

# City of Gainesville

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



## **Meeting Agenda**

**January 23, 2020**

**6:30 PM**

**City Hall Auditorium, 200 East University Ave**

## **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  
James Blythe - Member  
Robert Hyatt - School Board Representative***

**CALL TO ORDER****ROLL CALL**[190886.](#)

**City Plan Board Attendance Roster: June 27, 2019 through January 23, 2020 (B)**

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

[190886\\_CPB Attendance\\_2020\\_20200123](#)

**ADOPTION OF THE AGENDA****APPROVAL OF MINUTES**[190887.](#)

**Draft Minutes of the December 10, 2019 City Plan Board Meetings (B)**

**RECOMMENDATION**

*Staff is requesting that the City Plan Board review the draft minutes from the December 10, 2019 meetings and vote to approve the minutes.*

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

[190887\\_CPB 191210 Minutes\\_20200123](#)

**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:**[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*

**RECOMMENDATION**

**Staff to City Plan Board - Approve Petition PB-19-128 LUC.**

[190533 PB-19-128 LUC Staff Report with Appendices 20200123](#)

[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 PB-19-129 ZON Staff Report with Appendices 20200123](#)

**NEW BUSINESS:**

[190696.](#)

**Nomination for placement of the Masonic Lodge #41 onto the Local Register of Historic Places. (B)**

**Petition HP-19-112. Sarit Sela, agent for the City of Gainesville. Local landmark nomination for the placement of the Masonic Lodge #41 on the Local Register of Historic Places. Located at 215 N. Main Street. This building is listed on the National Register of Historic Places.**

*Explanation: Enclosed is the application for nomination of the Masonic Lodge #41 onto the Local Register of Historic Places. The building is located on the southeast corner of NE 3rd Avenue and N. Main Street, at 215 N. Main Street. In accordance with Section-4.28.C. of Article IV of the City of Gainesville Land Development Code, there is a process for the placement of sites, buildings, structures, objects, and districts as historic or architecturally significant. Specific architectural details with pictures and illustrations are included with the registration form that was submitted by the applicants for the consideration of the nomination.*

*During the November 7, 2019 City Commission meeting, the commission voted to have staff submit an application for nomination of the Masonic Lodge #41 for placement on the local register of historic places. The application has been submitted without the consent of the property owner, thus requiring a six-ninths vote of the Historic Preservation Board for approval of the nomination.*

*The board must make findings concerning why they approved or did not approve the nomination based on the appropriate criteria for listing on the local register. After the Historic Preservation Board votes on the matter the recommendation with the application materials will be sent to the City Plan Board for their consideration. The nomination shall then be handled like any other rezoning and the procedures for amendments to the Land Development Code shall be followed. If the Historic Preservation Board recommends the nomination of the building onto the local register, no demolition permit or relocation of the structure shall be issued unless the process for a certificate of appropriateness is followed and the board finds that a permit may be issued.*

*The City Commission has the final vote concerning the placement of the building on the local register of historic places.*

**RECOMMENDATION**

*Staff to Historic Preservation Board - Approve the nomination for placement of the Masonic Lodge #41 onto the Local Register of Historic Places. Staff recommends approval of the landmark nomination based on review criteria a, b, and c:*

*a. Is associated with events that are significant to our local, state, or national history; - The membership of the lodge consisted of local politicians, businessmen, and developers whom played an important role in shaping Gainesville. The lodge has served continually since its construction and was chartered on January 15, 1857. Members of the lodge have held numerous positions with the city, county, and state government to include former US Senator David L. Yulee; W.A. Shands, former president of state senate; and former Gainesville mayor, William Rueben Thomas. The lodge has also produced three Grand Masters, three Grand High Priests,*

*one Grand Eminent Commander, and two Grand Worthy Patrons.*

*b. Embodies the distinctive characteristics of a type, period, or method of construction; - The building is an example of the ornate form of architecture used for public and civic buildings in the early 20th century. The building was constructed in 1908 and has survived with no major alterations and maintaining its ornamental architecture. The original finishes, features, and windows remain intact. The lodge is a rectangular, 2 story Italian Renaissance style building with a pediment hip roof and wide overhanging eaves. The building was designed by architect J.H.W. Hawkins of Jacksonville, Florida. The lodge was constructed by the Edding Manufacturing Company of sand brick masonry laid in a stretcher bond and pre-cast concrete made by the W.T. Hughes Company of Tampa. The lodge is one of two buildings in Gainesville that exemplify Italian Renaissance architecture.*

*c. Represents the work of a master; - J.H.W. Hawkins graduated in 1879 from Cornell University with a degree in architecture. He designed and oversaw a number of projects between 1879-1922 in Denver, Colorado; Jacksonville, Florida; Lincoln, Nebraska; and Wilkes-Barre Pennsylvania, some of which are listed on the National Register including the Dietz Memorial United Methodist Church, formerly known as the Saint Matthias' Episcopal Church. He is most notably known for designing Nebraska Hall (demolished) at the University of Nebraska.*

*Historic Preservation Board to City Plan Board - Approve the nomination for placement of the Masonic Lodge #41 onto the Local Register of Historic Places.*

*Staff to City Plan Board - Approve the nomination for placement of the Masonic Lodge #41 onto the Local Register of Historic Places.*

[190696\\_HP-19-112\\_HPBB Staff Report\\_20200123](#)

[LetterofSupport\\_Alachua Co Historical Commission\\_Masonic Lodge](#)

[LetterofSupport\\_Holy Trinity Episcopal School of Gainesville Inc.](#)

[Posted Notice](#)

[1266\\_001](#)

**INFORMATION ITEM: Census Complete Count Campaign****BOARD MEMBER COMMENT:****NEXT MEETING DATE: February 27, 2020****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.**