



**Rezoning & Small-Scale Land Use Map
Amendment
3 parcels
1905 S Main Street**

Neighborhood Workshop December 20, 2021

Agenda

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

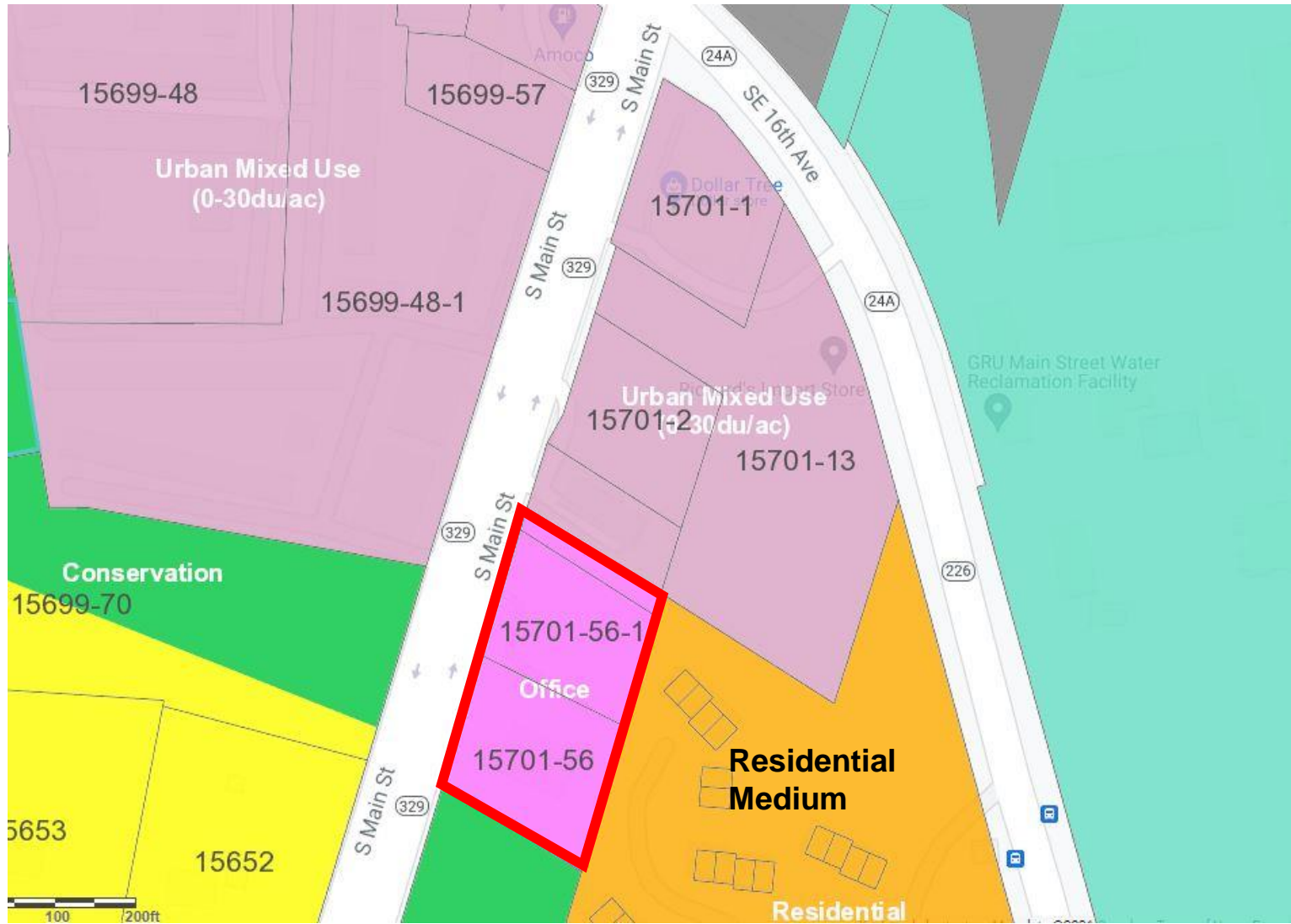
Site Location: 1905 S. Main ST



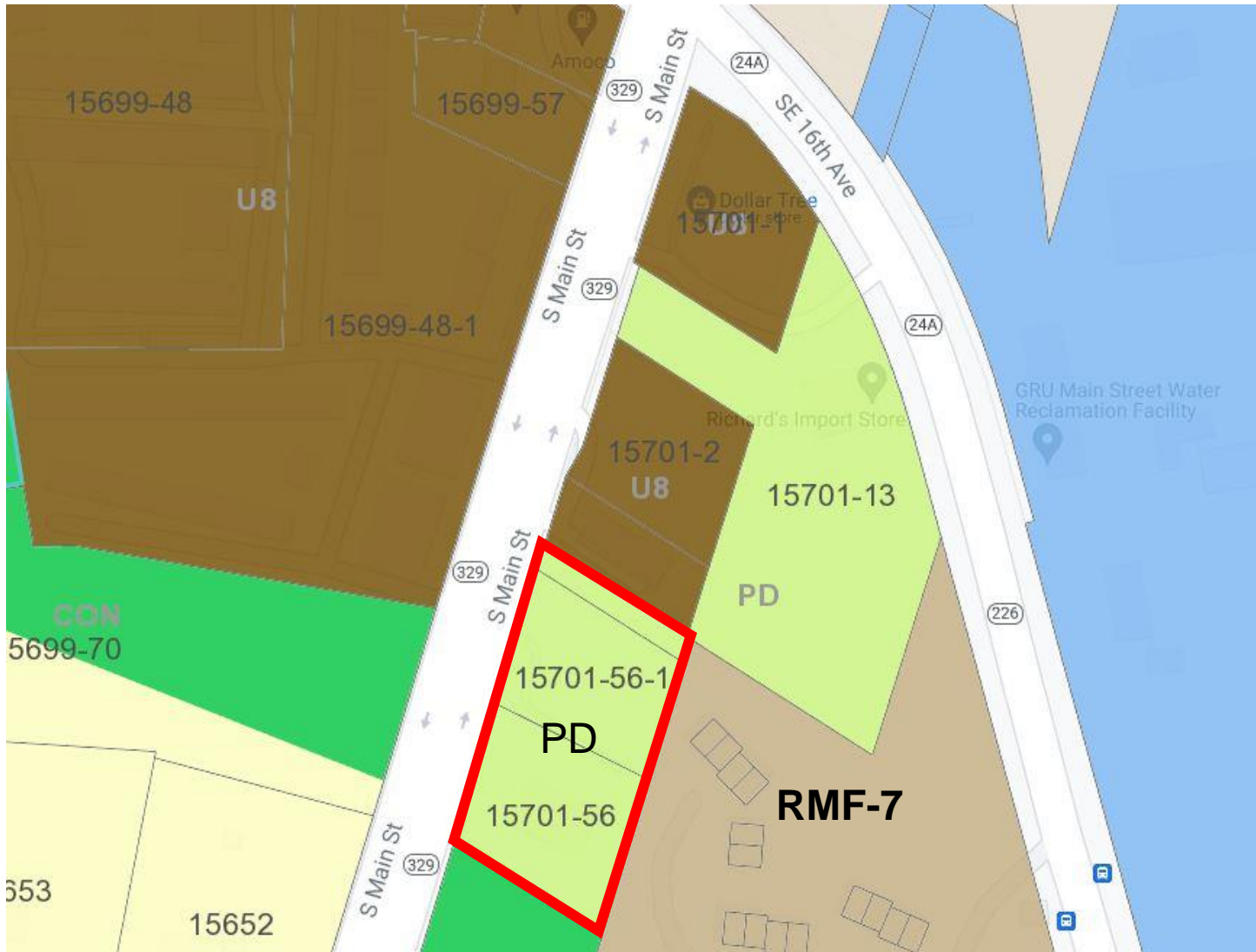
Property Description

- Property Size: 1.63 +/- acres
- Current Use: Office building & parking; Vacant
- Tax Parcel Numbers: 15701-056-000; 15701-056-001; 15701-056-002
- Current zoning (PD) allows Office use; expired
- Proposal is to change the land use and zoning category on the property to UMU & U8
- No new development proposed with this application

Existing Future Land Use Map



Existing Zoning Map



Proposed Changes

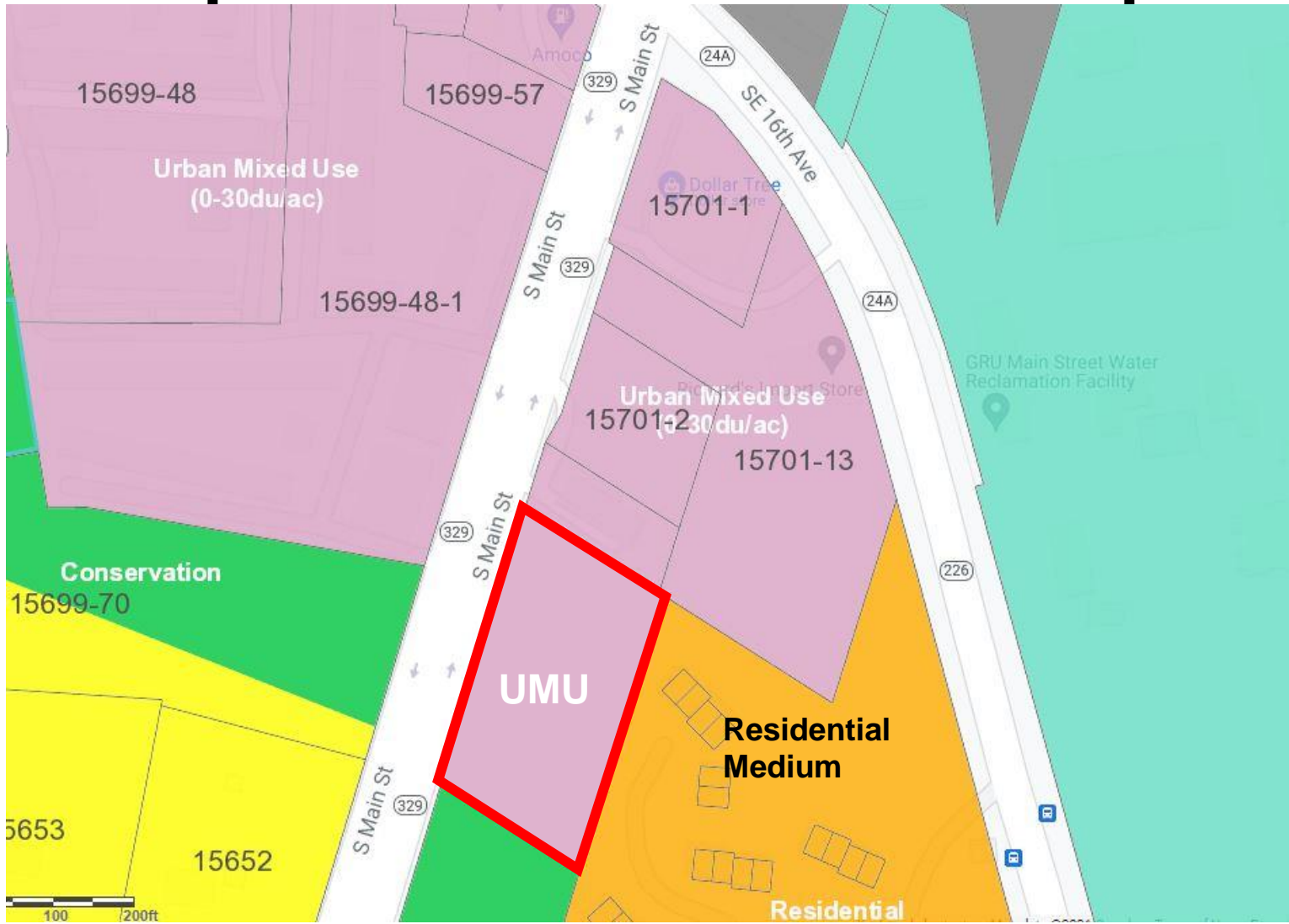
1. Change Future Land Use Map from Office (OF) to Urban Mixed Use (UMU)

(would allow a mix of residential, office, and retail/service uses)

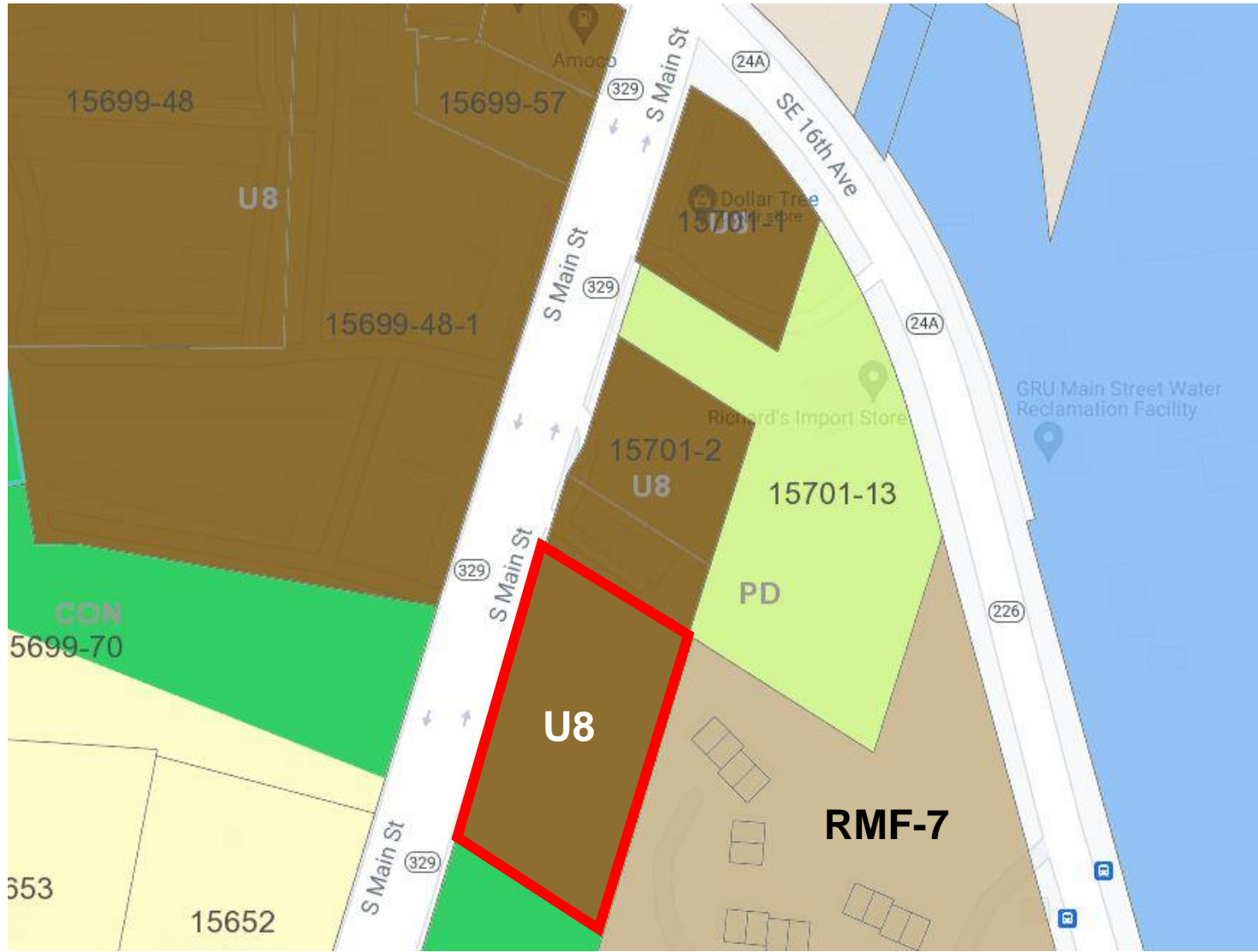
2. Change Zoning Map from Planned Development (PD) to U8

(would allow residential density of 60-80 units/acre; uses such as offices; business services; restaurants; alcoholic beverage establishment; day care center; retail sales; gas stations; hotels; library; personal services; schools; vehicle repair; & nursing homes)

Proposed Future Land Use Map



Proposed Zoning Map



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 (February 2022?)
- City Commission meeting (April or May 2022?)

Contact Information

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Questions