



City of Gainesville Department of Sustainable Development Planning Division

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: April 22, 2021

ITEM NO: 191037

PROJECT NAME AND NUMBER: Country Inn & Suites, PB-19-144 LUC

APPLICATION TYPE: Small-scale Comprehensive Plan Amendment (**Legislative**)

CITY PROJECT CONTACT: Bedez E. Massey, Planner

RECOMMENDATION: Approve



Figure 1. Location Map

APPLICATION INFORMATION:

Agent/Applicant: City of Gainesville, Florida

Property Owner(s): Jai Sachchidanand Hospitality

Related Petition(s): PB-19-147 ZON: City of Gainesville. Rezone property from Alachua County Business, Tourist, and Entertainment (BR-1) to City of Gainesville General Business (BUS). Generally located south of parcel number 06800-006-001, west of Interstate 75, north of SW Archer Road, and east of SW 43rd Street.

Legislative History: Ordinance No. 180311: An ordinance of the City of Gainesville, Florida, annexing approximately 1.79 acres of privately-owned property that is generally located south of parcel number 06800-006-001, west of Interstate 75, north of SW Archer Road, and east of SW 43rd Street, as more specifically described in this ordinance, as petitioned for by the property owner(s) pursuant to Chapter 171, Florida Statutes; making certain findings; providing for inclusion of the property in Appendix I of the City Charter; providing for land use plan, zoning, and subdivision regulations, and enforcement of same; providing for persons engaged in any occupation, business, trade, or profession; providing directions to the Clerk of the Commission; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

City Commission Action on January 3, 2019 – Approved (Vote: Aye-7)

Neighborhood Workshop(s): N/A (See Exhibit B-1.)

SITE INFORMATION:

Address: Generally located south of parcel number 06800-006-001, west of Interstate 75, north of SW Archer Road, and east of SW 43rd Street.

Parcel Number: 06800-006-000

Acreage: ±1.79

Existing Use: Hotel

Future Land Use Category: Alachua County Tourist/Entertainment

Zoning District: Alachua County Business, Tourist, and Entertainment (BR-1)

Overlay District: None

Transportation Mobility Program Area (TMPA): Zone M (to be assigned when designated a City future land use category)

Census Tract: 22.19

Water Management District: St. Johns River Water Management District

Special Feature: None

Annexed: January 3, 2019

Code Violations: There are no open cases.

PURPOSE AND DESCRIPTION:

Under Subsection 171.062(2), Florida Statutes and Future Land Use Element, Objective 4.4, the annexed property identified in Figure 1 will remain subject to Alachua County land use, zoning and subdivision regulations until an amendment to the City's Comprehensive Plan is adopted. As a result, the City has initiated this application for a small-scale amendment to the Future Land Use Map of the City's Comprehensive Plan to change the future land use category on the subject property from Alachua County Tourist/Entertainment to City of Gainesville Commercial (C). Details of the existing and proposed future land use categories are provided with this report in Table 1, Figures 2 and 3, and Exhibits A-2 and C-4. A companion application requesting the subject property be rezoned from Alachua County Business, Tourist and Entertainment (BR-1) to City of Gainesville General Business (BUS) is filed concurrently under Petition No. PB-19-147 ZON.

The subject property is a privately-owned commercial site that is occupied by a multi-story hotel with paved off-street parking and other amenities. The location of the subject property is northwest of the Interstate 75 (I-75) and SW Archer Road southbound exit ramp. Access to the subject property is from SW 43rd Street, which is a multi-lane, local street that extends in a northerly direction from SW Archer Road. SW 43rd Street is paved and has sidewalks, lighting, and a curb and gutter drainage system on both sides.

Table 1. Proposed Land Use Change (in acres)

Future Land Use Category	Description	Existing Acres	Proposed Acres
Tourist/Entertainment	Alachua County Tourist/Entertainment	±1.79	0
C	City of Gainesville Commercial (C)	0	±1.79
Total Acres		±1.79	±1.79

Note: The data in Table 1 was obtained from the following sources: City of Gainesville, Department of Sustainable Development, Geographic Information System (GIS), April 2021; <<http://www.cityofgainesville.org/PlanningDepartment/MappingandGIS.aspx>>; Alachua County Property Appraiser's Office, April 2021; and City of Gainesville, Ordinance No.180311 (adoption date: January 3, 2019).

ADJACENT PROPERTY CHARACTERISTICS:

A restaurant/retail store abuts the subject property on the north. SW Archer Road abuts on the south. Interstate 75 (I-75) abuts on the east. SW 43rd Street abuts on the west. A gas station/convenience store abuts on the south and west. Other nearby properties in the surrounding area include a hotel, restaurant, and a mixed-use development that is located on the west side of SW 43rd Street. (See Table 2 and Figures 1 through 3.)

The subject property lies adjacent to commercial land use that has access to local utilities, solid waste collection, police and fire protection and other public services. The commercial land use is housed in buildings that were permitted in Alachua County during the 1990s and early 2000s. Adjacent transportation facilities include a combination of local, state, and federal roadways. Also present are sidewalks, bike lanes, and City of Gainesville, Regional Transit System (RTS) Route 75: Oaks Mall to Butler Plaza and Route 150: Haile Plantation to UF

Campus along SW Archer Road. Vegetation is sparse and there are no major environmental features identified on or adjacent to the subject property in the staff comments (see Exhibit C-5).

Table 2. Use of Adjacent Property by Future Land Use Category and Zoning District

	Existing Use(s)	Future Land Use Category	Zoning District
North	Cracker Barrel Old Country Store	Tourist/Entertainment (Alachua County)	Business, Tourist and Entertainment (BR-1) (Alachua County)
South	Circle K	Tourist/Entertainment (Alachua County)	Business, Tourist and Entertainment (BR-1) (Alachua County)
	SW Archer Road	N/A	N/A
East	I-75	N/A	N/A
West	SW 43 rd Street	N/A	N/A
	Circle K	Tourist/Entertainment (Alachua County)	Business, Tourist and Entertainment (BR-1) (Alachua County)

Note: The data in Table 2 was obtained from the following sources: City of Gainesville, Department of Sustainable Development, Planning Division, Field Survey, April 2021; City of Gainesville, Department of Sustainable Development, Geographic Information System (GIS), April 2021; <<http://www.cityofgainesville.org/PlanningDepartment/MappingandGIS.aspx>>; and Alachua County, Growth Management Department, Geographic Information System (GIS), April 2021, <<https://growth-management.alachuacounty.us/gis>>.

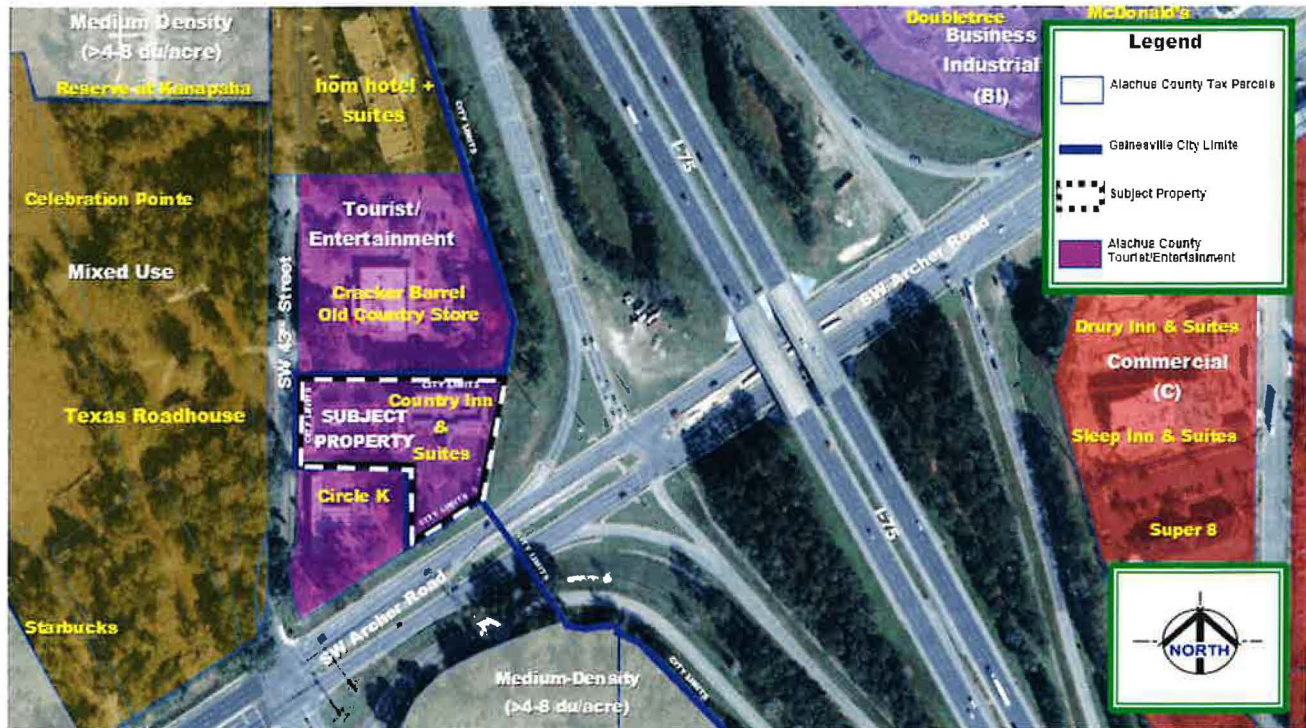


Figure 2. Future Land Use Category (Existing)



Figure 3. Future Land Use Category (Proposed)

STAFF ANALYSIS AND RECOMMENDATION:**ANALYSIS**

The analysis of this application is based on the following factors stated in the Future Land Use Element and on State criteria, which are discussed below.

1. Consistency with the Comprehensive Plan

This application is consistent with the Comprehensive Plan, as stated in the finding for the following goals, objectives and policies:

Future Land Use Element

GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

Finding: This application will improve the quality of life and achieve a sustainable development pattern within the City by maintaining commercial activity near major transportation corridors and other supporting land uses.

Objective 4.1 The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.

Finding: This application will increase the City's commercial land use acreage in a location that is characterized by a mixture of hotels, restaurants, and retail sales. It will also allow development intensity to be controlled by the land development regulations of the General Business (BUS) zoning district, which is proposed in the companion rezoning application. No maximum building coverage is required in the BUS zoning district in order to facilitate development flexibility.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Commercial (C)

The Commercial land use category identifies those areas most appropriate for large scale highway-oriented commercial uses. Land development regulations shall determine the appropriate scale of uses. This category is not appropriate for neighborhood centers. Intensity will be controlled by adopting height limits of 5 stories or less, requiring buildings to face the street, and modest build-to lines instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by Special Use Permit.

- Objective 4.6** The City's Land Development Code shall provide a regulating mechanism to ensure consistency between the land use categories established in this Future Land Use Element and the zoning districts established in the Land Development Code.
- Finding:** According to the City's Land Development Code, the General Business (BUS) zoning district proposed in the companion rezoning application is permitted in the Commercial (C) future land use category. The land development regulations of the BUS zoning district are written to be consistent with the Commercial (C) future land use category, as described in Future Land Use Element, Policy 4.1.1.
- Policy 3.6.1** The City's land development regulations shall require submission of soils and topographic information with any application for developments that require site plan approval or a septic tank permit. The review of development applications shall ensure that the proposed development adequately addresses the particular site conditions.
- Finding:** The General Business (BUS) zoning district proposed in the companion rezoning application requires the submission of soil and topographic information for site plan approval and septic tanks, as determined by the appropriate reviewing bodies. The subject property is currently connected to Gainesville Regional Utilities (GRU) water and wastewater facilities. And, according to staff comments in Exhibit C-5, there are no major environmental features on the subject property.

Transportation Mobility Element

- Objective 3.1** Establish land use designations and encourage development plans that reduce vehicle miles traveled and are transit supportive.
- Finding:** The Commercial (C) future land use category is proposed near major transportation corridors, such as Interstate 75 (I-75) and SW Archer Road, which will help to reduce travel time and costs. The location of the subject property relative to Regional Transit System (RTS) Routes 75: Oaks Mall to Butler Plaza and Route 150: Haile Plantation to UF Campus will help to support existing bus service.

Conservation, Open Space & Groundwater Recharge Element

- GOAL 2** MITIGATE THE EFFECTS OF GROWTH AND DEVELOPMENT ON ENVIRONMENTAL RESOURCES.
- Objective 2.** The City shall improve the quality of stormwater entering surface waters by requiring development and redevelopment to meet the adopted water quality standards of this Element and the Stormwater Management Element.
- Finding:** The land development regulations of the companion General Business (BUS) zoning district will require stormwater treatment facilities on the subject property that improve the quality of stormwater entering surface waters. The BUS land development regulations will also supplement hazardous materials regulations applicable to the subject property.

2. Compatibility and surrounding land uses

Compatibility between the hotel use on the subject property and surrounding land uses will be achieved through the land development regulations of the companion General Business (BUS) zoning district. The multi-story hotel on the subject property is consistent with the large-scale highway-oriented commercial uses deemed appropriate for property with a Commercial (C) future land use category. The surrounding land uses

include restaurants, retail stores, and gas stations, which are highway-oriented and supportive of the hotel industry.

3. Environmental impacts and constraints

The staff comments in (Exhibit C-5) identify no major environmental features on, or adjacent to, the subject property that could impact, or be impacted by, existing or future development.

4. Support for urban infill and/or redevelopment

This application supports the land development regulations of the companion General Business (BUS) zoning district, which will enable the maintenance, expansion or replacement of the commercial land use currently on the subject property.

5. Impacts on affordable housing

Impacts to affordable housing are not expected to occur as a result of this land use application. Existing development on the subject property is nonresidential.

6. Impacts on the transportation system

The hotel on the subject property was constructed in 2005. Therefore, no additional vehicular trips or transit passengers will result from this application. Based on the data provided in Table 3, no impact is expected on nearby SW Archer Road, which has additional service volume available. RTS (Regional Transit System) bus service will also continue along SW Archer Road.

Table 3. Automotive Level of Service Characteristics

Roadway	Segment (From South or West)	Segment (To North or East)	Maximum Service Volume	Available Service Volume	2016 AADT	Level of Service	Adopted Level of Service
SW Archer Road	SW 75 th Street (Tower Road)	I-75	39,800	12,550	27,250	C	D

Note: The data in Table 3 was obtained from the "Multimodal Level of Service Report: Year 2016 Average Annual Daily Traffic", prepared by the Metropolitan Transportation Planning Organization for the Gainesville Urbanized Area.

7. An analysis of the availability of facilities and services

Public facilities and services, such as utilities, roadways, bus transit, fire and police protection, waste collection, and stormwater management are available to the subject property. Since the subject property contains a hotel, an analysis of the availability of schools is not applicable.

8. Need for the additional acreage in the proposed future land use category

The total acreage of land within the City with a Commercial (C) future land use category (see Table 4) will increase as a result of this application. This application will help the City meet acreage demands for land that is typically used to provide goods and services, places of employment, and space for community activities.

Table 4. Future Land Use Category Total Acreage for 2013 and 2019

Future Land Use Category	Description	Total Acres 2013	Total Acres 2019	Total Reduction /Increase	Occupied Acres	Vacant Acres
C	Commercial	842.93	673.32	- 169.61	600.16	73.16

Note: The data in Table 4 was obtained from the following sources: City of Gainesville "Future Land Use Element Supplemental Data and Analysis Report for the 2013-2023 Planning Period", prepared by the City of Gainesville, Department of Sustainable Development, revised April 2, 2013; and the City of Gainesville, Department of Sustainable Development, Graphic Information System (GIS) Division, November 2019.

9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6) (a) 9.a., F.S.

Urban sprawl is defined in Subsection 163.3164 (51), F.S. as a "*development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses*". The following analysis is required to determine whether the proposed small-scale land use amendment contributes to urban sprawl, using the indicators as identified in Subsection 163.3177(6) (a) 9.a., F.S. and listed below.

- I. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. The proposed small-scale land use amendment affects ± 1.79 acres of land currently used for commercial purposes.
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. The proposed small-scale land use amendment affects ± 1.79 acres of developed land with connections to transportation facilities, local utilities, public services, and other land uses.
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. The proposed small-scale land use amendment involves a developed lot consisting of ± 1.79 acres of land on a local street with other abutting developments.
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems. The proposed small-scale land use amendment involves an existing commercial development on ± 1.79 acres of land. Staff has not identified major environmental features on, or adjacent to, the subject property in Exhibit C-5.
- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. The proposed small-scale land use amendment supports the companion General Business (BUS) zoning district, which contains land development regulations designed to protect the environment.

- VI. Fails to maximize use of existing public facilities and services. The proposed small-scale land use amendment involves a commercial development that uses existing public facilities and services, such as police and fire protection, roadways, stormwater management, solid waste collection, and utilities, as needed.
- VII. Fails to maximize use of future public facilities and services. The proposed small-scale land use amendment involves a commercial development that is proximate to roadways and other properties that could be used to provide public facilities and services in the future.
- VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. The proposed small-scale land use amendment involves a commercial development that shares existing public facilities and services with adjacent uses, which helps to reduce related costs.
- IX. Fails to provide a clear separation between rural and urban uses. The proposed small-scale land use amendment involves a commercial development that is located adjacent to the northwest quadrant of the Interstate 75 (I-75)/SW Archer Road interchange, where the majority of uses are urban in character.
- X. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities. The proposed small-scale land use amendment supports the land development regulations of the companion General Business (BUS) zoning district, which allows flexible design standards to support infill development and redevelopment.
- XI. Fails to encourage a functional mix of uses. The proposed small-scale land use amendment supports the land development regulations of the companion General Business (BUS) zoning district, which allows uses that can be functionally integrated with the commercial land use on the subject property.
- XII. Results in poor accessibility among linked or related land uses. The proposed small-scale land use amendment involves a commercial land use that currently has access to a joint-use driveway connection to SW 43rd Street for safety and convenience.
- XIII. Results in the loss of significant amounts of functional open space. The proposed small-scale land use amendment involves ± 1.79 acres of land developed for commercial purposes. The majority of the land is currently impervious; however, some open space exists in the form of interior and perimeter landscaped areas.

Additional analysis required to determine whether the proposed small-scale land use amendment discourages the proliferation of urban sprawl, using at least four (4) of the criteria identified in Subsection 163.3177(6)(a)9.b., F.S., is as follows:

- I. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems. The proposed small-scale land use amendment involves existing commercial development. The staff comments in (Exhibit C-5) identify no major environmental features on, or adjacent to, the subject property. The land uses surrounding the subject property are urban in form and character.
- II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services. The proposed small-scale land use amendment involves existing commercial development that is

located within close proximity to public infrastructure and services, such as roadways, utilities, bus transit, fire and police protection, waste collection, and stormwater management.

- III. Promotes walkable and connected communities and provides for compact development and multimodal transportation system, including pedestrian, bicycle, and transit, if available. The proposed small-scale land use amendment involves an existing commercial development that is connected to adjacent land uses by sidewalks and joint driveway connections along SW 43rd Street. SW 43rd Street further connects the subject property to sidewalks, bus transit and bike lanes along SW Archer Road.
- IV. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. The proposed small-scale land use amendment will help to maintain an existing commercial development, which currently serves to meet the hospitality needs of the City.

- 10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy.

The proposed small-scale land use amendment supports an existing commercial development that invests in the local economy through wages, taxes, and purchases from local businesses that supply goods and services to the hotel.

- 11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

The proposed small-scale land use amendment does not involve property within an antiquated subdivision, which is defined in Subsection 163.3164(5), F.S., as follows: "*a subdivision that was recorded or approved more than 20 years ago and that has substantially failed to be built and the continued buildout of the subdivision in accordance with the subdivision's zoning and land use purposes would cause an imbalance of land uses and would be detrimental to the local and regional economies and environment, hinder current planning practices, and lead to inefficient and fiscally irresponsible development patterns as determined by the respective jurisdiction in which the subdivision is located*". The subject property contains commercial land use that is located on a single lot not associated with a recorded subdivision.

RECOMMENDATION

Staff recommends approval of Petition PB-19-144 LUC based on a finding of compliance with all applicable review criteria. (See Exhibit C-5.)

DRAFT MOTION FOR CONSIDERATION

I move to recommend approval of Petition PB-19-144 LUC based on a finding of compliance with all applicable review criteria.

BACKGROUND:

The subject property was voluntarily annexed into the City of Gainesville by Ordinance No. 180311 (see Exhibit C-2), which was adopted January 3, 2019 on second reading. Since this time, the Alachua County land use and zoning regulations have remained in effect on the subject property.

POST- APPROVAL REQUIREMENTS:

The City Planning Staff must forward the City Plan Board recommendation to a City Commission public hearing, where it will be considered for further action.

LIST OF APPENDICES:**Appendix A City of Gainesville Comprehensive Plan Goals, Objectives and Policies**

- Exhibit A-1: Future Land Use Element, Objective 4.4
- Exhibit A-2: Future Land Use Element, Policy 4.1.1

Appendix B City of Gainesville Land Development Code

- Exhibit B-1: Article III. Section 30-3.7. Neighborhood Workshop

Appendix C Supplemental Documents

- Exhibit C-1: Application
- Exhibit C-2: City Ordinance No. 180311
- Exhibit C-3: Subsection 171.062(2), Florida Statutes
- Exhibit C-4: Alachua County Comprehensive Plan: 2011-2030, Future Land Use Element Objective 3.10 – /TOURIST/ENTERTAINMENT
- Exhibit C-5: Staff Review Status
- Exhibit C-6: Country Inn & Suites Property Photos

Appendix A
City of Gainesville
Comprehensive Plan Goals, Objectives
and Policies



the building plate. The tower features, stairs, elevators, and elevator machine room may exceed the maximum height.

- g. The maximum building height of the parking structure is limited to 110 feet measured from grade level to the top of the guard rail. The tower features, accessory recreational facilities, stairs, elevators, and elevator machine room may exceed the maximum height.
- h. The maximum number of stories for all buildings (except the parking structure) is limited to ten (10) stories above grade level.
- i. Vehicular access to the property shall be limited to ingress and egress from Northwest 14th Street, Northwest 3rd Avenue, and Northwest 13th Street (US 441). Pedestrian and bicycle access to the site shall be provided by sidewalks that surround the four sides of the property. There shall be a system of plazas, arcades and sidewalks that will provide access to all uses throughout the site.
- j. The owner/developer shall construct bus shelter(s) that are architecturally compatible with the development at the development site on either West University Avenue or Northwest 13th Street (US 441), or both, at a location(s) coordinated with the City Manager through the Gainesville Regional Transit System (RTS) and the Gainesville Public Works Department.
- k. This ordinance does not vest any development on the property described in Section 1 of this ordinance for concurrency as provided in the City's Comprehensive Plan. The owner/developer shall apply for and meet concurrency management standards at the time of application for development plan approval. An application for a Certificate of Final Concurrency must be submitted with the application for final development plan approval.

Objective 4.4 Newly annexed lands shall retain land uses as designated by Alachua County until the Future Land Use Element of this Plan is amended.

Policy 4.4.1 Land use amendments should be prepared for all annexed properties within one year of annexation.

Policy 4.4.2 Alachua County LOS standards shall apply until newly annexed lands are given land use designations in this Plan.

Objective 4.5 The City's land development regulations shall provide standards and guidelines that will regulate signage, subdivision of land, vehicle parking, and on-site traffic flow.



Urban Core (UC); up to 150 units per acre; and up to 25 additional units per acre by Special Use Permit

This land use category allows residential, office, and business uses concentrated in the urban core area. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed as specially regulated by the Land Development Code. Development in this category shall function as a center serving the urban area. Development within the urban core shall ensure the compact, pedestrian character of this area. Residential densities up to 150 units per acre shall be permitted with provisions to add up to 25 additional units per acre by Special Use Permit as specified in the land development regulations. Buildings in this category shall face the street and meet build-to lines established in the Land Development Code. Building height shall be limited to 12 stories, with up to 14 stories by a height bonus systems as established in the Land Development Code. Public and private schools, government offices, institutions of higher learning, places of religious assembly and community facilities are appropriate in this category.

Office (O)

The Office land use category identifies areas appropriate for office, residential, professional and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the Office zoning district. Some non-office type uses such as restaurants may be allowed in this land use category by a Special Use Permit process established in the Land Development Code. Densities shall not exceed 20 units per acre. Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by Special Use Permit. For hospitals and large-scale medical office facilities that are located in a Medical Services zoning district, the height may be increased to 14 stories by Special Use Permit.

Commercial (C)

The Commercial land use category identifies those areas most appropriate for large scale highway-oriented commercial uses. Land development regulations shall determine the appropriate scale of uses. This category is not appropriate for neighborhood centers. Intensity will be controlled by adopting height limits of 5 stories or less, requiring buildings to face the street, and modest build-to lines instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by Special Use Permit.

Business Industrial (BI)

This land use category is appropriate for those areas near the Gainesville Regional Airport for office, business, commercial and industrial uses. This category is distinguished from other industrial and commercial categories in that it is designed specifically to allow only uses that are

- 1 7. The board shall keep minutes of its proceedings, indicating the attendance of each member, and
2 the decision on every question.

3 **Section 30-3.7. Neighborhood Workshop.**

4 **A. Purpose and intent.** Neighborhood workshops are intended to encourage applicants to be good
5 neighbors and to allow for informed decision making, although not necessarily to produce complete
6 consensus on all applications, by:

- 7 1. Ensuring that applicants pursue early and effective citizen participation in conjunction with their
8 applications, giving the applicants the opportunity to understand and try to mitigate any real or
9 perceived impacts their applications may have on the community;
- 10 2. Ensuring that citizens and property owners have an adequate opportunity to learn about
11 applications that may affect them and to work with the applicant to resolve concerns at an early
12 stage of the process; and
- 13 3. Facilitating ongoing communication among the applicant, interested citizens and property
14 owners, and city staff throughout the application review process.

15 **B. Applicability.** Every application that requires board approval, including future land use map changes,
16 rezonings, Special Use Permits, subdivisions, or development plans shall first hold a neighborhood
17 workshop and shall include in the application a written record of such meeting. Development plans
18 located within a transect zone that meet or exceed the thresholds for intermediate or major
19 development review shall also conduct a neighborhood workshop. The following development
20 applications are exempt from the requirements of this section:

- 21 1. Text changes to the Comprehensive Plan or Land Development Code.
- 22 2. City-initiated amendments to the future land use map of the Comprehensive Plan that change
23 the future land use from Alachua County to City of Gainesville categories.
- 24 3. City-initiated amendments to the zoning map that change the zoning from Alachua County to
25 City of Gainesville districts.
- 26 4. Development plan applications for nonresidential projects of 10,000 square feet or less of floor
27 area when not abutting or adjacent to property zoned for single-family residential use.
- 28 5. Development plan applications for residential projects of 10 units or less.
- 29 6. Environmental remediation or safety improvements required by local, state, and federal
30 agencies.

31 **C. Workshop requirements.**

- 32 1. The applicant shall provide the opportunity for a workshop to inform neighboring property
33 owners of the proposed application. The workshop shall be held in a location generally near the
34 subject property and shall be held in a facility that is ADA compliant. The applicant shall provide
35 notification by mail to all owners of property located within 400 feet of the subject property and
36 to all neighborhood associations registered with the city and located within ½-mile of the
37 property. The City Manager or designee shall provide mailing labels to the applicant. The
38 applicant shall mail these notices with proper postage at least 15 calendar days before the
39 workshop. The applicant shall also advertise the workshop in a newspaper of general circulation
40 at least 15 calendar days before the date of the workshop.



2. The workshop shall start between 6:00 p.m. and 8:00 p.m. on a weekday or between 9:00 a.m. and 5:00 p.m. on a weekend. All required workshops shall be held prior to submittal of the application. The applicant shall be required to schedule an additional workshop if the initial workshop has occurred more than 6 months prior to submittal of the application.

Section 30-3.8. Public Notice.

- A. *General.* The notice provisions in this section shall be required prior to all board hearings and are supplemental to any notice required by state law. If two public hearings are required, then supplemental notice shall be provided prior to the first public hearing. A request by the applicant to continue a board hearing shall require the applicant to incur re-notification and re-advertising costs.
- B. *Mailed notice.* Unless otherwise provided by law, addresses for mailed notice required by this chapter shall be obtained from the latest ad valorem tax records provided by the county property appraiser. The failure of any person to receive notice shall not invalidate an action if a good faith attempt was made to comply with the notice requirements. The notice shall identify the physical address of the subject property; the date, time, and location of the public hearing; and a description of the application including the nature and degree of the request, potential uses, and other information as required by the city. The notice shall be mailed at least 15 calendar days prior to the date of the board hearing to all real property owners whose land will be affected and whose property lies within 400 feet of any affected property.
- C. *Posted notice.* Posted notice signs shall be posted by the applicant in accordance with procedures established by the city, and shall include a description of the application with the nature and degree of the request, potential uses, and other information as required by the city, and shall identify the date, time, and location of the public hearing. Signs shall be posted at least 15 calendar days prior to the date of the board hearing. Properties under consideration for a land use or zoning map change that involve more than 50 non-contiguous acres shall not be required to post signs when the application is initiated by the city.
- D. *Failure to perfect supplemental notice.* If an applicant fails to provide supplemental notice in accordance with this section prior to the public hearing, then the public hearing shall be cancelled to allow compliance with the notice requirements. The failure to provide the supplemental notice required by this section shall not be construed to invalidate any final action on a land development decision, if discovered after final action has been taken.

Table III - 1: Public Notice.

APPLICATION TYPE	NEWSPAPER AD	MAILED NOTICE	POSTED NOTICE
COMPREHENSIVE PLAN AMENDMENTS/LAND USE CHANGES			
Text changes not including amendments to the list of permitted/prohibited uses.	As required by law.	Not required.	Not required.
Text changes amending the list of permitted/prohibited uses involving less than 5% of the total land	As required by law.	Required.	Not required.

APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-19-00144 LUC</u>	Fee: \$ <u>N/A</u>
1 st Step Mtg Date: <u>N/A</u>	EZ Fee: \$ <u>N/A</u>
Tax Map No. <u>4444</u>	Receipt No. <u>N/A</u>
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

Owner(s) of Record (please print)	
Name:	Jai Sachchidanand Hospitality
Address:	
Phone:	Fax:
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name:	City of Gainesville, FL
Address:	PO Box 490
Phone:	352-334-5023 Fax:

Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.

REQUEST		
Check applicable request(s) below:		
Future Land Use Map [x]	Zoning Map []	Master Flood Control Map []
Present designation: *	Present designation:	Other [] Specify:
Requested designation: **	Requested designation:	

INFORMATION ON PROPERTY	
1. Street address:	See staff report
2. Map no(s):	4444
3. Tax parcel no(s):	06800-006-000
4. Size of property:	1.79 (MOL) acre(s)
All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.	

Certified Cashier's Receipt:

- * Alachua County Tourist / Entertainment
- ** City of Gainesville Commercial (C)

5. Legal description (attach as separate document, using the following guidelines):

- a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
- b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
- c. Must correctly describe the property being submitted for the petition.
- d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES (NOTE: All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.)

A. What are the existing surrounding land uses? See Staff Report

North

South

East

West

B. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site? See staff report.

NO ☐

YES ☐ If yes, please explain why the other properties cannot accommodate the proposed use?

- C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:
See staff report.

Residential streets

Noise and lighting

- D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO X

YES _____

(If yes, please explain below)

- E. Does this request involve either or both of the following?

- a. Property in a historic district or property containing historic structures?

NO X

YES _____

- b. Property with archaeological resources deemed significant by the State?

NO X

YES _____

- F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community): See staff report.

Redevelopment _____

Urban Infill _____

Activity Center _____

Urban Fringe _____

Strip Commercial _____

Traditional Neighborhood _____

Explanation of how the proposed development will contribute to the community.

See staff report.

- G. What are the potential long-term economic benefits (wages, jobs & tax base)?

See staff report.

- H. What impact will the proposed change have on level of service standards?

See staff report.

Roadways

Recreation

Water and Wastewater

Solid Waste

Mass Transit

- I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO X

YES ____ (please explain)

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	N/A
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

City of Gainesville, FL
Owner/Agent Signature

December 12, 2019
Date

STATE OF FLORIDA
COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____, 20____, by (Name)
_____.

Signature – Notary Public

Personally Known ____ OR Produced Identification ____ (Type) _____

ORDINANCE NO. 180311

An ordinance of the City of Gainesville, Florida, annexing approximately 1.79 acres of privately-owned property that is generally located south of parcel number 06800-006-001, west of Interstate 75, north of SW Archer Road, and east of SW 43rd Street, as more specifically described in this ordinance, as petitioned for by the property owner(s) pursuant to Chapter 171, Florida Statutes; making certain findings; providing for inclusion of the property in Appendix I of the City Charter; providing for land use plan, zoning, and subdivision regulations, and enforcement of same; providing for persons engaged in any occupation, business, trade, or profession; providing directions to the Clerk of the Commission; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Florida Statutes, (the "Act"), sets forth criteria and procedures for adjusting the boundaries of municipalities through annexations or contractions of corporate limits; and

WHEREAS, on September 20, 2018, the City Commission of the City of Gainesville received petitions for voluntary annexation of real property located in the unincorporated area of Alachua County, as more specifically described in this ordinance, and determined that the petitions included the signatures of all owners of property in the area proposed to be annexed; and

WHEREAS, the subject property meets the criteria for annexation under the Act; and

WHEREAS, the City has provided all notices required pursuant to the Act, including: 1) notice that has been published in a newspaper of general circulation at least once a week for two consecutive weeks prior to first reading, and which notice gives: a) the ordinance number, b) a brief, general description of the area proposed to be annexed together with a map clearly showing the area, and c) a statement that the ordinance and a complete legal description by metes and bounds of the annexation area can be obtained from the office of the Clerk of the Commission; and 2) not fewer than ten calendar days prior to publishing the newspaper notice, the City Commission has

30 provided a copy of the notice, via certified mail, to the Alachua County Board of County
31 Commissioners; and

32 **WHEREAS**, public hearings were held pursuant to the notice described above during which the
33 parties in interest and all others had an opportunity to be and were, in fact, heard.

34 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
35 **FLORIDA:**

36 **SECTION 1.** The City Commission finds that the property described in Section 2 of this ordinance is
37 reasonably compact and contiguous to the present corporate limits of the City of Gainesville and
38 that no part of the subject property is within the boundary of another municipality or outside of
39 the county in which the City of Gainesville lies. The City Commission finds that annexing the
40 subject property into the corporate limits of the City of Gainesville does not create an enclave of
41 unincorporated property.

42 **SECTION 2.** The property described in **Exhibit A**, which is attached hereto and made a part hereof
43 as if set forth in full, is annexed and incorporated within the corporate limits of the City of
44 Gainesville, Florida.

45 **SECTION 3.** The corporate limits of the City of Gainesville, Florida, as set forth in Appendix I,
46 Charter Laws of the City of Gainesville, are amended and revised to include the property described
47 in Section 2 of this ordinance.

48 **SECTION 4.** In accordance with Section 171.062, Florida Statutes, the Alachua County land use
49 plan and zoning or subdivision regulations shall remain in full force and effect in the property
50 described in Section 2 of this ordinance until the City adopts a comprehensive plan amendment
51 that includes the annexed area. The City of Gainesville shall have jurisdiction to enforce the

Alachua County land use plan and zoning or subdivision regulations through the City of Gainesville's code enforcement and civil citation processes.

SECTION 5. (a) All persons who are, as of the effective date of this ordinance, lawfully engaged in any occupation, business, trade, or profession within the property area described in Section 2 of this ordinance shall have the right to continue such occupation, business, trade, or profession, but shall obtain a business tax receipt from the City of Gainesville for the term commencing on October 1, 2019, which tax receipt shall be issued upon payment of the appropriate fee in accordance with the Gainesville Code of Ordinances in effect on October 1, 2019.

(b) All persons who are, as of the effective date of this ordinance, lawfully engaged in any construction trade, occupation, or business within the property area described in Section 2 of this ordinance and who possess a valid certificate of competency issued by Alachua County shall have the right to continue the construction trade, occupation, or business within the entire corporate limits of the City of Gainesville, including the subject area, subject to the terms, conditions, and limitations imposed on the certificate by Alachua County, and provided that such persons register the certificate with the Building Inspections Division of the City of Gainesville and the Department of Business and Professional Regulation of the State of Florida, if applicable, on or before 4:00 p.m. of the effective date of this ordinance.


SECTION 6. The Clerk of the Commission is directed to submit a certified copy of this ordinance to the following parties within seven calendar days after the adoption of this ordinance: 1) the Florida Department of State; 2) the Clerk of the Circuit Court of the Eighth Judicial Circuit in and for Alachua County, Florida; and 3) the Chief Administrative Officer of Alachua County.

SECTION 7. If any word, phrase, clause, paragraph, section, or provision of this ordinance or the application hereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of this ordinance that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 8. All other ordinances or parts of ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 9. This ordinance shall become effective immediately upon adoption.


PASSED AND ADOPTED this 3rd day of January, 2019.



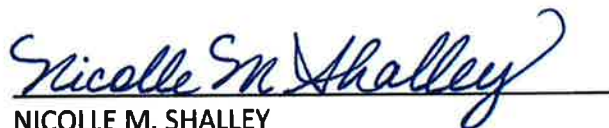
LAUREN POE
MAYOR

Attest:

Approved as to form and legality:



OMICHELE D. GAINES
CLERK OF THE COMMISSION



NICOLLE M. SHALLEY
CITY ATTORNEY

This ordinance passed on first reading this 6th day of December, 2018.

This ordinance passed on second reading this 3rd day of January, 2019.

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 14, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

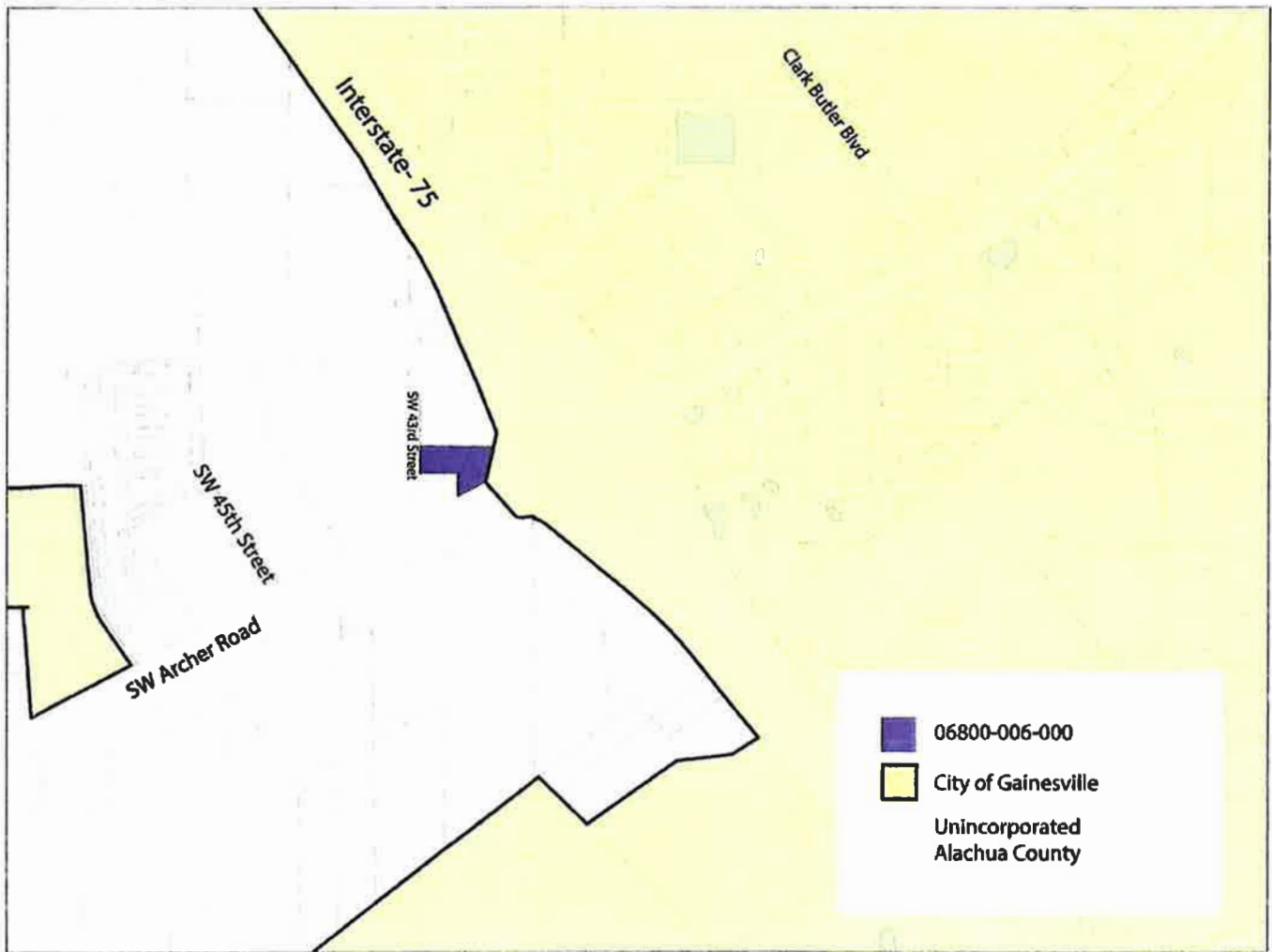
COMMENCE AT A NAIL AND DISK (STAMPED "PRM 2228") FOUND AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF FRACTIONAL SECTION 14, TOWNSHIP 10 SOUTH, RANGE 19 EAST, AND RUN THENCE SOUTH 00°51'46" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 2146.95 FEET; THENCE NORTH 89°08'14" EAST, 61.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°08'14" EAST, 398.35 FEET, TO A POINT ON THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE TO INTERSTATE HIGHWAY I-75 ALSO BEING A POINT ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE PER CITY ORDINANCE NUMBER 080137; THENCE SOUTH 10°16' 25" WEST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT OF WAY LINE AND EXISTING CITY OF GAINESVILLE LIMIT LINE, 226.15 FEET, TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 24 (ARCHER ROAD); THENCE LEAVING SAID WESTERLY LIMITED ACCESS RIGHT OF WAY LINE AND CITY LIMIT LINE SOUTH 57°59'54" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF ARCHER ROAD, 161.10 FEET; THENCE NORTH 05°44'04" WEST, 140.22 FEET; THENCE SOUTH 89°08'14" WEST, 204.87 FEET, TO A POINT LYING 61 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 00°51'46" WEST, PARALLEL WITH AND 61 FEET EASTERLY OF SAID WEST LINE, 165.48 FEET, TO THE POINT OF BEGINNING.

CONTAINING 77,891 SQUARE FEET OR 1.788 ACRES, MORE OR LESS.

THE BEARING STRUCTURE OF THE HEREIN DESCRIBED PARCEL IS BASED ON THE DEED FOUND IN OFFICIAL RECORDS BOOK 2845, PAGE 111.

Exhibit A to Ordinance No. 180311

Page 1 of 2



Select Year: 2018 ▼ Go

The 2018 Florida Statutes

Title XII MUNICIPALITIES

Chapter 171 LOCAL GOVERNMENT BOUNDARIES

[View Entire Chapter](#)

171.062 Effects of annexations or contractions.—

(1) An area annexed to a municipality shall be subject to all laws, ordinances, and regulations in force in that municipality and shall be entitled to the same privileges and benefits as other parts of that municipality upon the effective date of the annexation.

(2) If the area annexed was subject to a county land use plan and county zoning or subdivision regulations, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.

(3) An area excluded from a municipality shall no longer be subject to any laws, ordinances, or regulations in force in the municipality from which it was excluded and shall no longer be entitled to the privileges and benefits accruing to the area within the municipal boundaries upon the effective date of the exclusion. It shall be subject to all laws, ordinances, and regulations in force in that county.

(4)(a) A party that has an exclusive franchise which was in effect for at least 6 months prior to the initiation of an annexation to provide solid waste collection services in an unincorporated area may continue to provide such services to an annexed area for 5 years or the remainder of the franchise term, whichever is shorter, if:

1. The franchisee provides, if the annexing municipality requires, a level of quality and frequency of service which is equivalent to that required by the municipality in other areas of the municipality not served by the franchisee, and

2. The franchisee provides such service to the annexed area at a reasonable cost. The cost must include the following as related to providing services to the annexed area:

- a. Capital costs for land, structures, vehicles, equipment, and other items used for solid waste management;
- b. Operating and maintenance costs for solid waste management;
- c. Costs to comply with applicable statutes, rules, permit conditions, and insurance requirements;
- d. Disposal costs; and
- e. A reasonable profit.

If the municipality and the franchisee cannot enter into an agreement as to such cost, they shall submit the matter of cost to arbitration.

(b) A municipality, at its option, may allow the franchisee to continue providing services pursuant to the existing franchise agreement.

(c) A municipality may terminate any franchise if the franchisee does not agree to comply with the requirements of paragraph (a) within 90 days after the effective date of the proposed annexation.

(5) A party that has a contract that was in effect for at least 6 months prior to the initiation of an annexation to provide solid waste collection services in an unincorporated area may continue to provide such services to an annexed area for 5 years or the remainder of the contract term, whichever is shorter. Within a reasonable time following a written request to do so, the party shall provide the annexing municipality with a copy of the pertinent portion of the contract or other written evidence showing the duration of the contract, excluding any automatic renewals or so-called "evergreen" provisions. This subsection does not apply to contracts to provide solid waste collection services to single-family residential properties in those enclaves described in s. 171.046.

History.—s. 1, ch. 74-190; s. 22, ch. 85-55; s. 1, ch. 88-92; s. 17, ch. 93-206; s. 2, ch. 93-243; s. 2, ch. 2000-304.

OBJECTIVE 3.9 - OFFICE POLICIES AND STANDARDS

An Office land use category shall be established for individual offices or office parks to provide for professional and business services, exclusive of retail trade. Office uses are unique because of the need to have accessibility to both residential and other commercial uses. Their special trade area characteristics require office uses to have additional policies and standards.

Policy 3.9.1 Office uses shall only be located in areas designated for commercial development, Low, Medium, or High Activity Centers, village centers, planned developments, Transit Oriented Developments, or traditional neighborhood developments, rural employment centers, or rural clusters.

- (a) Office uses shall be grouped within compact areas to discourage disruption to residential areas.
 - (1) Office uses should not be located between properties designated for development at low or medium density on the Future Land Use Map, except when designed as part of a Transit Oriented Development or Traditional Neighborhood Development.
 - (2) The land development regulations shall specify appropriate buffers or transitional development and design practices, when office uses are permitted adjacent to residential development or other uses.
- (b) Office uses are appropriate in areas planned for high density residential use along major arterials served by public mass transportation.

OBJECTIVE 3.10 - TOURIST/ENTERTAINMENT COMMERCIAL POLICIES AND STANDARDS

Tourist/entertainment commercial uses are oriented primarily toward providing services for the short term visitor to Alachua County. These commonly include gasoline stations, restaurants, lodging, bed and breakfast, and special entertainment facilities.

Policy 3.10.1 Tourist/entertainment uses shall be located consistent with the following policies:

- (a) These uses are most appropriate, but are not limited to, highway interchanges with Interstate 75.
- (b) Tourist/entertainment uses should have direct access from arterials with preference given to intersections. In specific instances it may be appropriate for certain uses to locate away from arterials due to the desire to locate that individual use adjacent to the natural environment or a cultural resource. (e.g., near lakes, marine business uses and campgrounds might be appropriate, or in a rural cluster, where a bed and breakfast establishment might be appropriate.)

Policy 3.10.2 Development regulations to implement the Tourist/Entertainment commercial uses shall be adopted. These shall include specific standards to govern the design and intensity of the tourist/entertainment uses that may be located adjacent to the natural or cultural resources consistent with the protection of those resources and the Conservation and Open Space Element of this plan.



Department Review Status Report

Project Name: PB-19-00144 Country Inn & Suites

Workflow Started: 11/05/2019 8:46 AM

Report Generated: 04/12/2021 10:09AM

Cycle	Department	Reviewer	Email	Status	Reviewer Comments	Applicant Comments
1	Alachua County EPD	Gus Olmos	gus@alachuacounty.us	No Review Required		
	Building Coordinator	Paul Myers	myerspt@cityofgainesville.org	No Review Required		
	Environmental	Liliana Kolluri	kollurils@cityofgainesville.org	Approved	No regulated environmental features on the property.	
	Gainesville Fire Rescue Department	Tom Burgett	burgettta@cityofgainesville.org	Approved	Approvable	
	GRU New Services Department	Wendy Mercer	MercerWL@gru.com	Approved		
	Historic Preservation	Jason Simmons	simmonsja@cityofgainesville.org	No Review Required		
	Public Works - Design	Rick Melzer	melzerra@cityofgainesville.org	Approved		
	Public Works Constructability	Matt Williams	williamsrm@cityofgainesville.org	No Review Required		
	Public Works Solid Waste	Steve Joplin	joplinsh@cityofgainesville.org	Approved		
	Public Works Stormwater	Gail Mowry	mowrygl@cityofgainesville.org	No Review Required	Facility is existing and stormwater system in place.	
	Public Works Survey	Pat Durbin	durbinpr@cityofgainesville.org	No Review Required	nothing in dwg folder to review	
	Transportation Mobility	Jason Simmons	simmonsja@cityofgainesville.org	Approved		
	Urban Forestry	Liliana Kolluri	kollurils@cityofgainesville.org	Approved		
	Department of Mobility	Scott Wright	wrightsa@cityofgainesville.org	Approved		
	Public Works Stormwater Management Utility	Mary Frieg	FriegMC@cityofgainesville.org	No Review Required		
	Planners	Bede Massey	masseybe@cityofgainesville.org	Approved	Approval is subject to City Commission approval.	



COUNTRY INN & SUITES

North of Subject Property
(Restaurant/Retail)



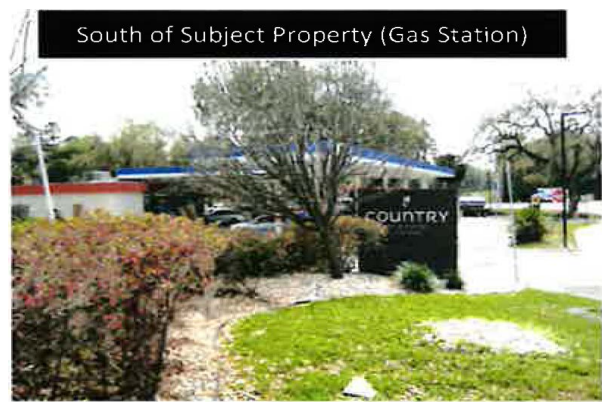
North of Subject Property (Hotel)



South of Subject Property
(Archer Road)



South of Subject Property (Gas Station)



East of Subject Property (I-75)



West of Subject Property
(Restaurant)



View of Subject Property Looking
North



View of Joint Driveway Connection
on SW 43rd Street Looking West



What's going on?
Public notice is being given on application to amend the City of Gainesville Future
Land Use and Comprehensive Zoning Map to rezone certain property in Gainesville, Florida
to be used for commercial purposes to be rezoned from its current City of Gainesville Future
Land Use and Comprehensive Zoning Map to be rezoned to be used for commercial purposes (RE 5).
The property is located at parcel number 0120-00-01 west of Interstate 75 north of
the Highway 200 exit at the north end.

Petition Number/ Project
Country Inn & Suites Original-scale Comprehensive Plan Amendment and
Rezoning
PB-19-141 LUC & PB-19-147 ZON-

Hearing Date/Time

Thursday, April 22, 2021 8:30 PM

City Hall Auditorium
200 East University Avenue

LAND USE/ ZONING

Want to learn more?
352-334-5023 cogplanning@cityofgainesville.org



Gainesville.
Citizen centered
People empowered

