

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda

May 27, 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**[200651.](#)**Draft Minutes of the April 22, 2021 City Plan Board Meetings (B)****RECOMMENDATION**

Staff is requesting that the City Plan Board review the draft minutes from the March 25, 2021 meeting and vote to approve the minutes.

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

[CPB 210422 Minutes Draft](#)

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.

REQUESTS TO ADDRESS THE BOARD:

RECOGNITION: of Service for Erin Condon and Megan Walker-Radtke.

OLD BUSINESS:[201117.](#)

Determination of status of a legally non-conforming use for a property located in the U8 Transect Zone. Located at 1516 N Main St.

Explanation:

Per Section 30-10.5 of the City's Land Development Code, certain nonconforming uses that have been established as a legal nonconforming use may continue indefinitely as long as the use is not abandoned. "Abandoned" means to cease the use for a continuous period equaling or exceeding nine months. City staff, after a review of relevant evidence, has determined that the use at this subject property has been inactive for a continuous period equaling or exceeding nine months and has therefore

been abandoned. Consequently, this property may no longer be used for outdoor storage and display.

The purpose of this hearing is for the City Plan Board to make a final decision regarding whether or not the use of the property for outdoor storage and display has been abandoned and therefore is no longer permitted. Per Section 30-10.5, the property owner has the burden to present relevant evidence to establish that the use has not been abandoned. Relevant evidence can include public records, utility records, property records, verified personal records, or other general research and documentation. The intent of the owner or user shall not be relevant in determining whether the use has been abandoned. The time period of any legal proceedings related to change of ownership, including foreclosures or bankruptcies, shall not be used in any calculation of the time period for abandonment. Following the close of the public hearing, the City Plan Board shall render its decision no later than 30 calendar days after the date of the hearing.

Fiscal Note
None

Recommendation:

Staff to City Plan Board - Make a final decision regarding whether or not the use of the property for outdoor storage and display has been abandoned and therefore is no longer permitted.

[201117_1516 N Main St Nonconforming Use Letter Final](#)

[201117_Sec. 30_10.5_Nonconforming_uses](#)

[201117_1516 N Main St Staff Report and Appendices](#)

[201117_1516 N Main St Applicant Submittals 5.17.21](#)

NEW BUSINESS:

[210032.](#)

Amend the Future Land Use Map from Urban Mixed-Use High-Intensity (UMUH) to Planned Use District (PUD).

Petition PB-21-55 LUC. Lincoln ventures, LLC, Agent. Petition for land use change from City of Gainesville Urban Mixed-Use High-Intensity (UMUH) to City of Gainesville Planned Use District (PUD). Generally located at the southwest corner of W University Avenue and SW 12th Street. Related to PB-21-57 ZON.

Explanation: The petition requests a land use change from City of Gainesville Urban Mixed-Use High-Intensity (UMUH) to City of Gainesville Planned Use District (PUD). The subject parcels total approximately .945 acres in size. The current land use allows for a mix of uses at a high intensity. The land use change would increase the allowable dwelling units in addition to the

allowable number of bedrooms. Adoption of the PUD land use will enable future development of affordable housing units. The proposal includes a provision to provide 10% of the proposed 151 dwelling units to qualified tenants earning between 50% and 80% AMI. A Memorandum of Understanding will be provided to solidify the agreement between the developer and the Gainesville Housing Authority.

..Fiscal Note

None

Fiscal Note: None

RECOMMENDATION Approve PB-21-55 LUC based on finding of compliance with applicable review criteria.

[210032 PB-21-55 LUC StaffReportandAppendices 20210527](#)

[mou_lincolnventuresgnv_May_25_2021](#)

[210033.](#)

Rezone property from Urban 9 (U9) to Planned Development (PD)

Petition PB-21-57 ZON. Lincoln ventures, LLC, Agent. Rezone property from City of Gainesville Urban 9 (U9) to City of Gainesville Planned Development (PD). Generally located at the southwest corner of W University Avenue and SW 12th Street. Related to PB-21-55 LUC.

Explanation: The petition requests to rezone the property from City of Gainesville Urban 9 (U9) to City of Gainesville Planned Development (PD). The subject parcels total approximately .945 acres in size. The current zoning allows for a mix of uses at a high intensity. The rezoning request would increase the allowable dwelling units in addition to the allowable number of bedrooms. The request would also increase the allowable number of stories from 8 to 10. Adoption of the PD Zoning District will enable future development of affordable housing units. The proposal includes a provision to provide 10% of the proposed 151 dwelling units to qualified tenants earning between 50% and 80% AMI. A Memorandum of Understanding will be provided to solidify the agreement between the developer and the Gainesville Housing Authority.

..Fiscal Note

None

Fiscal Note: None

RECOMMENDATION Approve PB-21-57 ZON based on finding of compliance with applicable review criteria.

[210033 PB-21-57 ZON StaffReportandAppendices 20210527](#)

[mou_lincolnventuresgnv_May_25_2021](#)

[210034.](#)

Rezone property from Limited Industrial (I-1) to Warehouse (W)

Petition PB-21-33 ZON. CHW, Agent for The Salvation Army. Rezone property from City of Gainesville Limited Industrial (I-1) to City of Gainesville Warehouse (W). Located at 55 NW 23rd Avenue.

Explanation: The petition requests to rezone the property from City of Gainesville Limited Industrial to City of Gainesville Warehouse (W). The subject parcel is approximately 4.1 acres in size. The existing land use at the property is Industrial, which allows for Warehouse as an implementing zoning district. The property currently contains retail and storage uses. The rezoning request would support the construction of new single-story construction located at the rear of the existing main building to be utilized as a place of religious assembly with associated multi-purpose room and storage. The proposed use is not permissible in the existing I-1 zoning district. Existing structures at the property will remain.

Fiscal Note: None

RECOMMENDATION *Approve PB-21-33 ZON based on finding of compliance with applicable review criteria.*

[210034 PB-21-33 ZON StaffReport 20210527](#)

[200728.](#)

Text Amendment request to add sidewalk exemption provisions for single family residential properties. (B)

Petition PB-20-03 TCH. City of Gainesville, applicant. Requests to amend the City of Gainesville Land Development Code in order to introduce exemption provisions for sidewalk requirement pertaining to single family residential properties.

Explanation: This petition is a request to introduce exemption provisions for sidewalk requirements pertaining to single family residential properties. Currently, all new developments including single family residential developments are required to provide sidewalks. This text amendment would allow single family developments the option to be exempt from providing sidewalks depending on site conditions and limitations.

Fiscal Note: None.

RECOMMENDATION *Staff to City Plan Board - The City Plan Board discuss options.*

[200728C Option 2 Proposed amendment to sidewalk regulations - sidewalk wa](#)

[200728D TMPA Zones Map](#)

[200728A PB-20-03 TCH Sidewalk Fee Text Change](#)

[200728B OPTION 1-Proposed amendment to sidewalk regulations - fee in lieu](#)

[200728 PB-21903 TCH SidewalkFeeInLieuOf Revised Draft Changes](#)

PUBLIC COMMENT

MEMBER COMMENT

NEXT MEETING DATE

ADJOURNMENT