

City of Gainesville

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



Meeting Agenda

October 26, 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**[170479.](#)

City Plan Board Attendance Roster: March 23, 2017 through September 28, 2017 (B)

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

[170479_CPBA_Attendance_20171026.pdf](#)

APPROVAL OF THE AGENDA**APPROVAL OF MINUTES - SEPT 28 ,2017 (not available at this time)**

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**[170427.](#)

Rezone Property from Alachua County Agriculture (A) District to City of Gainesville Planned Development (PD) District to allow for Single Family Residential, Multi-Family Residential, Mixed-Use Development, Conservation Management Areas, and to allow for a Managed Transition from Silviculture Use to Urban Development (B)

Petition PB-17-65 PD. eda engineers-surveyors-planners, Inc., agent for Weyerhaeuser NR Company. Rezone property from Alachua County Agriculture (A) district to City of Gainesville Planned Development (PD) district to allow for single family residential, multi-family residential, mixed-use development, conservation management areas, and to allow for a managed transition from silviculture use to urban development. Located east and west of SR 121, north of NW 77th Avenue, and south of 122nd Place.

Explanation: The 1,779 acre Weyerhaeuser property (Gainesville 121) located to the west and east of State Road 121 and north of NW 77th Avenue has

been undergoing the transition from Alachua County timberland to a City of Gainesville district for roughly 25 years. The southernmost portion of the property, 460 acres, was annexed in 1992 and the remaining 1,319 acres were annexed in 2007 (Ord. 060731).

In 2009, the City adopted Policy 4.3.4 (Ord. 070447) of the Comprehensive Plan's Future Land Use Element (FLUE) which established land use designations and governs the Gainesville 121 property to a large degree. This includes policy 4.3.4(g)(7) which limits the first rezoning action to the portion of the property below the established phase line. The land use designations described by the Policy 4.3.4 consist of Conservation, Single-Family, Residential Low-Density, and Planned Use District Land Use Areas. In March 2016, Ordinance 150540 was adopted that extended the timeframe to adopt a PD zoning ordinance to July 26, 2018. With the eminent approach of that date, Weyerhaeuser is applying to have a PD zoning ordinance applied to the portion of the Gainesville 121 property south of the phase line as described in this staff report and the submitted Gainesville 121 PD Report.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - The City Plan Board approve Petition PB-17-65 PD with conditions listed in the staff report and Appendix B.

[170427 Continuance Staff Report 20170928.pdf](#)

[170427 Staff Report w Appendices A-D 20171026.pdf](#)

NEW BUSINESS

[170483.](#)

Amend the City of Gainesville Future Land Use Map from Planned Use District (PUD) and Residential Medium-Density: 8-30 units per acre (RM) to Mixed-Use Low-Intensity: 8-30 units per acre (MUL) (B)

Petition PB-17-92 LUC. CHW, Inc. agent for Legacy Fountains of Gainesville, LLC.

Amend the City of Gainesville Future Land Use Map from Planned Use District (PUD) and Residential Medium-Density: 8-30 units per acre (RM) to Mixed-Use Low-Intensity: 8-30 units per acre (MUL). Located at Southwest corner of the SW 52nd Street and SW 20th Avenue intersection.

Explanation: The proposed Mixed-Use Low-Intensity (8-30 units/acre) (MUL) land use (and related MU-1 zoning) will encourage development of this undeveloped, approximately 18.5-acre, undeveloped property in an urbanized area. The proposed land use MUL land use (and related MU-1 zoning) allows a mix of residential and non-residential uses and is compatible with the surrounding area.

The northern 4.8 acres (along SW 20th Avenue) of this property was approved by Ordinance No. 100231 in 2010 for PUD (Planned Use District) land use, and related and required PD (Planned development district) zoning was adopted by Ordinance No. 100327 in 2012. The existing PUD (related PD has similar requirements) allows:

- o uses consistent with the MUL land use category;
- o an overall maximum of 10 residential units (maximum 2 bedrooms per unit);
- o a maximum of 45,000 sq. ft. of non-residential use (20,000 sq. ft. retail/commercial, and 20,000 sq. ft. of office);
- o 5,000 sq. ft. for a stand-alone bank with drive-through lane, and various other requirements.

This property was undeveloped at the time of the PUD and PD approvals and remains so today, despite "diligently pursuing potential tenants for half a decade", as stated on page 3 of the applicant's Justification Report, Exhibit C-1 - Application. The proposed land use amendment includes the adjacent 13.7-acre, undeveloped property to the south, which has Residential Medium-Density: 8-30 units per acre (RM) land use (and RMF-6: 8-15 units/acre multiple-family residential district zoning). The substantially expanded area in combination with the proposed MUL land use will provide additional development flexibility.

See Exhibit B-1 for an aerial photograph of the property and surrounding area. Exhibits B-2 and B-3 are maps that show the existing and proposed land use categories.

This petition is related to Petition PB-17-93 ZON, which proposes rezoning from Planned development district (PD) and RMF-6: 8-30 units/acre multiple family residential district, to MU-1:8-30 units/acre mixed-use low intensity.

Fiscal Note: None.

RECOMMENDATION

Staff recommends approval of Petition PB-17-92 LUC.

[170483 Staff report w Appendices A-C 20171026.pdf](#)

[170484.](#)

Rezone Property from Planned Development District (PD) and RMF-6: 8-15 units per/acre multiple-family residential district to MU1: 8-30 units/acre mixed use low intensity on +/- 18.5 acres (B)

Petition PB-17-93 ZON. CHW, Inc. agent for Legacy Fountains of Gainesville, LLC.

Rezone property from Planned Development District (PD) and RMF-6: 8-15 units per/acre multiple-family residential district to MU1: 8-30 units/acre mixed use low intensity. Located at Southwest corner of the SW 52nd Street and SW 20th Avenue intersection.

Explanation: The proposed MU-1 zoning (and related Mixed-Use Low-Intensity (8-30 units/acre) (MUL) land use) will encourage development of this

undeveloped property in an urbanized area. The proposed MU-1 zoning (and related MUL land use) allows a mix of residential and non-residential uses and is compatible with the surrounding area.

The northern 4.8 acres (along SW 20th Avenue) of this property was approved for PD (Planned development district) zoning by Ordinance No. 100327 in 2012, which is still in effect. The ordinance allows:

- o uses consistent with the MU-1 district;
- o a maximum of 45,000 sq. ft. of non-residential use (20,000 sq. ft. for retail/commercial; 20,000 sq. ft. of office; and 5,000 sq. ft. for a stand-alone bank with drive-through lane), and various other requirements.

This property was undeveloped at the time of the PD approval and remains so today, despite “diligently pursuing potential tenants for half a decade”, as stated on page 3 of the applicant’s Justification Report that is within Exhibit C-1 - Application). The proposed rezoning to MU-1 includes the adjacent, approximately 13.7-acre, undeveloped property to the south, which has RMF-6: 8-15 units/acre multiple-family residential district zoning. The substantially expanded area in combination with the proposed MU-1 zoning (and related proposed MUL land use) will provide flexibility that is lacking under the current zoning and land use.

See Exhibit B-1 for an aerial photograph of the property and surrounding area. Exhibits B-2 and B-3 are maps that show the existing and proposed zoning districts.

This petition is related to Petition PB-17-92 LUC, which proposes amendment of the Future Land Use Map from Planned Use District (PUD) and Residential Medium-Density: 8-30 units per acre (RM) to Mixed Use-Low Intensity: 8-30 units per acre (MUL).

Fiscal Note: None.

RECOMMENDATION

Staff recommends approval of Petition PB-17-93 ZON.

[170484 Staff report w Appendices A-C 20171026.pdf](#)

[170480.](#)

Special Use Permit review to up to 50% of a building to be used as “Personal Services” (B)

Petition PB-17-111 SUP: Saul Silber Properties, LLC, owner. Requesting a Special Use Permit, without a development plan, to allow up to fifty percent (50%) of the floor area of an existing development to be used for Personal Services. Zoned: U-4 (Urban 4 Transect District). Located at 901 NW 8th Avenue.

Explanation: This petition addresses a request to grant a special use permit at the above referenced site to allow up to 50% of the floor area of an existing building to be occupied by uses classified as “Personal Services”.

The request for a special use permit does not include a preliminary development plan.

Fiscal Note: None.

RECOMMENDATION

Staff recommends approval of Petition PB-17-111 SUP with conditions.

[170480 Staff Report w attachments A-D 20171026.pdf](#)

BOARD ELECTIONS

INFORMATION ITEM: N/A

BOARD MEMBER COMMENTS

ADJOURNMENT