

# City of Gainesville

*City Hall  
200 East University Avenue  
Gainesville, Florida 32601*



## **Meeting Agenda**

**September 27, 2018**

**6:30 PM**

**City Commission Auditorium**

## **City Plan Board**

*Bob Ackerman - Chair  
Stephanie Sutton - Vice Chair  
Erin Condon - Member  
Dave Ferro - Member  
Terry Clark - Member  
Megan Walker-Radtke - Member  
Christian Newman - Member  
Robert Hyatt - School Board Representative  
Staff Liaison - Dean Mimms*

**CALL TO ORDER****ROLL CALL**[180401.](#)

**City Plan Board Attendance Roster: February 22, 2018 through August 23, 2018 (B)**

*Explanation: City Plan Board attendance roster for Board Members to review.*

[180401\\_CPB Attendance\\_20180927.pdf](#)

**APPROVAL OF AGENDA****APPROVAL OF MINUTES- July 26, 2018; August 23 meeting was cancelled**[180400.](#)

**Draft minutes of the July 26, 2018 City Plan Board Meeting (B)**

**RECOMMENDATION**

*Staff is requesting that the City Plan Board review the draft minutes from the July 26, 2018 meeting and vote to approve the minutes.*

*Staff to the City Plan Board - Review and approve the draft minutes.*

[180400\\_CPB 180726 Minutes draft\\_20180927.pdf](#)

**ANNOUNCEMENT: Section 30-3.3 of the Land Development Code establishes the Plan Board, including its membership; rules of procedure; and functions, powers and duties. The Plan Board is advisory to the City Commission on most planning petitions. Appeals of Plan Board decisions concerning Special Use Permits are to a hearing officer within 30 calendar days of the decision (see Sec. 30-3.58(C.) of the Land Development Code). The procedure for an appeal is set forth in Sec. 30-3.58.**

**REQUEST TO ADDRESS THE BOARD****OLD BUSINESS: NONE****NEW BUSINESS:**[180397.](#)

**Amend Future Land Use Map from Commercial (C) To Urban Mixed-Use (UMU): Up To 60 Units per Acre; And Up To 20 Additional Units per Acre by Special Use Permit (B)**

**Petition PB-18-116 LUC. City Plan Board. Amend the City of Gainesville Future Land Use Map from Commercial (C) to Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit. This developed property is the site of the Oaks Mall and is located at the southwest corner of the intersection of W Newberry Road (S.R. 26) and NW 62nd ST. Related to Petition PB-18-117 ZON.**

*Explanation: The purpose of the request is to provide a more appropriate future land use category at a strategic location in our urbanized area, where a long-developed, approximately 90.7-acre commercial property (the Oaks Mall) is undergoing substantial change and is beginning to redevelop. The proposed large-scale land use amendment will encourage redevelopment of the Oaks Mall, a major shopping center and former Development of Regional Impact with approximately 907,000 sq. ft. of GLA (gross leasable area). The proposed land use change to Urban Mixed-Use (UMU) will add residential and mixed-use development potential where none exists under the current Commercial (C) land use and General business district (BUS) zoning.*

*This large-scale land use amendment will increase the percentage of land uses that are mixed and within walking distance of important destinations. These destinations include the Oaks Mall and proximate commercial and office development, the North Florida Regional Medical Center (hospital and many other medical facilities), and nearby UF Health medical and dental offices at Hampton Oaks to the south along NW 62nd ST. The proposed UMU land use (to be implemented by the related, proposed Urban 8 (U8) transect zoning) is supportive of increasing choices in housing, offices, retail and workplaces.*

*This is a time of change at the Oaks Mall - with new ownership and pending renovation of the former Sears department store by UF Health for medical offices. The proposed land use amendment and related rezoning will add to this evident synergy and allow for this property to become a more dynamic, major node within the City of Gainesville.*

*Fiscal Note: None.*

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-18-116 LUC.*

[180397\\_Staff Report\\_20180927.pdf](#)

[180398.](#)

**Rezone from General Business District (BUS) To U8 (Urban 8) (B)**

**Petition PB-18-117 ZON. City Plan Board. Rezone from General business district (BUS) to U8 (Urban 8). This developed property is the site of the Oaks Mall and is located at the southwest corner of the intersection of W Newberry Road (S.R. 26) and NW 62nd ST. Related to Petition PB-18-116 LUC.**

*Explanation: The purpose of the request is to provide more appropriate zoning at a strategic location in our urbanized area, where a long-developed commercial property (the Oaks Mall) is undergoing substantial change and is beginning to redevelop. The proposed rezoning will encourage redevelopment of the Oaks Mall, a major shopping center and former Development of Regional Impact with approximately 907,000 sq. ft. of GLA (gross leasable area). The proposed change to Urban 8 (U8) zoning will strongly encourage infill development and redevelopment. This transect zoning district will add residential and mixed-use development potential where none exists under the current General business district (BUS) zoning and Commercial land use.*

*The Oaks Mall is generally surrounded by commercial and other nonresidential development to the north, east and west, and is adjacent to the west and south to multi-family development (3-story, Hampton Oaks Apartments to the south) (3-story, Oaks Apartments to the south and west).*

*This proposed rezoning to U8 (and the related, proposed UMU land use) will allow residential density of 60 units per acre by right and up to 80 units per acre by Special Use Permit. The current General business (BUS) zoning (and Commercial land use) do not allow residential use. The proposed transect zoning and related mixed-use land use amendment therefore may increase the supply of potential affordable housing in the City.*

*The Oaks Mall has been affected by profound changes in the retail environment over the past several decades, and is experiencing substantial change at this time. There is new ownership and there is pending renovation of the former Sears department store by UF Health for medical offices. The proposed rezoning and related land use amendment will add to this evident synergy and will allow for this property to become a more dynamic, major node within the City of Gainesville.*

*The requested rezoning is consistent with the Comprehensive Plan and meets all applicable review criteria.*

*Fiscal Note: None.*

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-18-117 ZON based on a finding of compliance with all applicable review criteria.*

[180398 Staff Report 20180927.pdf](#)

**NEXT MEETING DATE - October 25, 2018**

**BOARD COMMENTS**

**INFORMATION ITEM:**

**A. Evaluation and Appraisal of 2018-2023 Gainesville Comprehensive Plan****BOARD MEMBER COMMENTS****ADJOURNMENT**

**For further information, please call 334-5022.**

**If any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings, and for such purposes it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities who require assistance to participate in the meeting are requested to notify the Equal Opportunity Department at 334-5051 (TDD 334-2069) at least 48 hours prior to the meeting date**