

City of Gainesville

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



Meeting Agenda

March 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****APPROVAL OF MINUTES**[200651.](#)**Draft Minutes of the February 25, 2021 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 210225 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](#)

[200720_19PB-21-08TCH_Heritage_Overlay_District_Text_Change_Backup_Docur](#)

NEW BUSINESS:

[200877.](#)

Text change to the City's Land Development Code to delete the 10-acre minimum parcel size requirement for the owner of a parcel, not adjacent to a Transect Zone, to file an application for rezoning to Transect. (B)

Petition PB-21-13 TCH. David Coffey, Agent for South Main, LLC.

Proposed text amendment to the Land Development code, Sec.

30-3.14.J.4., Rezoning Criteria, to delete the 10-acre minimum parcel size requirement for the owner of a parcel, not adjacent to a Transect Zone, to file an application for rezoning to Transect.

Explanation: The owners of the subject property, wish to undertake redevelopment of four parcels into a transit-oriented mixed use urban development, consistent with the emerging development pattern of surrounding areas. The current Industrial land use and I-2 zoning are not suitable for the proposed development; the applicant is considering Transect Land Use and Zoning. Since the parcels are not adjacent to an existing Transect zone and is less than 10 acre in size, 4.82 acres, the applicant is proposing a text amendment to delete the 10-acre, minimum parcel size requirement for a parcel, not adjacent to a Transect Zone, to be considered for rezoning to Transect Land Use and zoning.

This request is accompanied by a land use application to change the subject parcels from Industrial to Urban Core and a corresponding zoning application from I-2 to DT (Downtown).

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-21-13 TCH.

[Final Staff Report and Attachments A and B PB-21-13 TCH Coffey South Main](#)

200878.

South Main Street, LLC Land Use Change. (B)

Petition PB-21-14 LUC. David Coffey, Agent for South Main, LLC. Requests to amend the City of Gainesville Future Land Use Map from City of Gainesville Industrial (I) to City of Gainesville Urban Core (UC). Located at 1015 South Main Street. Related to PB-21-13 TCH, PB-21-15 ZON

Explanation: This petition is a request to change the land use on the subject property from Industrial to Urban Core in order to pursue redevelopment of the properties into a transit-oriented mixed use urban development. The request is associated with PB-21-13 TCH, PB-21-15 ZON and dependent on approval of the text change to allow removal of the 10-acre, minimum parcel size requirement for a parcel, not adjacent to a Transect Zone, to be considered for Transect Land Use and zoning.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-21-14 LUC.

[200878 StaffReport PB-21-14LUCwithAandB 20210325](#)

200879.

South Main Street, LLC Rezoning. (B)

Petition PB-21-15 ZON. David Coffey, Agent for South Main, LLC.

Requests to rezone the subject property from City of Gainesville I-2 to DT. Located at 1015 South Main Street. Related to PB-21-13 TCH and PB-21-14 LUC.

Explanation: This petition is a request to change the zoning on the subject property from I-2 (General Industrial) to DT (Downtown) in order to pursue redevelopment of the properties into a transit-oriented mixed use urban development. The request is associated with PB-21-13 TCH, PB-21-14 ZON and dependent on approval of the text change to allow removal of the 10-acre, minimum parcel size requirement for a parcel, not adjacent to a Transect Zone, to be considered for Transect Land Use and zoning.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-21-15 ZON.

[200879 StaffReport PB-21-15ZON withAandB 20210325](#)

[200973.](#)

Wellfield Special Use Permit (B)

Petition PB-20-166 WSUP. WSD Engineering Inc, agent. Approval of a wellfield special use permit to allow for the installation of a diesel generator for a cell tower in the tertiary wellfield zone. Located at 2498 NW 73rd Pl.

Explanation: The purpose of this request is to allow the installation of a 25KW diesel generator at an existing telecommunication facility.

Section 30-3.28 of the Land Development Code requires that all new and existing developments within the primary, secondary, and tertiary wellfield protection zones that will intensify, expand, or modify a use directly associated with the storage of hazardous material to obtain a Wellfield Protection Special Use Permit to ensure compliance with the Comprehensive Plan and Alachua County Murphree Wellfield Protection Code. The subject property is in the tertiary zone and proposes storage of diesel fuel, which is a hazardous material. The applicant is therefore requesting a Special Use Permit to allow the storage of hazardous materials. Figure 1 below shows the location of the property relative to the Wellfield Protection Zones.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-20-166 WSUP.

[200973 PB-20-00166 Staff Report and appendices 20210325](#)

PUBLIC COMMENT

MEMBER COMMENT

NEXT MEETING DATE

ADJOURNMENT