

City of Gainesville

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



Meeting Agenda

April 27, 2017

6:30 PM

City Commission Auditorium

City Plan Board

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

CALL TO ORDER**ROLL CALL**[160961.](#)

City Plan Board Attendance Roster: September 22, 2016 through March 30, 2017 (B)

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

[160961_CPBA Attendance_2016-2017_20170427](#)

APPROVAL OF THE AGENDA**APPROVAL OF MINUTES - March 23, 2017**[160962.](#)

Draft minutes of the March 23, 2017 City Plan Board Meeting (B)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the March 23, 2017 meeting and vote to approve the minutes.

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

[160962_CPBA 170323 Minutes draft_20170427](#)

REQUEST TO ADDRESS THE BOARD**OLD BUSINESS**[160769.](#)

Amend the Land Development Code (Chapter 30 of the City Of Gainesville Code of Ordinances) by Deleting the Definition of Rehabilitation Centers (B)

Petition PB-17-13 TCH. City of Gainesville. Amend the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) by deleting the definition of Rehabilitation Centers and adding a definition for Sexual Offender Treatment Centers; by deleting Rehabilitation Centers as a permitted use in Code; and by adding Sexual Offender Treatment Centers as a permitted use by Special Use Permit in the following zoning districts: General Business District (BUS), Mixed-Use Medium-Intensity District (MU-2), Central City District (CCD), Business Industrial District (BI), and Medical Services District (MD).

Explanation: This petition addresses how the City should regulate social service

treatment type facilities (drug abuse, anger management, sex offender...) through-out the City. The City's Land Development Code as it relates to this issue has not been updated for over twenty years, while the problems related to these social disorders have become more prevalent. The existing code is based on outdated concepts and does not address many of the issues that neighborhoods may have concerns about. Based on the Code today, businesses providing service to people with some type of social disorder, mental health, drug abuse, alcohol abuse, disability or similar problem are classified as either a: Health Service, Social Service (Individual and Family Social Services), Rehabilitation Center, or Social Service Home.

Fiscal Note: None.

RECOMMENDATION Staff to City Plan Board - Approve petition PB-17-13 TCH.

[160769 Staff report and Exhibits 1-4 20170323](#)

[160769 Staff report and Exhibits 1-4 20170427](#)

[160769A Revised Ordinance - Sexual Offender Treatment Centers 20170427](#)

[160769B Kyle Bender PPT 20170427](#)

NEW BUSINESS

[160981.](#)

Amend the City of Gainesville Future Land Use Map from Alachua County Low Density Residential (1-4 DU/acre) (RL) to City of Gainesville Single-Family (up to 8 units per acre) (B)

Petition PB-17-28 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Low Density Residential (1-4 DU/acre) to City of Gainesville Single-Family (up to 8 units per acre). The property is west of I-75 and is generally located south of SW Archer Road, west of SW 50th Terrace, north of SW 57th Avenue, and east of SW 53rd Place. Related to PB-17-30 ZON.

Explanation: This petition for a large-scale amendment of the Future Land Use Map pertains to an approximately 108-acre area that is being voluntarily annexed (Archer Road Voluntary Annexation) into the City (first reading of ordinance is anticipated to be May 18, 2017 with second reading/adoption of ordinance on June 1, 2017). The 11-parcel area (property) is a mix of dispersed single-family residential development (seven of the 11 parcels have residential structures) and undeveloped parcels, and it contains no paved roads.

The property is generally located south of SW Archer Road, west of SW 50th Terrace, north of SW 57th Avenue, and east of SW 53rd Place. It abuts SW 47th Way to the east, which is part of the SW 47th Way Extension (which traverses the property and is an important corridor in the Alachua County Mobility Plan). The property is approximately one mile west of Butler Plaza and 2,200 feet west of SW 45th ST (multi-lane

road to Celebration Pointe which is north of Archer Road and on the west side of I-75).

Adoption of the requested SF land use (and related RSF-4 zoning) will enable future development of the property that will provide additional single-family housing in southwest Gainesville in close proximity to major arterial roadways (I-75 and Archer Road), large commercial centers (Butler Plaza and Celebration Pointe) and major employment centers (including University of Florida, UF Health and Veterans Administration Hospitals).

The proposed land use amendment to Single-Family (up to 8 units per acre) is consistent with the City's Comprehensive Plan and supports residential development in the urban area. The developer will be required to construct a portion of SW 47th Way Extension through the property, consistent with the County's Mobility Plan and the County's Capital Improvement Element. The 5-Year Schedule of Capital Improvements in the Capital Improvements Element of the Comprehensive Plan will need to be updated to include future construction of a portion of the SW 47th Way Extension through the property.

This petition is related to Petition PB-17-30 ZON, which proposes rezoning from Alachua County R-1A and R-1C, Single family, low density district (1-4 du/acre), and RE-1, Single family, low density district (1 per 2 acres to 2 per acre), to City of Gainesville RSF-4: 8 units/acre single-family residential district.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-17-28 LUC.

[160981 Staff Report w Appendices A-C 20170427](#)

[160982.](#)

Rezone from Alachua County R-1A and R-1C, Single family, low density district (1-4 du/acre), and RE-1, Single family, low density district (1 per 2 acres to 2 per acre), to City of Gainesville RSF-4: 8 units/acre single-family residential district (B)

Petition PB-17-30 ZON. City of Gainesville. Rezone property from Alachua County R-1A and R-1C, Single family, low density district (1-4 du/acre), and RE-1, Single family, low density district (1 per 2 acres to 2 per acre), to City of Gainesville RSF-4: 8 units/acre single-family residential district. The property is west of I-75 and is generally located south of SW Archer Road, west of SW 50th Terrace, north of SW 57th Avenue, and east of SW 53rd Place. Related to PB-17-28 LUC.

Explanation: This zoning petition pertains to an approximately 108-acre area that is being voluntarily annexed (Archer Road Voluntary Annexation) into the City (first reading of ordinance is anticipated to be May 18, 2017 with

second reading/adoption of ordinance on June 1, 2017). The 11-parcel area is a mix of dispersed single-family residential development (seven of the 11 parcels have residential structures) and undeveloped parcels, and it contains no paved roads.

The property is generally located south of SW Archer Road, west of SW 50th Terrace, north of SW 57th Avenue, and east of SW 53rd Place. It abuts SW 47th Way to the east, which is part of the SW 47th Way Extension (which traverses the property and is an important corridor in the Alachua County Mobility Plan). The property is approximately one mile west of Butler Plaza and 2,200 feet west of SW 45th ST (multi-lane road to Celebration Pointe which is north of Archer Road and on the west side of I-75).

Adoption of the requested RSF-4 zoning will enable future development of the property that will provide additional single-family housing in southwest Gainesville in close proximity to major arterial roadways (I-75 and Archer Road), large commercial centers (Butler Plaza and Celebration Pointe) and major employment centers (including University of Florida, UF Health and Veterans Administration Hospitals).

The proposed rezoning to RSF-4: 8 units/acre single-family residential district is consistent with the City's Comprehensive Plan and supports residential development in the urban area. The developer will be required to construct a portion of SW 47th Way Extension through the property, consistent with the County's Mobility Plan and the County's Capital Improvement Element. The 5-Year Schedule of Capital Improvements in the Capital Improvements Element of the Comprehensive Plan will need to be updated to include future construction of a portion of the SW 47th Way Extension through the property.

This petition is related to Petition PB-17-28 LUC, which proposes amendment of the City of Gainesville Future Land Use Map from Alachua County Low Density Residential (1-4 DU/acre) to City of Gainesville Single-Family (up to 8 units per acre).

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-17-30 ZON.

[160982_Staff Report w Appendices A-C_20170427](#)

[160967.](#)

Update the 5-Year Schedule of Capital Improvements in the City of Gainesville Comprehensive Plan (B)

Petition PB-17-29 CPA. City Plan Board. Update the 5-Year Schedule of Capital Improvements in the City of Gainesville Comprehensive Plan Capital Improvements Element.

Explanation: This petition is the annual update of the City's 5-Year Schedule of Capital Improvements in the Capital Improvements Element (CIE) of the Comprehensive Plan. Projects and/or facilities in the 5-Year Schedule are needed to: correct existing deficiencies in levels of service (LOS); maintain existing LOS; or deal with projected LOS deficiencies that will occur during the 5-year planning period. For this update, the planning period is FYs 2016/2017 - 2021/2021.

The capital improvements in the 5-Year Schedule are primarily related to levels of service adopted in the Comprehensive Plan. Capital improvements are defined as: land, non-structural improvements to land, and structures (including the costs for design, permitting, construction, furnishings and equipment) with a unit cost of \$25,000 or more. The improvement shall have an expected life of at least two years.

The 5-Year Schedule of Capital Improvements must be consistent with the City's Comprehensive Plan. After review of the projects listed in the 5-Year Schedule, Planning staff finds that the proposed 5-Year Schedule is consistent with the various elements of the Comprehensive Plan.

The 5-Year Schedule of Capital Improvements is being amended to meet the State's annual update requirement (Chapter 163.3177, Florida Statutes). The 5-Year Schedule is also being updated to reflect the City's latest fiscal year capital improvements projects and projected projects through FY 2020/2021.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-17-29 CPA.

[160967 Staff report and Exhibits A-1 - A-3 20170427](#)

[160978.](#)

Map Amendment to Show a Status Change to 1216 NE 4th Street in the Northeast Residential Historic District (B)

Petition PB-17-33 MSC Kurt & Renee Strauss, owners. Amend the Northeast Residential Historic District map to change the status of the house from a non-contributing structure to a contributing structure and show the new accessory structure as non-contributing. Located at 1216 NE 4th Street.

Explanation: On March 07, 2017, the Historic Preservation Board approved Petition HP-17-06a and b, which made a finding that the proposed rehabilitation of the existing building at 1216 NE 4th Street met criteria for contributing structures in the Northeast Residential Historic District and that the proposed replacement of an existing, non-historic accessory structure would meet criteria for a non-contributing structure. In addition, the Historic Preservation Board included in its approval of the petition a recommendation that the item be referred to the City Plan Board to

amend the NE Residential Historic District map to show the buildings as contributing and non-contributing structures, respectively.

The parcel (10274-000-000) is approximately 0.12 acres in size and is zoned RSF-3, single-family housing. The house is currently empty and the Owners propose to rehabilitate the property in order to restore its status as contributing to the Northeast Historic District and make use of the Ad Valorem Tax Exemption for rehabilitation of contributing structures. The house will be used as a single-family residence. The new accessory structure will be used as a workshop, guest room and bathroom.

RECOMMENDATION

Staff recommends approval of Petition PB-17-33 MSC for Tax parcel 10274-000-000.

[160978_Staff Report and Exhibits 1-4_20170427](#)

INFORMATION ITEM:

A. Land Development Code update

BOARD MEMBER COMMENTS

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.