

# City of Gainesville

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



## **Meeting Agenda**

**January 25, 2018**

**6:30 PM**

**City Commission Auditorium**

## **City Plan Board**

*Bob Ackerman - Chair  
Stephanie Sutton - Vice Chair  
Erin Condon - Member  
Bryan Williams - Member  
Dave Ferro - Member  
Terry Clark - Member  
Megan Walker-Radtke - Member  
Christian Newman - Member  
Robert Hyatt - School Board Representative  
Staff Liaison - Dean Mimms*

**CALL TO ORDER****ROLL CALL**[170742.](#)

**City Plan Board Attendance Roster: May 25, 2017 through December 5, 2017 (B)**

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

[170742\\_CPB Attendance\\_2017-2018\\_20180125.pdf](#)

**APPROVAL OF THE AGENDA****APPROVAL OF MINUTES -OCT 26, 2017 & DEC 5, 2017**[170743.](#)

**Draft minutes of the October 26, 2017 and December 5, 2017 City Plan Board Meetings (B)**

**RECOMMENDATION**

*Staff is requesting that the City Plan Board review the draft minutes from the October 26, 2017 and December 5, 2017 meetings and vote to approve the minutes.*

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

[170743A\\_CPB 171026 Minutes draft\\_20180125.pdf](#)

[170743B\\_CPB 171205 Minutes draft\\_20180125.pdf](#)

**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**[170607.](#)

**Amend the City of Gainesville Future Land Use Map from Single-Family: up to 8 units per acre to Urban Mixed-Use: up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit**

(B)

**Petition PB-17-114 LUC.** CHW, Inc., agent for Carolyn H. Jordan, owner. Amend the City of Gainesville Future Land Use Map from Single-Family: up to 8 units per acre (SF) to Urban Mixed-Use: up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit (UMUH), on. Located at 1135 SW 11th Avenue on ± 1.48 acres. Related to PB-17-115 ZON.

*Explanation: The proposed small-scale land use change will allow a mix of residential and non-residential uses. The applicant's intention (stated in the Neighborhood Workshop Notice for the September 27, 2017 neighborhood workshop) "is to construct a second phase to The Nine apartment complex."*

*This petition pertains to a ± 1.48-acre, developed, single-family, residential property at the southwest corner of SW 11th Avenue and SW 11th Terrace. It is adjacent and east of the 3.7-acre, 4-story, 188-unit, multi-family development called "The Nine" (Phase 1) that is under construction (and that was approved by Petition DB-16-146 SPL on January 24, 2017 by the Development Review Board). This petition will substantially increase the redevelopment potential for this property that is proximate to a major corridor (SW13th Street/US 441) and is within walking distance of the P.K. Yonge Developmental Research School (K-12), the University of Florida, UF Health hospitals, and the Veterans Administration hospital. The property is in the UF Context Area and is in the College Park/University Heights Community Redevelopment Area.*

*The 4-story, 201-unit, Wildflower Apartments complex is located to the northwest across SW 11th Avenue, a 24-lot single-family residential enclave is to the north and east, and the P.K. Yonge Developmental Research School is one block to the east along SW 11th Street. The property is approximately 560 feet to the east of SW 13th Street/US 441, and is in a part of the City that has been steadily changing from single-family residential to multiple-family and mixed-use land use in recent years.*

*Fiscal Note: None.*

**RECOMMENDATION**

Staff to City Plan Board - Staff recommends approval of Petition PB-17-114 LUC.

[170607 Staff report w Appendices A-C 20171205.pdf](#)

[170607 Staff report w Appendices A-C 20180125.pdf](#)

[170608.](#)

**Rezone from Single-Family (RSF-1) district to Urban 9 (U-9) district (B)**

**Petition PB-17-115 ZON.** CHW, Inc. agent for Carolyn H. Jordan, owner. Rezone property from Single-Family (RSF-1) district to Urban 8 (U-8) district. Located at 1135 SW 11th Avenue on ± 1.48 acres.

**Related to PB-17-114 LUC.**

*Explanation: The proposed rezoning from Single-Family (RSF-1) district to Urban 8 (U8) district will allow a mix of residential and non-residential uses. The applicant's intention (stated in the Neighborhood Workshop Notice for the September 27, 2017 neighborhood workshop) "is to construct a second phase to The Nine apartment complex."]*

*This petition pertains to a ± 1.48-acre, developed, single-family, residential property at the southwest corner of SW 11th Avenue and SW 11th Terrace. It is adjacent and east of the 3.7-acre, 4-story, 188-unit, multi-family development called "The Nine" (Phase 1) that is under construction (and that was approved by Petition DB-16-146 SPL on January 24, 2017 by the Development Review Board). This petition will substantially increase the redevelopment potential for this property that is proximate to a major corridor (SW 13th Street/US 441) and is within walking distance of the P.K. Yonge Developmental Research School (K-12), the University of Florida, UF Health hospitals, and the Veterans Administration hospital. The property is in the UF Context Area and is in the College Park/University Heights Community Redevelopment Area.*

*The 4-story, 201-unit, Wildflower Apartments complex ((Wildflower PD, Ordinance No. 030454) is to the northwest across SW 11th Avenue, a 24-lot single-family residential enclave is to the north and east, and the P.K. Yonge Developmental Research School is one block to the east along SW 11th Street. The property is approximately 560 feet to the east of SW 13th Street/US 441, and is in a part of the City that has been steadily changing from single-family residential to multiple-family and mixed-use land use in recent years.*

*Fiscal Note: None.*

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-17-115 ZON.*

[170608 Staff report w Appendices A - C 20171205.pdf](#)

[170608 Staff report w Appendices A-C 20180125.pdf](#)

**NEW BUSINESS**

[170627.](#)

**Special Use Permit to Develop a 12 Fueling Position Gasoline Station on NW 13th Street in the U6 Transect Zone (B)**

**Petition PB-17-104 SUP. CHW, Inc. Petition for special use permit to develop a 12 fueling position gasoline station in the U6 transect zone. Site of the GATE fueling station at 506 13th Street. Generally located on the west side of the 500 block of NW 13th Street between NW 6th Avenue and NW 5th Avenue.**

*Explanation: Petition to develop a 12 fueling position (6 pump) gasoline station on four*

parcels (15240-000-000, 15239-000-000, 15238-000-000, 15238-001-000) comprising of +/- 0.9 acres in the 500th block of NW 13th Street between NW 6th Avenue and NW 5th Avenue. All four parcels are zoned U-6 (Urban 6). Per section 30-4.12, Table V-1 of the Land Development Code, Gasoline and Alternative Fuel Stations are allowed through a Special Use Permit in the U-6 transect zone when the U-6 zoning district abuts a designated principal street. Per Section 30-5.13, Part D of the Land Development Code, up to 12 fueling positions may be allowed as part of a Special Use Permit process.

*Fiscal Note:* None.

**RECOMMENDATION**

Staff to City Plan Board - Staff recommends continuing petition PB-17-104 SUP to the February 22, 2018 City Plan Board meeting at the request of the client.

[170627 Staff report continue 20171205.pdf](#)

[170627 Continuation letter PB-17-104 SUP 20180125.pdf](#)

[170752.](#)

**Amendment to a Special Use Permit Review to Construct a Gasoline and Alternative Fuel Station with 12 Fueling Positions, Convenience Store and Eating Place (B)**

**Petition PB-17-131 SUP: CHW, Inc., agent for Blakewood LLC, owner. Amendment to a Special Use Permit with development plan review to construct a Gasoline and Alternative Fuel Stations with twelve (12) fueling positions, convenience store and eating place. Zoned: MU-1 (8-30 units/acre mixed-use low intensity). Located at 2373 SW Archer Road.**

*Explanation:* This petition addresses a request to grant an amendment to a Special Use Permit at the above referenced site to allow construction of a Gasoline and Alternative Fuel Stations with twelve (12) fueling positions, convenience store and eating place. According to the Land Development Code, Section 3.5.13 (D) (3), "... Up to 12 fueling positions may be allowed as part of a ... Special Use Permit process ...".

The original petition, PB-17-48 SUP, required a land use and zoning change, and review by the City Plan Board and City Commission. The petition was reviewed by the board on June 22, 2017 with unanimous approval. It was scheduled for review by the City Commission but was withheld pending final decisions on the proposed Comprehensive Plan and Land Development Code modifications. Given adoption of the Comprehensive Plan and Land Development Code modifications, the applicant submits this request to amend the previously approved Special Use Permit. Unlike the first petition, this review includes consideration of a preliminary development plan.

*Fiscal Note:* None.

**RECOMMENDATION**      *Staff recommends approval of Petition PB-17-131 SUP with conditions and the associated development plan.*

[170752\\_Staff Report w Appendices A-E\\_20180125.pdf](#)

[170625.](#)

**Small Scale Land Use Map Amendment from Alachua County Residential High to COG Residential Low Future Land Use (B)**

**Petition PB-17-112 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Residential High Future Land Use, to Residential Low Future Land Use. Parcel # 06675-006-000. Generally located south of Sugarfoot Oaks Subdivision, west of SW 61st Terrace, NW of SW 20th Avenue and east of Parcel 06675-004-000. Related to Petition PB-17-113 ZON.**

*Explanation: This petition for a small-scale amendment of the Future Land Use Map pertains to an approximately 8.33 acre, undeveloped property located north of SW 20th avenue and south of Sugarfoot Oaks subdivision and east of Sugarlane Subdivision. This property has never been developed and currently has no paved roads or structures and was voluntarily annexed into the city on November 2, 2017. As a result of the annexation of this property, appropriate land use and zoning designations must be made. This petition is related to PB-17-113 ZON.*

*The property has a current Future Land Use of Alachua County (A.C.) Residential High (14-24 DU per acre); it is proposed to adopt the City of Gainesville Future Land Use Category of Residential Low Density (15 DU per acre). Adoption of the requested Residential Low Density Future Land Use Category will encourage development of this property in a diverse urbanized area. The proposed Residential Low Density (RL) Future Land Use Category will permit low density development of up to 15 dwelling units per acres. The proposed Residential Low-Density Future Land Use Category allows uses such as singular family developments, single family attached houses, and small-scale multi-family development.*

*Fiscal Note: None.*

**RECOMMENDATION**      *City Plan Board approve petition PB-17-112 LUC.*

[170625\\_Staff report continue\\_20171205.pdf](#)

[170625\\_Staff Report w Appendices A-D\\_20180125.pdf](#)

[170626.](#)

**Rezone property from Alachua County R-2A to COG Residential Conservation (B)**

**Petition PB-17-113 ZON. City of Gainesville. Rezone property**

(parcel # 06675-006-000) from Alachua County R-2A, a multi-family zoning district (8-14 DU/acre) to City of Gainesville Residential Conservation (RC) (12 DU per acre). Generally located south of Sugarfoot Oaks Subdivision, west of SW 61st Terrace, NW of SW 20th Avenue and east of Parcel 06675-004-000. Related to Petition PB-17-112 LUC.

*Explanation: The petition for rezoning from Alachua County R-2A (Multi-Family Medium-High Density) to City of Gainesville Residential Conservation (RC) pertains to an undeveloped 8.33 +/- acre parcel (06675-006-000) with no paved roads or structures that was voluntarily annexed into the city on November 2, 2017. As a result of the annexation of this property, appropriate land use and zoning designations must be made.*

*The property is generally located north of SW 20th avenue and south of Sugarfoot Oaks subdivision lots 10-14. The property is east of The Grove Villas (tax parcel 00675-004-000) and west of lots 4-8 in Sugarlane Subdivision (on SW 61st Terrace). The property is approximately 2,015 feet (.38 miles) west of I-75 and is 300 feet north of the Split Rock Conservation Area.*

*The current county zoning of R-2A is a multi-family zoning district that allows 8-14 dwelling units per acre. The proposed Gainesville RC zoning will allow up to 12 dwelling units per acre.*

*Adoption of the RC zoning will enable future development at a development type and density that is consistent and compatible with the existing and future residential development pattern in the area. With the RC zoning adoption, this parcel's development will be able to provide medium density multi-family housing in southwest Gainesville in close proximity to I-75, Large Commercial Areas (Butler Plaza, Celebration Pointe, Oaks Mall area), and major employment centers.*

*Fiscal Note: None.*

**RECOMMENDATION**

*Staff recommends continuing this agenda item to the February 22, 2018 Plan Board meeting.*

[170626 Staff report continue 20171205.pdf](#)

[170626 Jan-Continuation PB-17-113 ZON 20180125.pdf](#)

[170749.](#)

**Amend the City of Gainesville Comprehensive Plan to meet Statutory Water Supply Planning Requirements (B)**

**Petition PB-17-145 CPA. City Plan Board. Amend the City of Gainesville Comprehensive Plan to meet statutory water supply planning requirements.**

*Explanation: The proposed amendments to the Comprehensive Plan will implement the water supply requirements of the North Florida Regional Water*

*Supply Plan (2015-2035) that was adopted by the two water management districts with jurisdiction in the City of Gainesville and Alachua County in January 2017.*

*Fiscal Note: None.*

**RECOMMENDATION**

*Continue the petition to a future City Plan Board meeting.*

[170749 Staff report continued 20180125.pdf](#)

**INFORMATION ITEMS:**

**A. Accessory Dwelling Units**

[170747.](#)

**Issues Related to Accessory Dwelling Units within the City of Gainesville (B)**

*Explanation: Accessory dwelling units have benefits and challenges but they are vital to the housing supply and provide housing options for individuals, professionals and small starting families. They are well suited to low density single-family neighborhoods which are close to core urban areas and high density activity centers. This report examines the provision of accessory dwelling units within the City of Gainesville and the possibility of expanding the accessory dwelling unit program and making the process much easier while minimizing any negative impacts.*

*Fiscal Note: None.*

**RECOMMENDATION**

*Hear a presentation from staff pertaining to Accessory Dwelling Units.*

*This item was presented to the General Policy Committee with the following recommendations:*

- 1. Identify quick administrative and process changes to facilitate ADUs*
- 2. Adopt policies to fully implement an ADU program*

[170747 Report to General Policy Committee on Accessory Dwelling Units 2018](#)

**B. Tree Mitigation Task Force / City Commission direction on changes to LDC.**

[170748.](#)

**Tree Mitigation Task Force / City Commission direction on changes to LDC (B)**

**This informational item includes the recommendations from the Tree**



**Ordinance Stakeholder Committee.**

*Explanation: At the December 8, 2016 regular General Policy Committee meeting, the Commission discussed short and long-range options to make changes to the Tree Ordinance. The Commission directed staff to form a diverse stakeholder committee to make recommendations for quick changes to incentives for tree preservation, equity of mitigation requirements, uses of mitigation funds, and the economic impact of mitigation.*

*A diverse stakeholder committee was formed and six public meetings were held to brainstorm ideas and develop recommendations. On May 25, 2017 and July 27, 2017 the Committee presented the recommendations to the City Commission. The Commission directed staff to start on the first three recommendations and set a goal of implementing three every six months.*

*Fiscal Note: None.*

**RECOMMENDATION**

*Hear a presentation from staff.*

[170748 TreeMitChart4 20180125.pdf](#)

**C. Capital Improvements Plan - Process change****BOARD MEMBER COMMENTS****NEXT MEETING DATE - February 22, 2018****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.**