



**Small-scale Land Use Map Change
UF Hillel Jewish Student Center
2020 W University Avenue
PB-20-161 LUC &
Ordinance 200883**

City Commission July 15, 2021

UF Hillel Jewish Student Center



- **Guides each student to amplify their voice & find their place in the Jewish community**
- **Offers fellowships & internships in Jewish learning, community organizing, social justice, and Israel**
- **Offers Jewish Gators a diverse range of opportunities to engage in Jewish life**
- **Provides Jewish students with community & connection**
- **Helps students gain skills & experience to be campus leaders, build successful careers, & help enrich society**

Proposed Change

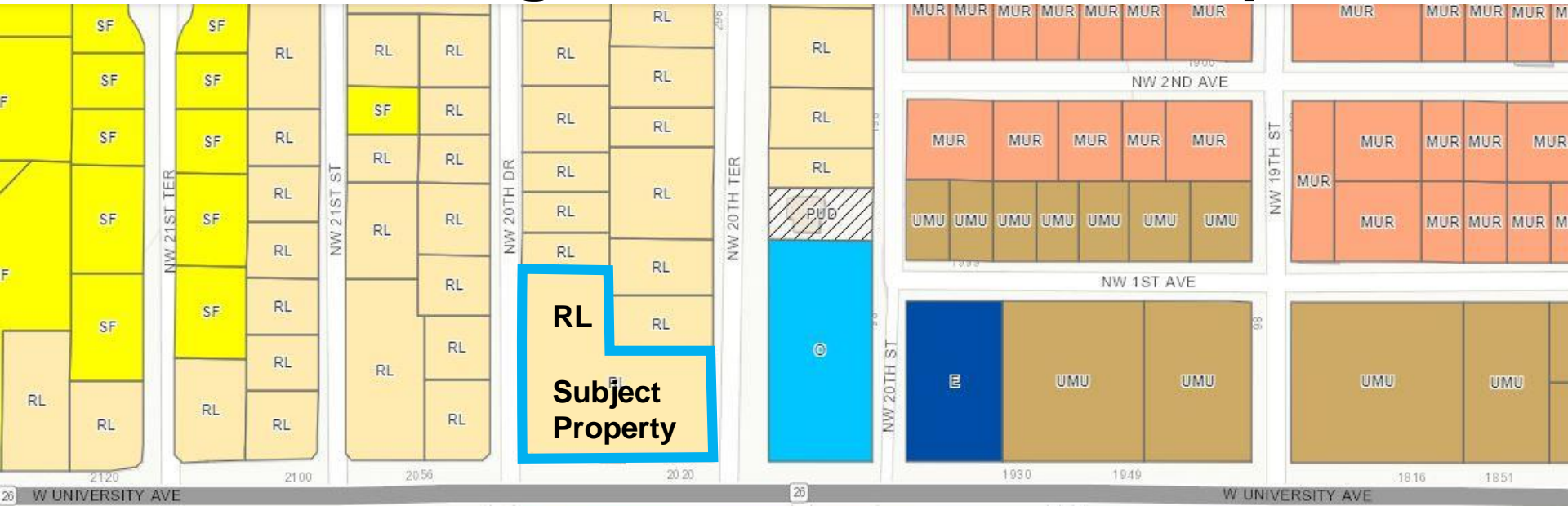
Change Future Land Use Map from Residential Low to Mixed-Use Office/Residential (MOR)

- Maximum density increases from up to 15 units per acre to up to 20 units/acre; adds non-residential uses such as office & service uses; height limited to 3 stories
- Related to Petition PB-20-162 ZON to change the zoning to U4

Property Description

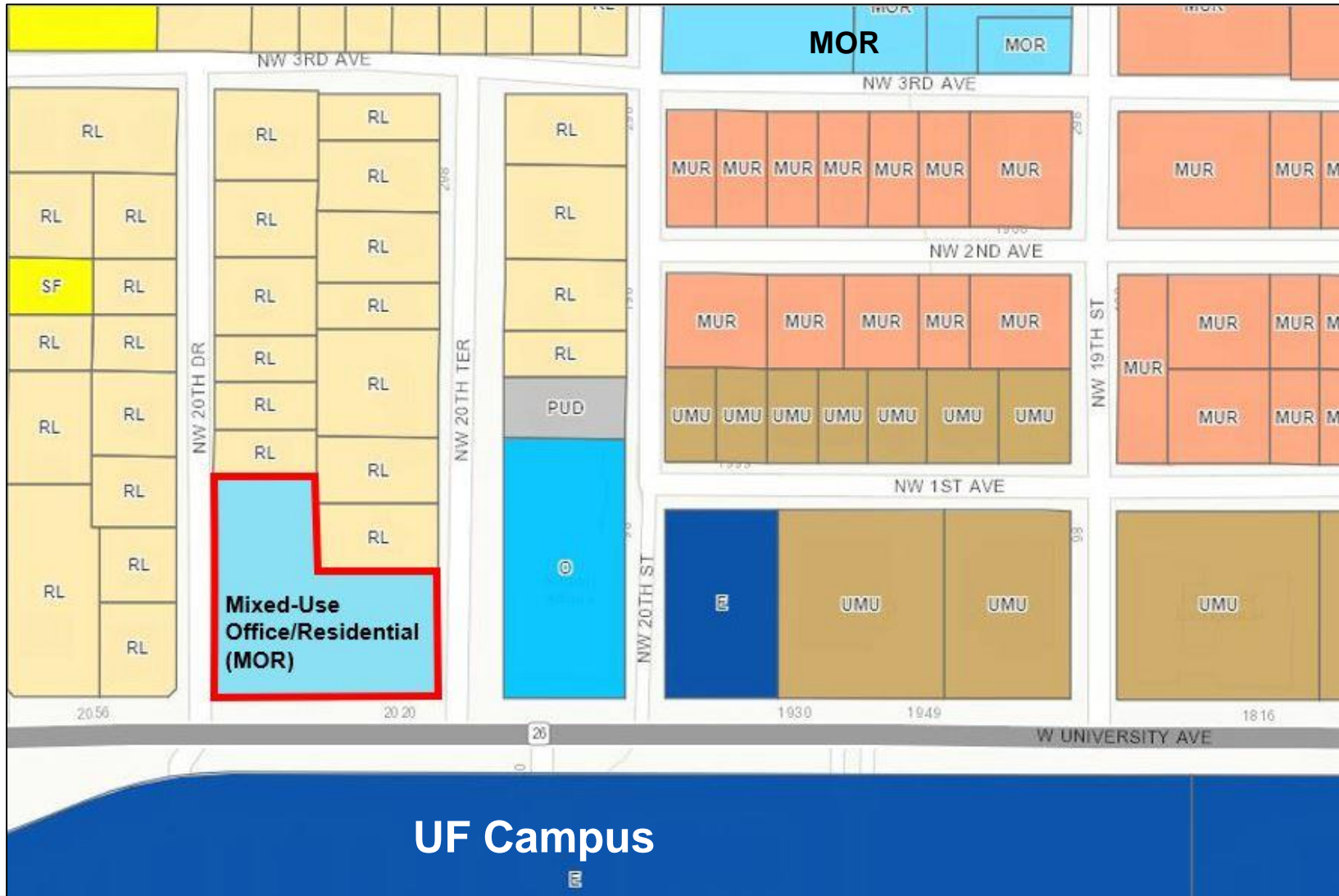
- Property Size: 0.99 +/- acres
- Current Use: UF Hillel Jewish Student Center
- Located 2020 W. University Avenue
- The Hillel Center will remain; proposed land use will add flexibility for Hillel
- Current PD (adopted 2/26/01) zoning allows a place of religious assembly with accessory student center that may include food service, civic meeting spaces, library, computer facilities, & study areas

Existing Future Land Use Map



UF Campus

Proposed Future Land Use Map



Mixed-Use Office/Residential

- Density from up to 20 units/acre
- Uses allowed include:
 - Places of religious assembly
 - Residential uses
 - Office & professional services uses
 - Schools (public & private)
 - Community facilities
 - Height limit of 3 stories by right

Criteria for Proposed FLU Map Changes

- **Consistency with the Comprehensive Plan**
 - FLUE Objective 1.5: Discourage the proliferation of urban sprawl.
 - FLUE Objective 4.1: Establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility, & institutional uses at appropriate locations to meet the needs of the proposed population...

Criteria for Proposed FLU Map Changes

- **Compatibility & surrounding land uses**
 - Hillel Center has been at the site since 2004 & will remain
 - UF is to the south across University Avenue
 - UF Foundation properties to the east across NW 20th Terrace
 - To the north are SF dwellings with RL land use category
 - Property west across NW 20th Drive contains MF & SF development

Criteria for Proposed FLU Map Changes

- **Environmental Impacts & Constraints**

- This is a developed site (since 2004). No environmental resources are known to be located on the site

Criteria for Proposed FLU Map Changes

- **Support for urban infill &/or redevelopment**
 - Surrounded by existing development on 3 sides
 - Development occurred since the 1930s
 - Urban services currently serve the site:
 - Centralized potable water & wastewater
 - Transit service
 - Bike lanes
 - Existing public streets

Criteria for Proposed FLU Map Changes

- **Impacts on affordable housing**
 - No impacts. The site is currently developed with a Place of Religious Assembly & that use will continue

Criteria for Proposed FLU Map Changes

- **Impacts on the transportation system**
 - No impacts are anticipated since this is an existing use at the site
 - Site is currently served by RTS Routes 5 & 43
 - Existing bike lanes on W. University Avenue
 - Existing sidewalks along the property frontage

Criteria for Proposed FLU Map Changes

- **Availability of facilities & services**
 - Site is already developed
 - Centralized electric, potable water, & wastewater services serve the site
 - Site is on existing public streets
 - Existing sidewalks
 - Existing bike lanes
 - Existing transit service (Routes 5 & 43)

Criteria for Proposed FLU Map Changes

- **Need for additional acreage in the proposed future land use category**
 - Property is less than an acre in size (0.99 acres)
 - Proposed land use category is consistent with the City's overall transect zoning plan for the area

Criteria for Proposed FLU Map Changes

- **Discouragement of urban sprawl**
 - Existing developed site surrounded by development
 - No impacts on natural resources or the environment
 - Promotes efficient provision of public infrastructure by being located on centralized utilities & existing transportation facilities
 - Preserves agricultural areas because there is no agricultural activity on the site

Criteria for Proposed FLU Map Changes

- **Need for job creation, capital investment, & economic development for City's economy**
 - Existing developed site
 - No anticipated change in job creation or economic development

Criteria for Proposed FLU Map Changes

- **Need to modify land use categories & development patterns within antiquated subdivisions**
 - Not applicable. There are no antiquated subdivisions on the subject property

Summary

- Change future land use category from Residential Low to Mixed Use Office/Residential (MOR)
- Small-scale future land use amendment
- Related to PB-20-162 ZON a rezoning to U4
- **Staff Recommendation: Approval**
- **Plan Board Recommendation: Approval (Unanimous)**

- **Applicant requests approval of Petition PB-20-161 LUC & Ordinance 200883**