

City of Gainesville

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



Meeting Agenda

October 24, 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**[190540.](#)

City Plan Board Attendance Roster: March 28, 2018 through October 24, 2019 (B)

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

[190540_CPB Attendance .2019_20191024](#)

ADOPTION OF THE AGENDA**APPROVAL OF MINUTES**[190541.](#)

Draft Minutes of the October 9, 2019 City Plan Board Meeting (B)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the October 9, 2019 meeting and vote to approve the minutes.

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

REQUEST TO ADDRESS THE BORAD**BOARD ELECTIONS**

OLD BUSINESS: N/A

NEW BUSINESS:[190533.](#)

Amend the City of Gainesville Future Land Use Map from City of Gainesville Planned Use District (PUD), Residential Low-Density (RL), Single-Family Residential (SF) and Conservation (CON) to Agriculture

(AGR) and Remove Policy 4.3.4 of the of the Future Land Use Element in the City of Gainesville Comprehensive Plan. (B)

Petition PB-19-128 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map from City of Gainesville Planned Use District (PUD), Residential Low-Density (RL), Single-Family Residential (SF) and Conservation (CON) to Agriculture (AGR) and remove Policy 4.3.4 of the Future Land Use Element in the City of Gainesville Comprehensive Plan. Generally located to the west and east of SR 121 and North of NW 77th Avenue.

Explanation: This petition proposes to amend the City of Gainesville Future Land Use Map from City of Gainesville Planned Use District (PUD), Residential Low-Density (RL), Single-Family Residential (SF) and Conservation (CON) to Agriculture (AGR) and remove Policy 4.3.4 of the Future Land Use Element in the City of Gainesville Comprehensive Plan.

The subject property consists of approximately 1,778 acres called "Plum Creek" in the City's Comprehensive Plan and is generally located to the west and east of SR 121 and North of NW 77th Avenue. The southernmost portion of the property, approximately 460 acres, was annexed in 1992, and the remaining acreage was annexed in 2007. At the time of annexation the property had a future land use designation of Alachua County Rural/Agricultural and a zoning designation of Alachua County Agriculture. In 2009 the City adopted Policy 4.3.4 (Ord. 070447), of the Comprehensive Plan's Future Land Use Element (FLUE) which established land use designations and governs the subject property to a large degree. The land use designations described by the Policy 4.3.4 consist of Conservation, Single-Family, Residential Low-Density, and Planned Use District. Several ordinances were adopted in the time frame between 2010 and 2018 which extended the deadline for the adoption of a related PD zoning designation. Ordinance 170996 was adopted in 2018 which extended the deadline to July 26, 2019.

In July of 2019, after working with the owner/developer to resolve several aspects of the proposal to work towards a resolution of the PD rezoning application, staff presented to the City Commission the Commission's three possible options for consideration regarding the subject property. The City Commission moved to direct staff to prepare a City-initiated land use amendment and related rezoning petition to designate the entire property as City of Gainesville Agricultural land use and the accompanying Agricultural zoning district.

Fiscal Note: None

[190533 Staff Report w Appendices A-C 20191024](#)

[PB-19-128 LUC - Neighborhood Workshop Documents](#)

[PB-19-128 LUC Land Use Change Application](#)

[190534.](#)**Rezone Property from Alachua County Agriculture (A) to City of Gainesville Agriculture (AGR). (B)**

Petition PB-19-129 ZON. City of Gainesville. Rezone property from Alachua County Agriculture (A) to City of Gainesville Agriculture (AGR). Generally located to the west and east of SR 121 and North of NW 77th Avenue.

Explanation: This petition proposes to rezone the subject property from Alachua County Agriculture (A) to City of Gainesville Agriculture (AGR).

The subject property consists of approximately 1,778 acres called "Plum Creek" in the City's Comprehensive Plan and is generally located to the west and east of SR 121 and North of NW 77th Avenue. The southernmost portion of the property, approximately 460 acres, was annexed in 1992, and the remaining acreage was annexed in 2007. At the time of annexation the property had a future land use designation of Alachua County Rural/Agricultural and a zoning designation of Alachua County Agriculture. In 2009 the City adopted Policy 4.3.4 (Ord. 070447), of the Comprehensive Plan's Future Land Use Element (FLUE) which established land use designations and governs the subject property to a large degree. The land use designations described by the Policy 4.3.4 consist of Conservation, Single-Family, Residential Low-Density, and Planned Use District. Several ordinances were adopted in the time frame between 2010 and 2018 which extended the deadline for the adoption of a related PD zoning designation. Ordinance 170996 was adopted in 2018 which extended the deadline to July 26, 2019.

In July of 2019, after working with the owner/developer to resolve several aspects of the proposal to work towards a resolution of the PD rezoning application, staff presented to the City Commission the Commission's three possible options for consideration regarding the subject property. The City Commission moved to direct staff to prepare a City-initiated land use amendment and related rezoning petition to designate the entire property as City of Gainesville Agricultural land use and the accompanying Agricultural zoning district.

Fiscal Note: None

RECOMMENDATION

Staff to City Plan Board - Approve Petition PB-19-129 ZON.

[190534 Staff Report w Appendices A-B 20191024](#)

[PB-129-ZON Rezoning Application](#)

[PB-19-128 LUC - Neighborhood Workshop Documents](#)

[190535.](#)**Amend City of Gainesville Future Land Use Map from Alachua County Heavy Industrial to City of Gainesville Industrial (IND). (B)**

PB-19-85 LUC: City of Gainesville. Amend the City of Gainesville

Future Land Use Map from Alachua County Heavy Industrial to City of Gainesville Industrial (IND). Generally located at 5200 SW 41st Boulevard, west of Interstate 75 and north of SW Williston Road.

Explanation: The ±3.85-acre subject property was voluntarily annexed into the City of Gainesville on October 4, 2018. 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 is a City-initiated request for a small-scale amendment to the Future Land Use Map of the City's Comprehensive Plan to change the land use category on the subject property from Alachua County Heavy Industrial to City of Gainesville Industrial (IND). A companion rezoning request is filed under Petition PB-19-86 ZON.

Fiscal Note: None

RECOMMENDATION Staff to City Plan Board - Staff recommends approval of Petition PB-19-85 LUC.

[190535 StaffReport With Appendices A-C 20191024](#)

[190536.](#)

Rezone Property from Alachua County Industrial Services and Manufacturing (MS) to City of Gainesville General Industrial (I-2). (B) PB-19-86 ZON: City of Gainesville. Rezone property from Alachua County Industrial Services and Manufacturing (MS) to City of Gainesville General Industrial (I-2). Generally located at 5200 SW 41st Boulevard, west of Interstate 75 and north of SW Williston Road.

Explanation: The ±3.85-acre subject property was voluntarily annexed into the City of Gainesville on October 4, 2018. 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. A City-initiated request for a small-scale amendment to the Future Land Use Map of the City's Comprehensive Plan to change the land use category on the subject property from Alachua County Heavy Industrial to City of Gainesville Industrial (IND) is filed under Petition PB-19-85 LUC. This petition is City-initiated to rezone the subject property from Alachua County Industrial Services and Manufacturing (MS) to City of Gainesville General Industrial (I-2).

Fiscal Note: None

RECOMMENDATION Staff to City Plan Board - Staff recommends approval of Petition PB-19-86 ZON.

[190536 StaffReport with Appendices A-C 20191024](#)

[190537.](#)

Amend City of Gainesville Future Land Use Map from Alachua County Light Industrial to City of Gainesville Industrial (IND). (B)

PB-19-107 LUC: City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Light Industrial to City of Gainesville Industrial (IND). Generally located south of Tax Parcel No. 07240-049-000 and the existing City of Gainesville boundary, west of SW 41st Boulevard and Interstate 75, north of SW Williston Road, and east of SW 75th Street.

Explanation: The subject property consists of ±4.4-acres. It is one of 16 tax parcels, and part of approximately 100 acres, the City of Gainesville voluntarily annexed as part of the "Finley Woods Area Annexation" on February 16, 2017. 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 is a City-initiated request for a small-scale amendment to the Future Land Use Map of the City's Comprehensive Plan to change the land use category on the subject property from Alachua County Light Industrial to City of Gainesville Industrial (IND). A companion rezoning request is filed under Petition PB-19-108 ZON.

Fiscal Note: None

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-19-107 LUC.

[190537 StaffReport With Appendices A-C 20191024](#)

[190538.](#)

**Rezone Property from Alachua County Agricultural (A) to City of Gainesville Business Industrial (BI). (B)
PB-19-108 ZON: City of Gainesville. Rezone property from Alachua County Agricultural (A) to City of Gainesville Business Industrial (BI). Generally located south of Tax Parcel No. 07240-049-000 and the existing City of Gainesville boundary, west of SW 41st Boulevard and Interstate 75, north of SW Williston Road, and east of SW 75th Street.**

Explanation: The subject property consists of ±4.4-acres. It is one of 16 tax parcels, and part of approximately 100 acres, the City of Gainesville voluntarily annexed as part of the "Finley Woods Area Annexation" on February 16, 2017. 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. A City-initiated request for a small-scale amendment to the Future Land Use Map of the City's Comprehensive Plan to change the land use category on the subject property from Alachua County Light Industrial to City of Gainesville Industrial (IND) is filed under Petition PB-19-107 LUC. This petition is City-initiated to rezone the subject property from Alachua County Agricultural (A) to City of Gainesville Business Industrial (BI).

Fiscal Note: None

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-19-108 ZON.

[190538_StaffReport With Appendices A-C_20191024](#)

INFORMATION ITEM: N/A

BOARD MEMBER COMMENTS:

NEXT MEETING DATE: November 13, 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.