



## Legislation Text

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**File #:** 0-06-125, **Version:** 2

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### PLANNED DEVELOPMENT AMENDMENT - GREENERY SQUARE (B)

Ordinance No. 0-06-125, Petition No. 104PDA-06PB

An Ordinance of the City of Gainesville, Florida; amending Ordinance Nos. 2678 and 4064, for the Planned Development commonly known as "Greenery Square"; located in the vicinity of the 5402 N.W. Eighth Avenue; amending the terms, conditions and requirements of the planned development as adopted by Ordinance Nos. 2678 and 4064; adopting revised development plan maps and a revised development report relating to the nursery and garden center; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

### STAFF REPORT

This petition is a request to amend an existing Planned Development (PD) to allow additional commercial uses and provide the option of new construction on approximately 3.87 acres of property located at 5402 Northwest 8th Avenue. The applicant intends to continue operating the site as a plant nursery, but proposes adding other uses that will provide a green market approach to the project. The petitioner has the option of constructing additional buildings on site, but the total allowable square footage will not exceed 50,000 square feet. Staff conditions provide design criteria that will be applied to new development or proposed new uses on the site and these conditions will ensure the project will remain compatible with the surrounding residential areas.

The Plan Board heard the petition and recommended approval with modifications to staff conditions. Staff does not support the Plan Board's decision to modify Condition 10. The Plan Board recommendation was to strike the first sentence in Condition 10. Staff recommends keeping the first sentence in Condition 10 as originally recommended: "All new construction shall be architecturally consistent with the existing structures currently on site." Page five of the applicant's PD report states that neighborhood compatibility is demonstrated by the existing buildings and designs which will be retained on the site.

Public notice was published in the Gainesville Sun on September 5, 2006. Letters were mailed to surrounding property owners on September 6, 2006. The Plan Board held a public hearing on September 21, 2006.