

# City of Gainesville

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



## **Meeting Agenda**

**August 22, 2019**

**6:30 PM**

**City Commission Auditorium**

## **City Plan Board**

*Bob Ackerman - Chair  
Megan Walker-Radtke - Vice Chair  
Stephanie Sutton - Member  
Erin Condon - Member  
Terry Clark - Member  
Christian Newman - Member  
Thomas Hawkins - Member  
Robert Hyatt - School Board Representative  
Staff Liaison - Megan Echols*

**CALL TO ORDER****ROLL CALL****ADOPTION OF THE AGENDA**[190296.](#)

City Plan Board Attendance Roster: January 24, 2019 through August 22, 2019 (B)

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

[CPB Attendance\\_20190822](#)

**APPROVAL OF MINUTES - July 25, 2019**[190297.](#)

Draft minutes of the July 25, 2019 City Plan Board Meeting (B)

RECOMMENDATION

*Staff is requesting that the City Plan Board review the draft minutes from the July 25, 2019 meeting and vote to approve the minutes.*

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

[190297\\_CPB 190725 Minutes Draft\\_20190725](#)

**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**[190083.](#)

Special Use Permit to Allow a Carwash with Associated Facilities in the MU-1: Mixed Use Low Intensity Zoning District (B)

Petition PB-18-177 SUP. CHW, Inc., agent for The Gallo Family, owners. Request for a Special Use Permit with development plan review to allow construct of a carwash with associated facilities. Zoned: MU-1

**(8-30 units/acre mixed-use low intensity). Located at 3028 and 3036 NW 13th Street.**

*Explanation:* The City Plan Board reviewed this petition for a Special Use Permit on June 27, 2019. After receiving testimony from staff, the applicant and the general public concerning the proposed carwash, the board entertained a motion to deny the petition, which failed by a vote of 3 to 3. A second motion to continue the petition to the July 25, 2019 meeting was adopted by a vote of 6 to 0.

*Fiscal Note:* None.

**RECOMMENDATION**

Staff to City Plan Board - Staff recommends approval of Petition PB-18-177 SUP with conditions.

[190083 Staff Report w Appendices A-B 20190725](#)

## NEW BUSINESS

[190287.](#)

**Amend the City of Gainesville Future Land Use Map from Alachua County Low Density Residential: 1-4 Dwelling Units Per Acre to City of Gainesville Mixed-Use Low Intensity (MUL): 8-30 Dwelling Units Per Acre (B)**

**Petition PB-19-77 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Low Density Residential: 1-4 dwelling units per acre to City of Gainesville Mixed-Use Low Intensity (MUL): 8-30 dwelling units per acre. Located at 4551 NW 39th Avenue.**

*Explanation:* The subject property is recently annexed and consists of one parcel totaling approximately 5.07 acres. State and local laws require Alachua County land use, zoning and subdivision regulations to remain in effect on annexed property until the City's Comprehensive Plan is amended. This application is a City-initiated request to amend the land use category on the subject property from Alachua County Low Density Residential to City of Gainesville Mixed-Use Low Intensity (MUL). A concurrent application requesting that the property be rezoned from Alachua County Residential Single-Family to City of Gainesville Mixed-Use Low Intensity (MU-1) is filed under Petition PB-19-78 ZON.

*Fiscal Note:* None

**RECOMMENDATION**

Staff to City Plan Board - Approve Petition PB-19-77 LUC.

[190287 Staff Report Final with Appendix A and B 20190822](#)

[190288.](#)

**Rezone Property From Alachua County Residential Single Family**

**(R-1A): 1-4 Dwelling Units Per Acre to City of Gainesville Mixed-Use Low Intensity (MU-1): 8-30 Dwelling Units Per Acre (B)**

**Petition PB-19-78 ZON. City of Gainesville. Rezone property from Alachua County Residential Single Family (R-1A): 1-4 dwelling units per acre to City of Gainesville Mixed-Use Low Intensity (MU-1): 8-30 dwelling units per acre. Located at 4551 NW 39th Avenue.**

*Explanation: The subject property is recently annexed and consists of one parcel totaling approximately 5.07 acres. State and local laws require Alachua County land use, zoning and subdivision regulations to remain in effect on annexed property until the City's Comprehensive Plan is amended. This application is a City-initiated request to rezone the property from Alachua County Residential Single Family (R-1A): 1-4 dwelling units per acre to City of Gainesville Mixed-Use Low Intensity (MU-1): 8-30 dwelling units per acre. A concurrent application requesting to amend the City of Gainesville Future Land Use Map from Alachua County Low Density Residential: 1-4 dwelling units per acre to City of Gainesville Mixed-Use Low Intensity (MUL): 8-30 dwelling units per acre is filed under Petition PB-19-77 LUC.*

*Fiscal Note: None*

**RECOMMENDATION**

**Staff to City Plan Board - Approve Petition PB-19-78 ZON.**

[190288 Staff Report Final with Appendix A and B 20190822](#)

[190289.](#)

**Amend Future Land Use Map from County High Density Residential to City RM: Residential Medium Density (B)**

**Petition PB-19-00068 LUC. City of Gainesville, (Applicant) request to amend the City of Gainesville Future Land Use Map for two (2) properties from County High Density Residential (14-24 dwelling units per acre) to City RM: Residential Medium Density (8-30 dwelling units per acre). Located north of SW 20th Avenue, south and west of the Sugarfoot Oaks Subdivision.**

*Explanation: This petition proposes to change the land use designations of the subject properties from County High Density Residential to City RM: Residential Medium Density. The total land area for the proposed development is 20.74 acres and is located north of SW 20th Avenue, south and west of the Sugarfoot Oaks Subdivision. The proposed large-scale land use amendment would allow the redevelopment of the property with a density that allows up to 30 dwelling units per acre compared to the 24 units per acre allowed under the County's High Density Residential land use.*

*The subject parcels are surrounded by County and City land uses. The northern parcel has County land use High Density (14-24 dwelling units per acre) to the north; County land use Medium Density (4-8 dwelling units per acre) and City land use low density residential (0-15 dwelling*

units per acre) to the west; County land use High Density (14-24 dwelling units per acre) and City land use Low Residential (8-14 dwelling units per acre) to the east; SW 20th Avenue with City land use Low Density (1-4 dwelling units per acre) to the south.

The northern parcel is currently vacant, however the southern parcel has an existing multi-family development (The Grove) with a dwelling unit density of 15 dwelling units per acre. The proposed City land use RM: Residential Medium-Density allows for a maximum density of 30 dwelling units per acre and would allow the existing development to be conforming.

*Fiscal Note: None.*

**RECOMMENDATION**      *Staff to City Plan Board - Staff recommends approval of Petition PB-19-00068 LUC.*

[190289 Staff Report with Appendices A-F 20190822](#)

[190290.](#)

**Rezone from County R-2A: Multi-family Residential to City RMF-8: Multi-Family Residential (B)**

**Petition PB-19-00069 ZON.** City of Gainesville, (Applicant) request to rezone two (2) properties from County zoning R-2A: Multi-Family Residential (8 -14 dwelling units per acre) to City RMF-8: Multi-Family Residential (8-20 dwelling units per acre). Located north of SW 20th Avenue, south and west of the Sugarfoot Oaks Subdivision.

*Explanation: This petition is a request to rezone two (2) parcels from County zoning R-2A: Multi-Family Residential to City zoning RMF-8: Multi-Family Residential. The total land area for the proposed rezoning is 20.74 acres and is located north of SW 20th Avenue, south and west of the Sugarfoot Oaks Subdivision. The proposed rezoning will increase the density allowed from 14 dwelling units per acre to 20 dwelling units per acre. It will also allow a wider variety of uses.*

*The subject parcels are surrounded by Multi-Family County and City zoning. The northern parcel has County zoning R-2A: Multi-Family Residential (14 dwelling units per acre) to the north, County zoning for Manufactured/Mobile Home Park and City zoning RMF-5: Multi-Family Residential to the west, County zoning R-2A: Multi-Family Residential to the east, and currently existing R-2A: Multi-Family Residential to the south. The southern parcel is surrounded by currently existing County zoning R-2A: Multi-Family to the north, City zoning RMF-5: Multi-Family on the east and west, and SW 20th Avenue on the south side with City zoning RSF-4: Single Family Residential zoning on the south side of SW 20th Avenue.*

*The northern parcel is currently vacant, however the southern parcel has an existing multi-family development (The Grove) with a dwelling unit density of 15 dwelling units per acre which exceeds the maximum*

density for the existing county zoning. The proposed City zoning RMF-8: Multi-Family Residential allows for a maximum density of 20 dwelling units per acre and would allow the existing development to be conforming.

The subject parcels are located along NW 20th Avenue and are served by RTS bus routes 75 and 76. The parcels are also located within a mile of the Oaks Mall and in close proximity to the University of Florida, Celebration Pointe, and Butler Plaza. The subject parcels are also within the University of Florida context area.

The rezoning request is consistent with the City's Comprehensive Plan and meets all applicable review criteria.

*Fiscal Note:* None.

**RECOMMENDATION**            Staff to City Plan Board - Staff recommends approval of Petition PB-19-00069 ZON.

[190290 Staff Report with Appendices A-F 20190822](#)

[190291.](#)

**Reclassify SW 2nd Street from a Storefront street to a Local street (B)**

**Petition PB-19-72 ZON. CHW. Reclassify the Urban Zone Street designation of SW 2nd Street between SW 2nd Avenue and SW 4th Avenue from Storefront street to Local street.**

*Explanation:* This petition proposes to change the classification of the street type for the subject property from Storefront street to Local street. The subject property is the right-of-way of SW 2nd Street between SW 2nd Avenue to the north and SW 4th Avenue to the south. Adjacent properties have a Planned Development or Downtown (DT) zoning designation. The DT zone is a zoning district that implements the Urban Core transect. The Downtown zone consists of the highest density and height development, with the greatest variety of uses, and civic buildings of regional importance. Streets have steady street tree planting and buildings are set close to wide sidewalks.

To the east of the SW 2nd Street segment is the Alachua County Courthouse and associated parking, with Urban Core (UC) land use and a Planned Development zoning designation. The lands to the west of the subject street segment are occupied by a vacant drive-through restaurant, small scale multiple-family development, and one-story office buildings. These properties have UC land use and Downtown (DT) zoning. As SW 2nd Street extends north of SW 2nd Avenue, the properties also have UC land use and DT zoning, and include a parking area and a vacant drive-through restaurant. South of SW 4th Avenue, is vacant commercial property with Urban Mixed-Use (UMU) land use and Urban 6 (U6) zoning, and small scale multiple-family development with Mixed-Use Low (MUL) land use and Mixed-Use Low Intensity (MU-1) zoning.

The applicants believe that the reclassification of the SW 2nd Street segment from Storefront to Local is more consistent with the existing and the likely future conditions along the segment. SW 2nd Street lies between two designated Storefront streets in SW 2nd Avenue and SW 4th Avenue. The design standards are intended to encourage a high level of pedestrian activity. Based on the anticipated level of pedestrian activity on this street type, minimum sidewalk widths are increased, with a 10 foot minimum sidewalk width required compared to the minimum sidewalk width of 6 feet for a Local street. Local streets are intended to have slow speeds and provide for connections within neighborhoods and between residential areas and commercial areas. The character of SW 2nd Street is more as a connector between residential areas south of SW 4th Avenue and the commercial areas north of SW 2nd Avenue.

The rezoning request is consistent with the City's Comprehensive Plan and meets all applicable review criteria.

*Fiscal Note:* None.

**RECOMMENDATION**                      Staff to City Plan Board - Staff recommends approval of Petition PB-19-72 ZON.

[190291 Staff Report with Appendices A-B 20190822](#)

[190292.](#)

**Amend Land Development Code to allow Recreational Vehicle Parks as a use by right in the I-1 zoning district (B)**

**Petition PB-19-88 TCH. eda. Text amendment to the Land Development Code to add Recreational Vehicle Parks to the Limited Industrial (I-1) zoning district as a permitted use by right, with applicable use standards added to Article V and definitions added to Article II.**

*Explanation:* This is a petition request to amend the Land Development Code to add Recreational Vehicle Parks to the Limited Industrial (I-1) zoning district as a permitted use by right, along with applicable use standards. The amendments would include adding definitions to Article II, Section 30-2.1, adding the use to the permitted use table in Article IV, Section 30-4.19, and adding a section in Article V, Division 1, concerning use standards to regulate the proposed new use.

*Fiscal Note:* None

**RECOMMENDATION**                      Staff to City Plan Board - Approve Petition PB-19-88 TCH.

[190292 Staff Report With Exhibits 1-4 20190822](#)

[190293.](#)

**Single-family tree mitigation policy. (B)**

**Staff will present potential options for the City's single-family tree mitigation policy, including a recommendation from the Tree Advisory Board and an alternative option.**

*Explanation: The purpose of this item is to discuss options and seek direction from the City Plan Board regarding potential options for the City's single-family tree mitigation policy.*

*Prior to 2017, the Land Development Code specified that on properties within single-family residential zoning districts, only heritage and champion trees required a permit for removal. Mitigation was at a reduced rate of inch-for-inch diameter replacement for high-quality heritage trees and two-for-one replanting for heritage trees of other than high quality species. In 2017, the Land Development Code was updated to change the basis for reduced single-family tree mitigation from "single family zoning districts" to "single family dwellings" in order to allow single-family homeowners in planned development zoning to have reduced tree mitigation. However, new single-family construction, regardless of zoning, is now subject to the same tree mitigation requirements as multifamily and commercial development.*

*On March 21, 2019, the Tree Advisory Board presented a letter to the City Commission recommending that the reduced single-family tree mitigation should apply in all cases where the final property use is a detached single-family home or lot. The Tree Advisory Board also recommended that all lots in new subdivisions be configured to allow at least one tree of a high-quality species to establish in the front, back, or side yard in addition to the required street tree. The Commission directed staff to work with the Tree Advisory Board on this issue.*

*On June 10, 2019, the City Commission and City Plan Board heard a presentation on the current referral list of potential Land Development Code amendments, including the tree mitigation policy for new single-family dwellings, and ranked the potential amendments by priority. The prioritized code amendments list was approved at the June 13, 2019 General Policy Committee meeting with the modification of moving single-family tree mitigation from the medium-priority list to the high-priority list.*

*On July 10, 2019, the Tree Advisory Board approved a motion to apply the following recommendations to single-family tree mitigation:*

- 1) All single-family residential tree removals should be mitigated by the inch-for-inch mitigation process. This applies to existing homes and new construction.*
- 2) Saving high-quality trees should be incentivized by reducing mitigation payments for removal of undesirable species. Inch-for-inch removals should apply to desirable species only.*
- 3) Code language should be enhanced to encourage and incentivize saving high-quality heritage trees.*

*The Tree Advisory Board also approved a motion to incentivize affordable housing by reducing tree mitigation impacts.*

*In addition, staff have identified another option to consider, which is to allow single-family residential tree removals to be mitigated for at the reduced rate of inch-for-inch replacement of high-quality heritage trees and two-for-one replacement of non high-quality heritage trees, with the exception of construction in new subdivisions. Existing homes and new construction in established neighborhoods would be subject to the reduced tree mitigation rate.*

*Fiscal Note: None*

**RECOMMENDATION**

*The City Plan Board provide a recommendation regarding the proposed options for the City's single-family tree mitigation policy.*

[190293 Staff Report with exhibits 1-2 20190822](#)

## INFORMATION ITEM

[190295.](#)

### Seminary Lane development information item (B)

*Explanation: The applicant for the proposed Seminary Lane development project is requesting the opportunity to present to the City Plan Board an informational item to discuss the redevelopment of the Seminary Lane property. The applicant has submitted a Special Use Permit application to allow for additional density which is scheduled to be heard at the Plan Board's September 26th meeting.*

*Fiscal Note: None.*

**RECOMMENDATION**

*Staff to City Plan Board - Discuss the project and hear from members of the public.*

[Attachment 1 Letter](#)

[Attachment 2 Application](#)

[Attachment 3 Drawings](#)

## BOARD MEMBER COMMENTS

**NEXT MEETING DATE - September 26, 2019**

## 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.**