

080350

Additional information for Petition 17PSZ-08PB:

Exhibit 1 – existing zoning map

Exhibit 2 – proposed zoning map

Exhibit 3 – minutes from 8/23/05 BPAB meeting

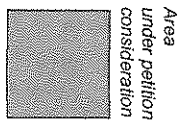
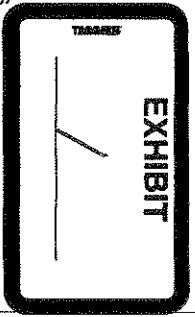
Exhibit 4 – “virtual tour” of 6<sup>th</sup> St Rail Trail realignment

# Zoning District Categories

- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (8-30 du/acre)
- MU2 Mixed Use Medium Intensity (12-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- W Warehouse and Wholesaling
- 11 Limited Industrial
- 12 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

Historic Preservation/Conservation District  
 Special Area Plan  
 Division line between two zoning districts  
 City Limits

080350



EXISTING ZONING

Name

City of Gainesville, applicant

Petition Request

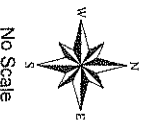
Rezoned Properties to PS  
 Change Land Use to PF  
 Provide Site Plan for  
 Improvements to GPD Campus

Map(s)

3951

Petition Number

17PSZ-08PB  
 18SPA-08PB  
 94LUC-08PB



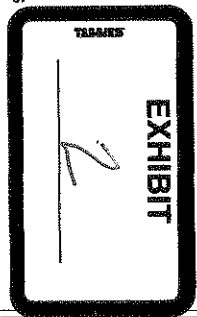
No Scale

# Zoning District Categories

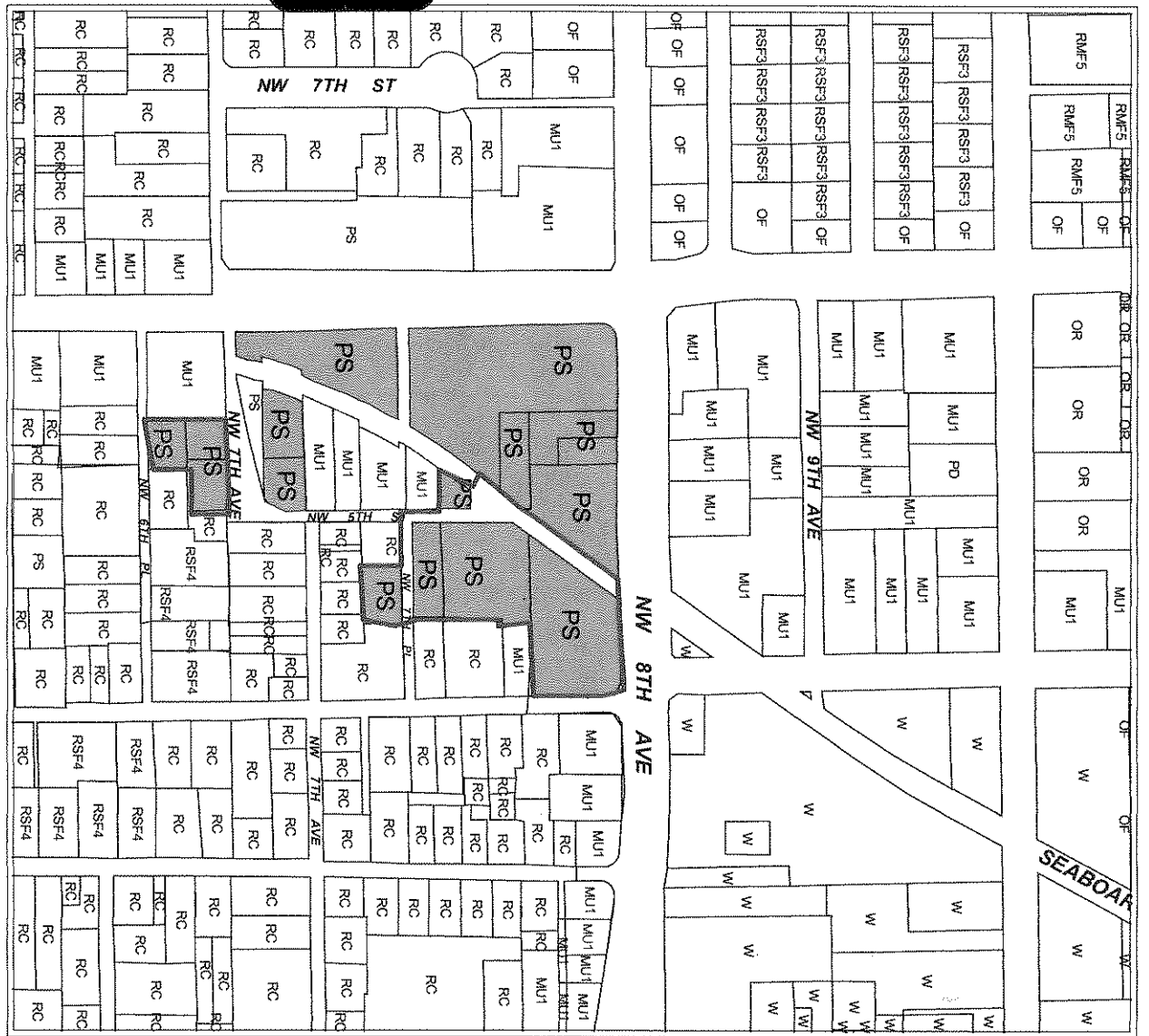
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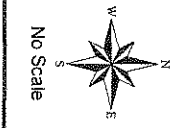


Area under petition consideration



# PROPOSED ZONING

<b>Name</b>	City of Gainesville, applicant		
<b>Petition Request</b>	Rezzone Properties to PS Change Land Use to PF Provide Site Plan for Improvements to GPD Campus	<b>Map(s)</b>	3951
<b>Petition Number</b>	17PSZ-08PB 18SPA-08PB 94LUC-08PB		



## Bicycle/Pedestrian Advisory Board Draft Meeting Minutes

Grace Knight Conference Room (2nd Fl)  
Alachua County Administration Building  
12 S.E. 1<sup>st</sup> Street  
Gainesville, Florida

7:00 p.m.  
Tuesday  
August 23, 2005

(ci)= City                      (m)=MTPO      (co)=County      (uf)=Student Adjunct

### Members Present

Justin Deleo (ci)  
Paul Campbell (ci)  
~~John Richter~~ (m)  
Ryan Saylor (m)  
Bill Radunovich (m)  
Rajeeb Das (m)  
Steven Sparks (co)  
Ben Fein (co)  
Justin P. Kristan (uf)

### Members Absent

Julia Reiskind (co)  
Jay Nordqvist (co)  
Crystal Goodison (ci)

### Vacancy

City Appointment (ci)

### Others Present

Dekova Batey, City PW  
Mike Escalante, MTPO  
Philip Mann, City PW  
Gina Hawkins, City PW  
Alan Davis, GPD  
Myrna R. Widmer, FDOT  
Doreen Joyner-Howard,  
FDOT

## I. CALL TO ORDER

John Richter, BPAB Vice-Chairperson called meeting to order at 7:00 pm

### A. Approval of MINUTES- August 2, 2005.

ACTION: The BPAB August 2, 2005 minutes was approved for filing.

### B. Approval of AGENDA- August 23, 2005.

ACTION: The BPAB August 23, 2005 agenda was accepted for filing.

### C. Attendance

The attendance sheet was passed around.

### D. Introductions

Citizens, visitors, board members, and staff introduced themselves.

## II. PUBLIC COMMENT – There was no public comment.

## III. AGENCY ITEMS TO BE DISCUSSED

### A. City Traffic Operations Manager Presentation – Phil Mann

Bicycle/Pedestrian Advisory Board  
Minutes – Tuesday 8/23/05

BPAB has asked the City Traffic Operations Manager to come and answer questions regarding projects/operation specifics, etc.

**NO ACTION:** The presentation was given and questions answered by the Traffic Operations Manager.



- B. Gainesville Police Department future land use plans – GPD Staff**  
 The Gainesville Police Department is looking at expanding to areas adjacent to the northeast of the current building located at 621 N.W. 6<sup>th</sup> St. GPD would like to discuss the plans and get input on a slight movement of the trail to the east. GPD would like for BPAB to send a recommendation to the City Commission in support of the proposed trail movement.  
**ACTION:** Steve S. moved BPAB approval of the GPD preliminary trail relocation plans with the consideration that as much attention as possible be given to straightening the curves to reduce blind spots and increase visibility; Justin D. seconded and motion passed unanimously.
- C. Pedestrian Refuge Islands along East Uni. Ave.**  
 Florida Department of Transportation (FDOT) staff has developed several design options for the MTPO to consider. Map also enclosed in packet materials.  
**NO ACTION:** Staff needs to change information, item will return at a later agenda date.
- D. Resurfacing Project – US 441**  
*(Williston Road south to the Marion County line)*  
 The enclosed FDOT letter discusses how they plan to resurface US 441.  
**ACTION:** Bill R. moved BPAB approval of the FDOT 60% Design plans; Steve S. seconded and motion passed unanimously.
- E. Resurfacing Project – US 441 / W. 13<sup>th</sup> Street**  
*(Archer Road north to NW 6<sup>th</sup> Street)*  
 Enclosed are FDOT's scoping concepts for this project.  
**ACTION:** Ryan S. moved BPAB approval of the FDOT Scoping Concepts (US 441); Justin K. seconded and motion passed unanimously.
- F. Resurfacing Project – State Road 222 / NW 39<sup>th</sup> Ave.**  
*(NW 24<sup>th</sup> Blvd. east to end of the four-lane)*  
 Enclosed are FDOT's scoping concepts for this project.  
**ACTION:** Ryan S. moved BPAB approval of the FDOT Scoping Concepts (SR 222); Steve S. seconded and motion passed unanimously.
- G. Street Print Replacement**  
 Enclosed are materials provided by FDOT concerning "Patterned/Textured Pavement Products". These products are being tested on road construction and resurfacing projects to create stamped asphalt crosswalks. According to FDOT

staff, all 4 products meet FDOT specifications and may be applied to crosswalk projects in this area.

**ACTION:** Steve S. moved revision of the Urban Design Policy Manual to the staff's recommendation with the inclusion of increased emphasis on product durability standards (i.e layered brick/red brick); Rajeeb D. seconded and motion passed unanimously.

H. **Recent Correspondence**  
**NO ACTION:** For Information Only.

I. **SW 34<sup>th</sup> St. Bike Lane Color Experimental Study**  
*(Phase 2 Report). Report enclosed separately in packet materials.*  
**NO ACTION:** For Information Only.

IV. **CHAIR REPORT** – John Richter, BPAB Vice-Chairperson

A. **Next Regular BPAB Meeting**  
Vice-Chair Richter announced that the next regular BPAB meeting would be: Tuesday September 20, 2005 - 7:00 PM (Ala. Co. Admin. Bldg. 2<sup>nd</sup> Fl. – Grace Knight Conference Room)

B. **Next MTPO Meeting/Public Hearing**  
Vice-Chair Richter announced that the upcoming MTPO meeting/public hearing would be: Tuesday August 30, 2005 – 6:00 PM (Ala. Co. Admin. Bldg. 2<sup>nd</sup> Fl.- Jack Durrance Auditorium)

V. **STAFF REPORT**

A. **Member Roster and Status**

- Staff announced that City Appointee Michele Lesure has resigned from BPAB due to commitment strains. Aside from this appointment, BPAB is at full roster.
- Staff announced that the County Appointees to BPAB that have a term listed as ending in August will be actually end in October to coincide with the time set aside for County term ending dates.
- Staff announced that the current Student Adjunct appointment would end in August.

B. **Information & Updates**

- MTPO staff asked for BPAB to select someone to serve as a S.W. 20<sup>th</sup> Ave committee representative. Student Adjunct member Justin Kristan was selected.
- Staff announced that there might be up to \$500 left in the budget for projects/activities.

**ACTION:** Steve S. moved staff approval to pursue any remaining funds to go for bike light purchases; Ryan S. seconded and motion passed unanimously.

**VI. BOARD ITEMS DISCUSSED****A. Windmeadows Bike Lane Removal – Rajeeb Das**

Rajeeb would like BPAB to discuss the recent elimination of bike lanes along Winmeadows Blvd., which resulted in a 2-lane divided roadway. He would like BPAB to consider recommending (through the appropriate channels – this is privately owned property) that there be bike/ped facilities constructed to this area since there is high bike/ped use.

**ACTION: Rajeeb D. moved BPAB send a letter to the County and MTPO expressing concerns of the private facility; Steven S. seconded and motion passed unanimously.**

**VII. MEMBER COMMENT-****VIII. ADJOURNMENT –Vice-Chair Richter adjourned meeting**

If you have any questions regarding minutes, please contact The Bicycle/Pedestrian Advisory Board Staff Liaison (City of Gainesville Public Works @ (352) 334-5074 / Fax (352) 334-2093 / email: [bateydt@ci.gainesville.fl.us](mailto:bateydt@ci.gainesville.fl.us).)

This virtual tour stems from a request to have the Bicycle/Pedestrian Advisory Board (BPAB) updated on the 2005 BPAB approval of the 6<sup>th</sup> Street Trail realignment option. The realignment option was to move the existing rail bed corridor that runs behind the Gainesville Police Department (GPD) facility (in lieu of the GPD impending building facility expansion plans/project). The realignment option was to loop the trail around the old Food Bank building about mid-way of the trail's length behind the GPD area. The request for the update was also an opportunity to inform new members to BPAB subsequent to the action, as there has been BPAB member turnover since the 2005 period.

This unofficial tour is a pictorial and short video of the 6<sup>th</sup> Street Trail corridor at GPD, based on the current rail bed alignment, as well as the GPD realignment option. Emery Swearingen, City of Gainesville Public Works (352) 334-5070, will head up the 6<sup>th</sup> Street Trail Project Team, BPAB representatives selected at the 1/29/08 BPAB meeting were Randy Wells and Erica Carlson as the alternate. The contact for the GPD trail realignment issue is Lieutenant Art Adkins (352) 334-2400.

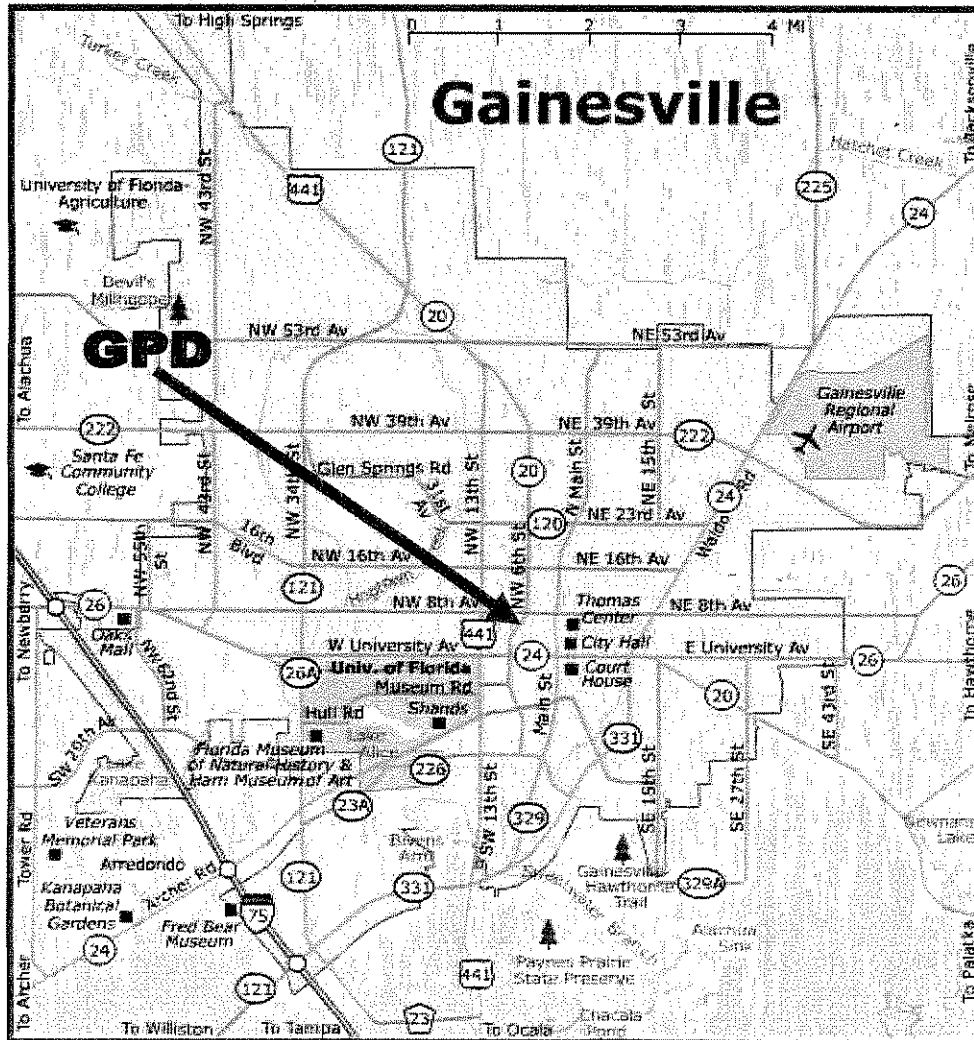
As this virtual tour is provided to give a rough overview of the current corridor and realignment option, it is not a detailed presentation.

-The presentation is broken down into 2 main sections:

- 1.) Current Trail Corridor
- 2.) GPD Realignment Option

-The location of the trail section in question is at the intersection of NW 6<sup>th</sup> St. and 7<sup>th</sup> Ave, north to the 300 block of NW 8<sup>th</sup> Ave. (See arrow on map below for general area).

-Dekova Batey, BPAB Staff Liaison (352) 393-8493





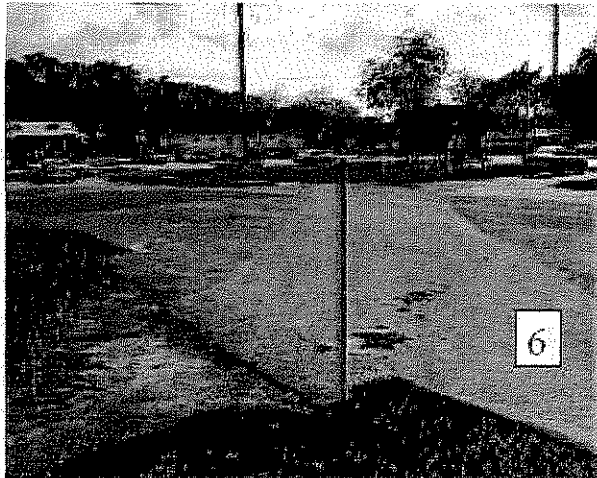
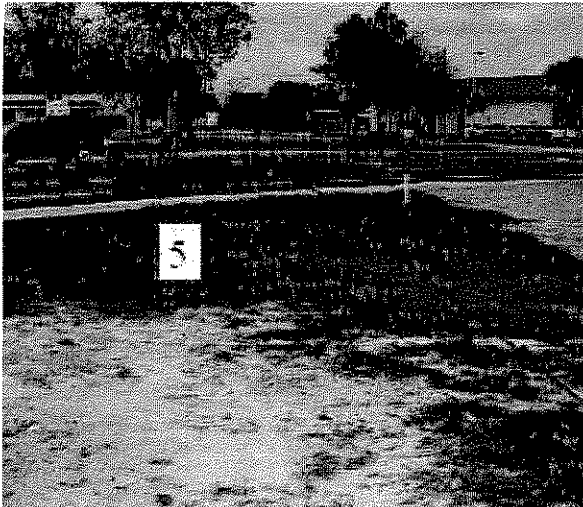
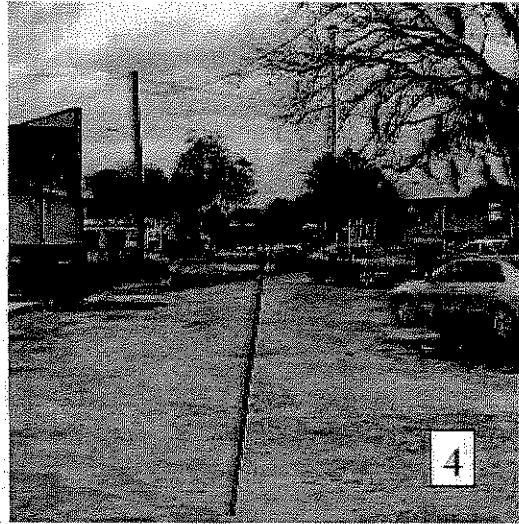
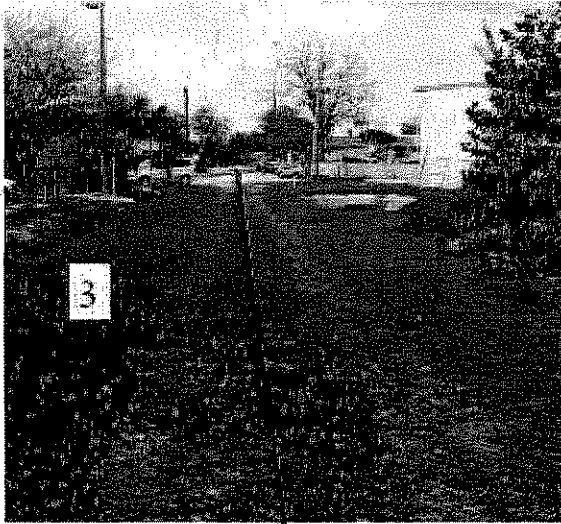
Current Trail Corridor:

(Heading North)

- 1.) Start of the 6<sup>th</sup> Street Trail corridor behind GPD (NW 6<sup>th</sup> St & 7<sup>th</sup> Ave)
- 2.) Continuing north behind GPD
- 3.) Along trail about midway behind GPD
- 4.) Continuing along trail behind GPD, near NW 8<sup>th</sup> Ave
- 5.) 6<sup>th</sup> Street Trail at NW 8<sup>th</sup> Ave

(Heading South)

- 6.) View of the 6<sup>th</sup> Street Trail Corridor from north of NW 8<sup>th</sup> Ave., along NW 4<sup>th</sup> Street.

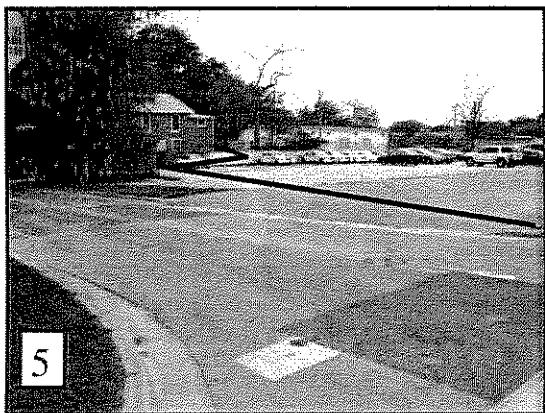
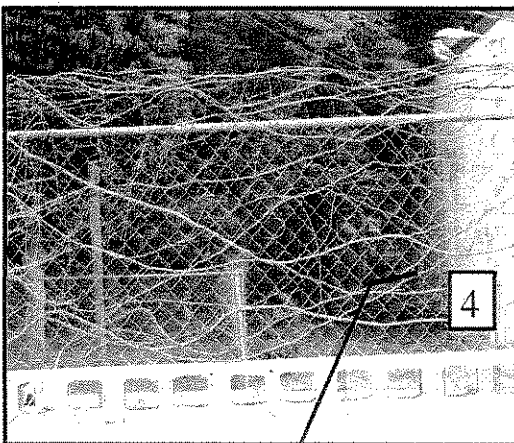
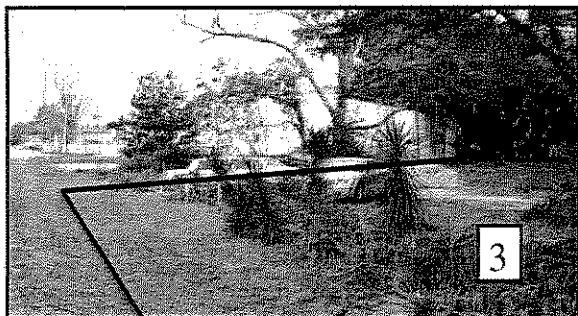
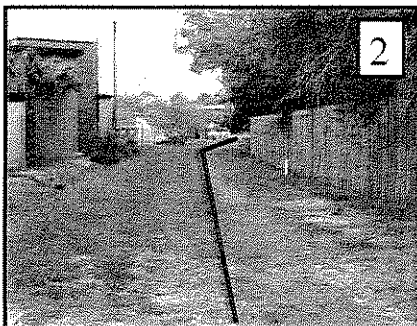
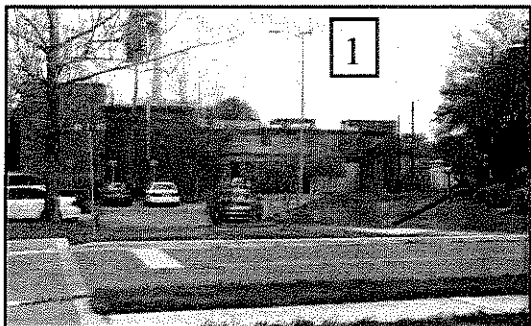


GPD Realign Option:

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(Heading North)

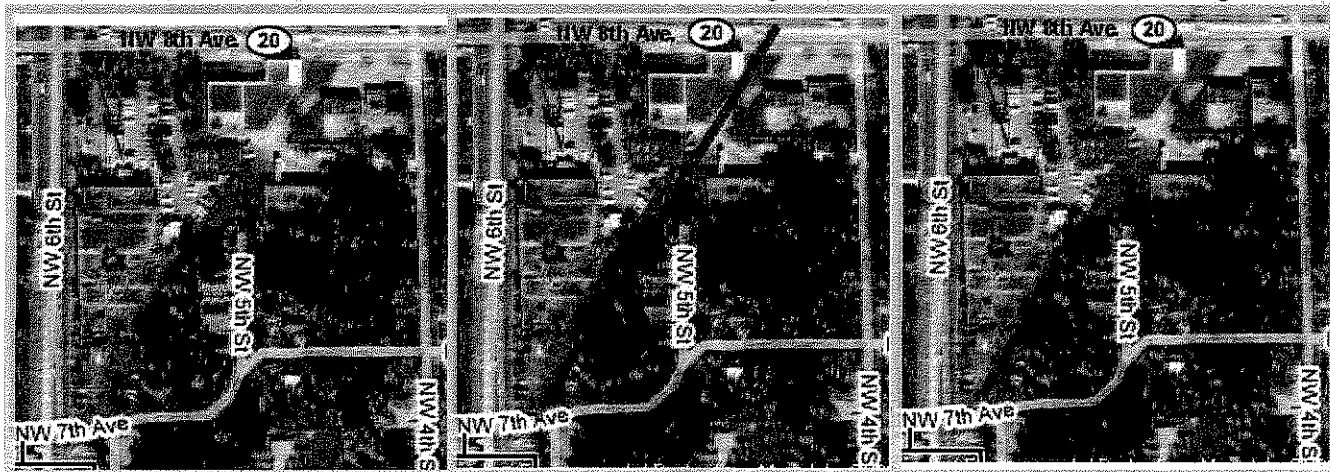
- 1.) Start of the 6<sup>th</sup> Street Trail corridor behind GPD (NW 6<sup>th</sup> St & 7<sup>th</sup> Ave)
- 2.) Continuing north along trail to about midway behind GPD
- 3.) & 4.) Trail loops around the old Food Bank building to the east.
- 5.) The trail connects to 8<sup>th</sup> Ave. at NW 4<sup>th</sup> St.



GPD Aerial

GPD Aerial - Current Alignment

GPD Aerial - GPD Realignment





080350

Inter-Office Communication

Planning & Development Services  
Planning Division/Current Planning Section  
x5023, FAX x3259, Station 12

Item No. 6

**TO:** City Plan Board

**DATE:** August 28, 2008

**FROM:** Planning Division Staff

**SUBJECT: Petition 17PSZ-08PB:** Dynan Group, Inc., agent for City of Gainesville. Rezone to PS (Public services and operations district) to establish specific regulations for the expansion of the Gainesville Police Department (GPD) Headquarters. Zoned: MU-1 (10-30 units/acre mixed use low intensity), RC (12 units/acre residential conservation district), and OF (General office district). Located at the 400 Block of NW 8<sup>th</sup> Avenue. **Related to Petitions 94LUC-08PB and 18SPA-08PB.**

**Recommendation:**

Approve Petition 17PSZ-08PB with the associated preliminary development plan, subject to the conditions in this report.

**Explanation:**

If approved, this petition will apply PS (Public services and operations district) zoning to property that is owned by the City of Gainesville adjacent to the existing GPD Downtown Headquarters Campus. These properties were purchased by the City with the intent of allowing for expansion of the existing police department facility. There are two separate areas that are the subject of the rezoning:

- the future site of a training center located to the east of the recently renovated Walker building, at the corner of NW 8<sup>th</sup> Avenue and NW 4<sup>th</sup> Street; and
- the future site of an analysis center that is located to the south of the existing campus, between NW 7<sup>th</sup> Avenue and NW 6<sup>th</sup> Place.

The first phase of development of the training center is being proposed simultaneously with this rezoning request, which includes the construction of a 10,600 square foot two-story building on the corner of NW 8<sup>th</sup> Avenue and NW 4<sup>th</sup> Street. The new building will contain offices, classrooms, and training facilities. A new vehicular entrance from NW 8<sup>th</sup> Avenue is also proposed, as well as a small parking lot and stormwater facility. Currently, the State of Florida owns a strip of land that runs through the middle of the proposed campus expansion. This land was previously part of a privately owned railroad right-of-way, and was purchased by the State for the establishment of the 6<sup>th</sup> Street Rail Trail. In conjunction with the rezoning and development of this site, this property will be exchanged for an equivalent strip of land that is currently owned by the City. As a result of this

exchange, the location for the future rail trail will be shifted slightly to the east, so that it will travel along the southern and eastern boundaries of the GPD Headquarters Campus. Stated reasons for realigning the rail trail include the desire to separate the facility from the police headquarters campus and also to improve the safety of pedestrians and bicyclists using the trail when crossing NW 8<sup>th</sup> Avenue.

**Condition 1. Prior to adoption of the ordinance for the PS rezoning, the minor subdivision, which will allow for the realignment of the rail trail and the proper reconfiguration of the properties owned by the City of Gainesville and the State of Florida, must be officially recorded.**

There is an existing vacant warehouse building on the property, which will be renovated as a later phase of development, and is proposed to house additional training facilities and an indoor firing range. The analysis center, which will be located within another existing building on the site, is also not proposed for development at this time.

The existing uses surrounding the site include single-family residential properties to the east and to the south, which have a land use designation of 'Residential Low Density'. These residential properties are part of the Pleasant Street Historic District. Across NW 8<sup>th</sup> Avenue and to the east are existing commercial properties that are designated as 'Mixed Use Low Density'.

The purpose of this petition is to adopt uniform development regulations that are consistent with the intended use and operation of the expanded police headquarters. Attached to this report are proposed development standards that are designed to apply specifically to this unique site and account for the intended use of the site by GPD. These standards outline the permitted uses for the site, building setbacks, required landscaping, and lighting requirements. These proposed regulations, if approved, will guide the future development of this site. The City's Land Development Code will remain applicable in all instances that are not specifically addressed by the master plan.

A proposed general layout for the site is also shown on the attached preliminary development plan. The layout proposes the general location of buildings, parking, and stormwater, and also depicts the proposed realignment of the rail trail.

**Condition 2. Preliminary and final development plan review shall be required and all conditions of the reviewing departments must be met prior to final development plan approval. Development of the site shall be consistent with the standards and the layout shown on the attached preliminary development plan.**

The PS zoning district was established specifically for public and private activities that serve and are used by the public for their own benefit, and are necessary to the normal conduct of the community's activities. According to Section 30-75 of the City Land Development Code, a proposal to rezone to the PS district shall consider the following:

**Purpose.** The PS district is established for the purpose of identifying and providing suitable locations for necessary public services and private utilities and recreational activities. The GPD Headquarters Expansion will enhance the administrative and operational services related to the police department.

**Objectives.** The objectives for the PS district include ensuring public awareness of potential new facilities and evaluating their compatibility with surrounding uses. Public input has been sought through a public design process for City government buildings, from a neighborhood workshop held on June 19, 2008, and through the City's notification process for public hearings. Another objective for this zoning district is to ensure that such new facilities are designed to minimize negative impacts on surrounding properties. The existing uses surrounding the site includes residential single-family, and so the GPD Headquarters Expansion should be proposed and developed in a manner that considers potential impacts on these properties.

**Uses permitted.** For this PS rezoning, a list of specific permitted uses has been provided as follows:

- Public administration (Div. J)
- Public service vehicles, in accordance with the conditions and requirements of Article VI
- Any use customarily incidental to any permitted principal use.
- Transmitter towers in accordance with Article VI
- Outdoor storage in accordance with Article VI
- Indoor firing range
- Indoor situation rooms
- Analysis center

Division J of the Standard Industrial Classification (SIC) code covers many public administration uses, including administrative offices and police departments. The 'indoor firing range' and 'indoor situation rooms' are unique aspects of the proposed training facility. There is an existing transmitter tower already on the site. The storage of public service vehicles and the outdoor storage of materials are proposed in accordance with Land Development Code requirements (in Article VI).

**Dimensional requirements.** The Land Development Code lists standard setback requirements for 'office and administrative activities' within the PS zoning district. For these uses, the code requires a 10' front and side street setback. No setback is required where it is adjacent to other uses, except a 60-degree angle of light is used where the property abuts residential uses. For the GPD Headquarters, a 10'-wide setback is being proposed around the perimeter of the site, except where it is adjacent to the future rail trail, where no setback is required. Since the width of the rail trail parcel is 14' at minimum, any buildings on the GPD site will be effectively separated by at least this distance from the residential properties that are on the other side of the trail and from NW 4<sup>th</sup> Street. Therefore, it can be reasoned that the intent of a setback to locate buildings a reasonable distance from streets and adjacent uses is still met. The dimensional requirements of the City Land Development Code shall apply wherever unique standards of the PS zoning are not expressly provided.

**General conditions.** The GPD Headquarters Campus site shall be subject to the requirements of the City Land Development Code, except where otherwise regulated by the proposed standards for the PS zoning.

**Site suitability.** The site is centrally located and has access to two primary roads (NW 8<sup>th</sup> Avenue and NW 6<sup>th</sup> Street). This is important due to the nature of the use and the services it provides to the City of Gainesville.

**Site design.** The preliminary development plan outlines the extent of the proposed development area on the site. The training center building has already gone through the City's design review process for public buildings in a meeting held on August 22, 2007. The exact location and design of buildings, parking, drives and other parts of the proposed development are shown on the preliminary development plans. The buildings, landscaping and other elements of the site design have been evaluated to ensure consistency with the City's Land Development Code, including the special standards for the Traditional City Overlay District. In addition to the standard code requirements for the design of this site, the Community Redevelopment Agency (CRA) has requested that their streetscape standards be met along NW 8<sup>th</sup> Avenue.

**Condition 3. Development along NW 8<sup>th</sup> Avenue shall meet CRA streetscape standards for the design and materials for sidewalks, crosswalks, handicap ramps, and other relevant fixtures.**

**Condition 4. Streetlights, meeting CRA design standards, shall be installed at the GPD Headquarters along the frontage of NW 8<sup>th</sup> Avenue, from NW 6<sup>th</sup> Street to NW 4<sup>th</sup> Street.**

**External compatibility.** The GPD Headquarters site is directly adjacent to existing residential areas and therefore any new development may present some concerns regarding compatibility. However, since the GPD Headquarters has been established at this location for some time, this rezoning request is simply allowing for continued operation at this site. Previous commercial uses on the site, including a car wash, had more potential negative impacts on the neighborhood than the proposed offices and training facilities. This proposal also has the potential to improve the relationship between the public facilities at the GPD site and the adjacent residential properties, by creating a clear edge with required buffers and screening. The proposed PS rezoning standards require that a Type C Buffer be established adjacent to residential uses. This buffer type requires nine feet of landscaping with a screening wall or fence. The PS zoning standards do not require a buffer to be established where the development is adjacent to the rail trail parcel, and the trail itself will be developed separately from this proposal. Landscaping will be included with the trail that should help to buffer the GPD Headquarters from adjacent residential uses on the other side, but the details of this landscaping are unknown. Therefore, in order to provide some screening prior to the development of the trail, a 6'-high wooden fence should be installed alongside the boundaries of the rail trail parcel where it directly abuts residential properties.

**Condition 5. As part of the development of the GPD Headquarters Expansion, a 6'-high wooden fence or masonry wall shall be constructed along the eastern and southern boundaries of the rail trail parcel, where it abuts residential uses. Existing fences or walls along those property lines may meet this requirement wherever they are 6' in height and provide the necessary opacity.**

An 'indoor firing range' is one of permitted uses that is specified for this PS rezoning. The intention of the Gainesville Police Department is to renovate the existing warehouse building on the site and reuse it as a firing range. This renovation is not included at this time with the preliminary development plans, but any potential concerns should be addressed with the PS rezoning.

**Condition 6. The site shall comply with City of Gainesville noise regulations. The indoor firing range shall be adequately soundproofed in order to meet these noise standards at the property line of adjacent residential uses.**

**Preliminary development plan in conjunction with rezoning.** A rezoning to the PS zoning district may include a preliminary development plan, which *is intended to help further the purpose of this district by providing the plan board and city commission with additional information on site-specific conditions* [Section 30-75(f)(7)]. The Land Development Code states that the plan board shall recommend to the city commission whether or not a preliminary development plan is necessary to evaluate the proposed PS rezoning. The city commission may then require any information that is needed to determine whether the proposed use of the site can be accommodated without detriment to health, safety and general welfare of surrounding properties. In conjunction with this rezoning, a basic site plan, has been proposed that depicts the general location of buildings, parking, and stormwater areas. This site plan is attached to this report. A complete preliminary development plan for the new training center building has also been provided as a separate submittal. The renovations for the warehouse building and the analysis center are not included in the preliminary development plans. These future improvements will primarily occur internal to the existing buildings and therefore will not have significant affect on the overall plan for the site. It is the opinion of City staff that the information provided is sufficient to evaluate the proposed PS rezoning.

Respectfully submitted,



Ralph Hilliard  
Planning Manager

RH:saw

Attachments:

- PS Rezoning Standards
- Preliminary Development Plan
- Technical Review Committee Comments
- Neighborhood Workshop minutes
- Design Review Committee minutes

## **PS ZONING DISTRICT DEVELOPMENT STANDARDS**

(1) *Dimensional requirements.* All buildings shall comply with the following minimum yard setbacks:

1. Front: Ten feet.
2. Side, street: Ten feet.
3. Side, interior: Ten feet.
4. Rear: Ten feet.
5. Where buildings are adjacent to the State of Florida Rails to Trails Parcel, no building setback is required.

(2) *Landscaping.* Development shall comply with the landscaping requirements as set forth in Article VIII and the Gainesville land development code for landscaping, in regards to street buffers, parking lot standards, interior landscaping, and retention basins. A type "C" buffer is required adjacent to residential uses. No buffer is required where the development abuts the rails to trails property.

(3) *Noise.* The site shall comply with the City of Gainesville Noise Regulations.

(4) *Lighting.* Development shall provide exterior lighting along boundaries abutting similar Public Facility Land Uses, such as the State of Florida Rails to Trails Parcel, that embraces the CPTED principles. Lighting throughout the remainder of the development shall comply with the lighting standards in the City's Land Development Code.

## **PS ZONING DISTRICT PERMITTED USES LIST**

- (1) Public administration (Div. J).
- (2) Public service vehicles, in accordance with the conditions and requirements of Article VI.
- (3) Any use customarily incidental to any permitted principal use.
- (4) Transmitter towers in accordance with Article VI.
- (5) Outdoor Storage in accordance with Article VI.
- (6) Indoor firing range.
- (7) Indoor situation rooms.
- (8) Analysis center



**CITY OF GAINESVILLE PLANNING DIVISION  
DEVELOPMENT PLAN REVIEW  
SUMMARY OF COMMENTS**

**080350**

**Petition Number: 17PSZ-08PB**

**Reviewed By: Scott Wright**

**Reviewing Body: City Plan Board**

**Date: August 28<sup>th</sup>, 2008**

**Project Name/Location: GPD Headquarters Expansion; 400 Block of NW 8<sup>th</sup> Avenue**

**Project Description: Rezoning to PS (Public Services and Operations District)**

**I. Department Comments**

- |     |                       |  |
|-----|-----------------------|--|
| 1.  | <b>Planning:</b>      | <b>Approve with conditions in report</b> |
| 2.  | <b>Public Works:</b>  | <b>Approve as submitted</b>              |
| 3.  | <b>G.R.U :</b>        | <b>Approve as submitted</b>              |
| 4.  | <b>Police:</b>        | <b>Approve as submitted</b>              |
| 5.  | <b>Fire:</b>          | <b>Approve as submitted</b>              |
| 6.  | <b>Building:</b>      | <b>Approve as submitted</b>              |
| 7.  | <b>Arborist:</b>      | <b>Approve with conditions</b>           |
| 8.  | <b>Environmental:</b> | <b>Approve as submitted</b>              |
| 9.  | <b>Solid Waste:</b>   | <b>Approve as submitted</b>              |
| 10. | <b>Concurrency:</b>   | <b>Approve as submitted</b>              |
| 11. | <b>Hazmat:</b>        | <b>Approve as submitted</b>              |

**II. Overall Recommendation:** City staff recommends that this petition, 17PSZ-08PB, be approved with conditions.


# SITE PLAN EVALUATION SHEET

## DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 352-334-5023

Petition No. <u>17PSZ-08PB</u>	Date Plan Rec'd: <u>8/4/08</u>	Review Type: <u>Other</u>
Review For: <u>Plan Board</u>	Review Date: <u>8/12/08</u>	Property Owner:
Project Description: Rezoning request to PS from MU-1, RC, and OF on approximately 2.49 acres		City of Gainesville
Location: GPD Headquarters Campus - 400 Block of NW 8 <sup>th</sup> Avenue		Project Agent: Dynan Group, Inc.

<input checked="" type="checkbox"/> Plan meets ordinance requirements as submitted	Comments By:  Scott Wright Planner
<input type="checkbox"/> Revisions necessary for plan to meet ordinance requirements	

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

080350


080350

# SITE PLAN EVALUATION SHEET

Urban Forestry Inspector 334-2171 – Sta. 27-Third Review

Petition: 17PSZ-08PB Review For: Technical Review Committee Agent: Dynan Group for <b>GPD Headquarters Campus</b> located at 400 block of NW 4th Street.	Review date: 8/8/08 Review: Preliminary/Final Planner: Scott
---	--

APPROVED (as submitted)    
  APPROVED (with conditions)    
  DISAPPROVED

<input type="checkbox"/> Tree Survey Required <input type="checkbox"/> Landscape Plan Required <input type="checkbox"/> Irrigation system required <input checked="" type="checkbox"/> Attention to conditions (revisions/recommendations)	Comments by:  <hr/> Earline Luhrman Urban Forestry Inspector
---	--

**Condition**

- Please provide a six foot privacy wooden fence to block the residential properties from the GPD compound.

**Traditional City Area... Formal Landscaping**

- Large shade trees shall reach at least 40 feet in height at maturity and planted no more than 40' intervals along the street.
- This is a CRA standard and a Code requirement for trees to be in tree grates within the sidewalk on NW 6th Street and NW 8th Avenue.
- Street trees are placed in tree grates, bricked-paved sidewalks that form an aligned street wall parallel to the street.
- This tree arrangement forms an intimate, comfortable, dignified public space along a corridor.

Please add these notes to sheet Z1.00.


No impact on the Urban Forest at this time.

# SITE PLAN EVALUATION SHEET

## BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 17PSZ-08PB Review For : <u>Plan Board</u> Description, Agent & Location: <u>GPD Rezone</u>	Review Date: <u>7/24/08</u> Plan Reviewed: <u>7/24/08</u>	Review Type: <u>Preliminary</u> Project Planner: <u>Scott Wright</u>
---	--	---

APPROVABLE     APPROVABLE     DISAPPROVED     CONCEPT  
SUBJECT TO COMMENTS

This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code & for accessible routes of the Florida Accessibility Code for Building Construction. Complete code compliance plan review will be performed at Building Permitting.	Comments By:  Buddy McGhin Plans Examiner PX0000545
<u>REVISIONS / RECOMMENDATIONS:</u>  7/24/08 No comments, looks good.	

080350

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CONCURRENCY REVIEW  
PLANNING DIVISION - (352) 334-5022

Sheet 1 of 2

<b>Petition</b>	<u>17PSZ-08PB</u>	<b>Date Received</b>	<u>07/14/08</u>	<input checked="" type="checkbox"/>	Preliminary
<input type="checkbox"/> DRB	<input checked="" type="checkbox"/> PB	<input type="checkbox"/> Other	<b>Review Date</b>	<input checked="" type="checkbox"/>	Final
<b>Project Name</b>	<u>GPD Campus Expansion Project</u>			<input type="checkbox"/>	Amendment
<b>Location</b>	<u>400 block of NW 4<sup>th</sup> Street</u>			<input type="checkbox"/>	Special Use
<b>Agent/Applicant Name</b>	<u>Dynan Group, Inc.</u>			<input type="checkbox"/>	Planned Dev.
<b>Reviewed by</b>	<u>Jason Simmons</u>			<input type="checkbox"/>	Design Plat
				<input type="checkbox"/>	Concept

Approvable (as submitted)       Approvable (subject to below)       Insufficient Information  
 PD Concept (Comments only)       Concept (Comments only)

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

080350

# SITE PLAN EVALUATION SHEET

ENVIRONMENTAL REVIEW 334-5070 M.S. 58

Petition No. <u>17PSZ-08PB</u>	Review Date: <u>7/25/08</u>	Review Type:
Review For: <u>Technical Review Committee</u>	Plan Reviewed: <u>7/25/2008</u>	<u>Rezoning</u>
Description, Agent & Location: <u>GPD Headquarters Campus</u>		Project Planner:
<u>Dynan Group, Inc.</u>	<u>400 block NW 8<sup>th</sup> Avenue</u>	<u>Scott Wright</u>

**APPROVED**  
(as submitted)

**APPROVED**  
(subject to below)

**DISAPPROVED**

- Wetlands or wetland buffers must be shown.
- Creeks or creek setbacks must be shown.
- Lakes or lake setbacks must be shown.
- Significant ecological communities on site.
- Archaeological/historical sites on site.

Comments By:

Mark A. Garland

Mark Garland  
Environmental Coordinator

NOTES/RECOMMENDATIONS:



080350

**DEVELOPMENT REVIEW EVALUATION  
GAINESVILLE REGIONAL UTILITIES**

Ellen Underwood, New Development Coordinator  
PO Box 147117, Gainesville, FL 32614  
Voice (352) 393-1644 - Fax (352) 334-3480

Jul 29, 2008

4 Petition 17PSZ-08PB

Dynan Group, Inc., agent for City of Gainesville (GPD Headquarters Campus). Rezone property from MU-1 (Mixed Use Low Intensity District) and RC (12 units/acre, Residential Conservation District) to PS (Public Services and Operations District). Located in the 400 block of NW 8th Avenue. (Planner, Scott Wright)

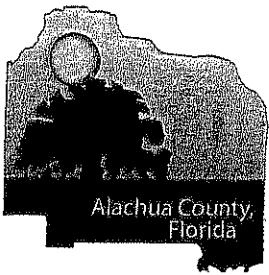
- Conceptional Comments
- Approved as submitted

- Conditions/Comments
- Insufficient information to approve

- New
- Services
- Water
- Sanitary
- Sewer
- Electric
- Gas
- Real
- Estate







# Alachua County Environmental Protection Department

Chris Bird, Director

080350

August 11, 2008

Lawrence Calderon  
City of Gainesville Community Development Department - Current Planning Division  
306 NE 6th Ave.  
Gainesville, FL 32601

RECEIVED  
AUG 13 2008  
PLANNING  
DIVISION

**Re: TRC Review – August 2008 agenda**  
**Please circulate the following comments to appropriate planning staff**

The following comments are based on a limited review of the environmental impacts of the proposed development. This review is confined to an evaluation of the project's ability to comply with the requirements of the Hazardous Materials Management Code (HMMC), Chapter 353, Alachua County Code.

**Petition 94LUC-08PB GPD Headquarters.** ACEPD has no Hazardous Materials Management Code issues with the proposed plans.

**Petition 17PSZ-08PB GPD Headquarters.** ACEPD has no Hazardous Materials Management Code issues with the proposed plans.

**Petition 18SPA-08PB GPD Headquarters.** ACEPD has no Hazardous Materials Management Code issues with the proposed plans.

**Petition 93SUP-08PB NFRMC 6th Floor.** ACEPD has no Hazardous Materials Management Code issues with the proposed plans.

Let me know if you need anything else.

Agustin Olmos, P.E.  
Water Quality Protection Program Supervisor





080350

## INTEROFFICE MEMORANDUM

DATE: July 11, 2008  
TO: Scott Wright/City of Gainesville Department of Community Development  
FROM: Jerry Muldowney *J.M.*  
SUBJECT: Design Review Process for Public City Buildings  
City Commission Presentation

Please note that on Monday, November 26, 2007, Architect Ian Reeves, Lieutenant Art Adkins and I presented the Schematic Plans to the City Commission for their comments and approval.

This presentation represented the final step in the City's Design Review Process for Public City Buildings.

Attached is a copy of the minutes of the August 22, 2007 Ad Hoc Design Review Committee meeting.

The second public meeting was held on June 19, 2007 at the City of Gainesville COC Design Center. Please find attached a copy of the Meeting Notice that was mailed to both local watch groups and surrounding land owners.

Please note that Dee Hendricks was the COG's liaison to our Ad Hoc Design Review Committee.

Please contact me if we can provide additional information.

xc: Lieutenant Art Atkins

# GPD EXPANSION PROJECT AT GAINESVILLE POLICE DEPARTMENT

## NEIGHBORHOOD MEETING

080350

You're invited to attend a Neighborhood Workshop to discuss a proposed Public Service (PS) Rezoning for the city of Gainesville Police Department Expansion Project. The purpose of the neighborhood meetings to inform neighboring property owners about the nature of the proposal and to seek written and oral comments. We look forward to seeing you there.

### NEIGHBORHOOD MEETING

**Date:** Tuesday, June 19, 2007  
**Time:** 6:00 P.M.  
**Place:** Chamber of Commerce Design Center  
300 East University Avenue  
Gainesville, Florida 32601  
(352) 334-7100  
**Parcel No.:** 14396, 14394, 14394-1, 14405  
Sec 5, Twp 10 South, Rng 20 East

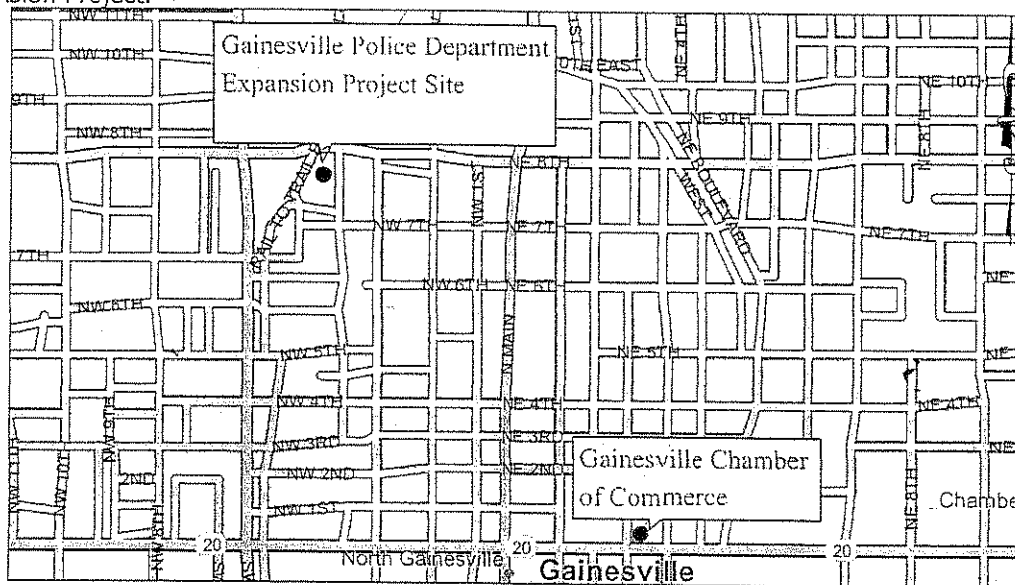
### PROJECT DESCRIPTION

**Project Name:** City of Gainesville Police Department Expansion Project  
**Applicant:** Gainesville Police Department  
**Physical Address:** 401 NW 8th Ave  
**Acreage:** Approximately 1.85 acres  
**Location:** S.W. Quadrant of Intersection of N.W. 8th Ave and NW 4th St.  
Northeast Gainesville, FL.

**Current Zoning Category:** Commercial & Single Family  
**Current Land Use Designation:** 14394 - Store  
14394-1, 14405, 14396 - Municipal

**Proposed Application:** PS Rezoning

This is a proposal for a PS Rezoning to allow for the future expansion and development of the city of Gainesville Police Department Expansion Project.



### **More information:**

For additional information regarding the PS Rezoning Application Procedure, please contact the City of Gainesville Planning Department @ (352) 334-5023 or at [COGPlanning@cityofgainesville.org](mailto:COGPlanning@cityofgainesville.org).

For more information regarding the meeting or project, please contact Joel Rousseau, Dynan Group, Inc., (352) 378-1511, [jjr@dynangroup.com](mailto:jjr@dynangroup.com).

Affected parties may submit additional comments or evidence prior to the meeting or at the Public Hearing to be held at a later date.



## Neighborhood Workshop

### Meeting Minutes

DATE: June 19, 2007

TIME: 6:00 PM

PLACE: Chamber of Commerce Design Center  
300 East University Avenue  
Gainesville, FL 32601

SUBJECT: Public Service (PS) Rezoning for the City of Gainesville Police Department  
Expansion Project

#### MINUTES:

The meeting was held at 6:00 PM. All present were asked to sign the Sign-In Sheet. Thirteen members of the general public were in attendance. Three representatives from Dynan Group were also present.

Mr. Gerald Muldowney of Dynan Group began by giving a brief description of the proposed development. The meeting was shifted to address any questions, which were then answered by Sergeant Art Adkins of Gainesville Police Department.

A conceptual plan drawing was presented.

Topics of discussion included:

- Land swap for Rails to Trails
- Current retention pond not working properly/ Draws Mosquito's
- Noise from proposed GPD firing range
- Routing Rails to Trails through proposed GPD complex/Rail Safety
- Vacating road near 4<sup>th</sup> St. and 7<sup>th</sup> Ave and adding a cul-de-sac
- Speed of traffic on 8<sup>th</sup> Ave
- No construction permitted on weekends/early morning
- Proposed building are non-conforming with historical residential neighborhood

The Workshop was adjourned at 7:30 PM

Minutes Prepared By: Adam Strong

August 22, 2007

**Gainesville Police Department  
ADG Project No. 740-05/1.10  
Ad Hoc Community Meeting**

**In Attendance:**

- Art Adkins / GPD Sergeant –Project Manager
- Brian J. Helmerson / Gainesville Police Department
- Richard Hannah / Gainesville Police Department
- Carol Davis / Gainesville Police Department
- Paul Stressing / Paul Stressing Associates
- Jerry Muldowney / Dynan Group Eng.
- Joel Rousseau / Dynan Group Eng.
- Victor Raymos / Architect
- Dee Heinrichs / Community Development, Historic Preservation Board
- David Crabtree / ADG
- Ian Reeves / ADG

080350

Ian presented the project history and master plan phasing concept along with our community oriented building design and the design amenities that will tie the campus together.

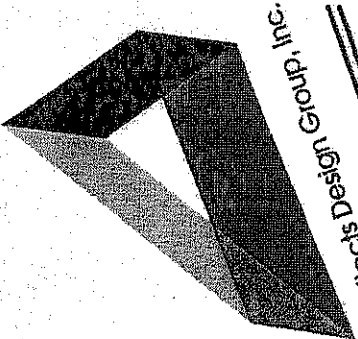
-This will Develop into a City Commission presentation. Prior to this we will digest input from the Ad Hoc committee, to make sure the project has community buy in.

**Site & Plaza Amenities Comments:**

1. Should be open for staff use.
2. Traffic calming will be needed at 8<sup>th</sup> Avenue and 4<sup>th</sup> street, which may include a cross walk.
3. Rail to trails is out of our scope but we are putting up a “good face” for them as well as applying CPTED principles.
4. Green Wall concept is designed to create seating and other Rails to Trails amenities and keep an open and friendly environment.

**Green Screen Comments:**

1. The design team and owner should consider maintenance/ irrigation/ growth time.
2. Consider CPTED Principles and allow for non-obstructed views.



Architects Design Group, Inc.  
Architects and Planners

150119  
Architects and Planners  
V. F. A. A.

President  
Kevin R. McGinnis, AIA

Vice President  
John A. Reeves

Associate  
Suzanne Ramirez

Associate  
Michael J. Adams

106119  
Architects and Planners  
P.O. Box 1210

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August 22, 2007  
Gainesville Police Department  
ADG Project No. 740-05/1.10  
Update Meeting  
Page 2 of 3

3. Study options to frame views where there are no vines as well as using Green Wall as an overhead condition.
4. Dee, from the Historic Preservation Board, likes the fresh open look of the Gainesville Police Department building and appreciates that it does not have an institutional closed off feeling.
5. Consider outdoor lighting in the exterior areas with out creating light pollution.
6. How do we present to the City Commission?
  - The City will want to be involved in the design process and feel that they have some input and they are not presented a predigested idea. ADG should prepare a presentation that takes the CITY through the design process to date and get them up to speed as well as inform them of the decisions made thus far.
  - We may want to back up one presentation a little and get buy in of site concept.
  - If colors are shown then they should be neutral or have full buy in from staff as well as tie into the campus master plan.
8. Dee Suggested that the Historic Building committee meeting will be held September 4<sup>th</sup> if we wanted to get their feedback.

080350

END OF MINUTES

August 22, 2007  
Gainesville Police Department  
ADG Project No. 740-05/1.10  
Update Meeting  
Page 3 of 3

If you are in disagreement with these minutes, please advise this office with notes for correction. If no response is received within 48 hours, these Minutes will be considered as a true and accurate representation of the facts.

Cc:All Attendees, ADG File

080350

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**Petition 17 PSZ-08 PB**      **Dynan Group, Inc., agent for the City of Gainesville. Rezone property from MU-1 (8-30 units/acre mixed use low intensity and RC (12 units/acre residential conservation district) to PS (Public services and operations district) for the Gainesville Police Dept. Located in the 400 block of Northwest 8<sup>th</sup> Avenue.**

Please see petition 94 LUC-08 PB for scope and details.

<b>Motion:</b> Bob Ackerman	<b>Seconded By:</b> Jon Reiskind
<b>Moved To:</b> Approve with the addition of changing Condition 5 to an eight foot fence.	<b>Upon Vote:</b> 6 – 0.