



**Rural King Planned Development (PD)
Amendment
2801 NW 13th Street**

Neighborhood Workshop September 20, 2022

Agenda

- Introductions
- Property Location
- Property Description
- Existing Situation with the Rural King PD
- Proposed PD Changes
- Next Steps
- Contact Information
- Questions

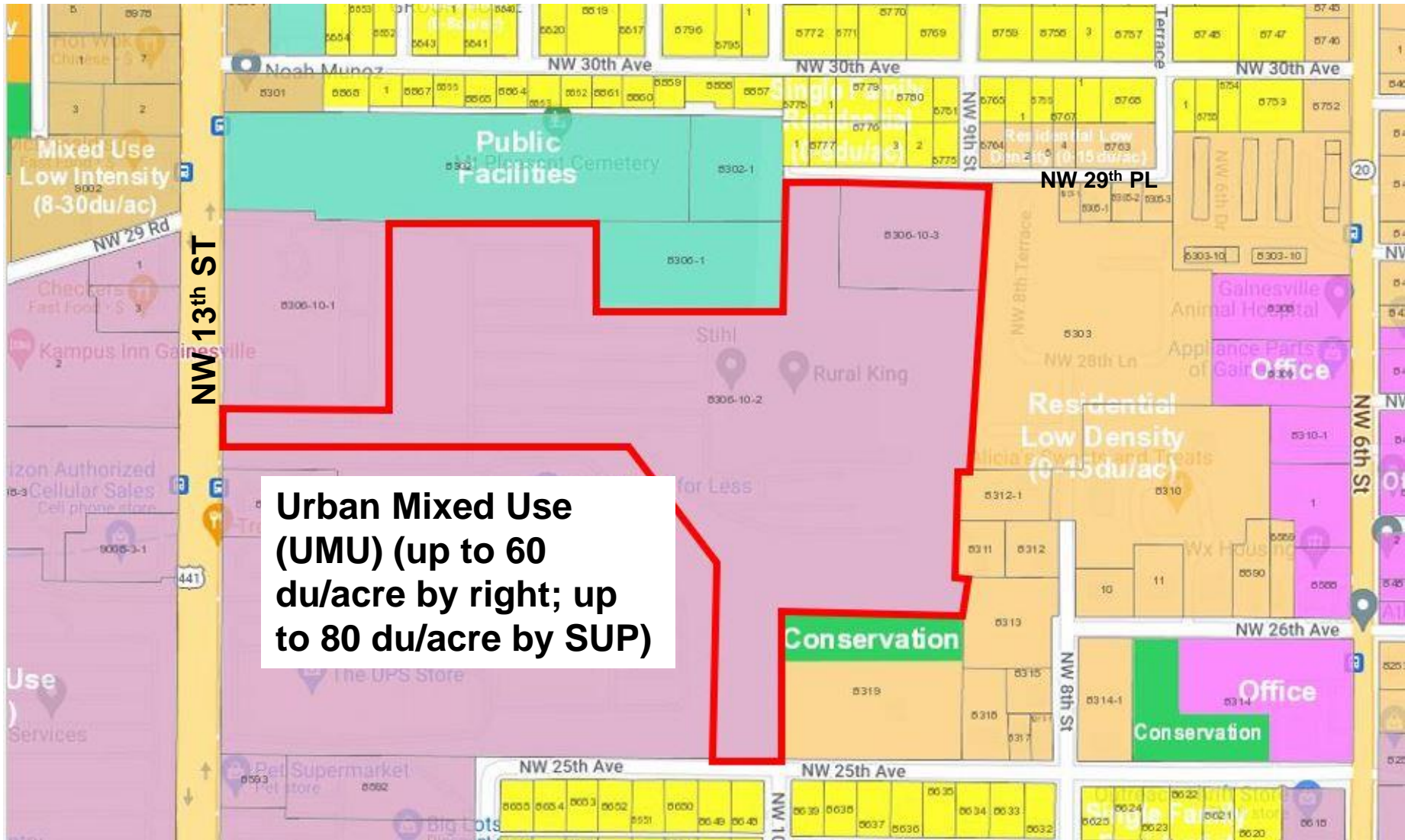
Site Location: 2801 NW 13th ST



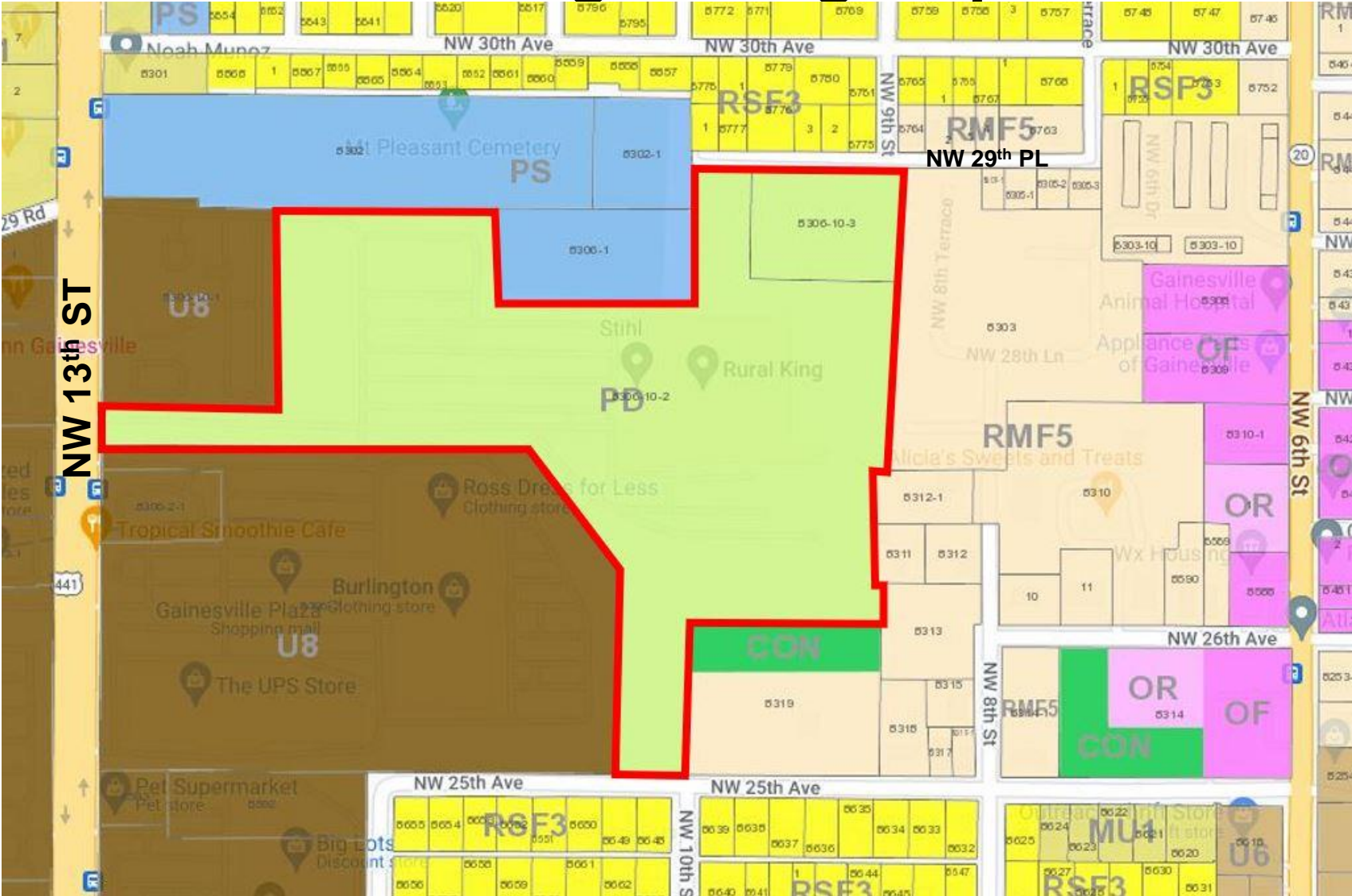
Property Description

- Property Size: 22.02 +/- acres
- Current Use: Rural King Store & vacant parcel
- Tax Parcel Numbers: 08306-10-2 & 08306-10-3
- Current PD zoning only allows wholesale/retail sales
- Proposal is to amend the existing PD to remove the vacant parcel & update the conditions in the PD
- No new development proposed on the Rural King site with this application

Existing Future Land Use Map



Existing Zoning Map



Proposed Changes

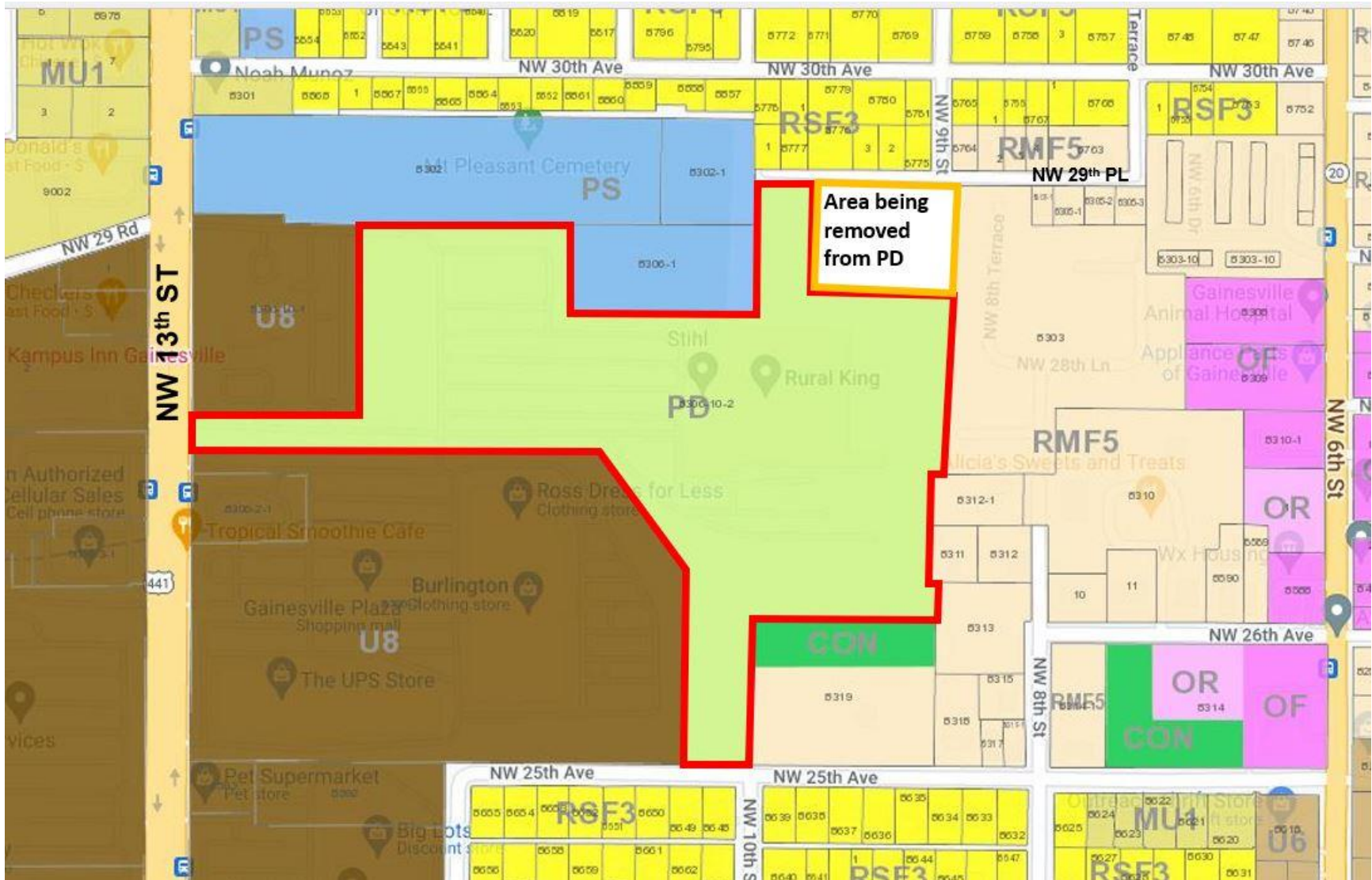
1. Amend the PD boundary to remove new Parcel 08306-010-003

(New parcel created 3/31/22 by an approved City of Gainesville lot line adjustment; parcel in separate ownership & must be removed from the PD; new PD Layout Plan)

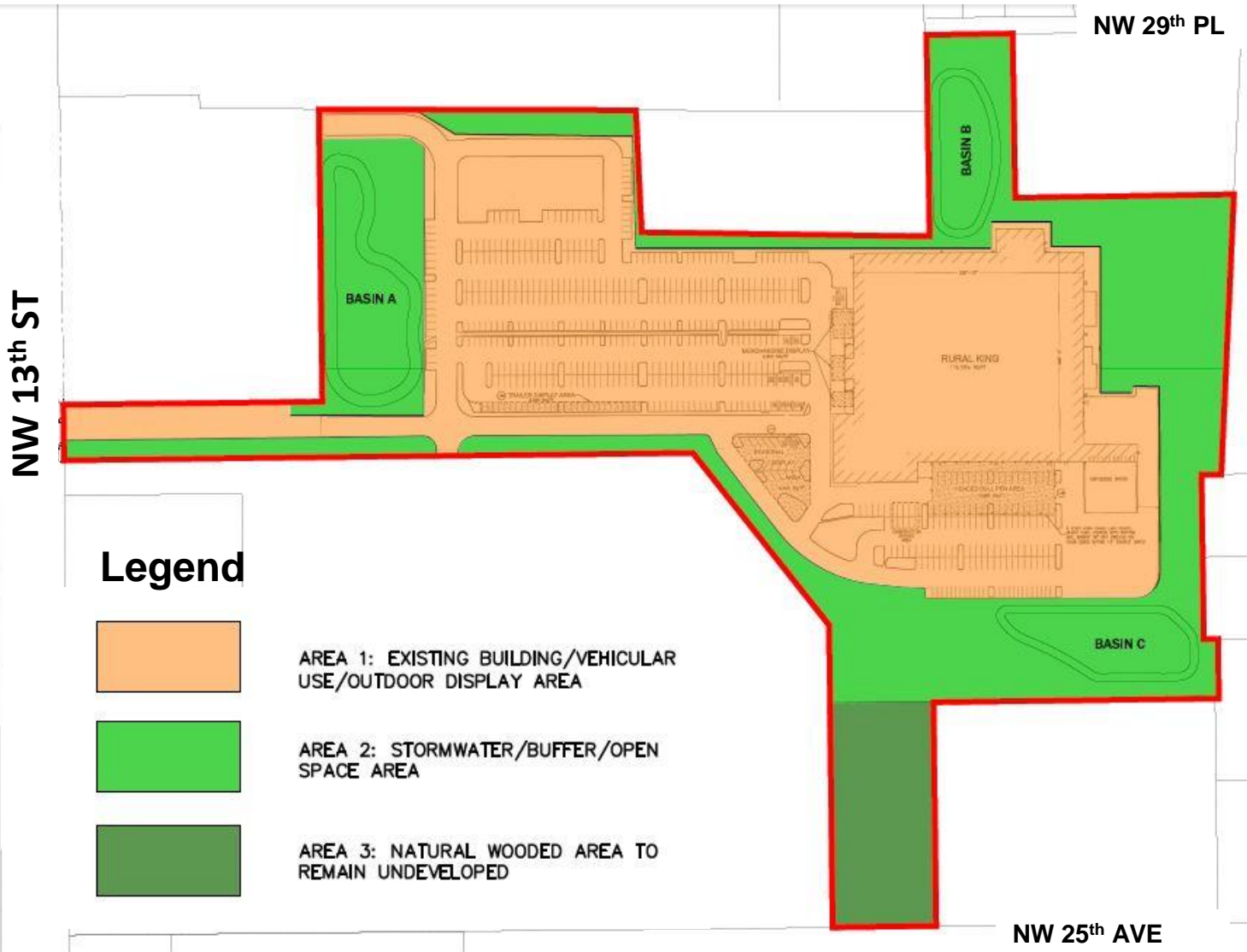
2. Amend the PD Conditions to update to current conditions & regulations

(Ordinance 971051 adopted 2/99 prior to construction; construction completed; ordinance has outdated references & limits the use of the property to a single use)

Proposed PD Zoning Map



Proposed PD Layout Plan



Changes to PD Conditions

- Delete some unnecessary conditions since construction has occurred at the site
- Update some conditions to reflect current conditions & Land Development Code; no changes to buffers except where parcel removed
- Add additional permitted uses such as:
 - Business services
 - Day care center
 - Food truck, not located within a food truck park
 - Health services
 - Indoor recreation
 - Office (Medical & General)
 - Restaurant
 - Retail nursery, lawn, or garden supply store

Next Steps

- eda will submit the application for the PD amendment 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 (December/January 2022/2023?)
- City Commission meeting (March 2023?)

Contact Information

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Questions