

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## **Meeting Agenda - Final**

July 20, 2017

1:00 PM

**MODIFIED AGENDA**

City Hall Auditorium

## **City Commission**

*Mayor Lauren Poe (At Large)*

*Mayor-Commissioner Pro Tem Harvey Budd (At Large)*

*Commissioner Helen Warren (At Large)*

*Commissioner Charles Goston (District 1)*

*Commissioner Harvey Ward (District 2)*

*Commissioner David Arreola (District 3)*

*Commissioner Adrian Hayes-Santos (District 4)*

*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.*

**1:00pm - CALL TO ORDER - Afternoon Session****AGENDA STATEMENT**

*"Citizens are encouraged to participate in City of Gainesville meetings. In general, speakers will be limited to 3 (three) minutes per agenda item. Additional time may be granted by the Mayor or by the City Commission as directed. The City of Gainesville encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Chair. Signs or Props are not permitted in the meeting room. Citizens are encouraged to provide comments in writing to the Clerk of the Commission before meetings and/or during meetings for inclusion into the public record. Citizens may also provide input to individual commissioners via office visits, phone calls, letters and e-Mail, that will become public record. In some instances, i.e., Quasi-Judicial Hearings, these particular contacts may be prohibited."*

**ROLL CALL****INVOCATION****ADOPTION OF CONSENT ITEMS - GRU, General Government, Audit & Finance Committee and General Policy Committee Items**[170133.](#)**Regional Transit System (RTS) Proposed Fall 2017 Transit Service Changes (B)**

**This is a request for the City Commission to review and approve the proposed Regional Transit System (RTS) fall 2017 Service Changes.**

*Explanation: RTS makes transit service changes three times a year. These changes coincide with the semester schedules for the University of Florida (UF) and Santa Fe College (SF). RTS presented these changes for feedback at an advertised public meeting on June 28, 2017 that was jointly held at the same time as the RTS Citizen Advisory Board (CAB). See back-up for the presentation that was reviewed with the CAB.*

*These proposed service changes will consist of an additional 8,000 hours of service during the 2017-2018 academic year. The projected cost of providing the new enhanced service is approximately \$519,040.*

*Fiscal Note: In fiscal year 2017-18, the City of Gainesville will receive approximately \$13.3 million from UF for service enhancements and \$1 million from SF for service enhancements.*

**RECOMMENDATION**

*The City Commission: 1) approve the proposed fall 2017 service changes effective August 14, 2017; and 2) authorize the City Manager or his*

*designee to execute any related documents, subject to approval by the City Attorney as to form and legality.*

[170133 Fall 2017 Service Changes 20170720.pdf](#)

[170213.](#)

**Resignation of Rupa Lloyd and Krisjanna Olson from Nature Centers Commission (B)**

*MODIFICATION - NEW BACK-UP*

**RECOMMENDATION**

*The City Commission accepts the resignation of Rupa Lloyd and Krisjanna Olson, effective immediately.*

[170213 Resignations 20170720.pdf](#)

[170210.](#)

**Appointments to City Commission Advisory Boards and Committees (NB)**

**RECOMMENDATION**

*The City Commission appoint:  
Elliott Welker, Oliver Telusma, Valerie Thomas and Simeng Zhu to the Citizens Advisory Committee for Community Development for a term to expire 11/1/2020  
Leah Shelley and Kendrick Meek to the City Beautification Board for a term to expire 11/1/2020  
Sean Johnson and Amy Hester, to the Public Recreation and Parks Board for a term to expire 6/1/2020 and  
Saeed Khan to the Gainesville/Alachua County Cultural Affairs Board for a term to expire 9/30/2020.*

**ADOPTION OF REGULAR AGENDA**

**GENERAL CITIZEN COMMENT - For items not on the agenda, limited to 3 minutes per citizen and not to exceed 30 minutes total**

**BUSINESS DISCUSSION ITEMS - GRU and General Government items placed on the agenda by the Charter Officers or moved from Consent.**

[160876.](#)

**CITY COMMISSION REQUEST ON MOVING CITY ELECTIONS TO THE FALL (B)**

*Explanation: At the General Policy Committee meeting on June 8, 2017, the City Commission requested the City Attorney's Office bring back before the*

*Commission an analysis of various election proposals by a citizens group and the Florida Legislature and how they might be implemented. The citizen's group proposal, "Move Gainesville Elections to the Fall", proposed that City elections occur in the fall in even numbered years with the Mayor and Commissioners holding 4 year terms. The first proposal in the backup depicts plans to transition the terms of office for the Mayor and City Commission seats depending on when the referendum is approved.*

*The Commission also asked to see what various proposals were before the House and Senate this past year. The second proposal in the backup is the Passidomo Bill. The Passidomo Bill provided that the Supervisor of Elections would decide whether City Elections would be held in an even year in the fall or an odd year in the fall. Other issues and alternatives in the Passidomo Bill are shown in that second attachment. Two other bills, HB 7103 and HB 1325, provide that a city may decide to hold its elections in the fall of even or odd years or the spring of even or odd years. Those bills are illustrated in attachments 3 and 4 respectively.*

**RECOMMENDATION**            *The City Commission receive the information provided.*

**Legislative History**

3/16/17	City Commission	Referred to the General Policy Committee
6/8/17	General Policy Committee	Approved, as shown above

[160876 Memo to CCOM re Elector Qualifications 20170608.pdf](#)

[160876 Election Date Changes Proposal 20170720.pdf](#)

[170154.](#)

**Appointments to Historic Preservation Board and Gainesville/Alachua County Regional Airport Authority (B)**

**MODIFICATION - REVISED BACK-UP**

**RECOMMENDATION**            *The City Commission interview applicants and discuss appointments to the Historic Preservation Board and Gainesville/Alachua County Regional Airport Authority for a full term.*

[170154 AppointstoHPBandGARAA 20170607.pdf](#)

[170211.](#)

**Appointments to the City Beautification Board, Public Recreation and Parks Board and Gainesville/Alachua County Cultural Affairs Board (B)**

**RECOMMENDATION**            *The City Commission appoint to the City Beautification Board two members, to the Public*

Recreation and Parks Board one member and to the Gainesville/Alachua County Cultural Affairs Board one member.

[170211 Appointments 20170720 a.pdf](#)

[170211 Appointments 20170720 b.pdf](#)

[170211 Appointments 20170720 c.pdf](#)

[170211 Appointments 20170720 d.pdf](#)

[170218.](#)

### **Appointments to the Wild Spaces and Public Places Citizen Oversight Committee (B)**

*MODIFICATION - REVISED BACK-UP*

#### **RECOMMENDATION**

*The City Commission appoint to the Wild Spaces and Public Spaces Citizen Oversight Committee:*

*Two (2) Members*

*One (1) four-year term 10/1/2017 - 9/30/2021*

*One (1) two-year term 10/1/17 - 9/30/19*

*One (1) Alternate Member.*

[170218\\_WSPPAppointments\\_20170720.pdf](#)

[130847.](#)

### **Lot # 10 Status Report (B)**

**This is a request for the City Commission to hear a status report on Lot #10.**

*Explanation: On June 26, 2017, Horizon Hospitality Management, Inc. (HHM) was notified of a Failure of Performance under the terms of the First Amendment to the Amended and Restated Contract for Sale and Purchase regarding making an additional deposit of \$50,000 towards the purchase of Lot #10 within 30 days of the First Amendment Effective Date.*

*The Failure of Performance language is found in Section R of the First Amendment and that Section references associated terms.*

*The City Commission was copied on the Failure of Performance correspondence and it should be noted that HHM and local representatives were provided notice of the pending 30 day deadline and wiring instructions the week prior by electronic communication.*

*Since the passing of the June 26th deadline, no further communication has been received by staff from HHM or local representatives.*

*At the July 6th City Commission meeting the Commission voted to terminate the Lot #10 First Amendment and Amended and Restated*

*Contract for Sale and Purchase with HHM and a notice of contract termination has been forwarded to their attention.*

*As a result of these circumstances, a scheduled November 30th closing on Lot #10 will likely not occur and as a result the License Cancellation Agreement and First Amendment with MCG Parking, LLC will expire as well.*

*Subsequent to June 26th, staff has received contact from several groups interested in potential future development of Lot #10.*

*Staff seeks direction from the City Commission on the following:*

*·Does the City Commission desire that Lot #10 be placed on the market through a competitive process?*

*·If so, under what specific terms if any, (the process will be subject to the City's established Real*

*Estate Policies and Procedures) and is there any preference on the type of process to be utilized (i.e.,*

*Request for Proposal (RFP), Invitation to Negotiate (ITN))?*

*Fiscal Note: At this juncture, the original deposit of \$25,000 is subject to being retained as per the First Amendment and Amended and Restated Contract for Sale and Purchase.*

**RECOMMENDATION**

*The City Commission: 1) hear a brief presentation from staff; and 2) direct staff to initiate a competitive process for Lot #10 as per input of the City Commission and per the City's established Real Estate Policies and Procedures.*

**Legislative History**

4/17/14	City Commission	Adopted (Resolution)
3/5/15	City Commission	Approved as Amended
5/21/15	City Commission	Heard
8/6/15	City Commission	Approved as Amended
8/20/15	City Commission	Approved, as shown above
9/3/15	City Commission	Approved as Recommended
1/21/16	City Commission	Approved as Amended
10/20/16	City Commission	Approved as Recommended
2/2/17	City Commission	Approved as Recommended
5/4/17	City Commission	Approved, as shown above

[130847A 3-10-14 Appraisal Lot10 20140417.pdf](#)  
[130847B Resolution for Lot 10 20140417.pdf](#)  
[130847C Exhibit A to Resolution 20140417.pdf](#)  
[130847D Exhibit B to Resolution 20140417.pdf](#)  
[130847C-MOD Exhibit A - Legal Description for Lot 10 20140417.pdf](#)  
[130847 Resolution 20140417.pdf](#)  
[130847A Horizon Hospitality Mgmt Proposal 20150305.pdf](#)  
[130847B Horizon Hospitality Mgmt Artist Rendering 20150305.pdf](#)  
[130847C Horizon Hospitality Mgmt Sample Hotel Conceptual Planning Efforts](#)  
[130847D Horizon Hospitality Mgmt Gainesville Hotel Oral Ppt Presentation 20150305.pdf](#)  
[130847E Horizon Hospitality Mgmt Economic Impact Analysis 20150305.pdf](#)  
[130847F Horizon Hospitality Mgmt Prototype siteplan drawings 20150305.pdf](#)  
[130847G Bedford Lodging Proposal 20150305.pdf](#)  
[130847H Bedford Lodging Ppt Presentation 20150305.pdf](#)  
[130847i FINAL ADD #1 20150305.pdf](#)  
[130847j FINAL RFP 20150305.pdf](#)  
[130847K Oral Eval Evaluator #1 #2 and #3 20150305.pdf](#)  
[130847L Written Eval Evaluator #1 #2 and #3 20150305.pdf](#)  
[130847M Lot #10-BID TAB 20150305.pdf](#)  
[130847N Proposal Eval Summary 20150305.pdf](#)  
[130847o Memo to City Commission dated 02-12-15 Recordings of Lot 10 RFP](#)  
[130847N MOD Proposal Eval Summary 20150305.pdf](#)  
[130847A Lot#10 Term Sheet 20150806.pdf](#)  
[130847B Letter 20150806.pdf](#)  
[130847 MOD Lot#10 Term Sheet 20150806.pdf](#)  
[130847B-MOD Email 20150806.pdf](#)  
[130847A Lot 10 Sale Contract 20150820.pdf](#)  
[130847B Lot 10 License Agreement for Parking \(Horizon Hospitality\) 20150820.pdf](#)  
[130847C Lot #10 Visuals 20150820.pdf](#)  
[130847A Interlocal Agreement 20150903.pdf](#)  
[130847B 2nd Amendment to Interlocal 20150903.pdf](#)  
[130847A 2nd Amendment to Interlocal 20150903.pdf](#)  
[130847B Interlocal Agreement 20150903.pdf](#)  
[130847C AC 8-10-15 Commission Mtg Minutes 20150903.pdf](#)  
[130847D AC 8-20-15 Special Mtg Agenda 20150903.pdf](#)  
[130847 Order 20150903.pdf](#)  
[130847 agreement 20150903.pdf](#)  
[130847B Parking Garage Financial Trends 383 space revised 20151119.pdf](#)

[130847A Lot 10 License Agreement for Parking 20160121.pdf](#)  
[130847B Parking Garage Financial Trends 383 space revised 20160121.pdf](#)  
[130847C First Amendment to Contract - Lot 10 20160121.pdf](#)  
[130847D Lot10 License for Parking Agreement Ppt 20160121.pdf](#)  
[130847E Executed Contract for Purchase HHM 20160121.pdf](#)  
[MOD 130847 Dec 31, 2015 Email RE New Contract Amendments 20160121.r](#)  
[130847 AppraisalofLot#10 20161020.pdf](#)  
[130847 Amended and Restated Contract for Sale and Purchase 20161020.pdf](#)  
[130847 Amended and Restated Contract for Lot 10 20170202.pdf](#)  
[130847A Demand Letter to HHM 20170202.pdf](#)  
[130847B HHM Letter of Intent 1 20170202.pdf](#)  
[130847C HHM Letter of Intent 2 20170202.pdf](#)  
[130847D City Response to HHM 20170202.pdf](#)  
[130847E HHM Response to City 20170202.pdf](#)  
[130847F City Letter to HHM regarding Request for Hearing 20170202.pdf](#)  
[130847 MOD COG-Telephone Log Emails for Project Mobilization-11-30-2016](#)  
[130847G Letter 20170202.pdf](#)  
[130847A Second Amendment to License Cancellation and Termination Agreeen](#)  
[130847 First Amendment to Amended and Restated Contract 20170216.pdf](#)  
[130847A-MOD Lot 10 1st Amendmt to Amended and Restated Contract 20170](#)  
[130847B-MOD Lot 10 2nd Amendmt to License Cancellation and Termination](#)  
[130847C Memo March 16, 2017 20170504.pdf](#)  
[130847A N. Patel Email to E. Bredfeldt, 03012017 20170504.pdf](#)  
[130847B McGurn Email to E. Bredfeldt, 03162017 20170504.pdf](#)  
[130847A 07-10-17 Letter HHM-Lot 10 Notice of Termination.pdf](#)  
[130847B First Amendmentment to Amended and Restated Contract for Sale ar](#)

[170231.](#)

**Commissioner Charles Goston - District One Priorities (B)**

*MODIFICATION - ADDED ITEM*

**RECOMMENDATION**

*The City Commission discuss and take action deemed appropriate.*

[170231 MOD Memorandum 20170720.pdf](#)

[170231 MOD Memo Commissioner Goston District 1 Goals 20170720.pdf](#)

**COMMITTEE DISCUSSION ITEMS - Items placed on the agenda by the Audit & Finance Committee or General Policy Committee or moved from Consent**



**OTHER POLICY DISCUSSION ITEMS** - If the Commission does not get to these items, they are continued to the next regular Commission meeting or such other regular or special meeting or workshop, as the Commission directs

**INFORMATIONAL PRESENTATIONS** - Items that do not request or require any Commission action. If the Commission does not get to these items, they are continued to the next regular Commission meeting or such other regular or special meeting or workshop, as the Commission directs.

**4:30 - 5:30pm Dinner Break**

**5:30 - Call to order Evening Session**

**PLEDGE OF ALLEGIANCE**

**PROCLAMATIONS/SPECIAL RECOGNITIONS**

[170212.](#)

**Special Recognition for the Gainesville Police Department's School Resource Officer Unit (NB)**

*Explanation: The School Resource Officer Unit of the Gainesville Police Department has been selected as the Florida Association of School Resource Officers (FASRO) "Agency of the Year" for its untiring efforts to make the world of the youth in Alachua County a better place. This award is very special because it is the first time since 2008 that a police department has won the award. It usually is awarded to much larger departments. The Gainesville Police Department (GPD) School Resource Officers were recognized at the FASRO State Conference on July 10, 2017 in Orlando.*

*Fiscal Note: None*

**RECOMMENDATION**

*The City Commission recognize the men and women of the Gainesville Police Department School Resource Officer Unit for the tireless work, that often goes unnoticed, with the youth and at-risk kids of our community.*

**GENERAL CITIZEN COMMENT** - For items not on the agenda, limited to 3 minutes per citizen and not to exceed 30 minutes total

**PUBLIC HEARINGS**

**RESOLUTIONS - ROLL CALL REQUIRED**

**ORDINANCES, 1ST READING - ROLL CALL REQUIRED**

170179.

**AMEND REGISTRATION REQUIREMENTS FOR USE OF PUBLIC RIGHTS-OF-WAY COMMUNICATIONS SERVICES PROVIDERS AND WIRELINE USERS (B)**

Ordinance No. 170179

An ordinance of the City of Gainesville, Florida repealing and replacing Article VI, Chapter 23, of the City Code and setting forth requirements for the registration, permitting, insurance coverage, indemnification, construction bonds, security funds, force majeure, abandonment, liability, warranties and compensation for placing or maintaining communications service facilities and wireless support structures in the public rights-of-way; providing for severability, a repealing clause; and an effective date.

*MODIFICATION - ADDED ITEM*

*Explanation: This ordinance was noticed and advertised to be heard on first reading on July 20, 2017. However, outside counsel, in-house counsel and city staff continue to work on the substantive provisions of the draft ordinance. As such it is necessary to continue first reading of this ordinance until August 17, 2017 regular City Commission meeting.*

**RECOMMENDATION**

*The City Commission continue first reading of Ordinance No. 170179 to a date certain of August 17, 2017.*

170179A\_draft ordinance\_20170720.pdf

**ORDINANCES, 2ND READING - ROLL CALL REQUIRED**[161005.](#)**QUASI-JUDICIAL - HISTORIC PROPERTY TAX EXEMPTION - 811 NE 3rd AVENUE (B)**

Ordinance No. 161005

An ordinance of the City of Gainesville, Florida, finding that property located at 811 NW 3rd Avenue, Gainesville, Florida, as more specifically described in this ordinance, qualifies for an ad valorem tax exemption for historic properties; granting an exemption from ad valorem tax for certain improvements beginning January 1, 2018, and continuing for 10 years under certain conditions; authorizing the Mayor and the Clerk of the Commission to sign the Historic Preservation Property Tax Exemption Covenant between the property owner and the City; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT REPORT*

*Chapter 25, Article IV, of the Code of Ordinances authorizes the City Commission to grant ad valorem tax exemptions for historic properties pursuant to Florida law. In order to approve a property for such exemption, the Historic Preservation Board (HPB) and the City Commission must determine that a particular property is eligible for the property tax exemption (i.e., historical designation or contributing property) and that it has been improved consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.*

*The process for a property owner to receive a historic preservation property tax exemption entails two steps. First, the property owner submitted Part 1 (Preconstruction Application) of the Historic Preservation Property Tax Exemption Application for the restoration, renovation, or rehabilitation of a contributing residential building in the University Heights Historic District - North. Part 1 was approved by the HPB on May 2, 2017, with a finding that the property was eligible for the exemption and that the improvements met the required standards.*

*Second, the applicant completed the improvements and submitted Part 2 of the property tax exemption application (Final Application for Review of Completed Work). Staff inspected the completed work and found the work meets the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as well as the City's Guidelines for Rehabilitating Historic Buildings. On May 2, 2017, the HPB approved Part 2 with a finding that the eligible property has been improved consistent with the required standards; the HPB recommended the City Commission approve same. The renovations eligible for the tax exemption total \$150,000.00. However, pursuant to City Code and State Statute, the actual amount of the exemption will be determined by the County Property Appraiser.*

*The property is located at 811 NW 3rd Avenue and includes a residential home (constructed in approximately 1913 according to Florida Master Site File - 8AL1546) that is a contributing structure to the University Heights Historic District - North. The project received a Certificate of Appropriateness at the January 5, 2016, Historic Preservation Board meeting for the exterior and interior renovations performed by the applicant.*

*This project included a full rehabilitation of the contributing structure and the addition of a 726 square foot addition to the rear of the home. A 150 square foot addition on the rear of the home was removed due to its poor condition. The rehabilitation also included a 510 square foot storage area that can potentially be converted to an additional two bedrooms and one bath at a future time. Scope of work included: fortification and leveling of pier and beam foundation; replacement of all siding with novelty wood siding; replacement of all roofing materials with asphalt shingles; replacement of all electrical, plumbing, and HVAC*

systems; and replacement of wood lattice around the foundation. The front door was replaced with a four-panel wooden exterior door. As no original windows existed on the house, exact sizes and mullion styles were uncertain and applicant therefore installed Pella vinyl windows with a 2 over 2 pattern and muntin profile on both the inside and outside glass.

#### CITY ATTORNEY MEMORANDUM

*This ordinance requires two hearings and shall become effective immediately upon adoption; however, the ad valorem tax exemption shall be effective as of January 1, 2018, in accordance with Section 196.1997(10), Florida Statutes.*

**RECOMMENDATION**      *The City Commission: 1) approve Part 2 of the Historic Preservation Property Tax Exemption Application; and 2) adopt the proposed ordinance.*

#### Legislative History

7/6/17      City Commission      Adopted on First Reading (Ordinance) and Approved the Recommendation

[161005\\_Staff report w Exhibits 1-3\\_20170502](#)

[161005A\\_draft ordinance\\_20170706.pdf](#)

[161005B\\_Staff report w Exhibits 1-3\\_20170706.pdf](#)

[161005C\\_HP B minutes\\_20170706.pdf](#)

[161005D\\_Staff PPT\\_20170706.pdf](#)

[140817.](#)

### **COMPREHENSIVE PLAN AMENDMENT - DELETE CERTAIN EXISTING AND CREATE NEW LAND USE CATEGORIES IN FUTURE LAND USE ELEMENT AND UPDATE TRANSPORTATION MOBILITY ELEMENT (B)**

Ordinance No. 140817

An ordinance of the City of Gainesville, Florida, amending the Comprehensive Plan of the City of Gainesville by deleting certain existing and creating new land use categories in the Future Land Use Element and by updating the Transportation Mobility Element to coordinate with the revisions to the Future Land Use Element, as more specifically described in this ordinance; amending Objective 4.1 and Policy 4.1.1 of the Future Land Use Element to delete certain existing land use categories and create new land use categories; amending Policy 4.3.7 of the Future Land Use Element relating to the Urban Village; amending Objective 4.6 and Policy 4.6.1 of the Future Land Use Element relating to consistency between land use categories and zoning districts; amending Objective 10.3 and its policies of the Transportation Mobility

Element relating to design standards within the Transportation Mobility Program Area; amending Objective 10.4 and its policies of the Transportation Mobility Element relating to automotive-oriented developments within the Transportation Mobility Program Area; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT*

*Update since first reading: On May 18, 2017, the City Commission approved this ordinance on first reading. City staff then transmitted this ordinance to the state reviewing agencies in accordance with the statutory expedited review process for comprehensive plan amendments. During the 30-day comment period, the City received letters from the Florida Department of Economic Opportunity, Florida Department of Environmental Protection, North Central Florida Regional Planning Council, St. Johns River Water Management District, Suwannee River Water Management District, and Florida Department of Transportation. The comments received did not identify any adverse impacts to important state resources and facilities within the scope of review of the respective state agencies, and therefore did not necessitate any changes to the ordinance.*

*This ordinance amends the City's Comprehensive Plan to provide for a comprehensive revision to the Land Development Code, by deleting certain existing and creating new land use categories in the Future Land Use Element and by updating certain objectives and policies of the Future Land Use Element and the Transportation Mobility Element. The backup material contains all of the proposed text changes to the Comprehensive Plan.*

*Several new land use categories are being proposed to form the basis for the new zoning districts being added in the Land Development Code update. Some existing land use categories are proposed for deletion because they are being replaced by the new categories. In addition, several policies in the Future Land Use and Transportation Mobility Elements are being amended or deleted to reflect the City's new direction related to zoning districts and new regulations for auto-oriented uses such as drive-through facilities and gas stations.*

*The City Plan Board, which acts pursuant to the authority granted in Section 4.02 of the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant to Section 163.3174, Florida Statutes, held a series of public hearings and on December 3, 2014, voted to recommend that the City Commission approve this Future Land Use Map amendment. Subsequently, the City Commission held a series of public hearings and on September 30, 2015, approved the petition associated with this amendment to the Comprehensive Plan and authorized the drafting of this ordinance.*

**CITY ATTORNEY MEMORANDUM**

*Section 163.3184, Florida Statutes, sets forth the procedure for amending the Comprehensive Plan. The first hearing is the transmittal stage and must be advertised at least seven days prior to the hearing. The second hearing is the adoption stage and must be advertised at least five days prior to the hearing. Within ten working days after the first hearing, the City must transmit the amendment to the reviewing agencies and to any other local government or state agency that has filed a written request for same. These agencies have 30 days after receipt of the amendment to forward comments to the City. The City must consider any written comments received during the second hearing. If adopted on second reading, the City will forward the amendment within ten working days to the state land planning agency and any party that submitted written comments.*

*Within 30 days following the City's adoption of this amendment to the Comprehensive Plan, any affected person may file a petition with the State Division of Administrative Hearings to request a hearing to challenge the amendment's compliance with Chapter 163, Florida Statutes. If not timely challenged, this amendment shall become effective 31 days after the state land planning agency notifies the City that the amendment package is complete. If timely challenged, this amendment shall become effective when the state land planning agency or the Administration Commission issues a final order determining that this amendment is in compliance with Chapter 163, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this amendment has become effective.*

**RECOMMENDATION**

*The City Commission: (1) receive letters from the Florida Department of Economic Opportunity, Florida Department of Environmental Protection, North Central Florida Regional Planning Council, St. Johns River Water Management District, Suwannee River Water Management District, and Florida Department of Transportation; and (2) adopt the proposed ordinance.*

**Legislative History**

3/30/15	City Commission	Continued (Petition)
4/16/15	City Commission	Continued (Petition)
5/12/15	City Commission	Approved as Amended
6/18/15	City Commission	Approved as Recommended
9/24/15	City Commission	Approved as Recommended
5/18/17	City Commission	Adopted (Ordinance) on Transmittal Hearing

[140817A Staff report 20150330.pdf](#)  
[140817B ExA-1 Proposed text changes to Comp Plan 20150330.pdf](#)  
[140817C Exh B-1 Application to amend the text of the Comp Plan 20150330](#)  
[140817D CPB minutes 20150330 .pdf](#)  
[140817E staff ppt 20150330.pdf](#)  
[140817A Staff report 20150416.pdf](#)  
[140817B ExA-1 Proposed text changes to Comp Plan 20150416.pdf](#)  
[140817C Exh B-1 Application to amend the text of the Comp Plan 20150416](#)  
[140817D CPB minutes 20150416 .pdf](#)  
[140817E-MOD staff ppt 20150416.pdf](#)  
[140817F-MOD 4-16-15 CCOM Discussion Topics 20150416.pdf](#)  
[140817G-MOD Supplemental Information for the April 16 20150416.pdf](#)  
[140817H-MOD 4-16-15 Draft amended Permitted Uses within Transect Zones](#)  
[140817I-MOD Matrix Comparisons 20150416.pdf](#)  
[140817J-MOD Maps Existing and Proposed Zoning 20150416.pdf](#)  
[140817A revised staff report 20150512.pdf](#)  
[140817B Exhibit A-1 20150512.pdf](#)  
[140817C Exh B-1 Application to amend the text of the Comp Plan 20150512](#)  
[140817D CPB minutes 20150512 .pdf](#)  
[140817E 4-16-15 CCOM Discussion Topics 20150512.pdf](#)  
[140817F Supplemental Information for the April 16 20150512.pdf](#)  
[140817G 4-16-15 Draft amended Permitted Uses within Transect Zones 2015](#)  
[140817H Matrix Comparisons 20150512.pdf](#)  
[140817I Maps Existing and Proposed Zoning 20150512.pdf](#)  
[140817A revised staff report 20150618.pdf](#)  
[140817B Exhibit A-1 20150618.pdf](#)  
[140817C Exh B-1 Application to amend the text of the Comp Plan 20150618](#)  
[140817D CPB minutes 20150618 .pdf](#)  
[140817E 4-16-15 CCOM Discussion Topics 20150618.pdf](#)  
[140817F Supplemental Information for the April 16 20150618.pdf](#)  
[140817G 4-16-15 Draft amended Permitted Uses within Transect Zones 2015](#)  
[140817H Matrix Comparisons 20150618.pdf](#)  
[140817I Maps Existing and Proposed Zoning 20150618.pdf](#)  
[140817 petition 20151806.pdf](#)  
[140817A staff report 20150930.pdf](#)  
[140817B Exhibit A-1 20150930.pdf](#)  
[140817C Exh B-1 Application to amend the text of the Comp Plan 20150930.r](#)  
[140817D CPB minutes 20150930 .pdf](#)

[140817E 4-16-15 CCOM Discussion Topics 20150930.pdf](#)  
[140817F Supplemental Information for the April 16 20150930.pdf](#)  
[140817G 4-16-15 Draft amended Permitted Uses within Transect Zones 20150930.pdf](#)  
[140817H Matrix Comparisons 20150930.pdf](#)  
[140817I Maps Existing and Proposed Zoning 20150930.pdf](#)  
[140817A draft ordinance 20170518.pdf](#)  
[140817B state review letters 20170720.pdf](#)

[140819.](#)

**LAND USE CHANGE - AMEND FUTURE LAND USE MAP BY CHANGING LAND USE CATEGORIES FOR APPROXIMATELY 1,829 ACRES OF PROPERTY (B)**

Ordinance No. 140819

An ordinance amending the Future Land Use Map of the City of Gainesville Comprehensive Plan by changing the land use categories of approximately 1,829 acres of property, as more specifically described in this ordinance, each property of which is being changed from either Mixed-Use High-Intensity (MUH), Urban Mixed-Use 1 (UMU-1), Urban Mixed-Use 2 (UMU-2), Mixed-Use Residential (MUR), Residential High-Density (RH), Mixed-Use Low-Intensity (MUL), Mixed-Use Medium-Intensity (MUM), Public and Institutional Facilities (PF), Office (O), Residential Low-Density (RL), Residential Medium-Density (RM), Commercial (C), Single-Family (SF), or Industrial (I) TO Education (E), Office (O), Commercial (C), Urban Core (UC), Urban Mixed-Use High-Intensity (UMUH), Urban Mixed-Use (UMU), Mixed-Use Office/Residential (MOR), or Residential Low-Density (RL), as more specifically described in this ordinance; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT*

*Update since first reading: On May 18, 2017, the City Commission approved this ordinance on first reading. City staff then transmitted this ordinance to the state reviewing agencies in accordance with the statutory expedited review process for comprehensive plan amendments. During the 30-day comment period, the City received letters from the Florida Department of Economic Opportunity, Florida Department of Environmental Protection, North Central Florida Regional Planning Council, St. Johns River Water Management District, Suwannee River Water Management District, and Florida Department of Transportation. The comments received did not identify any adverse impacts to important state resources and facilities within the scope of*



*review of the respective state agencies, and therefore did not necessitate any changes to the ordinance.*

*This ordinance will change the land use category of approximately 1,829 acres of land, or roughly 4.52% of the city's land area. This large-scale land use change implements and is consistent with the Comprehensive Plan text amendment in Ordinance No. 140817 that deletes certain existing and creates new land use categories. This ordinance is also associated with the comprehensive amendment to the City's Land Development Code (Ordinance No. 140818) and the associated legislative rezoning (Ordinance No. 140820).*

*The area proposed for changes primarily consists of developed properties, with only about 14.1% of those parcels being vacant (257.3 acres). Excluded areas include properties that are: currently single-family and will continue to have that designation; currently Residential Low-Density and will continue to have that designation; or currently have another land use designation (such as Public and Institutional Facilities) that will not be changed.*

*Since the majority of the area (approximately 85.9%) is already developed, it is anticipated that the proposed changes will primarily result in redevelopment or infill that will occur over a period of 10 - 50 years. Since these developed areas are all within a central portion of the city, they are adequately served by existing public facilities such as streets, potable water, wastewater, water supply, public schools, recreation, and transit services. As redevelopment occurs, new infrastructure such as stormwater systems and utility upgrades may be required and will be the responsibility of the developer. This entire area falls within the city's Transportation Mobility Program Area, which was formed when the city rescinded transportation concurrency in 2013.*

*The City Plan Board, which acts pursuant to the authority granted in Section 4.02 of the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant to Section 163.3174, Florida Statutes, held a series of public hearings and on December 3, 2014, voted to recommend that the City Commission approve this Future Land Use Map amendment. Subsequently, the City Commission held a series of public hearings and on September 30, 2015, approved the petition associated with this amendment to the Comprehensive Plan and authorized the drafting of this ordinance.*

#### **CITY ATTORNEY MEMORANDUM**

*Section 163.3184, Florida Statutes, sets forth the procedure for amending the Comprehensive Plan. The first hearing is the transmittal stage and must be advertised at least seven days prior to the hearing. The second hearing is the adoption stage and must be advertised at least five days prior to the hearing. Within ten working days after the first hearing, the City must transmit the amendment to the reviewing agencies and to any other local government or state agency that has*

*filed a written request for same. These agencies have 30 days after receipt of the amendment to forward written comments to the City, which the City must then consider during the second hearing. If adopted on second reading, the City will forward the amendment within ten working days to the state land planning agency and any party that submitted written comments.*

*Within 30 days following the City's adoption of the amendment, any affected person may file a petition with the State Division of Administrative Hearings to request a hearing to challenge the amendment's compliance with Chapter 163, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this amendment has become effective as provided in the ordinance.*

**RECOMMENDATION**

*The City Commission: (1) receive letters from the Florida Department of Economic Opportunity, Florida Department of Environmental Protection, North Central Florida Regional Planning Council, St. Johns River Water Management District, Suwannee River Water Management District, and Florida Department of Transportation; and (2) adopt the proposed ordinance.*

**Legislative History**

3/30/15	City Commission	Continued (Petition)
4/16/15	City Commission	Continued (Petition)
5/12/15	City Commission	Continued (Petition)
6/18/15	City Commission	Approved as Recommended
9/24/15	City Commission	Approved as Recommended
5/18/17	City Commission	Adopted (Ordinance) on Transmittal Hearing

[140819A staff report 20150330.pdf](#)  
[140819B Maps Exh A-1 -Exh A-3 20150330.pdf](#)  
[140819C Exh B-1 Comp Plan GOPs 20150330.pdf](#)  
[140819D Exh C-1 Application 20150330.pdf](#)  
[140819E ExE-1 Listing of Parcels 20150330.pdf](#)  
[140819F CPB minutes 20150330 .pdf](#)  
[140819 & 140820 Nancy Loeper \(Citizen\) Letter 20150330.pdf](#)  
[140819A staff report 20150416.pdf](#)  
[140819B Maps Exh A-1 -Exh A-3 20150416.pdf](#)  
[140819C Exh B-1 Comp Plan GOPs 20150416.pdf](#)  
[140819D Exh C-1 Application 20150416.pdf](#)  
[140819E ExE-1 Listing of Parcels 20150416.pdf](#)  
[140819F CPB minutes 20150416 .pdf](#)  
[140819A staff report 20150512.pdf](#)  
[140819B Maps Exh A-1 -Exh A-3 20150512.pdf](#)  
[140819C Exh B-1 Comp Plan GOPs 20150512.pdf](#)  
[140819D Exh C-1 Application 20150512.pdf](#)  
[140819E ExE-1 Listing of Parcels 20150512.pdf](#)  
[140819F CPB minutes 20150512 .pdf](#)  
[140819 Letter 20150512.pdf](#)  
[140819A Staff report 20150618.pdf](#)  
[140819B Maps Exh A-1 -Exh A-3 20150618.pdf](#)  
[140819C Exh B-1 Comp Plan GOPs 20150618.pdf](#)  
[140819D Exh C-1 Application 20150618.pdf](#)  
[140819E ExE-1 Listing of Parcels 20150618.pdf](#)  
[140819F CPB minutes 20150618 .pdf](#)  
[140819A Staff report 20150930.pdf](#)  
[140819B Maps Exh A-1 -Exh A-3 20150930.pdf](#)  
[140819C Exh B-1 Comp Plan GOPs 20150930.pdf](#)  
[140819D Exh C-1 Application 20150930.pdf](#)  
[140819E ExE-1 Listing of Parcels 20150930.pdf](#)  
[140819F CPB minutes 20150930 .pdf](#)  
[140819B Revised Staff report 20170518](#)  
[140819A1 draft ordinance 20170518.pdf](#)  
[140819A2 draft ordinance exhibit A property list 20170518.pdf](#)  
[140819A3 draft ordinance exhibit B Maps 20170518.pdf](#)  
[140819B State Review Letters 20170720.pdf](#)

[140820.](#)**LEGISLATIVE REZONING - AMEND ZONING MAP ATLAS BY REMOVING SPECIAL AREA PLANS AND REZONING APPROXIMATELY 1,829 ACRES OF PROPERTY (B)**

Ordinance No. 140820

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by deleting the Special Area Plan for NW 39th Avenue overlay zoning district; deleting the Special Area Plan for Triangle overlay zoning district; deleting the Special Area Plan for College Park overlay zoning district; deleting the Special Area Plan for Traditional City overlay zoning district; deleting the Special Area Plan for Central Corridors overlay zoning district; deleting the Special Area Plan for University Heights overlay zoning district; deleting the Special Area Plan for Southwest 13th Street overlay zoning district; deleting the Special Area Plan for Southeast Gainesville Renaissance Initiative Area overlay zoning district; rezoning approximately 1,829 acres of property FROM one of the following zoning districts: Single-Family Residential (RSF-1), Single-Family Residential (RSF-3), Single-Family Residential (RSF-4), Residential Low-Density (RMF-5), Multiple-Family Medium-Density Residential (RMF-6), Multiple-Family Medium-Density Residential (RMF-7), Multiple-Family Medium-Density Residential (RMF-8), Residential Low-Density (RC), Residential Mixed-Use (RMU), Residential High-Density (RH-1), Residential High-Density (RH-2), Office Residential (OR), General Office (OF), General Business (BUS), Automotive-Oriented Business (BA), Tourist-Oriented Business (BT), Mixed-Use Low-Intensity (MU-1), Mixed-Use Medium-Intensity (MU-2), Central City District (CCD), Urban Mixed-Use District 1 (UMU-1), Urban Mixed-Use District 2 (UMU-2), Warehousing and Wholesaling (W), Limited Industrial (I-1), General Industrial (I-2), Medical Services (MD), Public Services and Operations District (PS), or Planned Development District (PD) TO one of the following zoning districts: Educational Services (ED), Medical Services (MD), General Business (BUS), Downtown (DT), Urban 9 (U9), Urban 8 (U8), Urban 7 (U7), Urban 6 (U6), Urban 5 (U5), Urban 4 (U4), Urban 3 (U3), or Urban 2 (U2), as more specifically described in this ordinance; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT*

*This ordinance will amend the Zoning Map Atlas of the City of Gainesville by removing existing special area plans and rezoning approximately 1,829 acres of land, or roughly 4.52% of the city's land area. This large-scale rezoning to new transect zoning districts is associated with the comprehensive amendment to the City's Land Development Code (Ordinance No. 140818). This rezoning also implements and is consistent with Ordinance Nos. 140817 and 140819,*

*which amend the Comprehensive Plan and the Future Land Use Map to create new land use categories.*

*This rezoning focuses on the area around downtown and near the University of Florida. However, most of the neighborhoods within this area that currently have single-family zoning districts are not included. The rezoning also includes properties along the existing major corridors that radiate from that area (including stretches of University Avenue, West 13th Street, West 6th Street, Main Street, Waldo Road, and Hawthorne Road). Most of these areas are currently subject to one or more special area plans (Traditional City, University Heights, College Park, SW 13th Street, SEGRI, Central Corridors). The proposed rezoning to the transect zones will simultaneously remove the special area plan designations that apply to these areas today.*

*The City Plan Board, which acts pursuant to the authority granted in Section 4.02 of the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant to Section 163.3174, Florida Statutes, held a series of public hearings and on December 3, 2014, voted to recommend that the City Commission approve this rezoning. Subsequently, the City Commission held a series of public hearings and on September 30, 2015, approved the petition associated with this ordinance and authorized the drafting of this ordinance.*

#### **CITY ATTORNEY MEMORANDUM**

*This ordinance requires two hearings and shall become effective when Ordinance Nos. 140817, 140819 and 140818 become effective as provided therein.*

#### **RECOMMENDATION**

*The City Commission adopt the proposed ordinance.*

#### **Legislative History**

3/30/15	City Commission	Continued (Petition)
4/16/15	City Commission	Continued (Petition)
5/12/15	City Commission	Continued (Petition)
6/18/15	City Commission	Approved as Recommended
9/24/15	City Commission	Approved as Recommended
5/18/17	City Commission	Adopted on First Reading (Ordinance)

[140820A Staff report 20150330.pdf](#)  
[140820B Attach A Application 20150330.pdf](#)  
[140820C Maps D-1 - Exh D-5 20150330.pdf](#)  
[140820D Attach E List of Parcels 20150330.pdf](#)  
[140820E CPB minutes 20150330 .pdf](#)  
[140819 & 140820 Nancy Loeper \(Citizen\) Letter 20150330.pdf](#)  
[140820A Staff report 20150330.pdf](#)  
[140820B Attach A Application 20150330.pdf](#)  
[140820C Maps D-1 - Exh D-5 20150330.pdf](#)  
[140820D Attach E List of Parcels 20150330.pdf](#)  
[140820E CPB minutes 20150330 .pdf](#)  
[140820A Staff report 20150512.pdf](#)  
[140820B Attach A Application 20150512.pdf](#)  
[140820C Maps D-1 - Exh D-5 20150512.pdf](#)  
[140820D Attach E List of Parcels 20150512.pdf](#)  
[140820E CPB minutes 20150512 .pdf](#)  
[140820F Zoning Maps 20150512.pdf](#)  
[140820G Area Maps 20150512.pdf](#)  
[140820H Overall Zoning Map Plan Board Recommendation 20150512 \(2\).pdf](#)  
[140820I Overall Zoning Map Alternative Recommendation 20150512 \(1\).pdf](#)  
[140820J staff ppt 20150512.pdf](#)  
[140820 Letter 20150512.pdf](#)  
[140820A Staff report 20150618.pdf](#)  
[140820B Attach A Application 20150618.pdf](#)  
[140820C Maps D-1 - Exh D-5 20150618.pdf](#)  
[140820D Attach E List of Parcels 20150618.pdf](#)  
[140820E CPB minutes 20150618 .pdf](#)  
[140820F Zoning Maps 20150618.pdf](#)  
[140820G Area Maps 20150618.pdf](#)  
[140820H Overall Zoning Map Plan Board Recommendation 20150618.pdf](#)  
[140817I Maps Existing and Proposed Zoning 20150618.pdf](#)  
[140820J staff ppt 20150618.pdf](#)  
[140820A Staff report 20150930.pdf](#)  
[140820B Attach A Application 20150930.pdf](#)  
[140820C Maps D-1 - Exh D-5 20150930.pdf](#)  
[140820D Attach E List of Parcels 20150930.pdf](#)  
[140820E CPB minutes 20150930 .pdf](#)  
[140820F Zoning Maps 20150930.pdf](#)

[140820G Area Maps 20150930.pdf](#)  
[140820H Overall Zoning Map Plan Board Recommendation 20150930.pdf](#)  
[140820I Overall Zoning Map Alternative Recommendation 20150930.pdf](#)  
[140820J staff ppt 20150930.pdf](#)  
[140820B Revised Staff Report 20170518](#)  
[140820A1 draft ordinance 20170518.pdf](#)  
[140820A2 draft ordinance exhibit A SAP maps 20170518.pdf](#)  
[140820A3 draft ordinance exhibit B parcel list 20170518.pdf](#)  
[140820A4 draft ordinance exhibit C zoning district maps 20170518.pdf](#)  
[140820 MOD Additional Back-up 20170518.pdf](#)

[160679.](#)

### **BUTLER DEVELOPMENT MASTER SIGNAGE PLAN ADMENDMENT (B)**

Ordinance No. 160679, Petition PB-16-169 PDA

An ordinance of the City of Gainesville, Florida, amending the Master Signage Plan that regulates signage within the Butler Development, a Planned Development (PD) zoning district that consists of approximately 267 acres generally located north of SW Archer Road, south of SW 24th Avenue, east of SW 40th Boulevard, and west of SW 34th Street; providing for enforcement; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

*Explanation: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT*

*NOTE: Page 17 of Exhibit A - "Butler Development Master Signage Plan" to the ordinance was amended after first reading, on July 6, 2017, to incorporate City Commission's requested changes.*

*This ordinance will amend the adopted Master Signage Plan that regulates signage within the Butler Development, a Planned Development (PD) zoning district that consists of approximately 267 acres generally located north of SW Archer Road, south of SW 24th Avenue, east of SW 40th Boulevard, and west of SW 34th Street. On November 21, 2013, the City Commission adopted Ordinance No. 121108, which rezoned Butler Development to PD. PD is a zoning district that may be adopted with customized land development regulations, such as a unified signage plan, which are intended to promote and address unique and innovative development that is not provided for in the Land Development Code but is nevertheless consistent with and promoted by the City of Gainesville Comprehensive Plan and is otherwise in accordance with law. Accordingly, Butler Development PD Ordinance No. 121108 included certain custom signage regulations but also included a provision that allows the*

developer to submit a Master Signage Plan in lieu of the PD signage regulations, subject to review and approval by the City Commission. On January 15, 2015, the City Commission adopted Ordinance No. 140501 to adopt the Butler Development Master Signage Plan that is being amended by this ordinance.

This ordinance amends the Butler Development Master Signage Plan by expanding the amount of signage currently allowed. The applicant has indicated that the purpose of the changes is to meet the needs of the end users and to enhance the development's presence and visibility on I-75. The proposed changes include:

- Increasing the width of the "Landmark Sign" (I-75 highway sign) structure without increasing the permitted sign area.
- Increasing the number of building signs allowed per tenant from 3 to 4.
- Increasing the allowable sign area on the sides of buildings without an entrance from 32 square feet to a proportional amount of signage based on the length of the building side (up to 200 square feet per sign and 400 square feet in aggregate).
- Allowing digital and electronic format signs that are visible from public or private streets. (Previous provision restricted the use of these signs to kiosks or booths that were not visible to motorists.)
- Minor increases to other pedestrian oriented signage.

The City Plan Board, on January 26, 2017, held a public hearing and voted to recommend that the City Commission approve the amendments to the Master Signage Plan.

#### CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and shall become effective immediately upon adoption at second reading.

**RECOMMENDATION**            The City Commission adopt the proposed ordinance.

#### Legislative History

7/6/17	City Commission	Approved (Petition) and Adopted on First Reading (Ordinance), as modified
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[160679 Staff report and Exhibits A&B 20170126](#)  
[160679A draft ordinance 20170706.pdf](#)  
[160679AB master sign plan strike through & underlined changes 20170706.pdf](#)  
[160679C Staff report and Exhibits A&B 20170706.pdf](#)  
[160679D CPB minutes 20170706.pdf](#)  
[160679E Staff PPT 20170706.pdf](#)  
[160679A draft ordinance 20170706.pdf](#)  
[160679B master sign plan strike through & underlined changes 20170706.pdf](#)  
[160679 Quasi-Judicial Form 20170706.pdf](#)  
[160679A draft ordinance 20170720.pdf](#)  
[160679B master sign plan strike through & underlined changes 20170720.pdf](#)

[160967.](#)

**COMPREHENSIVE PLAN AMENDMENT - UPDATE OF THE  
5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS IN THE  
CAPITAL IMPROVEMENTS ELEMENT (B)**

Ordinance No. 160967; Petition No. PB-17-29 CPA

An ordinance of the City of Gainesville, Florida, updating Table 14: 5-Year Schedule of Capital Improvements in the Capital Improvements Element of the Comprehensive Plan; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT REPORT*

*NOTE: The ordinance was amended after first reading, on July 6, 2017, to incorporate City Commission's requested changes to number 36 in Table 14.*

*This ordinance is the state-required annual update of the City's 5-Year Schedule of Capital Improvements, which is found in the Capital Improvements Element of the Comprehensive Plan. This update will reflect the City's capital improvements projects that are scheduled through FY 2020/2021. Capital improvements are defined as: land, non-structural improvements to land, and structures (including the costs for design, permitting, construction, furnishings and equipment) with a unit cost of \$25,000 or more and that have an expected life of at least two years. The capital improvements in the 5-Year Schedule are primarily related to levels of service (LOS) adopted in the Comprehensive Plan and are needed to: correct existing deficiencies in LOS; maintain existing LOS; or deal with projected LOS deficiencies that will occur during the 5-year planning period of FYs 2016/2017 - 2020/2021. Planning staff finds that the proposed 5-Year Schedule is consistent with the various elements of the Comprehensive Plan.*

*The City Plan Board held a public hearing on April 27, 2017, where it voted to recommend approval of this update.*

**CITY ATTORNEY MEMORANDUM**

*This ordinance requires two hearings and shall become effective immediately upon adoption at second reading.*

**RECOMMENDATION**            *The City Commission to adopt the proposed ordinance.*

**Legislative History**

7/6/17            City Commission            Approved (Petition) and Adopted on First Reading (Ordinance), as modified

[160967 Staff report and Exhibits A-1 - A-3\\_20170427](#)

[160967A draft ordinance 20170706.pdf](#)

[160967B Staff report w Exhibits A-1 thru A-3\\_20170706.pdf](#)

[160967C CPB minutes 20170706.pdf](#)

[160967D Staff PPT\\_20170706.pdf](#)

[160967A draft ordinance 20170720.pdf](#)

[140818](#)

**TEXT CHANGE - COMPREHENSIVE REVISION TO THE LAND DEVELOPMENT CODE**

Ordinance No. 140818

An ordinance of the City of Gainesville, Florida, comprehensively revising the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) by deleting the entirety of the existing text and adopting new text to delete certain existing zoning districts and special area plans, to create new zoning districts with associated regulations, and to reorganize, update, and clarify the text of the Land Development Code; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

**MODIFICATION - ADDED ITEM**

***Explanation: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT***

*Update since first reading: On May 18, 2017, the City Commission approved this ordinance on first reading. Since that time, city staff has revised this ordinance to incorporate ordinances that have been adopted by the City Commission that amended the Land Development Code and to make various corrections to typos and scrivener's errors.*

*This ordinance comprehensively amends the Land Development Code*

*(Chapter 30 of the City of Gainesville Code of Ordinances) by deleting the entire existing text and adopting new text to: delete certain existing zoning districts and special area plans; create eight new zoning districts (called transect zones) with associated regulations; update and streamline many of the review and approval processes; and reorganize, update and clarify the text of the Land Development Code.*

*The City Plan Board, which acts pursuant to the authority granted in Section 4.02 of the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant to Section 163.3174, Florida Statutes, held a series of public hearings and on December 3, 2014, voted to recommend that the City Commission approve this amendment to the text of the Land Development Code. Subsequently, the City Commission held a series of public hearings and on September 30, 2015, approved the petition associated with this ordinance and authorized the drafting of this ordinance.*

#### CITY ATTORNEY MEMORANDUM

*This ordinance requires two hearings and shall become effective when Ordinance Nos. 140817 and 140819 become effective as provided therein.*

#### RECOMMENDATION

*The City Commission adopt the proposed ordinance.*

#### Legislative History

3/30/15	City Commission	Continued (Petition)
4/16/15	City Commission	Continued (Petition)
5/12/15	City Commission	Continued (Petition)
6/18/15	City Commission	Approved as Recommended
9/24/15	City Commission	Approved as Recommended
5/18/17	City Commission	Adopted on First Reading (Ordinance)

[140818A Staff report 20150330.pdf](#)  
[140818B Exh A Application 20150330.pdf](#)  
[140818C Exh B-1 Transect Zones and Standards 20150330.pdf](#)  
[140818D Ch 30 Table of Contents 20150330.pdf](#)  
[140818E Art I GenProvisions 20150330.pdf](#)  
[140818F Art II Def and Rules 20150330.pdf](#)  
[140818G Art III Vested Rights Reviewing 20150330.pdf](#)  
[140818H Art IV ReviewAuthAndProced 20150330.pdf](#)  
[140818I Art V District Regs 20150330.pdf](#)  
[140818J Art VI Spec Reg Uses 20150330.pdf](#)  
[140818K Art VII DevSubdivDesign 20150330.pdf](#)  
[140818L Art VIII Parking and Loading Regs 20150330.pdf](#)  
[140818M Art IX EnvMgmt 20150330.pdf](#)  
[140818N Art X Sign Regs 20150330.pdf](#)  
[140818O CPB minutes 20150330 .pdf](#)  
[140818A Staff report 20150416.pdf](#)  
[140818B Exh A Application 20150416.pdf](#)  
[140818C Exh B-1 Transect Zones and Standards 20150416.pdf](#)  
[140818D Ch 30 Table of Contents 20150416.pdf](#)  
[140818E Art I GenProvisions 20150416.pdf](#)  
[140818F Art II Def and Rules 20150416.pdf](#)  
[140818G Art III Vested Rights Reviewing 20150416.pdf](#)  
[140818H Art IV ReviewAuthAndProced 20150416.pdf](#)  
[140818I Art V District Regs 20150416.pdf](#)  
[140818J Art VI Spec Reg Uses 20150416.pdf](#)  
[140818K Art VII DevSubdivDesign 20150416.pdf](#)  
[140818L Art VIII Parking and Loading Regs 20150416.pdf](#)  
[140818M Art IX EnvMgmt 20150416.pdf](#)  
[140818N Art X Sign Regs 20150416.pdf](#)  
[140818O CPB minutes 20150416 .pdf](#)  
[140818A Staff report 20150512.pdf](#)  
[140818B Exh A Application 20150512.pdf](#)  
[140818C Exh B-1 Transect Zones and Standards 20150512.pdf](#)  
[140818D Ch 30 Table of Contents 20150512.pdf](#)  
[140818E Art I GenProvisions 20150512.pdf](#)  
[140818F Art II Def and Rules 20150512.pdf](#)  
[140818G Art III Vested Rights Reviewing 20150512.pdf](#)  
[140818H Art IV ReviewAuthAndProced 20150512.pdf](#)

[140818I\\_Art V\\_District Regs\\_20150512.pdf](#)  
[140818J\\_Art VI\\_Spec Reg Uses\\_20150512.pdf](#)  
[140818K\\_Art VII\\_DevSubdivDesign\\_20150512.pdf](#)  
[140818L\\_Art VIII\\_Parking and Loading Regs\\_20150512.pdf](#)  
[140818M\\_Art IX\\_EnvMgmt\\_20150512.pdf](#)  
[140818N\\_Art X\\_Sign Regs\\_20150512.pdf](#)  
[140818O\\_CPB minutes\\_20150512.pdf](#)  
[140818A\\_Staff report\\_20150618.pdf](#)  
[140818B\\_Exh A\\_Application\\_20150618.pdf](#)  
[140818C\\_Exh B-1 Transect Zones and Standards\\_20150618.pdf](#)  
[140818D\\_Ch 30 Table of Contents\\_20150618.pdf](#)  
[140818E\\_Art I\\_GenProvisions\\_20150618.pdf](#)  
[140818F\\_Art II\\_Def and Rules\\_20150618.pdf](#)  
[140818G\\_Art III\\_Vested Rights Reviewing\\_20150618.pdf](#)  
[140818H\\_Art IV\\_ReviewAuthAndProced\\_20150618.pdf](#)  
[140818I\\_Art V\\_District Regs\\_20150618.pdf](#)  
[140818J\\_Art VI\\_Spec Reg Uses\\_20150618.pdf](#)  
[140818K\\_Art VII\\_Development and Subdivision Design\\_20150618.pdf](#)  
[140818L\\_Art VIII\\_Parking and Loading Regs\\_20150618.pdf](#)  
[140818M\\_Art IX\\_EnvMgmt\\_20150618.pdf](#)  
[140818N\\_Art X\\_Sign Regs\\_20150618.pdf](#)  
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[140818A\\_Staff report\\_20150930.pdf](#)  
[140818B\\_Exh A\\_Application\\_20150930.pdf](#)  
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[140818C Staff PPT 20170518](#)  
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## **PLANNING PETITIONS**

**CITIZEN COMMENT - For items not on the agenda, limited to 3 minutes per citizen and not to exceed 30 minutes total**

## **COMMISSION COMMENT**

**10:00pm or earlier - Adjourn - If later than 10:00pm, the Commission may waive the rules to extend the meeting or may schedule a date/time to continue the meeting**