

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda

January 28, 2021

6:30 PM

200 East University Avenue, City Hall Auditorium

City Plan Board

*Stephanie Sutton - Vice Chair
Bob Ackerman - Member
Christian Newman - Member
Thomas Hawkins - Member
James Blythe - Member
Sophia Corugedo - Member
Jason Hurst - Member*

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.

DRAFT AGENDA**CALL TO ORDER****ROLL CALL****ADOPTION OF THE AGENDA****APPROVAL OF THE MINUTES:**[200651.](#)**Draft Minutes of the January 4, 2020 City Plan Board Meetings (B)****RECOMMENDATION**

Staff is requesting that the City Plan Board review the draft minutes from the January 4, 2020 meetings and vote to approve the minutes.

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

[CPB 210104 Minutes Draft](#)**BOARD ELECTIONS**

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:**[200722.](#)**Amend the Land Development Code to modify requirements for neighborhood workshop and public notification (B)**

Petition PB-20-159 TCH. City of Gainesville. Text amendment to the Land Development Code to modify requirements for neighborhood workshop and public notification.

Explanation: This petition requests to amend Article III, Division 1 of the Land Development Code to require additional processes and information to be submitted as part of the Neighborhood Workshop process.

Every application that requires board approval, including future land use map changes, re-zonings, special use permits, as well as subdivisions and development plans which do not require board approval, must first hold a neighborhood workshop and shall include in the application a written record of such meeting.

The proposed amendments would require a more robust public participation process which would not only include additional requirements for neighborhood workshops, but would also require submittal of a Public Participation Report documenting the results of the public participation effort.

Fiscal Note: None.

RECOMMENDATION *Staff to City Plan Board - Approve Petition PB-20-159 TCH.*

[200722B Neighborhood workshop Amendments](#)

[200722A CodeChangeinfo Neighborhood workshop notification](#)

NEW BUSINESS:

[200723.](#)

Oak Hall School Land Use Change (B)

City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Institutional to City of Gainesville Education. Located at 1700 SW 75th Street. Related to PB-20-02 ZON.

Explanation: This petition serves to amend the land use of the subject property from Alachua County Institutional to City of Gainesville Education (E). The proposed land use amendment is a result of the annexation of the property into municipal limits on February 20, 2020.

In accordance with Comprehensive Plan Policy 4.4.1 of the Future Land Use Element, the City shall facilitate incorporation of an annexed property by establishing City land use designations and implementing zoning subsequent to annexation. The property is subject to a related rezoning request (PB-20-02 ZON) from Alachua County Planned Use District (PD) to City of Gainesville Planned Use District (PD).

Fiscal Note: None

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-20-01 LUC.*

[200723 PB-20-0 LUC Oak Hall School Staff ReportwAppendices 2021012](#)

[200724.](#)

Oak Hall School Rezoning (B)

City of Gainesville. Rezone property from Alachua County Planned

District (PD) to City of Gainesville Planned District (PD). Located at 1700 SW 75th Street. Related to PB-20-01 LUC.

Explanation: This petition serves to rezone the property from Alachua County Planned Use District (PD) to City of Gainesville Planned Use District (PD). The proposed rezoning is a result of the annexation of the property into municipal limits on February 20, 2020.

In accordance with Comprehensive Plan Policy 4.4.1 of the Future Land Use Element, the City shall facilitate incorporation of an annexed property by establishing City land use designations and implementing zoning subsequent to annexation. The property is subject to a related rezoning request (PB-20-01 LUC) from Alachua County Institutional to City of Gainesville Education (E).

Fiscal Note: None.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-20-02 ZON.*

[200724 PB-20-02 ZON Oak Hall School Staff Report w Appendices 20210](#)

[200725.](#)

**Amend Future Land Use Map from City of Gainesville RM: Residential Medium (8-30 units per acre) to City of Gainesville MUL: Mixed-Use Low-Intensity (8-30 units per acre).
Petition PB-20-00115 LUC. eda, Agent for for Rohatgi of Williston, LLC Property (owner). Amend Future Land Use Map from City of Gainesville RM: Residential Medium (8-30 units per acre) to City of Gainesville MUL: Mixed-Use Low-Intensity (8-30 units per acre).
Located at 423 SE Williston Rd.**

Explanation: Applicant is requesting a land use change from City of Gainesville RM: Residential Medium (8-30 units per acre) to City of Gainesville MUL: Mixed-Use Low-Intensity (8-30 units per acre).

Fiscal Note: None.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-20-00115 LUC.*

[PB-20-00115 LUC SE Williston Staff Report with Appendices 20210128](#)

[PB-20-00115 LUC SE Williston CPB Presentation 20210128](#)

[200726.](#)

**Rezoning of subject property from City of Gainesville RMF-6: Residential Multi-Family (8-10 dwelling units per acre) to City of Gainesville MU-1: Mixed-Use Low-Intensity (8-30 dwelling units per acre).
Petition PB-20-00003 ZON. eda, Agent for Rohatgi of Williston, LLC Property (owner). Rezone property from City of Gainesville RMF-6: Residential Multi-Family (8-10 dwelling units per acre) to City of**

Gainesville MU-1 Mixed-Use Low-Intensity (8-30 dwelling units per acre). Located at 423 SE Williston Rd.

Explanation: Applicant is requesting a rezoning of the subject property from City of Gainesville RMF-6: Residential Multi-Family (8-10 dwelling units per acre) to City of Gainesville MU-1 Mixed-Use Low-Intensity (8-30 dwelling units per acre).

Fiscal Note: None.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-20-00003 ZON.*

[PB-20-00003 ZON SE Williston Staff Report with Appendices 20210128](#)

[PB-20-00003 ZON SE Williston CPB Presentation 20210128](#)

[200727.](#)

Text change to the City's Land Development Code to allow agricultural uses within certain zoning districts

Petition PB-20-158 TCH. City of Gainesville. Proposed text amendment to Land Development Code Article II Definitions, Article IV Zoning, and Article V Use Standards, to allow for agricultural uses.

the Land Development Code to allow for agricultural uses within various zoning districts, along with applicable use standards added to Article V.

Explanation: Proposed text amendment to Article II Definitions, Article IV Zoning, and Article V Use Standards, to allow for agricultural uses. Three new uses would be added to the permitted use tables: Market farm, Market garden, and Subsistence garden. These uses would be permitted by-right or would require approval of a Special Use Permit, depending on the particular use and the zoning district.

Fiscal Note: None.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-20-158 TCH.*

[200727A Urban Agriculture Summary Sheet](#)

[200727B Draft Urban Ag Ordinance updated 9-14-2020](#)

[200727C Urban Ag Ordinance Public Feedback w. responses 9-14-2020](#)

[200728.](#)

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

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

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

Fiscal Note: None.

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

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

[200728D TMPA Zones Map](#)

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

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

[200729.](#)

Heritage Overlay District Text Change (B)

Explanation: At their November 19th, 2020 meeting the City Commission directed staff to move forward with amendments to existing Heritage Overlay District regulations. The amendments are intended to make the designation process easier and create a more holistic process focused on orienting development in the neighborhood towards the vision people have for their community moving forward.

The Commission came to a consensus on a few aspects of the revised regulations that were presented at the November 19th meeting including to allow the Development Review Board to review regulated work within the district and to remove fences, windows, and doors from the list of regulated work items. There was also agreement on the importance of having a Neighborhood Narrative developed for each community interested in moving forward with an overlay district. The Neighborhood Narrative will help document what key aspects of the community are important to those living there and what they want their neighborhood to be. These are reflected in the updated version of the overlay draft text. Staff is seeking guidance from the Plan Board on the following details of the revised Heritage Overlay District regulations that arose during the course of making revisions to the existing ordinance and that were discussed by the City Commission during their meeting on November 19th:

1. What should the name of the overlay be? The Commission expressed their desire to move away from the existing name and discussed other names including Neighborhood Conservation District and Cultural Overlay District. Staff has come up with a couple other options as well: Neighborhood Stewardship Overlay District and Neighborhood Cultural Overlay District. Are there any additional recommendations the Plan Board would like to make regarding the name? A selection from the above choices?
2. Is the map outlining potential areas eligible for overlay district

designation consistent with the goals of the updated overlay district?

Should the area shown in the map be edited?

3. *Who should participate in the determination of the area? The existing code limits it to homestead property owners, but the Commission discussed expanding participants to all property owners as well as long-term residents. There was agreement on expanding those eligible to participate, but what amount of time determines who is a "long-term" resident? Is five (5) years sufficient or should it be ten (10) year? Longer?*

4. *Should the threshold for approval of the overlay by members of the neighborhood be increased from simple majority to a higher percentage?*

5. *What aspects of the Neighborhood Narrative are important to consistently document in final reports? The final project report from the Porters Neighborhood Narrative, a project completed in partnership between community members, UF, and the City, is provided in backup for review. Any other recommendations surrounding the Neighborhood Narrative?*

Draft regulations and a draft eligibility map are provided in the backup for Plan Board consideration and further guidance.

RECOMMENDATION *The Plan Board review the materials and provide guidance or direction as appropriate.*

[200479A_Background-HeritageOvrlyZoning_20201105](#)

[200479B_heritage_overlay_draft_map_20210112](#)

[200479C_sample_neighborhood_narrative_0724_PORTERS_FINAL](#)

[3_Sec._30_4.27._Heritage_overlay.New_Update_Draft_20210112](#)

[200479E_Current_Code_Language_Sec._30_4.27._Heritage_overlay.](#)

[200730.](#)

Text change to the City's Land Development Code to modify building frontage, building entrance, and building material requirements for properties in transect zones (B)

Petition PB-20-160 TCH. City of Gainesville. Amend the Land Development Code to modify building frontage, building entrance, and building material requirements for properties in transect zones.

Explanation: Proposed text amendment to Section 30-4.13 Building Form Standards and Section 30-4.14 Building Design Standards to further clarify existing requirements for building frontage and building entrances and add new requirements for building materials.

This change proposes to exempt single-family home construction from building frontage requirements. It would also provide for clarification on building entrance requirements for new commercial construction and add new language to specify acceptable materials for new construction including a maximum percentage of certain types of accent materials.

Fiscal Note: None.

RECOMMENDATION Staff to City Plan Board - Staff recommends approval of Petition PB-20-160 TCH.

[200730B_PB-20-160TCH_Building_Form_and_Design_Proposed_Amendment](#)

[200730A_PB-20-160TCH_Code_Change_Info_Building_Form_and_Design](#)

[200731.](#)

Amend the Land Development Code to modify requirements for right-of-way vacations

Petition PB-20-165 TCH. City of Gainesville. Amend Section 30-3.4 of the Land Development Code to modify requirements for right-of-way vacations.

Explanation: This petition requests to amend Land Development Code Section 30-3.4 to revise review criteria for right-of-way vacations as well as provide for a mechanism for the City to obtain payment for vacated right-of-way.

Section 30-3.4 contains review criteria that effectively requires applications for right-of-way vacations to support the construction of high density, mixed-use projects. This has been a challenge for situations that are not related to new development of mixed-use projects (i.e. city parks, municipal buildings, and single-family development).

RECOMMENDATION Staff to City Plan Board - The City Plan Board approve Petition PB-20-165 TCH.

[200731A_PB-20-165TCH_CodeChangeinfo_ROW_Vacate](#)

[200731B_PB-20-165TCH_Sec. 30 3.41 Proposed Amendments](#)

[200732.](#)

Amend the Comprehensive Plan to remove requirements for right-of-way vacations

Petition PB-21-07 CPA. City of Gainesville. Amend Comprehensive Plan Transportation Element Policy 10.2.1 to remove requirements for right-of-way vacations.

Explanation: This petition requests to remove specific right-of-way vacation criteria from the Transportation Element of the Comprehensive Plan. The Comprehensive Plan is meant to contain broad goals which are implemented by specific requirements in the Land Development Code. The Land Development Code contains the same, as well as additional, criteria for the vacation of right-of-way.

RECOMMENDATION Staff to City Plan Board - Approve Petition PB-21-07 CPA.

[200732A_PB-20-07CPA_CodeChangeinfo_ROW_Vacate](#)

[200732B_PB-20-07CPA_Comp_Plan_Transportation_Element_Policy_10.2.1](#)

INFORMATION ITEM(S): Presentation from City Manager on Strategic Plan

[200614.](#)

City Manager Update on the City's Strategic Planning Process (B)

RECOMMENDATION

The Board hear a presentation from the City Manager on the City's Strategic Plan and the Advisory Board's role relative to this process.

[200614_Strat Plan PPT_FINAL Feldman_20210119.pdf](#)

BOARD MEMBER COMMENT

NEXT MEETING DATE

ADJOURNMENT