicles. The parking area is expected to be designed with a loading area and adequate maneuvering area for the service vehicles.
5. Summary: As with any religious based organization, participation in the programs, events, and ceremonies varies widely based on a number of factors including the management, accessibility, the ability to achieve a rewarding religious experience, and outside factors. The religious based food service is an essential part of the Jewish life, and therefore an essential part of the Hillel Jewish Student Center. The religious based food service is an accessory, although necessary and expected, use to the religious

aspect of the facility. Members and guests of the facility will have the opportunity to completely fulfill their communal based religious experience by the availability of religious based food service.

- B. The Future Land Use category assigned to the property is Residential Low Density. The Comprehensive Plan establishes that the Land Development Regulations shall specify criteria for the siting of appropriate community level institutional facilities such as places of religious assembly, private schools and libraries. The proposed facility will house a place of religious assembly, a library, and multi-faceted events. The building location and use will serve as a transition from the large institutional (University of Florida) and commercial uses east and south of the site to both the multiple and single family residential uses north and west of the site.

The proposed UF Hillel Jewish Student Center is a unique, multi-purpose civic building that will be located adjacent to the campus of the University of Florida. The Hillel Jewish Student Center will serve as a focal point for Jewish student life on the University of Florida campus, providing a place for religious guidance, formal and informal meeting and activity areas for religious and university oriented events, a library and computer facilities, religious based food service, administrative offices, indoor and outdoor gathering areas, a covered patio, and formal gardens and landscaped areas. In order to accommodate this wide variety of uses, the building and site facilities must be carefully planned and designed to allow flexibility and adaptation. The following chart delineates the proposed room occupancies:

Building Area	Occupancy	Comments
Lobby	N/A	
Multipurpose Area No.1 (Main Worship Area)	400	Focus groups, entertainment/game room and exercise/meditation area.
Multipurpose Area No.2 (Study Area)	50	Focus groups, entertainment/game room and exercise/meditation area.
Multipurpose Area No.3 (Meeting Area)	75	Focus groups, entertainment/game room and exercise/meditation area.
Multipurpose Area No.4 (Meeting Area)	100	Focus groups, entertainment/game room and exercise/meditation area.

Multipurpose Area No.5 (Large Dining Area)	450	Focus groups, entertainment/game room and exercise/meditation area.
Offices	8	5 offices in administrative area of the building, 2 offices in student area.
Large Conference room	20	Administrative conference room
Small Conference room	10	Student conference room
Exercise Room	20	Accessory Use
Library	40	Use as a meeting/study area also
Lounge	20	Coffee/snack, sitting area

In addition, the proposed site is located on West University Avenue adjacent to the University of Florida campus and the University President's Residence, therefore the design will reflect this "front and center" environment and conform with the Traditional City Overlay District standards.

- C. The site is zoned RMF-5, which allows a residential density of up to 12 dwelling units per acre. At this time, the proposed site is developed with approximately 34 multi-family residential apartments. The RMF-5 zoning district allows places of religious assembly on sites less than 20 acres by special use permit. Because of the proposed combination of uses, the size and location of the site, and the Traditional City Overlay district, redeveloping the site under the existing zoning would not allow the Hillel Jewish Student Center to achieve the design and compatibility standards promoted by the Land Development Regulations. Therefore, a request to change the zoning to the Planned Development (PD) district has been determined as the most appropriate direction for the development. The PD provisions are intended to promote flexibility of design and integration of uses and structures. The proposed PD takes advantage of the flexibility by incorporating provisions which are designed to:

1. Permit an innovative non-residential development which will provide building orientation toward the streets and sidewalks; provide for a design which encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through modest setbacks and mixed uses.
2. Provide the flexibility to meet the changing needs of the Hillel Jewish Student Center.

3. Preserve and utilize in a harmonious fashion the existing and outstanding landscape features (trees) and the neighborhood scenic vistas.
4. Lower development and building costs by permitting the use of the existing network of utilities, and allow a shared facility which will combine several uses, such as religious assembly and religious based food service.
5. Achieve overall coordinated building and facility relationships and infill development by the redevelopment of an urban property. The standards established by the planned development will eliminate the negative impacts of unplanned and piecemeal development.
6. Enhance the combination and coordination of architectural styles, building forms, and building relationships between the combination of surrounding uses.
7. Incorporate the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the rear of the building, an aligned building façade that faces the street, and formal landscaping along streets and sidewalks.

III. STATISTICAL INFORMATION

- | | | |
|----|---|-----------------|
| A. | Acreage of site: | 0.99 acres |
| B. | Existing Building coverage: | 9,660 sf = 22% |
| C. | Proposed maximum building coverage: | 21,500 sf = 50% |
| | The Traditional City Standards promote an increased lot coverage while reducing parking spaces. | |
| D. | Existing Floor Area Ratio (FAR): | 0.44 |
| E. | Proposed maximum Floor Area Ratio (FAR): | 0.90 |
| | A multi-story building requires an increased FAR to accommodate a higher density redevelopment. | |
| F. | Existing number of Principal Buildings: | 4 |
| G. | Proposed max. number of principal buildings: | 1 |
| H. | Existing number of accessory buildings: | 1 |
| I. | Proposed max. number of accessory buildings: | 1 |
- Although an accessory building is not proposed at this time, the flexibility to add a small building in the future is requested. A bus shelter or covered bike area would not be considered an accessory building.

- J. Non-Residential Use: The entire facility will be a non-residential use. The entire gross floor area of the facility will be used for non-residential purposes, as described in this report.

IV. CONCEPTUAL STORMWATER MANAGEMENT PLAN

The stormwater management facility shall conform the requirements of the City's Land Development Code and St. John's River Water Management District. It is anticipated that a standard retention facility will be incorporated into the site which will meet all the water quality and quantity requirements of the applicable jurisdictions. Flexibility of design will serve to provide an integrated stormwater management plan.

V. PLANNED DEVELOPMENT DESIGN STANDARDS

- A. The buildings that line West University Avenue and face the University of Florida within the Traditional City Overlay District generally present a block face and building orientation that is pulled up to the street. The design of the proposed Hillel Jewish Student Center will be compatible with its contextual environment and will address West University Avenue with a pedestrian-friendly orientation. Substantial walk-in traffic is anticipated and will be reflected in the design of the site plan and the entryway areas. See **Appendix A** for a concept building elevation.

- B. Standards:

1. Build-to-line: The primary street frontage will be University Avenue with the build-to-line 20 feet from the property line. A minimum of 50% of the building façade, by linear measurement, shall be constructed at the required 20 foot build-to-line. Building height to street width ratio is 1.5 to 1, as measured from the centerline of W. University Ave.
2. Parking: No motor vehicle parking is required. A minimum of 12 and a maximum of 18 motor vehicle parking spaces will be provided. The parking must be located at the rear or interior side of the building. Access will be from NW 20th Drive. The minimum distance from the street right-of-way line to the first parking space shall be nine (9) feet. No more than 100 feet of parking is allowed along a street, and the parking must be screened with a wall or landscaping 3 feet to 4 feet high, and provide pedestrian access a minimum of every 50 feet. The Land Development Code required minimum number of bicycle parking spaces shall be provided, while there is no maximum. These spaces can be

situated as appropriate in the front, back and sides of the building. A loading area will be provided close to the building. This space may be combined with the access area for the dumpster. The parking area shall be designed to allow service vehicle movement as much as feasible.

3. Trash and recycling receptacles: All containers must be located in parking areas or a location remote from the street or sidewalk, and must be screened for noise and visual buffering.
4. Sidewalks: The development must maintain the existing sidewalks adjacent to the property and along West University Avenue and NW 20th Drive. In areas where the sidewalk must be removed for construction purposes, it shall be replaced to match the existing width. A sidewalk a minimum of 6 feet wide is required on NW 20th Terrace from West University Avenue to the northern property boundary.
5. Building wall articulation: The building walls facing University Avenue, NW 20th Terrace, and NW 20th Drive shall be articulated. This articulation shall be designed to provide a transitional effect from the uses to the east to the residential uses to the west. The articulation shall be a minimum of one foot. Length and location of the articulation may be determined by the Architect. Generally, the concept elevation presented in **Appendix A** is an example of articulation. The final building design may change the actual elevation, while providing the similar articulation. Approval of the articulation will be based on similarity to the concept elevation and review by the Development Review Board. The building wall facing University Avenue shall provide a minimum of 30% glazed area at pedestrian level on the first floor. The 30% glazed area shall be based on the entire building frontage.
6. Mechanical equipment: All mechanical equipment must be placed on the roof, in the rear or side of the building, and screened from view if visible from the street.
7. Landscaping: Large shade trees at least 40 feet in height at maturity must be planted at no more than 40-foot intervals along University Avenue, NW 20th Terrace, and NW 20th Drive.

8. Height & Roofline: Maximum building height shall not exceed an angle of light obstruction of 45 degrees for interior side or rear yards. Careful consideration of the height of the building to provide subtle massing as a transitional effect is desired. Upper level floors, which provide relief from bulk style effects, are encouraged. The Hillel Jewish Student Center may have a pitched or flat roofline. A parapet edge is required for all flat roof areas. A combination of pitched and flat roofs are allowed. Visible roof coverings may be shingles, standing seam metal, or clay tile.
9. Building Exterior: The building siding material shall be consistent with buildings in the general area. Allowable sidings shall be brick, stucco, synthetic stucco, split-face block, or a combination of any of these materials. Pre-cast or cast in-place concrete elements are allowable.
10. Exterior doors shall conform to the overall building theme.
11. Skylights and clearstories are allowable.
12. Tree Preservation: There are two heritage trees located on the northern property line. These trees will be preserved. The proposed building and retention areas shall be designed to accommodate the existing root structure and canopy as feasible.
13. All areas outside of the building envelope and the parking envelope will provide buffer to the residential uses. In addition, the northern property lines will be improved to provide a buffer as required by the Land Development Code.
14. The facility will not distribute food to the needy. The facility will not provide residences for the destitute.
15. The facility does not propose to house a day-care or school.
16. The developer will construct a bus shelter, architecturally consistent with the proposed student center at the developer's cost.

VI. DEVELOPMENT SCHEDULE

Construction activities will begin within one year of final site plan approval, and will proceed continuously until final completion. The entire construction period is expected to last no longer than two years.

VII. SIGNAGE

All signage will conform to the Sign Ordinance in the Land Development Regulations.

VIII. DIFFERENCES BETWEEN EXISTING ZONING AND THE PLANNED DEVELOPMENT ZONING

The existing RMF-5 zoning, combined with a special use permit in the Traditional City Overlay District would allow the proposed Hillel Jewish Center to be developed on the site. However, due to building coverage and floor area ratio (FAR) limitations in the RMF-5 zoning district, it was impractical to construct a building which would promote quality infill and provide the necessary facility to serve the anticipated needs. The building coverage (35%) and FAR (0.40) limitations restricted the building coverage and total size. With the limitations, the excess site would typically be developed into parking spaces (although none are required), serving to increase vehicle trips and reduce pedestrian and bicycle traffic. The purpose of Hillel is to provide religious services to Jewish young people. Any religious education, social event, lecture or dining experience stems directly the primary goal of furthering spiritual well-being within the young Jewish community. Hillel is dedicated to bringing meaningful and celebratory Jewish experience to all Jewish members of the community. The Planned Development zoning district will allow for a greater building coverage and FAR, while integrating the additional use of religious based food service, as well as providing unique design standards. The uniqueness of the project with the combination of uses, the required and desired design elements, and the location and size of the site, make the Planned Development extremely applicable. The ability to control the design elements to ensure compatibility with the University, the University Avenue corridor, College Park and surrounding neighborhoods, is properly addressed in a Planned Development.