

City of Gainesville

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



Meeting Agenda

April 28, 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**[150945.](#)

City Plan Board Attendance Roster: September 24, 2015 through March 24, 2016 (B)

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

[CPB Attendance_2015.2016_20160428.pdf](#)

APPROVAL OF THE AGENDA**APPROVAL OF MINUTES - MARCH 24, 2016**[150946.](#)

Draft minutes of the March 24, 2016 City Plan Board Meeting (B)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the March 24, 2016 meeting and vote to approve the minutes.

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

[CPB 160324 Minutes Final 20160428.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****NEW BUSINESS**[150952.](#)

Special Use Permit with development plan review to allow the construction of a mixed-use development (B)

Petition PB-16-25 SUP. City Plan Board. Causseaux, Hewett & Walpole, agent for TBG Innovation Square LLC, owner. Special Use Permit with development plan review to allow the construction of a mixed-use development. Zoned: UMU-2 (10-100 units/acre, and up to 25 additional units/acre by special use permit, urban mixed-use district). Located at 805-819 W University Avenue.

Explanation: This is a request for a Special Use Permit (SUP) and associated development plan approval to construct a multi-story, mixed-use building that will contain retail space, an interior parking garage, and 110 dwelling units.

The property is .94 (MOL) acres in size and located on the southwest corner of W University Avenue and SW 8th Street. The commercial and residential buildings that currently occupy the property will be demolished.

Public notice was published in the Gainesville Sun on April 12, 2016.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - The City Plan Board approve the Special Use Permit (SUP), and also issue preliminary approval of the associated development plan, subject to the conditions and recommendations in the staff report and Appendix E.

[150952_Staff report and Exhibit A-Exhibit F_20160428.pdf](#)

[150947.](#)

Special use permit for a private school in an existing building (B)

Petition PB-16-42 SUP. Persimmon Early Learning Academy, agent for Serene Way LLC, owner. Special use permit for a private school in an existing building. Zoned: PD (Planned Development District). Located at 1121 NW 6th Street.

Explanation: Staff determined that after the application was made, the applicant did not need a Special Use Permit to operate a private school at the location listed above.

Fiscal Note: None.

RECOMMENDATION

Withdraw petition as it is unnecessary.

[150947_Staff report_20160428.pdf](#)

[150942.](#)

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

Petition PB-16-26 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 2015/2016 - 2019/2020.

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 2019/2020.

Fiscal Note: None.

RECOMMENDATION Staff to City Plan Board - Staff recommends approval of Petition PB-16-26 CPA.

[150942_Staff report and Exhibits A-1 thru Exhibit A-3_20160428.pdf](#)

[150943.](#)

Land use amendment for property designated Alachua County Institutional and Office /Residential to City of Gainesville Residential - Medium Density 8-30 units/acre (B)

Petition PB-16-45 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map for property designated Alachua County Institutional and Office/Residential to City of Gainesville Residential - Medium Density (8-30 units/acre). Located at 2801 SW Williston Road. Related to PB-16-46 ZON.

Explanation: This petition is proposing a large-scale land use change from Alachua County Office/Residential (4-8 DU/acre) and Institutional to City of Gainesville Residential Medium-Density (8-30 units per acre) for a

property located at the southeastern corner of Williston Road and SW 29th Dr. The easternmost portion of the property is developed with a 3,100 square foot office building.

The property consists of two parcels located directly west and north of the Oak Hammock development, a university-related continuing care retirement community. The Campus Lodge multi-family development is located to the north of the property on the opposite side of SW Williston Road. The property is bordered to the west by SW 29th Dr. and the Alachua Fire Extinguisher Company.

This petition is related to Petition PB-16-46 ZON, which proposes rezoning from Alachua Residential and Professional (RP) to City of Gainesville RMF-7 (8-21 units/acre multiple-family residential district).

Key Issues

- This is an annexed property that requires a City land use designation.
- The proposed large-scale amendment to Residential Medium-Density (8-30 units per acre) (RM) is consistent with the City's Comprehensive Plan.
- Future development of this property will be subject to the applicable development review process and Land Development Code requirements.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-16-45 LUC.

[150943_Staff report and Appendices A thru C_20160428.pdf](#)

[150944.](#)

Rezoning from Alachua County Residential professional district to City of Gainesville RMF-7: 8-21 units per acre multiple-family residential district (B)

Petition PB-16-46 ZON. City of Gainesville. Rezone property from Alachua County Residential professional district (RP) to City of Gainesville RMF-7: 8-21 units/acre multiple-family residential district. Located at 2801 SW Williston Road. Related to PB-16-45 LUC.

Explanation: This petition proposes rezoning property from Alachua Residential and Professional (RP) to City of Gainesville RMF-7 (8-21 units/acre multiple-family residential district) located at the southeastern corner of Williston Road and SW 29th Dr. The easternmost portion of the property is developed with a 3,100 square foot office building.

The property consists of two parcels located directly west and north of the Oak Hammock development, a university-related continuing care retirement community. The Campus Lodge multi-family development is

located to the north of the property on the opposite side of SW Williston Road. The property is bordered to the west by SW 29th Dr. and the Alachua Fire Extinguisher Company.

This petition will implement the Residential Medium-Density land use proposed by the related Petition PB-16-45 LUC, which proposes a large-scale land use change from Alachua County Office/Residential (4-8 DU/acre) and Institutional to City of Gainesville Residential Medium-Density (8-30 units per acre)

Key Issues

- This is an annexed property that requires a City zoning district.
- The proposed rezoning to RMF-7 will implement the related large-scale amendment to Residential Medium-Density (8-30 units per acre) (RM) and is consistent with the City's Comprehensive Plan.
- Future development of this property will be subject to the applicable development review process and Land Development Code requirements.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-16-46 ZON.

[150944 Staff report and Appendices A - C 20160428.pdf](#)

INFORMATION ITEMS: 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.