

# **City of Gainesville**

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



## **Meeting Agenda**

**June 27, 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**[190066.](#)

**City Plan Board Attendance Roster: October 25, 2018 through May 23, 2019 (B)**

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

[190066\\_CPB Attendance .2018\\_20190627](#)

**ADOPTION OF THE AGENDA****APPROVAL OF MINUTES - May 23, 2019**[190065.](#)

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

**RECOMMENDATION**

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

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

[190065\\_CPB 190425 Minutes draft\\_20190627](#)

**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: N/A**

**NEW 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: This petition is a request to construct a carwash with associated facilities on property located at 3028 and 3036 NW 13th Street (Tax parcels 08977-000-000 and 08981-000-000). The Land Development Code requires review and approval of carwash facilities in the MU-1 zoning district, through the Special Use Permit process, Sec.30-3.24. The code also requires compliance with the standards listed in Sections 30-4.20 and 30-5.5. The purpose of this review is to determine compliance of the proposed development with the criteria for a special use permit and the development standards listed in Sections 30-4.20 and 30-5.5. The review also addresses preliminary development plan review.*

*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](#)

[190081.](#)

**Special Use Permit to Increase Density within U-8 Transect From 60 Units per Acre to 80 Units per Acre (B)**

**Petition PB-19-49 SUP. CHW Inc., agent for PauZel, LLC and Tricep, Inc. Request for Special Use Permit to increase residential density for multi-family development from 60 units/acre to 80 units/acre. Zoned: U-8 (60/80 units/acre Urban 8 Transect). Generally located northeast of the intersection of NW 17th Street and W. University Avenue, between NW 2nd Avenue and W. University Avenue.**

*Explanation: Petition for additional density located on parcels 14971-000-000; 14972-000-000; 14973-000-000; 15018-000-000; 15020-000-000; 15022-000-000. Per the Land Use Element of the Comprehensive Plan properties with an Urban Mixed Use (UMU) land designation and located within the U-8 Transect must obtain a special use permit to add up to 20 additional units.*

*Fiscal Note: None.*

**RECOMMENDATION**                      *Staff to City Plan Board - Staff recommends approval of a Special Use Permit for Petition PB-19-049 SUP.*

[190081 StaffReport w Appendices A-C 20190627](#)

[190080.](#)

**Amend the City of Gainesville Land Development Code Definition of**

**“Recycling Center” (Section 30-2.1) To Allow For Activities Associated With the Collection And Preparation Of Scrap Metal For Off-Site Recycling (B)**

**Petition PB-18-00180. Andrea Zelman, agent for Trademark Metals Recycling, LLC. Amend the City of Gainesville Land Development Code definition of “Recycling Center” (Section 30-2.1) to allow for activities associated with the collection and preparation of scrap metal for off-site recycling.**

*Explanation: This privately initiated petition proposes to amend the definition of “Recycling Center”, contained in Section 30-2.1 of the City’s Land Development Code, to allow for activities associated with the collection and preparation of scrap metal from automobiles and household appliances for transport offsite for scrap metal recovery. The Code’s definition for recycling centers includes operations primarily engaged in collecting, sorting, transporting, compacting, cleaning and breaking of reusable material, including but not limited to glass, paper, aluminum, steel cans, reusable household items and plastic, which is intended for reuse, remanufacture or reconstitution in an altered form. The definition specifically excludes operations engaged in burning or melting of such products, the collection of refuse, household appliances, auto parts or hazardous materials, and the wrecking or dismantling of auto salvage material.*

*Fiscal Note: None.*

**RECOMMENDATION**

*Staff to City Plan Board - Staff does not recommend approval of Petition PB-18-00180.*

[190080 Staff Report w Exhibits A-D 20190627](#)

[190082.](#)

**Text Amendment Request to Allow A Mini-Warehouse/Self-Storage Facilities as a Permitted Use in The Automotive-Oriented Business District (B)**

**Petition PB-18-179. CHW, Inc. applicant. Requests to amend the City of Gainesville Land Development Code list of permitted uses within the automotive-oriented business district (BA) to permit “mini-warehouse, self-storage” as a permitted use.**

*Explanation: This petition is a request to allow mini-warehouse/self-storage facilities as a permitted use within the automotive-oriented business district (BA) roughly located north of NE 16th Ave along N. Main St. and North of NW 39th Ave along NW 13th St. Mini-warehouse/self-storage facilities are characterized by onsite storage units where the principal use is the storage of goods and materials. Currently, mini-warehouses/self-storage is permitted within enclosed buildings on transect urban zones 8 (U8) and transect urban zone 9 (U9) per Sections 30-4.12 and 30-5.18. Mini-warehouse/self-storage facilities are also permitted by right in mixed*

use zones business industrial (BI), warehousing and wholesaling (W), limited industrial (I-1), general industrial (I-2) per section 30-4.19 and in the airport facility (AF) special district zone per section 30-4.23. The purpose of this review is to determine the compatibility of the proposed use within the automotive-oriented business district.

*Fiscal Note: None.*

**RECOMMENDATION**                      Staff to City Plan Board - Staff recommends approval of Petition PB-18-179.

[190082 Staff Report w Exhibits A-C 20190627](#)

[190086.](#)

**Amend City of Gainesville Future Land Use Map from Alachua County Low Density Residential: 1-4 dwelling units per acre to City of Gainesville Single-Family (SF): up to 8 units per acre (B)**

**Petition PB-19-47 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 Single-Family (SF): up to 8 units per acre. Generally located south of NW 73rd Avenue, west of NW 43rd Street, north of NW 64th Boulevard, and east of NW 52nd Terrace.**

*Explanation: The subject property is a ±38.95-acre residential subdivision named Sterling Place, which was voluntarily annexed into the City of Gainesville in 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 large-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 Low Density Residential: 1-4 dwelling units per acre to City of Gainesville Single-Family (SF): up to 8 units per acre. A companion rezoning request is filed under Petition PB-19-48 ZON.*

*Fiscal Note: None*

**RECOMMENDATION**                      Staff to City Plan Board - Staff recommends approval of Petition PB-19-47 LUC.

[190086 Staff Report w Appendices A-C 20190627](#)

[190087.](#)

**Rezone Property from Alachua County Single-Family, Low Density (R-1a): 1-4 Dwelling Units per Acre to City Of Gainesville Single-Family Residential (RSF-1): Maximum 3.5 Dwelling Units per Acre (B)**

**Petition PB-19-48 ZON. City of Gainesville. Rezone property from Alachua County Single-family, Low Density (R-1a): 1-4 dwelling units per acre to City of Gainesville Single-Family Residential (RSF-1):**

**maximum 3.5 dwelling units per acre. Generally located south of NW 73rd Avenue, west of NW 43rd Street, north of NW 64th Boulevard, and east of NW 52nd Terrace.**

*Explanation:* The subject property is a ±38.95-acre residential subdivision named Sterling Place, which was voluntarily annexed into the City of Gainesville in 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 large-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 Low Density Residential: 1-4 dwelling units per acre to City of Gainesville Single-Family (SF): up to 8 units per acre is filed under Petition PB-19-47 LUC. This petition is City-initiated to rezone the subject property from Alachua County Single-family, Low Density (R-1a): 1-4 dwelling units per acre to City of Gainesville Single-Family Residential (RSF-1): maximum 3.5 dwelling units per acre.

*Fiscal Note:* None

**RECOMMENDATION** Staff to City Plan Board - Staff recommends approval of Petition PB-19-48 ZON.

[190087 Staff Report w Appendices A-C 20190627](#)

[190088.](#)

**Amend City of Gainesville Future Land Use Map from Alachua County Low Density Residential: 1-4 Dwelling Units per Acre to City Of Gainesville Single-Family (SF): Up To 8 Units per Acre (B)**

**Petition PB-19-62 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 Single-Family (SF): up to 8 units per acre. Generally located on the NW corner of W Newberry Road (SR 26) and NW 61st Terrace and east of the North Florida Regional Medical Center (NFRMC).**

*Explanation:* The subject property is Lot 48 of the West Hills subdivision. This ±1.36-acre lot was voluntarily annexed into the City of Gainesville in 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 Low Density Residential: 1-4 dwelling units per acre to City of Gainesville Single-Family (SF): up to 8 units per acre. A companion rezoning request is filed under Petition PB-19-63 ZON.

*Fiscal Note:* None

**RECOMMENDATION** Staff to City Plan Board - Staff recommends approval of Petition PB-19-62 LUC.

[190088\\_ Staff Report w Appendices\\_ 20190627](#)

[190089.](#)

**Rezone Property from Alachua County Single-Family, Low Density (R-1a): 1-4 Dwelling Units per Acre to City Of Gainesville Single-Family Residential (RSF-1): Maximum 3.5 Dwelling Units per Acre (B)**

**Petition PB-19-63 ZON. City of Gainesville. Rezone property from Alachua County Single-family, Low Density (R-1a): 1-4 dwelling units per acre to City of Gainesville Single-Family Residential (RSF-1): maximum 3.5 dwelling units per acre. Generally located on the NW corner of W Newberry Road (SR 26) and NW 61st Terrace and east of the North Florida Regional Medical Center (NFRMC).**

*Explanation: The subject property is Lot 48 of the West Hills subdivision. This ±1.36-acre lot was voluntarily annexed into the City of Gainesville in 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 Low Density Residential: 1-4 dwelling units per acre to City of Gainesville Single-Family (SF): up to 8 units per acre is filed under Petition PB-19-62 LUC. This petition is City-initiated to rezone the subject property from Alachua County Single-family, Low Density (R-1a): 1-4 dwelling units per acre to City of Gainesville Single-Family Residential (RSF-1): maximum 3.5 dwelling units per acre.*

*Fiscal Note: None*

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-19-63 ZON.*

[190089\\_ Staff Report w Appendices A-C\\_ 20190627](#)

**INFORMATION ITEM: CCOM / CPB LDC Update**

[190035.](#)

**City Commission - Plan Board: Land Development Code Amendments (B)**

*Explanation: On June 10, 2019, the City Commission and Plan Board discussed and ranked in order of priority the current referral list of potential Land Development Code amendments. This item is a follow-up discussion to update the Commission on the results of the rankings.*

*On April 4, 2019, the City Commission discussed the current referral list of potential Land Development Code amendments. The list includes approximately 30+ potential code topics for additional development. Topics range from accessory dwelling units to zoning changes within the*

*Pleasant Street neighborhood. Some changes are relatively simple and can be implemented without significant staff time. Other changes may require more outreach or are potentially more complex and may need additional time/effort to develop.*

*Planning staff has prepared a preliminary analysis of each code topic referred by either the City Commission or the Plan Board members to assist the discussion. Staff has identified the originator of the topic, potential stakeholders, time frames, fiscal impacts, and relevant code citation links.*

*Fiscal Note: None.*

**RECOMMENDATION**      *Discuss the prioritized code list and provide appropriate direction.*

*Andrew Persons gave opening remarks.*

*Florence Buaku, Liliana Kolluri, Brittany McMullen, Yvette Thomas, Megan Echols and Jason Simmons gave presentations.*

*City Plan Board members introduced themselves.*

*Listed below are suggestions from the following Commissioners regarding the Zoning Code updates:*

*# 1 Mayor-Commissioner Pro Tem Ward - Have conversations about accessory dwelling units as soon as possible. Commissioner Hayes-Santos - accessory dwelling units on top of garages, homestead exceptions to create affordable housing.*

*# 5 - Commissioner Johnson - operate food trucks on city property.*

*#10 - Mayor-Commissioner Pro Tem Ward - Move septic tank issues faster.*

*#25 - Mayor-Commissioner Pro Tem Ward - Have conversations about single-room occupancy as soon as possible.*

*#32 - Commissioner Hayes-Santos: Allow a year for removal of fencing downtown (fast); and remove minimum/10 acres for transitional zoning - next to historic areas.*

*#32 - Commissioner Johnson and Warren - Speak to density and zoning decisions.*

*#33 - Commissioner Hayes-Santos: Reconsider downtown 3-story restriction next to historic areas. Streets are already designated in code, so consider exempting them on a case-by-case basis.*

*#33 - Commissioner Johnson and Warren - Speak to density and zoning decisions.*

*#34 - Commissioner Johnson - vacant storefronts - activating vacant storefronts. Commissioner Hayes-Santos - not allowing huge storefronts.*

*#35 - Community benefit for increased density - How do we capture value from upzoning property in exchange for support of community initiatives (i.e. affordable housing, medical).*



*#37 - Mayor-Commissioner Pro Tem Ward - Define infill development - rank the definition of infill development highly and provide rights and benefits.*

*Kali Blount, Tana Silva, Desmond Walker, Jack Carter, Reina Saco, Andrew Miles and Patricia Williams spoke to the matter.*

*Add rankings to the GPC agenda for 6/13/19.*

*Ask lobbyists to ask Governor to veto the preemption: inclusionary zoning.  
Motion: 1) Approve rankings as provided with modification of No. 6 in the second section, up to the first section, to be No. 10; and 2) Staff do a windshield survey - a mechanism to report possible vision conflicts for Code Enforcement follow-up.*

*Commissioner Ward arrived at 1:07 PM.*

*Dan Hoffman spoke to the matter.*

*Andrew Persons gave a presentation.*

*Robert Mounts spoke to the matter.*

[190035A\\_GPC\\_LDC Update Proposals\\_20190613.pdf](#)

## **MEMBER COMMENT**

## **NEXT MEETING DATE-JULY 25, 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.**