

LEGISLATIVE

120348

TO: Community Development Committee

FROM: Erik Bredfeldt, Director of Planning and Development Services

DATE: November 15, 2012

SUBJECT: Prospective Location of Brewery in Downtown Gainesville
Legistar Item # 120348



The City of Gainesville Land Development Code currently classifies Breweries within the general classification of Manufacturing, specifically under Major Group 20, Food and Kindred Products (Beverages – SIC 2082).

Zoning designations that would permit a brewery as a use by right are Business Industrial (BI), Warehousing and Wholesaling (W), Limited Industrial (I-1) and General Industrial (I-2).

As depicted on the attached zoning map, the Industrial areas are generally depicted in gray or black and lie to the south of Depot Avenue and in proximity to Depot Park and the Power Center; there is some Warehousing (white checked) located northwest of 8th Avenue and N. Main Street. Business Industrial (maroon) is not located generally in the vicinity of downtown. Central City District (CCD) is found in aqua and encompasses most of the core downtown area.

Those areas that are Industrial do provide opportunities for the location of a larger scale brewery under the existing Land Development Code and seem to be in places that have an opportunity for reuse of existing building and land resources over time.

One special circumstance that should be mentioned is that within the CCD Central City District (CCD) Planning staff has allowed a small micro-brewery as an accessory use to a Bar (Alcoholic Beverage Establishment) in the case of Tall Paul's. Additionally, micro-breweries that may operate more like a manufacturing operation with limited or no service to customers on-site may be allowed by Special Use Permit under Other Uses if contained within an enclosed building

In the future, with the advent of a Form Based approach to this area, prospects are for much of the urban core and surrounding urban context area to receive either a T-4M, T-5 or T-6 designation. Currently, T-6 areas would not be deemed appropriate for an industrial scale brewery use however T-4M and T-5 would be and as with the current Land Development Code, these areas would exist on the periphery of the Urban Core area.

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The provision mentioned for a smaller scale micro-brewery use in the Urban Core would seem compatible with established urban uses and would likely be replicated in the T-6 area.

Depending upon the nature of the brewery operation and its needs in terms of land and building, reuse of existing resources could be handled in a minimal regulatory fashion via building permit and possibly an administrative (minor) site plan review; a more full blown development proposal requiring reconfigured land and building could result in a more full blown development plan review.

In terms of market considerations, there are a number of restaurant/bar establishments in the downtown and immediate vicinity that may provide a retail outlet for the breweries products as well as an opportunity for walk in traffic in a more dense urban setting.

In light of plans associated with Innovation Square, Depot Park and the Power District as well as other tangential redevelopment and reuse opportunities it would seem that this area could be well suited to a well managed and innovatively designed urban brewery operation.

cc: Ralph Hilliard, Planning Manager

City of Gainesville
Community Development
Legend

-  City Limits
-  Lot Split
-  Cluster Subdivisions
-  Creeks

Zoning
Zoning_Type

-  RSF-1
-  RSF-2
-  RSF-3
-  RSF-4
-  RSFR
-  RC
-  MH
-  RMF-5
-  RMF-6
-  RMF-7
-  RMF-8
-  RH-1
-  RH-2
-  RMU
-  MU-1
-  MU-2
-  UMU1
-  UMU2
-  CCD
-  OR
-  BA
-  MD
-  OF
-  CP
-  BUS
-  BT
-  BI
-  W
-  I-1
-  I-2
-  AGR
-  CON
-  PS
-  AF
-  ED
-  PD
-  Zoning- County Designation
-  cgzoning_splituseline

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