

City of Gainesville

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



Meeting Agenda - Final

February 22, 2022

6:00 PM

City Commission Special Meeting

City Hall Auditorium

City Commission

Mayor Lauren Poe (At Large)

Mayor-Commissioner Pro-Tem Reina Saco (At Large, Seat A)

Commissioner Cynthia Moore Chestnut (At Large, Seat B)

Commissioner Desmon Duncan-Walker (District 1)

Commissioner Harvey Ward (District 2)

Commissioner David Arreola (District 3)

Commissioner Adrian Hayes-Santos (District 4)

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**AGENDA STATEMENT**

"The City of Gainesville encourages civility in public discourse and requests that speakers direct their comments to the Chair. Signs, props and posters are not permitted in the meeting room."

ROLL CALL**ADOPTION OF THE AGENDA****BUSINESS DISCUSSION ITEMS****ORDINANCES - ROLL CALL REQUIRED****FIRST READING**

[200877.](#)

**Text amendment to Sec. 30-3.14.J.4., of the Land Development code.
(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 aggregated 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 owners are therefore 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. This will all parcels not adjacent to transect land use and zoning, to be considered for 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).

The City Plan Board reviewed the petition on March 25, 2021 and unanimously recommended approval of the petition.

Fiscal Note: None.

RECOMMENDATION

City Plan Board to City Commission - Approve Petition PB-21-13 TCH and authorize staff to draft an ordinance for adoption.

Planning Staff to City Commission - Adopt the City Plan Board's recommendation.

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

Legislative History

8/5/21	City Commission	Continued
10/21/21	City Commission	Continued
11/18/21	City Commission	Approved as Recommended

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

[200877A_draft ordinance_20210805](#)

[200877B_Staff_Report_and_Attachments_PB_21_13_TCH_20211021](#)

[200877C_Staff_PPT_PB-21-13_South_Main_20211021](#)

[200877D_PB-21-13_TCH_Applicant_MOD_20211021](#)

[200877A_draft ordinance_20211021.pdf](#)

[200877_10-19-2021_LTR_to_L_Calderon_20211118](#)

ADOPTION READING

[200878.](#)

Land Use Change - 4.82 Acres of Property Located at 1015 South Main Street (B)

Ordinance No. 200878

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 4.82 acres of property generally located at 1015 South Main Street, as more specifically described in this ordinance, from Industrial (IND) to Urban Core (UC); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: STAFF REPORT

This ordinance will amend the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 4.82 acres of property located at 1015 South Main Street from Industrial (IND) to Urban Core (UC). This ordinance was generated by application of the property owner. The City Plan Board held a public hearing on

March 25, 2021, where it voted to recommend approval of this amendment to the Future Land Use Map of the Comprehensive Plan. This proposed amendment to the Comprehensive Plan involves a use of 10 acres or fewer and qualifies as a small-scale development amendment. The City Commission may adopt small-scale development amendments with a single public hearing.

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 adoption. 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 adopt the proposed ordinance..

Legislative History

8/5/21	City Commission	Continued
10/21/21	City Commission	Continued
11/18/21	City Commission	Approved as Recommended

[200878A draft ordinance 20210805](#)

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

[200878.C Final PPT PB-21-14 LUC South Main Street 20210805](#)

[200878A draft ordinance 20211021.pdf](#)

[200878 10-19-2021 LTR to L Calderon 20211118](#)

[200878A draft ordinance 20211021.pdf](#)

[200878 Ltr to City Commission RE Special Mtg 20220222](#)

FIRST READINGS

[200879.](#)

Quasi-Judicial - Rezoning 4.82 Acres of Property Located at 1015 South Main Street (B)

Ordinance No. 200879

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 4.82 acres of property generally located at 1015 South Main Street, as more specifically described in this ordinance, from

General Industrial (I-2) to Downtown (DT); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: **STAFF REPORT**

This ordinance will rezone approximately 4.82 acres of property located at 1015 South Main Street from General Industrial (I-2) to Downtown (DT). This ordinance was generated by application of the property owner. The City Plan Board held a public hearing on March 25, 2021, where it voted to recommend approval of this rezoning.

This ordinance requires two hearings and will become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 200878 becomes effective as provided therein.

RECOMMENDATION

The City Commission adopt the proposed ordinance..

Legislative History

8/5/21	City Commission	Continued
10/21/21	City Commission	Continued
11/18/21	City Commission	Approved as Recommended

[200879A draft ordinance 20210805](#)

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

[200879.C Final 08052021 PPT PB-21-15 ZON South Main Street 20210805](#)

[200879A draft ordinance 20211021.pdf](#)

[200879 10-19-2021 LTR to L Calderon 20211118](#)

[200879 Ltr to City Commission RE Special Mtg 20220222](#)

MEMBER COMMENT

ADJOURNMENT