

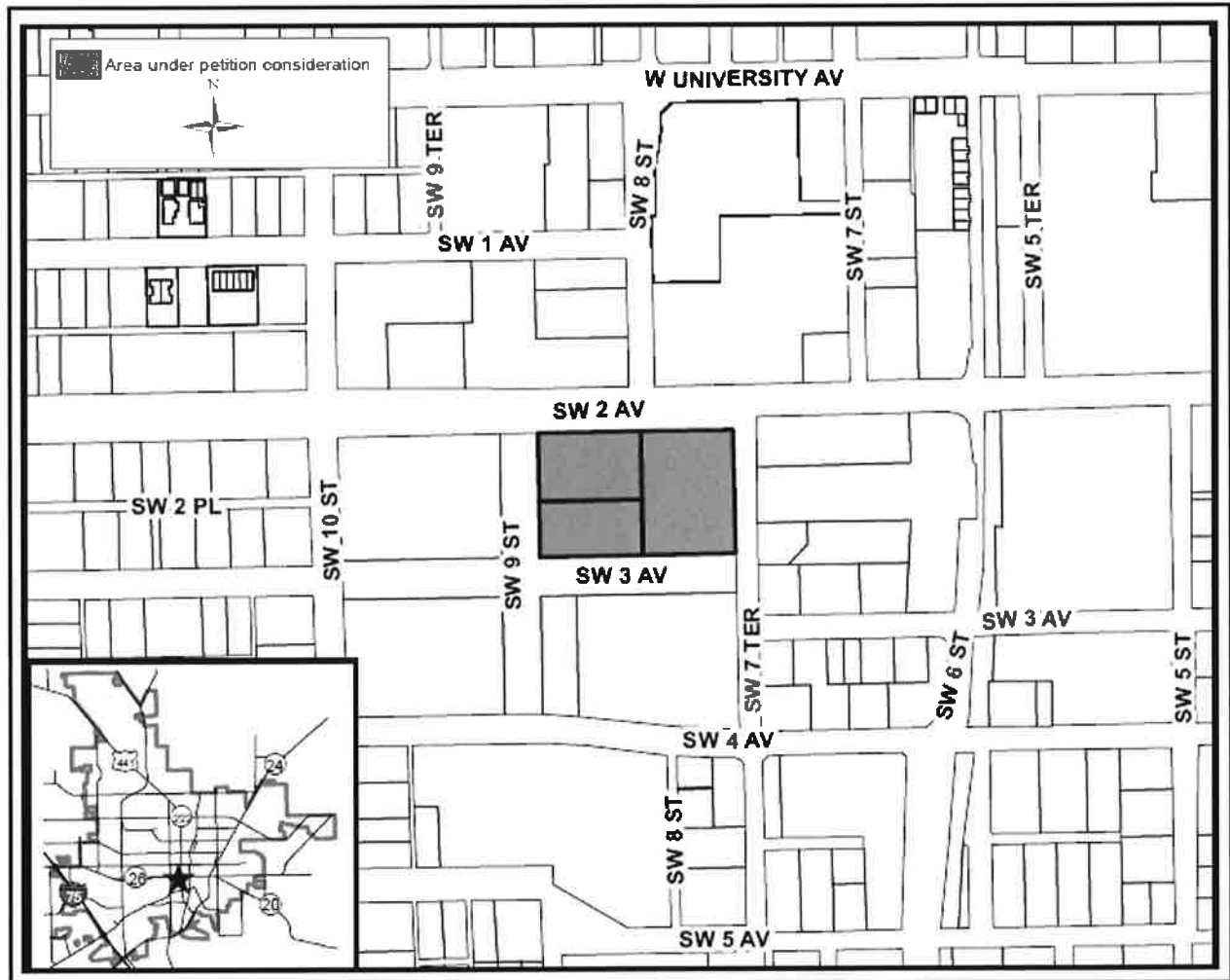
TO: Development Review Board

Item Number: 1

SUBJECT: Petition DB-16-61 SPA Causseaux, Hewett & Walpole, Inc., agent for Innovation Square, LLC and The University of Florida Board of Trustees. Development plan review for the construction of an office building addition. Zoned: UMU-2 (10-100 units/acre, and up to 25 additional units/acre by special use permit, urban mixed-use district). Located at 801 SW 2nd Avenue.

FROM: Planning Division Staff

DATE: June 28, 2016



Recommendation

Staff recommends that the City Development Review Board approve Petition DB-16-61 SPA, subject to the conditions in Appendix C of this report.

PROJECT ANALYSIS

PROJECT DESCRIPTION: Development plan review for the construction of an office building addition.

PROPERTY DESCRIPTION:

Address/Parcel: 801 SW 2nd Avenue / 13036-000-000; 13036-001-000; 13036-001-001
Acreage: 2.33 (MOL)
Land Use: Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit)
Zoning: UMU-2: 10-100 units/acre, and up to 25 additional units/acre by special use permit
Special Features: None
Agent/Applicant: Causseaux, Hewett & Walpole, Inc.
Property Owner: Innovation Square, LLC and The University of Florida Board of Trustees
Related Petitions: None

SURROUNDING PROPERTY CHARACTERISTICS

	Land Use Designation	Zoning	Existing Use of Properties
North	UMU-2	UMU-2	Office/Parking Lot
South	UMU-2	UMU-2	Vacant
East	UMU-2	UMU-2	Office/Parking Lot
West	UMU-2	UMU-2	Vacant

GENERAL DESCRIPTION AND KEY ISSUES:

This petition is for preliminary and final development plan approval to construct a three-story addition onto the west side of an existing office building. As part of this petition, the applicant is requesting board modifications to the build-to-line, landscape zone, sidewalk zone, building relationship to the street or urban walkway, and building frontage design standards in *Sec. 30-65.2. - Urban mixed-use district 2 (UMU-2)* of the City Land Development Code. The applicant is also requesting a lighting waiver from *Section 30-344. - Outdoor lighting (d) (3) b* of the City Land Development Code.

The development site is located east of the University of Florida's main campus in the area known as Innovation Square. A three-story office building (a.k.a. Innovation Hub) and an accessory surface parking lot currently occupy the development site. SW 2nd Avenue abuts on the north. SW 3rd Avenue abuts on the south. SW 7th Terrace abuts on the east. SW 9th Street abuts on the west. Vacant properties are located to the west and south of the development site. Offices and parking lots are located on properties to the north and east of the development site.

The applicant's written requests for board modifications and a lighting waiver are provided in the appendices of the staff report, along with other supplemental documents. A reduced copy of the development plan, submitted on May 3, 2016, is provided in Appendix E.

COMPREHENSIVE PLAN CONSISTENCY:

The three-story addition will contain 49,000 (MOL) square feet of gross floor area to be used for offices and labs, which is consistent with the underlying UMU-2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit) land use designation on the development site. According to Future Land Use Element, Policy 4.1.1, the UMU-2 land use designation allows a mixture of residential, retail, service and office/research uses to support research and development in the physical, engineering and life sciences in close proximity to the University of Florida main campus. (See Appendix A.)

LAND DEVELOPMENT CODE:

The three-story addition will provide office and lab space associated with research and development in the physical, engineering and life sciences, which is permitted by right within the UMU-2 (UMU-2: 10-100 units/acre, and up to 25 additional units/acre by special use permit, urban mixed-use district) zoning district.

The applicant first filed for a development order on November 4, 2014. This date is within six (6) months of the applicant's neighborhood workshop, which was conducted on October 30, 2014. The project was delayed, however, and the applicant re-filed the application for a development order on May 3, 2016. According to *Sec. 30-350. - Citizen participation* of the City Land Development Code, a second neighborhood workshop is not required if you file for a development order within six months of your first neighborhood workshop. (See Appendix B and Appendix D.)

List of Appendices:

Appendix A Comprehensive Plan Goals, Objectives and Policies

Exhibit A-1: Land Use Element, Policy 4.1.1

Appendix B Land Development Code Regulations

Exhibit B-1: Section 30-65.2. - Urban mixed-use district 2 (UMU-2).

Exhibit B-2: Section 30-344. - Outdoor lighting.

Exhibit B-3: Written Request for Board Modifications to UMU-2 Standards

Exhibit B-4: Written Request for Lighting Waivers

Exhibit B-5: Section 30-350. - Citizen participation.

Appendix C Technical Review Committee (TRC) Conditions

Appendix D Supplemental Documents

Exhibit D-1: Applications

Exhibit D-2: Neighborhood Workshop Documents

Exhibit D-3: General Performance Standards Letter

Appendix E Development Plan

Exhibit E-1: Development Plan

Appendix A

Comprehensive Plan Goals, Objectives and Policies