

TO: City Plan Board

Item Number: 4

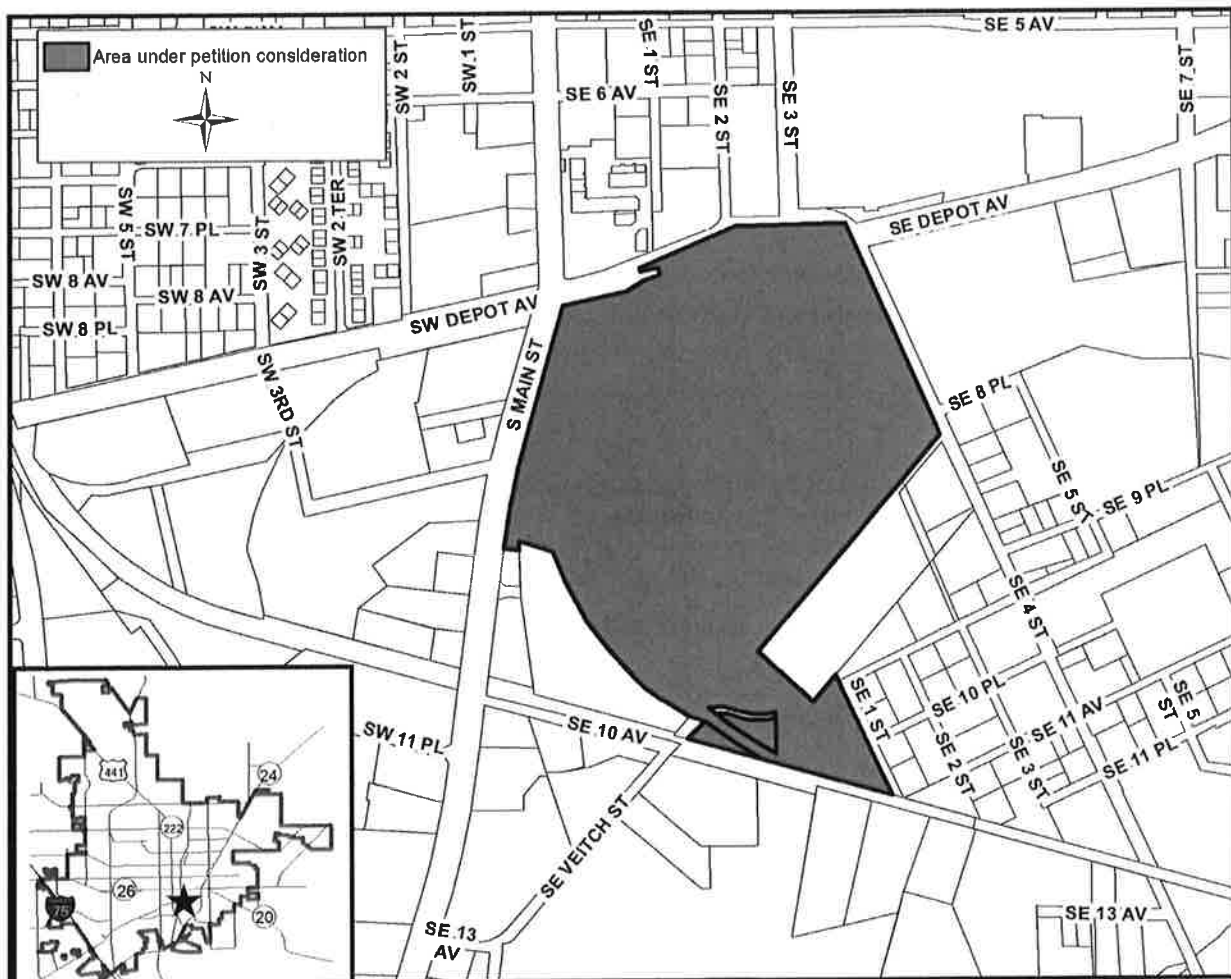
FROM: Planning & Development Services Department
Staff

DATE: June 30, 2016

SUBJECT: Petition PB-16-80 ZON. City Plan Board. City of Gainesville. Amend the list of permitted uses for the Public services and operations district (PS) pertaining to the area commonly known as Depot Park. Located generally south of Depot Avenue, east of South Main Street, north of Southeast Veitch Street and west of Southeast 4th Street.

Recommendation

Staff recommends approval of Petition PB-16-80 ZON.



Description

This petition is for the amendment of the list of permitted uses for Depot Park that was established in 2009 with adoption of Ordinance No. 081040 (See Exhibit C-1, Application). The approximately 39.5-acre property is on the south side of Depot Avenue, and is east of South Main Street, north of Southeast Veitch Street (and of the rail-trail), and west of Southeast 4th Street. See map on previous page, see Exhibit B-1 for an aerial photograph of the property and surrounding area, and see Exhibit B-2 for the zoning map (Existing Zoning). See Table 1 on Page 11 for a tabular summary of adjacent existing uses and adjacent land use and zoning categories.

Depot Park is the culmination of major, long-term efforts of the City of Gainesville to remediate environmental contamination caused by a coal gasification plant that was located along Depot Avenue, and to redevelop this City-owned property into a unique city park with components that include but are not limited to public greenspace, the renovated and historic train depot building, and the Cade Museum. See Exhibit B-3 for map entitled Depot Park Master Plan.

Since 2009 and particularly in consideration of the uses that are planned for the Depot Building (historic, renovated train depot building), the need to amend the list of permitted uses established in 2009 for this PS zoning district has become evident. Among the proposed uses envisioned for the Depot Building are indoor events such as concerts and cultural events (currently permitted in this PS district only as outdoor events), eating places, outdoor cafes, barber shop, and retail sales. The current allowance for this PS district for eating places, outdoor cafes, and retail sales is limited to accessory uses for museum, art galleries and botanical and zoological gardens (MG-84).

Approval of the proposed amendments to the list of permitted uses for this PS zoning district will allow for uses that are complimentary to and supportive of the City's Depot Park, is supportive of increased economic activity in East Gainesville, and is consistent with City of Gainesville Comprehensive Plan.

Permitted Uses

The proposed revisions to the list of permitted uses established by Ordinance No. 081040 are shown in ~~strike-throughs~~ (deletions) or underlines (additions):

Section 2. The uses permitted by right on the property are as follows:

- (1) Public park and recreation area, including active and passive recreation amenities;
- (2) Public lands designated for open space, conservation, or preservation;
- (3) Museums, art galleries and botanical and zoological gardens (MG-84), and customary accessory uses clearly incidental thereto; such as, but not limited to, display areas, eating places, outdoor cafes, retail salies, special events, amphitheater and outdoor performances;

- (4) Community center, such as, but not limited to, senior center and recreation center;
- (5) Public administration (Div. J);
- (6) Commercial sports (GN-794);
- (7) Membershship sports and recreation clubs (IN-7997);
- (8) Amusement and recreation services, not elsewhere classified (IN-7999);
- (9) Indoor and oOutdoor events, such as, but not limited to concerts, cultural events, athletic events, and temporary events such as festivals, displays, and demonstrations;
- (10) Libraries and information centers (GN-823);
- (11) Stormwater retention and treatment, water conservation areas, water reservoirs and control structures, drainage wells and water wells;
- (12) Parking;
- (13) Vending booths and ~~itinerant food vendors~~, in accordance with Chapter 19 of the City's Codes of Ordinances; and food trucks in accordance with Article VI;
- (14) Eating places, outdoor cafes in accordance with Article VI, special events, amphitheater and outdoor performances, and retail sales;
- (15) Personal services;
- (16) Bicycle rentals;
- (17) Accessory uses customarily and clearly incidental to any permitted principal use.

Dimensional Requirements

The dimensional requirements for this PS zoning district were established in Ordinance No. 081040, which was adopted on September 3, 2009. See Exhibit C-1, Application, for copy of the ordinance. The dimensional requirements are not proposed for change in this petition. All future development activity shall require development plan review by the City of Gainesville in accordance with Article VII (Development Review Process) of the Land Development Code.

Key Issues

- The proposed revisions to the list of permitted uses are needed primarily to allow for uses that are planned for the Depot Building.
- The proposed revisions are complimentary to and supportive of the City's Depot Park, and are supportive of increased economic activity in East Gainesville

Basis for Recommendation

The staff recommendation is based on the five following factors, which are discussed below: Conformance with the Comprehensive Plan; Conformance with the Land Development Code; Changed Conditions; Compatibility; and Impacts on Affordable Housing.

1. Consistency with the Comprehensive Plan

The proposed revisions to the list of permitted uses for the PS zoning district that pertains to Depot Park are consistent with the Comprehensive Plan. The revised list is consistent with Future Land Use Policies 1.5.4 and 4.1.1, with Recreation Objective 1.2., below, and is also consistent with the Comprehensive Plan policies (i.e., goals, objectives and policies) listed in Exhibit A-1.

Future Land Use Element

Policy 1.5.4 The City should prioritize core areas to receive the first enhancements when the City has planned citywide public improvements such as sidewalks, street re-paving, undergrounding utilities, street lights, and public parks.

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 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.

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

Public and Institutional Facilities

This category identifies lands used for: administrative, operational, and utility governmental functions; private utilities; cemeteries; and public-private partnerships or other legal arrangements where the land title is vested in a government and the use(s) serves a public purpose. Maximum lot coverage in this category shall not exceed 80 percent, except in urban core areas where lot coverage is not limited.

Recreation Element

Objective 1.2 Establish mechanisms for the efficient design and maintenance of city-owned community, neighborhood, mini, sports-complex, and nature parks to maximize the enjoyment of such parks by park users.

2. Conformance with the Land Development Code

The Development Review Board approved development plans for Depot Park Phase 1 in 2012 (DB-10-56 SPA) and for Depot Park Phase 2 in 2015 (DB-14-154 SPL). Any proposed future development will be required to meet the requirements specified in the adopted PS ordinance and will be required to meet all applicable requirements of the Land Development Code.

3. Changed Conditions

The major changed condition is the recent signing of a lease agreement for use of the Depot Building. The other changed condition is the upcoming completion and opening of Depot Park.

4. Compatibility

The proposed, amended Public services and operations district (PS) zoning for this unique public park property at the south end of downtown is compatible with the surrounding area and land uses. See Table 1 on Page 7 of this staff report for a tabular summary of adjacent existing uses and adjacent land use and zoning categories.

5. Impacts on Affordable Housing

The proposed, amended Public services and operations district zoning does not allow residential development and will therefore have no impact on the supply of affordable housing in Gainesville.

Transportation

There are no major transportation issues associated with the proposed changes to the list of permitted uses for this PS zoning district. The property is accessed from South Main Street (4-lane arterial road with sidewalks and bike lanes on both sides, SE Depot Avenue (2-lane street with bike lanes and sidewalks on both sides, SE 4th Street (2-lane street with sidewalks on both sides), SE Veitch Street (2-lane street with sidewalk on one side of one segment), and from the rail-trail (Downtown Connector of the Gainesville-Hawthorne Rail-Trail). Depot Park is amply served by the Gainesville Regional Transit System (RTS). Fourteen RTS Routes have their origin or terminus at the Rosa Parks RTS Downtown Station, and four RTS Routes (2, 3, 6 and 17) travel along one or more of the roadways adjacent to Depot Park.

The City rescinded transportation concurrency with the adoption of its updated Comprehensive Plan, and established the citywide Gainesville Transportation Mobility Program Area (TMPA).

The property is within TMPA Zone A. Any transportation impacts of future development activity will be assessed in accordance with applicable Transportation Mobility Program Area (TMPA) policies of the Transportation Mobility Element.

Environmental Impacts and Constraints

The entirety of Depot Park is in FEMA Flood Zone X (corresponds to areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where average depths are less than 1 foot, areas of 100-year stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 100-year flood by levees.) (Sources: ArcReader_Maps1214; Gainesville Public Works Department staff, June 21, 2016.)

The City's Environmental Coordinator, Mark Brown, PWS, CPSS, provided the following comments that follow in a memorandum dated June 8, 2016.

“The subject petition includes a proposal to amend the list of permitted uses for the Public services and operations district (PS) pertaining to the area commonly known as Depot Park. The proposed activities have been reviewed for considerations relating to environmental resources present on or immediately adjacent which are regulated by the City's Land Development Code (LDC) 30-300 Regulated Surface Waters and Wetlands, or 30-310 Regulated Natural and Archaeological Resources.

In association with Brownfields designation, the subject property has received substantial earthwork construction and rehabilitation to appropriately remove hazardous waste material. This has resulted in the construction of lakes and wetlands that are also providing stormwater treatment facilities for contributing basin areas. These surface water and wetland systems are exempt from Section 30-300 per criteria stipulated in the LDC Section 30-304 (2 - sponsored Public Works Dept. project) and (8 - human-built lakes & created wetlands). There are no evident or documented natural features or archaeological artifacts protected under criteria stipulated in Section 30-310.”

Respectfully submitted,



Andrew Persons, AICP
Interim Principal Planner

Prepared by: 
Dean Mimms, AICP
Lead Planner

Table 1

Adjacent Existing Uses

North	Depot Avenue, then Baird Center (Akira Woods), artists space in former Poole roofing company building, Rosa Parks RTS Downtown Station, and GRU electrical generation facility
South	Rail-trail, RTS offices, construction company
East	GRU substation, warehouse/distribution
West	Vacant industrial, construction staging area. Various businesses and Cade Museum offices across South Main ST.

Adjacent Zoning and Land Use and Zoning

	Land Use Category	Zoning Category
North	Depot Avenue, then (MUH) Mixed-Use High-Intensity (up to 150 units per acre); (PF) Public and Institutional Facilities	Depot Avenue, then CCD (Central City District); PS (Public services and operations district)
South	PF, IND	PS; I-2 (General industrial district)
East	PF; (IND) Industrial	PS; I-2
West	IND	I-2

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Appendix B Supplemental Documents

Exhibit B-1 Aerial Photograph

Exhibit B-2 Map: Existing Zoning

Exhibit B-3 Map: Depot Park Master Plan

Exhibit B-4 Sec. 30-75. Public services and operations district (PS)

Appendix C Application

Exhibit C-1 Application

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Recreation and Open Space Element

Goal 2 Establish a park and open space system which ensures the visibility of, preservation of, and access to environmentally significant open spaces of the urban area.

Objective 2.2 Acquire, design and manage parks to preserve existing natural features and their functions as described by the “Environmental Management of Public Parks & Open Spaces” portion of the Conservation, Open Space and Groundwater Recharge Element.

Stormwater Management Element

Objective 1.9 The City shall continue to implement stormwater management facility design guidelines that promote dual use and aesthetically pleasing facilities.

Transportation Mobility Element

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 10.1.3 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 10.2.5

In order to encourage the redevelopment of properties within the TMPA, reduce or prevent blight, and encourage development in close proximity to transit, the following redevelopment trip credits shall apply to projects that are located within ¼ mile of the property lines of an existing transit hub or projects that are located in transit-supportive areas (as shown in the Existing Transit Hubs and Transit-Supportive Areas Map adopted in the Transportation Mobility Element) and are within ¼ mile of an existing transit route. The City shall reduce by 25% the net, new average daily trip generation for any redevelopment project or any project that expands or converts a building to a new use. The City shall reduce by 40% the net, new average daily trip generation for any mixed-use project that includes both a residential and non-residential component where residential dwelling units equal at least 10% of the floor area of commercial/office uses.

Appendix B Supplemental Documents

EXHIBIT
B-1





AERIAL PHOTOGRAPH	
 No Scale	Name City of Gainesville
Petition Request Amend the list of permitted uses for the Public Services and operations district (PS) pertaining to the area commonly known as Depot Park	Petition Number PB-16-80 ZON

EXHIBIT
B-2

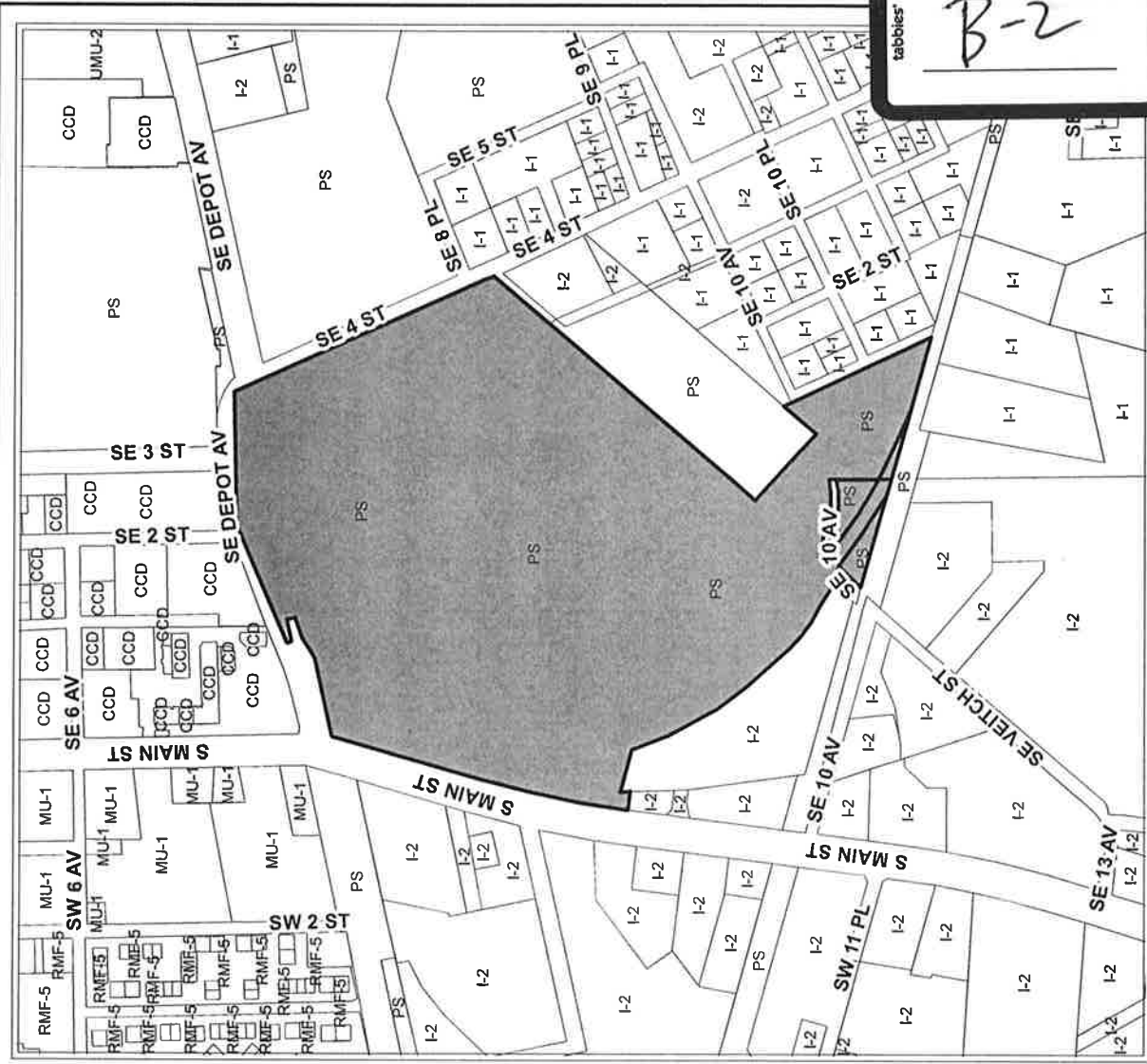
Zoning District Categories

- RMF5 Residential Low Density (12 du/acre)
- MU-1 Mixed Use Low Intensity (8-30 du/acre)
- MU-2 Mixed Use Medium Intensity (12-30 du/acre)
- CCD Central City District
- I-1 Limited Industrial
- I-2 General Industrial
- PS Public Services and Operations

Area under petition consideration



----- Division line between two zoning districts



EXISTING ZONING

Name	Petition Request	Petition Number
City of Gainesville	Amend the list of permitted uses for the Public Services and operations district (PS) pertaining to the area commonly known as Depot Park	PB-16-80 ZON





DEPOT PARK MASTER PLAN



Exhibit B-4 Sec. 30-75 - Public services and operations district (PS)

Sec. 30-75. - Public services and operations district (PS).

- (a) *Purpose.* The PS district is established for the purpose of identifying and providing suitable locations for the necessary public and private utility and recreation activities that serve and are used directly by the public for their own benefit and are necessary to the normal conduct of the community's activities. This district may be isolated and surrounded by any other zoning district compatible with the intended use of the facility.
- (b) *Objectives.* The provisions of this district are intended to:
- (1) Accommodate utilities, recreation and public facilities, at appropriate locations, necessary to serve the public;
 - (2) Ensure public awareness of the location of existing or potential utilities, recreation and public facilities;
 - (3) Allow, through the rezoning process, public review of specific utility, recreation and public facility uses to ensure locations compatible with surrounding activities; and
 - (4) Ensure, by requiring development plan review where necessary, that such uses are designed to minimize negative impacts on surrounding properties.
- (c) *Uses permitted by right.* The specific use(s) permitted on the subject property shall be specified as a part of the ordinance which places this classification on a particular area of ground and may include:
- (1) Libraries and information centers (GN-823).
 - (2) U.S. Postal Service (MG-43).
 - (3) Museums, art galleries and botanical and zoological gardens (MG-84).
 - (4) Public administration (Div. J).
 - (5) Local and suburban transit and interurban highway passenger transportation (MG-41).
 - (6) Public golf courses (IN-7992).
 - (7) Commercial sports (GN-794).
 - (8) Pipelines, except natural gas (MG-46).
 - (9) Electric, gas and sanitary services (MG-49).
 - (10) Amusement parks (IN-7996).
 - (11) Membership sports and recreation clubs (IN-7997).
 - (12) Amusement and recreation services, not elsewhere classified (IN-7999), excluding simulated gambling establishments.
 - (13) Cemeteries.
 - (14) Public service vehicles, in accordance with article VI.
 - (15) Any other use specified in the ordinance rezoning property to this classification.
 - (16) Any use customarily incidental to any permitted principal use.
 - (17) Public lands designated for open space or conservation.

- (18) Activity-based private recreational or open space lands which have had development rights conveyed to the public, or for which a covenant of at least ten-years' duration is executed ensuring that only open space outdoor recreation or park uses shall be permitted in accordance with F.S. § 193.501.
- (19) Activity-based public parks and recreational facilities as defined by the comprehensive plan.
- (20) Golf driving ranges.
- (21) Pitch-n-putt golf.
- (22) Utility lines.
- (23) Water conservation areas, water reservoirs and control structures, drainage wells and water wells.
- (24) Transmitter towers in accordance with article VI.
- (25) Camps and recreational vehicle parks (GN-703).
- (26) Places of religious assembly, in accordance with article VI.
- (d) *Uses by special use permit.*
 - (1) Food distribution center for the needy in accordance with article VI.
 - (2) Residences for destitute people in accordance with article VI.
- (e) *Dimensional requirements.* All principal and accessory structures shall be located and constructed in accordance with the following requirements:
 - (1) Office and administrative activities:
 - a. Minimum lot area: 10,000 square feet.
 - b. Minimum lot width at minimum building front yard setback: 100 feet.
 - c. Minimum yard setbacks:
 - 1. Front: Ten feet.
 - 2. Side, street: Ten feet.
 - 3. Side, interior: Zero feet.

Except where the side yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 20 feet or the 60-degree angle of light obstruction, whichever is greater.
 - 4. Rear: Zero feet.

Except where the rear yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: Twenty feet or 60-degree angle of light obstruction, whichever is greater.
 - (2) All intensive recreation uses (fairgrounds, stadia, community assembly buildings, performing arts halls, arenas, etc.):
 - a. Minimum lot size: One acre.
 - b. Minimum yard setbacks:
 - 1. Front: Twenty-five feet.

2. Side, interior: Twenty feet.

Except where the side yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: Fifty feet or 45-degree angle of light obstruction, whichever is greater.

3. Side, street: Twenty feet.

4. Rear: Zero feet.

Except where the rear yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: Fifty feet or 45-degree angle of light obstruction, whichever is greater.

(3) All other uses: As specified in the rezoning ordinance.

(f) *Additional requirements.*

(1) *General conditions.* All structures and uses within this district shall also comply with the applicable requirements and conditions of article IX.

(2) *Development plan approval.* Preliminary and final development plan approval in accordance with article VII shall be required for all development. In addition to the review criteria listed in article VII, the following criteria shall also apply:

a. *Site suitability.*

1. The site shall be suitable to the use proposed. Adequate land area should be provided for the current development, as well as any anticipated expansion.
2. The site shall be adequately served by water and wastewater facilities.
3. Transportation facilities available to the site shall be appropriate to the use. Large scale uses or those generating large volumes of traffic should be located on arterial or major collector streets as shown in the comprehensive plan.
4. The site shall be suitable for the use proposed without hazard to persons or property from the probability of flooding, soil erosion or other hazards.

b. *Site design.*

1. Building scale and massing shall relate to that of adjacent buildings to the extent practical.
2. Public developments shall be exemplary in their use of signage and landscaping and in the preservation of existing trees.
3. Pedestrian areas shall be separated from vehicular areas wherever possible. Traffic circulation should be safe, convenient and designed according to sound engineering practices.
4. The design of the site and facilities shall promote energy conservation through proper solar access, shading and other measures, where appropriate.
5. Appropriate access for emergency vehicles, garbage trucks and other service vehicles shall be provided.
6. All site elements shall be designed to protect natural and community resources, such as wildlife habitats, historic structures and ecologically sensitive areas.

c. *External compatibility.*

1. Buffering and screening of public service facilities shall be provided commensurate with the facility's degree of impact and incompatibility with surrounding developments.
 2. Electrical transformers and other utility equipment shall be screened from public view.
 3. Site illumination and public address systems, particularly for recreation areas, shall be designed so as to create no interference with the privacy of adjoining properties.
 4. Adverse impacts on adjacent properties, such as noise, smoke, glare and odor, shall be mitigated through site design. Where necessary, building construction methods or mechanical equipment should also be utilized to mitigate these adverse impacts.
- (3) *Parking.* Any development within any PS district shall comply with the parking requirements as set forth in article IX.
- (4) *Landscaping.* Any development within any PS district shall comply with the landscaping requirements is set forth in article VIII.
- (5) *Street signs.* In order to receive and maintain a valid certificate of occupancy within all PS districts, the sign requirements shall be complied with as set forth in article IX.
- (6) *Flood control.* Prior to the issuance of a building permit in any PS district, the provisions of the flood control ordinance, article VIII, shall be complied with where applicable.
- (7) *Preliminary development plan in conjunction with rezoning.*
- a. *Intent.* A preliminary development plan is intended to help further the purpose of this district by providing the plan board and city commission with additional information on site-specific conditions which will assist the city plan board and city commission in their decision-making process relating to the accommodation of the proposed use(s) at appropriate locations necessary to serve the public; the assurance of public awareness of the proposed location of potential public facilities, utilities and recreation; and the assurance that the conditions placed upon the rezoning are designed to minimize any potential negative impacts on surrounding properties.
 - b. *Approval process.* The plan board shall recommend to the city commission whether a preliminary development plan is required before the property is rezoned or the uses permitted on the property are changed. The city commission may require such development plan, or those specific items or portions of a preliminary development plan that the city commission deems necessary, to be included as part of any petition to rezone property to this classification or to change the permitted uses on the property if the newly permitted use has not been previously approved. Should the city commission deem such a plan is needed in order to judge whether the proposed use can be accommodated on the site without detriment to the health, safety and general welfare of surrounding properties the development plan shall meet the requirements of article VII.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3963, § 13, 3-14-94; Ord. No. 060587, § 1, 6-25-07; Ord. No. 070619, § 8, 3-24-08; Ord. No. 140130, § 14, 9-4-14)

Appendix C Application



EXHIBIT
 C-1



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PA-16-8020N</u>	Fee: \$ <u>N/A</u>
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

Owner(s) of Record (please print)	
Name: <u>City of Gainesville</u>	
Address: <u>c/o Land Rights Coordinator</u> <u>P.O. Box 490 Station 5B</u> <u>Gainesville, FL 32627</u>	
Phone: _____	Fax: _____
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name: <u>City Plan Board</u>	
Address: _____	
Phone: <u>(352) 334-1524</u> Fax: _____	

Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.

REQUEST

Check applicable request(s) below:

Future Land Use Map []	Zoning Map []	Master Flood Control Map []
Present designation: _____	Present designation: <u>PS</u>	Other [] Specify: _____
Requested designation: _____	Requested designation: <u>PS (*)</u>	

() Amend the list of permitted uses for the PS zoning established in 2004 by Ordinance No. 09140.*

INFORMATION ON PROPERTY

1. Street address: <u>201 S. Depot Ave, 800 SE 4th St, and 811 S Main St</u>
2. Map no(s): <u>4151, 4152</u>
3. Tax parcel no(s): <u>16004-000-000 & 15706-000-000</u>
4. Size of property: <u>39.5</u> acre(s)

*All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more **must** be accompanied by a market analysis report.*

Certified Cashier's Receipt:

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 1/2 x 11 in. sheet of paper, separate from any other information.
 - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
 - c. Must correctly describe the property being submitted for the petition.
 - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. **INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES** (NOTE: All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.)

A. What are the existing surrounding land uses?

North MUH & PF across Depot AVE

South IND & PF

East PF & IND

West IND

B. Are there other properties or vacant buildings within 1/2 mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO YES If yes, please explain why the other properties cannot accommodate the proposed use?

The proposed uses ^{are} not allowed in other PF-zoned properties w/in 1/2 mile without amending their respective PF zoning ordinances. The proposed uses are for the historic Depot building that has been rehabilitated by the City of Gainesville and is owned by the City of Gainesville.

N/A

C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets N/A

Noise and lighting N/A

D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO ___ YES (If yes, please explain below)

Stormwater Pate (Pepper Pond) w/ surrounding wetlands,
Greenway in & along W. part of property, along N. end
along S. Downton Connects - Transville - Hartstone
Rail Trail

E. Does this request involve either or both of the following?

a. Property in a historic district or property containing historic structures?

NO ___

YES

Depot building (Contributing - ^{best} N. part of lot)
Museum

b. Property with archaeological resources deemed significant by the State?

NO

YES ___

F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment
Activity Center ___
Strip Commercial ___

Urban Infill ___
Urban Fringe ___
Traditional Neighborhood ___

Explanation of how the proposed development will contribute to the community.

Approval of the proposed revisions to the permitted uses for this PS-zoning ordinance will allow for uses that are complementary, ~~to the~~, unique public projects that will include the Cade Museum. Approval will contribute to the success of the park and will increase economic activity of this ^{see gameville location} ~~area~~.

G. What are the potential long-term economic benefits (wages, jobs & tax base)?

Positive in that it will allow for several commercial uses not currently allowed ~~for the~~.

H. What impact will the proposed change have on level of service standards?

Roadways Negligible impact. TMAPA Zone A.

Recreation N/A - non-residential.

Water and Wastewater

Negligible impact due to the proposed additional uses.

Solid Waste

Negligible impact due to the proposed additional use for this ~~PS~~ PS zoning ordinance.

Mass Transit

Negligible - but possibly some increase in ridership.

I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO YES (please explain)

Pasa Parks RTS transfer station is across Depot Ave to the north. Sidewalks ~~are~~ on both sides of Depot Ave to the north both sides of St 4th St to the east, ~~and~~ both sides of S. Main St to the west. The Downtown Connector of the Cincinnati-Houston Rail Trail is to the south.

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	<i>City of Gainesville c/o</i>
Address:	<i>Land Rights Coordinator</i>
	<i>P.O. Box 490, Station 58</i>
	<i>Gainesville, FL 32627</i>
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

Dean L. Mumms *for City Plan Board*
 & Owner/Agent Signature
Dean L. Mumms
 Date 6/7/16

STATE OF FLORIDA
COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____, 20____, by (Name)
_____.

Signature – Notary Public

Personally Known ____ OR Produced Identification ____ (Type) _____

Proposed Revisions to PS uses established in 2009 by Ord. 081040

Section 2. The uses permitted by right on the property are as follows:

- (1) Public park and recreation area, including active and passive recreation amenities;
- (2) Public lands designated for open space, conservation, or preservation;
- (3) Museums, art galleries and botanical and zoological gardens (MG-84), and customary accessory uses clearly incidental thereto; such as, but not limited to, display areas, eating places, outdoor cafes, retail sales, special events, amphitheater and outdoor performances;
- (4) Community center, such as, but not limited to, senior center and recreation center;
- (5) Public administration (Div. J);
- (6) Commercial sports (GN-794);
- (7) Membership sports and recreation clubs (IN-7997);
- (8) Amusement and recreation services, not elsewhere classified (IN-7999);
- (9) Indoor and outdoor events, such as, but not limited to concerts, cultural events, athletic events, and temporary events such as festivals, displays, and demonstrations;
- (10) Libraries and information centers (GN-823);
- (11) Stormwater retention and treatment, water conservation areas, water reservoirs and control structures, drainage wells and water wells;
- (12) Parking;
- (13) Vending booths and itinerant food vendors, in accordance with Chapter 19 of the City's Codes of Ordinances; and food trucks in accordance with Article VI;
- (14) Eating places, outdoor cafes in accordance with Article VI, special events, amphitheater and outdoor performances, and retail sales;
- (15) Personal services;
- (16) Bicycle rentals;
- (17) Accessory uses customarily and clearly incidental to any permitted principal use.

[NOTE: *Personal service* as defined in draft, updated Land Development Code “means a service use primarily engaged in providing services involving the care of a person, his or her apparel, pets, or small appliances. Some examples include **barbershops, beauty shops**, exercise studios, funeral homes, pet grooming, appliance repair/service, laundromats, health and fitness clubs, parcel delivery offices, etc.”]

ORDINANCE NO. 081040
0-09-18

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2
3
4 **An ordinance of the City of Gainesville, Florida, amending the**
5 **Zoning Map Atlas by rezoning certain property located generally**
6 **south of Depot Avenue, east of South Main Street, north of**
7 **Southeast Veitch Street and west of Southeast 4th Street,**
8 **commonly known as “Depot Park,” from “PS: Public services**
9 **and operations district,” “I-1: Limited industrial district” and**
10 **“I-2: General industrial district” to “PS: Public services and**
11 **operations district”; specifying permitted uses; specifying**
12 **dimensional requirements; providing a severability clause;**
13 **providing a repealing clause; and providing an effective date.**
14

15
16 **WHEREAS**, by initiation of a petition by the City of Gainesville, publication of notice of
17 a public hearing was given that the Zoning Map Atlas be amended by rezoning certain property
18 within the City from the zoning category of “PS: Public services and operations district,” “I-1:
19 Limited industrial district” and “I-2: General industrial district” to “PS: Public services and
20 operations district”; and

21 **WHEREAS**, notice was given and publication made as required by law and a public
22 hearing was held by the City Plan Board on April 23, 2009; and

23 **WHEREAS**, the City Commission finds that the rezoning of the property described
24 herein will be consistent with the City of Gainesville 2000-2010 Comprehensive Plan; and

25 **WHEREAS**, pursuant to law, an advertisement no less than two columns wide by 10
26 inches long was placed in a newspaper of general circulation and of the public hearing to be held
27 in the City Commission Meeting Room, First Floor, City Hall, in the City of Gainesville at least
28 seven (7) days after the day the first advertisement was published; and

1 **WHEREAS**, a second advertisement no less than two columns wide by 10 inches long
2 was placed in the aforesaid newspaper notifying the public of the second public hearing to be
3 held at least five (5) days after the day the second advertisement was published; and

4 **WHEREAS**, the public hearings were held pursuant to published and mailed notice at
5 which hearings the parties in interest and all others had an opportunity to be and were, in fact,
6 heard.

7 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
8 **CITY OF GAINESVILLE, FLORIDA:**

9 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
10 following described property located generally south of Depot Avenue, east of South Main
11 Street, north of Southeast Veitch Street and west of Southeast 4th Street, commonly known as
12 "Depot Park", from the zoning category of "PS: Public services and operations district," "I-1:
13 Limited industrial district" and "I-2: General industrial district," as shown on the map attached
14 as Exhibit "A," to the City of Gainesville zoning category of "PS: Public services and operations
15 district," as shown on the map and attached as Exhibit "B."

16 See maps attached hereto as Exhibits "A" and "B," and made a part hereof
17 as if set forth in full.

18
19 **Section 2.** The uses permitted by right on the property are as follows:

- 20 (1) Public park and recreation area, including active and passive recreation amenities;
21
22 (2) Public lands designated for open space, conservation, or preservation;
23
24 (3) Museums, art galleries and botanical and zoological gardens (MG-84), and
25 customary accessory uses clearly incidental thereto; such as, but not limited to,

1 display areas, eating place, outdoor cafe, retail sales, special events, amphitheater
2 and outdoor performances;

- 3
4 (4) Community center, such as, but not limited to, senior center and recreation center;
5
6 (5) Public administration (Div. J);
7
8 (6) Commercial sports (GN-794);
9
10 (7) Membership sports and recreation clubs (IN-7997);
11
12 (8) Amusement and recreation services, not elsewhere classified (IN-7999);
13
14 (9) Outdoor events, such as, but not limited to, concerts, cultural events, athletic
15 events, and temporary events such as festivals, displays, and demonstrations;
16
17 (10) Libraries and information centers (GN-823);
18
19 (11) Stormwater retention and treatment, water conservation areas, water reservoirs
20 and control structures, drainage wells and water wells;
21
22 (12) Parking;
23
24 (13) Vending booths and itinerant food vendors, in accordance with Chapter 19 of the
25 City Code of Ordinances; and
26
27 (14) Accessory uses customarily and clearly incidental to any permitted principal use.
28

29 **Section 3.** The following dimensional requirements shall apply to the development and

30 use of the property:

- 31 (a) All new principal and accessory structures devoted to permitted
32 office and administrative uses and permitted intensive recreation
33 uses shall be located and constructed in accordance with section
34 30-75 Public services and operations district (PS) of the Land
35 Development Code. (Note: Reference is to the Land
36 Development Code, and as it may be amended from time to time.)
37

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(b) The historic Depot building shall be relocated in accordance with the setback and other requirements of the State Historic Preservation Office.

(c) All new principal and accessory structures devoted to permitted uses other than those specified in (a) and (b) shall be located and constructed in accordance with the following minimum yard setbacks:

- Front: 10 feet
- Side: 10 feet
- Rear: Zero feet; except where the rear yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 20 feet or the 60-degree angle of light obstruction, whichever is greater.

Section 4. If it is determined by the City Manager that a violation of this Ordinance exists, the City Manager may issue and deliver an order to cease and desist from such violation and to correct the violation, to preclude occupancy of the affected building or area, or to vacate the premises. The City Manager, through the City Attorney, may seek an injunction in a court of competent jurisdiction and seek any other remedy available at law.

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

Section 6. The City Manager is authorized and directed to make the necessary changes in the Zoning Map to comply with this Ordinance.

1 **Section 7.** If any word, phrase, clause, paragraph, section or provision of this ordinance
2 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
3 finding shall not affect the other provisions or applications of the ordinance which can be given
4 effect without the invalid or unconstitutional provisions or application, and to this end the
5 provisions of this ordinance are declared severable.

6 **Section 8.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of
7 such conflict hereby repealed.

8 **Section 9.** This ordinance shall become effective immediately upon final adoption.

9 **PASSED AND ADOPTED** this 3rd day of September, 2009.

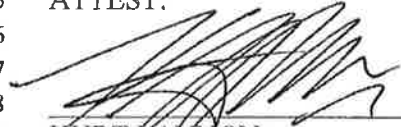
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PEGEEN HANRAHAN,
MAYOR

ATTEST:

Approved as to form and legality:



KURT LANNON,
CLERK OF THE COMMISSION







MARION J. RADSON, CITY ATTORNEY

SEP - 3 2009

This ordinance passed on first reading this 20th day of August, 2009.
This ordinance passed on second reading this 3rd day of September, 2009.

Zoning District Categories

- RSF1 Single-Family Residential (3.5 du/acre)
 - RSF2 Single-Family Residential (4.6 du/acre)
 - RSF3 Single-Family Residential (5.8 du/acre)
 - RSF4 Single-Family Residential (8 du/acre)
 - RMF5 Residential Low Density (12 du/acre)
 - RC Residential Conservation (12 du/acre)
 - MH Mobile Home Residential (12 du/acre)
 - RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
 - RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
 - RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
 - RMU Residential Mixed Use (up to 75 du/acre)
 - RH1 Residential High Density (8-43 du/acre)
 - RH2 Residential High Density (8-100 du/acre)
 - OR Office Residential (up to 20 du/acre)
 - OF General Office
 - PD Planned Development
 - BUS General Business
 - BA Automotive-Oriented Business
 - BT Tourist-Oriented Business
 - MU1 Mixed Use Low Intensity (8-30 du/acre)
 - MU2 Mixed Use Medium Intensity (12-30 du/acre)
 - UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
 - UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
 - CCD Central City District
 - W Warehousing and Wholesaling
 - I1 Limited Industrial
 - I2 General Industrial
 - AGR Agriculture
 - CON Conservation
 - MD Medical Services
 - PS Public Services and Operations
 - AF Airport Facility
 - ED Educational Services
 - CP Corporate Park
-  Historic Preservation/Conservation District
 Special Area Plan
 Division line between two zoning districts
 City Limits

Area under petition consideration




Name

City of Gainesville, applicant
Parcel #15706-000-000 & #16004-000-000

Petition Request

Change Zoning Designation from I1 & I2 to PS (Public Services and Operations district)

Map(s)

4152

Petition Number

PZ-09-00037ZON

EXISTING ZONING

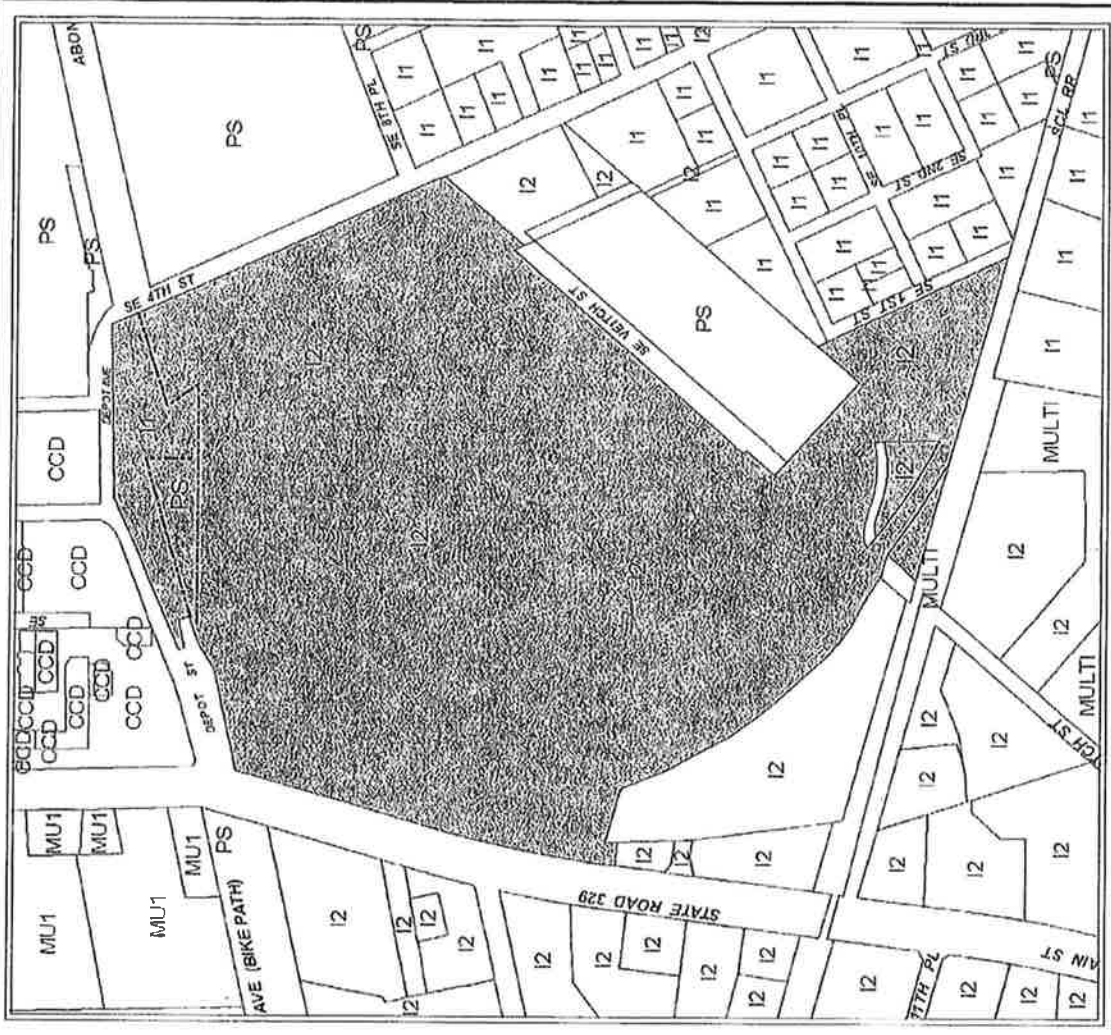


Exhibit "A"

Zoning District Categories

- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
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- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
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- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MID Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits

Area under petition consideration



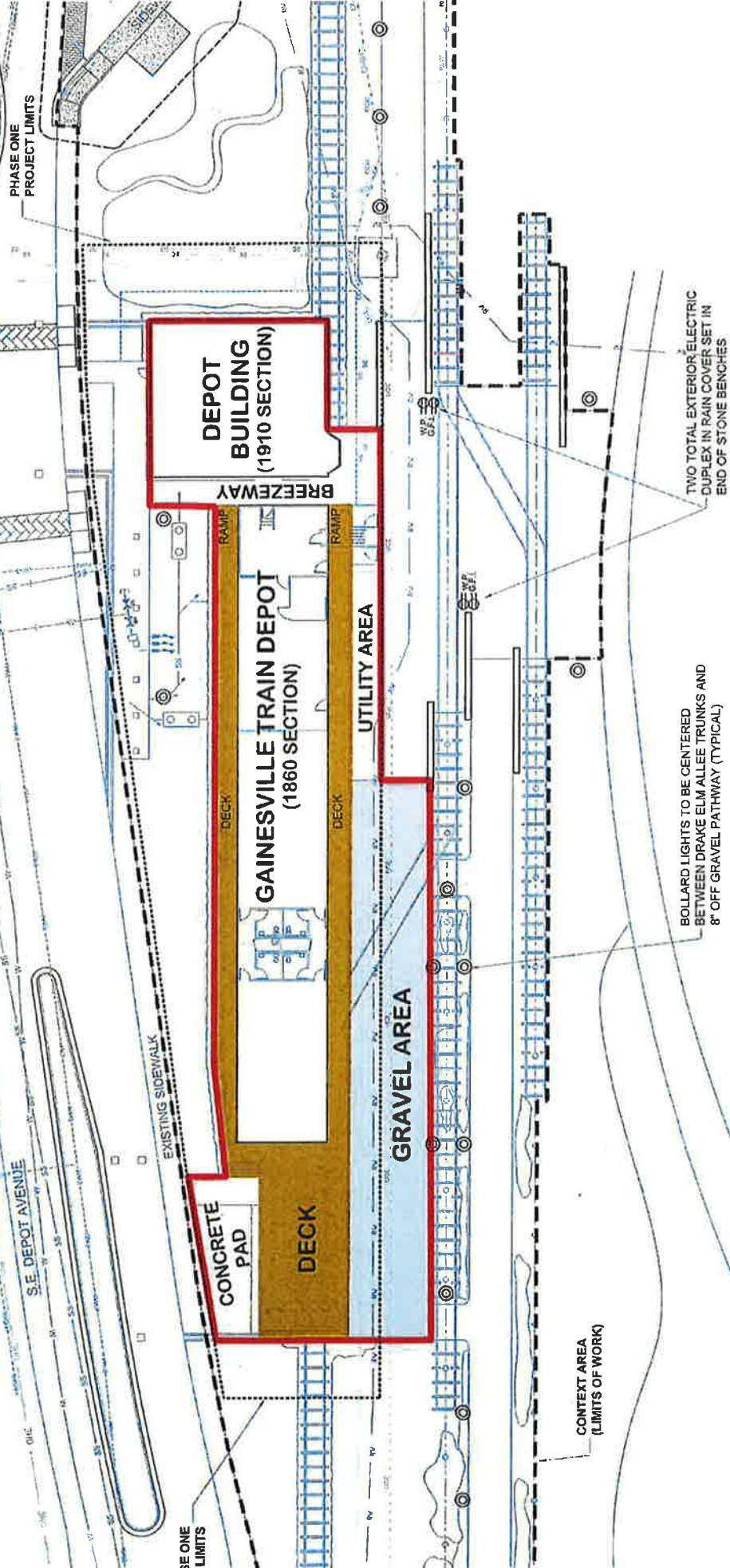
Scale	Division line between two zoning districts	City Limits
Area under petition consideration		

PROPOSED ZONING

	<p>Name</p> <p>City of Gainesville, applicant Parcel #15706-000-000 & #16004-000-000</p>	<p>Petition Request</p> <p>Change Zoning Designation from I1 & I2 to PS (Public Services and Operations district)</p>	<p>Map(s)</p> <p>4152</p>	<p>Petition Number</p> <p>PZ-09-00037ZON</p>
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Exhibit "B"

Historic Depot Building Leasable Area (boundary shown in red)



TWO TOTAL EXTERIOR ELECTRIC
DUPLEX IN RAIN COVER SET IN
END OF STONE BENCHES

BOLLARD LIGHTS TO BE CENTERED
BETWEEN DRAKE ELM ALLEE TRUNKS AND
8" OFF GRAVEL PATHWAY (TYPICAL)

CONTEXT AREA
(LIMITS OF WORK)



Neighborhood Workshop

*Carrollto Sun
June 6, 2016*

Public Notice

The Community Redevelopment Agency, on behalf of the City of Gainesville Planning Department, will hold a neighborhood workshop to discuss zoning modifications that the City is proposing. The proposal is to modify the zoning category of the Historic Depot Building to include concession services for the park including a general store, food services, a performance and event venue, personal services, a restaurant, sale of beer and wine, an outdoor café, and bike rentals. The property is located at 201 E. Depot Avenue. The purpose of the meeting is to get input from property owners and interested members of the public. The meeting will be held Monday, June 20, 2016 at 6:15 p.m. in the Historic Depot Building, 201 E. Depot Avenue, Gainesville, FL 32601. Contact the Community Redevelopment Agency at (352) 393-8200 (or by email at info@gainesvillecra.com) for more

:: Neighborhood Workshop ::

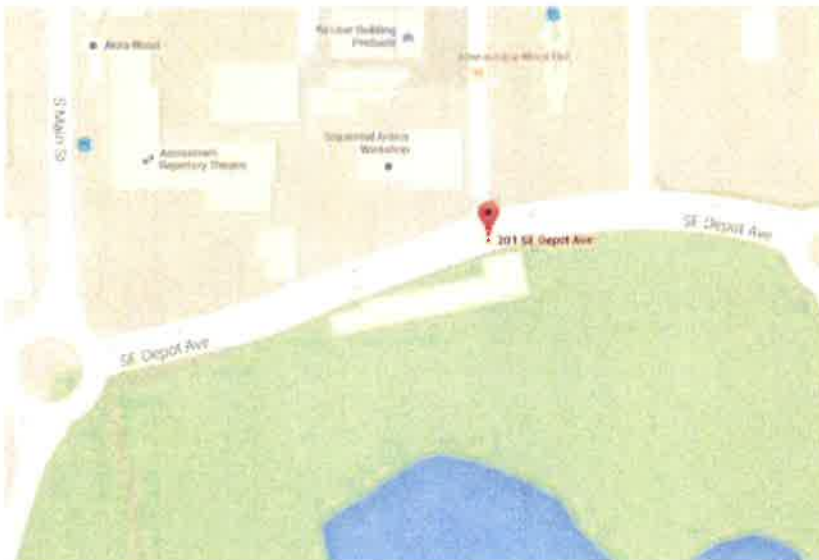
Modified Zoning to Support Historic Depot Building Use

Date: Monday June 20, 2016 at 6:15 PM

Place: Historic Depot Building, 201 SE Depot Avenue,
Gainesville, FL 32601

The Community Redevelopment Agency, on behalf of the City of Gainesville Planning Department, will hold a neighborhood workshop to discuss zoning modifications that the City is proposing to the property located at 201 E. Depot Avenue. The proposal is to modify the zoning category of the Historic Depot Building to include concession services for the park including: a general store, food services, a performance and event venue, personal services, a restaurant, sale of beer and wine, bike rentals, and an outdoor café.

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the nature of the related proposals and to seek their comments. The purpose of the meeting is to get input from property owners and interested members of the public. The meeting will be held Monday June 20, 2016 at 6:15 p.m. in the Historic Depot Building, 201 E. Depot Avenue, Gainesville, FL 32601.



Contact the Community Redevelopment Agency at (352) 393-8200. Please email Gainesville CRA staff at info@gainesvillecra.com if you cannot attend the workshop and you wish to provide comments.

A reference map that shows the location of this property is included in this notification.

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Sutters Landing
PETER REBMAN
3656 NW 68 LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
ATTN: RITA SMITH
8620 NW 13 ST, #210 CLUBHOUSE OFFICE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

University Park
JIMMY HARNSBERGER
402 NW 24 ST
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
75 SW 23 Way
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
JUANITA CASAGRANDE
1911 NW 22 DRIVE
GAINESVILLE, FL 32605-3953

Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
SANDRA WATTS KENNEDY
514 NW 31 LANE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Appletrec
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
ASHTON HOMEOWNERS ASSOC
5200 NW 43 ST STE 102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Eagle Eyes
BEATRICE ELLIS
316 NE 14 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Front Porch Florida, Duval
JUANITA MILES HAMILTON
2419 NE 8 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Porters
RUBY WILLIAMS
237 SW 6 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board
VICK McGRATH
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

University of Florida
LINDA DIXON
PO BOX 115050
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

University Park
MEL LUCAS
620 E UNIVERSITY AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
13840 W NEWBERRY RD
NEWBERRY, FL 32669

Neighborhood Workshop Notice

LARRY SCHNELL
2048 NW 7 LN
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
MARIA PARSONS
439 NW 37 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Bivens North Association
PENNY WHEAT
2530 SW 14 DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

STEWART WELLS
6744 NW 36 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

BELLINGTON'S CUSTOM SERVICE
% BRAXTON LINTON
1907 SE HAWTHORNE RD
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Woodland Terrace
PETER PRUGH
207 NW 35 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Lincoln Estates
DORIS EDWARDS
1040 SE 20 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Madison Park
CHARLES FLOYD
1911 N.W. 36 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Mason Manor
JOANNA LEATHERS
2550 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Pineridge
BERNADINE TUCKER
9 TURKEY CREEK
ALACHUA, FL 32615

Neighborhood Workshop Notice

North Lincoln Heights
ANDREW LOVETTE SR.
430 SE 14 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwood
SUSAN W. WILLIAMS
PO BOX 357492
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Northeast Neighbors
SHARON BAUER
1011 NE 1 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwest Estates
VERN HOWE
3710 NW 17 LN
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Mill Pond
HAROLD HANEL
309 NW 48 BLVD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pine Park
DELORES BUFFINGTON
721 NW 20 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Pleasant Street
DOTTY FAIBISY
505 NW 3 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
712 SW 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Rainbows East
JOE THOMAS
5014 NW 24 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Rainbows End
SYLVIA MAGGIO
4612 NW 21 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Royal Gardens
DOUGLAS BURTON
2720 NW 27 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Shadow Lawn Estates
CONNIE SPITZNAGEL
3521 NW 35 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

South Black Acres
DEANNA MONAHAN
14 SW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Southeast Evergreen Trails
MAUREEN RESCHLY
1208 SE 22 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springhill/Mount Olive
VIVIAN FILER
1636 SE 14 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Stephen Foster
ROBERT PEARCE
714 NW 36 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Suburban Heights
BETH GRAETZ
4321 NW 19 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
HEATHER REILLY
426 SW 40 TERRACE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

5th Avenue
ROBERTA PARKS
616 NW 8 ST
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

CITY OF GAINESVILLE
ATTN: MIKE HOGE
PO BOX 490 MS 11
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Azalea Trails
MARIE SMALL
1265 SE 12 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Black Acres/Black Pines
JIM CONNOR
400 NW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Carol Estates South
BECKY RUNNESTRAND
1816 NE 16 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Cedar Grove II
HELEN HARRIS
1237 NE 21 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Creekwood
HELEN SCONYERS
2056 NW 55 BLVD.
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

Northwood at Possum Creek
WES WHEELER
4728 NW 37 WAY
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval
GILBERT S MEANS, SR
2153 SE HAWTHORNE RD, #111
PO BOX 7
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Edgewood Hills
BONNIE O'BRIAN
2329 NW 30 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Elizabeth PL/Northwest 23rd ST
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
JUANITA CASAGRANDE
1911 NW 22 DRIVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Gateway Park
HAROLD SAIVE
1716 NW 10 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Greater Northeast Community
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Grove Street
MARIA HUFF-EDWARDS
1102 NW 4 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Hibiscus Park
CAROL BISHOP
2616 NW 2 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Hidden Lake
GEORGE KASNIC
2116 NW 74 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Highland Court Manor
DAVID SOUTHWORTH
3142 NE 13 ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kensington Park
MAXINE HINGE
5040 NW 50 TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Kingswood Court
JOHN ORTON
5350 NW 8 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Kirkwood
JANE BURMAN-HOLTON
701 SW 23 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Lamplighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Landmark Woods
JACK OSGARD
4332 NW 12 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Las Pampas
PETER JANOSZ
3418 NW 37 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Phoenix Subdivision
APRIL JONES
3214 SW 26 TERR, Unit B
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

LEE NELSON
DIRECTOR OF REAL ESTATE – UF
204 TIGERT HALL
PO BOX 113100
GAINESVILLE, FL 32611-3100

Neighborhood Workshop Notice

13051-000-000 Depot Park
AHRENS Z-CAR SPECIALIST INC
604 SE 2ND ST
GAINESVILLE, FL 32601-7015

Neighborhood Workshop Notice

16008-000-000 Depot Park
ALCON CONSTRUCTION COMPANY INC
711 NW 23RD AVE STE 3
GAINESVILLE, FL 32609-8510

Neighborhood Workshop Notice

13055-000-000 Depot Park
BAIRD CENTER ASSOCIATION INC
619 S MAIN ST
GAINESVILLE, FL 32601-6778

Neighborhood Workshop Notice

15698-001-000 Depot Park
CADE MUSEUM FOUNDATION INC
904 S MAIN ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

16032-000-000 Depot Park
ETHEL M COX
3222 NW 136TH ST
GAINESVILLE, FL 32606-4736

Neighborhood Workshop Notice

15704-001-000 Depot Park
FIGUEROA & VASQUEZ H/W
65 SE 10TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

16037-000-000 Depot Park
L J HAMILTON
212 NW 3RD AVE
GAINESVILLE, FL 32601-5256

Neighborhood Workshop Notice

15642-002-000 Depot Park
BRIAN KINSELL
PO BOX 142758
GAINESVILLE, FL 32614

Neighborhood Workshop Notice

15954-020-000 Depot Park
LARSON HOLDINGS INC
7128 SW 93RD AVE
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

13010-000-000 Depot Park
MEGAHEE ENTERPRISES LTD.LLLP
2632 NW 43RD ST # 2138
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

13055-004-001 Depot Park
AKIRA WOOD INC
619 S MAIN ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

13047-000-000 Depot Park
GARY ANGLIN
102 NE 10TH AVE 2ND FLOOR
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

13015-000-000 Depot Park
F P BUTLER
700 RIVERSIDE DR
HOLLY HILL, FL 32117

Neighborhood Workshop Notice

16013-000-000 Depot Park
LARRY W CALTON
119 SE 11TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

15954-018-000 Depot Park
MONICA K DOUGLAS
618 NE 4TH AVE
GAINESVILLE, FL 32601-5504

Neighborhood Workshop Notice

13012-000-000 Depot Park
GAINESVILLE ROCK GYM INC
15305 NW 5TH AVE
GAINESVILLE, FL 32669

Neighborhood Workshop Notice

15648-000-000 Depot Park
JONES/JONES/BODENDORF LLC
1219 S MAIN ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

13055-004-000 Depot Park
KKT RENTALS INC
619 S MAIN ST STE K
GAINESVILLE, FL 32601-6778

Neighborhood Workshop Notice

16031-000-000 Depot Park
MIMS & PERRY & STOVER JR
1606 SE 28TH PL
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

16001-002-000 Depot Park
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

15536-000-000 Depot Park
ARGOS READY MIX LLC
3015 WINDWARD PARKWAY STE 300
ALPHARETTA, GA 30005

Neighborhood Workshop Notice

15645-000-000 Depot Park
BUTLER'S RADIATOR SERVICE INC
1107 S MAIN ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

15702-004-000 Depot Park
CITY OF GAINESVILLE
PO BOX 490
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

15954-023-000 Depot Park
EDWARDS & GROENE W/H LIFE ESTATES
PO BOX 15163
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

15954-024-000 Depot Park
RICHARD S GROENE TRUSTEE
PO BOX 15163
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

16014-001-000 Depot Park
J M KING JR
220 SE 13TH AVE
GAINESVILLE, FL 32601-7973

Neighborhood Workshop Notice

15954-020-001 Depot Park
LARSON & LARSON
250A SE 10TH AVE
GAINESVILLE, FL 32601-7943

Neighborhood Workshop Notice

15704-001-001 Depot Park
M M MASIDONSKI TRUSTEE
1411 NW 2ND ST
GAINESVILLE, FL 32601-4231

Neighborhood Workshop Notice

15642-001-000 Depot Park
MISTER PAPER INC
PO BOX 5518
GAINESVILLE, FL 32627

Neighborhood Workshop Notice
15954-044-000 Depot Park
ORLANDO & WALES W/H
1804 SW 35TH PL
GAINESVILLE, FL 32608-3536

Neighborhood Workshop Notice
15698-001-001 Depot Park
POOL DEVELOPMENT LLC
109 NORTHPARK BLVD 4TH FLR
COVINGTON, LA 70433

Neighborhood Workshop Notice
16035-000-000 Depot Park
PRAXAIR DISTRIBUTION SE LLC
TAX DEPT L-2
DANBURY, CT 06810-5113

Neighborhood Workshop Notice
15698-001-002 Depot Park
SBA TOWERS II LLC
8051 CONGRESS AVE
BOCA RATON, FL 33487-1310

Neighborhood Workshop Notice
15539-200-000 Depot Park
DOT STATE OF FLA IIF
605 SUWANNEE ST
TALLAHASSEE, FL 32399-6544

Neighborhood Workshop Notice
15646-000-000 Depot Park
STRINGFELLOW & STRINGFELLOW JR
CO-TRUSTEES
4941 SW 91ST TER STE 101
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
15642-000-000 Depot Park
VOYLES & VOYLES TRUSTEES
1704 NW 8TH AVE
GAINESVILLE, FL 32603-1006

Neighborhood Workshop Notice
15954-021-000 Depot Park
O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
13053-000-000 Depot Park
POOLE ROOFING & SHEET METAL CO
PO BOX 358884
GAINESVILLE, FL 32635

Neighborhood Workshop Notice
15954-026-000 Depot Park
D P REEB TRUSTEE
1411 NW 2ND ST
GAINESVILLE, FL 32601-4231

Neighborhood Workshop Notice
15698-000-000 Depot Park
SCP ACQUISITION CO
109 NORTHPARK BLVD
COVINGTON, LA 70433-5001

Neighborhood Workshop Notice
15964-300-000 Depot Park
STATE OF FLA IIF
TIITF REC & PARKS
TALLAHASSEE, FL 32399

Neighborhood Workshop Notice
16009-000-000 Depot Park
PETER THEOKTISTO
2118 SE 30TH PL
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
16011-000-000 Depot Park
WILKES & WILKES
4349 SW 74TH ST
JASPER, FL 32052

Neighborhood Workshop Notice
15685-001-000 Depot Park
PARTSCO AUTOMOTIVE SUPPLY INC
1012 S MAIN ST
Gainesville, FL 32601-7988

Neighborhood Workshop Notice
16038-000-000 Depot Park
BOBBY J POWELL
PO BOX 5145
GAINESVILLE, FL 32627

Neighborhood Workshop Notice
15954-043-000 Depot Park
RENFROE & RENFROE TRUSTEES
15422 NW COUNTY ROAD 231
GAINESVILLE, FL 32609-4052

Neighborhood Workshop Notice
16012-000-000 Depot Park
ANDY SHAARA
198 SE 13TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
16039-001-000 Depot Park
JASON STRAW
518 NW 2ND ST
Gainesville, FL 32601-5348

Neighborhood Workshop Notice
15704-003-000 Depot Park
VEITCH ST LLC
2255 NW 4TH PL
Gainesville, FL 32601

NEIGHBORHOOD WORKSHOP MINUTES

June 20, 2016, 6:15 PM
Historic Depot Building
Depot Park
201 SE Depot Avenue
Gainesville, FL 32601

The workshop began at 6:15 PM in the 1910 space, located on the far east end of the Historic Depot Building. Eight adults attended the workshop in total. Sign-in sheets were provided, as were copies of Depot Park informational booklets, Depot Park stickers, the Depot Park master plan, a Depot Park Phase II construction area plan, a floor plan of the proposed tenant use of the 1910 Depot Building, and a boundary map of the leasable area for the Depot Building tenant. CRA Depot Park Project Manager Cindi Harvey, MLA, provided the attendees with an overview of the proposed use of the Historic Depot Building space, a larger overview of the Depot Park site, and responded to questions from the attendees.

Mrs. Harvey explained that the request was to further define the intended use of the Historic Depot Building space, as proposed by the tenant, in the existing zone language therefore modifying the existing zoning to support the proposed use of the building. She described to the workshop attendees the tenants vision for each section of the building; a general store and kitchen in the 1910 building, a flexible event space in the central portion of the 1860 Train Depot, and a café space with some outdoor seating at the far west end of the 1860 Train Depot. Mrs. Harvey noted that the tenant requested only minor modifications to the Historic Depot Building, and that coupled with their desire to embrace the historic character of the structure making the building a destination both within the park and for the surrounding neighborhoods, made them the ideal tenant for the space. Mrs. Harvey also noted that during the development of the lease with the tenant, it was discovered that the current zoning for the building did not include descriptions that would support the tenants envisioned use of the building spaces. She then provided the workshop attendees with a broader overview of the entire park and announced that the soft opening of the park would take place on August 1st with a grand opening ceremony to follow on August 20th.

Support was expressed by several of the attendees for the proposed use of the Historic Depot Building and excitement regarding the tenant that had been selected to occupy the space, Double 18 Inc. Mrs. Harvey added to the conversation by describing some of the current successes that Double 18 Inc. has already achieved in the downtown area including The Top restaurant, Pop a Top, The Wooley, The Dime Bar, and the Arcade.

Neighborhood Workshop Minutes: August 10, 2015
(Continued)

Based on attendee comments at the workshop, there appeared to be overall support for the proposed modifications to the existing zoning of the Historic Depot Building.

The neighborhood workshop concluded at 7:30 PM.

(Note: Cindi Harvey very much appreciated the assistance of Stephanie Seawright, CRA Project Manager, with ensuring attendees signed in and assisting with the discussions during the meeting.)