



Department of Doing  
 Planning Division  
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**TO:** City Plan Board

**Item Number: 1**

**FROM:** Department of Doing

**DATE:** September 28, 2017

**SUBJECT:** Petition PB-16-93 SUP: Parametric Design & Development, agent for Beach 220 LLC, owner. Request for an extension of a Special Use Permit (SUP) with development plan review to allow the construction of a 5-story apartment building for the elderly. Zoned: MU-1 (8-30 units/acre mixed-use low intensity district). Located at 2420 SE Hawthorne Road.

**Recommendation**

Staff recommends an extension of time not to exceed one-year from the September 22, 2017 expiration date for the reasons stated in the applicant’s letter (see Exhibit A).



## Description

The applicant is requesting an extension of time for a Special Use Permit (SUP) and an associated preliminary development plan that was approved under Petition PB-16-93 SUP. This petition involves the construction of a 5-story apartment building that will contain 84 affordable dwelling units for the elderly (i.e., 55 years of age and older). Other proposed amenities include landscape material, stormwater facilities, utilities, lighting, off-street parking, sidewalks, and signage. This petition also involves the approval of density bonus points that will allow the applicant to build the proposed development at a density of 28.96 dwelling units per acre.

On September 22, 2016, the City Plan Board approved Petition PB-16-93 SUP, subject to staff conditions and recommendations, and with the requested density bonus points. The board also found the petition met the seven criteria for issuance of a Special Use Permit (SUP) in Section 30-233 of the City Land Development Code.

The approved Special Use Permit (SUP) is valid for a period of one (1) year from the date of City Plan Board approval. Prior to the expiration of this one year period, the applicant must obtain a final development order for the associated development plan and obtain a valid building permit. Failure to comply with these requirements shall cause the approved SUP to become null and void unless, prior to the expiration date of the SUP, a request for an extension is approved by the City Plan Board, or a written request for the City Plan Board to approve the extension of the SUP is filed with the City Planning Division.

Given the above, the applicant has filed a written request (see Exhibit A) with the City Planning Division for an extension of the approved Special Use Permit (SUP) and associated preliminary development plan in order to seek funding for the proposed development. Staff finds the applicant's written request consistent with Section 30-236 (e) of the City Land Development Code, which states the following:

**Sec. 30-236. - Expiration, abandonment, revocation and extension of permits.** (e) *Extension of permit.* At the request of the applicant and for good cause shown, the board may, at a public hearing, extend the time of the permit's expiration, if no acts of reliance have occurred. The extension may only be granted if all the concurrency management requirements of this chapter can be met and if the extension would not be in conflict with any other ordinance of the city.

Respectfully submitted,

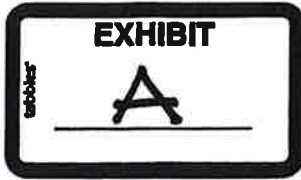


Wendy Thomas, AICP  
Director, Department of Doing

Prepared by:



Bedez E. Massey  
Planner, Department of Doing



## PARAMETRIC DESIGN & DEVELOPMENT, LLC

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August 10, 2017

City of Gainesville  
Planning Division, Department of Doing  
306 NE 6th Ave. #158  
Gainesville FL 32601

### **Re: Madison Moor - Special Use Application Extension for PB-16-93 SUP**

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To Whom It May Concern,

We are requesting an extension of Special Use Permit (SUP) PB-16-93 SUP for the proposed Madison Moor development.

The existing Special Use Permit with development plan review will allow the construction of a 5-story apartment building for an affordable elderly development. The property is located at 2420 SE Hawthorne Road and is zoned: MU-1 (8-30 units/acre mixed-use low intensity district).

We are seeking tax credits from Florida Housing Finance Corporation (FHFC) to fund the development. An application was sent to FHFC for the proposed Madison Moor project last December, but the project did not receive a favorable lottery number. We will be submitting another application this year and will need new zoning and site plan verification letters signed. In order for the zoning letter to be signed by the City, the SUP needs to be extended until 2018.

Please accept this letter as our request for the extension. As we understand, the extension will allow for the SUP to valid for one more year (September 2018).

If there are any questions or concerns in regards to the information above, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stacy Banach".

Stacy Banach

