



**Rezoning Change
750 – 1100 Blocks of NE 39th Ave.,
south side**

Neighborhood Workshop August 31, 2021

Agenda

- Introductions
- Property Location
- Update on City Commission action
- Property Description
- Existing Zoning
- Proposed Zoning
- Next Steps
- Contact Information
- Questions

Site Location: 750-1100 Blocks NE 39th Ave.



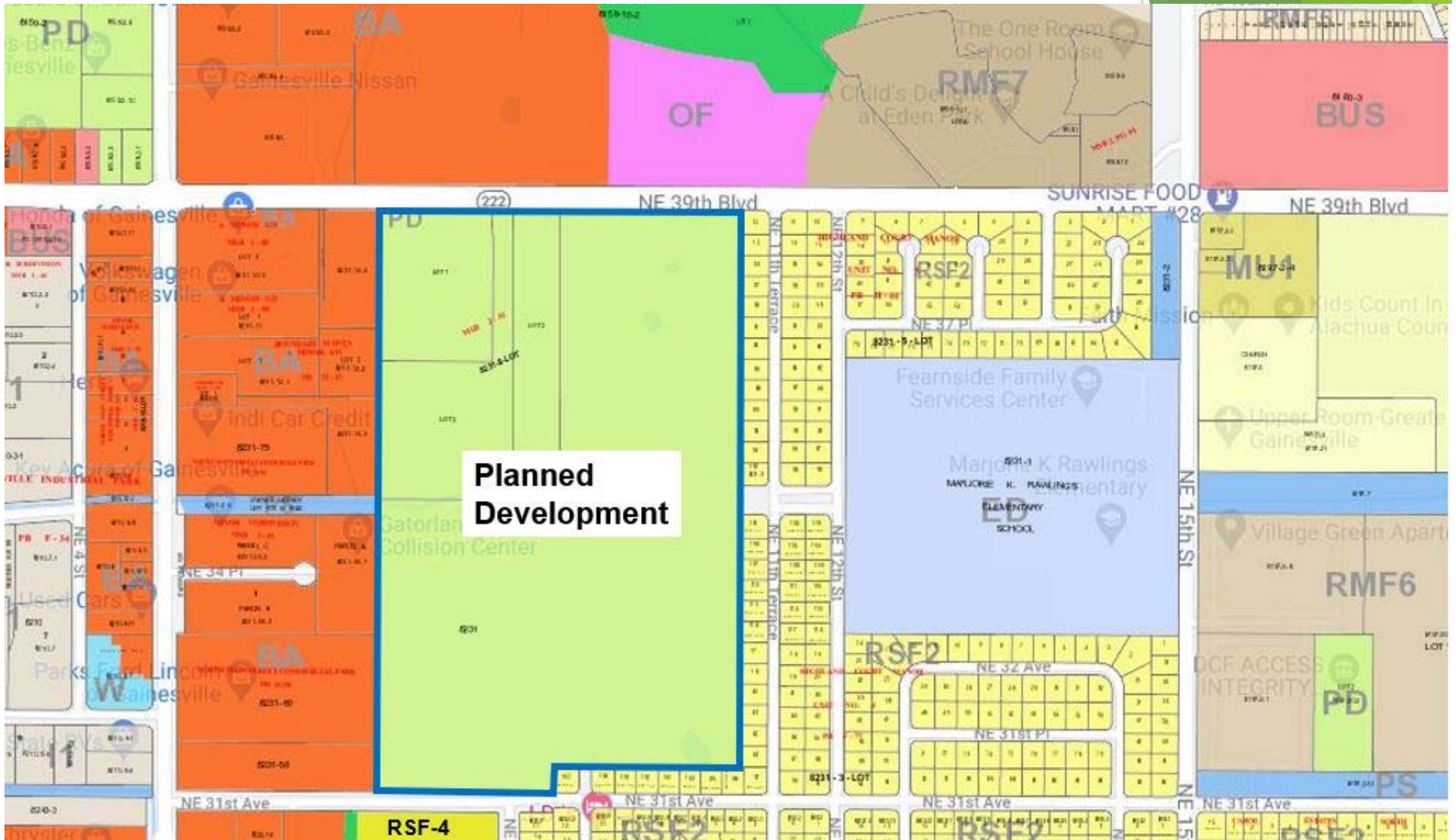
Update on City Commission Action

- 6/3/21 City Commission meeting on land use & rezoning changes
 - City Commission voted to continue the land use change & directed they wanted to see a mixed-use component added where RM & RMF8 originally proposed. CC directed staff to readvertise with UMU & RL categories.
 - 8/5/21 voted to approve the Commercial, UMU & RL land use categories
 - Neighborhood meeting to discuss the U6 & U2 implementing zonings for land use changes approved by the City Commission

Property Description

- Property Size: 83.79 +/- acres
- Current Use: 4 vacant parcels
- Tax Parcel Numbers: 08231-008-000; 08231-008-001; 08231-008-002; 08231-008-003
- Current zoning (PD) allows business automotive uses; self-service storage; offices; single-family dwellings (attached & detached)
- Proposal is to change the zoning category on the property
- No development is proposed at this time

Existing Zoning Map

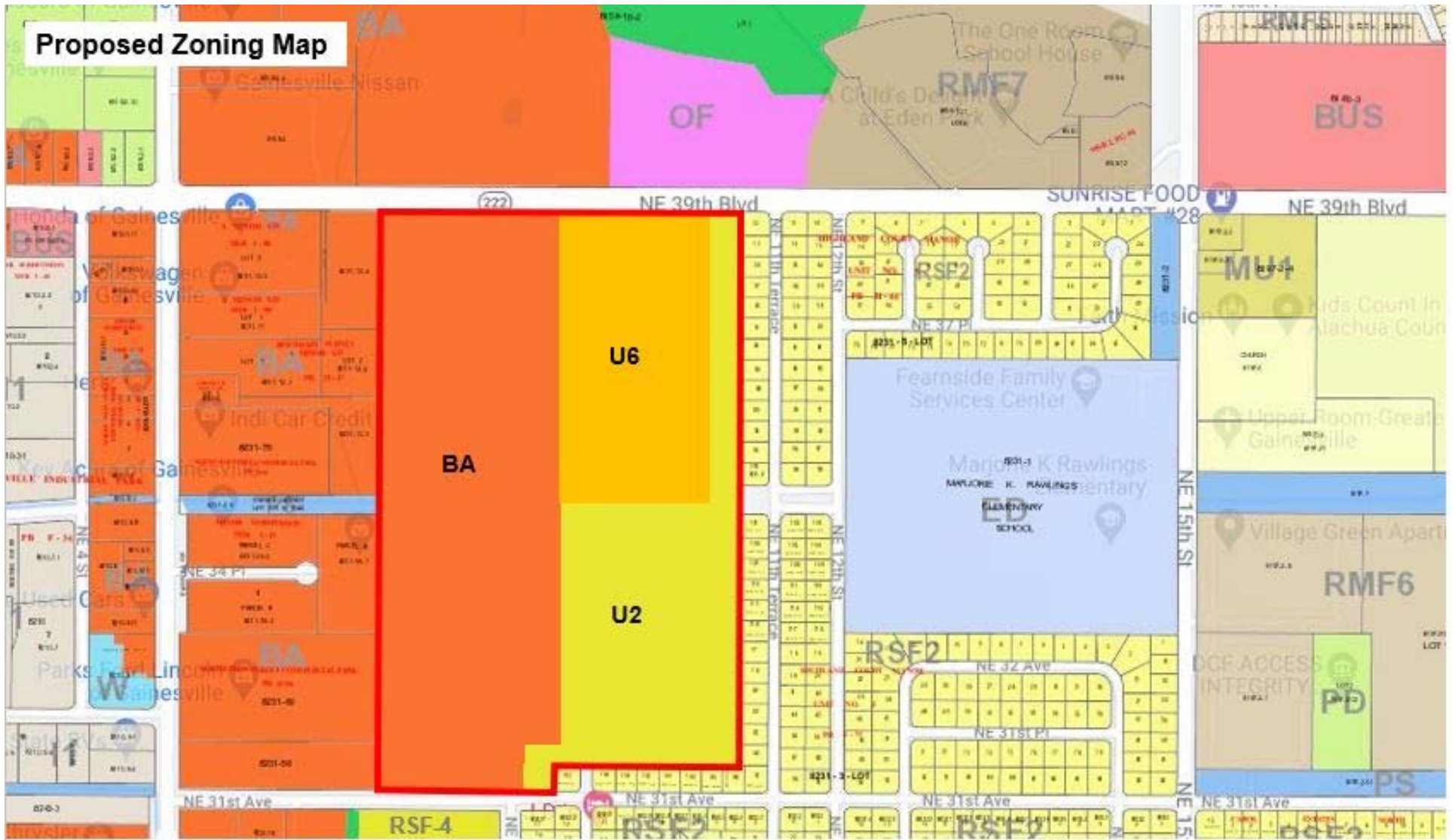


Proposed Changes

Change Zoning Map from PD to BA; U6; & U2

- Maximum density increase from 8 units/acre to 50 units/acre by right in U6 area & 15 units/acre in U2; same business automotive uses in the proposed BA zoning area

Proposed Zoning Map



Permitted Uses in BA

▶ Uses include:

- ▶ Business services
- ▶ Car wash
- ▶ Light equipment leasing & rental
- ▶ Restaurants & food trucks
- ▶ Gas stations
- ▶ Retail sales
- ▶ Light assembly, fabrication & processing
- ▶ Offices (excluding medical/dental offices)
- ▶ Liquor stores
- ▶ Personal services
- ▶ Wholesale trade
- ▶ Place of religious assembly
- ▶ Veterinarians
- ▶ Public administration building
- ▶ Public park
- ▶ Indoor & outdoor recreation
- ▶ RV Park
- ▶ Retail nursery & garden supply store]
- ▶ Professional or vocational schools
- ▶ Vehicle sales, rental, & repair

Permitted Uses in U6

▶ Uses include:

- ▶ Multi-family dwellings
- ▶ Places of religious assembly
- ▶ Schools (public or private)
- ▶ Assisted Living facilities
- ▶ Business Services
- ▶ Day Care Center
- ▶ Funeral Home
- ▶ Health Services
- ▶ Office (Professional & Medical)
- ▶ Personal Services
- ▶ Parks
- ▶ Indoor Recreation
- ▶ Restaurant
- ▶ Retail Sales
- ▶ Nursing Home
- ▶ Veterinary Services
- ▶ Bed & Breakfast
- ▶ Exercise Studio
- ▶ Food Truck Park
- ▶ Laboratory, medical or dental

Permitted Uses in U2

▶ Uses include:

- ▶ Single-family dwellings
- ▶ Multi-family small-scale (2-4 units)
- ▶ Place of Religious Assembly
- ▶ Public Park
- ▶ Schools (public & private by Special Use Permit)
- ▶ Day Care Center (by Special Use Permit)

Next Steps

- eda will re-submit the materials for rezoning to the City of Gainesville
- City of Gainesville will notify neighboring property owners of the public hearing before the City Commission
- City Commission meeting (October 2021?)

Contact Information

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Questions