

City of Gainesville

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



Meeting Agenda

February 22, 2018

6:30 PM

City Commission Auditorium

City Plan Board

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

CALL TO ORDER**ROLL CALL**[170828.](#)

City Plan Board Attendance Roster: June 22, 2017 through January 25, 2018 (B)

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

[170828_CPB Attendance_2017-2018_20180222.pdf](#)

APPROVAL OF THE AGENDA**APPROVAL OF MINUTES - January 25, 2018**[170827.](#)

Draft minutes of the January 25, 2018 City Plan Board Meeting (B)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the January 25, 2018 meeting and vote to approve the minutes.

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

[170827_CPB 180125 Minutes draft_20180222.pdf](#)

REQUEST TO ADDRESS THE BOARD

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.

OLD BUSINESS[170752.](#)

Approve the Written Order of the City Plan Board's Decision on Petition PB-17-131 SUP, issued on January 25, 2018 (B)

Petition PB-17-131 SUP: CHW, Inc. (Robert Walpole, P.E.) agent for Blakewood LLC, owner. Amendment to a Special Use Permit with

development plan review to construct a Gasoline and Alternative Fuel Stations with twelve (12) fueling positions, convenience store and eating place. Zoned: MU-1 (8-30 units/acre mixed-use low intensity). Located at 2373 SW Archer Road.

Explanation: The City Plan Board conducted a public hearing on the above petition and by a vote of 6 to 0 approved the Special Use Permit with the associated preliminary development plan. The written decision is presented for your approval.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends that the City Plan Board vote to accept the written development order approving Petition PB-17-131 SUP.

[170752 Staff Report w Appendices A-E 20180125.pdf](#)

NEW BUSINESS

[170829.](#)

Rezone from BUS (General Business) to BI (Business Industrial) (B)

Petition PB-17-107 ZON. Thomas A. Daniel, Agent for Julie Ann Miller, Trustee. Rezone BUS (General Business) to BI (Business Industrial). Located at 3520 NE Waldo Road.

Explanation: The proposed rezoning from General Business (BUS) to BI (Business Industrial) will change a 0.38-acre enclave of BUS zoning to BI consistent with the surrounding area. The site is located on the southwest corner of the intersection of two major State arterials: Northeast 39th Avenue (S.R. 222) and Northeast Waldo Road (S.R. 24). The agent for the applicant stated that the surrounding property owners are contemplating combining their properties to create a better development opportunity. The site is diagonally across from the BI-zoned area at the northeast quadrant of this intersection that is the current site of Alachua County Agricultural Extension Office which, along with the Fairgrounds site to its east and undeveloped City of Gainesville/airport property to its north, has substantial redevelopment and economic development potential.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-17-07 ZON.

[170829 Staff Report w Appendices A-C 20180222.pdf](#)

[170627.](#)

Special Use Permit to Develop a 12 Fueling Position Gasoline Station on NW 13th Street in the U6 Transect Zone (B)

Petition PB-17-104 SUP. CHW, Inc. Petition for special use permit to develop a 12 fueling position gasoline station in the U6 transect zone. Site of the GATE fueling station at 506 13th Street. Generally located on the west side of the 500 block of NW 13th Street between NW 6th Avenue and NW 5th Avenue.

Explanation: Petition to develop a 12 fueling position (6 pump) gasoline station on four parcels (15240-000-000, 15239-000-000, 15238-000-000, 15238-001-000) comprising of +/- 0.9 acres in the 500th block of NW 13th Street between NW 6th Avenue and NW 5th Avenue. All four parcels are zoned U-6 (Urban 6). Per section 30-4.12, Table V-1 of the Land Development Code, Gasoline and Alternative Fuel Stations are allowed through a Special Use Permit in the U-6 transect zone when the U-6 zoning district abuts a designated principal street. Per Section 30-5.13, Part D of the Land Development Code, up to 12 fueling positions may be allowed as part of a Special Use Permit process.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends continuing petition PB-17-104 SUP to the March 22, 2018 City Plan Board meeting or until further communication with the applicant.

[170627 Staff report continue 20171205.pdf](#)

[170627 Continuation letter PB-17-104 SUP 20180125.pdf](#)

[170627 Continue letter 20180222.pdf](#)

[170626.](#)

Rezone from Alachua County R-2A to COG Residential Single Multi Family RMF-5 (B)

Petition PB-17-113 ZON. City of Gainesville. Rezone property (parcel # 06675-006-000) from Alachua County R-2A, a multi-family zoning district (8-14 DU/acre) to City of Gainesville Residential Single Multi Family (RMF-5) (12 DU per acre). Generally located south of Sugarfoot Oaks Subdivision, west of SW 61st Terrace, NW of SW 20th Avenue and east of Parcel 06675-004-000. Related to Petition PB-17-112 LUC.

Explanation: The petition for rezoning from Alachua County R-2A (Multi-Family Medium-High Density) to City of Gainesville Residential Single Multi Family (RMF-5) pertains to an undeveloped 8.33 +/- acre parcel (06675-006-000) with no paved roads or structures that was voluntarily annexed into the city on November 2, 2017. As a result of the annexation of this property, appropriate land use and zoning designations must be made.

The property is generally located north of SW 20th avenue and south of Sugarfoot Oaks subdivision lots 10-14. The property is east of The Grove Villas (tax parcel 00675-004-000) and west of lots 4-8 in Sugarlane

Subdivision (on SW 61st Terrace). The property is approximately 2,015 feet (.38 miles) west of I-75 and is 300 feet north of the Split Rock Conservation Area.

The current county zoning of R-2A is a multi-family zoning district that allows 8-14 dwelling units per acre. The proposed Gainesville RMF-5 zoning will allow up to 12 dwelling units per acre.

Adoption of the RMF-5 zoning will enable future development at a development type and density that is consistent and compatible with the existing and future residential development pattern in the area. With the RMF-5 zoning adoption, this parcel's development will be able to provide medium density multi-family housing in southwest Gainesville in close proximity to I-75, Large Commercial Areas (Butler Plaza, Celebration Pointe, Oaks Mall area), and major employment centers.

Fiscal Note: None.

RECOMMENDATION *Staff recommends approval of Petition PB-17-113 ZON rezone of parcel 06675-006-000 from Alachua County R-2a to City of Gainesville RMF-5.*

[170626 Staff report continue 20171205.pdf](#)

[170626_Jan-Continuation PB-17-113 ZON_20180125.pdf](#)

[170626_Staff Report w Appendices A-D_20180222.pdf](#)

[170831.](#)

Sidewalk Regulation Amendments (B)

Petition PB-18-00015. City Plan Board. Amend various sections of the Land Development Code to increase the minimum width of sidewalks along certain streets and revise related regulations to improve pedestrian safety and comfort.

Explanation: This petition comprises an array of amendments to the Land Development Code related to sidewalk provisions. The intent of the changes are to improve and enhance the public sidewalk area throughout the City and to recognize the need for wider sidewalks within the core areas of the City currently undergoing redevelopment.

The proposed revisions include:

- *Increasing the minimum width of sidewalks on all Storefront designated streets from 5' to 10'.*
- *Eliminating outdated loophole provisions exempting industrial zoned property undergoing redevelopment from providing sidewalks.*
- *Eliminating obsolete and conflicting sidewalk provisions that reduce consistency and predictably.*
- *Revising Code language to strengthen requirements restricting placement of permanent physical obstructions (light poles, utility*

enclosures, street signs, etc.) within the sidewalk area.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-18-15.

[170831 Staff report w Appendix A 20180222.pdf](#)

[170749.](#)

Amend the City of Gainesville Comprehensive Plan to meet Statutory Water Supply Planning Requirements (B)

Petition PB-17-145 CPA. City Plan Board. Amend the City of Gainesville Comprehensive Plan to meet statutory water supply planning requirements.

Explanation: The St. Johns River Water Management District and the Suwanee River Water Management District, which are the two water management districts with jurisdiction in the City of Gainesville and Alachua County, adopted the North Florida Regional Water Supply Plan on January 17, 2017. The North Florida Regional Water Supply Plan is a regional framework for water supply planning based on projected population growth and associated water demand over the planning period. It also identifies essential water resource, water conservation, and water supply development options that need to be implemented to address future water demand, and water supply goals.

In response local governments within the Water Management district are required by State statutes, Chapter 163.3177(6) (c) and 163.3177(4) (a), F.S to create a Water Supply Facilities Work Plan within 18 months of the adoption of the Regional Water Supply Plan. The City of Gainesville collaborated with GRU and county staff to develop the Joint Alachua County/ City of Gainesville Water Supply Facilities Work Plan (2018-2028). The plan will be adopted by both the City and the County together with associated comprehensive plan amendments.

The proposed amendments to the Comprehensive Plan will implement the water supply requirements of the North Florida Regional Water Supply Plan (2015-2035) and adopt the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan (2018-2028) by reference into the Comprehensive Plan.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Approve Petition PB-17-145 CPA.

[170749 Staff report continued 20180125.pdf](#)

[170749 Staff Report with Appendices A-B 20180222.pdf](#)

INFORMATION ITEM:

A. Land Development Code regulations for Downtown.**BOARD COMMENTS****NEXT MEETING DATE: March 22, 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.

Visit our website at <http://www.cityofgainesville.org/planningdepartment>