

# City of Gainesville

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



## **Meeting Agenda**

**October 25, 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 - Megan Echols*

**CALL TO ORDER****ROLL CALL**[180472.](#)

**City Plan Board Attendance Roster: April 26, 2018 through October 16, 2018 Special Meeting (B)**

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

[180472\\_CPB Attendance\\_2018\\_20181025.pdf](#)

**ADOPTION OF THE AGENDA****APPROVAL OF MINUTES - SEPTEMBER 27, 2018 & OCTOBER 16, 2018 (SPECIAL MEETING)**[180468.](#)

**Draft minutes of the September 27, 2018 City Plan Board Meeting and the October 16, 2018 Special Meeting (B)**

**RECOMMENDATION**

*Staff is requesting that the City Plan Board review the draft minutes from the September 27, 2018 and October 16, 2018 meetings and vote to approve the minutes.*

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

[180468A\\_CPB\\_180927\\_Minutes\\_draft\\_20181025.pdf](#)

[180468B\\_CPB\\_181016\\_Minutes\\_draft\\_20181025.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:**

[180481.](#)

**Amend Future Land Use Map from Residential Low-Density (RL): up to 15 units per acre to Mixed-Use Residential (MUR): up to 75 units per acre (B)**

**Petition PB-18-108 LUC. JBrown Professional Group Inc, agent for Kevin G. Phegley & Jennifer Phegley, owners. Amend the City of Gainesville Future Land Use Map from Residential Low-Density (RL): up to 15 units per acre to Mixed-Use Residential (MUR): up to 75 units per acre. These developed properties are bounded by NW 13th Terrace on the east, NW 14th Terrace on the west, NW 5th Avenue on the south, and NW 6th Avenue on the north. Related to Petition PB-18-109 ZON.**

*Explanation: This petition proposes to change the land use designations of the subject properties from RL (Residential Low) to MUR (Mixed-Use Residential). The properties have been purchased by the applicant and form an entire city block. The proposed small-scale land use amendment consisting of 0.99 acres of land would allow the redevelopment of the block with a density that allows up to 75 dwelling units per acre compared to the 15 units per acre allowed under RL. The six buildings on the site were built between 1937 and 1957 and are generally in fair condition. The applicants believe that having a full city block will allow for the optimal building design with internal parking on the ground floor for a proposed multiple-family development.*

*The applicants believe that higher density in this area is necessary in order to support mixed use developments. The block is located within walking distance of the University of Florida campus and numerous retail establishments and restaurants. Transit is available with bus stops within two blocks, which would allow residents to use transit for many of their day-to-day activities. The increased density can help reduce driving, reduce traffic congestion, and the subsequent air pollution. The redevelopment of this block with a higher density will not require new streets, or water and sewer extensions. The new units will increase the value of the lands, resulting in higher ad valorem tax revenue. These units must also comply with the current building codes, resulting in more energy efficient units.*

*This application will allow multiple-family housing types at a higher density, which supports nearby commercial developments that rely on high density residential development within walking distance such as The Standard and Hub 2, which is under development plan review. The redeveloping Gate fueling station/convenience store to the east of the subject properties will have building frontage onto NW 13th Street, in keeping with the requirement to create a building presence along the streets to create a vital and successful public realm that is appealing to pedestrians and bicyclists. The gas station canopy and pumps are located to the rear of the building in the development plans. Landscaping is proposed to screen the gasoline fueling positions from the subject properties, but a higher density residential area to the west is more appropriate next to the high intensity fueling station/convenience store*

than lower density development with single-family and duplex type dwelling units.

*Fiscal Note:* None.

**RECOMMENDATION**

Staff to City Plan Board - Staff recommends approval of Petition PB-18-108 LUC.

[180481 Staff Report w Appendices A-B 20181025.pdf](#)

[180482.](#)

**Rezone from Urban 2 (U2) to Urban 5 (U5) (B)**

**Petition PB-18-109 ZON. JBrown Professional Group Inc, agent for Kevin G. Phegley & Jennifer Phegley, owners. Rezone property from Urban 2 (U2) to Urban 5 (U5). These developed properties are bounded by NW 13th Terrace on the east, NW 14th Terrace on the west, NW 5th Avenue on the south, and NW 6th Avenue on the north. Related to Petition PB-18-108 LUC.**

*Explanation:* This petition proposes to rezone the subject properties from Urban 2 (U2) to Urban 5 (U5). The subject properties have been purchased by the applicant and form an entire city block. The proposed Urban 5 zoning consisting of 0.99 acres of land would allow the redevelopment of the block with a density that allows up to 75 dwelling units per acre compared to the 15 units per acre allowed under Urban 2. The six buildings on the site were built between 1937 and 1957 and are generally in fair condition. The applicants believe that having a full city block will allow for optimal building design options for a proposed multiple-family development.

The applicants believe that higher density in this area is necessary in order to support mixed use developments. The block is located within walking distance of the University of Florida campus and numerous retail establishments and restaurants. Transit is available with bus stops within two blocks, which would allow residents to use transit for many of their day-to-day activities. The increased density can help reduce driving, reduce traffic congestion, and the subsequent air pollution. The redevelopment of this block with a higher density will not require new streets, or water and sewer extensions. The new units will increase the value of the lands, resulting in higher ad valorem tax revenue. These units must also comply with the current building codes, resulting in more energy efficient units.

There have been substantial changes in the character and development of the area in or near the subject properties in consideration for rezoning. The Standard mixed use development with residential and commercial uses, including a hotel, is now operating in the northwest corner of NW 13th Street and West University Avenue. A Publix grocery store is across NW 13th Street from The Standard. The Hub 2 mixed use development is under review and is located just north of the Publix, between NW 3rd and NW 4th Avenue. The Gate fueling station/convenience store just east of the subject properties is

redeveloping into a more pedestrian friendly, urban location. A little further west in the College Park neighborhood is the One College Park mixed use development. With the redevelopment in the surrounding area including several mixed use developments, higher density development in the area is needed to provide the population base needed for these commercial and office uses to be successful.

The proposed Urban 5 zoning designation will allow residential uses that are compatible with the surrounding area. The proposed higher density residential development can serve as a “step down” in intensity from the Urban 6 and Urban 8 designated properties along NW 13th Street to the Urban 2 transect zones lying immediately to the west of the subject properties.

The rezoning request is consistent with the City’s Comprehensive Plan and meets all applicable review criteria.

[180482\\_ Staff Report w Appendices A-B\\_20181025.pdf](#)

[180480.](#)

**Special Use Permit to Add 3 Stories to an Existing 4-Story Hospital Building in the Medical Services (MD) Zone (B)**

**Petition PB-18-118 SUP. EDA, Inc. Petition for special use permit to add 3 stories to an existing 4 story hospital building in the MD zone. The existing building is located in the North Florida Regional Medical Center Complex, which is generally located on the north side of the 6000 block of W Newberry Road between NW 69th Terrace and NW 61st Terrace.**

*Explanation: Petition to construct an addition of 3 stories to an existing 4 story hospital building in the North Florida Regional Medical Center located on parcel 06340-011-000. Per Section 30-4.24 Dimensional Standards, Table V-10 Dimensional Standards for Special Districts, a maximum of 5 stories is allowed in MD zones. Up to 14 stories are allowed in MD zones with the giving of a Special Use Permit; this special use process is only permissible for hospitals and large-scale medical office facilities.*

*Fiscal Note: None.*

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-18-118 SUP.*

[180480\\_ Staff Report w Appendices A - C\\_20181025.pdf](#)

[180466.](#)

**Amend Future Land Use Map from Alachua County Commercial (COM) to City of Gainesville Commercial (COM) as a Consequence of Annexation of Subject Property into the City’s Limits (B)**

**Petition PB-18-130 LUC. City Plan Board. Amend the City of**

**Gainesville Future Land Use Map from Alachua County Commercial (COM) to City of Gainesville Commercial (COM).**

**This developed property is the site of an existing, vacant, one story brick commercial building and is located at 209 NW 75th Street.**

**Related to Petition PB-18-131 ZON.**

*Explanation: The purpose of the request is to provide a City of Gainesville future land use category to the subject property that is consistent with its current Alachua County future land use category and compatible with the adjacent office/commercial district. The proposed amendment will ensure future redevelopment that is consistent with the existing development pattern and subject to City of Gainesville Land Development Code requirements.*

*The property was recently annexed into the City of Gainesville and is located along NW 75th Street (Tower Road) and proximate to the Home Depot Plaza located adjacent to the east.*

*Fiscal Note: None associated with this specific action however with the planned future redevelopment of the subject site there will a positive impact on the City's taxable property value.*

**RECOMMENDATION**                      Staff to City Plan Board - Staff recommends approval of Petition PB-130- LUC.

[180466 Staff Report w Appendices A- C 20181025.pdf](#)

[180467.](#)

**Amend Zoning Designation from Alachua County Commercial Business Retail (BR) To City of Gainesville Business (BUS) as a Consequence of Annexation of Subject Property into the City's Limits (B)**

**Petition PB-18-131 ZON. City Plan Board. Amend zoning designation from Alachua County Business Retail (BR) to City of Gainesville Business (BUS).**

**This developed property is the site of an existing, vacant, one story brick commercial building and is located at 209 NW 75th Street.**

**Related to Petition PB-18-130 LUC.**

*Explanation: The purpose of the request is to provide a City of Gainesville zoning designation to the subject property that is consistent with its current Alachua County zoning designation and compatible with the adjacent office/commercial district. The proposed amendment will ensure future redevelopment that is consistent with the existing development pattern and subject to City of Gainesville Land Development Code requirements.*

*The property was recently annexed into the City of Gainesville and is located along NW 75th Street (Tower Road) and proximate to the Home Depot Plaza located adjacent to the east.*

*Fiscal Note: None associated with this specific action however with the planned future redevelopment of the subject site there will a positive impact on the City's taxable property value.*

**RECOMMENDATION**            Staff to City Plan Board - Staff recommends approval of Petition PB-131 ZON.

[180467\\_Staff Report w Appendices A-C\\_20181025.pdf](#)

[180478.](#)

**Special Use Permit with Development Plan Review for the Construction of a Parking Garage with More Than 5 Stories (B)**

**Petition PB-18-111 SUP. eda, engineers-surveyors-planners, inc., agent for North Florida Regional Medical Center (NFRMC) and Radiation Therapy of Gainesville, owners. Special Use Permit with development plan review for the construction of a parking garage with more than 5 stories. Zoned: MD: Medical Services and PD: Planned Development. Located at 1021 NW 64th Terrace and 6500 W Newberry Road.**

*Explanation: This petition is for a Special Use Permit and associated development plan approval to construct a 6-story parking garage with a roof deck and 847 vehicle spaces on the North Florida Regional Medical Center (NFRMC) campus. The parking garage will be constructed immediately south of the existing Cancer Center on NW 10th Place.*

*Fiscal Note: None.*

**RECOMMENDATION**            Staff to City Plan Board - Staff recommends approval of Petition PB-18-111 SUP, subject to compliance with all applicable regulations and the conditions recommended in the staff report and Appendix C.

[180478\\_Staff Rreport w Appendices A-E\\_20181025\\_.pdf](#)

**INFORMATION ITEM: NONE**

**BOARD MEMBER COMMENTS**

**ADJOURNMENT**

**NEXT MEETING DATE - NOVEMBER 29, 2018**

**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.**