

# **City of Gainesville**

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



## **Meeting Agenda**

**June 30, 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**[160157.](#)

**City Plan Board Attendance Roster: January 28, 2016 through June 23, 2016 (B)**

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

[160157\\_CPB Attendance\\_2015.2016](#)

**APPROVAL OF THE AGENDA****APPROVAL OF MINUTES - N/A**

**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**[160122.](#)

**Amend the City of Gainesville Future Land Use Map from Public and Institutional Facilities (PF) to Mixed-Use Low-Intensity (8-30 units/acre) (MUL) (B)**

**Petition PB-16-74 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map from Public and Institutional Facilities (PF) to Mixed-Use Low-Intensity (8-30 units/acre) (MUL). Located at 1125 NE 8th Avenue. Related to PB-16-75 ZON & PB-16-76 TCH.**

*Explanation: This petition pertains to a developed, 3.2-acre property located on the south side of NE 8th Avenue, on the east side of NE 11th ST, and approximately 1,155 feet west of Waldo Road (State Road 24). The proposed small-scale land use change from Public and Institutional Facilities (PF) to Mixed-Use Low-Intensity (8-30 units/acre) (MUL) allows a mix of non-residential and residential uses and will allow residential*

use, unlike the PF land use category. The MUL land use category allows a broad range of residential and non-residential uses, including offices and retail scaled to serve the surrounding neighborhood.

The property is west of and adjacent to a place of religious assembly (church) and to two-family residences (duplexes) that front NE 12th Street. Duplexes and single-family houses are west across NE 11th Street, and the City's vacant 3.6-acre parcel is adjacent to the south. To the north across NE 8th Avenue are a convenience store and single-family houses. This property is within the Gainesville Innovation Zone.

This developed property contains a vacant 29,935 sq. ft. building that was owned by the federal government since 1950, and was used for many years by the U.S. Army Reserve. The property was the subject of a City of Gainesville visioning workshop in 2012. Ownership of the property (including the adjacent 3.6-acre parcel to the south) reverted to the City of Gainesville within the past year. The City issued an Request for Proposal for the reuse and redevelopment of the property in early March. The proposal that was selected by the City is from a small, innovative and successful Gainesville company that has outgrown its space in the former FAA building at Gainesville Regional Airport. The company, Phalanx Defense Systems, designs and manufactures body armor and related safety equipment for public safety workers (e.g., fire, police) and for the U.S. military) using previously processed recycled materials.

City staff determined that the MUL land use category would be the most appropriate land use category for the use proposed by Phalanx, and filed the application for this small-scale land use change. This petition is related to Petition PB-16-75 ZON, which proposes a zoning change from PS: Public services and operations district to MU-1: 8-30 units/acre mixed use low intensity district. It is also related to Petition PB-16-76 TCH, which proposes amendment of the Land Development Code to allow armor systems manufacturing and assembly in the MU-1: 8-30 units/acre mixed use low intensity district.

The proposed small-scale amendment to Mixed-Use Low-Intensity (8-30 units per acre) (MUL) is consistent with the City's Comprehensive Plan and supports infill and redevelopment. This proposed land use change will broaden the range of permitted uses for this property and is supportive of economic development.

*Fiscal Note:* None.

**RECOMMENDATION**

Staff to City Plan Board - Staff recommends approval of Petition PB-16-74 LUC.

[160122 Staff report and Appendices A-C 20160630](#)

[160123.](#)

**Rezone from PS: Public services and operations district to MU-1: 8-30**

**units/acre mixed use low intensity district (B)**

**Petition PB-16-75 ZON. City of Gainesville. Rezone property from PS: Public services and operations district to MU-1: 8-30 units/acre mixed use low intensity district. Located at 1125 NE 8th Avenue. Related to PB-16-74 LUC & PB-16-76 TCH.**

*Explanation: This petition pertains to a developed, 3.2-acre, City of Gainesville property located on the south side of NE 8th Avenue, on the east side of NE 11th Street and approximately 1,155 feet west of Waldo Road. The proposed rezoning from PS: Public services and operations district to MU-1: 8-30 units/acre mixed use low intensity district allows a mix of non-residential and residential uses (and will allow residential use, unlike the PS zoning district).*

*The property is west of and adjacent to a place of religious assembly (church) and to two-family residences (duplexes) that front NE 12th Street. Duplexes and single-family houses are west across NE 11th Street, and the City's vacant 3.6-acre parcel is adjacent to the south. To the north across NE 8th Avenue are a convenience store and single-family houses. This property is within the Gainesville Innovation Zone.*

*This developed property contains a vacant 29,935 sq. ft. building (two-story and one-story components), was owned by the federal government since 1950, and was used for many years by the U.S. Army Reserve. The property was the subject of a City of Gainesville visioning workshop in 2012. Ownership of the property (including the adjacent 3.6-acre parcel to the south) reverted to the City of Gainesville within the past year. The City issued an RFP (Request for Proposal) for the reuse and redevelopment of the property in early March. The proposal that was selected by the City is from a small, innovative and successful Gainesville company that has outgrown its space in the former FAA building at Gainesville Regional Airport. The company, Phalanx Defense Systems, designs and manufactures body armor and related safety equipment for public safety workers (e.g., fire, police) and for the U.S. military) using previously processed recycled materials (description per Phalanx company officials at Neighborhood Workshop held at the Thomas Center on June 24, 2016).*

*City staff determined that the MU-1 zoning district would be the most appropriate one for the use proposed by Phalanx and filed the application to rezone the property. This proposed rezoning to MU-1 will broaden the range of permitted uses for this property and is supportive of economic development in the eastern part of the City. The proposed rezoning is consistent with the City's Comprehensive Plan and supports mixed use development at an appropriate location.*

*This petition is related to Petition PB-16-74 LUC, which proposes a small-scale land use amendment from Public and Institutional Facilities (PF) to Mixed-Use Low-Intensity (8-30 units/acre) (MUL). It is also related to Petition PB-16-76 TCH, which proposes amendment of the*

*Land Development Code to allow armor systems manufacturing and assembly in the MU-1: 8-30 units/acre mixed use low intensity district.*

*Fiscal Note: None.*

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-16-75 ZON.*

[160123 Staff report and Appendices A-B 20160630](#)

[160124.](#)

**Amend the Land Development Code to allow armor systems manufacturing and assembly in the MU-1: 8-30 units/acre mixed use low intensity district (B)**

**Petition PB-16-76 TCH. City Plan Board. Amend the Land Development Code to allow armor systems manufacturing and assembly in the MU-1: 8-30 units/acre mixed use low intensity district. Related to PB-16-74 LUC & PB-16-75 ZON.**

*Explanation: The proposed addition of Armor systems manufacturing and assembly as a permitted use, with conditions, in the MU-1: 8-30 units/acre mixed use low intensity district is for a high-tech, low-impact, and niche use in this zoning district. Armor systems include armor safety products and personal protective equipment such as body armor, bullet proof vests and similar products. The conditions for the proposed use include but are not limited to requirements that all manufacturing and assembly be within completely enclosed structures that are at least 100 feet from properties with residential land use, that there is no outdoor storage, that loading docks and mechanical equipment be screened, and that sound attenuation be provided. An indoor gun range is to be allowed as an accessory use, be strictly limited to product testing and demonstration, and is to have required sound attenuation.*

*The similarly named use of Hard armor systems manufacturing and assembly was added in 2012 by Ordinance no. 140392 to the Airport facility district (AF) at Gainesville Regional Airport to enable a high-tech, local start-up company to operate in the AF zoning district. That young company, Phalanx Defense Systems, LLC, has become very successful and has outgrown its space (9,700 sq. ft., former FAA building, and a 5,000 sq. ft. warehouse) at the Airport.*

*Phalanx designs and manufactures body armor and related safety equipment for public safety workers (e.g., fire, police) and for the U.S. military) using previously processed recycled materials (description per Phalanx company officials at June 24, 2016 Neighborhood Workshop for proposed land use and zoning changes for the City's armory property at 1125 NE 8th Avenue).*

*This petition is related to Petition PB-16-74 LUC, which proposes a land use change from Public and Institutional Facilities (PF) to Mixed-Use Low-Intensity (8-30 units/acre) (MUL) for the 3.2-acre, armory property*

at 1125 NE 8th Avenue. It is also related to Petition PB-16-75 ZON, which proposes a zoning change from PS: Public services and operations district to MU-1: 8-30 units/acre mixed use low intensity district at that location.

*Fiscal Note:* None.

**RECOMMENDATION**

Staff to City Plan Board - Staff recommends approval of Petition PB-16-76 TCH.

[160124 Staff report and Appendices A - B 20160630](#)

[160121.](#)

**Amend the list of permitted uses for the Public services and operations district (PS) pertaining to Depot Park (B)**

**Petition PB-16-80 ZON. City of Gainesville. Amend the list of permitted uses for the Public services and operations district (PS) pertaining to the area commonly known as Depot Park. Located generally south of Depot Avenue, east of South Main Street, north of Southeast Veitch Street and west of Southeast 4th Street.**

*Explanation:* This petition is for the amendment of the list of permitted uses for Depot Park that was established in 2009 with adoption of Ordinance No. 081040. The approximately 39.5-acre property is on the south side of Depot Avenue, and is east of South Main Street, north of Southeast Veitch Street and west of Southeast 4th Street. Depot Park is the culmination of major, long-term efforts of the City of Gainesville to remediate environmental contamination caused by a coal gasification plant that was located along Depot Avenue, and to redevelop this City-owned property into a unique city park with components that include but are not limited to public greenspace, the renovated and historic train depot building, and the Cade Museum.

Since 2009 and particularly in consideration of the uses that are planned for the Depot Building (historic train depot building), the need to amend the list of permitted uses established in 2009 for this PS zoning district has become evident. Among the proposed uses envisioned for the Depot Building are indoor events such as concerts and cultural events (currently permitted in this PS district only as outdoor events), eating places, outdoor cafes, barber shop, and retail sales. The current allowance for this PS district for eating places, outdoor cafes, and retail sales is limited to accessory uses for museum, art galleries and botanical and zoological gardens (MG-84).

Approval of the proposed amendments to the list of permitted uses for this PS zoning district will allow for uses that are complimentary to and supportive of the City's Depot Park, is supportive of increased economic activity in East Gainesville, and is consistent with City of Gainesville Comprehensive Plan.

*Fiscal Note:* None.

RECOMMENDATION

*Staff to City Plan Board - Staff recommends approval of Petition PB-16-80 ZON.*

[160121 Staff report and Appendices A - C 20160630](#)

**INFORMATION ITEM: N/A**

**BOARD MEMBER COMMENTS**

**ADJOURNMENT**