



**Rezoning & Land Use Map Change
UF Hillel Jewish Student Center
2020 W University Avenue**

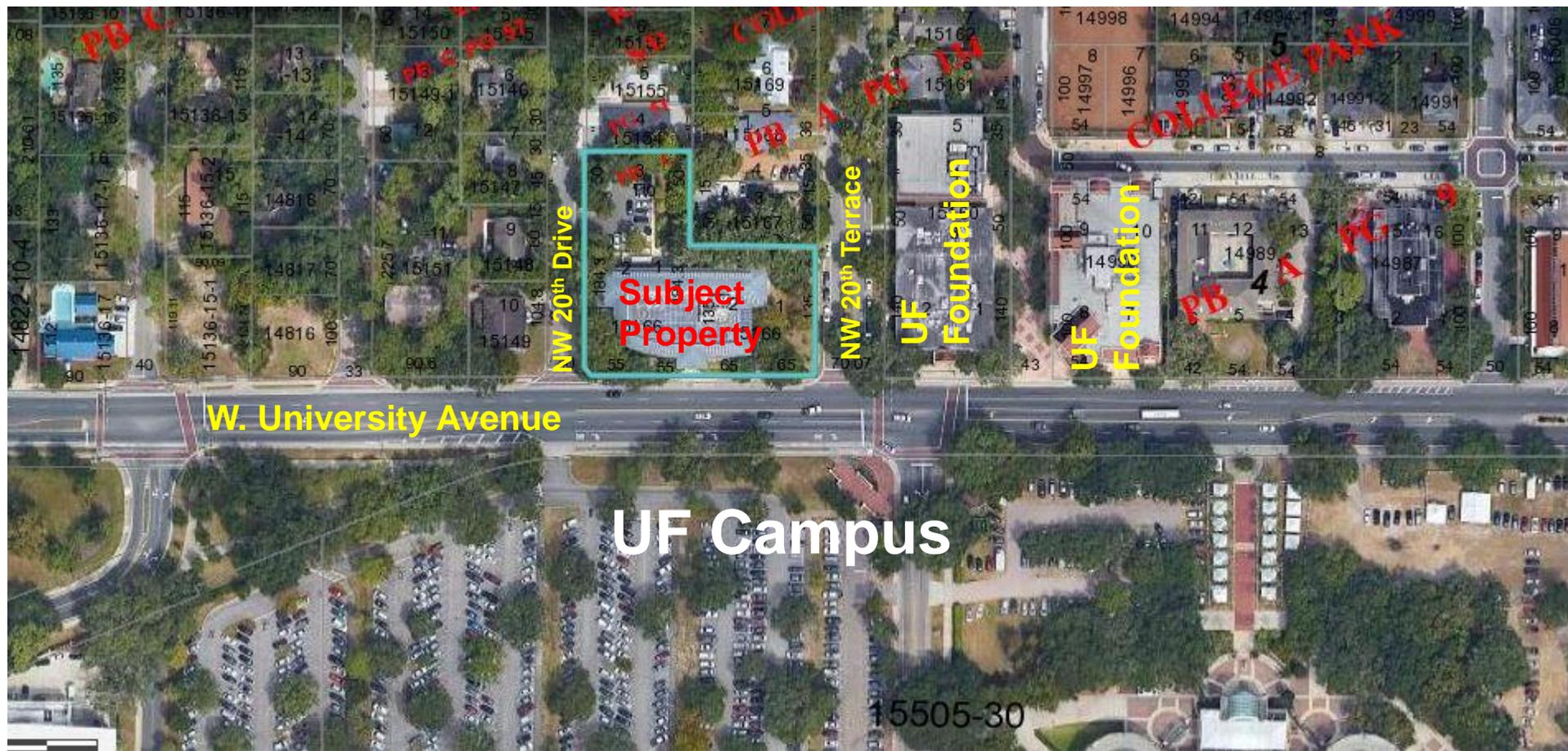
Neighborhood Workshop December 21, 2020

Agenda

- Introductions
- Property Location
- Property Description
- Existing Zoning & Land Use
- Proposed Zoning & Land Use Changes
- Next Steps
- Contact Information
- Questions

UF Hillel Jewish Student Center

Location: 2020 W. University Ave.



UF Hillel Jewish Student Center

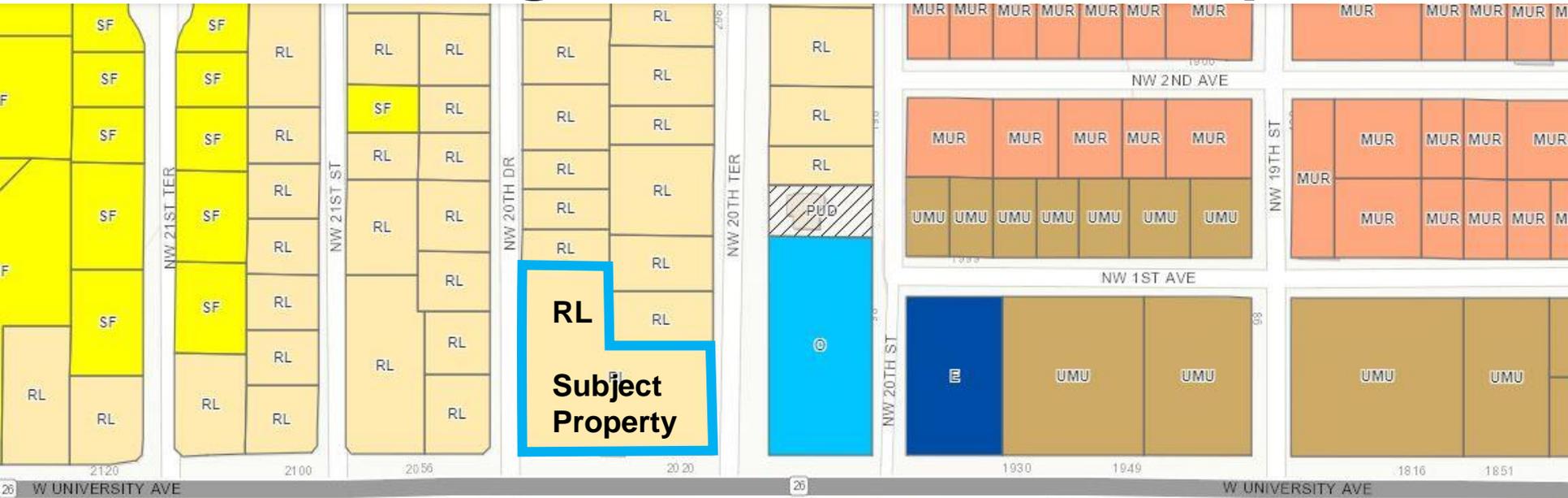


- **Guides each student to amplify their voice & find their place in the Jewish community**
- **Offers fellowships & internships in Jewish learning, community organizing, social justice, and Israel**
- **Offers Jewish Gators a diverse range of opportunities to engage in Jewish life**
- **Provides Jewish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

Property Description

- Property Size: 0.99 +/- acres
- Current Use: UF Hillel Jewish Student Center
- Tax Parcel Number: 15166-000-000
- Current zoning (PD) allows a place of religious assembly with accessory student center that may include food service, civic meeting spaces, library, computer facilities, & study areas
- Proposal is to change the zoning and land use category on the property to Urban 4 and MOR
- The Hillel Center will remain; no new development is proposed at this time

Existing Future Land Use Map



UF Campus

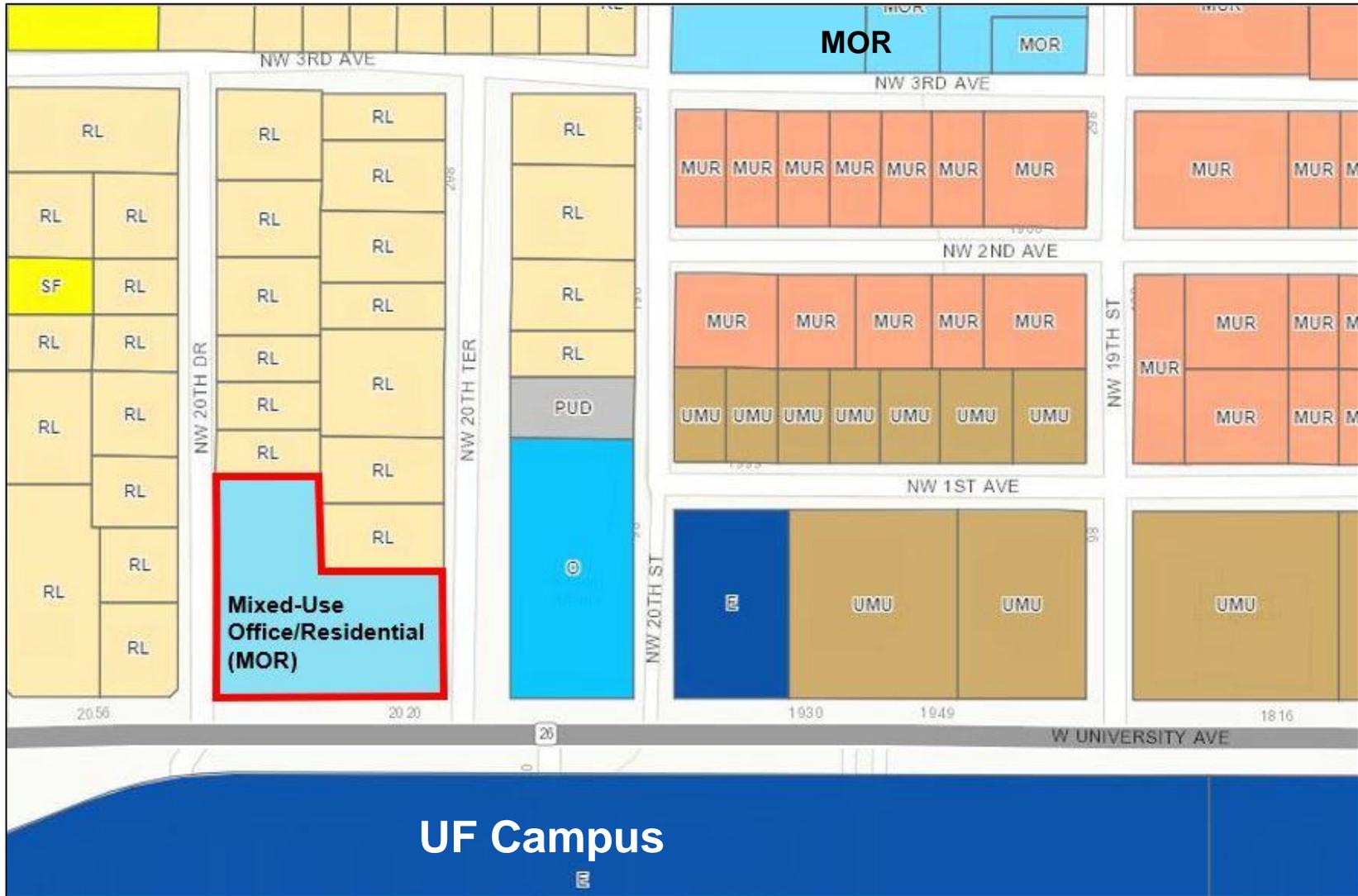
Existing Zoning Map



Proposed Changes

1. Change Future Land Use Map from Residential Low (RL) to Mixed-Use Office/Residential
 - Residential density increases from up to 15 units/acre to up to 20 units/acre; adds non-residential uses such as office & service uses; height limited to 3 stories
2. Change Zoning Map from PD to Urban 4 (U4)
 - Place of religious assembly to zoning allowing up to 20 units/acre by right & office & service uses (includes places of religious assembly); height limited to 3 stories

Proposed Future Land Use Map



Proposed Zoning Map



Permitted Uses in U4

- Uses include:
 - Places of religious assembly
 - Multi-family & single-family dwellings
 - Assisted Living facilities
 - Bed & Breakfast establishments
 - Business & Personal Services
 - Day Care Center
 - Exercise Studio
 - Food Truck
 - Medical or dental laboratory
 - Nursing home
 - Offices (medical & professional)
 - Parks
 - Schools (public or private)
- Height is limited to 3 stories in the U4 district

Next Steps

- eda will submit the applications for rezoning and land use change to the City of Gainesville
- City of Gainesville will review the applications
- City of Gainesville will notify neighboring property owners of the public hearing before the City Plan Board
- Plan Board meeting (March 2021)
- City Commission meeting (May or June 2021)

Contact Information

- Person: Onelia Lazzari
- Phone: (352) 373-3541
- Email: olazzari@edaf1.com
- Web site:
www.edaf1.com/neighborhoodworkshops
- Mail: 720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

Questions