

# **City of Gainesville**

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



## **Meeting Agenda**

**December 5, 2017**

**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  
Adam Tecler - Member  
Terry Clark - Member  
Robert Hyatt - School Board Representative  
Staff Liaison - Dean Mimms*

**CALL TO ORDER****ROLL CALL**[170609.](#)

**City Plan Board Attendance Roster: April 27, 2017 through October 26, 2017 (B)**

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

[170609\\_CPB Attendance\\_20171205.pdf](#)

**APPROVAL OF THE AGENDA****APPROVAL OF MINUTES - September 28, 2017**[170612.](#)

**Draft minutes of the September 28, 2017 City Plan Board Meeting (B)**

**RECOMMENDATION**

*Staff is requesting that the City Plan Board review the draft minutes from the September 28, 2017 meeting and vote to approve the minutes.*

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

[170612\\_CPB 170928 Minutes draft\\_20171205.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****NEW BUSINESS**[170607.](#)

**Amend the City of Gainesville Future Land Use Map from Single-Family: up to 8 units per acre to Urban Mixed-Use High Intensity: 10-100 units per acre; and up to 25 additional units per acre by Special Use Permit (B)**

**Petition PB-17-114 LUC.** CHW, Inc., agent for Carolyn H. Jordan, owner. Amend the City of Gainesville Future Land Use Map from Single-Family: up to 8 units per acre (SF) to Urban Mixed-Use High Intensity: 10-100 units per acre; and up to 25 additional units per acre by Special Use Permit (UMUH), on ± 1.48 acres. Located at 1135 SW 11th Avenue. Related to PB-17-115 ZON.

*Explanation: The proposed small-scale land use change from Single-Family (up to 8 units per acre) (SF) to Urban Mixed-Use High Intensity: 10-100 units per acre; and up to 25 additional units per acre by Special Use Permit (UMUH), will allow a mix of residential and non-residential uses and will substantially increase the redevelopment potential for this property that is proximate to a major corridor (SW 13th Street/US 441) and is within walking distance of the P.K. Yonge Developmental Research School (K-12), the University of Florida, UF Health hospitals, and the Veterans Administration hospital. The property is in the UF Context Area and is in the College Park/University Heights Community Redevelopment Area.*

*This petition pertains to an approximately 1.48-acre, developed, single-family, residential property at the southwest corner of SW 11th Avenue and SW 11th Terrace. It is adjacent and east of the 3.7-acre, 4-story, 188-unit, multi-family development called "The Nine" (Phase 1) that is under construction (and that was approved by Petition DB-16-146 SPL on January 24, 2017 by the Development Review Board). The applicant's intention (stated in the Neighborhood Workshop Notice for the September 27, 2017 neighborhood workshop - see Exhibit C-1 - Application Package) "is to construct a second phase to The Nine apartment complex."*

*The 4-story, 201-unit, Wildflower Apartments complex is located to the northeast across SW 11th Avenue, a 24-lot single-family residential enclave is to the north and east, and the P.K. Yonge Developmental Research School is one block to the east along SW 11th Street. The property is approximately 560 feet to the east of SW 13th Street/US 441, and is in a part of the City that has been steadily changing from single-family residential to multiple-family and mixed-use land use in recent years.*

*Fiscal Note: None.*

**RECOMMENDATION**

Staff to City Plan Board - Staff recommends approval of Petition PB-17-114 LUC.

[170607 Staff report w Appendices A-C 20171205.pdf](#)

[170608.](#)

**Rezone from Single-Family (RSF-1) district to Urban 9 (U-9) district (B)**

**Petition PB-17-115 ZON.** CHW, Inc. agent for Carolyn H. Jordan, owner. Rezone property from Single-Family (RSF-1) district to Urban 9

**(U-9) district, on ± 1.48 acres. Located at 1135 SW 11th Avenue.  
Related to PB-17-114 LUC.**

*Explanation:* The proposed rezoning from Single-Family (RSF-1) district to Urban 9 (U-9) district will allow a mix of residential and non-residential uses and will substantially increase the redevelopment potential for this property that is proximate to a major corridor (SW 13th Street/US 441) and is within walking distance of the P.K. Yonge Developmental Research School (K-12), the University of Florida, UF Health hospitals, and the Veterans Administration hospital. The property is in the UF Context Area and is in the College Park/University Heights Community Redevelopment Area.

This petition pertains to an approximately 1.48-acre, developed, single-family, residential property at the southwest corner of SW 11th Avenue and SW 11th Terrace. It is adjacent and east of the 3.7-acre, 4-story, 188-unit, multi-family development called "The Nine" (Phase 1) that is under construction (and that was approved by Petition DB-16-146 SPL on January 24, 2017 by the Development Review Board). The applicant's intention (stated in the Neighborhood Workshop Notice for the September 27, 2017 neighborhood workshop - see Exhibit C-1 - Application Package) "is to construct a second phase to The Nine apartment complex."

The 4-story, 201-unit, Wildflower Apartments complex ((Wildflower PD, Ordinance No. 030454) is to the northeast across SW 11th Avenue, a 24-lot single-family residential enclave is to the north and east, and the P.K. Yonge Developmental Research School is one block to the east along SW 11th Street. The property is approximately 560 feet to the east of SW 13th Street/US 441, and is in a part of the City that has been steadily changing from single-family residential to multiple-family and mixed-use land use in recent years.

*Fiscal Note:* None.

**RECOMMENDATION**                      Staff to City Plan Board - Staff recommends approval of Petition PB-17-115 ZON.

[170608 Staff report w Appendices A - C 20171205.pdf](#)

[170625.](#)

**Small Scale Land Use Map Amendment from Alachua County  
Residential High to COG Residential Low Future Land Use (B)**

**Petition PB-17-112 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Residential High Future Land Use, to Residential Low Future Land Use. Parcel # 06675-006-000. 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-17-113 ZON.**

*Explanation:* This petition for a small-scale amendment of the Future Land Use Map

*pertains to an approximately 8.33 acre, undeveloped property located north of SW 20th avenue and south of Sugarfoot Oaks subdivision and east of Sugarlane Subdivision. This property has never been developed and currently has no paved roads or structures and 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. This petition is related to PB-17-113 ZON.*

*The property has a current Future Land Use of Alachua County (A.C.) Residential High (14-24 DU per acre); it is proposed to adopt the City of Gainesville Future Land Use Category of Residential Low Density (15 DU per acre). Adoption of the requested Residential Low Density Future Land Use Category will encourage development of this property in a diverse urbanized area. The proposed Residential Low Density (RL) Future Land Use Category will permit low density development of up to 15 dwelling units per acres. The proposed Residential Low-Density Future Land Use Category allows uses such as singular family developments, single family attached houses, and small-scale multi-family development.*

*Fiscal Note: None.*

**RECOMMENDATION**

*Staff recommends continuing this agenda item to the January 25, 2018 Plan Board meeting.*

[170625 Staff report continue 20171205.pdf](#)

[170626.](#)

**Rezone property from Alachua County R-2A to COG Residential Conservation (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 Conservation (RC) (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 Conservation (RC) 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 RC zoning will allow up to 12 dwelling units per acre.*

*Adoption of the RC 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 RC 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 continuing this agenda item to the January 25, 2018 Plan Board meeting.*

[170626 Staff report continue 20171205.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 January 25, 2018 City Plan Board meeting at the request of the applicant.*

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

**INFORMATION: N/A**

**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.