



City of Gainesville
Department of Doing
Planning Division

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: August 22, 2019
ITEM NO: 5 under New Business
PROJECT NAME AND NUMBER: SW 2nd Street Reclassification (PB-19-72 ZON)
APPLICATION TYPE: Quasi-Judicial
RECOMMENDATION: Staff recommends approval of Petition PB-19-72 ZON based on a finding of compliance with all applicable review criteria.
DRAFT MOTION FOR CONSIDERATION: Move to recommend approval of Petition PB-19-72 ZON.
CITY PROJECT CONTACT: Jason Simmons

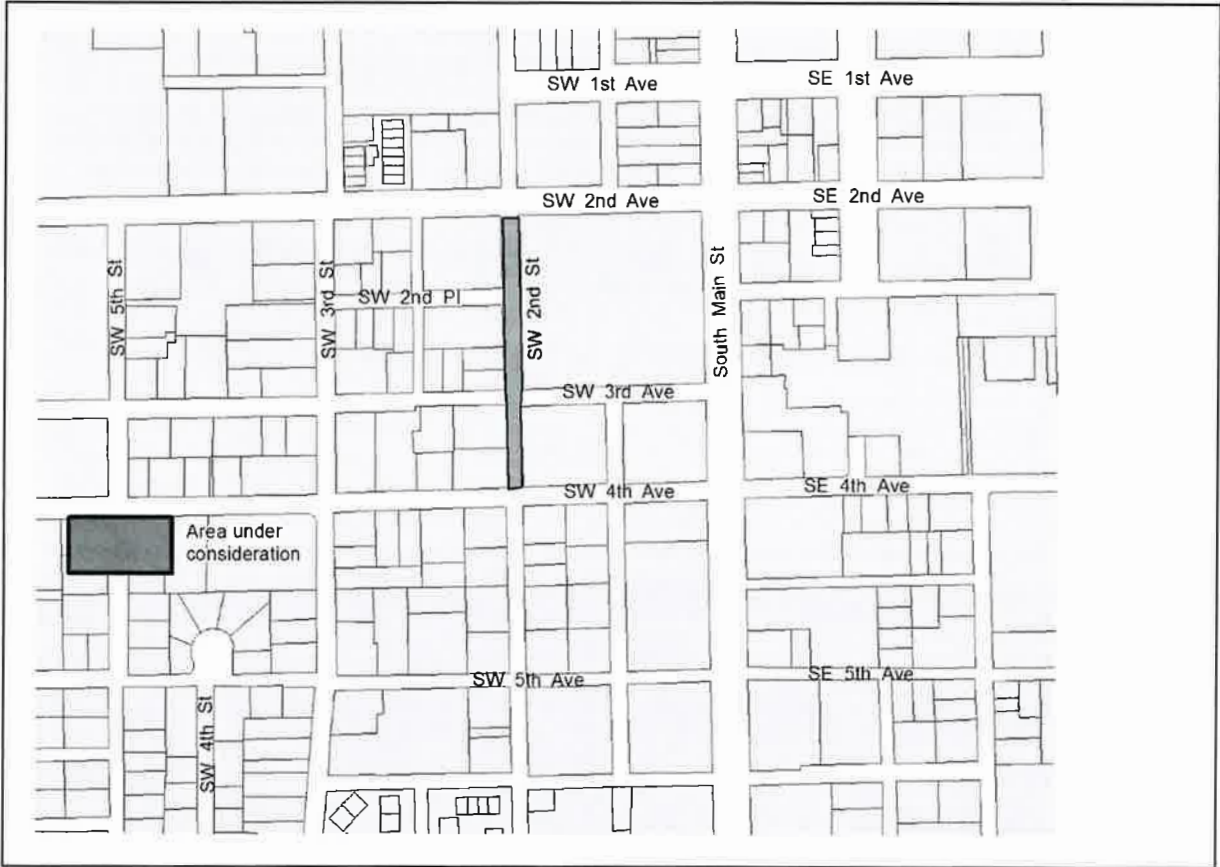


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant:	CHW
<u>Petition PB-19-72 ZON</u>	CHW. Reclassify the Urban Zone Street designation of SW 2 nd Street between SW 2 nd Avenue and SW 4 th Avenue from Storefront street to Local street.
Property Owner(s):	City of Gainesville
Related Petition(s):	NA
Legislative History:	None
Neighborhood Workshop:	Yes, May 16, 2019

SITE INFORMATION:

Address:	SW 2 nd Street between SW 2 nd Avenue and SW 4 th Avenue.
Parcel Number(s):	NA, Right-of-Way
Acreage:	NA
Existing Use(s):	Street right-of-way
Land Use Designation(s):	NA
Zoning Designation(s):	Storefront street
Overlay District(s):	N/A
Transportation Mobility Program Area (TMPA):	Zone A
Census Tract:	Boundary between Census Tracts 2 and 5
Water Management District:	St. Johns River Water Management District
Special Feature(s):	N/A
Annexed:	1869 (Original Gainesville)
Code Violations:	N/A

ADJACENT PROPERTY CHARACTERISTICS:

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Vacant Drive-Thru Restaurant, Parking area	Urban Core (UC)	DT
South	Multiple-Family Residential, Vacant Commercial	Mixed-Use Low (MUL), Urban Mixed-Use (UMU)	MU-1, Urban 6
East	Courthouse, Parking area	Urban Core (UC)	PD
West	Vacant Restaurant, Multiple- Family Residential, Office	Urban Core (UC)	DT

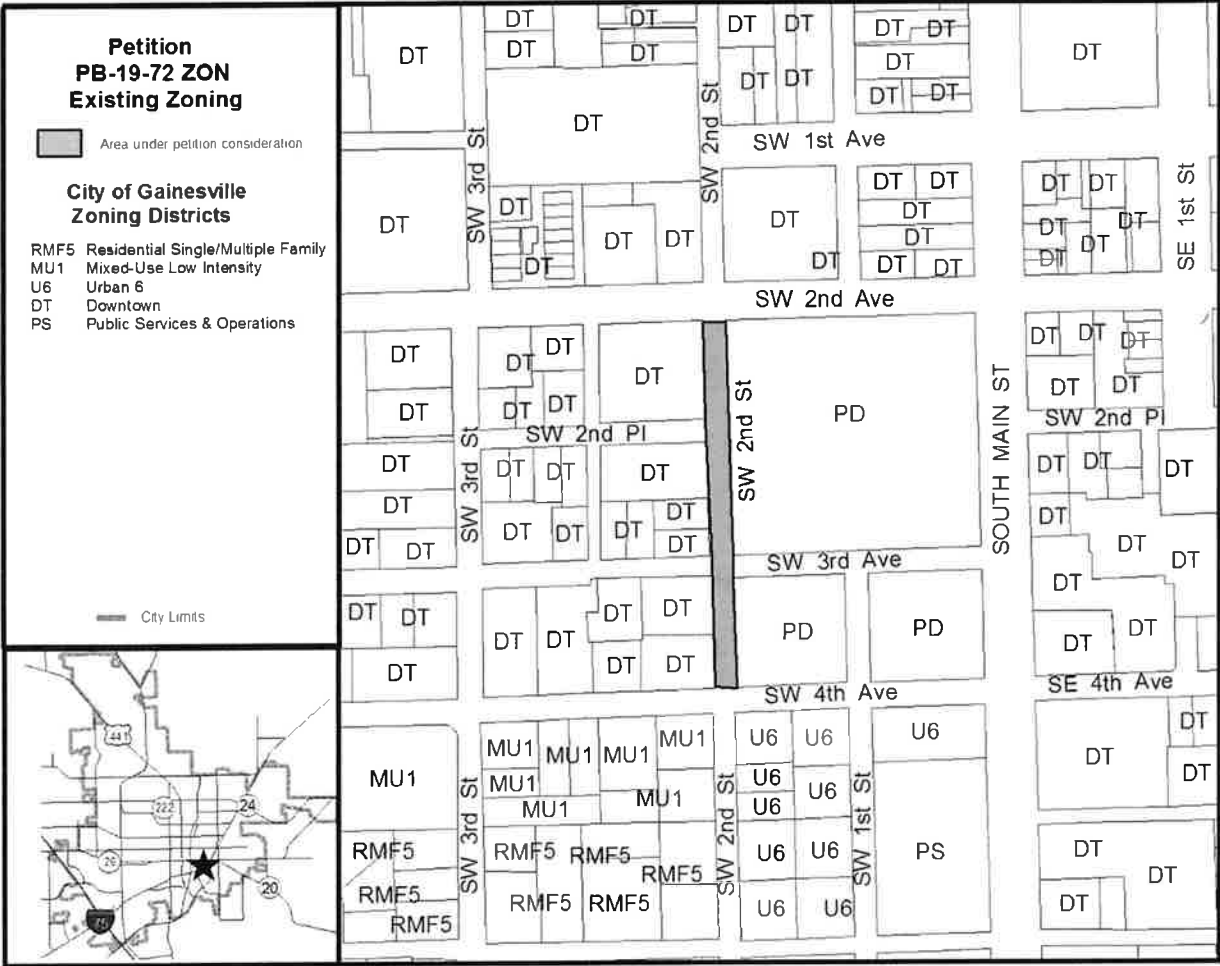


Figure 2: Existing Zoning

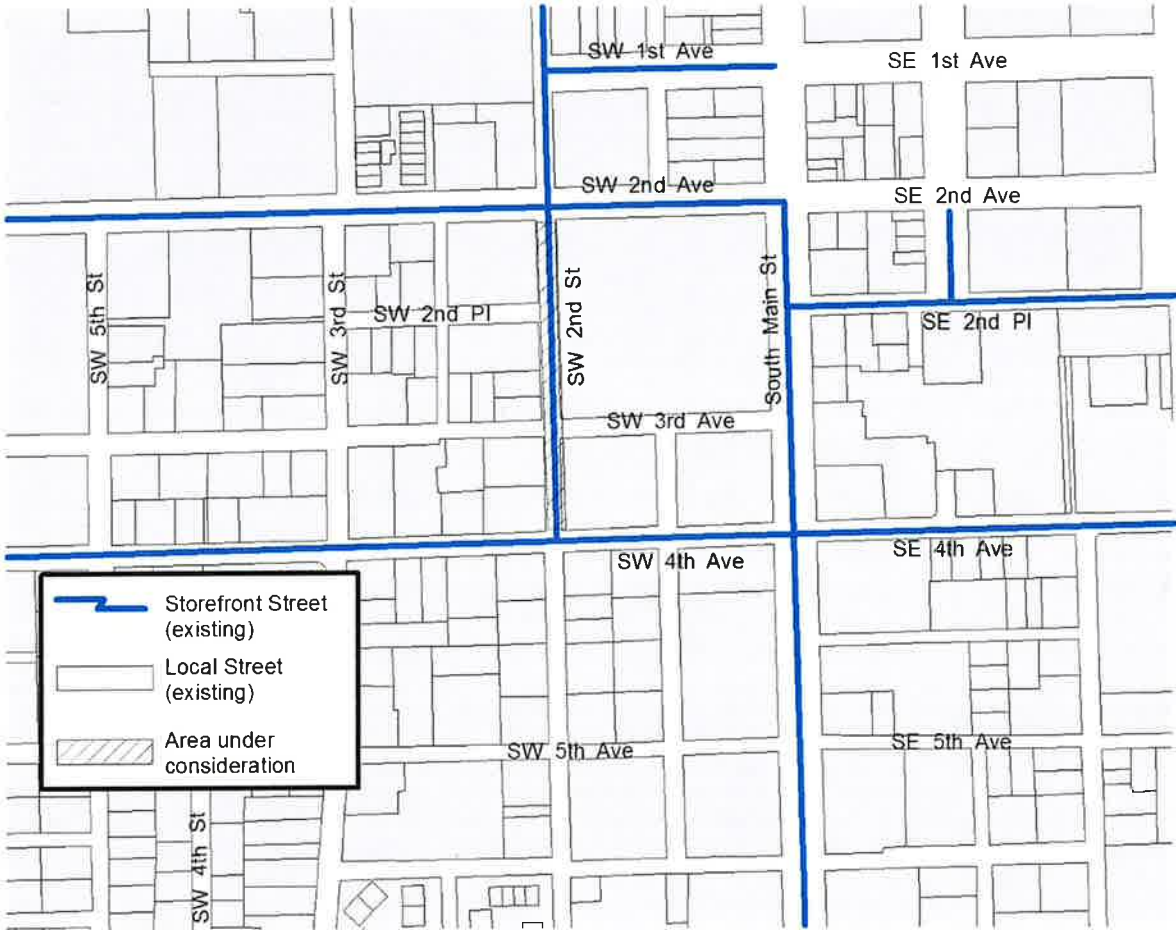


Figure 3: Existing Street Classification



Figure 4: Proposed Street Classification

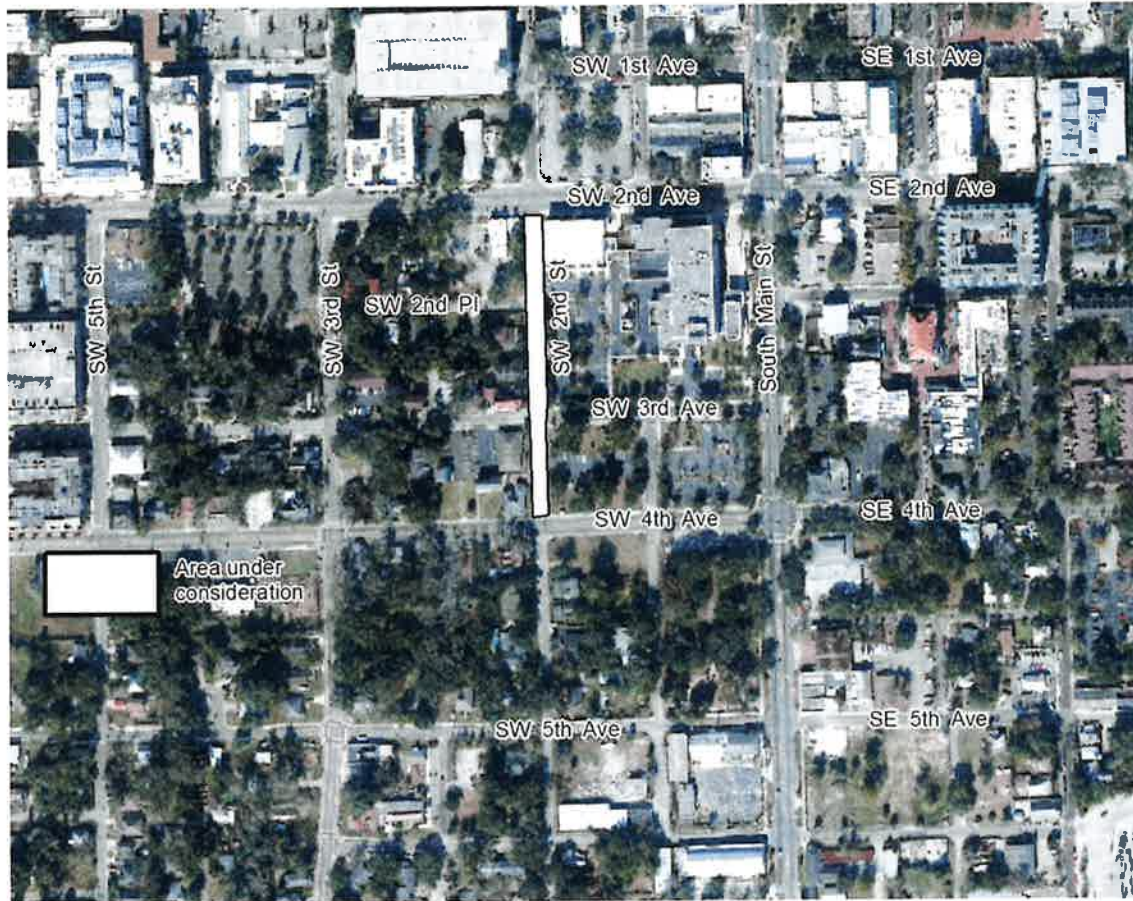


Figure 5: Aerial Photograph of Subject Property

PURPOSE AND DESCRIPTION:

This petition proposes to change the classification of the street type for the subject property from Storefront street to Local street. The subject property is the right-of-way of SW 2nd Street between SW 2nd Avenue to the north and SW 4th Avenue to the south (See Figure 1). As indicated by Figure 2, Existing Zoning, the adjacent properties have a Planned Development or Downtown (DT) zoning designation. The DT zone is a zoning district that implements the Urban Core transect. The Downtown zone 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.

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.

To the east of the SW 2nd Street segment is the Alachua County Courthouse and associated parking, with Urban Core (UC) land use and a Planned Development zoning designation. The

lands to the west of the subject street segment are occupied by a vacant drive-through restaurant, small scale multiple-family development, and one-story office buildings. These properties have UC land use and Downtown (DT) zoning. As SW 2nd Street extends north of SW 2nd Avenue, the properties also have UC land use and DT zoning, and include a parking area and a vacant drive-through restaurant. South of SW 4th Avenue, is vacant commercial property with Urban Mixed-Use (UMU) land use and Urban 6 (U6) zoning, and small scale multiple-family development with Mixed-Use Low (MUL) land use and Mixed-Use Low Intensity (MU-1) zoning.

The applicants believe that the reclassification of the SW 2nd Street segment from Storefront to Local is more consistent with the existing and the likely future conditions along the segment, and encourages complete Storefront streets where they are more appropriate, including SW 2nd Avenue, SW 4th Avenue, and S. Main Street. As stated in Section 30-4.11.C.a:

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.

The nearby Storefront streets in the area include SW 2nd Avenue, SW 4th Avenue, SW 6th Street, Main Street, and University Avenue. These are all significant travel corridors that are adjacent to higher density residential projects and high intensity uses. As stated in Section 30-4.11.C.d:

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.

The nearby Local streets in the area include SW 3rd Street and SW 5th Street. SW 3rd Street acts as a connector between the commercial areas along SW 2nd Avenue and the Porter's neighborhood to the south of SW 4th Avenue. SW 5th Street is a Local street that is currently more developed than the subject SW 2nd Street segment. The west side of SW 5th Street is occupied by the 2nd Avenue Centre multiple-family development and on the east side are offices and a recently redeveloped drive-through restaurant on the corner of SW 4th Avenue. Redevelopment on the east side of SW 2nd Street is less likely than other nearby areas because it is county courthouse property with associated parking, regulated by the provisions of the Planned Development. With possible redevelopment on adjacent properties on the west and on properties adjacent to SW 2nd Avenue and SW 4th Avenue, the SW 2nd Street segment will still likely act as a connector between the avenues, much like SW 5th Street currently acts as a connector.

STAFF ANALYSIS AND RECOMMENDATION:**ANALYSIS**

The analysis of this application is based on the following rezoning criteria, as required in Section 30-3.14 of the City Land Development Code:

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

This petition proposes to change the classification of the street type for the subject property from Storefront street to Local street. The subject property is the right-of-way of SW 2nd Street between SW 2nd Avenue to the north and SW 4th Avenue to the south. SW 2nd Avenue, Main Street, SW 4th Avenue, and SW 6th Street create an area with a Storefront street perimeter. The provisions of the Storefront street orients uses towards these specific right-of-ways, where higher pedestrian activity and vehicular traffic occurs. SW 2nd Street is located interior to this perimeter area. To the east of the SW 2nd Street segment is the Alachua County Courthouse with associated parking, with Urban Core (UC) land use and a Planned Development zoning designation. The lands to the west of the subject street segment are occupied by a vacant drive-through restaurant, small scale multiple-family development, and one-story office buildings. These properties have UC land use and Downtown (DT) zoning. As SW 2nd Street extends north of SW 4th Avenue, the properties also have UC land use and DT zoning, and include a parking area and a vacant drive-through restaurant. South of SW 4th Avenue, is vacant commercial property with Urban Mixed-Use (UMU) land use and Urban 6 (U6) zoning, and small scale multiple-family development with Mixed-Use Low (MUL) land use and Mixed-Use Low Intensity (MU-1) zoning.

The existing uses along the west side of SW 2nd Street have three small blocks, including an area between SW 2nd Avenue and SW 2nd Place; SW 2nd Place and SW 3rd Avenue; and SW 3rd Avenue and SW 4th Avenue. Future development within the blocks adjacent to SW 2nd Avenue and SW 4th Avenue will be oriented towards these designated Storefront streets, meaning the building storefronts, main entrances, major glazing requirements and other design features will be more prominent on these elevations. SW 2nd Street would be considered the secondary frontage. If redevelopment occurs on the block between SW 2nd Place and SW 3rd Avenue with SW 2nd Street designated as a Storefront street, the design requirements would create inconsistent sidewalk widths and building placement measurements along SW 2nd Street.

Other Local streets in the area include SW 3rd Street and SW 5th Street to the west. SW 2nd Street is the only non-local street between Main Street and SW 6th Street on the east and west, and SW 2nd Avenue and SW 4th Avenue on the north and south. SW 2nd Street is similar in character to SW 3rd Street and SW 5th Street.

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

The character of SW 2nd Street is more compatible with the description of a Local street than the description of a Storefront street. The segment acts as a connector between the residential areas to the south and the more commercial areas along SW 2nd Avenue. The suitability of the wide variety of uses allowed in the transect zones has been established

since the subject properties and the surrounding areas are already designated as transect zones.

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

Other Local streets in the area include SW 3rd Street and SW 5th Street to the west. SW 2nd Street is the only non-local street between Main Street and SW 6th Street on the east and west, and SW 2nd Avenue and SW 4th Avenue on the north and south. SW 2nd Street is similar in character to SW 3rd Street and SW 5th Street.

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

The proposed change in street designation is not about the specific uses allowed in the zoning districts. It is about the street and the relationship of buildings to the street and the standards for the design of street landscaping and sidewalks.

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

This application has been analyzed in consideration of applicable portions of the City's Land Development Code and Comprehensive Plan, as noted in this staff report.

The proposed change in designation is located on the segment of SW 2nd Street between SW 2nd Avenue and SW 4th Avenue. The determination of other impacts on services will be more specifically addressed at the time of development plan review for a specific project, including impacts on recreation levels of service, school concurrency capacity, and stormwater management. The specific change in street reclassification will not impact the provision of affordable housing units within the City.

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

This proposed street reclassification would further encourage redevelopment in the area along existing Storefront streets such as SW 2nd Avenue and SW 4th Avenue, where design requirements will help create the urban streetscape that will support high density and high intensity redevelopment.

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

The street segment has seen the development of the Public Defender offices on the Alachua County Courthouse property in 2016, at the southeast corner of SW 2nd Street and SW 2nd Avenue. There have not been any other substantial changes along the SW 2nd Street segment. Across SW 2nd Avenue is a parking lot, known as Lot 10, which has been the subject of redevelopment interest for several years. The plans for the lot concern the development of a hotel with ground floor commercial space.

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

This application is consistent with the Comprehensive Plan, as stated in the finding for each goal, objective and policy listed below. Other applicable comprehensive plan goals, objectives and policies are located in Appendix A:

Future Land Use Element

GOAL 2 REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN A MANNER THAT PROMOTES QUALITY OF LIFE, TRANSPORTATION CHOICE, A HEALTHY ECONOMY, AND DISCOURAGES SPRAWL.

Objective 2.1 Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Finding Redevelopment in this area is encouraged by the existing land use and zoning designations adjacent to the SW 2nd Street segment. The Urban Core land use and Downtown zoning consist of the highest density and height development, with a large variety of uses. The proposed street type change from Storefront street to Local street will not change the promotion of compact and vibrant urbanism in this area.

Policy 2.1.1 The City shall develop recommendations for areas designated as redevelopment areas, neighborhood centers and residential neighborhoods in need of neighborhood enhancement and stabilization.

- a. The City should consider the unique function and image of the area through design standards and design review procedures as appropriate for each redevelopment area;

Finding: This application proposes to change the classification of the street type for the subject property from Storefront street to Local street. SW 2nd Street lies between two designated Storefront streets in SW 2nd Avenue and SW 4th Avenue. The design standards are intended to encourage a high level of pedestrian activity. Based on the anticipated level of pedestrian activity on this street type, minimum sidewalk widths are increased, with a 10 foot minimum sidewalk width required compared to the minimum sidewalk width of 6 feet for a Local street. Local streets are intended to have slow speeds and provide for connections within neighborhoods and between residential areas and commercial areas. The character of SW 2nd Street is more as a connector between residential areas south of SW 4th Avenue and the commercial areas north of SW 2nd Avenue. Final street design for new development shall be in accordance with the street hierarchy types and the Design Manual, subject to review and approval by the City Manager or designee in the development review process. If there is a conflict between the standards in Article IV concerning the street hierarchy types and the Design Manual, the Design Manual shall govern.

- b. The City should include in its redevelopment plans recommendations regarding economic development strategies, urban design schemes, land use changes, traffic calming, and infrastructure improvements;

Finding: The transects were established 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, pedestrian-friendly environment. The area around the SW 2nd Street segment between SW 2nd Avenue and SW 4th Avenue have several Storefront street segments and Local street segments. The proposed change from Storefront street to Local street does not alter any City redevelopment plan recommendations regarding economic development strategies, urban design schemes, land use changes, traffic calming, and infrastructure improvements.

- c. The City should identify potential infill and redevelopment sites; provide an inventory of these sites; identify characteristics of each parcel, including land development regulations, infrastructure availability, major site limitations, and available public assistance; and develop a strategy for reuse of these sites;

Finding: The west side of the SW 2nd Street segment is likely to redevelop because of a vacant drive-through restaurant, small scale multiple-family development, and one-story office buildings. The orientation of the development likely to occur will be on the Storefront street sides along SW 2nd Avenue and SW 4th Avenue. The east side of SW 2nd Street is likely to be a parking area for the foreseeable future. The Urban Core land use category and associated Downtown zoning will implement any specific development plan proposed along the street segment. Infrastructure availability will be determined during the development plan review of any specific proposal adjacent to the street segment.

- d. The City should encourage retail and office development to be placed close to the streetside sidewalk.

Finding: The provisions of the Downtown zoning district require that new buildings will be placed close to the streetside sidewalk. For a Storefront street, the building placement requirement is between 20 feet and 25 feet measured from the back of the curb. For a Local street, the building placement requirement is between 15 feet and 20 feet measured from the back of the curb.

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

This application and staff report will be presented to the City Plan Board for their consideration. No other facts, testimony or reports concerning this application or the related land use amendment have been presented at a public hearing.

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.**

This petition proposes to change the classification of the street type for the subject property from Storefront street to Local street. The adjacent properties to the street segment are existing transects, the Urban Core.

RECOMMENDATION

Staff recommends approval of Petition PB-19-72 ZON based on a finding of compliance with all applicable review criteria.

DRAFT MOTION FOR CONSIDERATION

Approve Petition PB-19-72 ZON based on a finding of compliance with all applicable review criteria.

POST-APPROVAL REQUIREMENTS:

Planning staff will forward the recommendation made by the City Plan Board to the City Commission, where a public hearing will be held to vote on the matter and consider creation of an ordinance to adopt the new land use and zoning categories.

LIST OF APPENDICES:

Appendix A Comprehensive Plan Goals, Objectives and Policies

Appendix B Supplemental Documents:

Exhibit B-1: Application – City Plan Board

City Plan Board Staff Report
Petition Number: PB-19-72 ZON

Date: 8/22/19

- Exhibit B-2: SW 2nd Street Reclassification: Rezoning – Justification Report
- Exhibit B-3: Neighborhood Workshop Presentation Materials

Appendix A: Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element:

GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

Objective 1.2 Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).

Policy 1.2.5 The City should encourage creation of short-cuts for pedestrians and bicyclists with additional connections and cross access in order to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.

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.

Policy 3.4.1 The City shall determine and monitor whether facilities and services that will serve proposed development meet adopted LOS standards. The Concurrency Management System shall be used to maintain adopted LOS standards. Transportation LOS is excluded from the Concurrency Management System.

GOAL 5 ENHANCE THE CITY’S URBAN FORM THROUGH THE IMPLEMENTATION OF DESIGN STANDARDS IN THE LAND DEVELOPMENT CODE AND THROUGH COORDINATION WITH THE UNIVERSITY OF FLORIDA.

Objective 5.1 Urban design standards established in the Land Development Code shall enhance the sense of place, improve the urban form, and provide for the safety and comfort of pedestrians, bicycles, transit, and other vehicles in the City. These standards shall reflect a commitment to improve and maintain the vitality of the City and its neighborhoods.

Transportation Mobility Element:

- 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.

Appendix B Supplemental Documents:

- Exhibit B-1: Application – City Plan Board
- Exhibit B-2: SW 2nd Street Reclassification: Rezoning – Justification Report
- Exhibit B-3: Neighborhood Workshop Presentation Materials



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-19-72-ZON</u>	Fee: \$ <u>3391.25</u>
1 st Step Mtg Date: _____	EZ Fee: \$ <u>1,695.63</u>
Tax Map No. <u>NA</u>	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: N/A (public right-of-way)	
Address:	
Phone:	Fax:
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name: CHW	
Address: 11801 Research Dr., Alachua, FL	
352-331-1976	
Phone: 352-331-1976	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 [X]	Master Flood Control Map []
Present designation:	Present designation: Storefront Street	Other [] Specify:
Requested designation:	Requested designation: Local Street	

INFORMATION ON PROPERTY	
1. Street address: SW 2nd Street right-of-way, between SW 2nd Avenue and SW 4th Avenue	
2. Map no(s): 05-10-20 (STR)	
3. Tax parcel no(s): N/A. Subject area is public right-of-way.	
4. Size of property: <u> N/A </u> acre(s)	
<i>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.</i>	

Certified Cashier's Receipt:

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 ½ 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

SW 2nd Avenue right-of-way; restaurant (vacant); bar; surface parking lot
FLU: UC

South

SW 4th Avenue right-of-way; multi-family residential; vacant land
FLU: MUL/UMU

East

Alachua County Courthouse
FLU: UC

West

Restaurant; multi-family residential; office
FLU: UC

B. Are there other properties or vacant buildings within ½ 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?

N/A. This request is to change the designation of a portion of SW 2nd Street, between SW 2nd Avenue and SW 4th Avenue from an Urban Street Type of Storefront to a Local Street.

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 X YES ___ (If yes, please explain below)

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

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

NO X YES ___

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

NO X 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 ___ Urban Infill ___
Activity Center ___ Urban Fringe ___
Strip Commercial ___ Traditional Neighborhood ___

N/A. This application is being submitted to change a portion of SW 2nd Street, between SW 2nd Avenue and SW 4th Avenue, from an Urban Zone Street type of Storefront to Local Street.

Reclassifying this section of SW 2nd Street from Storefront to Local Street changes the minimum building setback from the curb from 20' to 15' and the minimum sidewalk width from 10' to 6'.

Explanation of how the proposed development will contribute to the community.
See justification report.

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

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

Roadways

No impact is anticipated.

Recreation

No impact is anticipated.

Water and Wastewater

No impact is anticipated.

Solid Waste

No impact is anticipated.

Mass Transit

No impact is anticipated.

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

NO ____

YES ____ (please explain)

N/A (public right-of-way)

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: N/A (public right-of-way)	
Address:	
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.

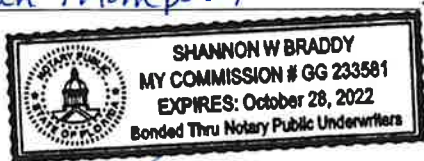


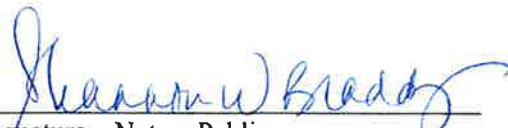
 Owner/Agent Signature
 C. Ryan Thompson 6/20/19

 Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 20th day of June, 2019, by (Name)
C. Ryan Thompson





 Signature – Notary Public

Personally Known OR Produced Identification (Type) _____

190291A

Operator: Kara A Paulson

Receipt no: 86510

Item	Description	Account No	Payment	Payment Reference	Paid
PB-19-00072 123 NO ADDRESS Street Designation Change Between SW 2nd Ave and SW 4th Ave	Zoning Map Change - EZ	001-660-6680-1124	CHECK	2319	\$1,695.63
Total:					\$1,695.63

Transaction Date: 06/21/2019

Time: 09:39:24 EDT





PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
PO Box 490, Station 12
Gainesville, FL 32627-0490
P: (352) 334-5023
F: (352) 334-3259

PUBLIC NOTICE SIGNAGE AFFIDAVIT

Petition Name PB-19-00072 Rezoning-Street Designation (SW 2nd Street)

Applicant (Owner or Agent) CHW

Tax parcel(s) N/A, subject property is City right-of-way

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7. Ryan Thompson AICP
8. [Signature]

Applicant (print name)

<p>STATE OF FLORIDA, COUNTY OF ALACHUA</p> <p>Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this <u>6th</u> day of <u>August</u>, 20<u>19</u>, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.</p> <p><u>[Signature]</u> Public My Commission expires <u>11/21/21</u></p>	<p>RECORDING SPACE</p>
---	------------------------



Form revised on March 11, 2014. Bonded thru Notary Public Underwriters. www.cityofgainesville.org/PlanningDepartment.aspx

FOR OFFICE USE ONLY
Petition Number PB-19-7220N Planner Jason Simmons

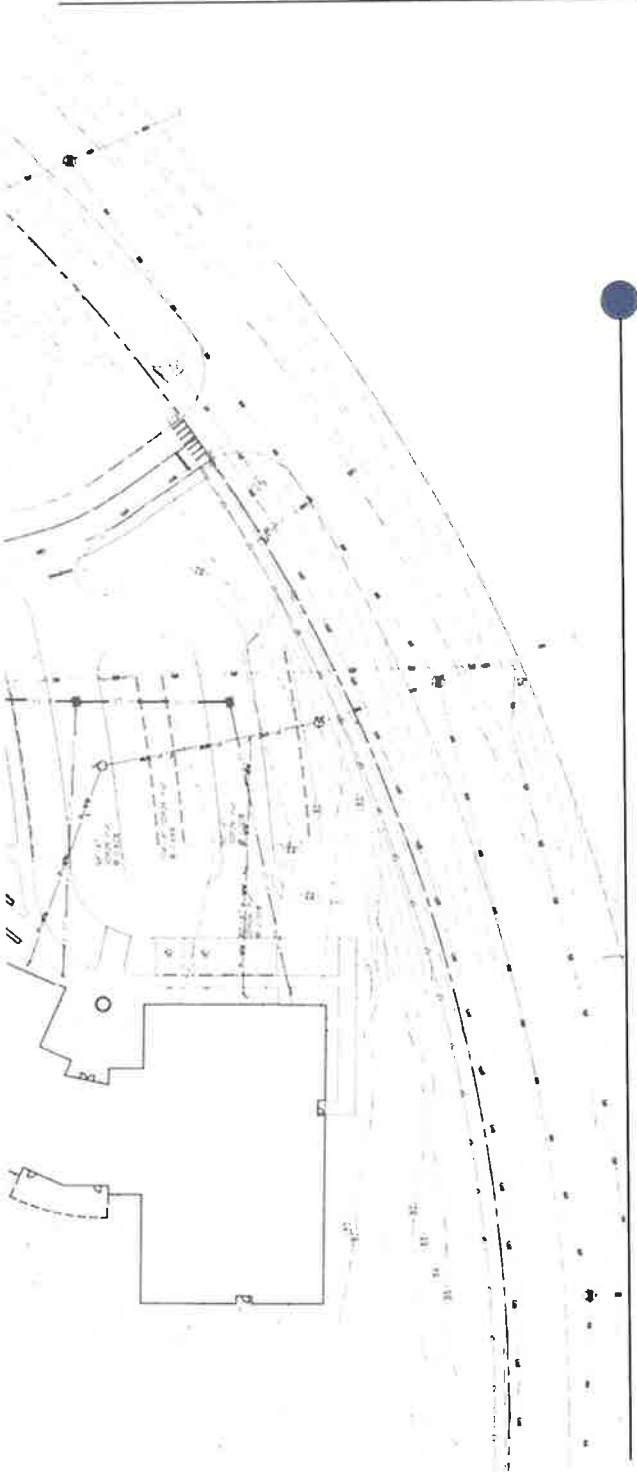


190291A



190291A





SW 2ND STREET RECLASSIFICATION

Rezoning –
Justification Report
June 24, 2019
Amended July 25, 2019

Prepared for:
City of Gainesville Department of Doing

Prepared by:
CHW

PN# 19-0228
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1. Executive Summary

To: Mr. Andrew Persons, AICP, Department of Doing, Director (Interim)
From: Ryan Thompson, AICP, Planning Project Manager
Date: ~~June 24, 2019~~ Amended July 25, 2019
Re: SW 2nd Street Reclassification – Rezoning Application (19-0228)

Jurisdiction: City of Gainesville	Intent of Development: Reclassify SW 2 nd Street as a Local Street.
Description of Location: SW 2 nd Street right-of-way (R.O.W.), between SW 2 nd Avenue and SW 4 th Avenue	
Parcel Numbers: N/A	Acres: N/A
<p>Existing Urban Zone Street Classification: <i>Storefront Street</i></p> <ul style="list-style-type: none"> - 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. 	
<p>Proposed Urban Zone Street Classification: <i>Local Street</i></p> <ul style="list-style-type: none"> - 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. 	
<p>Urban Zone Street Classification Request Reclassify SW 2nd Street, between SW 2nd Avenue and SW 4th, from Storefront to Local Urban Zone Street Type to support the intent and purpose of Local Streets, improve consistency with the existing and foreseeable conditions along this segment of SW 2nd Street, and encourage complete Storefront Streets where they are more appropriate, such as along University Avenue, SW 2nd Avenue, SW 4th Avenue, and Main Street.</p>	

2. STATEMENT OF PROPOSED CHANGE

This application requests to change the SW 2nd Street Urban Zone Street Type classification from Storefront Street to Local Street. A Rezoning application is the appropriate method to change Urban Zone Street Type classifications in the City of Gainesville. The subject area is the SW 2nd Street R.O.W. bound by SW 2nd Avenue to the north and SW 4th Avenue to the south. An aerial of the subject area is shown in Figure 1. Uses that front this segment of R.O.W. include:

Existing Uses on the West

- Restaurant (vacant)
- Low Density Multi-Family Residential
- Single-Story Office Buildings

Existing Uses on the East

- Alachua County Courthouse and associated parking



Figure 1: Aerial Map

The City of Gainesville utilizes Urban Zone Street Types in coordination with zoning districts to encourage an urban streetscape supportive of appropriately scaled development density and intensity. Approval of this application to reclassify this segment of SW 2nd Street from Storefront to Local Street supports the intent and purpose of Local Streets, is more consistent with the existing and foreseeable conditions along this segment of SW 2nd Street, and encourages complete Storefront Streets where they are more appropriate, such as along University Avenue, SW 2nd Avenue, SW 4th Avenue, and Main Street.

Per LDC §30-4.11.C.a., the intent and purpose of Storefront Streets are to:

- Encourage a high level of pedestrian activity,

- Locate higher intensity and density uses, and
- Orient buildings to this street type.

Examples of Storefront Streets include University Avenue, Main Street, SW 2nd Avenue, SW 4th Avenue, and SW 6th Street. These R.O.W.'s are major corridors within the City where higher intensity and density uses are located and better supported by City services. Figures 6 – 8 demonstrate the characteristics of these Storefront Streets within the subject area.

The existing uses on SW 2nd Avenue consist of mixed-use buildings with ground floor commercial/retail and residential above (The Continuum), multi-family residential (2nd Avenue Centre), and office buildings oriented to the street (Sharp Spring). Street frontages along this R.O.W. have active ground floor uses and a safe, comfortable pedestrian realm to accommodate higher pedestrian activity. The Storefront Streets cross sections illustrated in the Land Development Code (LDC) are consistent with the landscape, sidewalk, building frontage conditions on SW 2nd Avenue and SW 4th Avenue.

The intent and purpose of the Local Street designation include:

- Slower speeds,
- Connections within neighborhoods, and
- Connections between residential and commercial areas.

Examples of Local Streets include SW 5th Street, SW 3rd Street, and SE 2nd Street. Figures 9 – 11 demonstrate the characteristics of Local Streets within the subject area. The uses typically found along Local Streets consist of low intensity and density uses, such as single-family residential and standalone, single-tenant commercial uses.

SW 3rd Street supports the intent of a Local Street by connecting residents from the neighborhood to major corridors like SW 2nd Avenue and SW 4th Avenue. Uses along this corridor include single-family homes and S&S Cleaners, a standalone building.

Local Street Cross sections in the LDC consist of a landscape zone, sidewalk zone, and building zone. The examples shown in Figures 9 – 11 are consistent with the Local Street cross section characteristics.

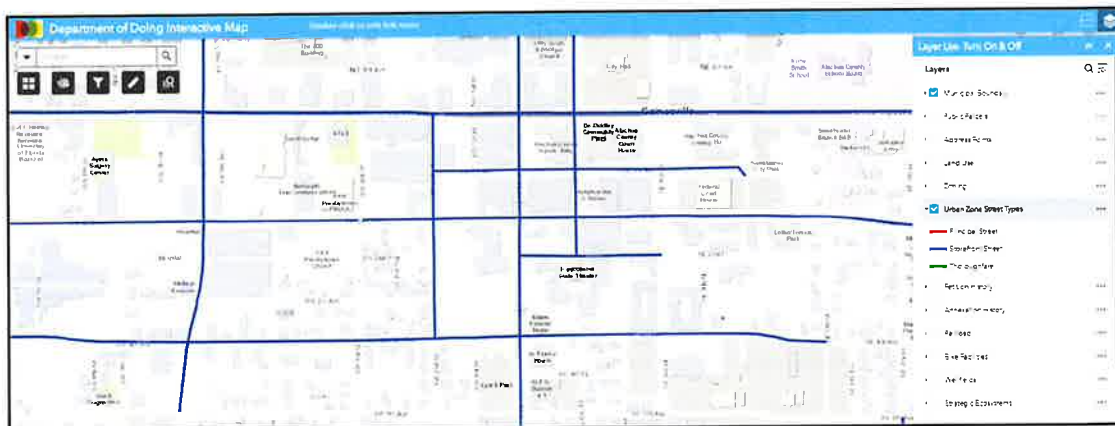


Figure 2: City of Gainesville Urban Zone Street Types Map

SW 2nd Street is currently designated as a Storefront Street. It is bound by SW 2nd Avenue to the north and SW 4th Avenue to the south. Existing uses along this portion of SW 2nd Street are the Alachua County Courthouse to the east and a restaurant (vacant), low density multi-family residential, and single-story office buildings to the west. The cross section along this portion of SW 2nd Street include a two-lane road, two-foot (2') landscape strip, five-foot (5') sidewalk and minimal interaction between the pedestrian and the buildings (Figures 12 – 14).

Based on the consistency with the Local Street designation, compatibility with surrounding uses, and redevelopment pattern of the area, SW 2nd Street should be reclassified as a Local Street. The cross section of SW 2nd Street is consistent with the character of the Local Street designation as both defined in the LDC and characterized by other Local Streets in the subject area. The low intensity and density uses of the multi-family and single-story office buildings are compatible with the uses found along the surrounding Local Streets (SW 5th Street and SW 3rd Street). Any future redevelopment that occurs along the west side of SW 2nd Street would orient their building frontage towards SW 2nd Avenue or SW 4th Avenue, following the redevelopment pattern of the area and intent of the Storefront Street designation.

Approval of this application is consistent with the City of Gainesville Comprehensive Plan and LDC

Figures 3 and 4 show the show the FLU and zoning designations of the properties abutting SW 2nd Street. Figure 5 shows the proposed Urban Zone Street Type classification of SW 2nd Street.



Figure 3: Existing Future Land Use Map



Figure 4: Existing Zoning Map



Figure 5: Proposed Zoning Map

3. CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

This section identifies specific City of Gainesville Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. The Goals, Objectives, and Policies are provided in normal font, and the consistency statements are provided in **bold font**.

Future Land Use Element

Objective 2.1

Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

The City of Gainesville has encouraged orderly urban growth, including redevelopment, through the designation of Transect Zones and Urban Zone Street Types. A spectrum of transect and street type designations have been applied throughout the urban area to ensure scale of development is encouraged where it is appropriate. High intensity/density development is encouraged in the urban core and transitions to lower intensity/density development as development occurs further from the core.

The SW 2nd Street segment in this application is located one (1) block west of Main Street and two blocks south of University Avenue. It serves as a transition for high to low intensity uses from primary corridors (Main Street and University Avenue) to single-family homes.

Redevelopment along this street segment shall be consistent with the Downtown (DT) transect zone requirements. Approval of this application will change the Urban Street Type designation from Storefront Street to The Local Street. This change will not impact the adjacent properties' ability to redevelop in a compact, development pattern and will allow the building to be placed 4 – 5 ft. closer to the back-of-curb. This will allow for a more efficient use of properties along this roadway.

The sites along this corridor are older structures that will likely redevelop in the future. However, the street type designation change will merely result in a closer building placement to the curb. Redevelopment of properties to the south will not likely generate a need for the additional sidewalk width along this street segment and the closer building placement will maximize the area of the site. And, blocks along the west right-of-way boundary are expected to orient the building frontage along SW 2nd Avenue or SW 4th Avenue, as they are the more prominent and major corridors within the area.

Policy 2.1.1

The City shall develop recommendations for areas designated as redevelopment areas, neighborhood centers and residential neighborhoods in need of neighborhood enhancement and stabilization.

- a. The City should consider the unique function and image of the area through design standards and design review procedures as appropriate for each redevelopment area;

The Local Street Urban Zone Street Type is more appropriate for the SW 2nd Street segment between SW 2nd and 4th Avenues. Uses along this segment are consistent with other Local Streets within the downtown area. Redevelopment along the street segment is likely to orient north towards SW 2nd Avenue or south towards SW 4th Avenue to more prominent Storefront Streets. The only block really in question then, is the central block. Being internal to the larger framework of storefront streets (Main Street, SW 2nd Avenue, SW 4th Avenue, and SW 6th Street) the Local Street designation is most appropriate for this roadway segment.

Currently, SW 2nd Street consists of a ±5 ft. sidewalk, minimal landscaping strips, and non-active building/private zones. This character of the R.O.W. is reflected on other streets designated as Local Street within the area. One example is SW 3rd Street where the uses along this street are compatible and consistent with the uses along SW 2nd Street. Additionally, in Section 4 of this report, cross sections are shown for Storefront Streets and Local Streets. The current cross section of SW 2nd Street is more consistent with the cross section of the Local Street than the Storefront Street. The main differences include closer building placement for less pedestrian activity and less active building/private zones.

The existing uses along SW 2nd Street, between SW 2nd Avenue and SW 4th Avenue, include the Alachua County Courthouse, a restaurant (vacant), low density multi-family, and single-story office buildings. Except for the courthouse, properties along this segment are likely to redevelop in the future. Recent redevelopment patterns in the downtown area occur on the block-level, not typically single parcels. If this trend continues, the north and south blocks along the west side of SW 2nd Street are likely to orient to SW 2nd Avenue and SW 4th Avenue, respectively. The courthouse is not likely to redevelop in the near future. As a result, SW 2nd Street is not likely to ever develop as a true Storefront Street.

The Local Street designation is intended to transition high intensity uses to low density uses, as shown with SW 5th Street, from SW 2nd Avenue to SW 4th Avenue.

- b. The City should include in its redevelopment plans recommendations regarding economic development strategies, urban design schemes, land use changes, traffic calming, and infrastructure improvements;

The City implemented Urban Zone Street Types with the intent to establish a hierarchy of street types and encourage pedestrian activity in appropriate locations. The downtown area has several corridors that are appropriate for and have redeveloped consistent with the Storefront Street intent and purpose. This segment of SW 2nd Street does not share the same characteristics or redevelopment potential as these other street segments. A Local Street designation is more appropriate for this segment of SW 2nd Street.

- c. The City should identify potential infill and redevelopment sites; provide an inventory of these sites; identify characteristics of each parcel, including land development regulations, infrastructure availability, major site limitations, and available public assistance; and develop a strategy for reuse of these sites;

Redevelopment will likely occur along west side of SW 2nd Street. These parcels are low density/intensity and consist of a restaurant (vacant), low density multi-family, and single-story office buildings. There is sufficient infrastructure to support high density/intensity. However, they area likely to orient towards SW 2nd and 4th Avenues, the more prominent streets. SW 2nd Street currently and for the foreseeable future is a Local Street that supports uses facing more prominent streets.

- d. The City should encourage retail and office development to be placed close to the streetside sidewalk.

The Downtown (DT) Zoning District prescribes building placement based on the specific Urban Zone Street Type designation. The difference between the Storefront Street and Local Street is 4 – 5 ft. of potential building setback. The Local Street front setback is between 15'-20' while the Storefront Street front setback is between 20'-25'. Therefore, regardless of the street type designation, buildings shall be brought up to the street, adjacent to streetside sidewalks.

4. CONSISTENCY WITH CITY OF GAINESVILLE LAND DEVELOPMENT CODE

The following identifies how this application is consistent with the City of Gainesville's Land Development Code (LDC). LDC language is provided in normal font, and consistency statements are provided in **bold font**.

Section 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.

This application requests to change a portion of SW 2nd Street, between SW 2nd Avenue and SW 4th Avenue, from Storefront Street to a Local Street Urban Zone Street Type. SW 2nd Avenue, Main Street, SW 4th Avenue, and SW 6th Street create a Storefront Street perimeter block that orients uses towards these R.O.W.'s where higher pedestrian activity and vehicular traffic occurs. SW 2nd Street is located interior to this block where low intensity/density uses and fewer pedestrian activity and vehicular traffic occurs. The existing uses along the subject area include the Alachua County Courthouse to the east and a restaurant (vacant), low density multi-family, and single-story office to the west. The uses along the west are split between an upper block (along SW 2nd Avenue), a middle block (between SW 2nd Place and SW 3rd Avenue), and a lower block (along SW 4th Avenue). Future development along the upper and lower blocks would orient their building frontages towards SW 2nd and 4th Avenue, the more prominent Storefront Streets. SW 2nd Street would be utilized as the secondary frontage. If redevelopment occurs on the middle block with SW 2nd Street designated Storefront Street, it would create an inconsistency between all three blocks including inconsistent sidewalk widths and building placement measurements.

Additionally, SW 5th Street and SW 3rd Street, both classified as Local Streets, are also located within this Storefront Street perimeter block and are similar to SW 2nd Street in the types of uses and character. Approval of this application would locate higher intensity/ density uses and pedestrian activity towards the perimeter of this block where it is intended and allows for SW 2nd Street to remain compatible with SW 5th Street and SW 3rd Street and their existing uses.

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

The existing uses along SW 2nd Street include the Alachua County Courthouse to the east and a restaurant (vacant), low density multi-family residential, and single-story office buildings to the west. SW 2nd Street is located within a perimeter block of SW 2nd Avenue, Main Street, SW 4th Avenue, and SW 6th Street where the existing types of uses and activity are consistent with the intent of the Storefront Street. Table 1 and Figures 6 – 11 show the characteristics of Storefront and Local Streets.

Table 1: Storefront Street vs. Local Street Comparison Table

Storefront Street	Local Street
Mixed Uses (e.g. SE 2 nd Avenue)	Low Density or Low-Rise Residential (e.g. SW 2 nd Street)
High Density Residential (e.g. W University Avenue)	Low Intensity Commercial/Office/Retail (e.g. SW 3 rd Street)
High Intensity Commercial and Retail Uses (e.g. SE 1 st Street)	Connection for residential areas to commercial areas
High Pedestrian Activity	
RTS Stops	

Storefront Street Types of Uses

The Storefront Street Urban Zone Street Type classifications are *intended for higher intensity/density development that typically includes wider sidewalks and streetscape to accommodate high pedestrian traffic.* The Storefront Street examples (Figure 6-8) include:

- **SW 2nd Avenue:** The Continuum and Sharp Spring, a mixed-use residential building and technology office
- **W University Avenue:** The Standard, a 10-story residential building with commercial and retail on the ground floor
- **SE 1st Street:** Hampton Inn & Suites and various restaurants are located.



Figure 6: Storefront Street - SW 2nd Avenue, east of SW 6th Street



Figure 7: Storefront Street - W University Avenue, west of SW 13th Street



Figure 8: Storefront Street - SE 1st Street, north of SE 2nd Place

Local Street Types of Uses

Right-of-way with the Local Street classification are *intended for slower speeds, connections within neighborhoods and between residential and commercial areas, and low intensity/density uses*. The Local Street examples (Figures 9-11) include:

- SW 5th Street: 2nd Avenue Centre, a multi-family residential building
- SW 3rd Street: S&S Cleaners, a single use dry-cleaning store
- SE 2nd Street: Parking lot and Swamp City, an art gallery



Figure 9: Local Street - SW 5th Street, south of SW 2nd Avenue



Figure 10: Local Street - SW 3rd Street, south of SW 5th Avenue



Figure 11: Local Street - SE 2nd Street, south of SE 4th Avenue

Figure 12 - 14 show the current conditions and uses along SW 2nd Street.



Figure 12: SW 2nd Street and SW 2nd Avenue



Figure 13: SW 2nd Street and SW 3rd Avenue



Figure 14: SW 2nd Street and SW 4th Avenue

The character of SW 2nd Street is more consistent and similar to the character of the Local Street Urban Zone Street Type. Due to the lack of pedestrian activity and low intensity/density uses, SW 2nd Street acts more as a connector between residential areas to more commercial areas along SW 2nd Avenue and SW 4th Avenue. Additionally, there is currently a ±5 ft. sidewalk along the eastern and western boundaries of the SW 2nd Street. This is more consistent with the sidewalk widths along Local Streets than Storefront Streets due to less pedestrian activity.

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

SW 2nd Street is internal to a Storefront Street perimeter block made up of SW 2nd Avenue, Main Street, SW 4th Avenue, and SW 6th Street. SW 2nd Street is similar in character and types of uses to SW 5th Street and SW 3rd Street, which are also located within this perimeter block and designated as Local Streets. Approval of this application would allow for SW 2nd Street to remain consistent and compatible to SW 5th Street and SW 3rd Street as well as locate more intense and higher pedestrian activities along SW 2nd Avenue and SW 4th Avenue, as intended by the Storefront Street Urban Zone Street Type.

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

The uses along this portion of SW 2nd Street are the Alachua County Courthouse to the east and a restaurant (vacant), low density multi-family, and single-story office buildings to the west. As stated before, redevelopment occurring on the northern or southern ends of this SW 2nd Street segment would orient the building frontage to SW 2nd Avenue or SW 4th Avenue, the more prominent R.O.W. with the Storefront Street designation. The middle block that is located between SW 2nd Place and SW 3rd Avenue would orient building frontages toward SW 2nd Street, creating an inconsistent street frontage with varied sidewalk widths, from SW 2nd Avenue to SW 4th Avenue respectively. A Local Street designation on SW 2nd Street would allow for higher intensity and density uses and pedestrian activity to be located along SW 2nd Avenue and SW 4th Avenue, where it is more appropriate and existing similar uses are located. A Local Street designation would also allow buildings to be placed 4 – 5 ft. closer to the back-of-curb which creates a more efficient use of the land.

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

Sections 3 and 4 of this report demonstrate how this application is consistent with the City of Gainesville Comprehensive Plan and LDC.

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

Approval of this application would locate higher intensity and density uses along more prominent Storefront Streets like SW 2nd Avenue and SW 4th Avenue, as intended, and allow for the character of SW 2nd Street to remain consistent and compatible to the adjacent and surrounding uses.

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

Based on the redevelopment pattern within the area, development and redevelopment are located along prominent R.O.W. designated as Storefront Streets. Lot 10, located at the northeast corner of SW 2nd Avenue and SW 2nd Street, is planned to redevelop as a hotel with ground floor retail and commercial

uses. This further supports the pattern for development and redevelopment to be located on more prominent Storefront Streets like SW 2nd Avenue, where higher pedestrian activity is occurring.

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

Section 3 of this report demonstrates how the proposed project is consistent with Comprehensive Plan Goals, Objectives, and Policies.

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

This report is intended to present facts and findings related to the proposed Local Street Urban Zone Street Type by clearly demonstrating how this application is consistent with City of Gainesville Comprehensive Goals, Objectives, and Plans, as well as City Land Development Code.

- 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 10 acres.

This application is being submitted to change the section of SW 2nd Street, between SW 2nd Avenue, and SW 4th Avenue, from a Storefront Street Urban Zone Street Type to a Local Street Urban Zone Street Type. Therefore, criteria J1- J4 do not apply.

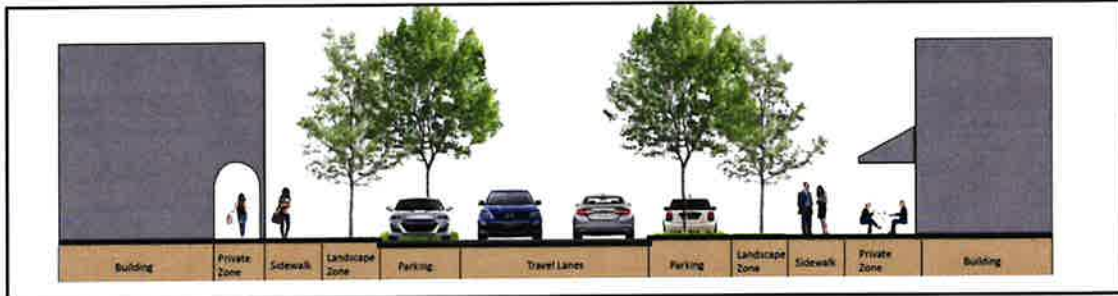
Section 30-4.11.C

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.

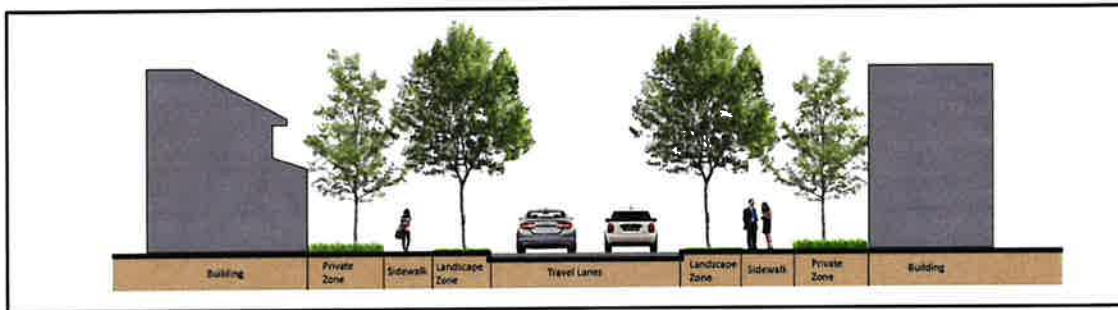
The zoning map identifies a hierarchy of street types that determine the relationship of buildings to the street and the standards for the design of street landscaping and sidewalks. Street types include: Storefront, Principal, Thoroughfare, and Local Streets. All undesignated existing streets are assumed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



- 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.



SW 2nd Street is currently designated Storefront Street Urban Zone Street Type. As shown on Figures 12 - 14, the cross section of SW 2nd Street is more consistent with the cross section for Local Streets than Storefront Streets. The sidewalk widths are scaled for less pedestrian traffic and there is less of a need for an active building/private zone. Furthermore, based on the Storefront Street definition in the LDC and Figures 12 - 14, the current uses on SW 2nd Street are *not* consistent with the intent of a Storefront Street classification, including:

- **Wider sidewalks and streetscapes**
- **Higher pedestrian traffic**
- **Higher intensity/density uses**
- **RTS Bus Stops**

Figures 6 - 8 show examples of R.O.W. that support the intent of the Storefront Street designation and is consistent with the cross sections. These examples include:

- **SW 2nd Avenue: The Continuum and Sharp Spring, a mixed-use residential building and technology office**

- **W University Avenue: The Standard**, a 10-story residential building with commercial and retail on the ground floor
- **SE 1st Street: Hampton Inn & Suites** and various restaurants are located.

These examples show a wider sidewalk width and higher intensity and density uses that encourage and support higher pedestrian traffic. Figures 12 – 14 demonstrate how SW 2nd Street current uses are more consistent and comparable to the uses found on a R.O.W. with the Local Street classification (see Figures 9 – 11). The intent of the Local Street classification is to provide connections between residential areas to commercial areas. The subject area of this application provides connections from residential areas to commercial areas on SW 2nd Avenue and SW 4th Avenue, both Storefront Street designated R.O.W.'s.

Additionally, the subject area is bordered by the Alachua County Courthouse to the east, which is the primary area for pedestrian traffic due to residents and visitors using the parking lot after hours or during the weekends. Again, this segment of SW 2nd Street provides a connection for pedestrians parking in the courthouse's parking lot to active commercial and retail areas like SW 2nd Avenue and Main Street.

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 Zoning district.

Table V - 2: Building Form Standards within Transects.

	DT Standard on a Storefront Street	DT Standard on a Local Street
E. BUILDING PLACEMENT		
Min-max from curb	20' - 25'	15' - 20'
Min landscape/min sidewalk/min building frontage	4'/10'/5'	4'/6'/5'

SW 2nd Street is bordered to the east and west by PD and DT Zoning Districts, respectively. Approval of this application and reclassifying this section of SW 2nd Street from a Storefront Street to Local Street classification changes the minimum building setback from the curb from 20' to 15'. The intent of the larger building setback is to support higher pedestrian traffic along Storefront Street roadways. However, due to the types of uses and lack of pedestrian activity along this section of SW 2nd Street, a Local Street designation and standards are more appropriate. Approval of this application orients higher intensity/density uses and buildings frontages along SW 2nd Avenue or SW 4th Avenue, as intended by the Storefront Street designation.

EXHIBIT

tabbles

B-3

Mailed Memorandum

MEMORANDUM

17-0336.01

To: Neighbors of Tax Parcel 12959-000-000
From: Robert Walpole, P.E.
Date:
RE: Neighborhood Workshop Notice

A Neighborhood Workshop will be held to discuss a zoning code change related to designation of store front and local streets in the vicinity of 203 SW Second Ave. In addition, the workshop will discuss a development plan for a 6-story, retail and multi-family building on Tax Parcel 12959-000-000, located at 203 SW Second Ave.

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the proposal's nature and to seek comments. We look forward to seeing you at the workshop.

Date: May 16, 2019
Time: 6:00 pm
Place: Trimark Properties
321 SW 13th Street
Gainesville, Florida 32601
Contact: Robert Walpole, P.E.
352-332-1976

Mailing Labels

Neighborhood Workshop Notice

12958-402-000 203 SW 2nd Ave
230 PALMS OF GAINESVILLE LLC
10856 BAYSHORE DR
WINDERMERE FL 34786

Neighborhood Workshop Notice

13448-000-000 203 SW 2nd Ave
ALACHUA CO MEDICAL SOCIETY
235 SW 2ND AVE
GAINESVILLE FL 32601-6256

Neighborhood Workshop Notice

12958-404-000 203 SW 2nd Ave
AUGUSTIN AIDAN
230 SW 2ND AVE UNIT 404
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12957-000-000 203 SW 2nd Ave
BRYSON WILLIAM DOUGLAS
PO BOX 13891
GAINESVILLE FL 32604-1891

Neighborhood Workshop Notice

12953-000-000 203 SW 2nd Ave
CITY OF GAINESVILLE
PO BOX 490 MS 58
GAINESVILLE FL 32602

Neighborhood Workshop Notice

13451-003-000 203 SW 2nd Ave
DENNIS & DENNIS TRUSTEES
1704 SW 8TH DR
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12958-305-000 203 SW 2nd Ave
DISSANAYAKE SENARATH
230 SW 2ND AVE UNIT 305
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12958-306-000 203 SW 2nd Ave
GAINESVILLE 306 LLC
12651 METRO PARKWAY
FORT MYERS FL 33966

Neighborhood Workshop Notice

12954-000-000 203 SW 2nd Ave
GILLESPIE JOHN & SANDRA
207 PORPOISE POINT DR
ST AUGUSTINE FL 32084

Neighborhood Workshop Notice

12965-000-000 203 SW 2nd Ave
HAMILTON LAWRENCE J
212 NW 3RD AVE
GAINESVILLE FL 32601-5256

Neighborhood Workshop Notice

13453-001-000 203 SW 2nd Ave
68333 LLC
5200 NW 43RD ST 102-256
GAINESVILLE FL 32606

Neighborhood Workshop Notice

12994-000-000 203 SW 2nd Ave
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE FL 32602

Neighborhood Workshop Notice

12958-203-000 203 SW 2nd Ave
BADUGU & EJIGANI H/W
6838 MINERAL RIDGE DR
EL PASO TX 79912-7693

Neighborhood Workshop Notice

12958-207-000 203 SW 2nd Ave
CAMPBELL WILLIAM J
101 FARRINGDON CIR
SAVANNAH GA 31410-3184

Neighborhood Workshop Notice

14579-000-000 203 SW 2nd Ave
CUBBEDGE-WIGGINS & WIGGINS W/H
16 SW 2ND AVE
GAINESVILLE FL 32601-6230

Neighborhood Workshop Notice

12916-000-000 203 SW 2nd Ave
DESAUTELS & DESAUTELS
2900 NW 29TH AVE
GAINESVILLE FL 32605

Neighborhood Workshop Notice

13452-001-000 203 SW 2nd Ave
EGAN ANN
224 SW 2ND PL
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12973-000-000 203 SW 2nd Ave
GAINESVILLE COMMUNITY MINISTRY
238 SW 4TH AVE
GAINESVILLE FL 32601-6552

Neighborhood Workshop Notice

12958-302-000 203 SW 2nd Ave
GILSTRAP & GILSTRAP
230 SW 2ND AVE UNIT 302
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12958-202-000 203 SW 2nd Ave
HAYES SUSANN
214 CRESTVIEW DR
BLACK MOUNTAIN NC 28711

Neighborhood Workshop Notice

14580-000-000 203 SW 2nd Ave
ALACHUA CO
12 SE 1ST ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12997-000-000 203 SW 2nd Ave
ALACHUA COUNTY
5620 NW 120TH LN
GAINESVILLE FL 32653

Neighborhood Workshop Notice

12958-205-000 203 SW 2nd Ave
BERGER JESSALYN
PO BOX 219
CRYSTAL BEACH FL 34681-0219

Neighborhood Workshop Notice

14576-001-000 203 SW 2nd Ave
CINQUE HOLDINGS INC
3008-G NW 13TH ST
GAINESVILLE FL 32609

Neighborhood Workshop Notice

13451-000-000 203 SW 2nd Ave
DAVIDOWSKI ALEXANDER I
229 SW 2ND PL
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12958-102-000 203 SW 2nd Ave
DEWAR & DEWAR & DEWAR
16803 BROADWATER AVE
WINTER GARDEN FL 34787

Neighborhood Workshop Notice

13037-000-000 203 SW 2nd Ave
FIRST PRESBYTERIAN CHURCH
106 SW 3RD ST
GAINESVILLE FL 32601-6220

Neighborhood Workshop Notice

12959-000-000 *** 203 SW 2nd Ave
GAINESVILLE HISTORIC PROPRTI
321 SW 13TH ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12958-101-000 203 SW 2nd Ave
GNV CITY CENTER LLC
845 NE 79TH ST
MIAMI FL 33138

Neighborhood Workshop Notice

14576-000-000 203 SW 2nd Ave
HEAR INC
1931 SW 9TH TER
GAINESVILLE FL 32608

Neighborhood Workshop Notice
12963-000-000 203 SW 2nd Ave
JOHNSON & MILLER H/W
226 SW 2ND ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice
12958-212-000 203 SW 2nd Ave
KUNDE GERALD RALPH II TRUSTEE
230 SW 2ND AVE # UNIT 212
GAINESVILLE FL 32601

Neighborhood Workshop Notice
12917-000-000 203 SW 2nd Ave
MOSS DAVID STEPHEN
240 SW 3RD ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice
12967-000-000 203 SW 2nd Ave
PRAXIS LLC
722 NE 2ND ST APT C
GAINESVILLE FL 32601

Neighborhood Workshop Notice
14577-000-000 203 SW 2nd Ave
RICE-GROSE HARDWARE INC
3008 NW 13TH ST STE G
GAINESVILLE FL 32609

Neighborhood Workshop Notice
12972-000-000 203 SW 2nd Ave
SUNNYSIDE VILLAS LLC
201 NW 10TH AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice
12958-406-000 203 SW 2nd Ave
YUAN HUI-LI & JIANN-SHIUN
118 CHERRY CREEK CIRCLE
WINTER SPRINGS FL 32708

Neighborhood Workshop Notice
14611-000-000 203 SW 2nd Ave
KARAHALIOS & RICE
3008 NW 13TH ST STE G
GAINESVILLE FL 32609

Neighborhood Workshop Notice
12958-206-000 203 SW 2nd Ave
LEMAITRE MAXIME G
230 SW 2ND AVE APT 206
GAINESVILLE FL 32601

Neighborhood Workshop Notice
13450-000-000 203 SW 2nd Ave
PERKINS ALONZO V & LAVURNIA G
9747 NW 136TH DR
ALACHUA FL 32616

Neighborhood Workshop Notice
13461-000-000 203 SW 2nd Ave
PRESBYTERIAN CHURCH
106 SW 3RD ST
GAINESVILLE FL 32601-6220

Neighborhood Workshop Notice
13451-001-000 203 SW 2nd Ave
RYAN FRANKEL LLC
15 SE 1ST AVE STE B
GAINESVILLE FL 32601

Neighborhood Workshop Notice
13453-000-000 203 SW 2nd Ave
TEDESCO MICHAEL J
PO BOX 12913
GAINESVILLE FL 32604-0915

Neighborhood Workshop Notice
12958-405-000 203 SW 2nd Ave
KULEK-LUZEY & LUZEY W/H & LUZEY &
LUZEY
4202 MEADOW HILL DR
TAMPA FL 33618

Neighborhood Workshop Notice
12958-301-000 203 SW 2nd Ave
MINOT PROPERTIES LLC
18920 SW 92ND CT
MIAMI FL 33157

Neighborhood Workshop Notice
12966-000-000 203 SW 2nd Ave
PINNACLE TOWERS INC
4017 WASHINGTON RD PMB 353
MCMURRAY PA 15317

Neighborhood Workshop Notice
12958-105-000 203 SW 2nd Ave
RAE & RAE TRUSTEES & RAE & RAE
200 PARADISE LANE
CRESCENT CITY FL 32112

Neighborhood Workshop Notice
12970-000-000 203 SW 2nd Ave
STEADHAM C V JR
203 SW 3RD AVE
GAINESVILLE FL 32601-6519

Neighborhood Workshop Notice
13462-000-000 203 SW 2nd Ave
TUCKER ROBERT R
3606 NW 63RD PL
GAINESVILLE FL 32608-5499

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

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

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

Neighborhood Workshop Notice
Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

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

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

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

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

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

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

Neighborhood Workshop Notice
CITY OF GAINESVILLE
ATTN: MIKE HOGGE
PO BOX 490 MS 11
GAINESVILLE, FL 32627

Neighborhood Workshop Notice
Black Acres/Black Pines
REGINA HILLMAN
506 NW 30 STREET
GAINESVILLE, FL 32607

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

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

Neighborhood Workshop Notice
Elizabeth Place
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice
Kingswood Court
BARBARA KELLEHER
5350 NW 8 AVE
GAINESVILLE, FL 32605

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

Neighborhood Workshop Notice
Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

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

Neighborhood Workshop Notice
Duval
GILBERT S MEANS, SR
PO BOX 7
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
LEE NELSON
DIRECTOR OF REAL ESTATE – UF
PO BOX 113135
GAINESVILLE, FL 32611-3135

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

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

Neighborhood Workshop Notice
Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

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

Neighborhood Workshop Notice
Landmark Woods
PETER JANOSZ
3418 NW 37 AVENUE
GAINESVILLE, FL 32605

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

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Northwood
SUSAN W WILLIAMS
P.O. 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

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

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
KELLY AISSSEN
4306 SW 5 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PLACE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

University Park
ROBERT MOUNTS
1639 NW 11 RD
GAINESVILLE, FL 32605-5319

Neighborhood Workshop Notice

University Park
RICHARD DOTY
2158 NW 5 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
1710 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Pineridge
BERNADINA TUCKER
721 NW 20 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
ATTN: URBAN DIRECTOR
4055 NW 86 BLVD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
MARCIA GREEN
2215 NW 21 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

Newspaper Advertisement

NATION & WORLD

A reality, or 'Cold War stuff'?

GOP hoping voters open to warnings of Democrats' socialism

By Alan Fram
The Associated Press

ALAMOSA, Colo. — In this scrubby, high-desert town encircled by prairies and potato farms, Sen. Cory Gardner drew shouts of approval last week for his message that Democrats are showing the country toward socialism.

"That's not what government is or what it should be," he told about 200 Alamosa County Republicans at a barbecue fundraiser in a National Guard armory. "We have to stand up and fight. Are you going to join me in this fight?"

For Gardner and other Republicans making the same pitch, including President Donald Trump and Senate Majority Leader Mitch McConnell, the key question is whether it will attract moderate voters, not just their conservative stalwarts. Based on interviews with over three dozen Coloradoans last week from Denver's suburbs south to this town in the flat San Luis Valley, the argument has yet to take root, though the GOP has 18 months to sell it before Election Day 2020.

Few volunteered a drift toward socialism as a major worry, with health care and living costs cited far more



Sen. Cory Gardner, R-Colo., attends the Alamosa County Republicans Lincoln Day dinner Wednesday in Alamosa, Colo. Republicans are warning that Democratic proposals aimed at providing universal health care and curbing greenhouse gas emissions show that Democrats want to turn the U.S. toward socialism. (ALAN FRAM/THE ASSOCIATED PRESS)

frequently. Several said capitalism was too embedded in the U.S. to be truly threatened and Republicans were using socialism to stir unease with Democrats by raising the specter of the old, repressive Soviet Union and today's chaotic Venezuela.

"They're preying on fear," said David Kraemer, 67, a financial adviser who's not registered with a political party and lives

in the Denver suburb of Westminster.

Yet when asked directly whether socialism was a concern, many expressed a wariness of injecting more government into people's lives. Rather than naming policies that troubled them, many mentioned two self-proclaimed democratic socialists: Vermont independent Sen. Bernie Sanders, who's seeking the Democratic presidential

nomination, and freshman Rep. Alexandria Ocasio-Cortez, D-N.Y. The comments suggested that Republicans might be tapping into unease over letting either party go too far.

"Checks and balances are what make this country so great," said Steve Lajoie, 46, a self-employed carpenter from Denver and independent voter.

Gardner, 44, who's

expected to face a tough re-election fight next year, has been repeating his argument for months. He cites liberal Democrats' "Medicare for All" bills for government-provided health care, and a Green New Deal proposal for aggressively cutting carbon emissions.

Sanders has sponsored Medicare for All legislation that's been embraced by many of his Democratic

presidential rivals. Ocasio-Cortez is an architect of the Green New Deal, which remains a concept, not proposed legislation. Many Democrats, especially moderates, have kept their distance from both plans, divisions Republicans are happy to exploit.

Democrats reject the socialism assertion as a distraction from Trump's unpopularity and the issues they will emphasize, especially improving health care and protecting jobs and income. They say efforts to make health care more available and combat global warming have nothing to do with limiting individuals' rights.

Democrats note that voters gave them total control of Colorado government in November despite GOP attempts to pin the socialism label on former U.S. Rep. Jared Polis, who was elected governor. They say growing numbers of younger, urban and Hispanic residents are steadily making the state more liberal.

GOP cries of socialism are "Cold War stuff" that's irrelevant to most voters, said Morgan Carroll, chairwoman of the Colorado Democratic Party.

"I think that probably does fire up their base, but you cannot win an election in Colorado with the Republican base alone," Carroll said.

DATELINES

NEW YORK



In this Feb. 24, 2016, photo, director John Singleton arrives at the 90th Academy Awards in Los Angeles. Singleton, who made one of Hollywood's most memorable debuts with the Oscar-nominated "Boyz n the Hood" and continued over the following decades to probe the lives of black communities in his native Los Angeles and beyond, died on Monday. He was 51. (ASSOCIATED PRESS FILE PHOTO)

CLEVELAND
Judge: Former opioid advocate can testify against industry

A federal jury will be able to hear from a doctor who spent decades advocating for broader use of powerful prescription painkillers before turning against the opioid industry.

A special court master had ruled earlier this month that the testimony of Dr. Russell Portney, a professor at Albert Einstein College of Medicine in New York, would not be allowed at the first federal trial against drugmakers over the toll of opioids.

The reason was that attorneys representing the local governments suing the industry had failed to disclose for nearly a year that Portney was cooperating with them.

CAIRO
Airstrikes, roadblocks trap civilians in Libya's Tripoli

Libyan forces loyal to a former military commander have intensified their airstrikes on Tripoli, where heavy fighting

and blocked roads have left civilians trapped in their homes, officials said Monday.

Field Marshal Khalifa Haftar's self-styled Libyan National Army launched an operation to retake the capital on April 4 and has been locked in heavy fighting in and around the city with militias loosely allied with a U.N.-supported government. The clashes have killed at least 345 people, including 22 civilians, according to the latest U.N. figures released last on Sunday.

ROME
346 migrants land in Italy in Libya evacuation

A group of 146 asylum-seekers have arrived in Italy as part of a U.N.-backed humanitarian evacuation from Libya.

The U.N. refugee agency says it's the fifth such evacuation since 2017, though previous airlifts have taken migrants to Niger and elsewhere.

The group arrived Monday at a Rome military base. Dozens of the asylum-seekers are

WEST CHESTER, OHIO



West Chester Chief of Police Joel Herzog speaks to reporters during a news conference Monday in West Chester, Ohio. Three women and a man were found dead at a apartment complex in Ohio where multiple gunshots were fired, police said. No suspect has been identified. (JOHN MINOUILLE/THE ASSOCIATED PRESS)

OTTAWA, ONTARIO
Eastern Canada battles flooding after days of rain

Several days of heavy rains have swollen rivers and reservoirs in eastern Canada, driving thousands of people from their homes. The worst situation is in the town of

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss proposed 4-story, 31-unit multi-family development on a 3.5 acres within the City of Gainesville (a portion of Alachua County Tax Parcel 13337-000-000). The project is located at 926 SW 4th Avenue. The site's zoning designation is (U9) Urban 9

This is not a public hearing. The purpose of this workshop is to inform the public of the proposal's nature and to seek their comments.

Date/Time: May 16, 2019 @ 6:30 pm
Location: Trinarck Properties, 321 SW 13th Street, Gainesville, FL 32601
Contact: Robert Walpole, P.E. Phone Number: (352) 331-1976

CHW
Professional Consulting

MINNEAPOLIS



Former Minneapolis police officer Mohamed Noor walks through the skyway with his attorney Thomas Piantak, left, on the way to court Friday in Minneapolis. A Minneapolis police officer who shot and killed an unarmed woman who approached his squad car minutes after calling 911 was caught up in "a perfect storm" of events but "acted as he was trained," his attorney argued Monday. (LEILA MANDUSTAR TRIBUNE VIA THE ASSOCIATED PRESS)

Ste-Marthe-sur-le-Lac, west of Montreal. It was inundated Saturday night after the Lake of Two Mountains burst through a natural dike.

More than 6,500 people there have been evacuated, raising the total of flooded homes across rain-soaked Quebec province to 5,584.

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a development plan application for a proposed 6-story, ± 4000 square feet retail and 80-unit multi-family building on a 0.77 acres within the City of Gainesville (Alachua County Tax Parcel 12959-000-000). The project is located at 203 SW Second Ave. The site's zoning designation is (DT) Downtown.

In addition, the workshop will discuss a rezoning application to amend the urban zone street type from Storefront Street to Local Street along SW 2nd St. from SW 2nd Ave to SW 4th Ave.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Date/Time: May 16, 2019 @ 6:00 pm
Location: Trinarck Properties, 321 SW 13th Street, Gainesville, FL 32601
Contact: Robert Walpole, P.E. Phone Number: (352) 331-1976

CHW
Professional Consulting

Flooding also has hit Ontario and New Brunswick.

Defense Minister Harjit Sajjan said Monday that some 2,000 troops have been deployed to flood-ravaged regions that requested military help.

The Associated Press

Sign-In Sheet

SIGN-IN SHEET

Project Name 203 SW Second Ave

PROJECT NUMBER 17-0336.01



Event: Neighborhood Workshop
Date/Time: May 16, 2019 6:00 pm
Place: Trimark Properties, 321 SW 13th Str., Gainesville, FL 32601
Re: 203 SW Second Ave. Redevelopment

	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Robert Walpole	11801 Research Dr. Alachua FL 32615	
2	John Hudson	211 SW 4 Ave Gainesville FL 32601	
3	Rickie Fabrizio #	204 West University Ave 32601	
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Workshop Minutes

NHWS MEETING MINUTES

203 SW Second Ave. (17-0336)



Date: May 16, 2019
Location: Trimark Properties, 321 SW 13th Str., Gainesville, FL 32601
Notes by: Robert Walpole

Recorded and transcribed by CHW staff.

CHW Attendees – Robert Walpole, P.E.

Public Attendees – See sign in Sheet

Materials Provided – 24" x 36" print of proposed development plan

Bullet Points of Discussion:

1. Zero Lot Line – Build-to-line
2. Unit Count – 66
3. 35 onsite parking spaces plus 100 leases in garage
4. Schedule - Start early 2020, finishing mid. 2021
5. Will Lane Closures occur? Minimal was response.
6. Screening of parking
7. Concerns with construction noise & parking in neighborhood
8. Will this effect the parking zone? IE - can the residents get parking hangers?
9. Leased units, not Condos

Meeting adjourned at approx. 6:30 pm

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