

City of Gainesville

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



Meeting Agenda

November 13, 2019

6:30 PM

City Hall Auditorium, 200 East University Avenue

City Plan Board

*Bob Ackerman - Chair
Megan Walker-Radtke - Vice Chair
Stephanie Sutton - Member
Erin Condon - Member
Terry Clark - Member
Christian Newman - Member
Thomas Hawkins - Member
Robert Hyatt - School Board Representative
Staff Liaison - Megan Echols*

CALL TO ORDER**ROLL CALL**[190636.](#)

City Plan Board Attendance Roster: April 25, 2019 through November 13, 2019 (B)

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

[190636_CPBA Attendance .2019](#)

ADOPTION OF THE AGENDA**APPROVAL OF MINUTES**[190637.](#)

Draft Minutes of the October 24, 2019 City Plan Board Meetings (B)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the October 24, 2019 meetings and vote to approve the minutes.

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

[190637_CPBA 191024 Minutes Draft](#)

ANNOUNCEMENT: Section 30-3.3 of the Land Development Code establishes the Plan Board, including its membership; rules of procedure; and functions, powers and duties. The Plan Board is advisory to the City Commission on most planning petitions. Appeals of Plan Board decisions concerning Special Use Permits are to a hearing officer within 30 calendar days of the decision (see Sec. 30-3.58(C.) of the Land Development Code). The procedure for an appeal is set forth in Sec. 30-3.58.

REQUEST TO ADDRESS THE BOARD**MEMBER COMMENT****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](#)

[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](#)

NEW BUSINESS:

[190635.](#)

Special Use Permit to Increase Residential Density to 125 Units Per Acre in the Urban 9 (U9) Zone (B)

Petition PB-19-090 SUP. EDA, Inc. Petition for special use permit to increase residential density from 100 dwelling units per acre to 125 dwelling units per acre in the U9 zone. Proposed site is located east of

SW 13th Street and north of SW 5th Avenue.

Explanation: Petition to increase residential density from 100 dwelling units per acre to 125 dwelling units located on parcel 13129-000-000. Per Section 30-4.13 Building Form Standards, Table V-2 Building Form Standards within Transects; a maximum of 100 dwelling units per acre is allowed by-right in U9 zones. Up to 125 dwelling units is allowed in U9 zones with a Special Use Permit.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-19-090 SUP.

[190635 Staff Report with Appendices A-E 20191113](#)

INFORMATION ITEM: N/A

BOARD MEMBER COMMENTS

NEXT MEETING DATE: December 12, 2019 at 6:30 PM

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.