

ORDINANCE NO. 130514

An ordinance of the City of Gainesville, Florida, amending the City of Gainesville Comprehensive Plan, Future Land Use Map, by overlaying the Planned Use District (PUD) land use category on approximately 1.67 acres of property located at 1226 NW 3<sup>rd</sup> Avenue, 303 NW 13<sup>th</sup> Street, 1249 NW 4<sup>th</sup> Avenue and 1227 NW 4<sup>th</sup> Avenue, as more specifically described in this ordinance; providing development conditions; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, the Planned Use District (PUD) land use category is an overlay land use district that may be applied to any specific property in the City to allow for the consideration of unique, innovative or narrowly construed land use proposals that might otherwise not be addressed or provided for in the underlying land use category; and

WHEREAS, each PUD land use overlay shall be adopted by an ordinance with land use regulations that address density and intensity, permitted uses, access by car, foot, bicycle, and transit, trip generation and trip capture, environmental features and, when necessary, buffering of adjacent uses; and

WHEREAS, on January 5, 2012, the City Commission adopted Ordinance No. 100896, which overlaid the PUD land use category with implementing land use regulations on approximately 1.53 acres of the subject property; and

WHEREAS, by initiation of the owners of the subject property, notice of public meetings was given as required by law that the Future Land Use Map of the City of Gainesville Comprehensive Plan be amended by overlaying the PUD land use category on the subject property, which includes the original approximately 1.53 acres included in Ordinance No.

1 100896 plus an additional approximately 0.14 acres, with amended implementing land use  
2 regulations; and

3       **WHEREAS**, the property that is the subject of this ordinance has underlying land use  
4 categories of Residential Low-Density (RL), Mixed-Use Low-Intensity (MUL), and Commercial  
5 (C); and

6       **WHEREAS**, upon the adoption of this PUD land use overlay, the underlying land use  
7 categories for the subject property are neither abandoned nor repealed, but are inapplicable as  
8 long as a Planned Development District (PD) zoning ordinance implementing this PUD land use  
9 overlay is adopted by the City Commission within 18 months of the effective date of this plan  
10 amendment as provided in Section 7 of this ordinance; and

11       **WHEREAS**, the amendment to the Future Land Use Map of the City of Gainesville  
12 Comprehensive Plan proposed herein involves a use of 10 acres or fewer and qualifies as a  
13 small-scale development amendment as provided in Section 163.3187, Florida Statutes; and

14       **WHEREAS**, on October 24, 2013, a public hearing was held by the City Plan Board,  
15 which acts as the local planning agency pursuant to Section 163.3174, Florida Statutes, where it  
16 recommended approval of the petition with certain revisions; and

17       **WHEREAS**, on January 16, 2014, the City Commission held a public hearing and  
18 approved the petition with certain revisions; and

19       **WHEREAS**, following a delay initiated by the land owner/agent, the land owner/agent  
20 has requested minor revisions to this ordinance and has requested that this ordinance now  
21 proceed to the City Commission for consideration; and

1           **WHEREAS**, at least five (5) days' notice has been given once by publication in a  
2 newspaper of general circulation notifying the public of this proposed ordinance and of a public  
3 hearing in the City Hall Auditorium located on the first floor of City Hall in the City of  
4 Gainesville; and

5           **WHEREAS**, the public hearing was held pursuant to the notice described above at which  
6 hearing the parties in interest and all others had an opportunity to be and were, in fact, heard.

7           **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**  
8 **CITY OF GAINESVILLE, FLORIDA:**

9           **Section 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is  
10 amended by overlaying the Planned Use District (PUD) land use category on the following  
11 described property:

12                   The legal description of the property is attached as Exhibit "A" and  
13                   made a part hereof as if set forth in full. The property is depicted  
14                   on the map attached as Exhibit "B" and made a part hereof as if set  
15                   forth in full. In the event of conflict or inconsistency, Exhibit "A"  
16                   shall prevail over Exhibit "B".

17  
18           **Section 2.** The following conditions, restrictions and regulations shall apply to the  
19 development and use of the property:

20 Condition 1. The maximum density/intensity of development shall be 26,000 square feet of  
21 nonresidential uses and 202 multiple-family residential units with a maximum of 555 bedrooms.  
22 The leasing office associated with the onsite residential units shall not count towards the  
23 allowable nonresidential square footage.

24  
25 Condition 2. The permitted uses shall be specified in the Planned Development (PD) zoning  
26 ordinance. No drive-through facilities shall be permitted.

27  
28 Condition 3. The owner/developer shall construct a bus shelter on NW 13th Street that is  
29 architecturally consistent with the development. The specific location of the bus shelter shall be

1 determined by the Regional Transit System and the Public Works Department during  
2 development plan review.

3

4 Condition 4. Vehicular access to the development shall be limited to ingress and egress from  
5 NW 3rd Avenue and NW 4th Avenue. The owner/developer shall construct sidewalks around the  
6 street edges of the property to provide pedestrian and bicycle access to the development.

7

8 Condition 5. The relocation or removal/demolition of the two existing historic contributing  
9 structures on the site shall require approval from the Historic Preservation Board, or if denied by  
10 the Historic Preservation Board then approval by the City Commission on appeal.

11

12 Condition 6. The maximum building height shall not exceed 85 feet along NW 13th Street and  
13 extending no further east than within 100 feet of the eastern property boundary. The maximum  
14 building height of the parking garage located adjacent to property with a Residential Low-  
15 Density (RL) land use designation shall not exceed 60 feet.

16

17 Condition 7. The Planned Use District (PUD) land use category does not vest the development  
18 for concurrency. The owner/developer is required to apply for and meet concurrency  
19 management standards, including all relevant Transportation Mobility Program standards or any  
20 other program in effect at the time of application for development plan review. An application  
21 for a Certificate of Final Concurrency shall be submitted with the application for final  
22 development plan review.

23

24 Condition 8. Transportation modifications required due to operational or safety issues are the  
25 owner/developer's responsibility and shall not count towards meeting required Transportation  
26 Mobility Program standards or other transportation mitigation program then in effect.

27

28 **Section 3.** The property as described in Section 1 of this ordinance has underlying land

29 use categories of Residential Low-Density (RL), Mixed-Use Low-Intensity (MUL), and

30 Commercial (C) as depicted on attached Exhibit "C" and made a part hereof as if set forth in full.

31 The underlying land use categories are neither abandoned nor repealed, but are inapplicable as

32 long as a Planned Development District (PD) zoning ordinance implementing this PUD land use

33 overlay is adopted by the City Commission within 18 months of the effective date of this plan

34 amendment as provided in Section 7 of this ordinance. If the aforesaid time period expires

35 without the adoption of an implementing PD zoning ordinance, this ordinance shall be void and

1 have no further force and effect and the City may amend the Future Land Use Map accordingly  
2 upon proper notice and action.

3       **Section 4.** The City Manager or designee is authorized and directed to make the  
4 necessary changes to the Future Land Use Map and to the text, maps and other data in the City of  
5 Gainesville Comprehensive Plan in order to comply with this ordinance.

6       **Section 5.** If any word, phrase, clause, paragraph, section or provision of this ordinance  
7 or the application hereof to any person or circumstance is held invalid or unconstitutional, such  
8 finding shall not affect the other provisions or applications of this ordinance that can be given  
9 effect without the invalid or unconstitutional provision or application, and to this end the  
10 provisions of this ordinance are declared severable.


11       **Section 6.** Ordinance No. 100896 is hereby superseded in its entirety and is hereby  
12 repealed effective on the effective date of this plan amendment as provided in Section 7 of this  
13 ordinance. All other ordinances or parts of ordinances in conflict herewith are to the extent of  
14 such conflict hereby repealed on the effective date of this plan amendment.

15       **Section 7.** This ordinance shall become effective immediately upon adoption; however,  
16 the effective date of this amendment to the Comprehensive Plan, if not timely challenged, shall  
17 be 31 days after adoption. If timely challenged, this amendment shall become effective on the  
18 date the state land planning agency or the Administration Commission enters a final order  
19 determining this adopted amendment to be in compliance with Chapter 163, Florida Statutes. No  
20 development orders, development permits, or land uses dependent on this amendment may be  
21 issued or commenced before this amendment has become effective.

22

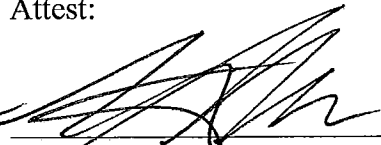
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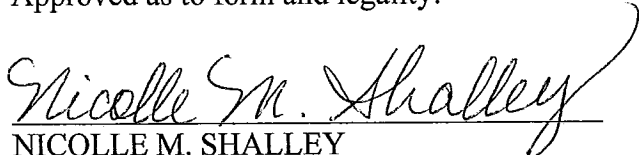
**PASSED AND ADOPTED** this 5th day of March, 2015.

  
EDWARD B. BRADDY  
MAYOR

Attest:

Approved as to form and legality:

  
KURT LANNON  
CLERK OF THE COMMISSION

  
NICOLLE M. SHALLEY  
CITY ATTORNEY

This ordinance passed this 5th day of March, 2015.



*Focused on Excellence  
Delivered with Integrity*

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## LEGAL DESCRIPTION

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September 3, 2013

**PROJECT NO:** 13-0305  
**DESCRIPTION FOR:** OVERALL DESCRIPTION

DESCRIPTION FOR TAX PARCEL(S): 14012-000-000, 14038-000-000, 14044-000-000  
(OFFICIAL RECORDS BOOK 3826, PAGE 2134)

A PARCEL OF LAND IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, IN THE CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF LOT 4, BLOCK 3, OF BELLAH'S SUBDIVISION, A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "C", PAGE 77 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NW 13<sup>TH</sup> STREET (80' RIGHT OF WAY) WITH THE SOUTH RIGHT OF WAY LINE OF NW 4<sup>TH</sup> AVENUE (40' RIGHT OF WAY); THENCE RUN NORTH 89°32'21" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID NW 4<sup>TH</sup> AVENUE, FOR 299.62 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID BELLAH'S SUBDIVISION; THENCE RUN NORTH 89°11'10" EAST, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, FOR 70.85 FEET TO THE NORTHEAST CORNER OF LOT 5 OF SHELLIE COURT, A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "C", PAGE 61 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 01°10'41" EAST, ALONG THE EAST LINE OF SAID LOT 5, FOR 100.14 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE RUN SOUTH 89°12'22" WEST, ALONG THE SOUTH LINE OF SAID LOT 5 AND AN EXTENSION THEREOF, 71.24 FEET TO THE NORTHEAST CORNER OF LOT 7 OF SAID BELLAH'S SUBDIVISION; THENCE RUN SOUTH 00°15'21" WEST, ALONG THE EAST LINE OF SAID LOT 7, FOR 99.62 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 3<sup>RD</sup> AVENUE (30' RIGHT OF WAY); THENCE RUN SOUTH 89°26'23" WEST, ALONG SAID NORTH RIGHT OF WAY, FOR 73.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE RUN NORTH 00°33'42" EAST, ALONG THE WEST LINE OF SAID LOT 7, FOR 59.86 FEET; THENCE RUN SOUTH 89°32'21" WEST, FOR 7.30 FEET; THENCE RUN SOUTH 00°33'42" WEST, FOR 59.85 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE; THENCE RUN SOUTH 89°30'05" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR 205.00 FEET; THENCE RUN NORTH 64°22'42" WEST, FOR 11.22 FEET; THENCE RUN NORTH 00°28'51" EAST, FOR 5.06 FEET; THENCE RUN SOUTH 89°30'05" WEST, FOR 10.00 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF NW 13<sup>TH</sup> STREET; THENCE RUN NORTH 00°26'47" WEST, FOR 190.00 TO THE POINT OF BEGINNING.

**AND**

ALLEY DESCRIPTION (DEED BOOK 220, PAGE 468)

BEGIN AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 3, OF BELLAH'S SUBDIVISION IN GAINESVILLE, FLORIDA, AND RUN NORTH 100 FEET ALONG THE EAST LINE OF SAID LOT 7, RUN THENCE EAST 5 FEET, RUN THENCE SOUTH 100 FEET TO THE NORTH LINE OF COURT STREET, RUN THENCE WEST ALONG THE NORTH LINE OF COURT STREET 5 FEET TO POINT OF BEGINNING.

**AND**

LOT 14 DESCRIPTION (OFFICIAL RECORDS BOOK 4185 , PAGE 1008)

LOT 14, SHELLIE COURT, A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK C, PAGE 61, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

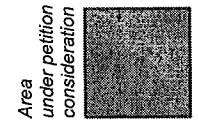
ALSO: A 5 FOOT STRIP OF LANDS LYING ADJACENT TO THE WEST SIDE OF SAID LOT 14 OF SHELLIE COURT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 14 OF SHELLIE COURT, THENCE RUN WEST ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 14 A DISTANCE OF 5 FEET, THENCE RUN NORTH PARALLEL TO THE WEST LINE OF LOT 14 TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 14, THENCE RUN EAST 5 FEET ALONG THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 14 TO THE NORTHWEST CORNER OF SAID LOT 14, THENCE RUN SOUTH ALONG THE WEST LINE OF SAID LOT 14 TO THE POINT OF BEGINNING.



## City of Gainesville Land Use Designations

- RL Residential Low Density (up to 12 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- UMU-1 Urban Mixed Use 1 (UMU-1: 8-75 du/acre; & up to 25 additional du/acre by special use permit)
- UMU-2 Urban Mixed Use 2 (UMU-2: 10-100 du/acre; & up to 25 additional du/acre by special use permit)
- PUD Planned Use District



----- Division line between two land use categories

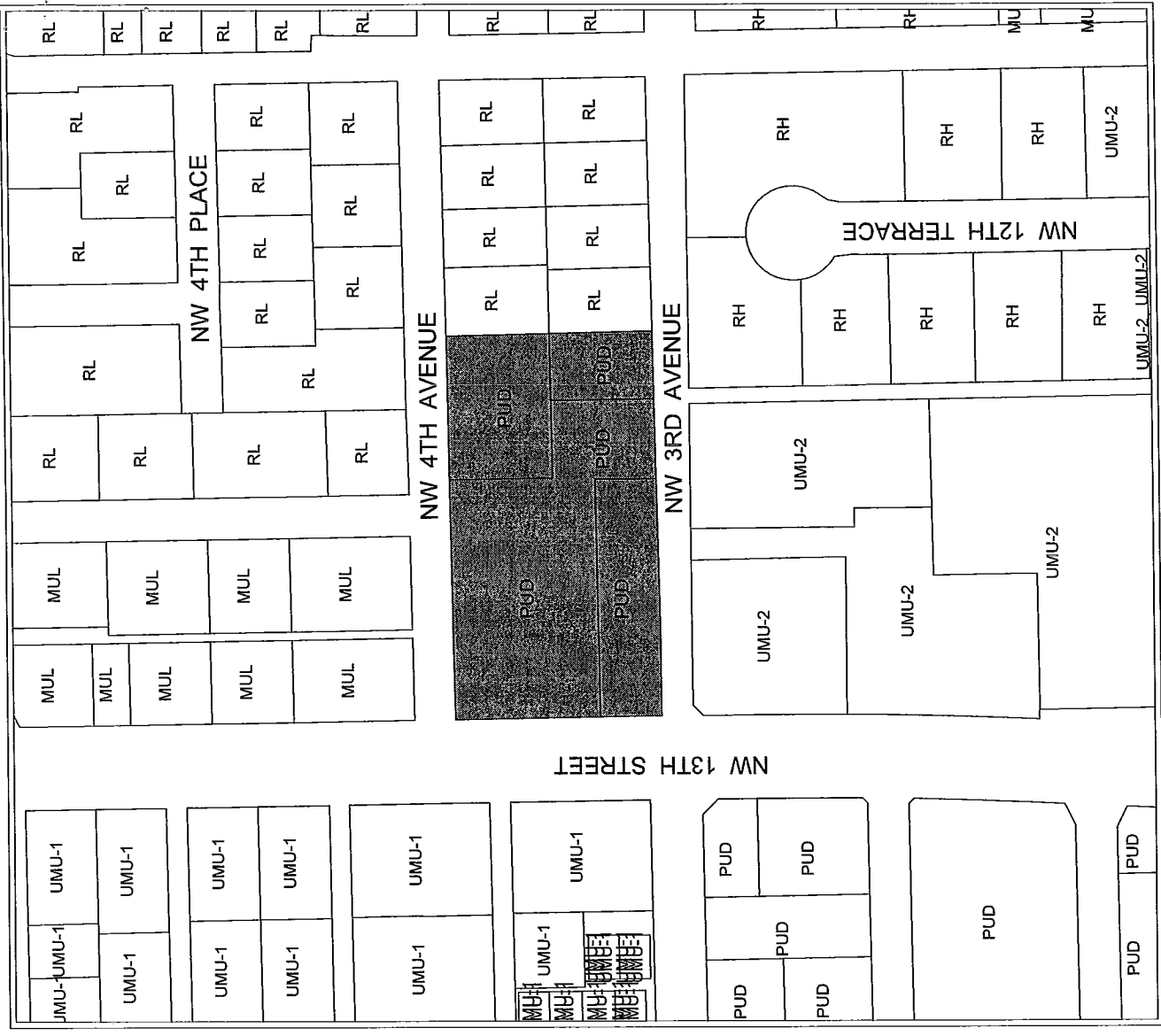


Exhibit "B" to Ordinance No. 130514  
page 1 of 2

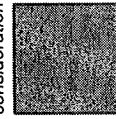
## PROPOSED LAND USE

<p style="font-size: x-small; text-align: center;">No Scale</p>		<h3>Petition Request</h3>	<h3>Petition Number</h3>
	<p style="font-size: x-small;">Causseaux, Hewett &amp; Waipote, Inc agent for RBLWP Parcel D, LLC and Bruce and Kristin Hawkins</p>	<p style="font-size: x-small;">Amend an existing PUD and amend the City of Gainesville FLUM from Residential Low Density to PUD.</p>	<p style="font-size: x-small;">PB-13-86 LUC</p>

## City of Gainesville Land Use Designations

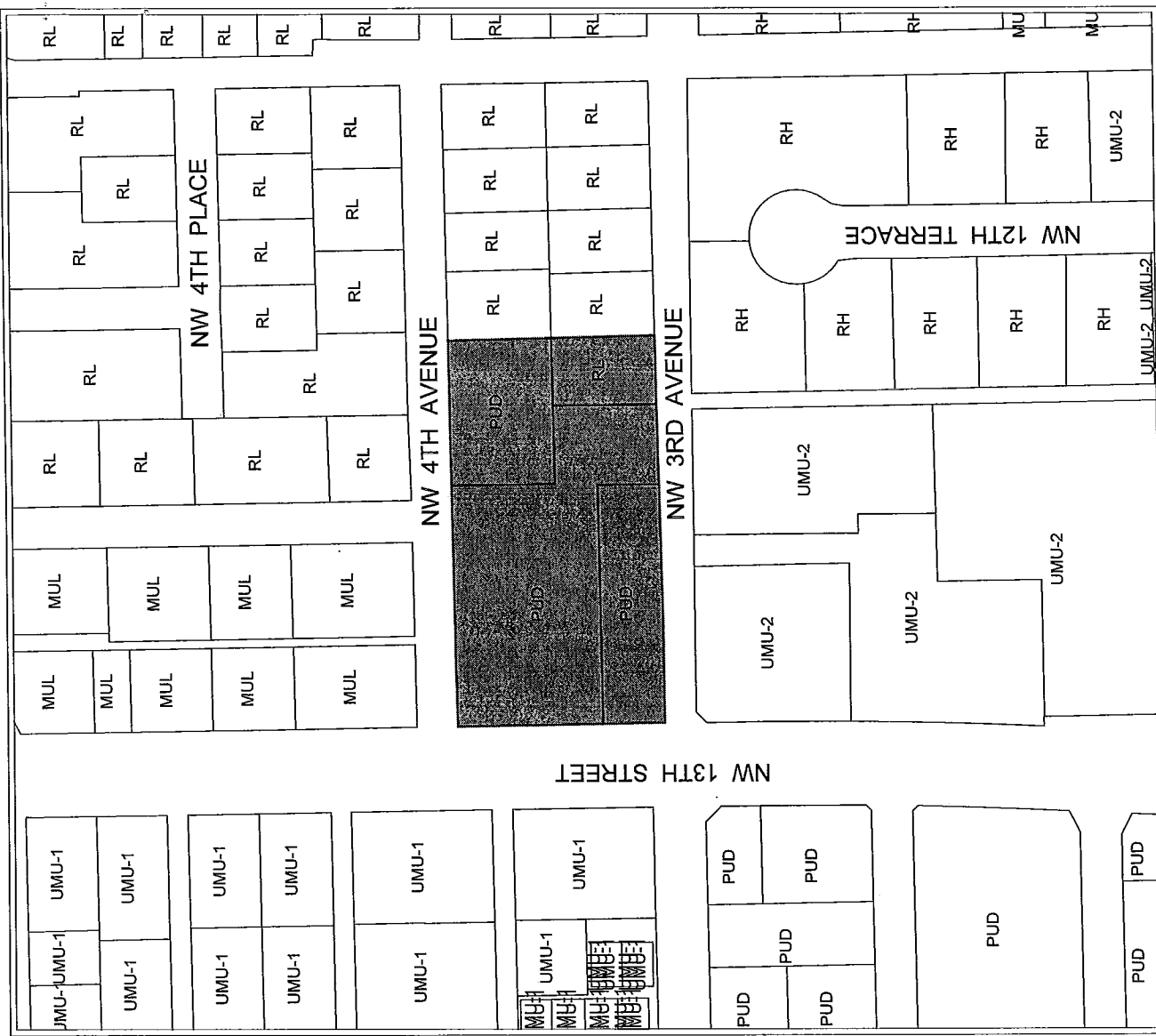
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Area under petition consideration



----- Division line between two land use categories

— City Limits



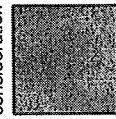
## EXISTING LAND USE

	Petition Request	Petition Number
 No Scale	<b>Name</b> Causseaux, Hewett & Waipole, Inc agent for RBL WP Parcel D, LLC and Bruce and Kristin Hawkins	<b>PB-13-86 LUC</b>
Amend an existing PUD and amend the City of Gainesville FLUM from Residential Low Density to PUD.		

## City of Gainesville Land Use Designations

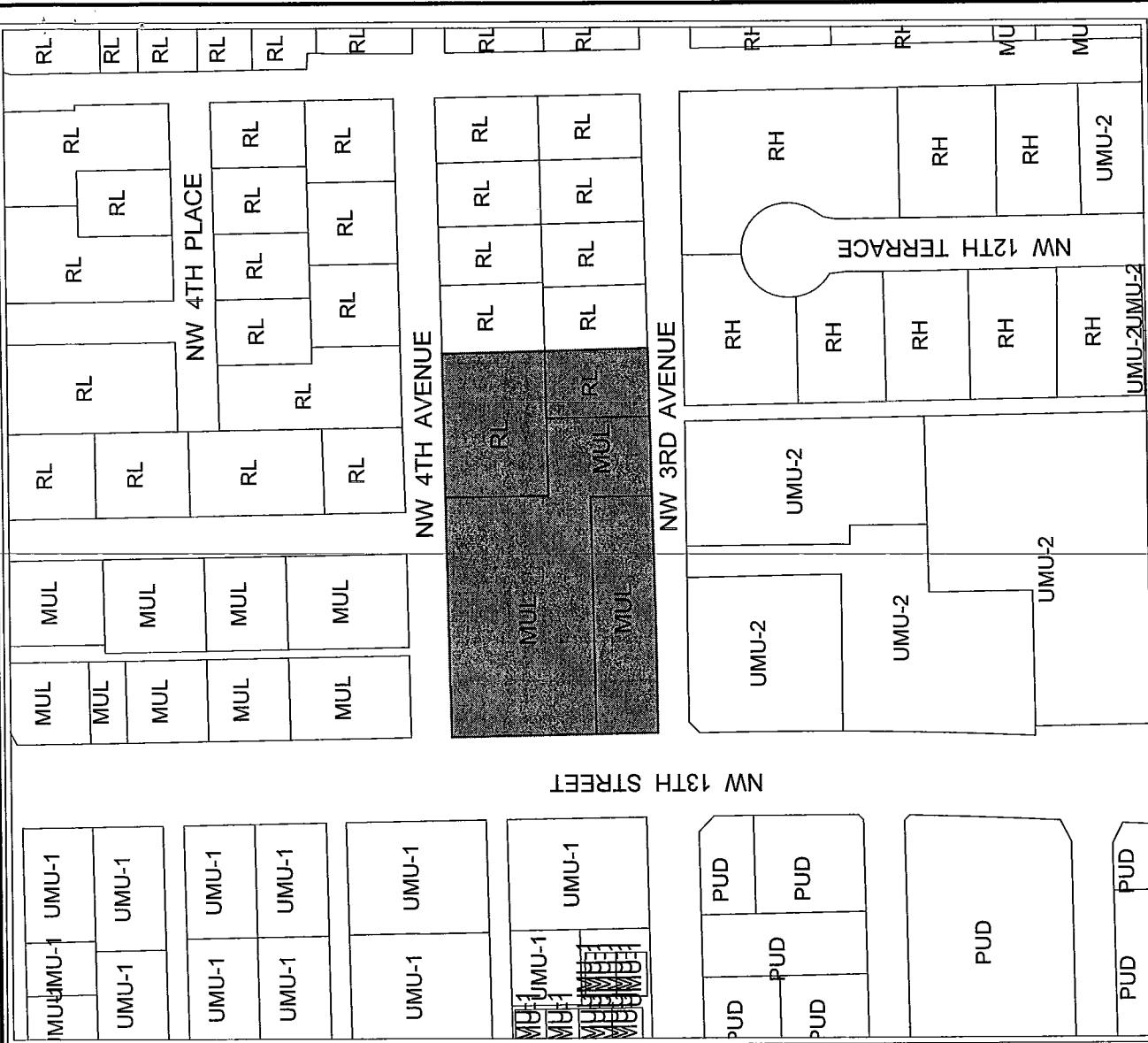
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Area under petition consideration




----- Division line between two land use categories

— City Limits



## UNDERLYING LAND USE

	Petition Request	Petition Number
 No Scale	Amend an existing PUD and amend the City of Gainesville FLUM from Residential Low Density to PUD.	PB-13-86 LUC
<b>Name</b> Causseaux, Hewett & Waipole, Inc agent for RBLWP Parcel D, LLC and Bruce and Kristin Hawkins	<b>Petition Request</b>	<b>Petition Number</b>