

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda

May 26, 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 Equity and Inclusion 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 to Spanish relay, please call 1-877-955-8773. For STS Spanish to English relay, please call 1-844-463-9710.

CALL TO ORDER**ROLL CALL****ADOPTION OF THE AGENDA****APPROVAL OF MINUTES****[211234.](#) Minutes For the April 2022 Meeting (B)**

Explanation: Approval of April 2022 Meeting

RECOMMENDATION *Approve or disapprove Minutes*

[211234_DRAFT CPB Minutes April](#)

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:**

[210572.](#) City Plan Board. Amend and update the City of Gainesville Engineering Design & Construction Manual; and amend the City of Gainesville Land Development Code to: adopt the City of Gainesville Engineering Design & Construction Manual by reference; text change to allow adoption by resolution future updated versions of the Engineering Design & Construction Manual. (B)

Petition PB-21- 00167. City of Gainesville Public Works. Requests to amend and update the City of Gainesville Engineering Design & Construction Manual, as well as, amend the City of Gainesville Land Development Code to allow future updates of the Engineering Design & Construction Manual to be adopted by resolution instead of by ordinance.

Explanation: Public Works, in cooperation with other City departments, has been working with the development community over the last year and a half to update the 2015 Engineering Design & Construction Manual (EDCM).

Key goals were to make the 2021 EDCM clearer, more concise and briefer, as well as, resolve conflicts with the land development code. Because the edits were significant, provided for Plan Board review are the original EDCM 2015 edition, the proposed EDCM 2021 edition, and a comparison table. Also attached, is a copy of the responses to comments provided by the development community.

Public Works is also proposing to modify Section 30-1.6 of the LDC to allow adoption by resolution instead of by ordinance.

Fiscal Note: None.

RECOMMENDATION Staff to City Plan Board - Staff recommends approval of Petition PB-21-001667.

[210572 StaffReport PB-21-00167TCH withAttachmentsAthroughD 20211028](#)

[211148.](#)

Amend Future Land Use Map from Urban Mixed Use High (UMUH) to Planned Use District (PUD) (B)

Petition PB-21-00219 LUC. CHW Inc., agent for CA Ventures (Applicant), request to amend the City of Gainesville Future Land Use Map from Urban Mixed Use High (10-100 units per acre and an additional 25 units per acre allowed by Special Use Permit) to Planned Use District. Located at the northwest corner of SW 2nd Avenue and SW 10th Street.

Explanation: This petition proposes to change the land use designation of the subject properties from Urban Mixed Use High to Planned Use District to accommodate a proposed twelve story multi-family development that will include ten percent of available units set aside for workforce housing in perpetuity. The total land area of the project is 1.11 acres and is located at the northwest corner of SW 2nd Avenue and SW 10th Street.

The subject properties are surrounded by Mixed Use Residential (up to 75 units per acre), Urban Mixed Use High (10-100 units per acre and an additional 25 units per acre allowed by special use permit), and Urban Core (150 units per acre and an additional 25 units per acre allowed by special use permit) land use designations. The University Heights South Historic District wraps around to the north, west, and south of the subject properties.

Fiscal Note: Not Applicable

RECOMMENDATION Staff recommends approval with conditions of Petition PB-21-00219 LUC

[PB-21-00219 LUC CA Ventures Final](#)

[211149.](#)

Rezone from Urban Transect Zone U9 to Planned Development (PD) (B)

Petition PB-21-00220 ZON. CHW Inc., agent for CA Ventures, (Applicant) requests to rezone from Urban Transect Zone U9 (100 units per acre by right, 125 with bonus system) to Planned Development. Located at the northwest corner of SW 2nd Avenue and SW 10th Street.

Explanation: This petition proposes to change the zoning designation of the subject properties from Urban Transect Zone U9 to Planned Use District to accommodate a proposed twelve story multi-family development that will include ten percent of available units set aside for workforce housing in perpetuity. The total land area of the project is 1.11 acres and is located at the northwest corner of SW 2nd Avenue and SW 10th Street.

The subject properties are surrounded by Urban Transect Zone U9 (100 units per acre by right, 125 with bonus system), Urban Transect Zone U5 (up to 75 dwelling units per acre), and Downtown (150 units per acre by right, 175 with bonus system) zoning designations. The University Heights South Historic District wraps around to the north, west, and south of the subject properties.

Fiscal Note: Not Applicable

RECOMMENDATION

Staff recommends approval with conditions of Petition PB-21-00220 ZON

[211149 PB-21-00220 ZON CA Ventures 20220428](#)

NEW BUSINESS:

[211224.](#)

Amend Future Land Use Map from Office (O) to Urban Mixed Use (UMU) (B)

Petition LD22-000005 LUC. Eda consultants, inc., agent for Florida Mad Men, LLC (Applicant), request to amend the City of Gainesville Future Land Use Map from Office (O) to Urban Mixed-Use (up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit). Located at the 1905 South Main Street.

Explanation: This petition proposes to change the land use designation of the subject properties from Office to Urban Mixed-Use to accommodate the replacement of an antiquated and prescriptive PD ordinance associated with an existing office building. The total land area of the project is 1.63 acres and is located at 1905 South Main Street.

The subject properties are surrounded by Urban Mixed Use (up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit), Residential Medium (RM - 8-30 units per acre), and Conservation (CON) land use designations. The Kirkwood single-family neighborhood is to the southwest.

Fiscal Note: Not Applicable

RECOMMENDATION *Staff recommends approval of Petition
LD22-000005 LUC*

[211224_LD22-000005_LUC_LD22-00004_ZON_1905_S_Main_20220526](#)

[211225.](#)

Rezone from Planned Development (PD) to Urban Transect Zone U6 (B)

Petition LD22-000004 ZON. Eda consultants, inc., agent for Florida Mad Men, LLC (Applicant), requests to rezone from Planned Development (PD) to Urban Transect 6 (U6 - 50 units per acre; and up to 60 units per acre with development bonus system). Located at the 1905 South Main Street.

Explanation: This petition proposes to change the zoning designation of the subject properties from Planned Development to Urban Transect 6 (U6) to accommodate the removal of an antiquated PD ordinance and replacing it with standard zoning. The total land area of the project is 1.63 acres and is located at the 1905 South Main Street.

The subject properties are surrounded by Urban Transect Zone U6 (50 units per acre by right, 60 with bonus system), Residential Multi-family 7 (up to 14 dwelling units per acre), and Conservation (CON) zoning designations. The Kirkwood single-family neighborhood is to the south west.

Fiscal Note: Not Applicable

RECOMMENDATION *Staff recommends approval of Petition
LD22-000004 ZON*

[211262.](#)

Text Amendment request to eliminate parking minimums and introduce language for structured parking requirements and mid-street parking for loading and unloading in urban zoning districts. (B)

Petition PB-21-00140 TCH. City of Gainesville, applicant. Requests to amend the City of Gainesville Land Development Code to eliminate parking minimums, introduce requirements for structured parking and introduce language that would allow mid-street parking for loading and unloading in urban zoning districts.

Explanation: This petition is a request to amend the City of Gainesville Land Development Code to eliminate parking minimum, introduce requirements for structured parking and introduce language that would allow mid-street parking for loading and unloading in urban zoning districts. Currently, the City of Gainesville employs parking minimums for developments outside of Urban Transect zones based on the development use per Sec. 30-7.5. The amendment would eliminate parking minimums and would instead introduce parking maximums. This petition would also introduce language that would require structured

parking for larger developments as well as language to allow mid-street parking for loading and unloading in urban spaces within urban transect zones.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-21-00140.

[211262 PB-21-00140 TCH Parking Minimum 20220526](#)

MEMBER COMMENT

NEXT MEETING DATE: June 23, 2022

ADJOURNMENT