



415 NW 19th Street Land Use Change & Rezoning

Neighborhood Meeting

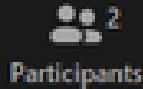
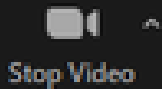
October 23, 2023

Meeting Guidelines

- This meeting is informational only
- It is required as a part of the City of Gainesville review process
- You have been muted upon entering
- If you have a question, either:
 - Unmute yourself to speak
 - Type your question in the chat box

↓ UNMUTE/MUTE

↓ CHAT



Agenda

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

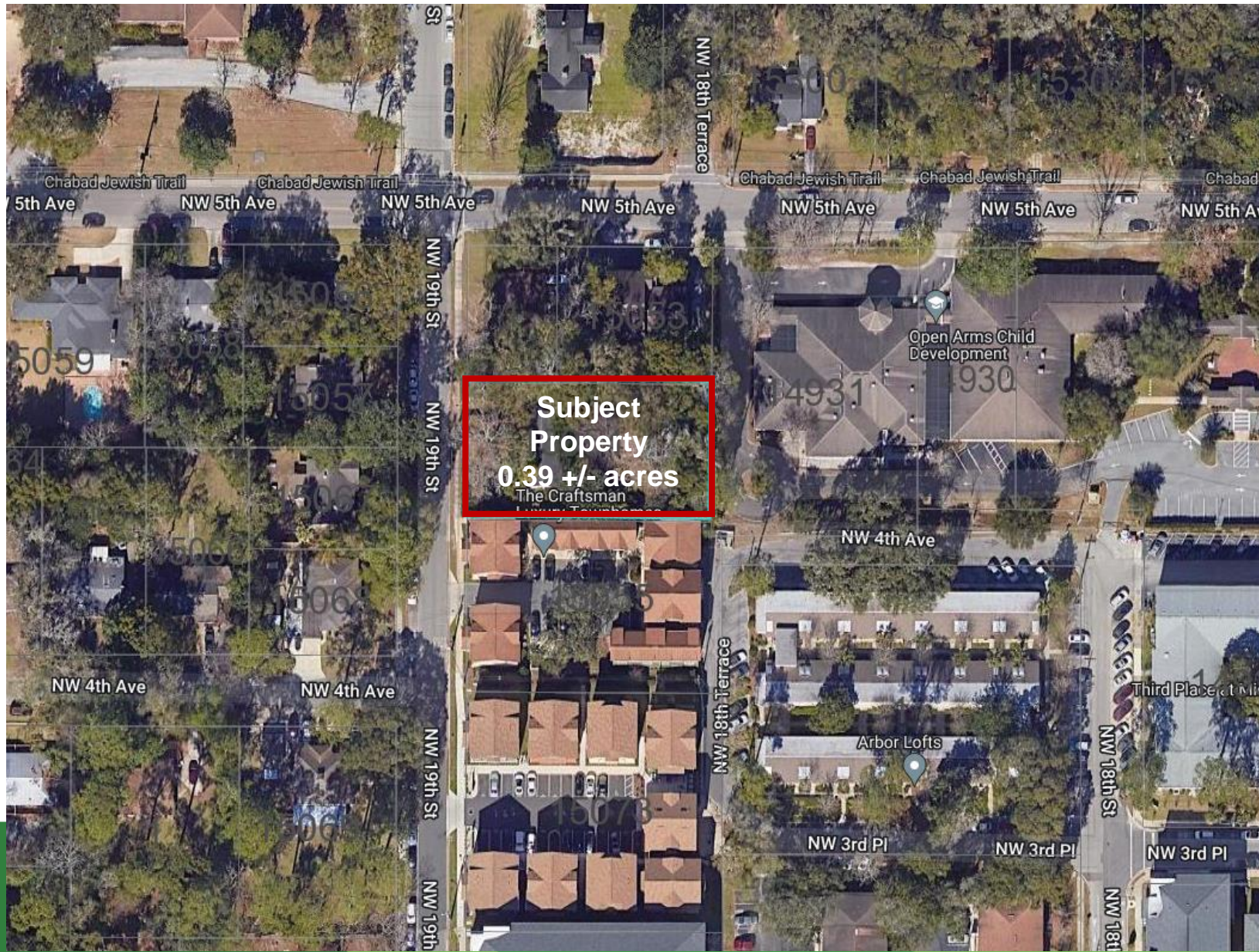
Property Summary

- Tax Parcel Number 15054-000-000
- Location: 415 NW 19th Street, Gainesville
- Existing Future Land Use Map

Designation: Residential Low

- Existing Zoning District: Urban 2 (U2)
- Property size: 0.39 acres +/-

Location Map/Aerial: 415 NW 19th Street



Existing Uses



Proposed Land Use & Zoning Changes

- Tax Parcel Number 15054-000-000
- Acreage: 0.39 +/- acres

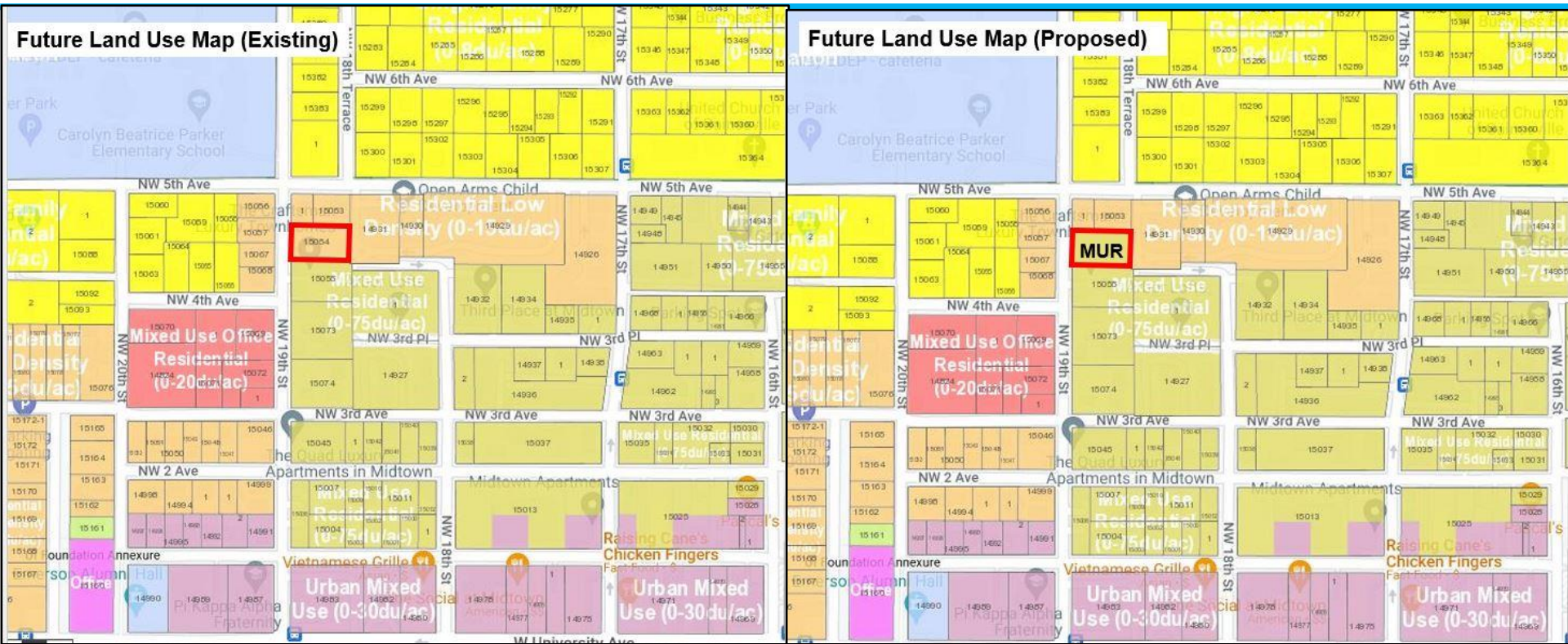
Land Use Map

From: Residential Low (RL)
To: Mixed Use Residential (MUR)

Zoning Map

From: U2, Urban 2
To: U5, Urban 5

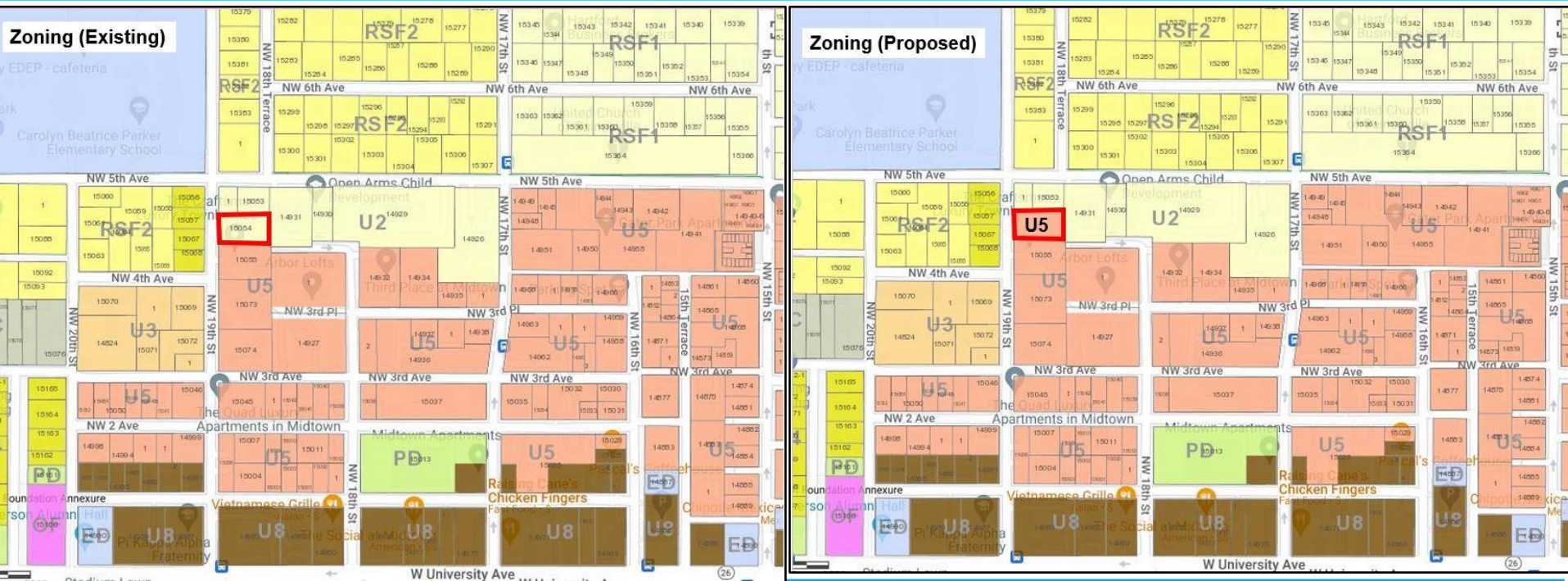
Proposed Land Use Map Change



Proposed Land Use Map Change:

- From: Residential Low (RL)
- To: Mixed Use Residential (MUR)

Proposed Zoning Map Change



Proposed Zoning Map Change:

- From: U2
- To: U5

Comparison of U2 to U5

U2 Zoning	U5 Zoning
Attached dwelling unit (up to 6 units)	Attached dwelling unit (up to 6 units)
Multi-family, small-scale (2-4 units/bldg.)	Multi-family, small-scale (2-4 units/bldg.)
Single-family dwelling	Single-family & Multi-family dwelling
Bed & Breakfast Establishment (SUP)	Bed & Breakfast Establishment
Civic, social, or fraternal organization	Civic, social, or fraternal organization
Day Care Center (SUP)	Day Care Center
Place of religious assembly	Place of religious assembly
Public or private schools (SUP)	Public or private schools (SUP)
	Food Truck
	Office (up to 20% of building square footage)
3 stories maximum height	4 stories maximum height
15 dwelling units/acre maximum	75 dwelling units/acre maximum

Comparison of Height / Density

U2	U5
3 stories maximum height	4 stories maximum height
15 units/acre maximum density	75 units/acre maximum density

Next Steps

- eda will submit the applications for rezoning & land use map 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 (TBD: Approx. 3 months)
- City Commission meeting (TBD: Approx. 5 months)

Contact Information

- Person: Onelia Lazzari or Clay Sweger
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