

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda

August 26, 2021

6:30 PM

City Hall Auditorium, 200 East University Avenue

City Plan Board

Stephanie Sutton - Chair
Bob Ackerman - Member
Christian Newman - Vice-chair
Thomas Hawkins - Member
James Blythe - Member
Sophia Corugedo - Member
Jason Hurst - Member
Tina Certain (School Board Representative)

If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equal Opportunity at (352) 334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.

CALL TO ORDER**ROLL CALL****ADOPTION OF THE AGENDA****APPROVAL OF MINUTES**

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.

PUBLIC COMMENT**OLD BUSINESS:**[200730.](#)

Text change to the City's Land Development Code to modify building frontage, building entrance, and building material requirements for properties in transect zones (B)

Petition PB-20-160 TCH. City of Gainesville. Amend the Land Development Code to modify building frontage, building entrance, and building material requirements for properties in transect zones.

Explanation: Proposed text amendment to Section 30-4.13 Building Form Standards and Section 30-4.14 Building Design Standards to further clarify existing requirements for building frontage and building entrances and add new requirements for building materials.

This change proposes to exempt single-family home construction from building frontage requirements. It would also provide for clarification on building entrance requirements for new commercial construction and add new language to specify acceptable materials for new construction including a maximum percentage of certain types of accent materials.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-20-160 TCH.

[200730A_PB-20-160 TCH_Building Text Change_20210826](#)

NEW BUSINESS:

[210330.](#)

Amend the Future Land Use Map from Mixed Use Low Intensity (MUL) and Residential Medium (RM) to Planned Use District (PUD).

Petition PB-21-102 LUC. eda, Agent. Petition for land use change from City of Gainesville Mixed Use Low Intensity (MUL) and Residential Medium (RM) to Planned Use District (PUD). Generally located in the 3041-3155 block of Old Archer Rd. Related to Petition PB-21-103 ZON.

Explanation: The petition requests a land use change from City of Gainesville Mixed Use Low Intensity (MUL) and Residential Medium (RM) to Planned Use District (PUD). The subject parcels total approximately 5.89 acres in size. The current land use allows for mixed-use as well as multi-family residential development at 8-30 dwelling units per acre. The land use change would allow for an increase in the allowable density as well as allow for a maximum amount of commercial development. Adoption of the PUD land use will enable and require future development of affordable housing units at the property.

..Fiscal Note

None

Fiscal Note: None

RECOMMENDATION

Approve PB-21-102 LUC based on finding of compliance with applicable review criteria.

[210330_PB_21_102_LUC_Archer_Place_StaffReport_andAppendices_202108](#)

[210331.](#)

Rezone property from MU-1 and RMF-8 to Planned Development (PD)

Petition PB-21-103 ZON. eda, Agent. Rezone property from City of Gainesville Mixed Use Low Intensity (MU-1) to Residential Multi-Family (RMF-8) to City of Gainesville Planned Development (PD). Generally located in the 3041-3155 block of Old Archer Rd. Related to PB-21-102 LUC.

Explanation: The petition requests to rezone the property from City of Gainesville MU-1 and RMF-8 to City of Gainesville Planned Development (PD). The subject parcels total approximately 5.89 acres in size. The current zoning at the property allows for mixed-use as well as multi-family residential development. For the portions of the property currently zoned MU-1, 8-30 dwelling units per acre are permissible. For the property zoned RMF-8, 8-20 dwelling units are permissible. The zoning change would increase the allowable density to 41 dwelling units per acre (a total of 240 dwelling units) as well as allow for commercial development. Adoption of the PD Zoning District will enable future development of affordable housing units. 10% of the total units (24 units if the maximum development potential is utilized) will be reserved for occupancy by eligible households whose annual income does not exceed 80% of the

Alachua County median household income, adjusted for household size, as determined by the US Department of Housing and Urban Development (HUD), and no more than 30 percent of monthly household income is paid for monthly housing expenses (mortgage and mortgage insurance, property taxes, property insurance and homeowners dues). In addition to residential units, the development is proposed to contain a minimum of 8,000 sq ft and a maximum of 14,500 sq ft of non-residential square footage. The proposed PD conditions also allow for a hotel with a maximum of 100 rooms to be substituted for a portion of the multi-family development based on trip generation.

..Fiscal Note

None

Fiscal Note: None

RECOMMENDATION

Approve PB-21-103 ZON based on finding of compliance with applicable review criteria.

[210331 PB 21 103 ZON Archer Place StaffReport andAppendices 202108](#)

[210332.](#)

Dunbar Hotel Special Use Permit

Petition PB-21-00088 SUP. Dunbar Hotel Gainesville LLC. Request for a Special Use Permit to allow a restaurant use at the subject property. Zoned: Urban 4 (U4, up to 20 units per acre). Located at 732 NW 4th Street.

Explanation: Restaurants are permitted in the U4 zoning district via Special Use Permit. The applicant is requesting a Special Use Permit to establish a restaurant use at the Dunbar Hotel, which will include 4 indoor seats and 15 outdoor seats.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-21-00088 SUP with Conditions.

[210332 PB 21 88 SUP Dunbar Hotel StaffReport withAppendices 202108;](#)

INFORMATION ITEM(s):

MEMBER COMMENT

NEXT MEETING DATE: September 22, 2021

ADJOURNMENT