

City of Gainesville

*City Hall
200 East University Avenue
Gainesville, Florida 32601*



Meeting Agenda

October 23, 2007

3:00 PM

City Commission Special Meeting

City Hall Auditorium

City Commission

***Mayor Pegeen Hanrahan (At Large)
Mayor-Commissioner Pro Tem Rick Bryant (At Large)
Commissioner Jeanna Mastrodicasa (At Large)
Commissioner Scherwin Henry (District 1)
Commissioner Ed Braddy (District 2)
Commissioner Jack Donovan (District 3)
Commissioner Craig Lowe (District 4)***

Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least two business days in advance.

ADOPTION OF THE AGENDA

AGENDA STATEMENT

"Citizens are encouraged to participate in City of Gainesville meetings. In general, speakers will be limited to 3 (three) minutes per agenda item. Additional time may be granted by the Mayor or by the City Commission as directed. The City of Gainesville encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Chair. Signs or Props are not permitted in the meeting room. Citizens are encouraged to provide comments in writing to the Clerk of the Commission before meetings and/or during meetings for inclusion into the public record. Citizens may also provide input to individual commissioners via office visits, phone calls, letters and e-Mail, that will become public record. In some instances, i.e., Quasi-Judicial Hearings, these particular contacts may be prohibited.

ROLL CALL

PLAN BOARD PETITIONS

070210.

Hatchet Creek Planned Use District (B)

Petition 23LUC-07 PB. Ronald A. Carpenter, 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-unit 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.

Explanation: This is a request to change the land use on approximately 498 acres in order to allow up to 1,500 age-restricted (in accord with federal statutes, i.e., residents of age 55 years and above) dwelling units, a maximum 500-unit Assisted Living Facility (ALF), and up to 200,000 square feet of non-residential uses including commercial/retail, office, and outdoor storage facilities. The proposed land use change to PUD (Planned Use District) would allow the above-described non-residential uses and a 500-unit ALF where the current land use category is single-family, would replace approximately 199 acres of industrial land use with single-family and multi-family land use, and would allow commercial/retail and office uses not allowed by the current land use categories. The current industrial land use on the eastern portion of the subject property is a more appropriate designation than the proposed PUD due to proximity to the airport.

The subject property is bordered on the north by NE 53rd Avenue, on the south by NE 39th Avenue, on the west by unimproved NE 19th Street, and is proximate to Waldo Road (State Road 20) on the east. The subject property surrounds the City of Gainesville's Ironwood Golf Course and is undeveloped. It is traversed by Little Hatchet Creek and its associated floodplains, and contains forested wetlands and uplands. Surrounding uses include developed and undeveloped

single-family residential land, GRU's Murphree water treatment plant and wellfield, undeveloped rural/agricultural land, a mobile home park, and undeveloped and developed light industrial land. Gainesville Regional Airport is located across Waldo Road to the east. The subject property, before annexation into the city, was designated a Strategic Ecosystem by Alachua County.

*The subject property presently has approximately 288 acres with Single-Family future land use (which allows up to 8 units per acre) that is implemented by RSF-1 zoning (3.5 units/acre single-family residential district) for 274 acres, and by RSF-4 zoning (8 units/acre single-family residential district) for 14 acres. The maximum allowable number of dwelling units under the existing land use and zoning is 1,071 $[(274 \text{ ac} * 3.5 \text{ du/ac}) + (8 \text{ ac} * 14 \text{ du/ac}) = 1,071 \text{ du}]$, which is substantially less than the 1,500 dwelling units proposed by the applicant for the residential component of the proposed PUD, plus a 500-bed Assisted Living Facility. The current Development of Regional Impact residential threshold is 1,000 dwelling units.*

The remainder of the subject property has approximately 199 acres of Industrial future land use that is implemented by I-1 zoning (Limited industrial district), and approximately two acres of Recreation future land use that is implemented by PS (Public services and operations district) zoning.

The amount of residential and non-residential development on the subject property is limited due to development restrictions and constraints that include but are not limited to airport hazard zoning regulations, wetlands and surface water regulations, wellfield protection, floodplain, and concurrency requirements. Of particular impact on potential residential development is the Airport Noise Zone (applies to approximately 359 acres of the subject property), which prohibits residential development that is not compatible with Gainesville Regional Airport's official 14 CFR Part 150 study (1986). There are approximately 204.4 acres of Single Family land use and 154.6 acres of Industrial land use within the Airport Noise Zone. Only 84.2 acres of Single Family land use (and 44.12 acres of Industrial land use) are therefore not subject to the current, adopted boundaries of the Airport Noise Zone.

The Plan Board heard presentations by staff and by the applicant, heard public comments, discussed the petition and the various proposed conditions of approval, and after approximately 13 hours of public hearing, made its recommendation on the proposed PUD. The main issues of concern to the Plan Board were land use compatibility with the surrounding uses particularly with respect to Gainesville Regional Airport, environmental compatibility particularly with respect to wetlands and surface waters, residential use incompatibility with the Airport Noise Zone, and determination of the appropriate level of specificity for conditions in the PUD ordinance. The Plan Board was also concerned over the substantial differences between many of the conditions recommended by staff and those proposed by the applicant.

At the end of the third and final evening of public hearings on the proposed PUD, the Plan Board voted to approve the staff recommendation to deny the proposed PUD for the portion of the property with Industrial land, to approve the staff recommendation to approve the PUD for areas with Single Family and

Residential land use provided that no residential uses be allowed in the Airport Noise Zone, approved 200,000 square feet of non-residential uses and 500 units of ALF (Assisted Living Facility) use proposed by the applicant rather than the 160,000 square feet of non-residential use and no ALF use recommended by staff, approved the staff-recommended 1,199 units of residential use rather than the 1,500 units proposed by the applicant, made several revisions to the staff-recommended conditions, and added a condition pertaining to the prohibition of gated communities. The Board also asked the applicant and staff to work with the attorney's office to come up with the appropriate language for condition Z-1 regarding avigation and clearance easements.

Public Notice was published in the Gainesville Sun on October 8, 2007. The Plan Board held public hearings on September 20, September 27, and October 4, 2007.

Fiscal Note: None

RECOMMENDATION

City Plan Board to City Commission - The City Commission deny Petition 23 LUC-07 PB with respect to changing the existing Industrial land use category to Planned Use District, and approve Petition 23LUC-07 PB with respect to changing the existing Single Family and Recreation land use categories to Planned Use District, subject to conditions as revised by the Plan Board. Plan Board vote 6-1.

Staff to City Commission - The City Commission deny Petition 23 LUC-07 PB with respect to changing the existing Industrial land use category to Planned Use District, and approve Petition 23LUC-07 PB with respect to changing the existing Single Family and Recreation land use categories to Planned Use District, subject to conditions.

Alternative Recommendation -Deny Petition 28LUC-07PB.

Staff to Plan Board - Deny Petition 23 LUC-07 PB with respect to changing the existing Industrial land use category to Planned Use District, and approve Petition 23LUC-07 PB with respect to changing the existing Single Family and Recreation land use categories to Planned Use District, subject to conditions.

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ADJOURNMENT