



620 NW 16th Avenue Land Use Change & Rezoning

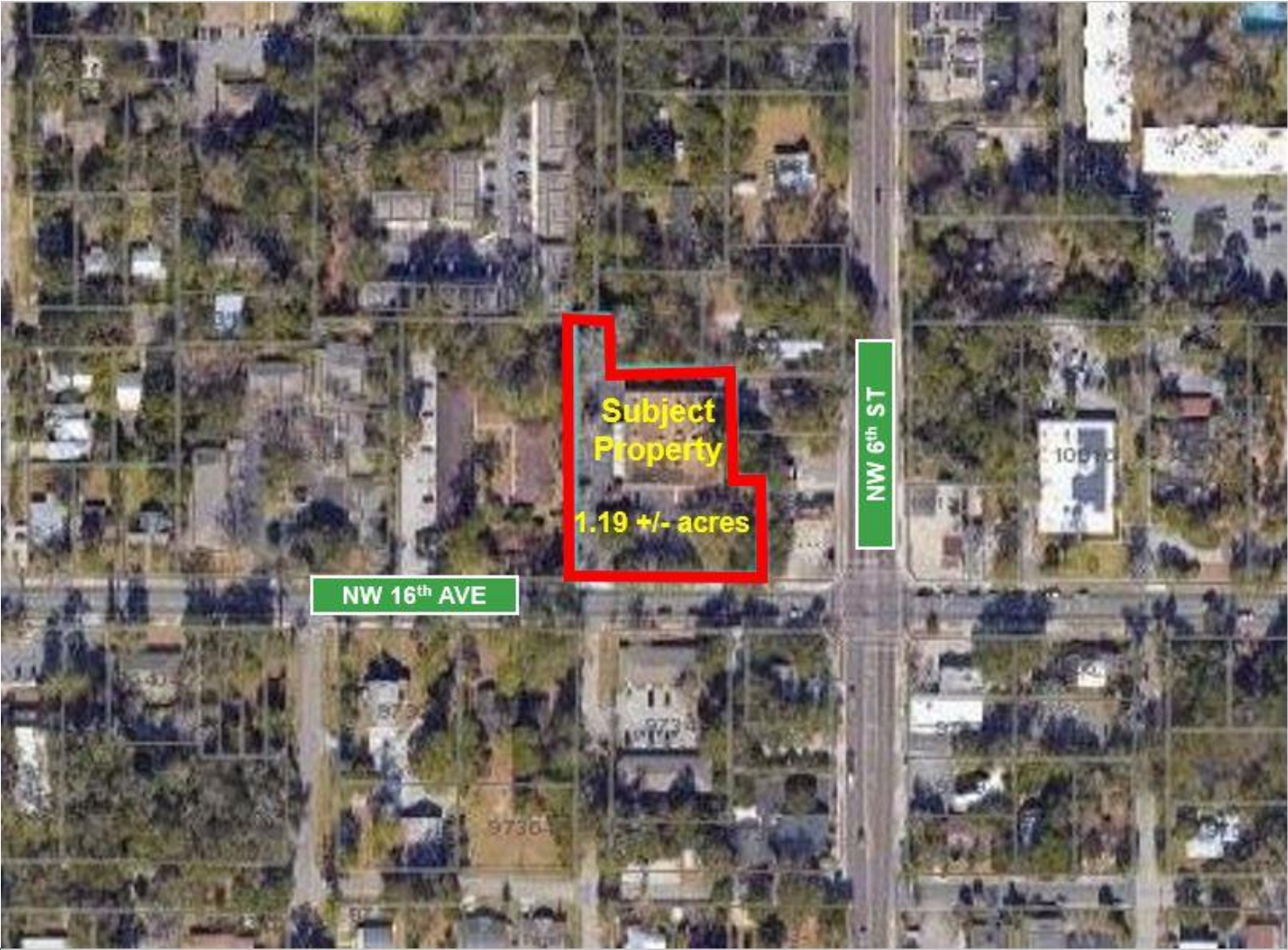
Tax Parcel: 09938-000-000

Neighborhood Workshop: December 18, 2024

Agenda

- Introductions
- Property Location & Description
- Brief background history of property
- Existing & Proposed Zoning & Land Use Maps
- Next Steps
- Contact Information
- Questions

Location Map/Aerial: 620 NW 16th Avenue



Proposed Land Use & Zoning Changes

- **Tax Parcel Number:**
 - 09938-000-000

Land Use Map

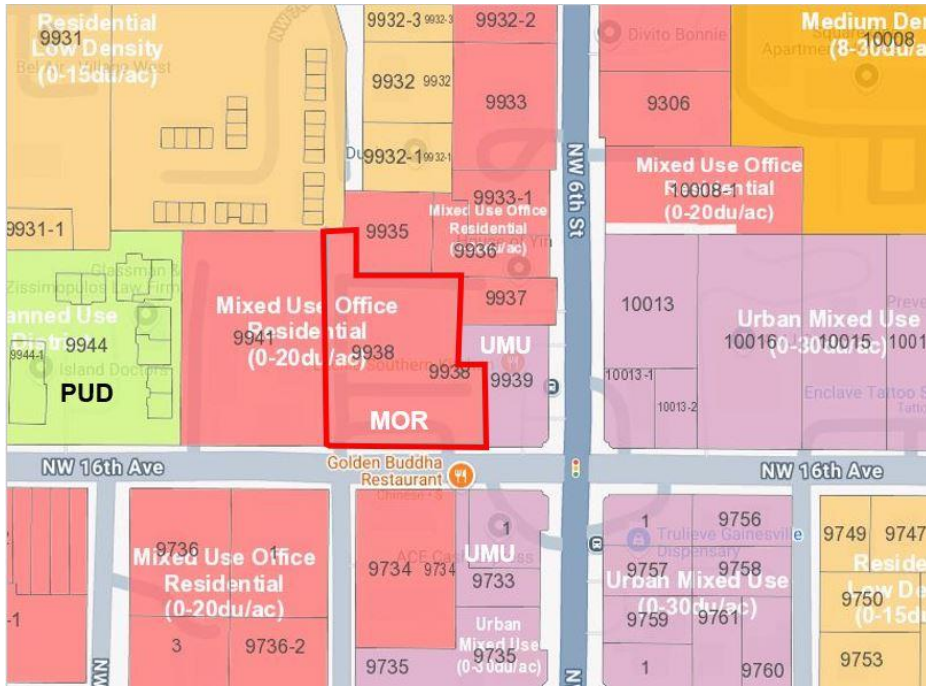
| | |
|------------------------------------|----------------|
| From: Mixed-Use Office/Residential | 1.19 Ac. (+/-) |
| To: Urban Mixed Use (UMU) | 1.19 Ac. (+/-) |

Zoning Map

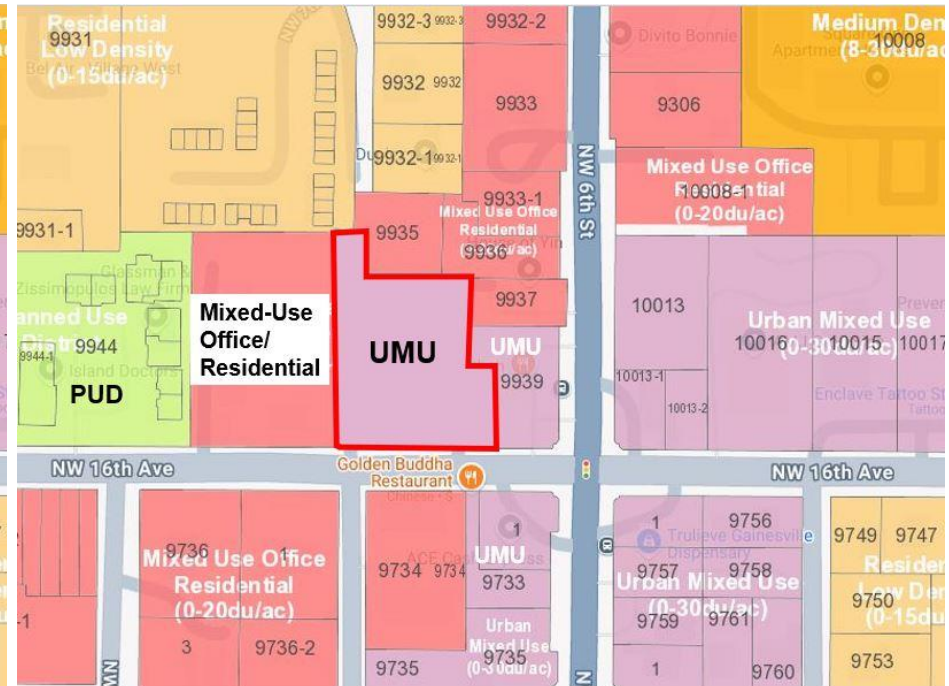
| | |
|--------------------|----------------|
| From: Urban 4 (U4) | 1.19 Ac. (+/-) |
| To: Urban 6 (U6) | 1.19 Ac. (+/-) |

Proposed Land Use Map Change

Land Use Map (Existing)



Land Use Map (Proposed)

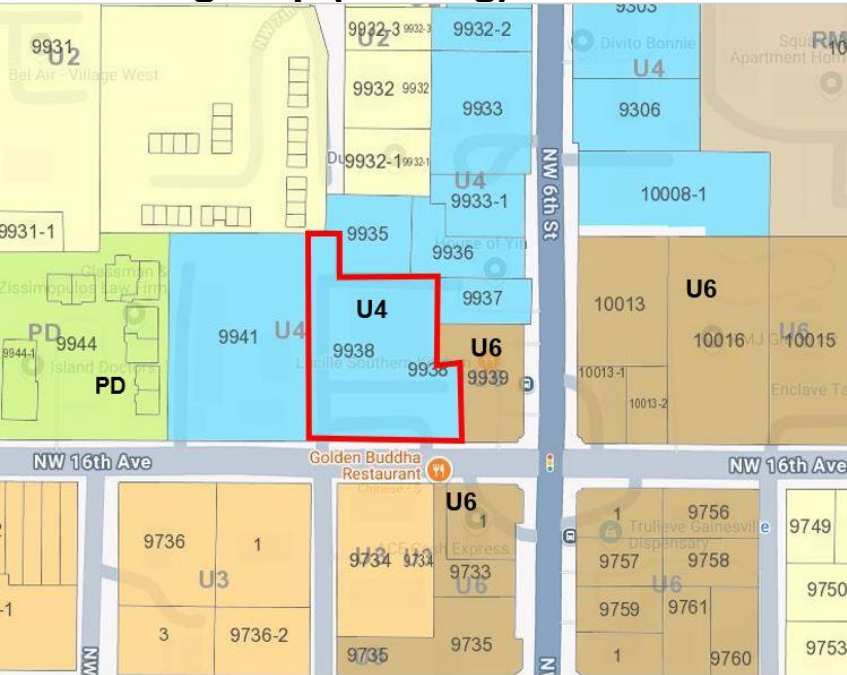


Proposed Land Use Map Change:

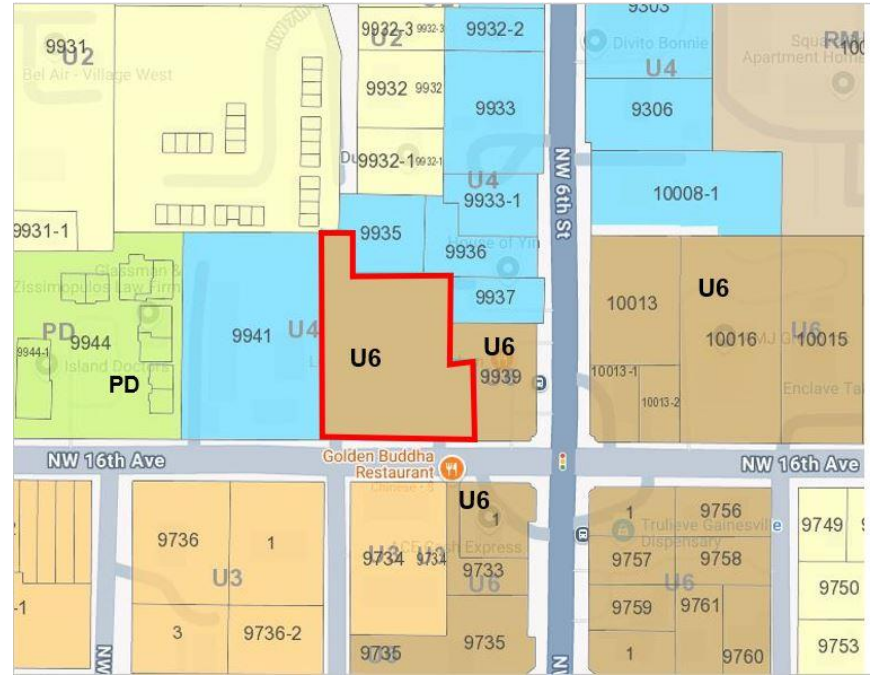
- From: Mixed-Use Office/Residential (1.19Ac. +/-)
- To: Urban Mixed Use (UMU) (1.19 Ac. +/-)

Proposed Zoning Map Change

Zoning Map (Existing)



Zoning Map (Proposed)



Proposed Zoning Map Change:

- From: U4 (1.19 Ac. +/-)
- To: U6 (1.19 Ac. +/-)

Comparison of Allowed Uses U4 to U6

| U4 Zoning | U6 Zoning |
|---|--|
| Single & multi-family dwellings | Single & multi-family dwellings |
| Assisted Living Facility | Assisted Living Facility |
| Business services | Business services |
| Day care center | Day care center |
| Exercise Studio | Exercise Studio |
| Food Truck Park (< 6 pads) | Food Truck Park (< 6 pads) |
| | Funeral Home |
| | Drive-through facility (special regulations) |
| | Medical marijuana dispensing facility |
| Office (medical, dental, or professional) | Office (medical, dental, or professional) |
| Personal Services | Personal Services |
| | Indoor Recreation |
| Restaurant (Special Use Permit) | Restaurant & Retail Sales |

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: Clay Sweger or Onelia Lazzari
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