

TO: City Plan Board

Item Number: 1

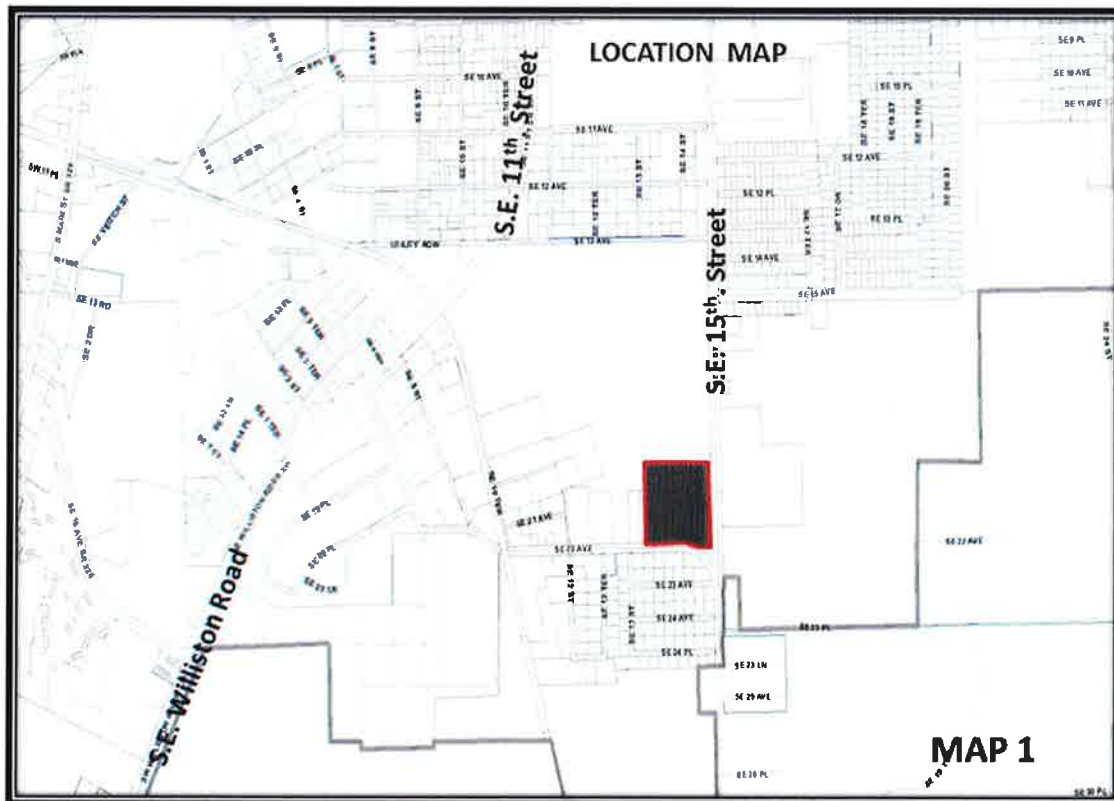
FROM: Planning & Development Services Department

DATE: May 26, 2016

SUBJECT: **Petition PB-16-47 SUP:** Venerable Thich Duc Thong, agent for Dai Tong Lam Buddhist Association, owner. Modify existing Special use permit to allow for the placement of three statues associated with a place of religious assembly. Zoned: RSF-1 (3.5 units/acre single-family residential district). Located at 2120 SE 15th Street.

Recommendation

Staff recommends approval of Petition PB-16-47 SUP with the conditions included in this report and the TRC comments, Appendix "B".



Description

This petition is a request to amend a special use permit which was issued to the **Dai Tong Lam Buddhist Temple on October 22, 2009**. This 'place of religious assembly' sits on 9.18 acres located at the northwest corner of the intersection of SE 15th Street and SE 22nd Avenue. The property has a zoning of RSF-1, which allows this type of use by special use permit.

The requested amendment is to allow three statues to be erected on the grounds of the place of religious assembly; allow a 500 square foot expansion of the existing building; and one vehicular access point off NE 15th Street. One of the statues is 45 feet high which exceeds the height allowed for a principal structure within the RSF-1 zoning district. The applicant was granted a variance by the Board of Adjustment to exceed the allowable height from 35 to 45 feet. In reviewing the request for the increased height for the main statue, the board placed much emphasis on the height of the statue in relationship to surrounding development. The board expressed concerns about the degree of visibility of the statue from the public right-of-ways and surrounding developments. The board determined that based on the placement of the statues and the amount of existing vegetation and structures on the property the statues would have minimal impact on the area. Two other statues, a “Sitting Buddha”, 26.6 feet high and a “Laying Buddha”, 11.75 feet are proposed closer to the east and west property boundaries (See Map 2 below).

The 500 square foot expansion is proposed to enclose a rectangular opening on the west side of the building (See Attachment “D”). The access off SE 15th Street was shown on the approved development plan as a future access point, the applicant now wishes to construct that access to facilitate quicker and more efficient access for patrons arriving from the north and east areas.



The three statues depicted on the development plan have been reviewed by the Technical Review Committee (TRC) and their comments are included as Appendix B.

An existing conditions map reflecting the plan approved by the City Plan Board is included with the application. The existing development includes a 2,500 square feet multipurpose building located immediately north of the parking area which contains 12 paved and 26 grass parking spaces. There are smaller accessory structures located on the west side of the property, interior sidewalks, landscaping and a future pedestrian path with an entry feature is proposed at SE 15th Street. The exact location and design of the 15th Street access will be determined at the time of final development plan approval by Public Works.

Basis for Recommendation

The staff recommendation is based on the criteria for issuance of a special use permit listed in Section 30-233 of the Land Development Code and outlined below. With approval of a special use permit, the Plan Board must make findings concerning the special use proposed to ensure that the design, location, and methods of operation will conform to these criteria.

1. The proposed use and development complies with all required regulations and standards of Chapter 30 of the Land Development Code and all other applicable regulations.

The proposed use is permitted within the RSF-1 zoning district by special use permit, and Section 30-91 of the Land Development Code lists certain conditions that must be met for the use to be allowed. This section requires a minimum lot area of one acre for each place of religious assembly with a building code capacity of 100 persons or less, plus an additional one-half acre for each additional 50 persons of building code capacity. The property is over 9 acres and has more than enough site area to accommodate the assembly area on the site. The proposed development also meets the prescribed setbacks outlined in Section 30-91.

During the initial special use permit review, it was determined that the development complied with all City regulations; placement of the statutes will not alter those conditions and will comply with required standards of the Land Development Code.

Condition 1. Stormwater will be required if impervious surface added is over 1,000 square feet.

Special Standards

One of the proposed statues exceeds the height of structures allowed in the RSF-1 district but a variance was issued by the Board of Adjustment to allow the height of 45 feet.

Condition 2. The statue shall not contain any direct lighting but may only be indirectly lit subject to the photometric standards of the Land Development Code.

Condition 3. Existing trees and landscaping shall be maintained to ensure screening from surrounding developments. Future proposals to remove trees on the site must ensure effective measures to ensure that the 45 foot statue has a minimum 70% opaque screening from the public right-of-ways and surrounding developments.

2. The proposed use and development will have general compatibility and will be in harmony with the uses and structures on adjacent and nearby properties.

The existing development is of a scale and design that is consistent with the surrounding single-family residential and recreational uses. A relatively small portion of the property is actually improved and much of the existing tree cover will be preserved. The proposed statutes will be placed at locations on the site that will ensure appropriate screening and buffering from the public rights-of-ways and surrounding developments.

Given implementation of the comments and conditions listed in the special use permit, staff has determined that the development as proposed will have general compatibility and harmony with the uses and structures on adjacent and nearby properties.

3. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development.

Electric, water, and sanitary sewer facilities are available to adequately serve the site. The proposed improvements will not result in any need for additional public utility services.

4. The use and development is serviced by streets of adequate capacity to accommodate the traffic impacts of the proposed use.

The development has frontage on two main roadways with connecting links to the major corridors within the City. It is adequately served by streets affording options for access to the general roadway network. The main access to the site is off SE 22nd Avenue which is a significant east/west connector linking the main north/south streets, such as Main Street, Williston Road, and to other major roadways. The proposed SE 15th Street access will provide an additional access point to serve patrons attending the Temple from the northeast and east areas of Gainesville. The temporary access from SE 15th Street is to allow delivery of the proposed statutes to the site.

Condition 4. One permanent access is allowed off SE 15th Street; it shall be paved and must be approved by Alachua County Public Works.

Condition 5. A temporary access point shall be allowed off SE 15th Street to allow delivery of vehicles associated with erection of the statutes. This access must be approved by Alachua County Public Works.

5. Screening and buffers are proposed of such type, dimension and character that will improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.

During the initial special use permit and development plan review, it was determined that the development satisfied the requirements for screening and buffering in a manner that ensures compatibility and harmony with surrounding developments. The proposed statues will not alter that relationship but are facilitated by the amount of vegetation that provides buffering and screening.

6. The use and development conforms to the general plans of the City as embodied in the Gainesville comprehensive plan.

The uses of the property as a place of religious assembly was approved by the City after establishing conformance with the Comprehensive Plan and general plans of the City. The proposed modifications to add three statues and a small enclosure is not expected to alter the compatibility and co-existence of the development to surrounding uses. The 45-foot statue is certainly an atypical structure and could be quite noticeable; however, due to its placement relative to the property boundaries and the occurrence of tall and lush vegetation, the impact of the statue is significantly minimized.

The impact of the two smaller statues, the Siting and Laying Buddha, are more characteristic of structures typically associated with places of religious assembly or civic uses and exert negligible impact on the public right-of-ways and surrounding developments.

7. The proposed use and development meets the level of service standards adopted in the comprehensive plan and conforms with the concurrency management requirements of the Land Development Code as specified in Article III, Division 2.

This property is located within Zone A of the Transportation Mobility Program Area (TMPA) and is exempt from concurrency standards.

Respectfully submitted,



Ralph Hilliard
Planning Manager

Prepared by:



Lawrence Calderon
Lead Planner

Special Use Permit Conditions:

Condition 1. Stormwater will be required if impervious surface added is over 1,000 square feet.

Condition 2. The statue shall not contain any direct lighting but may only be indirectly lit subject to the photometric standards of the Land Development Code.

Condition 3. Existing trees and landscaping shall be maintained to ensure screening from surrounding developments. Future proposals to remove trees on the site must ensure effective measures to ensure that the 45 foot statue has a minimum 70% opaque screening from the public right-of-ways and surrounding developments.

Condition 4. One permanent access is allowed off SE 15th Street; it shall be paved and must be approved by Alachua County Public Works.

Condition 5. A temporary access point shall be allowed off SE 15th Street to allow delivery of vehicles associated with erection of the statues. This access must be approved by Alachua County Public Works.

List of Appendices

- Attachment A. Application and Neighborhood Workshop Information**
- Attachment B. Technical Review Committee Comments and Requirements**
- Attachment C. Comprehensive Plan & Land Development Code References**
- Attachment D. Development Plan Maps**

Attachment “A”

Application and Neighborhood Workshop Information

APPLICATION FOR SPECIAL USE PERMIT
Planning & Development Services

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

Application for a special use permit will be accepted for review only after a pre-application conference (First Step Meeting). Application to be completed by applicant. Application must include a preliminary development plan. Incomplete applications will be returned to the applicant.

Name of Owner(s) (please print)
Name: DAI TONG LAM BUDDHIST ASSOCIATION
Address: 2120 SE 15th Street
Gainesville, FL 32641
Phone: 352-275-4038 Fax: _____
Owner's Signature: _____
(If additional owners, please include on back)

Applicant(s)/Agent(s), if different
Name: Venerable Thich Duc Thong (Phuc Cao Le)
Address: 2120 SE 15th Street
Gainesville, FL 32641
Phone: 352-872-8250 Fax: _____

PROPERTY INFORMATION: (Information below applies to property for which a Special Use Permit is being requested.)
Street address: 2120 SE 15th Street
Gainesville, FL 32641
Tax parcel no(s): 15976-000-000
Legal description (use separate sheet, if needed):
NE1/4/OF SE1/4 OF SE1/4 LESS R/W DB 313 PG 405 & LESS E 50 FT OR 988/649 DEED IN ERROR NO SEC-TWP&RANGE)OR 3805/0503

I hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area for which the permit is being requested.

Signature of applicant: _____ Date: _____

Certified Cashier's Receipt:

Relate to Petition NO. PB-09-117

APR 5 2005
PLANNING DIVISION

PB-16-47 SUP
A Nan Temple
2120 SE 15th Street

A Special Use Permit is requested pursuant to Section 30, Subsection 235, Paragraph (a), of the Land Development Code, City of Gainesville, to allow the following use:

Place of religious assembly (add religious statues)

A preliminary site plan is/is not required and is/is not attached.

Existing zoning classification: RSF1 Existing land use designation: Religious Assembly

Existing use of property: Religious Assembly

SURROUNDING PROPERTY INFORMATION: (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)

	Zoning	Land Use	Existing Use
North	RSF1	SF	Vacant, undeveloped
South	RSF1	SF	Single family residential
East	PS, RSF1	SF-REC	Tennis Court, City Park, vacant
West	RSF1	SF	Single family residential, vacant undeveloped

TO THE APPLICANT: (Please sign the bottom of this application after you have read the following.)

- The City of Gainesville will notify owners of property within 400 feet of the subject property of this application.
- No application for a Special Use Permit shall be entertained within 2 years after the denial or withdrawal of a request for the same use for the same property.
- The City Plan Board's decision concerning a Special Use Permit may be appealed by the applicant to a hearing officer within 15 days of the date notification of the decision is sent by certified mail to the applicant.

Signature: _____ Date: _____

Name of Owner (please print)	
Name: DAI TONG LAM BUDDHIST ASSOCIATION	
Address: 2120 SE 15th Street	
Gainesville, FL 32641	
Phone: 352-275-4038	Fax: _____
Owner's Signature: _____	
(If additional owners, please list on separate sheet)	

Name of Owner (please print)	
Name: Venerable Thich Duc Thong (Phuc Cao Le)	
Address: 2120 SE 15th Street	
Gainesville, FL 32641	
Phone: 352-872-8250	Fax: _____
Owner's Signature: _____	

Reference: Chapter 30, Land Development Code
City Code of Ordinances, Article VII, Division 5

Relate to Petition NO. PB-09-117

Neighborhood Workshop for a Placement of Three Religious Statues

A neighborhood workshop will be help to discuss the placement of three religious statues on A Nan Temple. This is not a public hearing.

Date: Sunday March 27, 2016

Time: 9:00 AM – 9:30 AM

Place: A Nan Temple

2120 SE 15th Street

Gainesville, FL 32641

If you have any questions, please call A Nan Temple, 352-275-4038.

Venerable Thich Duc Thong
A Nan Temple
Gainesville, Florida
March 10, 2016



Published: 3/11/2016

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a modification to Petition PB-09-117 on 8.7 acres at 2120 SE 15th Street. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

The meeting will be held Sunday, March 27, 2016 at 9:00 AM at the A Nan Temple, 2120 SE 15th St., Gainesville, FL.
Contact person: Venerable Thich Duc Thong (352) 275-4038

(<http://marketplace.news-journalonline.com/pdf/309/GH030424.pdf>)



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adId=GH030424&L

Starting At
\$22,300
MSRP*

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NISSAN ALTIMA®
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As Shown \$23,850 MSRP. 2015 Altima 2.5 S with Special Edition Package, Sport Chairs and Floor Mats - other optional equipment shown, see dealer for details.

Up To
\$4,275
Total Savings*

THE 2015
NISSAN ALTIMA®
*More Cash Back Information

l in hotel room

Hassell was charged with child neglect and was sentenced to prison. She is slated to be released in April 2017. The man was returned to Colorado to face his charges.

—Contact Austin L. Miller at 867-4118, austin.miller@starbanner.com or @almillerosb.

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a modification to Petition PB-09-117 on 8.7 acres at 2120 SE 15th Street. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

The meeting will be held Sunday, March 27, 2016 at 9:00 AM at the A Nan Temple, 2120 SE 15th St., Gainesville, FL.
Contact person: Venerable Thich Duc Thong (352) 275-4038



HELP END HOMELESSNESS! PLEASE DONATE

For our housing program:
Vacant or "fixer-upper" houses,
condos, RVs & motorhomes



For our "get a ride to work" program:
Bicycles, scooters, cars, vans & pickup trucks

ALL DONATIONS ARE TAX DEDUCTIBLE

To donate call, text or e-mail: (352) 575-8307
donations@gracemarketplace.org

A Nan Temple – 2120 SE 15th Street – Gainesville, FL 32641

9:00AM - 9:30AM

[illegible]

Attachment "B"

TECHNICAL REVIEW COMMITTEE COMMENTS

PLANNING & DEVELOPMENT SERVICES DIVISION
THOMAS CENTER BUILDING "B"
306 NE 6TH AVENUE (352)334-5023

PETITION NO. <u>PB-16-47 SUP</u>	DATE PLAN RECEIVED: 4/5/2016	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input checked="" type="checkbox"/> Prelim Dev <input checked="" type="checkbox"/> Final Dev <input type="checkbox"/> Amendment <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Dev <input type="checkbox"/> Design Plat </div> <div style="width: 45%;"> <input type="checkbox"/> Concept <input type="checkbox"/> Minor Dev. <input type="checkbox"/> Minor Sub. <input type="checkbox"/> Street Vacation <input type="checkbox"/> Other: Land Use </div> </div>
REVIEWING BODY: Technical Review Cmt.	REVIEW DATE: 5/18/2016	
	REVIEW LEVEL: N/A	
PROJECT DESCRIPTION: <u>Petition PB-16-47 SUP:</u> Venerable Thich Duc Thong, agent for Dai Tong Lam Buddhist Association, owner. Modify existing Special use permit to allow for the placement of three statues associated with a place of religious assembly. Zoned: RSF-1 (3.5 units/acre single-family residential district). Located at 2120 SE 15th Street.		PROJECT PLANNER: Lawrence Calderon
PROJECT LOCATION: Located at 2120 SE 15th Street.		PROPERTY AGENT: Venerable Thich Duc Thong.

RECOMMENDATIONS/REQUIREMENTS/COMMENT

Planning Comments: Approvable subject to comments.
Lawrence Calderon, Lead Planner,
352-334-5023 May 26, 2016

1. The statue shall not contain any direct lighting but may be indirectly lit subject to the photometric standards of the Land Development Code.
2. Existing trees and landscaping shall be maintained to ensure screening from surrounding developments. Future proposals to remove trees on the site must ensure effective measures to ensure that the 45 foot statue has a minimum 70% opaque screening from the public right-of-ways and surrounding developments.

TRC COMMENTS

(CONTINUED)

3. Construction of the 500 square foot expansion is not subject to the 12 months valid period of the Special Use Permit. However, the applicant must file an application for a building permit prior to construction of the enclosure.

Concurrency Comments (Approvable subject to below)

Jason Simmons, Concurrency Planning, 334-5022

1. Concurrency Exempt.

Public Works Department Comments (APPROVABLE - Subject to Comments)

1. Provide legal written authorization for proposed work in the easements.

Roadway & Site Design : COMMENTS - Reviewed by : Rick Melzer (352) 393-8407

1. Applicant must apply for a roadway construction permit prior to construction of the access point of SE 15th Street.

Building Department Comments

Linda Patrick, Plans Examiner (PX934), 334-5050

patricklr@cityofgainesville.org

Fire and Life Safety Services (Approvable)

Steve Hesson, Fire Inspector, 334-5065

Urban Forestry Comments (Approvable as submitted)

Earline Luhrman, Urban Forestry Inspector, 393-8188

GRU Comments (Not Approved)

Neal Beery, GRU New Services TSS III, 352-393-1452

Approved - There are no conflicts with GRU utilities.

- Locate utilities prior to construction and maintain 10' separation between any water or sewer lines.

GPD Crime Prevention Unit Comments (INSERT REVIEW RESULT)

Dr. Richard Schneider, rschnei@ufl.edu

Is there any lighting adjacent to the statutes? Any lighting planned for from the temple on paths to the statutes? Please show this.

Dr. Richard Schneider, rschnei@ufl.edu

Attachment C.

Comprehensive Plan & Land Development Code References

Sec. 30-51. - Single-family residential districts (RSF-1, RSF-2, RSF-3 and RSF-4).

- (a) Purpose. The single-family districts are established for the purpose of providing areas for low density single-family residential development with full urban services at locations convenient to urban facilities, neighborhood convenience centers, neighborhood shopping centers and activity centers. These districts are characterized by single-family residential structures designed and located so as to protect the character of single-family residential neighborhoods.
- (b) Objectives. The provisions of these districts are designed to:
 - (1) Protect and stabilize the essential characteristics of such existing development;
 - (2) Encourage such future development to occur on vacant land where the natural characteristics of such land are suitable for this type of development;
 - (3) Enable single-family development to occur at appropriate locations and with sufficient density so as to facilitate the provision of urban services and facilities in an economical and efficient manner;
 - (4) Encourage low density development where higher density development would be detrimental to the health, safety and welfare of the community by reason of environmental constraints, open space or other factors; and
 - (5) Discourage any activities not compatible with such residential development.
- (c) Permitted uses.
 - (1) Uses by right.
 - a. Single-family dwellings and customary accessory buildings incidental thereto.
 - b. Occupancy of a single-family dwelling by one family.
 - c. Community residential homes, in accordance with article VI.
 - d. Family child care homes, in accordance with state law.
 - e. Adult day care homes, in accordance with article VI.
 - f. Home occupations, in accordance with article IV.
 - g. Large family child care homes, in accordance with article VI.
 - (2) Uses by special use permit.
 - a. Places of religious assembly, in accordance with article VI.
 - b. Private schools, in accordance with article VI.
 - c. Public schools, other than institutions of higher learning, in accordance with section 30-77, educational services district (ED).
- (d) General requirements. All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-56 and article IX.

-
- (e) Dimensional requirements. (See Table 1):

TABLE 1. DIMENSIONAL REQUIREMENTS FOR RSF DISTRICTS
Principal Structures

	RSF-1	RSF-2	RSF-3	RSF-4
Maximum density	3.5 du/a	4.6 du/a	5.8 du/a	8 du/a
Minimum lot area	8,500 sq. ft.	7,500 sq. ft.	6,000 sq. ft.	4,300 sq. ft.
Minimum lot width at minimum front yard setback	85 ft.	75 ft.	60 ft.	50 ft.
Minimum lot depth	90 ft.	90 ft.	90 ft.	80 ft.
Minimum yard setbacks:				
Front	20 ft.	20 ft.	20 ft.	20 ft.
Side (interior)	7.5 ft.	7.5 ft.	7.5 ft.	7.5 ft.
Side (street)	10 ft.	10 ft.	7.5 ft.	7.5 ft.
Rear	20 ft.	20 ft.	15 ft.	10 ft.
Maximum building height	35 ft.	35 ft.	35 ft.	35 ft.

Accessory Structures¹, Excluding Fences and Walls

Minimum front and side yard setbacks	Same requirements are for the principal structure.
Minimum yard setback, rear ²	7.5 ft.
Maximum building height	25 ft.
Transmitter towers ³	80 ft.

¹ Accessory screened enclosure structures whether or not attached to the principal structure may be erected in the rear yard as long as the enclosure has a minimum yard setback of three feet from the rear property line. The maximum height of the enclosure at the setback line shall not exceed eight feet. The roof and all sides of the enclosure not attached to the principal structure must be made of screening material.

² One preengineered or premanufactured structure of 100 square feet or less may be erected in the rear and side yards as long as the structure has a minimum yard setback of three feet from the rear or side property lines, is properly anchored to the ground, and is separated from neighboring properties by a fence or wall which is at least 75 percent opaque.

³ In accordance with article VI.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3955, § 10, 2-14-94; Ord. No. 960060, § 1, 6-8-98; Ord. No. 980990, § 1, 6-28-99; Ord. No. 041268, § 2, 8-22-05; Ord. No. 070619, § 1, 3-24-08)

DIVISION 5. - SPECIAL USE PERMIT

Editor's note— Section 1 of Ord. No. 990193, adopted Nov. 8, 1999, renumbered Ch. 30, Art. VII, Div. 4, "Special Use Permit" as Div. 5 as set forth herein. See the editor's notes to Divs. 4 and 6 of this article.

Sec. 30-231. - Intent.

- (a) It is the intent of this article to recognize and permit certain uses and developments which require special review, and to provide the standards by which the applications for permits for uses and development shall be evaluated.
- (b) It is further intended that special use permits be required for developments which, because of their inherent nature, extent and external effects, require special care in the control of their location, design and methods of operation in order to ensure conformance with the comprehensive plan.

(Ord. No. 3777, § 1, 6-10-92)

Sec. 30-232. - Permit required.

Those uses listed in article IV as permitted special uses in a zoning district may be established in that district only after issuance and recordation of a special use permit by the city plan board.

(Ord. No. 3777, § 1, 6-10-92)

Sec. 30-233. - Criteria for issuance.

No special use permit shall be approved by the city plan board unless the following findings are made concerning the proposed special use:

- (1) That the use or development complies with all required regulations and standards of this chapter and all other applicable regulations.
- (2) That the proposed use or development will have general compatibility and harmony with the uses and structures on adjacent and nearby properties.
- (3) That necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development.

- (4) That the use or development is serviced by streets of adequate capacity to accommodate the traffic impacts of the proposed use.
- (5) That screening and buffers are proposed of such type, dimension and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.
- (6) That the use or development conforms with the general plans of the city as embodied in the city comprehensive plan.
- (7) That the proposed use or development meets the level of service standards adopted in the comprehensive plan and conforms with the concurrency management requirements of this chapter as specified in article III, division 2.

(Ord. No. 3777, § 1, 6-10-92)

Sec. 30-234. - Procedures for approval.

- (a) Application submittal requirements. Each application shall be filed with the city's planning and development services department on the form prescribed. Applications must include a development plan or master plan in accordance with this article. Any incomplete applications will be returned to the applicant. The application must include proof of having met the requirements of section 30-350(b), citizen participation.
- (b) Preliminary conference with applicant. The applicant for a special use permit shall meet with the technical review committee to discuss the procedures and requirements and to consider the elements of the proposed use and site and the proposed site layout.
- (c) Report to city plan board. The city manager or designee shall submit to the city plan board a written report that includes analysis of the application and a recommendation based on the findings required in section 30-233 and development plan review process in article VII.
- (d) Notice. Notice shall be mailed at least ten days before the date of the hearing to all owners of property within 400 feet of the property for which a special use permit has been requested. For this purpose, the owner of property shall be deemed to be the person so shown on the current ad valorem tax records of the county property appraiser.
- (e) City plan board hearing and action.
 - (1) The city plan board shall consider the evidence presented in the public hearing and the written report submitted by the city manager or designee and shall act on the application based on the findings required in section 30-233 and the development plan review process found in article VII.
 - (2) Action on the application shall be one of the following:
 - a. Approval;
 - b. Approval subject to conditions; or
 - c. Denial, with a statement of the reasons for denial.
- (f) Effect of denial or withdrawal on subsequent application. No application for a special use permit shall be entertained within two years after the denial or withdrawal of a request for the same use for the same property. The city plan board may waive this time limitation by the affirmative vote of a super [sic] majority of the members provided 30 days have elapsed since the action of the city plan board to deny the original request, and the city plan board deems such action necessary to prevent an injustice.
- (g) Amended application. Amendment of a petition by the applicant may be permitted at any time prior to or during the public hearing, provided that no such amendment shall be such as to make the case

different from its description in the notice of public hearing. If the amendment is requested by the applicant after notice of the hearing has been given, and such amendment is at variance with the information set forth in the notice, the applicant shall pay an additional fee, in the same amount as the original fee, to cover amended public notice. If the amended notice can be mailed at least ten days prior to the hearing originally scheduled, the hearing on the amended petition may be held on that date, otherwise the chairperson shall announce that the public hearing will be continued to a future meeting, before which appropriate notice will be given.

- (h) Appeal of decision. Any affected person may appeal the city plan board's decision on an application for a special use permit to a hearing officer. The appeal must be filed within 15 days of the decision. The procedure for the appeal shall be the same as is provided in subsection 30-352.1 for appeals from decisions of the development review board.
- (i) Final development plan approval. Prior to the issuance of any development order or building permit, final development plan approval will be required in accordance with applicable provisions of article VII.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3960, §§ 1, 2, 2-28-94; Ord. No. 3995, § 1, 7-25-94; Ord. No. 000902, § 2, 5-29-01; Ord. No. 110373, § 3, 3-21-13)

Sec. 30-235. - Amendments to and modification of permits.

- (a) Any change or amendment which modifies one of the following criteria shall constitute a modification of the special use permit and will be processed as a new special use permit:
 - (1) A change in the boundaries of the approved site, except for minor boundary adjustments;
 - (2) A change from the approved use;
 - (3) Either an increase of ten percent or more or incremental increases that total ten percent or more in the floor area or number of parking spaces as approved;
 - (4) Substantial changes in the approved location of principal and/or accessory structures;
 - (5) Structural alterations significantly affecting the basic size, form, style, ornamentation and appearance of principal and/or accessory structures as shown on the approved plans;
 - (6) Substantial changes in approved pedestrian or vehicular access or circulation; and
 - (7) Substantial change in the approved amount or location of landscape screens or buffers.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 110373, § 3, 3-21-13)

Sec. 30-236. - Expiration, abandonment, revocation and extension of permits.

- (a) Expiration. Permits issued under this article will expire within 12 months, or an additional time period should the city plan board deem necessary, if the petitioner has taken no act in reliance on the issued permit.
- (b) Abandonment of permits. On request of the permit holder, the department of community development may approve the abandonment of a special use permit provided no construction has begun.
- (c) Cessation of use. If use granted by a special use permit pursuant to this article ceases for a continuous period of 12 months, the permit becomes void.
- (d) Revocation of permit. If any conditions of the special use permit are violated, the permit issuing authority may revoke the permit after giving proper notice to the grantee. The permit may be

reinstated by the department of community development if the circumstances leading to the revocation are corrected.

- (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.

(Ord. No. 3777, § 1, 6-10-92)

Comprehensive Plan Goals, Objectives and Policies

Policy 1.1.1

To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.

Policy 1.1.3

Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

Policy 1.1.4

The City and its neighborhoods, to the extent possible, shall have a center focus that combines commercial, civic, cultural, and recreational uses.

Policy 1.2.5

The City should encourage creation of short-cuts for pedestrians and bicyclists with additional connections and cross access in order to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.

Policy 1.3.3

Centers should, to the extent feasible, contain a range of mixed land use types preferably within a one-quarter mile area including such uses as neighborhood-scaled retail, office, recreation, civic, school, day care, places of assembly, and medical uses. The uses should be compact and vertically and horizontally mixed. Multiple connections to and from surrounding areas should be provided along the edges of a mixed-use area.

Objective 3.4 The City shall ensure that services and facilities needed to meet and maintain the Level of Service (LOS) standards adopted in this Plan are provided.

Policy 3.4.1

The City shall determine and monitor whether facilities and services that will serve proposed development meet adopted LOS standards. The Concurrency Management System shall be used to maintain adopted LOS standards.

Single-Family (up to 8 units per acre)

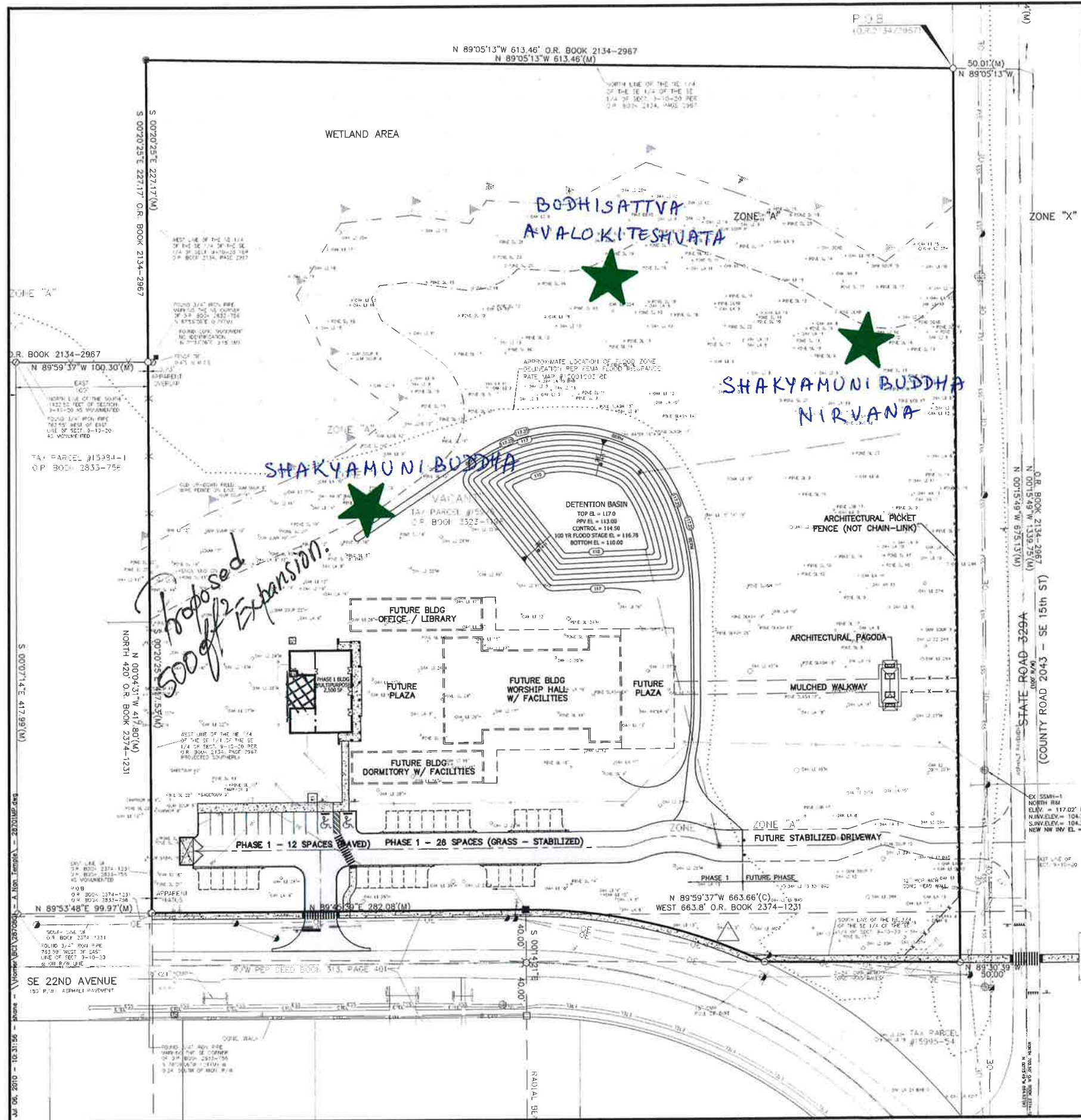
This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. **Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries.** Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.

Policy 4.2.1

The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low - intensity uses by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and tree canopy.

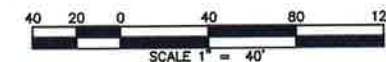
ATTACHMENT “D”

Development Plan Maps and Drawings



GENERAL NOTES

1. THE MASTER PLAN IS INCLUDED FOR INFORMATIONAL PURPOSES TO DEPICT THE FUTURE BUILDINGS, COURTYARD AREAS AND STABILIZED DRIVEWAY FOR THE FULL BUILDOUT CONDITION.
2. THE STORMWATER MANAGEMENT SYSTEM HAS BEEN DESIGNED TO ACCOMMODATE THE FULL BUILDOUT CONDITION. THE STORMWATER MANAGEMENT SYSTEM WILL BE CONSTRUCTED WITH PHASE 1.



No.	DATE	REVISION NOTE	BY	APPR.
8	7/6/10	BID SET	STC	AJB
4	2/10/10	REVS PER CITY COMMENTS	STC	AJB
1	9/9/09	REVS PER CITY COMMENTS	STC	AJB

CLIENT: DAI TONG LAM BUDDHIST ASSOCIATION, INC.

PROJECT: A NAN TEMPLE

SHEET TITLE: MASTER SITE PLAN

BROWN & CULLEN
INC.
CIVIL ENGINEERS
and
LAND PLANNERS

3530 N.W. 43rd Street
Gainesville, Florida 32606
PHONE: (352) 375-8999 FAX: (352) 375-0833
E-MAIL: bcl@brown-cullen.com
St. of Fla. Bd. of Prof. Eng. Cert. of Auth. No. 8263

PROJECT ENGINEER A.J. "JAY" BROWN, JR., P.E. 43879	DATE: JUNE, 2009
PROJECT NO. 287-08-01	DRAWN BY: RLW
PROJECT MGR. AJB	CHECKED BY: ON
SHEET: 4	OF: 9

PB-16-47 SUP
A Nan Temple
2120 SE 15th Street

LYING BUDDHA STATUE
A-NAN TEMPLE
2120 SE. 15 TH
GAINESVILLE, FL

OWNER:

CONSTRUCTION DOCUMENTS

COVER PAGE

Sheet Title

DATE: 4/1/2016

DRAWN BY: OVH

REVISED :

REVISED :

REVISED :

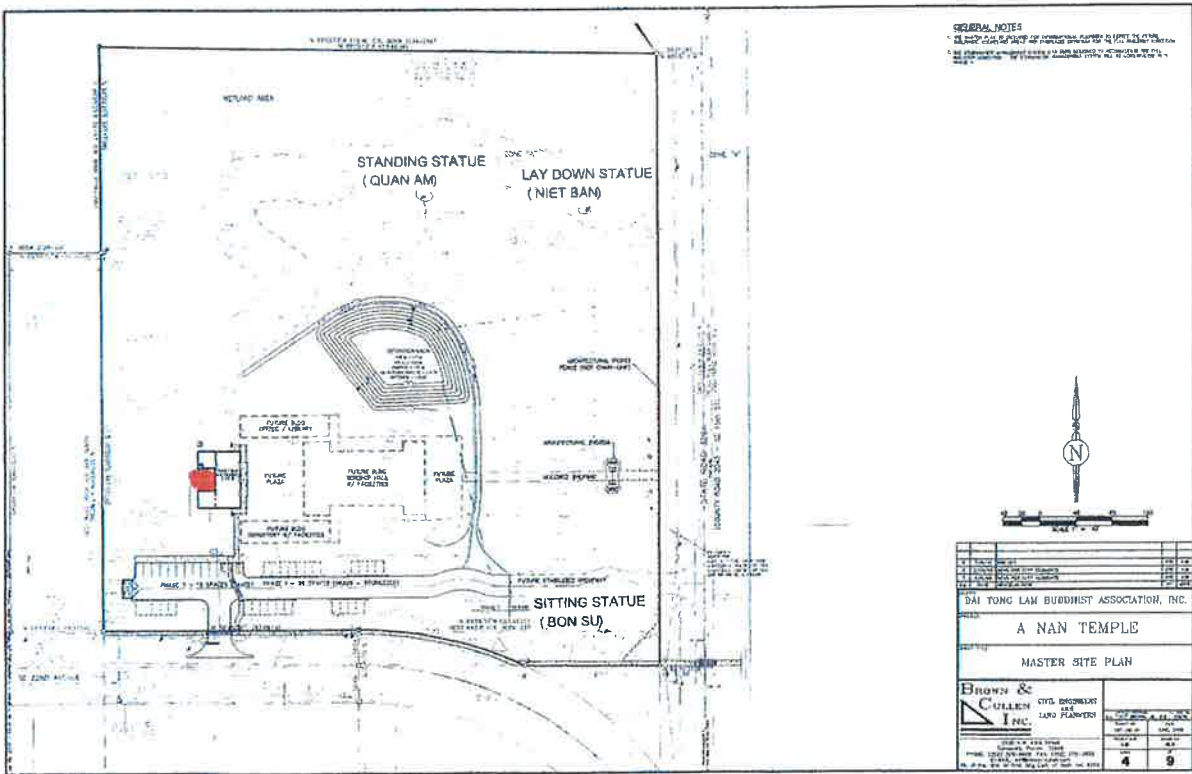
REVISED :

Sheet No. C-1

Consultants

A NAN TEMPLE'S STATUES

2120 SE, 15 TH GAINESVILLE, FL



LOCATION PLAN

DRAWING'S INDEX

SHEET	TITLE	SCALE	REVISED	REMARK
C-1	GENERAL INFORMATION	N.T.S.		
A-1	STANDING BUDDHA STATUE DETAIL PLAN	1/4"=1'-0"		
A-2	SITTING BUDDHA STATUE DETAIL PLAN	1/4"=1'-0"		
A-3	NIET BAN STATUE DETAIL PLAN	1/4"=1'-0"		

BUILDING DATA

WIND SPEED 150 MPH (3 SECOND GUST)
WIND IMPORTANCE FACTOR $I_w = 1.0$
WIND EXPOSURE - OPEN
INTERNAL PRESSURE COEFFICIENT = 0
CATEGORY OF RISK = I

CODE COMPLIANCE:

1. 2014 FLORIDA BUILDING CODE

STRUCTURE DESIGN CRITERIA:

1. CODES FLORIDA BUILDING CODE 2010
ASCE 7-10

NOTES:
1/ #5 DOWEL BARS SHALL BE PROVIDED AT ALL CORNERS AND END
2/ ALL CONCRETE SHALL BE NORMAL WEIGHT WITH A DESIGN STRENGTH OF 3,500 PSI (28 DAYS)
3/ ALL REINFORCING STEEL SHALL HAVE MIN. COVER OF 3"
4/ ALL REINFORCING STEEL SHALL HAVE A 25' MINIMUM LAP
5/ ALL REINFORCING STEEL SHALL BE GRADE 60

A NAN TEMPLE'S STATUES

2120 SE, 15 TH GAINESVILLE, FL

HMD
ENTERPRISES INC
DESIGN & CONSTRUCTION
1280 PRINCE CT. LAKE MARY, FL 32748
(407) 383-6163
CGC 058578

LYING BUDDHA STATUE
A-NAN TEMPLE
2120 SE, 15 TH
GAINESVILLE, FL

OWNER:

CONSTRUCTION DOCUMENTS

COVER PAGE

Sheet Title

DATE: 4/1/2016
DRAWN BY: DVH

REVISED:

REVISED:

REVISED:

REVISED:

Sheet No. C-1

Consultants

DRAWING'S INDEX

SHEET	TITLE	SCALE	REVISED	REVISED	REMARK
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BUILDING DATA

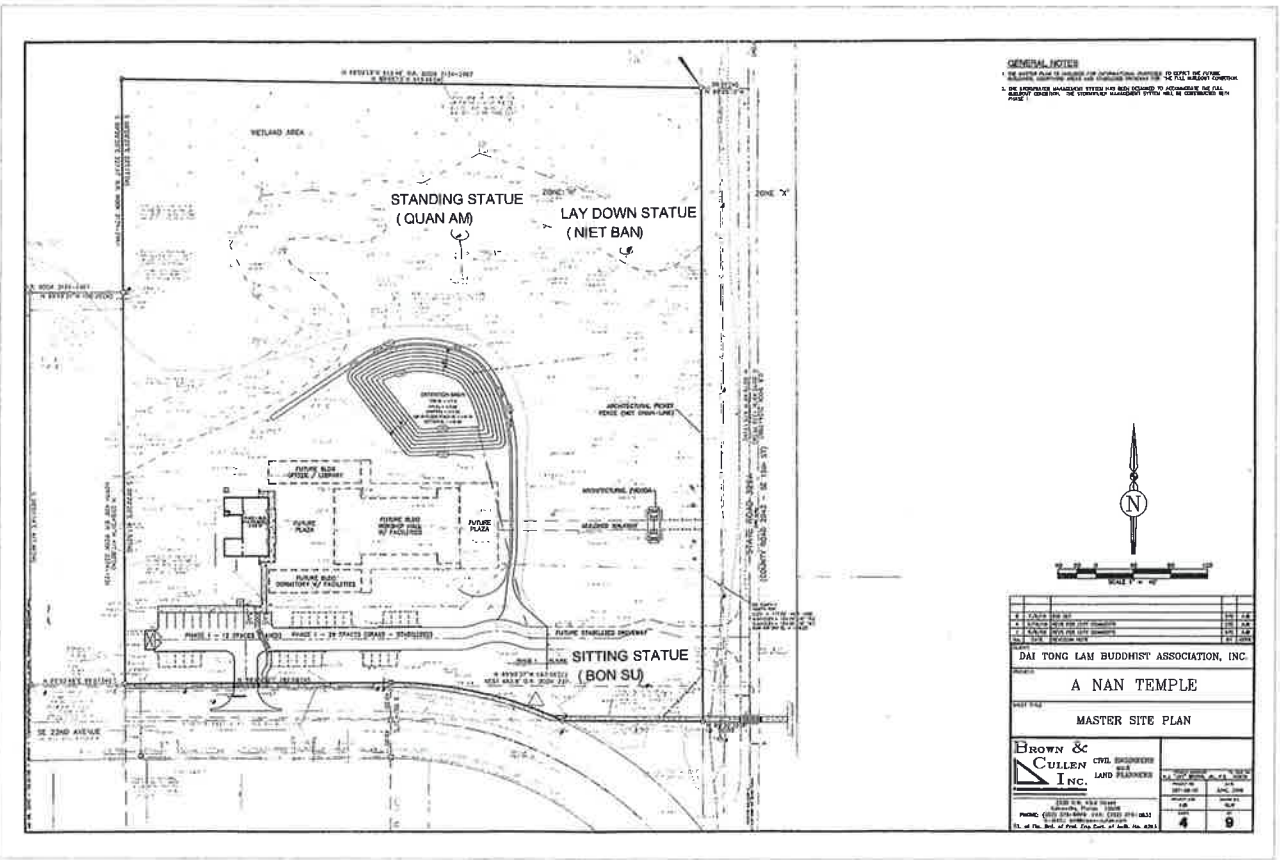
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WIND EXPOSURE - OPEN
INTERNAL PRESSURE COEFFICIENT = 0
CATEGORY OF RISK = 1

CODE COMPLIANCE:
1. 2014 FLORIDA BUILDING CODE

STRUCTURE DESIGN CRITERIA:

1. CODES: FLORIDA BUILDING CODE 2010
ASCE 7-10

NOTES:
1/ AS DOWEL BARS SHALL BE PROVIDED AT ALL CORNERS AND END
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LOCATION PLAN

Ree
5/10/2016

SITTING BUDDHA STATUE
A-NAN TEMPLE
2120 SE. 15 TH
GAINESVILLE, FL

OWNER:

CONSTRUCTION DOCUMENTS

DETAIL PLAN

Sheet Title

DATE: 4/1/2016

DRAWN BY: DVH

REVISED: 4/25/2016

REVISED:

REVISED:

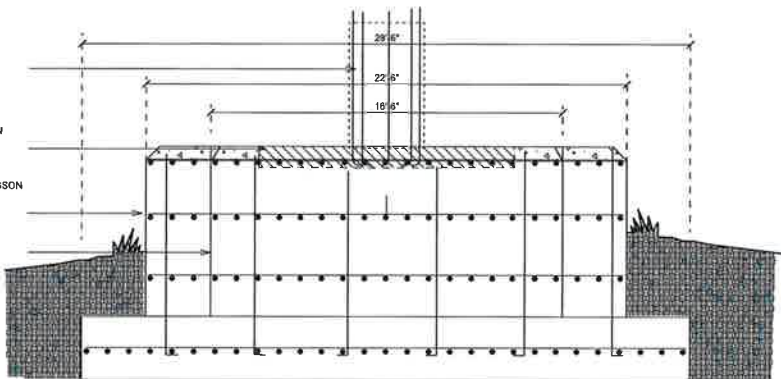
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Sheet No. **A 2**

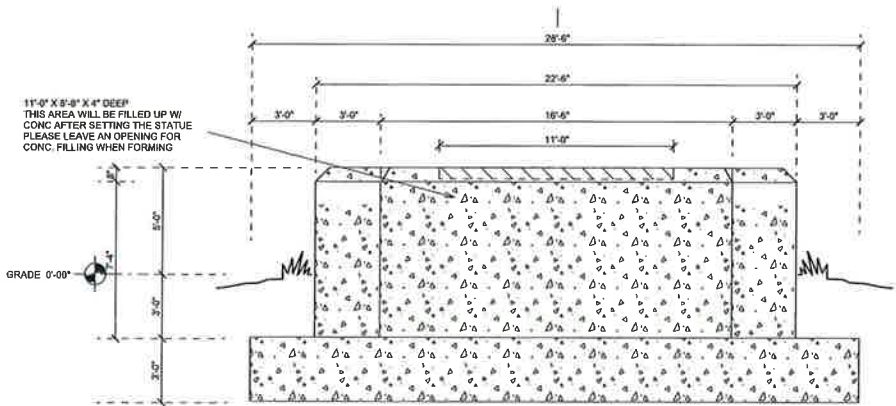
Consultants

Received
5/11/2016

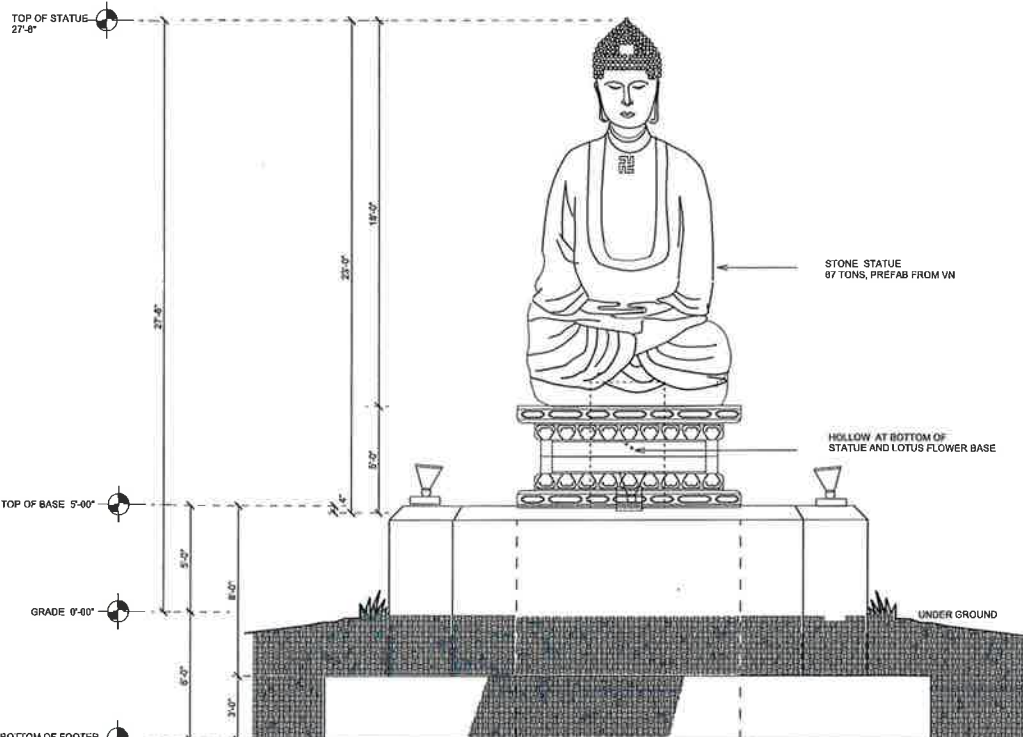
28 DAY SET UP
3500 PSI CONC
HOLLOW AT BOTTOM OF
STATUE AND LOTUS
FLOWER BASE
(5) 1" R #8 REBAR,
GC TO VERIFY EXACTLY
OPENING UNDER THE
STATUE BASE W/ OWNER
PRIOR FORM THIS LOCATION
FILL WITH CONC., 3500 PSI
14 DAY SET UP
FORM W/ 2X4 AND PLYWOOD
OR USING CORRUGATED CAISSON
FOOTER W (3) ROWS
OF #6 REBARS, 18" O.C
EACH WAY, 3" CLEARANCE
#5 VERTICAL @ 4" O.C



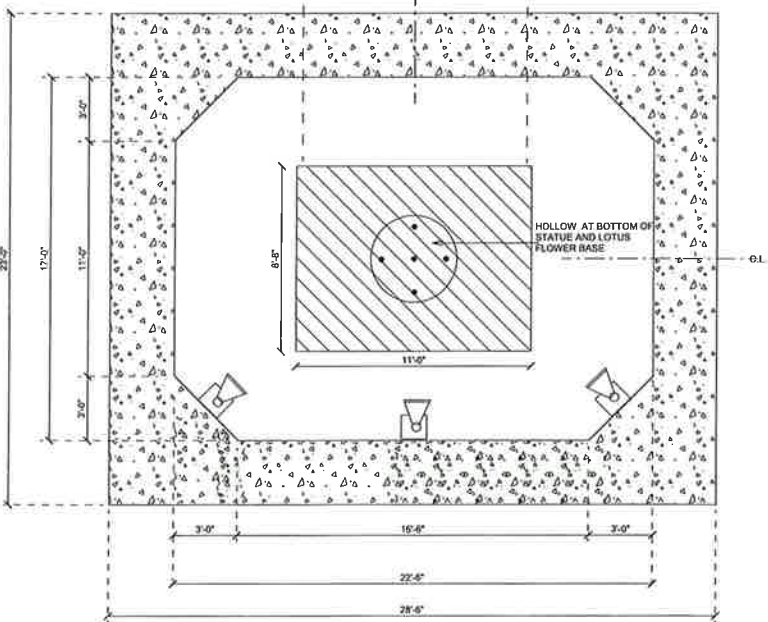
FOUNDATION PLAN
SCALE: 1/4" = 1'



CONCRETE BASE DETAIL
SCALE: 1/4" = 1'



SITTING BUDDHA STATUE
SCALE: 1/4" = 1'



CONCRETE BASE BIRD EYE VIEW
SCALE: 1/4" = 1'

FLOOD LIGHT
(3/4" CONDUIT TO BE INSIDE CONCRETE)
CONTROL BY A 30 A BREAKER AND A SWITCH
#10 WIRE

LAYING DOWN BUDDHA STATUE
A-AN TEMPLE
2120 SE. 15 TH
GAINESVILLE, FL

OWNER: _____

CONSTRUCTION DOCUMENTS

**LAYING DOWN STATUE
DETAIL PLAN**

Sheet Title

DATE: 3/31/2016

DRAWN BY: DVH

REVISED: 4/25/2016

REVISED:

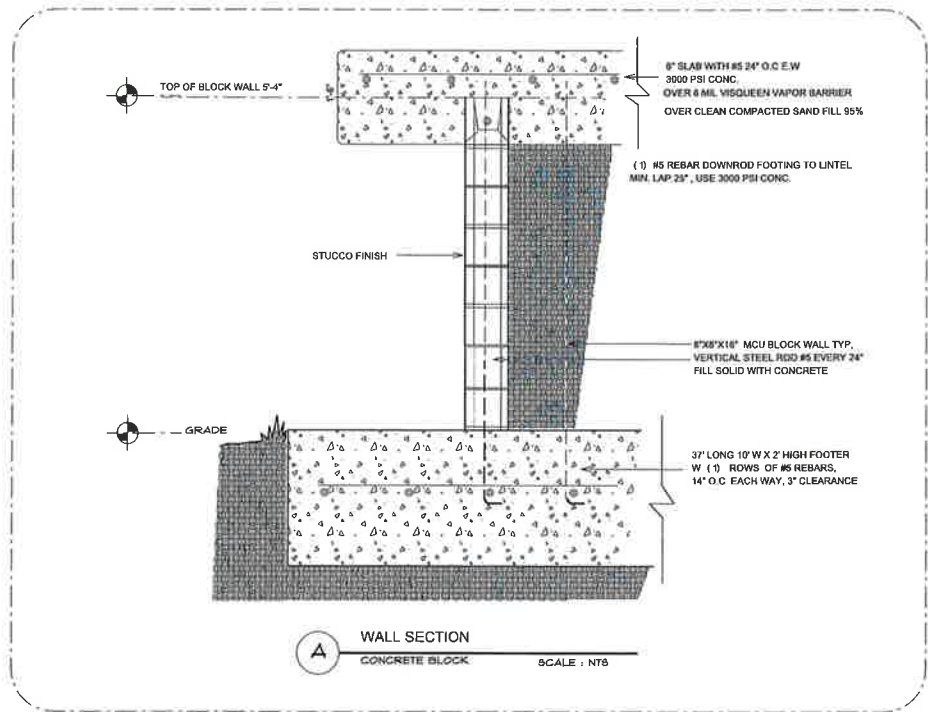
REVISED:


REVISED:

Sheet No. **A 3**

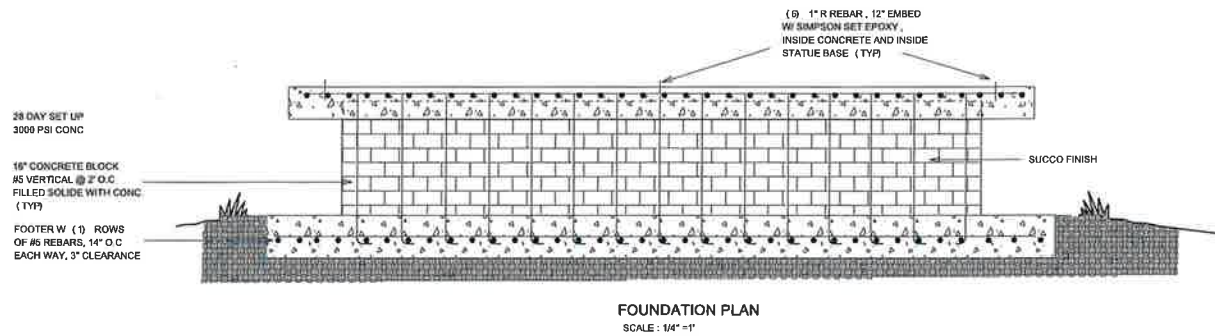
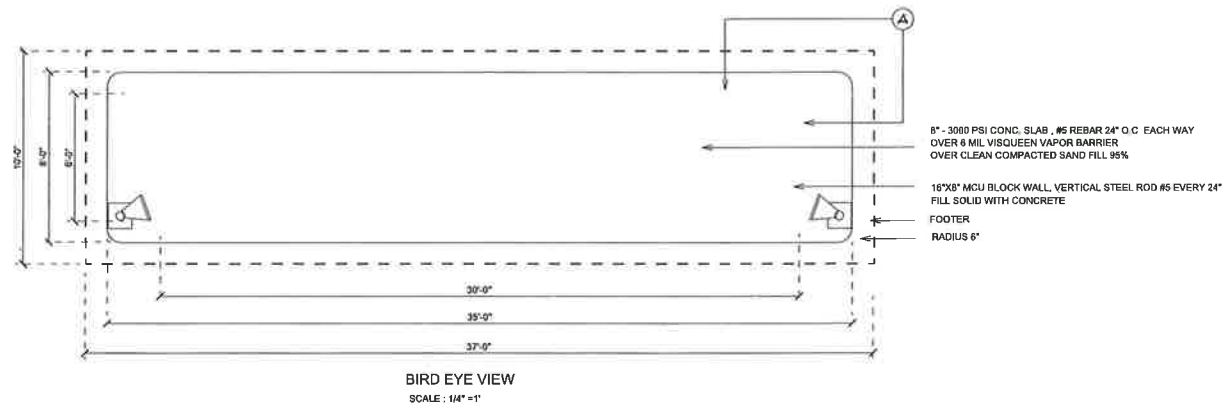
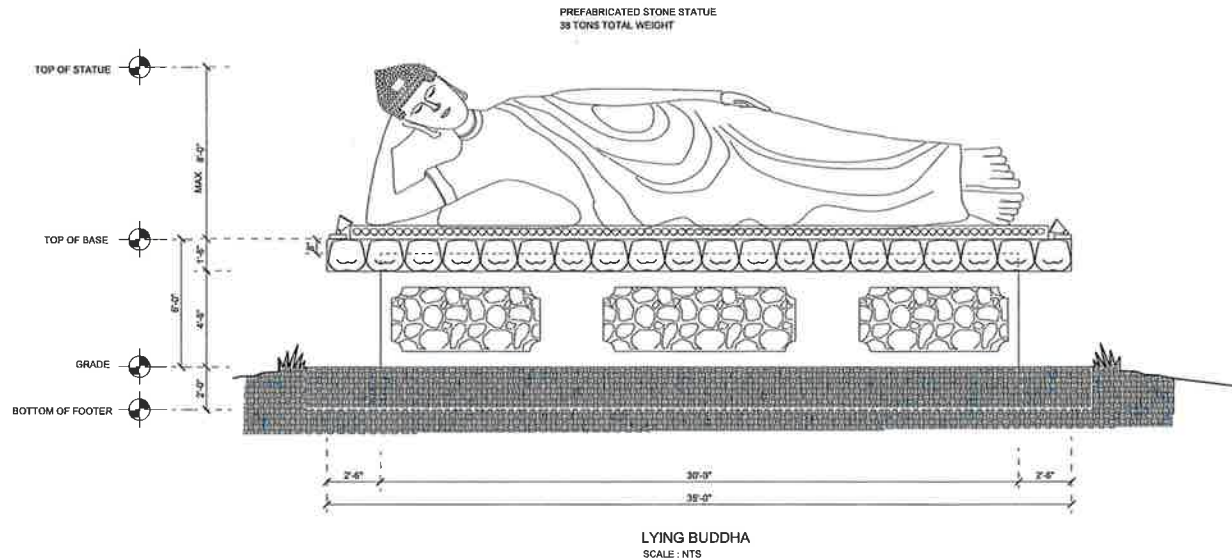
Consultants

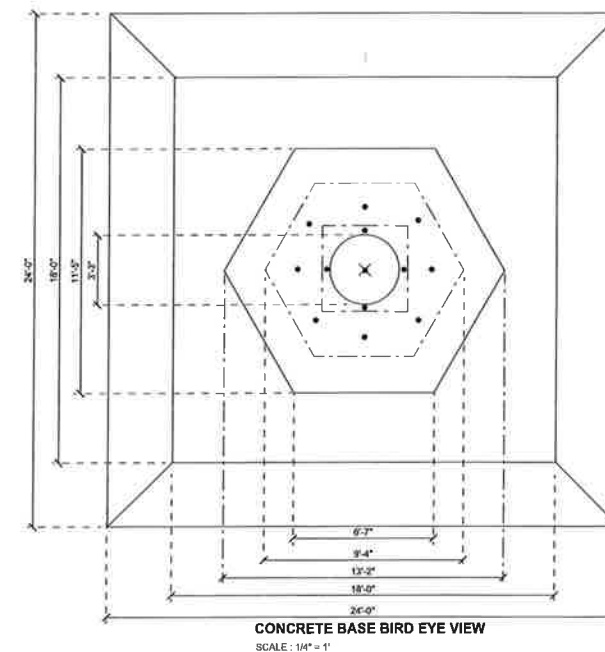
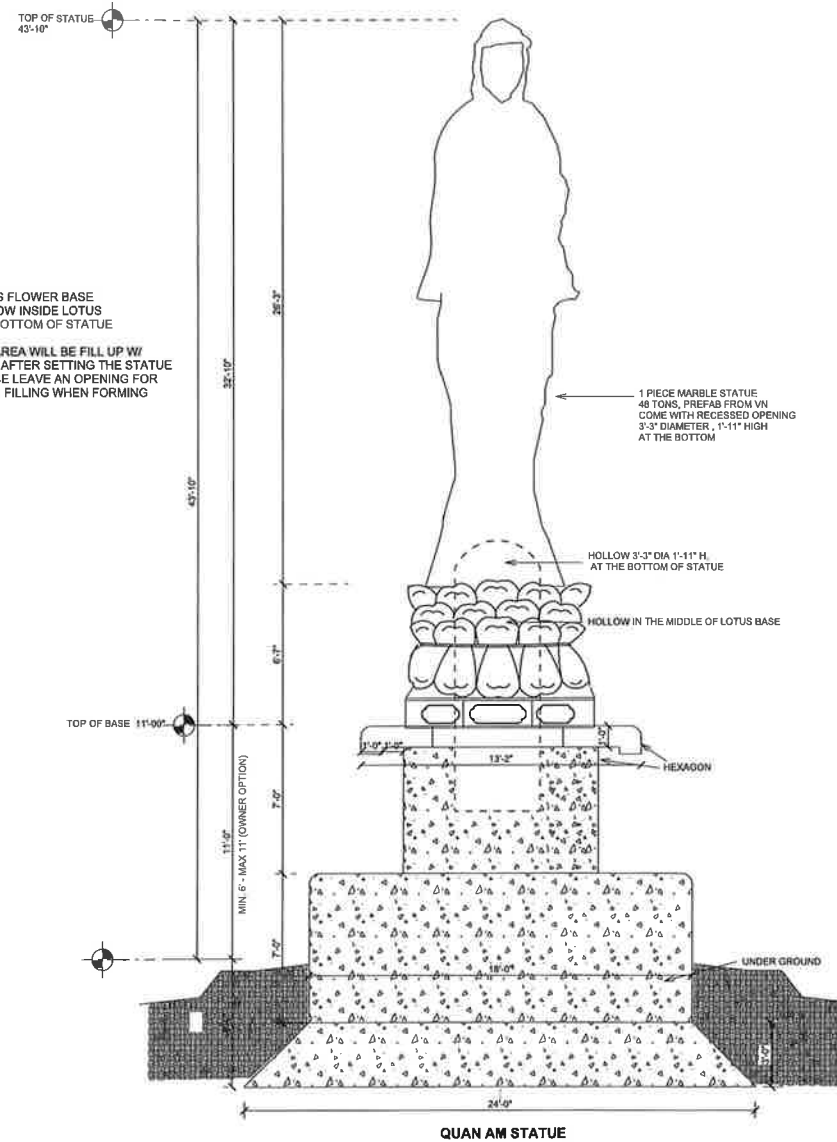
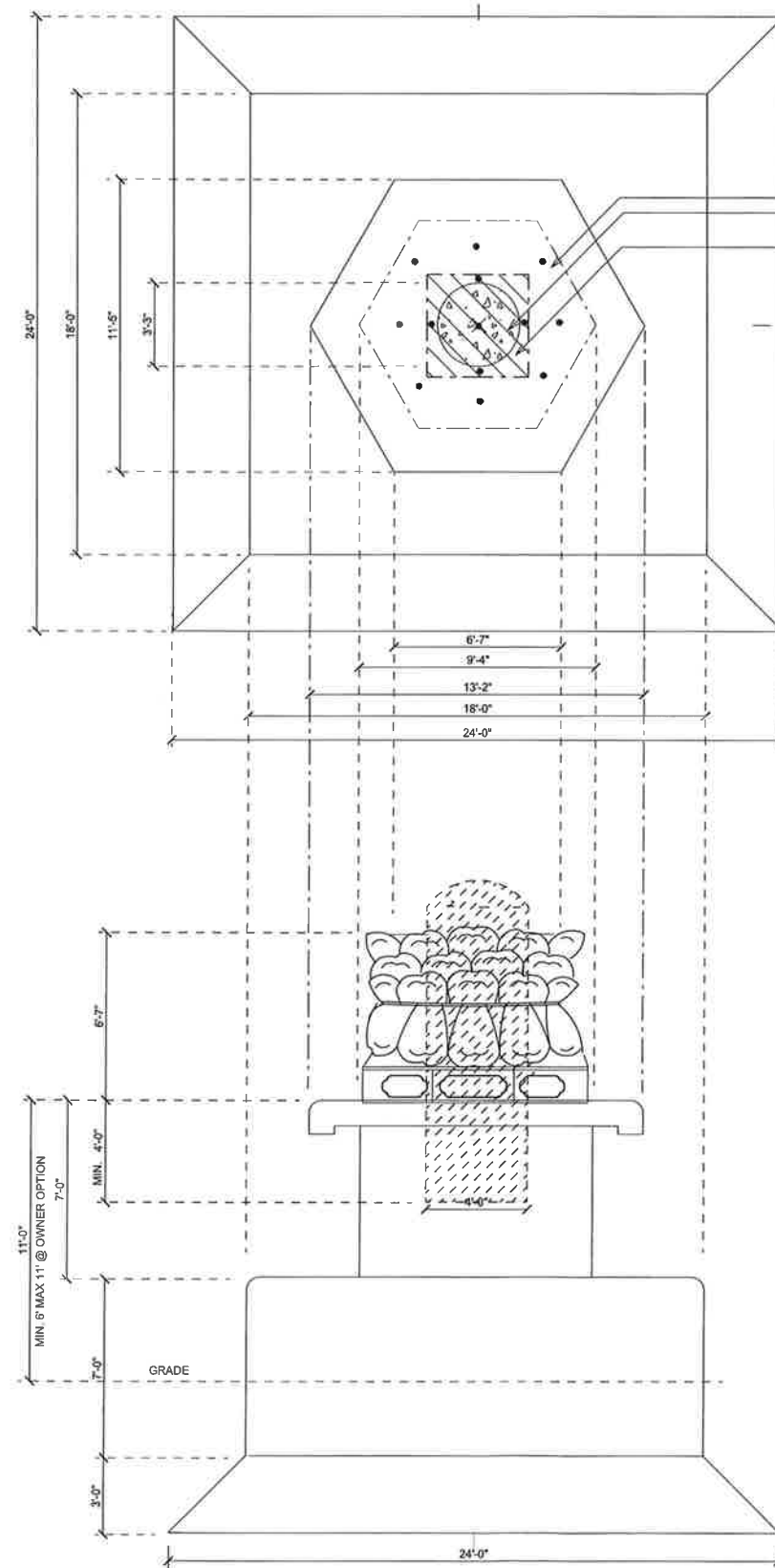
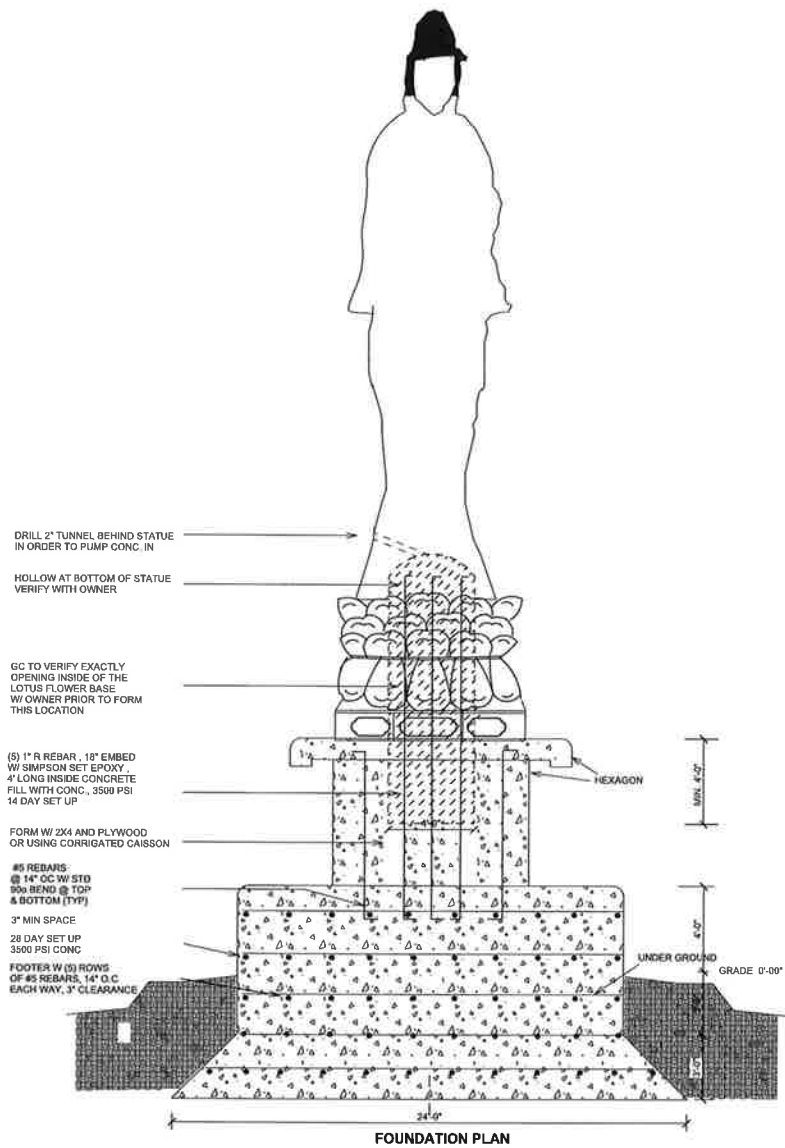
Revised
5/11/2016



 FLOOD LIGHT
(3/4" CONDUIT TO BE INSIDE CONCRETE)
CONTROL BY A 30 A BREAKER AND A SWITCH
@ 110 VOLT.

OPTION:
1/ OUTDOOR LED FLOODLIGHT MODEL: FSL 2030L
HOME DEPOT SKU 623919
2/ LITHONIC LIGHTING MODEL OFL / 500Q/120 LP BZ M6
HOME DEPOT SKU 275388
3/ OR ANY EQUAL MODEL





HMD
ENTERPRISES INC
DESIGN & CONSTRUCTION
1280 PRINCE CT. LAKE MARY, FL 32746
(407) 383-6163

QUAN-AM STATUE
A NAM TEMPLE
2120 SE. 15 ST.
GAINESVILLE, FL 32754

OWNER:

CONSTRUCTION DOCUMENTS

DETAIL PLAN

Sheet Title

DATE: 3/26/2016

DRAWN BY: DVH

REVISED:

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REVISED:

REVISED:

Sheet No. **A 1**

BUILDING DATA

WIND SPEED 150 MPH (3 SECOND GUST)
WIND IMPORTANCE FACTOR - (Iw) = 1.0
WIND EXPOSURE - OPEN
INTERNAL PRESSURE COEFFICIENT = 0
CATEGORY OF RISK = 1

CODE COMPLIANCE:

1. 2014 FLORIDA BUILDING CODE

STRUCTURE DESIGN CRITERIA:

1. CODES: FLORIDA BUILDING CODE 2010
ASCE 7-10

NOTES:

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QUAN-AM STATUE
A NAN TEMPLE
2120 SE, 15 ST.
GAINESVILLE, FL 32754

OWNER:

CONSTRUCTION DOCUMENTS

DETAIL PLAN

Sheet Title

DATE: 3/26/2016

DRAWN BY: DVH

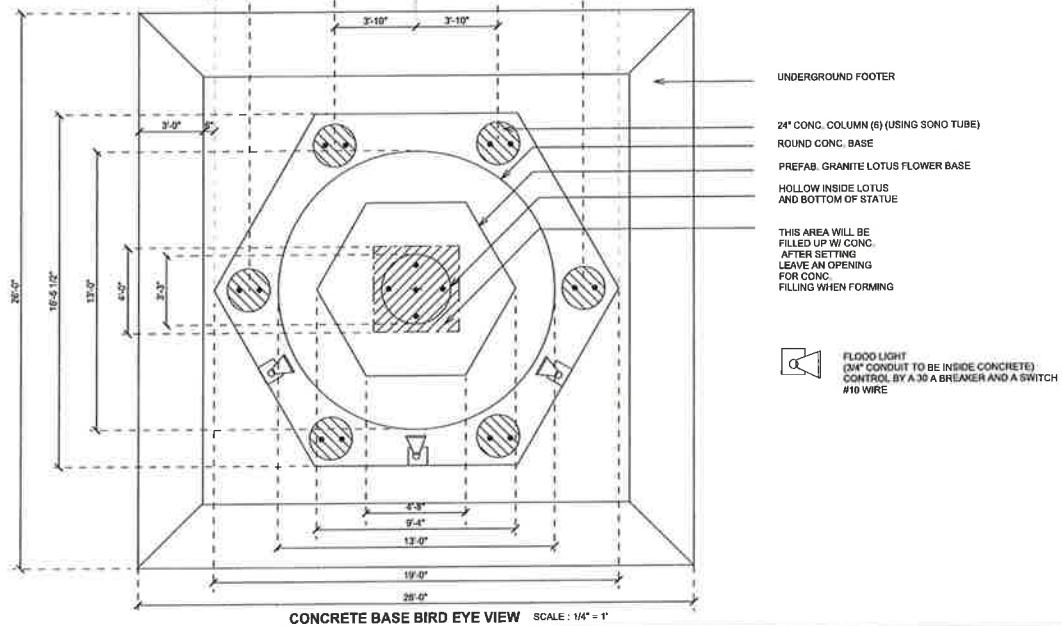
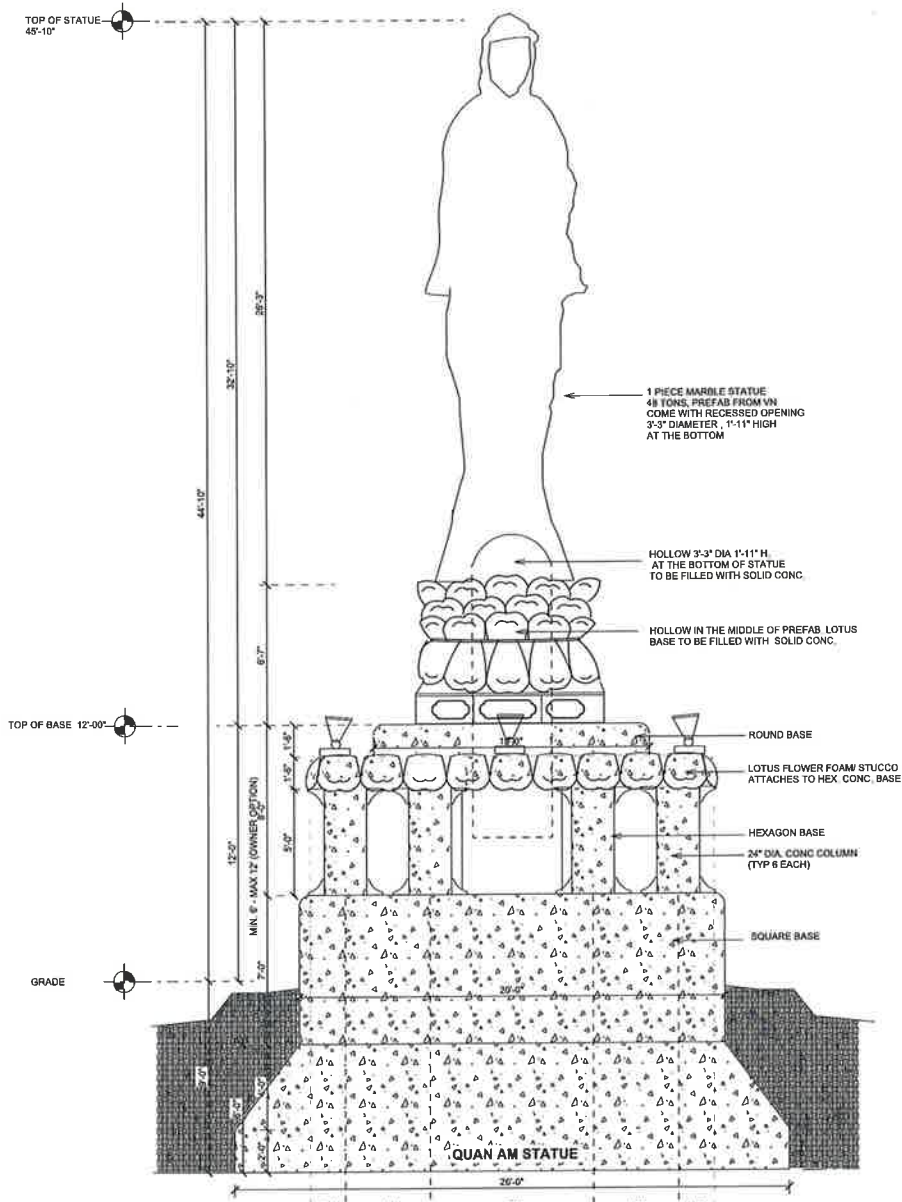
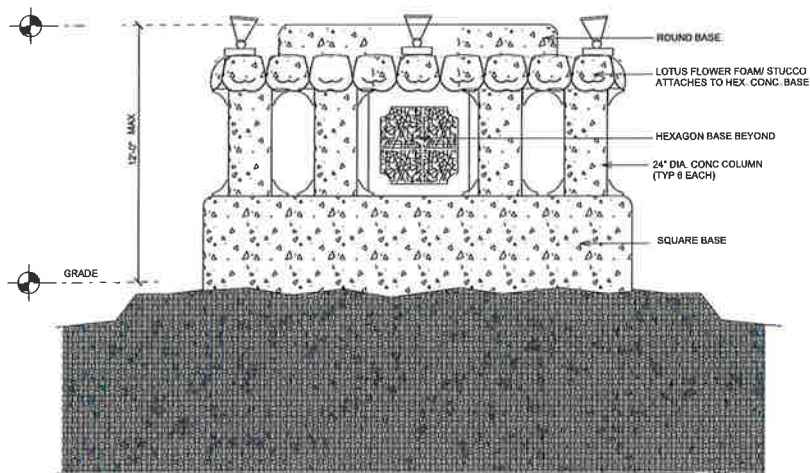
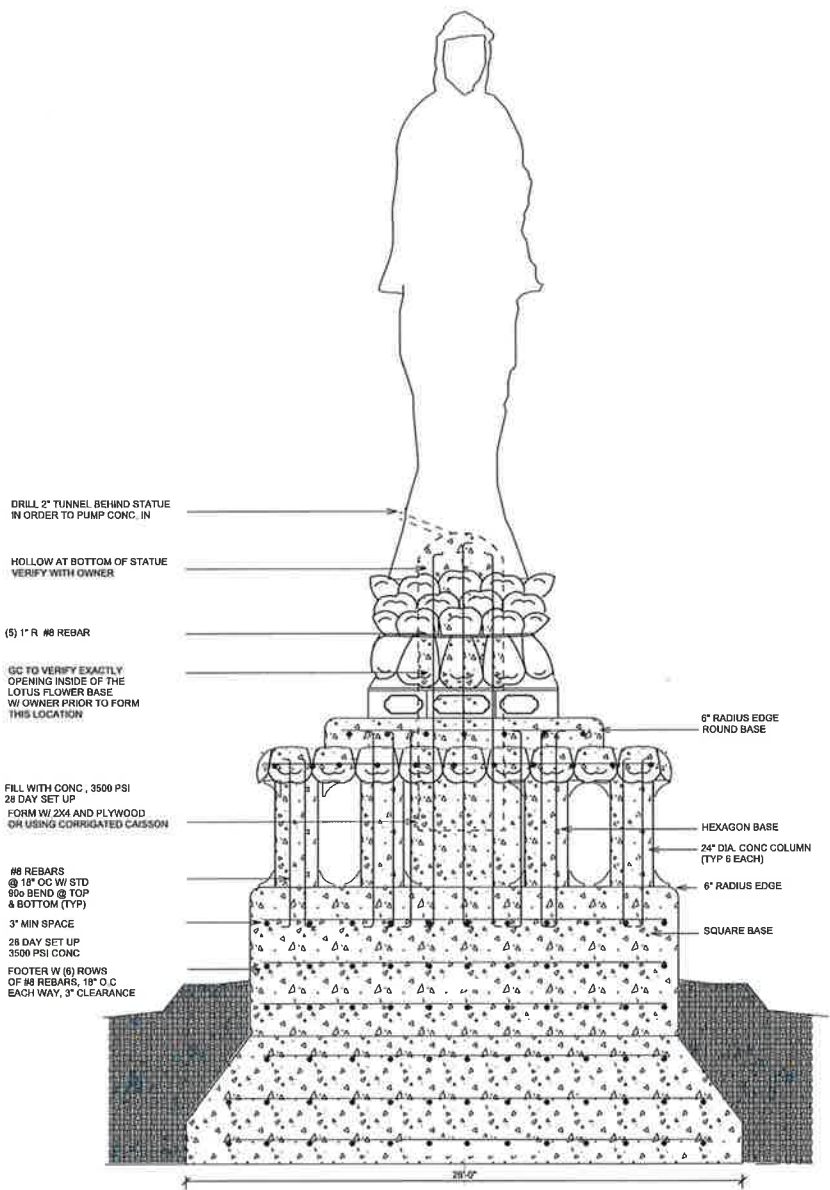
REVISED: 4/25/2016

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REVISED:

Sheet No. **A1**



See
5/11/2016