

**LEGISLATIVE #**

**110786B**



PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
PO Box 490, STATION 11  
GAINESVILLE, FL 32627-0490

306 N.E. 6<sup>TH</sup> AVENUE  
P: (352) 334-5022  
P: (352) 334-5023  
F: (352) 334-2648

**TO:** City Plan Board **Item Number: 3**

**FROM:** Planning & Development Services Department **DATE: February 23,**  
Staff **2012**

**SUBJECT:** Petition PB-11-150 TCH. City Plan Board. Amend the Land Development Code Section 30-66 Central City District (CCD) by adding Research and Development in the Physical, Engineering and Life Sciences as a use by right in the CCD zoning district.

### Recommendation

Planning Division staff recommends approval of Petition PB-11-150 TCH.

### Discussion

The purpose of this petition is to add Research and Development in the Physical, Engineering and Life Sciences to the list of permitted uses in the 190.2-acre, Central City District (CCD zoning district), which comprises approximately 0.47 percent of the City's 62.7 square-mile, total area. (See Exhibit A-1 for a map of the CCD district.) This use is defined in Section 30-23 as follows:

*Research and development in the physical, engineering and life sciences* means establishments primarily engaged in conducting research and experimental development in the physical, engineering, or life sciences, such as agriculture, electronics, environmental, biology, botany, biotechnology, computers, chemistry, food, fisheries, forest, geology, health, mathematics, medicine, oceanography, pharmacy, physics, veterinary, and other allied subjects (NAICS 1997-541710).

This request is related to the Memorandum of Understanding (Legislative No. 110516A) that was approved by the City Commission on December 15, 2011 between the City of Gainesville, Gainesville Regional Utilities (GRU), and the Community Redevelopment Agency (CRA). The memorandum of understanding (MOU) regards redevelopment of a part of the City-owned property that has long been used by GRU (but is no longer needed by GRU because many GRU operations and employees have moved to the new, GRU Eastside Operation Center on North Main Street) and which is located between Depot Avenue on the south and SE 3<sup>rd</sup> Street on the north, and between SE 3<sup>rd</sup> Street on the west and SE 7<sup>th</sup> Street on the east. This area is generally referred to as the "Power District", which is proposed for redevelopment and reuse in order to "transform the area by placing the vacated properties into a new productive use, thereby eliminating slum and blight, increasing the tax base within the Downtown Redevelopment Area, growing the overall economy of the City by promoting gainful employment, business retention, economic development, and providing fair value to GRU for its assets." (Source: Legislative No. 1105116 A – MOU). The MOU also calls for the initiation of petitions for a future land use

change to Mixed Use-High and a rezoning to CCD for the Power District. It is anticipated that the Community Redevelopment Agency will bring forth those petitions within the next two months.

The proposed addition of Research and Development in the Physical, Engineering and Life Sciences as a permitted use in the Central City District is also related to the letter of intent for Prioria Robotics Inc., of Gainesville, Florida. The letter of intent (attached as Exhibit B-2), which is referenced in the above-described Memorandum of Understanding (MOU), describes Prioria's intention to use part of the City-owned [Power District] property for the production and assembly of an aerial robotic system, engineering research and development, and administration. Such use would fit the category of Research and Development in the Physical, Engineering and Life Sciences as being proposed for the CCD district in this petition.

The proposed addition of Research and Development in the Physical, Engineering and Life Sciences to the list of uses permitted by right in the Central City District is consistent with Future Land Use Element Goal 2 (regarding redevelopment) and with Objective 2.2 (and implementing policies), which pertains to the Innovation Zone (see map - Exhibit A-3), within which the CCD is located. This proposed use is compatible with the Mixed-Use High-Intensity (up to 150 units per acre) future land use category's allowance of "a mixture of residential, office, business uses and light industrial uses", and with the stated purpose of the CCD zoning district, which is to "provide a means to improve the physical, economic, social and cultural character of downtown Gainesville." The Mixed-Use High-Intensity land use category is implemented by the CCD zoning district.

The proposed addition of Research and Development in the Physical, Engineering and Life Sciences as a use by right the Central City District (CCD) is shown as underlined below:

Sec. 30-66. Central city district (CCD).

(a) *Purpose.* The central city district is established to provide a means to improve the physical, economic, social and cultural character of downtown Gainesville. The ultimate goal of the district is to maintain the downtown as a focal point of the community and a setting for people to live work, shop and be entertained without leaving the district. This goal will be accomplished by allowing commercial services, professional, administrative, governmental and community services, financial services, entertainment and cultural activities, and medium to high density housing, as individual or mixed land uses, and by providing design standards and guidelines intended to preserve and enhance the downtown's distinctive physical attributes as mandated by the city comprehensive plan.

(b) *Objectives*

- (1) Promote the central city district as a focal point of the community by providing for a variety of office, business, public and cultural activities;
- (2) Provide for the development of housing at urban densities;
- (3) Provide for cafes and for the conduct of concerts, festivals and other specified activities outside of enclosed buildings;
- (4) Promote the integration of pedestrian traffic with vehicular traffic;
- (5) Encourage the use of design standards and guidelines to promote development and redevelopment which is sensitive to architectural resources, preserves visual quality, enhances visual unity and accommodates pedestrians; and

- (6) Encourage a continuous façade along streets, sidewalks and pedestrian ways to maintain a strong urban character.

(c) *Permitted uses*

SIC	Uses	Conditions
	USES BY RIGHT:	
	Adult day care homes	In accordance with article VI
	Alcoholic beverage establishments	In accordance with article VI
	Any accessory uses customarily and clearly incidental to any permitted principal use	
	Bed and breakfast establishments	
	Compound uses	
	Day care centers	In accordance with article VI
	Dormitories	In accordance with article VI
	Eating places	Including sidewalk cafes in accordance with this section 30-66(e)
	Farmers markets	In accordance with article VI
	Multifamily dwellings up to 150 units per acre	
	Outdoor cafes	As defined in article II and in accordance with article VI
	Personal fitting and sales of orthopedic or prosthetic appliances	
	Places of religious assembly	In accordance with article VI
	Public service vehicles	In accordance with article VI
	Roominghouses	In accordance with article VI
	<u>Research and development in the physical, engineering and life sciences</u>	
	Single-family dwellings	
	Structured parking	As regulated by the special area plan for traditional city
	Townhouses	
	Two-family dwellings	
GN-074	Veterinary services	Only within enclosed buildings and in accordance with article VI
IN-0752	Animal specialty services, except veterinary	Only within enclosed buildings
GN-078	Landscape and horticultural services	

MG-15	Building construction - General contractors and operative builders	
MG-17	Construction - Special trade contractors	
IN-2261	Finishers of broadwoven fabrics of cotton	
IN-2262	Finishers of broadwoven fabrics of manmade fiber and silk	
MG-27	Printing, publishing and allied industries	
MG-41	Local and suburban transit and interurban highway passenger transportation	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger transportation	
MG-48	Communications	Accessory transmission, retransmission, and microwave towers up to and including 100 feet in height in accordance with article VI
MG-52	Building materials, hardware, garden supply	Excluding mobile home dealers (GN-527)
MG-53	General merchandise stores	
MG-54	Food stores	Excluding gasoline pumps as accessory uses
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishings and equipment stores	
MG-59	Miscellaneous retail	Excluding fuel dealers (GN-598), junkyards and salvage yards
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developers (IN-6553)
GN-701	Hotels and motels	
MG-72	Personal services	Excluding funeral services and crematories (GN-726)
MG-73	Business services	Excluding disinfecting and pest control services (IN-7342)
MG-76	Miscellaneous repair services	Excluding welding repair (IN-7692) and armature rewinding shops (IN-7694)
MG-78	Motion pictures	Excluding drive-in theaters (IN-7833)
MG-79	Amusement and recreation services	Only within enclosed structures, and excluding go-cart rental and raceway operations

MG-80	Health services	Excluding hospitals (GN-806) and including nursing and personal care facilities (GN-805) in accordance with article VI
MG-81	Legal services	
MG-82	Educational services	Including private schools, in accordance with article VI
GN-832	Individual and family social services	
GN-833	Job training and vocational rehabilitation services	
GN-839	Social services, not elsewhere classified	Excluding rehabilitation centers
MG-84	Museums, art galleries and botanical and zoological gardens	
MG-86	Membership organizations	
MG-87	Engineering, accounting, research, management and related services	Within enclosed buildings
MG-89	Services, not elsewhere classified	
Div. J	Public administration	Excluding correctional institutions (IN-9223)
	<b>USES BY SPECIAL USE PERMIT</b>	
	Accessory transmission, retransmission and microwave towers over 100 feet in height	In accordance with article VI
	Community residential homes over 14 persons	In accordance with article VI
	Emergency shelters	
	Food distribution center for the needy	In accordance with article VI
	Other uses (including light assembly or packaging)	Within completely enclosed structures; no outdoor storage, truck traffic limited to that normal to commercial activities such as grocery stores, loading docks and mechanical equipment must be screened, and sound attenuation shall be provided to any adjacent residential area or area in actual residential use; no access to any residential street; must meet industrial buffers. Storage of hazardous materials in accordance with the county hazardous materials management code
	Rehabilitation centers	In accordance with article VI
	Residences for destitute people	In accordance with article VI
	Social service homes and halfway houses	In accordance with article VI

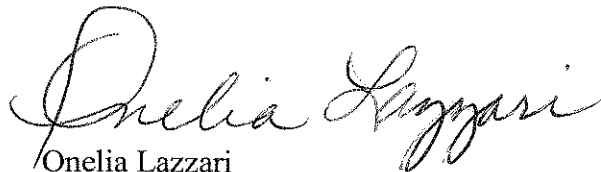
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GN-726	Funeral services and crematories	In accordance with article VI
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### Impact on Affordable Housing

This proposed text amendment will have no impact on affordable housing.

Respectfully submitted,



Onelia Lazzari  
Principal Planner

Prepared by:



Dean Mimms, AICP  
Lead Planner

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## **List of Appendices**

### **Appendix A Supplementary Documents**

- Exhibit A-1 Map - CCD Zoning District
- Exhibit A-2 Letter of Intent from Prioria Robotics, Inc.
- Exhibit A-3 Map - Innovation Zone

### **Appendix B Comprehensive Plan GOPs**

- Exhibit B-1 Future Land Use Element (Goal 2, Objective 2.2 and Policies)

### **Appendix C Application**

- Exhibit C-1 Application