

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final

September 30, 2015

6:00 PM

City Commission Special Meeting

**Gainesville Police Department Hall of Heroes, 545 NW 8th Avenue,
Gainesville, FL**

City Commission

Mayor Ed Braddy (At Large)
Commissioner Harvey Budd (At Large)
Commissioner Helen Warren (At Large)
Commissioner Charles Goston (District 1)
Commissioner Todd Chase (District 2)
Mayor-Commissioner Pro Tem Craig Carter (District 3)
Commissioner Randy Wells (District 4)

Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least two business days in advance.

ADOPTION OF THE AGENDA - 6:03 PM**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**PUBLIC HEARINGS****PLAN BOARD PETITIONS**[140817.](#)**Amend Comprehensive Plan Text (B)**

Petition PB-14-40 CPA. City Plan Board. Amend the text of the Comprehensive Plan for consistency with proposed changes to the Land Development Code and to create new land use categories. Related to Petitions PB-14-41 TCH and PB-14-42 LUC. **expected presentation time 8 minutes**

Explanation: This petition amends policies in the City's Comprehensive Plan in recognition of the proposed new Land Development Code that introduces updated regulations and proposed new zoning districts. The backup material contains all of the proposed text changes to the Comprehensive Plan.

Several new future land use categories are being proposed to form the basis for the new zoning districts being added in the proposed Land Development Code update. Some existing future 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.

Public notice was published in the Gainesville Sun on April 16, 2014 and

November 17, 2014. The City Plan Board held a public hearing on December 3, 2014 and voted 5-0 to approve the petition. The Plan Board did recommend deleting the following text in the Urban Mixed-Use High Intensity land use category: "in the physical, engineering and life sciences" because the language could be construed as being too limited in terms of scientific research. The text provided in the backup materials has been changed to reflect this Plan Board recommendation.

Fiscal Note: None.

RECOMMENDATION

Staff to City Commission - The City Commission approve petition PB-14-40 CPA and direct staff to begin working with the City Attorney to draft the ordinance.

Staff to City Plan Board - Staff recommended approval of Petition PB-14-40 CPA.

Alternative Recommendation - The City Commission continue the petition to the November 5, 2015 City Commission meeting.

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

[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 20150512](#)
[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 20150618](#)
[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](#)

[140818.](#)

Update the Land Development Code (B)

Petition PB-14-41 TCH. City Plan Board. Amend the Land Development Regulations to update the Land Development Code to add new zoning districts, a revised list of uses, and associated regulations. Related to Petitions PB-14-40 CPA, PB-14-42 LUC, and PB-14-43 ZON. **expected presentation time 20 minutes**

Explanation: This amendment reorganizes, updates, and clarifies many of the existing zoning and development regulations in the Land Development Code. Many of the review and approval processes described within the code will also be streamlined as a part of the amendment. At the same time, this petition proposes to create eight new zoning districts (called transect zones) that are designed to apply within the areas around downtown Gainesville and the University of Florida. These new districts are also designed to replace the existing special area plans that serve as zoning overlays within these areas. Therefore, the proposed amendment will eliminate several existing zoning categories, as well as several special area plans that currently apply to properties within the City.

Public notice was published in the Gainesville Sun on April 16, 2014 and November 17, 2014. The City Plan Board held a public hearing on December 3, 2014 and voted 5-0 to approve the petition.

Fiscal Note: None.

RECOMMENDATION

Staff to City Commission - The City Commission approve petition PB-14-41 TCH and direct staff to begin working with the City Attorney to draft the ordinance.

Staff to City Plan Board - Staff recommended approval of Petition PB-14-41 TCH.

Alternative Recommendation -The City Commission continue the petition to the November 5, 2015 City Commission meeting.

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

[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](#)
[140818O_CPB minutes_20150618.pdf](#)
[140818A_Staff report_20150930.pdf](#)
[140818B_Exh A_Application_20150930.pdf](#)
[140818C_Exh B-1 Transect Zones and Standards_20150930.pdf](#)
[140818D_Ch 30 Table of Contents_20150930.pdf](#)
[140818E_Art I_GenProvisions_20150930.pdf](#)
[140818F_Art II_Def and Rules_20150930.pdf](#)
[140818G_Art III_Vested Rights Reviewing_20150930.pdf](#)
[140818H_Art IV_ReviewAuthAndProced_20150930.pdf](#)
[140818I_Art V_District Regs_20150930.pdf](#)
[140818J_Art VI_Spec Reg Uses_20150930.pdf](#)
[140818K_Art VII_Development and Subdivision Design_20150930.pdf](#)
[140818L_Art VIII_Parking and Loading Regs_20150930.pdf](#)
[140818M_Art IX_EnvMgmt_20150930.pdf](#)
[140818N_Art X_Sign Regs_20150930.pdf](#)
[140818O_CPB minutes_20150930.pdf](#)

[140819.](#)**Amend Future Land Use Category on properties (B)**

Petition PB-14-42 LUC. City Plan Board. Amend the City of Gainesville Future Land Use Map from multiple land use categories (Mixed-Use High-Intensity, Urban Mixed-Use 1, Urban Mixed-Use 2, Mixed-Use Residential, Residential High-Density, Mixed-Use Low, Mixed-Use Medium, Public and Institutional Facilities, Office, Residential Low-Density, Residential Medium-Density, Commercial, Single-Family, or Industrial) to Urban Core, Urban Mixed-Use High Intensity, Urban Mixed-Use, Mixed-Use Office/Residential, or Residential Low-Density. Related to Petitions PB-14-40 CPA, PB-14-41 TCH, and PB-14-43 ZON. **expected presentation time 5 minutes**

Explanation: This petition involves approximately 1,829 acres of land. This represents approximately 4.52% of the City's land area. The proposed large-scale land use changes are related to a proposal to update the City's Land Development Code (see Petition PB-14-41 TCH and Petition PB-14-43 ZON) that proposes rezoning of properties consistent with the proposed new land use categories. It is also related to the proposed Comprehensive Plan text amendments needed to form the basis for the updated Land Development Code and new zoning districts (see Petition PB-14-40 CPA).

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. The City rescinded transportation concurrency when it adopted its new Plan in 2013.

Public notice was published in the Gainesville Sun on April 16, 2014 and November 17, 2014. The City Plan Board held a public hearing on December 3, 2014 and voted 5-0 to approve the petition.

Fiscal Note: None.

RECOMMENDATION

Staff to City Commission - The City Commission approve petition PB-14-42 LUC and direct staff to begin working with the City Attorney to draft the ordinance.

Staff to City Plan Board - Staff recommended approval of Petition PB-14-42 LUC.

Alternative Recommendation - The City Commission continue the petition to the November 5, 2015 City Commission meeting.

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

[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](#)

[140820.](#)

Rezone property from multiple zoning districts to several new zoning districts (B)

Petition PB-14-43 ZON. City Plan Board. Rezone property from multiple zoning districts (RSF-1: 3.5 units/acre single-family

residential; RSF-3: 5.8 units/acre single-family residential district; RSF-4: 8 units/acre single-family residential; RMF-5: 12 units/acre single-family/multiple-family residential; RMF-6: 8-15 units/acre multiple-family residential; RMF-7: 8-21 units/acre multiple-family residential; RMF-8: 8-30 units/acre multiple-family residential; RC: 12 units/acre residential conservation; RMU: Up to 75 units/acre residential mixed use; RH-1: 8-43 units/acre residential high density; RH-2: 8-100 units/acre residential high density district; OR: 20 units/acre office residential; OF: General office; BUS: General business; BA: Automotive-oriented business; BT: Tourist-oriented business; MU-1: 8-30 units/acre mixed use low intensity; MU-2: 12-30 units/acre mixed use medium intensity; CCD: Up to 150 units/acre central city district; UMU-1: 8-75 units/acre, and up to 25 additional units/acre by special use permit, urban mixed-use; UMU-2: 10-100 units/acre, and up to 25 additional units/acre by special use permit, urban mixed-use; W: Warehousing and wholesaling; I-1: Limited industrial district; I-2: General industrial; MD: Medical services; PS: Public services and operations; PD: Planned Development) to T-6: Urban Core; T-5: Urban Mixed-Use High intensity; T4-R: Urban Residential low density; T-4 RMU: Residential Mixed Use; T-4 OR: Urban Office/Residential; T-4 M1: Urban Mixed-Use 1; T-4 C: Mixed-Use Corridor; or T-4 M2: Urban Mixed-Use 2 district. Related to PB-14-42 LUC. **expected presentation time 20 minutes**

Explanation: This petition proposes to rezone properties to the new transect zoning districts that will be created as part of the related Land Development Code text amendment (PB-14-41 TCH). This text amendment is also associated with PB-14-40 LUC, which is an amendment to the Comprehensive Plan to create new land use categories that correspond with the proposed new zoning districts.

The proposed 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.

Public notice was published in the Gainesville Sun on April 16, 2014 and November 17, 2014. The City Plan Board held a public hearing on December 3, 2014 and voted 5-0 to approve the petition.

Fiscal Note: None.

RECOMMENDATION

Staff to City Commission - The City Commission approve petition PB-14-43 ZON and direct staff to begin working with the City Attorney to draft the ordinance.

Staff to City Plan Board - Staff recommended approval of Petition PB-14-43 ZON.

Alternative Recommendation - The City Commission continue the petition to the November 5, 2015 City Commission meeting.

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

[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 2015012.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 2015618.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 2015930.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 Aternative Recommendation 20150930.pdf](#)

[140820J staff ppt 20150930.pdf](#)

ADJOURNMENT - 10:45 PM