

City of Gainesville

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



Meeting Agenda

February 25, 2016

6:30 PM

City Commission Auditorium

City Plan Board

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

CALL TO ORDER**ROLL CALL****ADOPTION OF THE AGENDA****APPROVAL OF MINUTES - January 28, 2016**[150750.](#)**Draft minutes of the January 28, 2016 City Plan Board Meeting (B)****Recommendation**

Staff is requesting that the City Plan Board review the draft minutes from the January 28, 2016 meeting and vote to approve the minutes.

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

[150750 CPB 160128 Minutes draft_20160228.pdf](#)

ANNOUNCEMENT: Section 30-353 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 15 days of the decision (see Sec. 30-234(h) of the Land Development Code). The procedure for an appeal is set forth in Sec. 30-352.1.

REQUEST TO ADDRESS THE BOARD**OLD BUSINESS**[150694.](#)**Amend the Blues Creek Planned Development zoning (B)**

Petition PB-15-115 PDA. eda engineers-surveyors-planners, inc., agent for New Generation Home Builders, Inc. Amend the Blues Creek Planned Development (single - family subdivision) as it relates to Unit 5 to modify development standards. Located in the 7000-7800 block of NW 58th Street.

Explanation: This petition proposes to amend the existing Blues Creek Planned Development (PD) and modify the PD Layout Plan to reflect a new Unit 5, Phase 2 subdivision of 44 single-family detached lots. The PD Report, applicant's justification materials, and the Natural Areas Resource Assessment report are contained in the backup. A separate design plat

to implement the proposed PD Layout Plan is currently under review and is included for informational purposes only with this petition.

The amendments to the text of the PD include the following:

- Reduction of the residential units depicted in Unit 5
- Addition of new development standards for Unit 5, Phase 2
- Amendment / update of some existing development standards
- Addition of text stating the annexation and zoning history
- Addition of a trip generation note for Unit 5, Phase 2
- Revisions to text to reflect being under the City's jurisdiction
- Setbacks for the proposed Unit 5, Phase 2 subdivision
- Allowance for a lift station as an alternative to the proposed underground sewer crossing to serve Unit 5, Phase 2.
- Addition of a standard concerning encroachment into wetland buffer areas in Unit 5, Phase 2

Amendments to the PD Layout Plan include the following:

- Illustration of 44 new lots proposed as Unit 5, Phase 2 (reduced from the 72 lots currently shown on the PD Layout plan)
- Illustration of conservation areas for Unit 5, Phase 2 (primarily for environmental set-asides)
- Illustration of a proposed 40 foot wide perpetual ingress/egress and public utilities easement to provide private drive access to Lots 37-44 to minimize impervious area and incorporated Low Impact Development (LID) design elements.
- Minor adjustment to the city limits line to correctly reflect the City of Gainesville city limits.
- Addition of the conceptual location of an underground utility crossing between Units 2 and 5 that crosses the area labeled "drainage easement, developed recreation, & conservation area."
- Annotation of the location of Unit 7 as approved by final plat on 6/11/07 by City Resolution 060095

The Blues Creek subdivision is generally located west of NW 43rd Street, south of NW 81st Avenue, and north of NW 69th Lane. The development's western boundary is contiguous with the City of Gainesville city limits in this area. The Unit 5, Phase 2 subdivision comprises an approximately 36.7-acre portion of the entire approximately 300-acre Blues Creek development. The lots within this portion of Blues Creek wrap along the western boundary of the 90.29-acre drainage easement, recreation, and conservation area as shown on the PD Layout Plan included in the backup.

Background

The development of Blues Creek was originally approved as an Alachua County Planned Unit Development (PUD) by Zoning Resolution Z-81-68 that was adopted on July 21, 1981. The County PUD was further amended by a revised Master Plan for Blues Creek adopted and

approved by Alachua County dated November 1999. Portions of the overall Blues Creek PUD were annexed by the City of Gainesville by Ordinances 001161, 001162, 001163, 002393, and 040290. These annexations occurred in 2001, 2002, and 2005.

Subsequent to the annexations, the City of Gainesville applied City future land use and zoning designations to the property. The City applied Planned Development (PD) zoning to the property via Ordinances 030472 (adopted 10/27/03) and 041187 (adopted 11/28/05). The Alachua County development regulations and conditions approved by Alachua County through Resolution Z-81-68 and the revised Master Plan for Blues Creek (dated November 1999) were adopted by the City as the regulating documents for the City PD. The various amendments to the overall Blues Creek development are contained in the backup. The Blues Creek PD is mostly built out with the exception of 16 lots within Unit 7 and the remaining portion of Unit 5. Unit 5 is partially completed with 10 single-family detached units (this is Phase 1 of Unit 5); the 1999 Master Plan depicted 82 single-family detached units in Unit 5.

Key Issues

- The applicant is requesting to amend the PD zoning to reduce the number of lots listed in the PD report for Unit 5 from 82 to 54 (10 lots have been previously developed) and revise the approved PD Layout Plan to depict a new layout for a Phase 2, of Unit 5 showing 44 lots.
- The proposed PD Layout Plan and PD report propose a conceptual utility crossing of Blues Creek via jack and bore below the creek bed. This connection would provide water, sewer, and electric service to Unit 5, Phase 2 from existing utilities within Unit 2 further south. As an alternative, the applicant is requesting the ability to provide sewer service to Unit 5, Phase 2 via a lift station.
- The proposed Planned Development Amendment and proposed PD Layout Plan complies with the land use policies and requirements of the environmental regulations found in the City's Land Development Code under Sections 30-300 and 30-310.
- In order to minimize any disturbance to existing wetlands, a narrower 14' paved drive (40' ingress/egress easement) will provide access to lots within the southern portion of Unit 5, Phase 2.
- All of the buildings within Unit 5, Phase 2 will be equipped with residential sprinkler systems in accordance with Gainesville Fire Rescue requirements.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Approve petition.

[150694 Staff report 20160128.pdf](#)
[150694A Exh A-1 Proposed PD Report Application Neighborhood Worksh](#)
[150694B ExA-2 Proposed PD Layout Plan 20160128.pdf](#)
[150694C Exh A-3 Natural Areas Resource Assessment 20160128.pdf](#)
[150694D ExA-4 Design Plant 20160128.pdf](#)
[150694E ExB-1 thru Exh B-5 Supplemntal Documents 20160128.pdf](#)
[150694F ExhC-1 Citizen letters regarding Blues Creek PD Amendment 2016](#)
[150694G Exh D eda Blues Creek memo 20160225.pdf](#)
[150694H Exh E GSE Memo 12680 Final Report SS 20160225.pdf](#)
[150694I Exh F Citizen Comments 2-17-16 Blues Crk 20160225.pdf](#)

NEW BUSINESS

[150749.](#)

**Rezone property from BUS: General business district to BA:
Automotive-oriented business district (B)**

**Petition PB-15-155 ZON. Warren Mack, agent for Helika Properties.
Rezone property from BUS: General business district to BA:
Automotive-oriented business district. Located at 1947 N. Main Street.
*Expected presentation time 4 minutes***

Explanation: This petition pertains to a developed, 0.63-acre property located on the east side of North Main Street Avenue in the automotive business corridor north of North 16th Avenue. This corridor is increasingly used for automotive business purposes, as envisioned by the Gainesville Comprehensive Plan. The proposed rezoning from General business district (BUS) to Automotive-oriented business district (BA) will eliminate one of the few properties fronting North Main Street between North 16th and NE 23rd Avenues that do not have BA zoning. This property contains a single-story, 4,331 square-foot, concrete block building that was built in 1975. It was the site of a retail futon and bedding store until several years ago, and the building is currently vacant.

The applicant has received several inquiries about use of the property for automotive uses that are not allowed by the property's current BUS zoning. Unlike the BUS district, the BA zoning district allows: Automotive dealers (MG 55); the wholesale distribution of Motor vehicles, parts and supplies (IN 501); and Automotive repair, services and parking (MG-75). The surrounding properties have BA zoning as does most of the North Main Street corridor between NE 16th Avenue and NE 39th Avenue.

The proposed rezoning to BA is consistent with the City's Comprehensive Plan and its policy of continuing to restrict auto sales and relatively intense auto service to North Main Street north of North 16th Avenue.

Public notice was published in the Gainesville Sun on February 9, 2016. The City Plan Board held a public hearing on February 25, 2016 and voted 5 to 0 to approve the petition.

Fiscal Note: None.

RECOMMENDATION

City Plan Board to City Commission - Approve Petition PB-15-155 ZON.

Staff to City Commission - Approve Petition PB-15-155 ZON.

Staff to City Plan Board - Approve Petition PB-15-155 ZON.

[150749A Staff report and Appendices A-B 20160225.pdf](#)

[150749B Appencdix C Application Package 20160225.pdf](#)

INFORMATION ITEMS: N/A

BOARD MEMBERS 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.