

Petition 23LUC-07PB Gerry Dedenbach, AICP, Causseaux, Hewett, and Walpole, Inc., agent for East Gainesville Development Partners LLC. Amend the City of Gainesville 2000-2010 Future Land Use Map from SF (Single-Family, up to 8 units per acre), IND (Industrial), and REC (Recreation) to PUD (Planned Use District) to allow up to 1,500 dwelling units, 500 units adult living facility, and up to 200,000 square feet of non-residential uses, including outdoor storage facilities. Located at 2100 Northeast 39th Avenue, adjacent to the Ironwood Golf Course.

Dean Mimms, Chief Comprehensive Planner gave the Staff presentation and stated that the proposed development would be located between NE 53rd Avenue and NE 39th Avenue that will surround the Ironwood Golf Course. Mr. Mimms gave a Powerpoint presentation detailing the land use, flood plains, well field protection zone and stated that the proposed development:

- Located in the Significant Ecological Overlay and across from the Murphree Water Plant as well as west of the Gainesville Regional Airport
- Will cross the Hatchet Creek System
- Has approximately 90 acres of wetlands
- 1,500 age restricted units with 500 assisted living units
- 100,000 square feet of commercial/retail and office use
- DRI residential threshold is 1,000 units
- Airport noise zone poses a substantial limitation on development
- 359 of the almost 500 acres of the proposed property are within the airport noise zone of 65, 70 and 75 Ldn noise contours.

Mr. Mimms added that residential and non-residential components are not well integrated and lack interconnectivity as it is not pedestrian oriented as proposed; as well as the Industrial Zone to Residential is incompatible. Mr. Mimms further added that there are concerns with the creek water quality, rare animals and plants, wetlands, financial feasibility, transportation concurrency, as it is a fairly challenged site. Mr. Mimms concluded by stating that Staff recommends:

- A maximum of 1,199 residential units
- 160,00 square feet of non-residential development that would include up to 100,00 square feet of retail and up to 60,00 square feet of office space
- No residential units within the Airport Noise Zone
- Industrial zoning should not be changed to Planned Use Development
- Approval of all Staff's conditions associated with this proposed development

Randy Wells inquired if a DRI decision is required before the City Plan Board makes a decision. Mr. Mimms stated that the Comprehensive Plan Amendment is not a DRI. Mr. Hilliard stated that this is a Land Use decision however Staff is also concerned about the thresholds that could trigger a DRI, and has added a condition in the staffing report for that.

Ron Carpenter, agent for the petitioner distributed documents to the Board and introduced his team for the petitioner. Mr. Carpenter gave a detailed presentation and stated their proposed Land Use will consist of 500 acres of Planned Use Development, 1500 homes with recreational amenities, up to 500 Assisted Living Facility Beds and 100,000 square feet of retail and office space. Mr. Carpenter further stated that they are proposing one of the most innovative and unique assets for the City of Gainesville as, it is a Mixed Use development that will enhance the viability of the Ironwood Golf Course, 1,000 passengers to the Gainesville Regional Airport, as well as be one of the gateways to

East Gainesville. Mr. Carpenter further stated that this proposed project will restore the environmental features that have been severely impacted in the ecosystem and will have minimal impacts to the current traffic level of service. Mr. Carpenter added that that the economic impact of this proposed development for Gainesville by 2015, in taxable value will be in excess of 384 million dollars and by the year 2020 it will probably be 693 million dollars; of which will generate over 11 million dollars in Ad Valorem taxes for the City from the residential component. Mr. Carpenter further added that the School Board would receive 5.7 million dollars in Ad Valorem taxes as there will be no impacts on the school system as it is currently designed.

Bob Boyd, from BSB Design and representative for the petitioner distributed pamphlets and gave a slide presentation of the layout and the conceptual design for the proposed project and stated that they are proposing a gated, assisted living community with a gate house.

Mr. Carpenter stated that through their stormwater management system, they will attempt to take the problematic water that is on the Ironwood Golf Course and drain it into the proposed development. Mr. Carpenter further stated that many of the creeks are ditches and hopes to create a wildlife corridor.

Dave McHorn , from G&B Engineers and Planners and representative for the petitioner gave a presentation on the traffic and transportation design for the proposed development, and stated that 70,000 trips per day will be generated by the current Comprehensive Plan as they are proposing a reduction of 80% to 12,400 trips with modifications to some of Staff's recommendations regarding transportation.

Linda Shelly, Attorney for the petitioner gave a detailed presentation regarding the DRI thresholds in relation to the Comprehensive Plan limits, the Binding Letter of Interpretation of Development (BLID) , and compatibility issues. Ms. Shelly stated that the Alachua County's residential DRI threshold is 1,000 units as under the BLID process one can go up to 120% of any threshold without being a DRI, with a BLID justifying the impacts to transportations or any other natural resources. Ms. Shelly further stated that the 175,000 square feet of commercial and the 60,000 square feet of office space changed during the Comprehensive Plan stage, due to market conditions and suitability of the site. Ms. Shelly added that the Airport compatibility issue is associated with the Land Development Regulation, Appendix F; which works in conjunction with the Airport Hazardous Zoning Regulations in determining compatibility and incompatibility.

Mr. Hilliard inquired from Mr. Carpenter if the community for this proposed development will be age restricted. Mr. Carpenter stated that most of the data he has provided is based upon a 1,500 unit age restriction development, fully realizing that they may have to come back for a Comprehensive Plan amendment to allow for Single Family Residential.

Chair Polshek asked Mr. Carpenter to clarify the existing land use. Mr. Carpenter stated that the 2,300 units is the land use that exists on the 299 acres.

Citizens came forward both for and against the petition and sited reasons as improvement for East Gainesville and noise issues.

Mr. Cohen inquired from the petitioner's representatives if the environmental issues will be dealt with at the Planned Development or the Planned Use Development stage. Ms. Shelly stated that the City Attorney's opinion has stated that at the Comprehensive Plan stage they are not dealing

with legalities so much as judgment on whether this is the right thing to do for this site; and if that legislative decision is made then they will deal with the Ordinance at the Planned Development stage. Ms. Shelly further stated that she feels that an illegal land use should not be considered on a property and is her opinion it is not illegal to put residential on a 65 Dnl.

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| Motion By: Randy Wells | Seconded By: Bob Cohen |
| Moved To: Extend meeting for 30 minutes. | Upon Vote: 7 – 0. |

Mr. Cohen inquired how the petitioner and their representatives view the letter sent by FDOT not supporting this proposed development. Ms. Shelly stated that it must have been a solicited letter as agencies do not comment at random on a Planned Amendment at this stage of a development.

Nicole Smith, Assistant City Attorney 2 stated that a large scale Comprehensive Plan Amendment, such as this one, can trigger a large legislative policy decision, however this is different because it is a Planned Use Development and the Comprehensive Plan does specific those things the Board will need to consider when placing a Planned Use Development (PUD) zoning.

Mr. Wells inquired if consideration of the PUD Land Use needs to be broader at this stage opposed to the PD level. Ms. Smith stated because this is a Land Use Change compatibility comes into play as Airport noise is a different type of compatibility. Ms. Smith further stated that Appendix F does not determine whether a use is compatible or not as there are certain uses that are identified as restricted. Ms. Smith added that at the development stage, two questions will be asked of the developer:

- Have they met the criteria
- Are they compatible with the official Part 150 Study for Airport noises

Mr. Cohen inquired of the City Attorney how much does the Board need to rely on the Part150 Study compatibility in order to make the PUD compatibility decision. Ms. Smith stated that compatibility under the Airport Hazard Zoning Regulations is determined by reference to the official Part 150 Study which has been in effect since March 1986; as the noise contours were adopted as part of the City Ordinance; Appendix F in 1998. Ms. Smith added that the map for viewing a development with noise contours is contained in Tab 12 of the City Attorney Memorandum submittal, as both the map and the Airport zoning regulations are applied at the time of development.

Due to time constraints, the Board concluded that his petition will be continued on Thursday September 27, 2007 at 6:30 p.m. in the City Commission Auditorium., as previously scheduled.

