



Z25-000023: Minor Amendment to the Jonesville Business Park PD

202 NW 140th Terr.

**Mehdi Benkhatar, AICP
Planner III**



SITE

Location Map



Miles

2

Dudley Farm
Historic State
Park

Jonesville
Baptist Church
Inc

Jonesville

First Baptist
Church of

West End Golf
Club

Pine Hill
Estates

Buckingham
West

Santa Fe
Community
College

North Fla
Retirement
Village

Meadowbrook
Golf Club

Family Church
Inc The

Oak Hall

An aerial photograph showing a large, mostly undeveloped area outlined in red. A yellow star is placed on a road intersection within the outlined area. The surrounding area includes residential neighborhoods, wooded areas, and some commercial buildings.

**Jonesville
Business Park PD**

Aerial Image

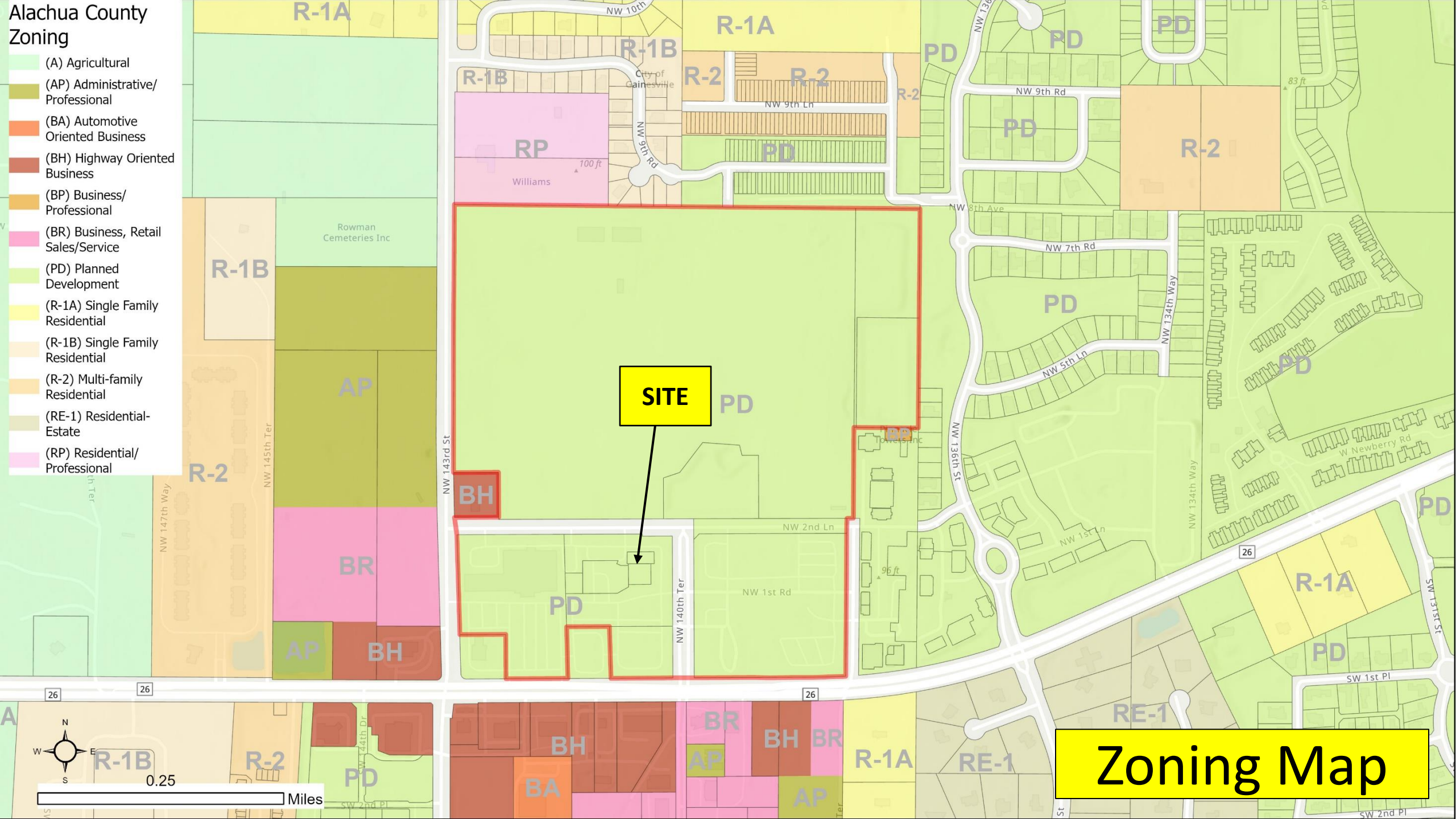




Ace
Hardware
site within
the PD

Alachua County Zoning

- (A) Agricultural
- (AP) Administrative/ Professional
- (BA) Automotive Oriented Business
- (BH) Highway Oriented Business
- (BP) Business/ Professional
- (BR) Business, Retail Sales/Service
- (PD) Planned Development
- (R-1A) Single Family Residential
- (R-1B) Single Family Residential
- (R-2) Multi-family Residential
- (RE-1) Residential-Estate
- (RP) Residential/ Professional



Zoning Map

Zoning Master Plan

DEVELOPMENT PHASING SCHEDULE
BOCC APPROVAL 11/26/2019

PHASE No.	TIME FRAME	SF OR MF RESIDENTIAL	GROUP HOUSING	BUSINESS PARK / MIXED USE	COMMERCIAL / RETAIL	TND	COMMUNITY OPEN SPACE
1	EOY 2019 TO EOY 2023	200	55	94,882	80,445	5,000	0
2	EOY 2024 TO EOY 2028	400	110	94,882	110,000	7,000	1,000
3	EOY 2027 TO EOY 2030	554	166	100,000	122,822	10,000	2,000

1. THE ENTIRE PD WILL BE BUILT OUT WITHIN 10 YEARS.
2. EACH OF THE THREE PHASES MAY BE DIVIDED INTO MULTIPLE INDIVIDUAL DEVELOPMENT PHASES.
3. THE SCHEDULE DEPICTED IS THE PROPOSED BUILDOUT SCHEDULE, BUT MAY BE ADJUSTED DUE TO MARKET CONDITIONS.
4. EOY = BEGINNING OF YEAR.
5. EOY = END OF YEAR.

LAND USE DATA

MAP HATCH PATTERN	LAND USE CATEGORY	AREA (AC)	(SQ)	MAXIMUM ALLOWABLE NON-RESIDENTIAL (SQF)	MAXIMUM ALLOWABLE RESIDENTIAL UNITS
[Pattern]	COMMERCIAL/RETAIL	C-2B	12.87	13,938	0
[Pattern]	BUSINESS PARK - MIXED USE	BP-MJ	15.51	16,388	100,000
[Pattern]	GROUP HOUSING	GH	11.78	12,765	0
[Pattern]	TND	TND	41.53	44,975	10,000
[Pattern]	STORMWATER	SW	3.39	3,675	0
[Pattern]	OPEN SPACE	OS	2.28	2,488	0
[Pattern]	MAJOR ROADWAY RIGHTS-OF-WAY		4.89	5,148	0
TOTALS:			80.34	100R	230,000

DEVELOPMENT STANDARDS

PARCEL	LAND USE CATEGORY	AREA (AC)	MAXIMUM ALLOWABLE NON-RESIDENTIAL (SQF)	MAXIMUM ALLOWABLE RESIDENTIAL UNITS	MINIMUM BUILDING SETBACKS (FT)	FRONT	REAR	SIDE - STREET	SIDE - INTERIOR	MAXIMUM BUILDING HEIGHT (FT)	MAXIMUM FLOOR AREA (RAO)
A	COMMERCIAL/RETAIL	C-2B	8.30	80,000	0	40	25	20	0	70	0.25
B	TND	TND	41.53	10,000	554	SEE NOTE 4 (BELOW)	SEE NOTE 4 (BELOW)	SEE NOTE 4 (BELOW)	SEE NOTE 4 (BELOW)	N/A	N/A
C	BUSINESS PARK - MIXED USE	BP-MJ	15.51	100,000	0	40	25	25	25	70	0.38
D	GROUP HOUSING	GH	11.78	0	488	15	15	0	0	40	2.0
E	OPEN SPACE	OS	4.05	0	0	0	0	N/A	0	N/A	N/A
F	STORMWATER	SW	3.39	2,000	0	10	10	10	10	40	1.0
G	OPEN SPACE	OS	0.74	0	0	0	0	N/A	0	N/A	N/A
H	COMMERCIAL/RETAIL	C-2B	8.52	82,822	0	40	25	30	0	70	0.25
-	MAJOR ROADWAY RIGHTS-OF-WAY		4.89	0	0	0	0	N/A	0	N/A	N/A

NOTES:
1. THERE ARE NO MINIMUM OR MAXIMUM LOT SIZES.
2. THE MAXIMUM NUMBER OF STORES FOR ALL BUILDINGS IN THE PD IS 4 STORES.
3. WITHIN PARCEL D, THE MAXIMUM RESIDENTIAL BUILDING UNITS MAY CONSIST OF INDEPENDENT LIVING (1 BED / UNIT), ASSISTED LIVING (2.5 BEDS / UNIT), AND MEMORY CARE FACILITIES (4 BEDS / UNIT).
4. SETBACKS SHALL BE IN ACCORDANCE WITH ALACHUA COUNTY UDC CHAPTER 407, ARTICLE 7.

ALLOWABLE USES

- COMMERCIAL / RETAIL:
RETAIL SALES, PROFESSIONAL SERVICES, BUSINESS SERVICES, PERSONAL SERVICES, RESTAURANTS, FINANCIAL INSTITUTIONS, MEDICAL AND PROFESSIONAL OFFICES, COORAL LOUNGES, BARS AND NIGHTCLUBS, GOVERNMENT AND COMMUNITY USES, COMMERCIAL, RECREATION, AND ENTERTAINMENT, STORMWATER MANAGEMENT FACILITIES.
- BUSINESS PARK - MIXED USE:
ADMINISTRATIVE AND PROFESSIONAL OFFICES (INCLUDING MEDICAL CLINICS BUT EXCLUDING HOSPITALS), ASSISTED LIVING FACILITIES, INDEPENDENT LIVING FACILITIES, MEMORY CARE FACILITIES, SENIOR CARE FACILITIES, CORPORATE HEADQUARTERS, INCLUDING RELATED SUPPORTING SERVICES AND STORAGE, SALES AND MARKETING OFFICES, RESEARCH AND DEVELOPMENT FACILITIES, GOVERNMENT AND COMMUNITY ADMINISTRATION FACILITIES, LIVING INSTITUTIONS, DAY CARE CENTERS, TECHNICAL COLLEGES, BUSINESS SCHOOLS AND JOB TRAINING CENTERS, HEALTH CLUBS/RECREATION FACILITIES, AND THEIR CUSTOMARY ACCESSORY USES, CHURCHES, VETERINARY OFFICES AND FACILITIES, GOVERNMENT AND COMMUNITY USES, MULTI-FAMILY RESIDENTIAL, STORMWATER MANAGEMENT FACILITIES.
- TND:
USES PER ALACHUA COUNTY UDC CHAPTER 404, ARTICLE 2 USE TABLE FOR TND/TOD.
- GROUP HOUSING:
USES PER ALACHUA COUNTY UDC CHAPTER 404, ARTICLE 2 USE TABLE FOR GROUP HOUSING.
- STORMWATER:
STORMWATER MANAGEMENT FACILITIES, ACTIVE AND PASSIVE RECREATION FACILITIES, COMMUNITY/ONLINE USES, COMMUNITY WATERWAYS FACILITIES, LANDSCAPING, PATHWAYS.
- MAJOR ROADWAYS:
TRANSPORTATION USES INCLUDING STREETS, CURBS, SIDEWALKS, UTILITIES, LANDSCAPING, STREET FURNITURE, STORMWATER DRAINAGE, AND OTHER USES TYPICALLY ALLOWED WITHIN COUNTY RIGHTS-OF-WAY.

PD CONDITIONS PRESCRIPTION 2-10-19 (COM 10-19)

- ALL DEVELOPMENT WITHIN THE JONESVILLE BUSINESS PARK MIXED-USE PD SHALL BE CONSISTENT WITH THE PERMITTED USES AND DESIGN GUIDELINES OF THE ZONING MASTER PLAN SPECIFIED ON AND ADOPTED WITH THESE PD CONDITIONS.
- OUTDOOR STORAGE OF MATERIALS AND BULK STORAGE OF HAZARDOUS MATERIALS SHALL BE PROHIBITED.
- THE DEVELOPER SHALL DEDICATE A TEN-FOOT STRIP OF LAND THE LENGTH OF THE PROPERTY ADJACENT TO THE RIGHT-OF-WAY ALONG COUNTY ROAD 241 AND CONSTRUCT A 6-FOOT WIDE SIDEWALK CONNECTING TO EXISTING SIDEWALKS TO THE NORTH AND SOUTH.
- PEDESTRIAN AND BICYCLE FACILITY CONNECTIONS TO SURROUNDING DEVELOPMENTS SHALL BE REQUIRED. THE LOCATION OF THESE FACILITIES TO BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS.
- A SINGLE FINANCIAL INSTITUTION WITH A DRIVE-THROUGH FACILITY IS PERMITTED WITHIN PARCEL 'C'.

GENERAL NOTES

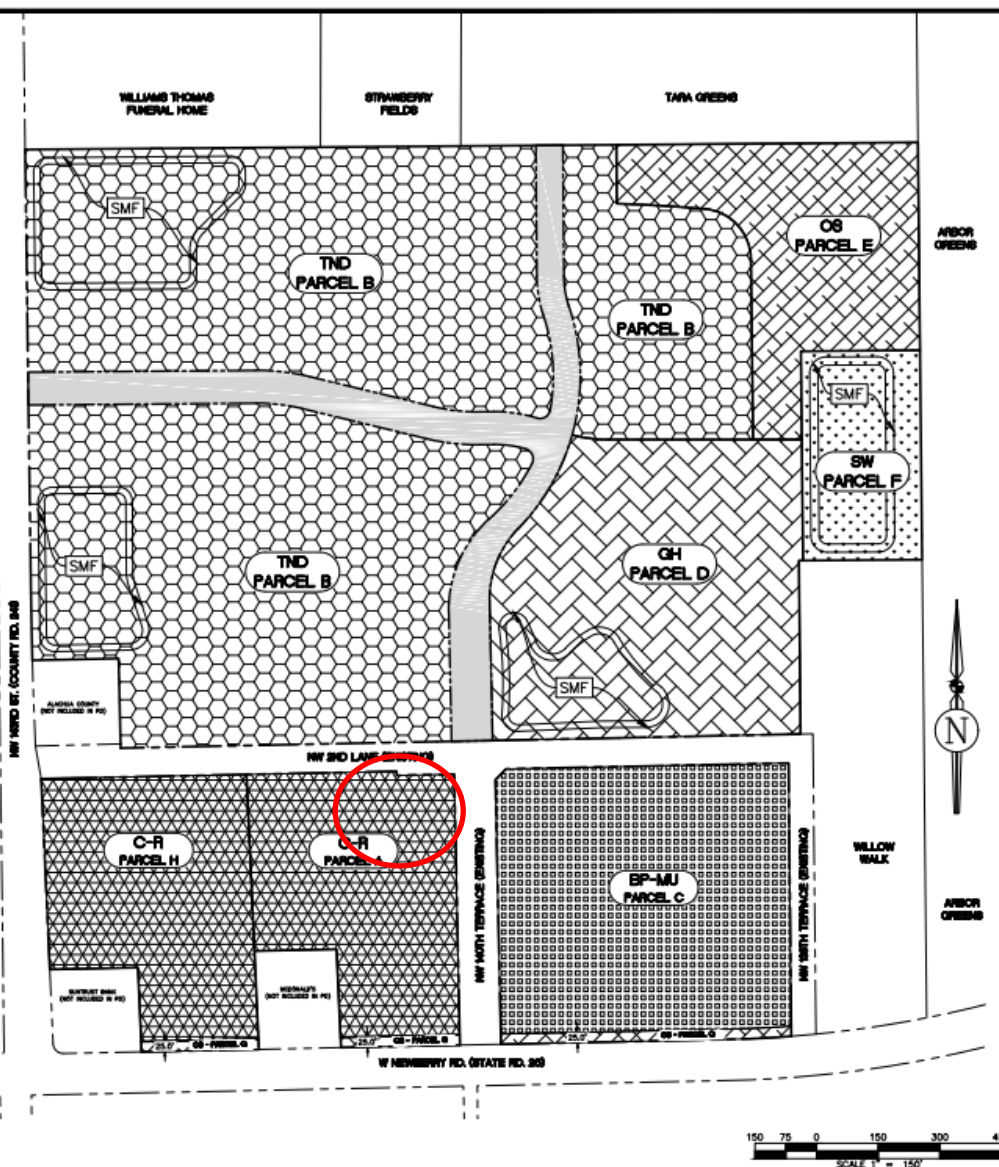
- THE LOCATION AND BOUNDARIES FOR EACH LAND USE AREA AND MAJOR ROADWAYS ARE NOT INTENDED TO BE EXACT. THE DRC IS HEREBY AUTHORIZED TO APPROVE ADJUSTMENTS REQUESTED BY THE DEVELOPER TO ALL OF THE LAND USE BOUNDARIES DURING THE DEVELOPMENT REVIEW PROCESS.
- STORMWATER MANAGEMENT FACILITIES (SMF'S) ARE ALLOWED IN ALL LAND USE CATEGORIES, EXCEPT PRESERVED OPEN SPACE. THE GENERAL LOCATION OF SMF'S ARE SHOWN HEREIN, BUT ARE SUBJECT TO CHANGE DURING THE DEVELOPMENT REVIEW PROCESS.
- PARCELS A, C AND H INCLUDE A 25 FOOT WIDE LANDSCAPED SETBACK ADJACENT TO NEWBERRY RD. THESE LANDSCAPE SETBACKS ARE PROVIDED AS COMMUNITY OPEN SPACE.

OPEN SPACE

- IN ACCORDANCE WITH ALACHUA COUNTY COMPREHENSIVE PLAN (2011-2030) POLICY 5.5, PERVIOUS OPEN SPACE SHALL BE PROVIDED ON AT LEAST 15% OF THE DEVELOPMENT SITE. THIS REQUIREMENT IS 5% OF THE PD LAND NORTH AND SOUTH OF THE PD. THIS REQUIREMENT IS 1.5% OF THE PRESERVED OPEN SPACE AREA (POS) PROVIDED ON THE NORTHEAST SIDE OF THE PROPERTY, WHICH IS CONTIGUOUS AND ON THE PERMITS OF THE PROPERTY.
- PARCELS A AND C INCLUDE PREVIOUSLY APPROVED DEVELOPMENT PLANS. OPEN SPACE CREDIT WAS PROVIDED BY PREVIOUS DEVELOPMENT PLANS, WHICH SATISFIED THE OPEN SPACE REQUIREMENTS. THE PROVIDED OPEN SPACE AREA APPROVED FOR PARCELS A AND C ARE:
PARCEL A: 1.51 AC.
PARCEL C: 2.34 AC.
TOTAL: 3.85 AC. (PREVIOUSLY APPROVED OPEN SPACE WITHIN THE P.D. LIMITS)

REVISIONS

- 20M-08-08: TO ALLOW FINANCIAL INSTITUTIONS ON PARCEL C (06/10/2008).
- 20M-08-16: TO EXPAND PD BY ADDING PARCEL H (09/15/2016).
- 20M-10-19: UPDATE PD NORTH OF NW 2ND LANE (11/28/2019).



REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPD

ENGINEER: A. J. "AJ" BROWN, JR., P.E.
FLORIDA LICENSE NO. 42670

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Civil Engineering - Land Surveying - Planning
No. Board of Professional Engineers CA No. 28885

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Phone: 352-325-8999 - Fax: 352-325-0886
E-Mail: contact@jbrp.com

SHEET TITLE: **PD ZONING MASTER PLAN - REVISED**

CLIENT: **HANKIN GROUP**

PROJECT: **JONESVILLE BUSINESS PARK PD REDEVELOPMENT**

DATE: **SEPTEMBER 2019**

PROJECT NO: **809-19-07**

SHEET NO: **C1.1**

Background

- Jonesville Business Park PD is within the Jonesville AC
- Current prohibition on outdoor storage
- Proposed minor amendment would allow Ace Hardware (only) to have outdoor storage on parcel located at rear of existing store

Condition #2

2. Outdoor storage of materials and bulk storage of hazardous materials shall be prohibited with the exception of parcel 04341-001-012, which may have outdoor storage of non-hazardous materials. Chain link fencing with obscuring fabric may be used as a method to screen outdoor storage on parcel 04341-001-012.

Conditions

1. All development within the Jonesville Business Park Mixed-Use PD shall be consistent with the permitted uses and design guidelines of the Zoning Master Plan specified on and adopted with these PD conditions.
2. Outdoor storage of materials and bulk storage of hazardous materials shall be prohibited with the exception of parcel 04341-001-012, which may have outdoor storage of non-hazardous materials. Chain link fencing with obscuring fabric may be used as a method to screen outdoor storage on parcel 04341-001-012.
3. The Developer shall dedicate a ten-foot strip of land the length of the property adjacent to the right-of-way along County Road 241 and construct a 6-foot wide sidewalk connecting to existing sidewalks to the north and south. The Developer may claim an impact fee credit for the R/W dedication.
4. Pedestrian and bicycle facility connections to surrounding developments shall be required. The location of these facilities to be determined during the development review process.
5. A single financial institution (with or without drive-through facilities) is permitted on Parcel 'C' only.
6. Parcels B, D, E & F shall develop consistent with the TND standards in ULDC Chapter 407, Article VII.

Bases for approval

- 1. Policy 2.2.7(a)1 of the Future Land Use Element (intent of Jonesville AC)**
- 2. Policy 7.1.2 of the Future Land Use Element (changes to zoning map)**
- 3. Sec. 402.77 of the ULDC (criteria for approval for rezoning)**
- 4. Sec. 402.89(a) of the ULDC (minor PD amendment criteria)**

Staff recommendation

Staff recommends that the Board of County Commissioners **approve** Z25-000023, with the conditions and bases as listed in the staff report.