



## Legislation Text

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File #: 160386., Version: 2

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### **Request for an Extension of a Special Use Permit (SUP) with Development Plan Review to allow the Construction of a 5-Story Apartment Building for the Elderly (B)**

**Petition PB-16-93 SUP. City Plan Board. Parametric Design & Development, agent for Beach 220 LLC, owner. Request for an extension of a Special Use Permit (SUP) with development plan review to allow the construction of a 5-story apartment building for the elderly. Zoned: MU-1 (8-30 units/acre mixed-use low intensity district). Located at 2420 SE Hawthorne Road.**

This is a request to extend an approved Special Use Permit (SUP) and associated preliminary development plan that the City Plan Board approved on September 22, 2016 under Petition PB-16-93 SUP. This petition involves the construction of a 5-story apartment building that will contain 84 affordable dwelling units for the elderly (i.e., 55 years of age and older). Other proposed amenities include landscape material, stormwater facilities, utilities, lighting, off-street parking, sidewalks, and signage. This petition also involves the approval of density bonus points that will allow the applicant to build the proposed development at a density of 28.96 dwelling units per acre.

The property is 2.90 (MOL) acres in size and located on the north side of SE Hawthorne Road (SR 20), just east of SE 24<sup>th</sup> Street. The property is currently undeveloped and heavily vegetated with trees.

Public notice was published in the Gainesville Sun on September 12, 2017.

None.

Staff to City Plan Board - The City Plan Board approve an extension of time for the Special Use Permit (SUP) and the associated preliminary development plan not to exceed one-year from the September 22, 2017 expiration date for the reasons stated in the applicant's letter (see Exhibit A).