

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda

June 23, 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 - Vice-Chair
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**

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:**

[211227.](#)

Petition LD22-000041 TCH, City of Gainesville, requests to amend the City of Gainesville Land Development Code to provide definition and regulations to the Neighborhood Scale Multi-Family use. (Juan)

[2022 Affordable Housing Framework 3-11-2022 Final \(3\)](#)

[Final Report Gainesville EZ IZ Study](#)

[LD22-000041TCH_EZ-Defining Neighborhood Scale Multi-Family](#)

NEW BUSINESS:

[211331.](#)

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 LD22-000050 TCH. City Plan Board. 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 need for this text change was identified at a joint meeting of the City Commission and City Plan Board in 2019. Currently, only parcels greater than 10 acres and adjacent to an existing Transect Zone, can petition for a rezoning to a Transect zoning district. Staff has identified several

instances of Transect Land Use parcels of less than 10 acres that function successfully and co-exist harmoniously with surrounding developments. Other transect features of a site that contribute to a successful development are moderate to intense activity areas, a variety of mixed uses including residential, multi-modal transportation options with efficient access routes, clearly defined pedestrian and bicycle routes, parks, activity areas and well defined functional open spaces, functional street improvements and pedestrian scale lighting, buildings that face the street with space for street activities and the adjacent business and unique civic and social activity areas. Parcel size is not included in that list of successful criteria. This petition proposes 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.

Strategic Note:

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 LD22-000050 TCH.

[LD22-000050TCH 10 Acre Removal](#)

[211332.](#)

Magnolia Park Rezoning from Planned Development to General Office (B)

Petition LD22-00008 ZON. Gary Dounson & Associates, Inc., (Applicant) on behalf of Steph & Hans Solutions, LLC. Requests to rezone the subject property from Planned Development (PD) to General Office (OF). Located at 4232 NW 6th Street, Gainesville FL 32609.

Explanation: This petition serves to rezone the subject property from Planned Development (PD) to General Office (OF). The total land area for the proposed rezoning is 1.08 acres. The property is developed with two buildings currently occupied by the Kidz House Day Care Center which is owned and operated by Steph and Hans Solutions, LLC.

Strategic Note:

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 LD22-00008 ZON.

[LD22-00008ZON Magnolia Park](#)

- [211230.](#) **Petition LD22-000043 TCH, City of Gainesville, requests to amend the City of Gainesville Land Development Code to amend the bedroom limit within the University of Florida Context Zone. (Juan)**
[2022 Affordable Housing Framework 3-11-2022 Final \(3\)](#)
[Final Report Gainesville EZ IZ Study](#)
[EZ-Increase Bedroom Limit](#)
- [211231.](#) **Petition LD22-000044 TCH. City of Gainesville, requests to amend the City of Gainesville Land Development Code to revise the Development Compatibility Standards in Sec. 30-4.8. (Juan)**
[2022 Affordable Housing Framework 3-11-2022 Final \(3\)](#)
[Final Report Gainesville EZ IZ Study](#)
[EZ-Amending Development Compatability Report](#)
- [211233.](#) **Petition LD22-000045 TCH. City of Gainesville, requests to amend the City of Gainesville Land Development Code to update lot split and minor subdivision standards. (Juan)**
[2022 Affordable Housing Framework 3-11-2022 Final \(3\)](#)
[Final Report Gainesville EZ IZ Study](#)
[EZ-Amending Lot Split](#)

INFORMATION ITEM(s):

MEMBER COMMENT

NEXT MEETING DATE: July 28, 2022

ADJOURNMENT