

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda

February 25, 2021

6:30 PM

City Hall Auditorium, 200 East University Avenue

City Plan Board

Stephanie Sutton - Chair
Bob Ackerman - Member
Christian Newman - Vice-chair
Thomas Hawkins - Member
James Blythe - Member
Sophia Corugedo - Member
Jason Hurst - Member
Tina Certain (School Board Representative)

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.

CALL TO ORDER**ROLL CALL****ADOPTION OF THE AGENDA (Note: Order of business subject to change)****APPROVAL OF MINUTES**[200651.](#)**Draft Minutes of the January 28, 2020 City Plan Board Meetings (B)****RECOMMENDATION**

Staff is requesting that the City Plan Board review the draft minutes from the January 28, 2020 meetings and vote to approve the minutes.

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

[CPB 210128 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.

OLD BUSINESS:[200729.](#)**Heritage Overlay District Text Change (B)**

Petition PB-21-08 TCH. City of Gainesville. Amend the Land Development Code to modify the purpose, objectives, effect, criteria, and procedures for implementation of the heritage overlay district.

Explanation: At the January 28th, 2021 meeting the City Plan Board was presented information about the Heritage Overlay District amendments the City Commission directed staff to move forward with. There was a brief presentation of background information and discussion on some draft changes made to the overlay district text. The Plan Board provided input on a few aspects of the draft changes. Comments were provided on suggested changes to the draft eligibility map. Suggestions to expand the eligibility area were provided and some discussion took place over whether or not to have an eligibility area at all. Additional discussion related to impacts on development and affordable housing took place. Plan Board members mentioned that changes to the

heritage overlay district text should minimize impacts on affordable housing development. Finally, Plan Board members expressed interest in keeping any new name for the heritage overlay district as simple as possible.

Staff is seeking to continue discussion on this item and receive further input from the Plan Board on key aspects of the proposed changes to the overlay district text.

Important points for consideration and input are:

1. *Eligibility Map.* An updated version of the eligibility map has been provided based on input from Plan Board members during the previous meeting. Is this version more in line with what the plan board would recommend?
2. *Name of the overlay district.* Plan Board members expressed that the name should be simple. Since the City Commission expressed their desire to move away from the existing name, perhaps Neighborhood Overlay District?
3. *Who can vote on adopting 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? Staff recommends ten (10) years of residency and using utility records or lease records for confirmation.
4. *Should the threshold for approval of the overlay district be greater than a simple majority?* Staff recommends a two-thirds majority for approval.

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

RECOMMENDATION The Plan Board review the materials and provide further 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.](#)

[200720 19PB-21-08TCH Heritage Overlay District Text Change Backup Docur](#)

NEW BUSINESS:

[200883.](#)

Gainesville Hillel Land Use Change (B)

Petition PB-20-00161 LUC. Eda Consultants Inc, (Applicant) on behalf of Gainesville Hillel, Inc. Request to amend the City of Gainesville Future Land Use Map from City of Gainesville Residential Low (RL) to City of Gainesville Mixed-Use Office/Residential (MOR). Located at

2020 West University Ave. Related to PB-20-00162 ZON.

Explanation: This petition serves to amend the land use of the subject property from City of Gainesville Residential Low (RL) to City of Gainesville Mixed-Use Office/Residential (MOR). The total land area for the proposed land use change is 0.99 acres. The property is developed with the UF Hillel Jewish Student Center.

Fiscal Note: None

RECOMMENDATION Staff to City Plan Board - Staff recommends approval of Petition PB-20-00161 LUC.

[200883 PB-20-00161 LUC UF Hillel w appendices 20210225](#)

200884.**Gainesville Hillel Rezoning (B)**

Petition PB-20-00162 ZON. Eda Consultants Inc, (Applicant) on behalf of Gainesville Hillel, Inc. Request to rezone the subject property from City of Gainesville Planned Development (PD) to City of Gainesville Transect Zone U4. Located at 2020 West University Ave. Related to PB-20-00161 LUC.

Explanation: This petition serves to rezone the subject property from City of Gainesville Planned Development (PD) to City of Gainesville Transect Zone U4. The total land area for the proposed rezoning is 0.99 acres. The property is developed with the UF Hillel Jewish Student Center.

Fiscal Note: None.

RECOMMENDATION Staff to City Plan Board - Staff recommends approval of Petition PB-20-00162 ZON.

[200884 PB-20-00162 ZON UF Hillel w appendices 20210225](#)

200882.**Wilson Land Use Change (St. Michael's Church Property)**

Petition PB-20-141 LUC. CHW, Inc., agent for Wilson Development, applicant. Request to amend the City of Gainesville Future Land Use Map from Office (O) and Conservation (CON) to Planned Use District (PUD). Located at 4315 NW 23rd Ave. Related to Petition PB-20-142 ZON.

Explanation: This petition serves to amend the land use of the subject properties from City of Gainesville Office (O) and Conservation (CON) to Planned Use District (PUD). The total land area for the proposed land use change is approximately 7.1 acres. The property is the former location of St. Michaels Church.

Fiscal Note: None.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-20-141 LUC.*

[200882_PB-20-141 LUC Staff Report w Appendices_20210225](#)

[200882_PB-20-141 LUC PUD Conditions](#)

[200885.](#)

Wilson Rezoning (St. Michael's Church Property)

Petition PB-20-141 LUC. CHW, Inc., agent for Wilson Development, applicant. Request to rezone property from Office (OF) and Conservation (CON) to Planned Development (PD). Located at 4315 NW 23rd Ave. Related to Petition PB-20-141 LUC.

Explanation: This petition serves to rezone the property from City of Gainesville Office (OF) and Conservation (CON) to Planned Development (PD). The total land area for the proposed rezoning is approximately 7.1 acres. The property is the former location of St. Michaels Church.

Fiscal Note: None.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-20-142 ZON.*

[200885_PB-20-142 ZON Rezoning Staff Report CPB w appendices_20210225](#)

[200885_02-18-21 Letter to Plan Board_20210225](#)

[200886.](#)

NE 39th Blvd Henderson Land Use Change

Petition PB-20-152 LUC. eda consultants Inc, (Agent) on behalf of Hawes Family LP, Allen Z. Osbrach, David K. Crapps (Owners). Request to amend the City of Gainesville Future Land Use Map from Planned Use District (PUD) to City of Gainesville Commercial (C), Residential Medium (RM), and Residential Low (RL). Located on the 755-1100 block on the south side of NE 39th Blvd. Related to PB-20-00153 ZON.

Explanation: This petition serves to amend the land use of the subject properties from City of Gainesville Planned Use District (PUD) to City of Gainesville Commercial (C), Residential Medium (RM), and Residential Low (RL). The total land area for the proposed land use change is 83.79 acres. The property is currently vacant.

Fiscal Note: None.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-20-152 LUC.*

[200886_PB-20-152 LUC_NE39thHenderson_StaffReport_20210225](#)

[200887.](#)**NE 39th Blvd Henderson Rezoning**

Petition PB-20-153 ZON. eda consultants Inc, (Agent) on behalf of Hawes Family LP, Allen Z. Osbrach, David K. Crapps (Owners). Request to rezone the subject properties from City of Gainesville Planned Development (PD) to City of Gainesville Automotive-Oriented Business (BA), Multi-Family Residential (RMF-8), and Single-Family Residential (RSF-4). Located on the 755-1100 block on the south side of NE 39th Blvd. Related to PB-20-00152 LUC.

Explanation: This petition serves to rezone the subject properties from City of Gainesville Planned Development (PD) to City of Gainesville Automotive-Oriented Business (BA), Multi-Family Residential (RMF-8), and Single-Family Residential (RSF-4). The total land area for the proposed rezoning is 83.79 acres. The property is currently vacant.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-20-153 ZON.

[200887 PB-20-153 ZON NE39thHenderson StaffReport 20210225](#)

INFORMATION ITEM: City Manager Presentation 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](#)

MEMBER COMMENT**PUBLIC COMMENT****NEXT MEETING DATE: March 25, 2021****ADJOURNMENT**