

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda

September 30, 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: N/A**

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.

PUBLIC COMMENT**OLD BUSINESS:**

[210330.](#)

Amend the Future Land Use Map from Mixed Use Low Intensity (MUL) and Residential Medium (RM) to Planned Use District (PUD).

Petition PB-21-102 LUC. eda, Agent. Petition for land use change from City of Gainesville Mixed Use Low Intensity (MUL) and Residential Medium (RM) to Planned Use District (PUD). Generally located in the 3041-3155 block of Old Archer Rd. Related to Petition PB-21-103 ZON.

Explanation: The petition requests a land use change from City of Gainesville Mixed Use Low Intensity (MUL) and Residential Medium (RM) to Planned Use District (PUD). The subject parcels total approximately 5.89 acres in size. The current land use allows for mixed-use as well as multi-family residential development at 8-30 dwelling units per acre. The land use change would allow for an increase in the allowable density as well as allow for a maximum amount of commercial development. Adoption of the PUD land use will enable and require future development of affordable housing units at the property.

..Fiscal Note

None

Fiscal Note: None

RECOMMENDATION

Approve PB-21-102 LUC based on finding of compliance with applicable review criteria.

[210330_PB_21_102_LUC_Archer_Place_StaffReport_andAppendices_202108](#)

[210330_PB-21-00102_LUC_Revised_Application_9.22.21](#)

[210331.](#)**Rezone property from MU-1 and RMF-8 to Planned Development (PD)**

Petition PB-21-103 ZON. eda, Agent. Rezone property from City of Gainesville Mixed Use Low Intensity (MU-1) to Residential Multi-Family (RMF-8) to City of Gainesville Planned Development (PD). Generally located in the 3041-3155 block of Old Archer Rd. Related to PB-21-102 LUC.

Explanation: The petition requests to rezone the property from City of Gainesville MU-1 and RMF-8 to City of Gainesville Planned Development (PD). The subject parcels total approximately 5.89 acres in size. The current zoning at the property allows for mixed-use as well as multi-family residential development. For the portions of the property currently zoned MU-1, 8-30 dwelling units per acre are permissible. For the property zoned RMF-8, 8-20 dwelling units are permissible. The zoning change would increase the allowable density to 41 dwelling units per acre (a total of 240 dwelling units) as well as allow for commercial development. Adoption of the PD Zoning District will enable future development of affordable housing units. 10% of the total units (24 units if the maximum development potential is utilized) will be reserved for occupancy by eligible households whose annual income does not exceed 80% of the Alachua County median household income, adjusted for household size, as determined by the US Department of Housing and Urban Development (HUD), and no more than 30 percent of monthly household income is paid for monthly housing expenses (mortgage and mortgage insurance, property taxes, property insurance and homeowners dues). In addition to residential units, the development is proposed to contain a minimum of 8,000 sq ft and a maximum of 14,500 sq ft of non-residential square footage. The proposed PD conditions also allow for a hotel with a maximum of 100 rooms to be substituted for a portion of the multi-family development based on trip generation.

..Fiscal Note

None

Fiscal Note: None

RECOMMENDATION

Approve PB-21-103 ZON based on finding of compliance with applicable review criteria.

[210331 PB 21 103 ZON Archer Place StaffReport andAppendices 202108](#)

[210331_PB-21-00103 ZON Revised Application 9.22.21](#)

NEW BUSINESS:[210461.](#)

Amend Future Land Use Map from Alachua County Estate Residential to City of Gainesville Residential Low Density, Mixed Use Office Residential, and Urban Mixed Use (B)

Petition PB-21-00116 LUC. City of Gainesville, (Applicant) requests to amend the City of Gainesville Future Land Use Map for two (2) properties from Alachua County Estate Residential (0.5 dwelling units per acre) to City of Gainesville Residential Low Density (15 dwelling units per acre), Mixed Use Office Residential (20 dwelling units per acre), and Urban Mixed Use (60 units per acre). Located on the west side of SW Williston Road, south of SW 62nd Avenue and the City of Gainesville city limits, north of SW 78th Lane, and east of SW 63rd Boulevard.

Explanation: This petition proposes to change the land use designations of the subject properties from Alachua County Estate Residential to City of Gainesville Residential Low Density, Mixed Use Office Residential, and Urban Mixed Use. The total land area for the proposed development is 282.86 acres and is located on the west side of SW Williston Road, south of SW 62nd Avenue and the City of Gainesville city limits, north of SW 78th Lane, and east of SW 63rd Boulevard.

The subject parcels are surrounded by City of Gainesville and County land uses with City of Gainesville Planned Use District and County Residential Low Density (1-4 dwelling units per acre) to the north; County Estate Residential (.5 dwelling units per acre) to the west; County Estate Residential (.5 dwelling units per acre) to the east; and County Rural Agriculture to the south.

This petition meets Goal 3: A Great Place to Live & Experience of the City of Gainesville Strategic Plan.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-21-00116 LUC.

[210461 PB-21-00116 LUC Henderson 20210930](#)

[210463.](#)

Rezone from Alachua County Agricultural to City of Gainesville Transect Urban 2, Urban 4, and Urban 6 (B)

Petition PB-21-00117 ZON. City of Gainesville, (Applicant) requests to rezone two (2) properties from Alachua County zoning Agricultural (1 dwelling unit per 5 acres) to City of Gainesville Transect Urban 2 (15 dwelling units per acre), Urban 4 (20 dwelling units per acre), and Urban 6 (50 dwelling units per acre / 60 dwelling units per acre with bonus). Located on the west side of SW Williston Road, south of SW 62nd Avenue and the City of Gainesville city limits, north of SW 78th Lane, and east of SW 63rd Boulevard.

Explanation: This petition is a request to rezone two (2) recently annexed parcels from Alachua County zoning Agricultural to City of Gainesville Transect zones Urban 2, Urban 4, and Urban 6. The total land area for the proposed

development is 282.86 acres and is located on the west side of SW Williston Road, south of SW 62nd Avenue and the City of Gainesville city limits, north of SW 78th Lane, and east of SW 63rd Boulevard.

The subject parcels are surrounded by City of Gainesville and County zones with City of Gainesville Planned Development (PD), County Single Family Low Density (1-4 dwelling units per acre), and Agricultural to the north; County Agricultural to the west; County Agricultural to the south; and County Planned Development and Agricultural to the east.

This petition meets Goal 3: A Great Place to Live & Experience of the City of Gainesville Strategic Plan.

Fiscal Note: None.

RECOMMENDATION Staff to City Plan Board - Staff recommends approval of Petition PB-21-00117 ZON.

[210463 PB-21-00117-ZON Henderson 20210930](#)

[210465.](#)

Amend Future Land Use Map from Alachua County Medium Density Residential, Light Industrial, and Heavy Industrial to City of Gainesville Office and Industrial

Petition PB-21-00133 LUC. City of Gainesville, (Applicant) requests to amend the City of Gainesville Future Land Use Map for six (6) properties from Alachua County Alachua County Medium Density Residential, Light Industrial, and Heavy Industrial to City of Gainesville Office and Industrial. Located south of SW Archer Road, west of Interstate 75, north of current city limits, and east of SW 44th Street.

Explanation: This petition proposes to change the land use designations of the subject properties from Alachua County Alachua County Medium Density Residential, Light Industrial, and Heavy Industrial to City of Gainesville Office and Industrial. The total land area for the proposed future land use amendment is 60 acres and is located south of SW Archer Road, west of Interstate 75, north of current city limits, and east of SW 44th Street.

The subject parcels are surrounded by City of Gainesville and County land uses with Alachua County Tourist/Entertainment (TENT), Institutional (INST), Mixed Use (MU), and Medium Density Residential (MR) to the north; County Medium Density Residential (MR) to the west; City of Gainesville Business Industrial (BI) and Industrial (IND) to the south; and City of Gainesville Commercial (C) and Public and Institutional Facilities (PF) to the east.

This petition meets Goal 3: A Great Place to Live & Experience of the City of Gainesville Strategic Plan.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-21-00133 LUC.

[210465_PB-21-133 LUC Fred Bear Health Park Staff Report with Appendices ↗](#)

[210466.](#)

Rezone from Alachua County Single-Family Residential, Manufacturing/Mobile Home Park, Multi-Family Residential, Agricultural, and Manufacturing/Services to City of Gainesville Medical Services and Business Industrial.

Petition PB-21-00132 ZON. City of Gainesville, (Applicant) requests to rezone six (6) properties from Alachua County Single-Family Residential (R-1A, R-1B), Manufacturing/Mobile Home Park (RM), Multi-Family Residential (R-2), Agricultural (A), and Manufacturing/Services (MS) to City of Gainesville Medical Services (MD) and Business Industrial (BI). Located south of SW Archer Road, west of Interstate 75, north of current city limits, and east of SW 44th Street.

Explanation: This petition is a request to rezone six (6) recently annexed parcels from Alachua County Single-Family Residential (R-1A, R-1B), Manufacturing/Mobile Home Park (RM), Multi-Family Residential (R-2), Agricultural (A), and Manufacturing/Services (MS) to City of Gainesville Medical Services (MD) and Business Industrial (BI). The total land area for the proposed rezoning is 60 acres and is located south of SW Archer Road, west of Interstate 75, north of current city limits, and east of SW 44th Street.

The subject parcels are surrounded by City of Gainesville and County zones with Alachua County Business, Retail Sales/Service (BR-1) and County Multi-Family Residential (R-2) to the north; County Single-Family Residential (R-1A) and Multi-Family Residential (R-2) to the west; City of Gainesville Business Industrial (BI) and City Limited Industrial (I-1) to the south; and City of Gainesville Public Service and Operations (PS) and City General Business District (BUS) to the east.

This petition meets Goal 3: A Great Place to Live & Experience of the City of Gainesville Strategic Plan.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-21-00132 ZON.

[210466_PB-21-132 ZON Fred Bear Health Park Staff Report with Appendices ↗](#)

INFORMATION ITEMS:**MEMBER COMMENT**

NEXT MEETING DATE

ADJOURNMENT