

City of Gainesville

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



Meeting Agenda

February 27, 2020

6:30 PM

City Hall Auditorium, 200 East University Avenue

City Plan Board

*Bob Ackerman - Chair
Megan Walker-Radtke - Vice Chair
Stephanie Sutton - Member
Erin Condon - Member
Terry Clark - Member
Christian Newman - Member
Thomas Hawkins - Member
James Blythe - Member
Robert Hyatt - School Board Representative*

ROLL CALL[191030.](#)**City Plan Board Attendance Roster: July 25, 2019 through February 27, 2020 (B)***Explanation: City Plan Board attendance roster for Board Members to review.*[191030 CPB Rollcall 20200227](#)**APPROVAL OF AGENDA****APPROVAL OF MINUTES**[191031.](#)**Draft Minutes of the January 23, 2020 City Plan Board Meetings (B)****RECOMMENDATION***Staff is requesting that the City Plan Board review the draft minutes from the January 23, 2020 meetings and vote to approve the minutes.**Staff to the City Plan Board - Review and approve the draft minutes.*[191031 CPB 200123 Minutes Draft 20200227](#)

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: N/A****NEW BUSINESS:**[190980.](#)**Amend the Future Land Use Map of the City of Gainesville from Residential Medium (RM) and Residential Low (RL) to City of Gainesville Urban Mixed-Use High Intensity (UMUH) and include the subject parcels in the Urban Village as mapped in the Future Land Use Element Map Series. Generally located northwest of the intersection of SW 43rd Street and SW 24th Avenue.**

Petition PB-19-145 LUC. eda, Agent. Petition for land use change from City of Gainesville Residential Medium (RM) and Residential Low (RL) to City of Gainesville Urban Mixed-Use High Intensity (UMUH) and include the subject parcels in the Urban Village as mapped in the Future Land Use Element Map Series.

Explanation: The petition requests a land use change from City of Gainesville RM: Residential Medium; RL: Residential Low (8-25 du/ac) to City of Gainesville UMUH: Urban Mixed-Use High Intensity (100-125 du/ac). The subject parcels are approximately 24.98 acres. The current land use is medium density residential and allows for 8-25 dwelling units per acre with a combination of single family detached and attached dwellings; and multiple-family residential dwellings in addition to mixed housing types. The land use change would increase the allowable units by 100 dwelling units per acre. Adoption of the UMUH: Urban Mixed-Use High Intensity land use will enable future development at a density that is consistent and compatible with the existing patterns in the area.

..Fiscal Note

None

Fiscal Note: None

RECOMMENDATION

Approve PB-19-145 LUC based on finding of compliance with applicable review criteria.

[190980 StaffReport PB-19-0145 LUC Multerra 20200227](#)

[190980 Appendices to Staff Report 20200227](#)

[190981.](#)

Rezone property from City of Gainesville RMF-8: Multiple-Family Residential; RMF-7: Multiple-Family Residential; RMF-5: Single-Family/Multiple-Family Residential to City of Gainesville Urban Transect: U-9. Generally located northwest of the intersection of SW 43rd Street and SW 24th Avenue.

Petition PB-19-146 ZON. eda, Agent. Petition to rezone from City of Gainesville RMF-8: Multiple-Family Residential; RMF-7: Multiple-Family Residential; RMF-5: Single-Family/Multiple-Family Residential to City of Gainesville Urban Transect: U-9.

Explanation: The petition requests to rezone the property from City of Gainesville RM: Residential Medium; RL: Residential Low (8-25 du/ac) to City of Gainesville UMUH: Urban Mixed-Use High Intensity (100-125 du/ac). The subject parcels are approximately 24.98 acres and are currently vacant. Rezoning the property would increase the allowable units by 100 dwelling units per acre and enable future development at a density that is consistent and compatible with the existing patterns in the area.

..Fiscal Note

None

Fiscal Note: None

RECOMMENDATION Approve PB-19-146 ZON based on finding of compliance with applicable review criteria.

[190981_StaffReport PB-19-0146 ZON Multerra_20200227](#)

[190981 Appendices to Staff Report 20200227](#)

[190982.](#)

Amend Future Land Use Map from County Commercial, Office/Residential, and Residential to City Commercial, Office, and Single-Family (B)

Petition PB-19-00175 LUC. City of Gainesville, (Applicant) requests to amend the City of Gainesville Future Land Use Map for eight (8) properties from County Commercial, Office/Residential, and Residential (0-2 dwelling units per acre) to City Commercial, Office, and Single-Family (0-8 dwelling units per acre). Parcels located on the south side of SW Williston Road at the intersection of SW Williston Road and SW 34th Street south of the City of Gainesville boundary and west of the City of Gainesville boundary.

Explanation: This petition proposes to change the land use designations for eight (8) parcels from County Commercial, Office/Residential, and Residential to City Commercial, Office, and Single-Family. The total land area for this property is 81.45 acres and is generally located on the south side of SW Williston Road at the intersection of SW Williston Road and SW 34th Street south of the City of Gainesville boundary and west of the City of Gainesville boundary. The proposed large-scale land use amendment would allow the existing commercial uses and would enable the development of commercial, office, and single family homes with a maximum density of 8 dwelling units per acre.

The property is surrounded by Alachua County and City of Gainesville land uses with SW Williston Road right of way adjacent on the north side; SW 56th Avenue scenic road on the south side; City of Gainesville land use Residential Medium Density (8-30 dwelling units per acre), Office, and Alachua County Residential (0-2 dwelling units per acre) on the east side; and SW 34th Street right of way on its west side.

Parcels adjacent to SW 34th Street right of way and SW 56th Avenue scenic road are currently vacant. However, the remaining parcels are developed with commercial and office uses. The proposed City land uses Commercial, Office, and Single-Family would allow for the development of commercial, office and residential uses that are consistent with the uses in the area and would allow the existing development to remain conforming.

Fiscal Note: None.

RECOMMENDATION Staff to City Plan Board - Staff recommends approval of Petition PB-19-00175 LUC.

[190982_PB_19_175_Rocky_Point_20200227](#)

[190983.](#)

Rezone Property from County Highway Oriented Business, Residential/Professional, and Residential-Estate to City Business, Office, and Residential Single Family RSF-1 (B)

Petition PB-19-00176 ZON. City of Gainesville, (Applicant) request to rezone eight (8) properties from County zoning Highway Oriented Business, Residential/Professional, and Residential-Estate (1 dwelling unit per 2 acres) to City Business, Office, and Residential Single Family RSF-1 (0-3.5 dwelling units per acre). Located on the south side of SW Williston Road at the intersection of SW Williston Road and SW 34th Street south of the City of Gainesville boundary and west of the City of Gainesville boundary.

Explanation: This petition is a request to rezone eight (8) parcels from Alachua County zoning County Highway Oriented Business, Residential/Professional, and Residential-Estate to City of Gainesville zoning Business, Office, and Residential Single Family RSF-1. The total land area for the proposed rezoning is 81.45 acres and is generally located on the south side of SW Williston Road at the intersection of SW Williston Road and SW 34th Street south of the City of Gainesville boundary and west of the City of Gainesville boundary. The proposed rezoning will increase the residential density allowed from 1 dwelling unit per 2 acres to a maximum of 3.5 dwelling units per acre. It will also allow the development of commercial and office uses consistent with the existing uses in the area while allowing the existing commercial and office developments.

The subject property is surrounded by County and City zoning with SW Williston Road right of way adjacent on the north side; SW 56th Avenue scenic road on its south side; City of Gainesville Multi-family Residential (RMF-7), the Oak Hammock Planned Development (PD), and Alachua County Residential-Estate zonings on the east side; and SW 34th street right of way on its west side.

Parcels adjacent to SW 34th Street right of way and SW 56th Avenue scenic road are currently vacant. However, the remaining parcels have a combination of commercial and office developments. The proposed City of Gainesville Business, Office, and Single Family RSF-1 zonings would allow for the development of commercial, office, and low density residential uses that are consistent with the existing uses in the area while allowing the existing commercial and office developments to remain conforming.

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

Fiscal Note: None.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-19-00176 ZON.*

[190983_BP-19-176_Rocky_Point_20200227](#)

[190985.](#)

Vacation of Right-of-Way for a portion of an alley located South of W University Avenue, North of SW 1st Avenue, West of SW 9th Terrace, and East of SW 10th Street (B)

Petition PB-19-183 SVA. CHW, Inc. agent for property owners. Petition for vacation of right-of-way located within Block 1 of the University Place Subdivision. Located south of W University Avenue, North of SW 1st Avenue, West of SW 9th Terrace, and East of SW 10th Street.

[190985_PB-19-00183-931-SVA_Staff_Report_with_Appendices_20200227](#)

[190984.](#)

Special Use Permit to increase Residential Density from 150 units per acre to 175 dwelling units per acre for property zoned DT (B)

Petition PB-19-182 SUP. CHW, Inc. agent for property owners. Petition for Special Use Permit to increase residential density from 150 units/acre to 175 units/acre in order to construct a total of 210 multi-family dwelling units. Located south of W University Avenue, North of SW 1st Avenue, West of SW 9th Terrace, and East of SW 10th Street.

Explanation: Petition to increase residential density from 150 dwelling units per acre to 175 dwelling units per acre for in order to construct a total of 210 dwelling units.

Per Section 30-4.13, Table V-2 Building Form Standards within Transects, a maximum of 150 dwelling units per acre is allowed by-right in DT zones. Up to 175 dwelling units is allowed in DT zones with Special Use Permit approval.

Fiscal Note: None.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-19-182 SUP.*

[190984_PB-19-00182-931-SUP_Staff_Report_Final_with_Appendices_20200227](#)

[190986.](#)

Amend Future Land Use Map from Alachua County Low Density Residential to City of Gainesville Planned Used District and Amend Conditions In the Council of Aging Planned Used District (B)

Petition PB-19-152 LUC. CHW (Applicant) on behalf of Stam Ventures LLC request to amend the City of Gainesville Future Land Use Map for

four (4) properties from Alachua County Low Density Residential (1-4 dwelling units per acre) to City of Gainesville Planned Used District (PUD) and amend the existing Council on Aging PUD. Located north of SW Archer Road, east of SW 50th St. and west of SW 47th St.

Explanation: This petition proposes to change the land use designations of the subject properties from Alachua County Low Density Residential to City of Gainesville Planned Use District while changing the conditions found in the existing Council on Aging Planned Used District. The total land area for the proposed development is 27.7 acres and is located north of SW Archer Road, east of SW 50th St. and west of SW 47th St. The proposed large-scale land use amendment would allow the redevelopment of the property with an allowance of 105 additional Assisted Living Facility (ALF) beds for a new allowed total of 415 beds.

The subject parcels are surrounded by County land uses with Medium Density (4-8 dwelling units per acre) and Recreation to the north; Low Density (1-4 dwelling units per acre) and Recreation to the west; Medium Density (4-8 dwelling units per acre) to the east; and SW Archer Road, Institutional, and Medium Density (4-8 dwelling units per acre) to the south.

Large portion of the subject property is developed with the Council on Aging Assisted Living medical facility, however the four (4) annexed parcels located on the west side of the existing development are currently vacant. The proposed City land use Planned Use Development (PUD) would be an extension of the existing Council on Aging PUD with a condition change to allow for a maximum of 415 beds while allowing the existing development to be conforming.

Fiscal Note: None.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-19-152 LUC.*

[190986 BP-19-152 LUC ArcherHealth 20200227](#)

[190987.](#)

Rezone from Alachua County R-1A: Single-family Residential, R-1C: Single-Family Residential, and Agricultural to City of Gainesville Council on Aging Planned Development (PD) (B)

Petition PB-19-151 ZON. CHW (Applicant) on behalf of Stam Ventures LLC request to rezone four (4) properties from Alachua County zoning R-1A: Single-Family Residential (1 -4 dwelling units per acre), R-1C Single-Family Residential (1-4 dwelling units per acre), and Agricultural (1 dwelling unit per 5 acres) to City of Gainesville Council on Aging Planned Development (PD) and amend the existing PD. Located north of SW Archer Road, east of SW 50th St. and west of SW 47th St.

Explanation: This petition is a request to rezone four (4) recently annexed parcels from Alachua County zoning R-1A: Single-Family Residential, R-1C:

Single-Family Residential, and Agricultural to City of Gainesville Council on Aging Planned Development (PD) zoning and amend the conditions to the existing PD to reflect met conditions, mitigate unique site conditions, and allow for an increase of 105 assisted living facility (ALF) beds. The total land area for the proposed rezoning is 27.7 acres and is located north of SW Archer Road, east of SW 50th St. and west of SW 47th St. The proposed rezoning will allow the redevelopment of the annexed property with an allowance of 105 additional Assisted Living Facility (ALF) beds for a new allowed total of 415 beds.

The subject parcels are surrounded by RM Manufactured-Mobile Home Park District and C-1 Conservation District to the north; R-1A Single Family Low Density (1-4 dwelling units per acre) and C-1 Conservation District to the west; R-1A Single-Family Low Density (1-4 dwelling unites per acre), R-2 Multiple-Family Medium Density (4-8 dwelling units per acre), and the SW Archer Road Right-of-Way (ROW) to the south; and R-2 Miltiple-Family Medium Density (4-8 dwelling units per acre) to the east.

A large portion of the subject property is developed with the Council on Aging assisted living medical facility, however the four (4) annexed parcels located on the west side of the existing development are currently vacant. The proposed City of Gainesville Planned Development (PD) zoning would extend of the existing Council on Aging PD with conditions to reflect met requirements, mitigate for unique site conditions, and allow for an additional 105 assisted living facility beds while allowing the existing development to be conforming.

The subject parcels are served by RTS bus route 75. Moreover, the parcels are located in close proximity to Celebration Pointe, Butler Plaza, the University of Florida, and the Oaks Mall.

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

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-19-151 ZON.

[190987 BP-19-151 ZON ArcherHealth 20200227](#)

190988.

ADU Text Change

City of Gainesville. Petition to amend Sec. 30-5.33. Accessory Dwellings of the City of Gainesville's Land Development Code to allow accessory dwellings within single-family residential zoning districts.

Explanation: The proposed text change would allow ADUs as a permitted use within in all single-family zoning districts with specific regulations to control the scale, placement, parking, and design of the units to ensure compatibility with existing neighborhoods. The existing requirement for owner

occupancy (homesteaded property) will remain in place for permitting new ADUs or to allow the ongoing use of an ADU.

Fiscal Note: None

RECOMMENDATION *Approve the proposed text change to Section 30-5.33. Accessory Dwelling Units and the associated Permitted Use Tables.*

[190988 Staff Report 20200227](#)

[190989.](#)

Vacation of right-of-way of NW 4th Lane between NW 13th Street and NW 14th Street. (B)

Petition PB-19-161 SVA. CHW. Request to vacate the 20 foot wide right-of-way of NW 4th Lane between NW 13th Street and NW 14th Street.

Explanation: The purpose of this request is to vacate the portion of NW 14th Lane that is a 20 foot wide right-of-way that lays between NW 13th Street to the east and NW 14th Street to the west. The right-of-way distance between the streets is approximately 340 feet. The right-of-way to be vacated is approximately 0.15 acres in total and is paved but does not meet current City of Gainesville design standards for roadways. This request is related to Petition PB-19-160 SUP.

Fiscal Note: None.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-19-161 SVA.*

[190989 PB-19-161 SVA TheMark StaffReport 20200227](#)

[190990.](#)

Special Use Permit to increase Residential Density from 60 units per acre to 80 dwelling units per acre for property zoned U8 (B)

Petition PB-19-160 SUP. CHW. Petition for Special Use Permit to increase residential density from 60 units/acre to 80 units/acre in order to construct a total of 210 multi-family units. Located on parcels between NW 5th Avenue, NW 13th Street, NW 4th Place, and NW 14th Street, and a portion of the block south of NW 4th Place.

Explanation: The Special Use Permit request is to allow an additional 20 units per acre on the approximately 2.626 acre subject property for a multiple-story, multiple-family development of 210 dwelling units. If granted the Special Use Permit would increase the allowable residential units on the development site from 157 units (60 units per acre by right) to 210 units (80 units per acre).

Per Section 30-4.13, Table V-2 Building Form Standards within

Transects, a maximum of 150 dwelling units per acre is allowed by-right in U8 zones. Up to 80 dwelling units is allowed in U8 zones with Special Use Permit approval.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-19-160 SUP.

[190989 PB-19-160SUP TheMark StaffReport 20200227](#)

INFORMATION ITEM(S): Land Development Code Updates

BOARD MEMBER COMMENTS:

NEXT MEETING DATE: March 26, 2020

ADJORNMENT:

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.