

# **City of Gainesville**

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



## **Meeting Agenda**

**September 22, 2016**

**6:30 PM**

**City Commission Auditorium**

## **City Plan Board**

*Erin Condon - Chair  
Bob Ackerman - Vice Chair  
Bryan Williams - Member  
Stephanie Sutton - Member  
Dave Ferro - Member  
Adam Tecler - Member  
Terry Clark - Member  
Rob Hyatt - Member*

**CALL TO ORDER****ROLL CALL**[160384.](#)

**City Plan Board Attendance Roster: April 28, 2016 through August 25, 2016 (B)**

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

[160384\\_CPBAttendance\\_2016](#)

**APPROVAL OF THE AGENDA****APPROVAL OF MINUTES - May 26, 2016 & August 25, 2016**[160382.](#)

**Draft minutes of the June 23rd & August 25th City Plan Board Meetings (B)**

**RECOMMENDATION**

*Staff is requesting that the City Plan Board review the draft minutes from the June 23rd & August 25th meetings and vote to approve the minutes.*

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

[160382A\\_CPBA160623Minutesdraft\\_20160922](#)

[160382B\\_CPBA160825Minutesdraft\\_20160922](#)

**ANNOUNCEMENT: Section 30-353 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 15 days of the decision (see Sec. 30-234(h) of the Land Development Code). The procedure for an appeal is set forth in Sec. 30-352.1.**

**REQUEST TO ADDRESS THE BOARD****OLD BUSINESS****NEW BUSINESS**[160386.](#)

**Special Use Permit 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. 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.**

*Explanation: This is a request for a Special Use Permit (SUP) and associated preliminary development plan approval to construct a 5-story apartment building. The 5-story apartment building 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. The applicant is also requesting the approval of density bonus points in order 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 24th Street. The property is currently undeveloped and heavily vegetated with trees.*

*Public notice was published in the Gainesville Sun on September 6, 2016.*

*Fiscal Note: None.*

**RECOMMENDATION**

*Staff to City Plan Board - The City Plan Board approve the Special Use Permit (SUP) and the associated preliminary development plan, with the required amount of density bonus points, subject to the conditions and recommendations in the staff report and Appendix E.*

[160386\\_Staff report and Appendices A-F\\_20160922](#)

[160388.](#)

**Special Use Permit with Development Plan Review to allow for the Construction of a Restaurant with a Drive-Through (B)**

**Petition PB-16-94 SUP. eda engineers-surveyors-planners, inc., agent for Joyce and Jennifer, LLC, owner. Special use permit with development plan review to allow for the construction of a restaurant with a drive-through. Zoned: BUS (General business district). Located at 3208 SW Archer Road.**

*Explanation: This is a request for a Special Use Permit with associated development plan, to allow for the construction of a drive-through restaurant located at 3100 SW Archer Road. Freestanding drive-through facilities within the City's Transportation Mobility Program Area (TMPA) are required to obtain Special Use Permit approval in accordance with Policies 10.4.5 and 10.4.4 of the City's Transportation Mobility Element. The property has a General Business (BUS) zoning which allows eating places as a*

use by right. The property is also regulated by the Central Corridors Design Standards as applied through the Transportation Mobility Program Area (TMPA).

The site is located on the north side of Archer Road, east of SW 34th Street. The site is currently developed with the former Cody's Roadhouse restaurant and its associated parking area. The site has primary street frontage along SW Archer Road with cross access to the adjacent AutoZone development to the west and small parking lot to the east. The proposed drive-through plans include the demolition of the existing 6,591 square foot sit down restaurant and associated parking and the construction of an approximately 3,886 square foot drive-through restaurant. The plans also include the provision of 44 vehicular parking spaces, 1 motorcycle space, and 4 bicycle spaces along with drainage, sidewalk, landscaping, and lighting improvements to the site. The proposed improvements will result in a .23-acre net reduction in impervious area from the current site conditions.

*Fiscal Note:* None.

**RECOMMENDATION**                      Staff to City Plan Board - Staff recommended approval of Petition PB-16-94 SUP.

[160388\\_Staff report and Exhibits A-D\\_20160922](#)

[160387.](#)

**Special Use Permit with Intermediate Development Plan Review to allow Construction of a New Mixed Use Development with a Residential Density of 25 Additional Dwelling Units Per Acre over the allowable 100 Units Per Acre (B)**

**Petition PB-16-59 SUP.** eda engineers-surveyors-planners, Inc., agent for SMLC, LLC, owner. Special use permit with Intermediate development plan review to allow construction of a new mixed use development with a residential density of 25 additional dwelling units per acre over the allowable 100 units per acre. Zoned: UMU-2 (10-100 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district). Located at 1105 West University Avenue.

*Explanation:* This petition is a request for a special use permit with development plan review to allow construction of a mixed use development. The property is located at 1105 West University Avenue, south side and is approximately 0.28 acres. The site contains an 11,676 square building which will be demolished.

The development is proposed for 8,999 square feet of commercial development and 35 multi-family units with approximately 66 bedrooms. The site has a land use designation of Urban Mixed Use (UMU) and a zoning of UMU-2 (Urban Mixed Use 2). Per the Land Development Code, developments at a density between 100 and 125 units per acre are required to obtain a Special Use Permit subject to the criteria listed in Section 30-233.

Public notice was published in the Gainesville Sun on September 6, 2016.

*Fiscal Note: None.*

**RECOMMENDATION**

Staff to City Plan Board - Approval Petition PB-16-59 SUP subject to implementation of the conditions of the Special Use Permit and the comments and conditions of the Technical Review Committee included in Attachment A.

[160387 Staff report 20160922](#)

[160389](#)

**Amend the List Of Permitted Uses Within the Automotive - Oriented Business District (BA) Zoning District (B)**

**Petition PB-16-101 TCH. City Plan Board. Amend the list of permitted uses within the Automotive - oriented business district (BA) zoning district to add veterinary services (SIC-074) as a specially regulated use and animal specialty services, except veterinary (SIC-0752) within enclosed buildings.**

*Explanation: This petition proposes to amend the list of permitted uses within the BA district to add veterinary services as a specially regulated use and animal specialty services, except veterinary within enclosed structures. Veterinary services include establishments of licensed practitioners primarily engaged in the practice of veterinary medicine, dentistry, or surgery, for a variety of animal species. Animal specialty services include establishments providing services to animals that do not include veterinary care, such as grooming, boarding services, animal shelters, and training. Currently, veterinary services are permitted within enclosed buildings as a specially regulated use in a wide range of commercial and mixed-use, and office zoning districts as a specially regulated use. Similarly, animal specialty services are also permitted within the mixed-use, commercial, industrial, and downtown (Central City district) zoning districts within enclosed buildings.*

*The BA district is established to identify and delineate those commercial land uses involved in automotive sales as well as other large scale commercial uses with similar locational needs. An additional purpose is to provide suitable locations for activities that are compatible with and mutually supportive of those uses by requiring appropriate buffering, screening, or similar compatibility enhancements, to maintain its harmony with adjacent and surrounding land uses. The addition of veterinary services and animal specialty services to the BA zoning district is consistent with the intent of the BA zoning district which currently allows a variety of other non-automotive commercial uses. The proposed uses are generally less intense in terms of noise, traffic, and other compatibility concerns than many of the uses allowed by right within the BA zoning. Any potential compatibility issues will be further*

mitigated by limiting both uses within enclosed structures. As a result, it is not anticipated that the addition of these uses will result in compatibility concerns with adjacent land uses or within the BA zoned properties within the City. Finally, the addition of these uses to the BA zoning district will provide greater consistency of allowable uses between the various mixed-use and commercial zoning districts within the City.

*Fiscal Note: None.*

**RECOMMENDATION**                      *Staff to City Plan Board - Staff recommends approval of Petition PB-16-101 TCH.*

[160389\\_Staff report and Exhibits A-B\\_20160922](#)

[160398.](#)

**Amend the City of Gainesville Future Land Use Map from Alachua County Medium High Density Residential (8-14 DU/acre) (RMH) and Low Density Residential (1-4 DU/acre) (RL) to City of Gainesville Mixed-Use Medium-Intensity (12-30 units per acre), Mixed-Use Low-Intensity (8-30 units per acre), Residential Medium-Density (8-30 units per acre), Residential Low-Density (up to 12 units per acre), and Single-Family (up to 8 units per acre) (B)**

**Petition PB-16-107 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Medium High Density Residential (8-14 DU/acre) (RMH) and Low Density Residential (1-4 DU/acre) (RL) to City of Gainesville Mixed-Use Medium-Intensity (12-30 units per acre), Mixed-Use Low-Intensity (8-30 units per acre), Residential Medium-Density (8-30 units per acre), Residential Low-Density (up to 12 units per acre), and Single-Family (up to 8 units per acre). The property is generally located between the 1300-1800 block of Tower Road (75th Street) and the 1800 block of SW 20th Avenue, and includes an area south of SW 20th Avenue and west of I-75. Related to PB-16-108 ZON.**

*Explanation: This petition for a large-scale amendment of the Future Land Use Map pertains to an approximately 157-acre, undeveloped property that was voluntarily annexed into the City on June 16, 2016 by Ordinance No. 150912. It is generally surrounded by developed residential areas (single-family, duplexes, and multi-family (including 4-plexes, and it abuts UF's radio tower property to its north. The majority (approximately 134.53 acres) of the property is between SW 75th Street/Tower Road which it fronts on its west side (across from which are single-family neighborhoods and Oak Hall School), and SW 20th Avenue to the southeast. The remainder of the property (approximately 22.2 acres) is on the south side of SW 20th Avenue and east of the Portofino, single-family residential development, west of I-75, and north of the City's Split Rock Conservation Area. This part of the property is both undeveloped and wooded, whereas the larger, northern part of the property is undeveloped but has mostly been logged.*

*The proposed large-scale amendment is consistent with the City's*

*Comprehensive Plan and supports mixed use development and residential development of a vacant property within an urbanized area. Because this proposed comprehensive plan amendment allows for future development that exceeds the DRI (Development of Regional Impact, Section 390.06, F.S.) threshold for multi-use development, Future Land Use Element Policy 3.4.4 and Policy 10.8.1 of the Transportation Mobility Element (TME) pertain, which require large developments to address their regional impacts.*

*The City is required to place City land use (and zoning) on annexed property. This petition is related to Petition PB-16-108 ZON, which proposes rezoning from Alachua County Multiple-family, medium-high density district (R-2A), and Single family, low density district (R-1a) to City of Gainesville MU-2: 12-30 units /acre mixed use medium intensity, MU-1: 8-30 units/acre mixed use low intensity, RMF-7: 8-21 units/acre multiple-family residential district, RMF-5: 12 units/acre single-family/multiple-family residential district, and RSF-4: 8 units/acre single-family residential district.*

*Fiscal Note: None.*

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-16-107 LUC.*

[160398 Staff report and Appendices A-C 20160922](#)

[160399.](#)

**Rezone from Alachua County Multiple-family, medium-high density district (R-2A), and Single family, low density district (R-1a) to City of Gainesville MU-2: 12-30 units /acre mixed use medium intensity, MU-1: 8-30 units/acre mixed use low intensity, RMF-7: 8-21 units/acre multiple-family residential district, RMF-5: 12 units/acre single-family/multiple-family residential district, and RSF-4: 8 units/acre single-family residential district (B)**

**Petition PB-16-108 ZON. City of Gainesville. Rezone property from Alachua County Multiple-family, medium-high density district (R-2A), and Single family, low density district (R-1a) to City of Gainesville MU-2: 12-30 units /acre mixed use medium intensity, MU-1: 8-30 units/acre mixed use low intensity, RMF-7: 8-21 units/acre multiple-family residential district, RMF-5: 12 units/acre single-family/multiple-family residential district, and RSF-4: 8 units/acre single-family residential district. The property is generally located between the 1300-1800 block of Tower Road (75th Street) and the 1800 block of SW 20th Avenue, and includes an area south of SW 20th Avenue and west of I-75. Related to PB-16-107 LUC.**

*Explanation: This zoning petition pertains to an approximately 157-acre, undeveloped property that was voluntarily annexed into the City on June 16, 2016 by Ordinance No. 150912. It is generally surrounded by developed residential areas (single-family, duplexes, and multi-family (including 4-plexes, and it abuts UF's radio tower property to its north. It also abuts undeveloped, wooded property that is on the east side of the UF*

property. The majority (approximately 134.53 acres) of the property is between SW 75th Street/Tower Road which it fronts on its west side (across from which are single-family neighborhoods and Oak Hall School), and SW 20th Avenue to the southeast. The remainder of the property (approximately 22.2 acres) is on the south side of SW 20th Avenue and east of the Portofino, single-family residential development, west of I-75, and north of the City's Split Rock Conservation Area. This part of the property is both undeveloped and wooded, whereas the larger, northern part of the property is undeveloped but has mostly been logged.

The proposed rezoning is consistent with the City's Comprehensive Plan and supports mixed use development and residential development of a vacant property within an urbanized area. Because this proposed rezoning (and related comprehensive plan amendment) allows for future development that exceeds the DRI (Development of Regional Impact, Section 390.06, F.S.) threshold for multi-use development, Future Land Use Element Policy 3.4.4 and Policy 10.8.1 of the Transportation Mobility Element (TME) pertain, which require large developments to address their regional impacts.

The City is required to place City land use and zoning on annexed property. This petition is related to Petition PB-16-107 LUC, which proposes a large-scale comprehensive plan amendment from Alachua County Medium High Density Residential (8-14 DU/acre) (RMH) and Low Density Residential (1-4 DU/acre) (RL) to City of Gainesville Mixed-Use Medium-Intensity (12-30 units per acre), Mixed-Use Low-Intensity (8-30 units per acre), Residential Medium-Density (8-30 units per acre), Residential Low-Density (up to 12 units per acre), and Single-Family (up to 8 units per acre).

*Fiscal Note:* None.

**RECOMMENDATION**                      Staff to City Plan Board - Staff recommends approval of Petition PB-16-108 ZON.

[160399\\_Staff report and Appendices A-C\\_20160922](#)

[160392.](#)

**Special Use Permit to Allow Food Testing and Research Laboratories at the Gainesville Technology Entrepreneurship Center (Cornerstone, Formerly GTEC) Property (B)**

**Petition PB-16-111 SUP. City Plan Board. Special use permit to allow food testing and research laboratories at the Gainesville Technology Entrepreneurship Center (Cornerstone, formerly GTEC) property. Zoned MU-1: 8-30 units/acre mixed use low intensity. Located at 2153 SE Hawthorne Road.**

*Explanation:* This is a request for a Special Use Permit to allow food testing and research to occur within a proposed new building slated for construction at the Cornerstone campus (FKA Gainesville Technology

*Entrepreneurship Center (GTEC)) located at 2153 SE Hawthorne Road. The Gainesville Community Redevelopment Agency is currently in the final stages of obtaining development approval for the future expansion and infill development of the existing campus (Petition DB-14-81 SPA). The expansion will occur in two phases. The first phase of the master plan includes the construction of a new 2-story 20,020 square foot office building (Building B) located east of the existing GTEC building (Building A) along Hawthorne road and two additional buildings (Buildings C: 10,000 sq. ft. and D: 17,000 sq. ft.) located near the southeastern corner of the site on SE 8th Avenue. Exhibit C contains the approved Cornerstone project master plan for reference purposes. The proposed Special Use Permit is to allow the use of the future Buildings C and D by Mérieux NutriSciences Corporation a food quality testing and research company specializing in offering contracted testing, auditing, consulting, sensory, training and research services for the food industry. Mérieux recently acquired ABC Research Holding Co., a Gainesville-based food testing and consulting services company founded in 1967. The business is expanding from its current location near Archer Road to the Cornerstone campus in partnership with the Community Redevelopment Agency. The facility will offer nutritional testing services as well as food research and consulting services to companies throughout the nation's southeast region.*

*The property currently has a Mixed-use low intensity district (MU-1). The MU-1 zoning district allows other uses such as assembly, manufacturing, and other light industrial uses through a Special Use Permit approval process with additional design and compatibility criteria (see Exhibit B for the MU-1 zoning district).*

*Fiscal Note: None.*

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-16-111 SUP.*

[160392 Staff report and Exhibits A-C 20160922](#)

**VIII. INFORMATION ITEMS: N/A**

**IX. BOARD MEMBER COMMENTS**

**ADJOURNMENT**