

# City of Gainesville

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



## **Meeting Agenda**

**October 28, 2021**

**6:30 PM**

**City Hall Auditorium, 200 East University Ave**

## **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****MEMBER RECOGNITION: Christian Newman****APPROVAL OF MINUTES**[200651.](#)

**Draft Minutes of the July 22, 2021, August 26, 2021, September 30, 2021  
City Plan Board Meetings (B)**

**RECOMMENDATION**

*Staff is requesting that the City Plan Board review the draft minutes from the July 22, 2021, August 26, 2021, September 30, 2021 meetings and vote to approve the minutes.*

*Staff to the City Plan Board - Review and approve the draft minutes.*

[CPB July 2021 Minutes Draft](#)

[CPB August 2021 Minutes Draft](#)

[CPB September 2021 Minutes Draft](#)

**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: N/A****NEW 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](#)

[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 StaffReport PB-21-133LUC 20211028](#)

[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\\_StaffReport\\_PB-21-132ZON\\_20211028](#)

[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\\_20211028](#)

[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 20211028](#)

**INFORMATION ITEM(S):**

[210583.](#)

**Comprehensive Plan Update - Draft “How We Work” Chapter**

*Explanation:* The purpose of this item is to discuss the draft How We Work chapter of the City’s Comprehensive Plan - Imagine GNV.

This chapter as well as others have been posted here for public review and online comments:

<https://imaginegnv.konveio.com/>

The City Commission will discuss the entire draft plan at a workshop on November 17th.

**RECOMMENDATION**

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

[210583 ImagineGNV HowWeWork ChapterDraft 20211028](#)

**MEMBER COMMENT**

**NEXT MEETING DATE:**

**ADJOURNMENT**