

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda

January 27, 2022

6:30 PM

City Hall Auditorium, 200 East University Avenue

City Plan Board

Stephanie Sutton - Chair
Bob Ackerman - Member
Thomas Hawkins - Member
James Blythe - Member
Sophia Corugedo - Member
Jason Hurst - Member
Joshua Ney - 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**[210798.](#)**December 8, 2021 Workshop Minutes (B)***Explanation: Approval of December 8, 2021 Workshop Minutes***RECOMMENDATION***PRPB Approve or disapprove workshop Minutes*[PRPB December 8, 2021 Workshop Minutes](#)

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:**[210571.](#)**Amend Future Land Use Map from Single Family (SF) to City of Gainesville Urban Mixed Use (UMU) (B)**

Petition PB-21-00159 LUC. EDA Consultants, Inc., Agent for Robinson Mark A. And Lori A. request to amend the City of Gainesville Future Land Use Map from Single Family Residential to Urban Mixed Use (60 units per acre). Located in the 1200 Block of SW 25th. Place, 350 feet east of SW 13th. Street.

Explanation: The subject property is a vacant, 0.6 +/- acre, parcel, recently created through a Lot Split subdivision. It sits immediately east and adjacent to a 1.06 acre, UMU (Urban Mixed Use) parcel, fronting NW 13th. Street. This land use change is intended to allow the subject property to be used for stormwater management, associated with the adjacent commercial parcel, fronting NW 13th. Street. The land use change of the subject parcel is not intended to create a separate commercial development with frontage off SW 25th. Place. The parcel is intended to be integrated with

the existing commercial parcel fronting SW 13th. Street and accommodate uses accessory to that development.

This request is accompanied by a rezoning application to change the subject parcels from RSF-1 (Single-family Residential to U7 (Urban 7), consistent with the proposed land use.

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-21-159 LUC.*

[210571 StaffReport PB-21-159LUC withAttachmentsAthroughC 20220127](#)

[210570.](#)

Robinson and Robinson Rezoning (B)

Petition PB-21-00158 ZON. EDA Consultants, Inc., Agent for Robinson Mark A. And Lori A. request to amend the City of Gainesville zoning designation from RSF-1 (Single Family Residential, 3.5 units per acre) to U7 (Urban 7). Located in the 1200 Block of SW 25th. Place, 350 feet east of SW 13th. Street.

Explanation: The subject property is a vacant, 0.6 +/- acre, parcel, recently created through a Lot Split subdivision. It sits immediately east and adjacent to a 1.06 acre, U7 parcel, fronting NW 13th. Street. This rezoning request is intended to allow the subject property to be used for stormwater management, associated with the adjacent commercial parcel, fronting NW 13th. Street. Rezoning of the subject parcel is not intended to create a separate commercial development with frontage off SW 25th. Place; the parcel shall be integrated with the existing commercial parcel fronting SW 13th. Street and accommodate uses accessory to that development.

This request is accompanied by a land use application to change the subject parcels from Single Family to Urban Mixed Use, consistent with the proposed rezoning.

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-21-158 ZON.*

[210570 StaffReport PB-21-158ZON withAttachmentsAthroughC 20220127](#)

NEW BUSINESS:

[210834.](#)

Special Use Permit to allow for a carwash in property with Mixed-Use Medium Density Land Use and Mixed-Use Medium Intensity (MU-2) Zoning District.

Petition PB-21-00166 SUP. Axis Infrastructure, Inc., agent for Oakwood Gainesville Parcels, LLC. Request for a Special Use Permit to allow the construction of a carwash in a property with Mixed-Use Medium Density Land Use and Mixed-Use Medium Intensity (MU-2) Zoning. Generally located on Highway 441 (NW 13th St) near NW 23rd St.

Explanation: Applicant is requesting a Special Use Permit for an automatic carwash facility. A car wash facility as a primary use is allowed via Special Use Permit in the MU-2 Zoning District.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-21-00166 SUP with conditions.

[210834_MOD_Carwash_Report_Backup_20220127](#)

[210835.](#)

Mavis Special Use Permit

Petition PB-21-00019 SUP. Bohler Engineering FL, LLC (Agent) for GDP Gainesville, LLC (Owner). Request for a Special Use Permit to allow a vehicle services use at the subject property. Zoned: Mixed Use 2 (MU-2). Located at 5700 NW 23rd St.

Explanation: Vehicles services uses are permitted in the MU-2 zoning district via Special Use Permit. The applicant is requesting a Special Use Permit to establish a vehicle services use with 8 internally-oriented services bays at the subject property located at the southwest corner of NW 62nd Ave and NW 2rd St.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-21-00019 SUP with Conditions.

[210835_PB-21-00019_SUP_Mavis_Staff_Report_with_Appendices_20220127](#)

[210729.](#)

Comprehensive Plan Amendment - Property Rights Element (B)

Ordinance No. 210729

An ordinance of the City of Gainesville, Florida, amending the Comprehensive Plan of the City of Gainesville by adding a Property Rights Element; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: STAFF REPORT

This ordinance adds a Property Rights Element to the City's Comprehensive Plan in accordance with a state law requirement (Section 163.3177(6)(i), Florida Statutes) that became effective on July 1, 2021. Section 163.3177(6), Florida Statutes, sets forth the procedure for amending the Comprehensive Plan. The first hearing is the transmittal stage and must be advertised at least seven days prior to the hearing. The second hearing is the adoption stage and must be advertised at least five days prior to the hearing. Within ten working days after the first hearing, the City must transmit the amendment to the reviewing agencies and to any other local government or state agency that has filed a written request for same. These agencies have 30 days after receipt of the amendment to forward comments to the City. The City must consider any written comments received during the second hearing. If adopted on second reading, the City will forward the amendment within ten working days to the state land planning agency and any party that submitted written comments.

Within 30 days following the City's adoption of this amendment to the Comprehensive Plan, any affected person may file a petition with the State Division of Administrative Hearings to request a hearing to challenge the amendment's compliance with Chapter 163, Florida Statutes. If not timely challenged, this amendment shall become effective 31 days after the state land planning agency notifies the City that the amendment package is complete. If timely challenged, this amendment shall become effective when the state land planning agency or the Administration Commission issues a final order determining that this amendment is in compliance with Chapter 163, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this amendment has become effective.

RECOMMENDATION *The City Commission continue First Reading to February 3, 2022..*

[210729_Property_rights_BackUp_20211214](#)

[210729A_draft_ordinance_20220120.pdf](#)

[210729B_Property_rights_BackUp_20211214](#)

[210729C_CCM_Property_Rights_Presentation20220203](#)

[210836.](#)

McGurn Right of Way Vacation

Petition PB-21-00154 SVA. Linda and Kenneth McGurn on behalf of McGurn and McGurn Trustees (Owners) and Hinson & Ratliff & Ratliff (Owners). Request to vacate 170-foot long, 20-foot wide right-of-way located in the 200 block of NW 1st Ave.

Explanation: This request is to vacate a ROW that overlays portions of three parcels in the 200 block of NW 1st Ave. The ROW to be vacated is approximately 3920 sq.ft. (0.09 acres) in total, with the total length of the proposed ROW vacation being approximately 170ft and width being approximately 20ft.

Fiscal Note: None.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-21-00154 SVA.*

[210836 PB-21-00154 SVA McGurn ROW Vacation Staff Report 20220127](#)

[210837.](#)

NW 12th Ter-NW 4th Pl ROW Vacation (B)

Petition PB-21-00194 SVA. CHW Professional Consultants (Agent) on behalf of Stetz Properties LLC and Cynthia and Frank Stetz Jr. (Owners). Request to vacate NW 12th Ter located between NW 4th Pl and NW 5th Ave contingent upon extending NW 4th Pl westward to connect with NW 12th Dr.

Explanation: This request is to vacate NW 12th Ter. between NW 5th Ave and NW 4th Pl. in connection with the extension of NW 4th Pl westward to connect with NW 12th Dr. The ROW vacation and extension are proposed in conjunction with PB-21-00195 SUP, a proposed multi-family development.

Fiscal Note: None.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval with conditions of Petition PB-21-00194 SVA.*

[210837 PB-21-00194 SVA NW 12th Ter-NW 4th Pl Staff Report 20220127](#)

[210838.](#)

NW 12th Ter-NW 4th Pl ROW Vacation(B)

Petition PB-21-00195 SUP. CHW Professional Consultants (Agent) on behalf of 521 NW 13th St LLC, Stetz Properties LLC, RJ Karow, Lowe Iessie Ann Trustee, and Cynthia and Frank Stetz Jr (Owners). Request for a Special Use Permit to allow for an increase in density up to the maximum allowed under Urban Mixed-Use (UMU) Land Use and Urban 8 (U8) and Urban 6 (U6) Zoning.

Explanation: This request is for a Special Use Permit to allow for an increase in density up to the maximum allowed under the Land Use and Zoning designations.

The request is for subject properties zoned U8 (60 du/ac by right) to be developed up to 80 dwelling units per acre and for subject properties zoned U6 (50 du/ac by right) to be developed up to 60 dwelling units per acre.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval with conditions of Petition PB-21-00195 SUP.

[210838 PB-21-00195 SUP 521 NW 13th St 20220127](#)

INFORMATION ITEMS:

[210788.](#)

Comprehensive Plan Draft Chapter Review

Explanation: The purpose of this item is for the City Plan Board to discuss the following draft chapters of the City's Comprehensive Plan Imagine GNV:

1. *Where We Live + Supplemental Document*
2. *How We Build + Supplemental Document*
3. *How We Move Supplemental Document*
4. *Our Environment + Supplemental Document*
5. *Public Participation Process Discussion*

RECOMMENDATION

The Plan Board review, discuss, and provide feedback on the draft chapters.

[210788 ImagineGNV How We Build Supplemental Strategies 12.13.21 - Copy](#)

[210788 ImagineGNV How We Move Supplemental Strategies](#)

[210788 ImagineGNV Our Environment Supplemental Strategies 12.13.21 - C](#)

[210788 ImagineGNV Where We live Chapter Draft 12.13.2021 - Copy](#)

[210788 ImagineGNV Where We Live Supplemental Strategies 12.13.21](#)

[210788 ImagineGNV How We Build Chapter Draft 12.13.21 - Copy](#)

MEMBER COMMENT

NEXT MEETING DATE

ADJOURNMENT