



City of Gainesville
Department of Doing
Planning Division

PO Box 490, Station 11
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306 NE 6th Avenue
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CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE:	October 16, 2018
ITEM NO:	180441
PROJECT NAME AND NUMBER:	Stetz Personal Services PB-18-48 SUP
APPLICATION TYPE:	Special Use Permit - Quasi-Judicial
RECOMMENDATION:	Staff recommends approval of Petition PB-18-48 SUP
CITY PROJECT CONTACT:	Andrew Persons



Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Greg Stetz
Property Owner(s): Regency North
Related Petition(s): N/A
Legislative History: N/A
Neighborhood Workshop: September 7, 2018

SITE INFORMATION:

Address: 1405 and 1409 NW 6th Street
Parcel Number(s): 09764-003-000, 09764-002-000
Acreage: 0.9 acres
Existing Use(s): Cosmetology school, place of religious assembly, offices, tai-chi studio
Land Use Designation(s): Mixed-Use Office/Residential (MOR)
Zoning Designation(s): Urban 4
Overlay District(s): None
Transportation Mobility Program Area (TMPA): TMPA Zone A
Census Tract: 301
Water Management District: St. John's River Water Management District
Special Feature(s): None
Annexed: 1905
Code Violations: None

ADJACENT PROPERTY CHARACTERISTICS:

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	American Red Cross, O'Brien condominium	Mixed-Use Office/Residential	Urban 4

South	NW 14 th Avenue, residential dwellings	Mixed-Use Office/Residential	Urban 4
East	Ignite Life Church, NW 5 th Street	Residential Low	Urban 2
West	NW 6 th Street, offices	Mixed-Use Office/Residential	Urban 4

PURPOSE AND DESCRIPTION:

This is a petition for a Special Use Permit (SUP) to permit personal services within two Urban 4 zoned office buildings located at 1405 and 1409 NW 6th Street. The existing 2-story office buildings were originally built in 1974 and are currently occupied by a mix of uses including, Bly's Cosmetology School, the Seraphim Center (place of religious assembly), a tai chi studio, and several other medical offices. Personal services are permitted in Urban 4 zoning by Special Use Permit. Notably, pending changes to the City's Land Development Code include the addition of personal services as a use-by-right to the Urban 4 zoning.

The personal service uses permitted by the Special Use Permit include a cosmetic salon offering eyebrow microblading services (1405 building) and a tattoo studio (1409 building). All activity from both uses will occur within the existing buildings. There are no site improvements necessary to accommodate the proposed personal service uses. Interior renovations (if any) will be reviewed in conjunction with any associated building permits.

STAFF ANALYSIS AND RECOMMENDATION:

ANALYSIS

The staff analysis and review is based on the criteria for issuing a Special Use Permit as shown in Division 5 of Article III of the Land Development Code.

Special Use Permit Review Criteria

In accordance with Section 30-3.24 no Special Use Permit shall be approved by the City Plan Board unless the following findings are made concerning the proposed special use:

- A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.**

The property is zoned Urban 4 which is consistent with the land use designation of Mixed-Use Office/Residential. The proposed personal services are permitted by Special Use Permit in Urban 4 zoning. The existing MOR land use includes opportunities for office, professional, service, and ancillary uses either as stand-alone uses or combined in a mixed-use development format.

The proposed development is consistent with the Comprehensive Plan concerning infill development, walkable access to neighborhood-scaled services, and compact development patterns as noted in Policy 1.1.3, Objective 2.1 and Policy 2.1.1 of the Future Land Use Element. The site is located within Zone A of the Transportation Mobility Program Area (TMPA) and is consistent with Policy 10.1.3 of the Transportation Mobility Element concerning the promotion of redevelopment and infill in the eastern portion of the City.

- B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.**

The development site is adjacent to properties with the same MOR land use category and Urban 4 zoning on three sides. The property to the east is a Urban 2 zoned developed community-level institutional use (place of religious assembly and associated school). The existing land use pattern in the area includes a variety of office and personal service uses. Prior to the update of the land development code, the Office (OF) zoning district along the NW 6th Street corridor permitted a selection of personal service uses by-right (hair studios, fitness gyms, etc.). During the code amendment process personal services were classified as a Special Use Permit in Urban 4 despite the variety of existing compatible uses operating along the corridor. As discussed, the 2018 Land Development Code amendments will permit personal services in the Urban 4 zoning as a use-by-right. The proposed uses are completely contained in the existing buildings and are similar in character to the existing on-site uses and those uses on the abutting properties.

- C. The proposed use will not adversely affect the health, safety, and welfare of the public.**

The uses are compatible with the uses in the vicinity of the site and do not pose a threat to the health, safety, and welfare of the public.

- D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.**

Access to the property is provided via a paved vehicular drive and parking area connecting NW 14th Avenue and NW 15th Avenue across the western portion of the property. Secondary access from

NW 14th Avenue is located to the east of the 1409 building. A third access from NW 5th Street to the rear of the site provides additional access to the rear parking area. An approximately 5' wide sidewalk runs along the site's NW 6th Street and NW 14th Avenue frontages. Two sidewalk connections exist along NW 14th Avenue connecting the building entrances to the public sidewalk.

- E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.**

There are no adjacent properties that have land use or zoning designations for single-family residential use.

- F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.**

All activity associated with the proposed personal services will occur within the existing buildings. There are no noise, glare, or odor effects from the uses that will adversely affect the surrounding properties.

- G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.**

The office complex is served by an existing unscreened dumpster located within the rear parking area of the property. No outdoor storage or display is contemplated with this request.

- H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.**

The site is currently served by existing utilities and no additional capacity is needed to accommodate the proposed uses.

- I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.**

All activity associated with the proposed personal services will occur within the existing buildings therefore no screening or buffering is necessary.

- J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.**

There are no adjacent properties that have land use or zoning designations for single-family residential use.

K. Any special requirements set forth in the Land Development Code for the particular use involved are met.

A neighborhood workshop was held on September 7th, 2018 between 5pm and 7pm in accordance with the citizen participation provisions of the Land Development Code. The meeting notice was posted in the Gainesville Sun and mailed to property owners within 400'.

RECOMMENDATION

Staff recommends approval of Petition PB-18-48 SUP.

DRAFT MOTION FOR CONSIDERATION

Motion to approve petition PB-18-48 SUP.

POST-APPROVAL REQUIREMENTS:

Requirements to be met after the vote on the Special Use Permit include any conditions that may be imposed by the City Plan Board, and obtaining any required building permits to establish the proposed uses (change of occupancy, etc).

LIST OF APPENDICES:

Appendix A Comprehensive Plan Goals, Objectives and Policies

Appendix B Land Development Code Regulations

Appendix C Supplemental Documents

Appendix A Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element

Objective 2.1 Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice

Policy 2.1.1 The City shall develop recommendations for areas designated as redevelopment areas, neighborhood centers and residential neighborhoods in need of neighborhood enhancement and stabilization.

- a. The City should consider the unique function and image of the area through design standards and design review procedures as appropriate for each redevelopment area;
- b. The City should include in its redevelopment plans recommendations regarding economic development strategies, urban design schemes, land use changes, traffic calming, and infrastructure improvements;
- c. The City should identify potential infill and redevelopment sites; provide an inventory of these sites; identify characteristics of each parcel, including land development regulations, infrastructure availability, major site limitations, and available public assistance; and develop a strategy for reuse of these sites;
- d. The City should encourage retail and office development to be placed close to the streetside sidewalk.

Policy 1.1.6 The City shall encourage community-serving facilities, such as government offices, farmers markets, and convention centers to be centrally located, instead of in dispersed, remote, peripheral locations. Public, community-serving facilities should be developed primarily in the City's central core and, as appropriate, in neighborhood centers. Private, community-serving facilities should be discouraged from locating in peripheral locations.

Policy 1.3.3 Centers should, to the extent feasible, contain a range of mixed land use types preferably within a one-quarter mile area including such uses as neighborhood-scaled retail, office, recreation, civic, school, day care, places of assembly, and medical uses. The uses should be compact and vertically and horizontally mixed. Multiple connections to and from surrounding areas should be provided along the edges of a mixed-use area.

Appendix B Land Development Code Regulations

DIVISION 5. - SPECIAL USE PERMITS

Sec. 30-3.22. - Purpose.

It is the intent of this division to recognize and permit certain uses and developments that require special review, and to provide the standards by which the applications for permits for uses and development shall be evaluated. It is further intended that special use permits be required for developments that, because of their inherent nature, extent, and external effects, require special care in the control of their location, design, and methods of operation in order to ensure conformance with the Comprehensive Plan and this chapter.

Sec. 30-3.23. - Required.

The applicable uses listed in article IV may be established in that zoning district only after issuance and recordation of a special use permit by the city plan board.

Sec. 30-3.24. - Review criteria.

No special use permit shall be approved by the city plan board unless the following findings are made concerning the proposed special use. The burden of proof on the issue of whether the development, if completed as proposed, will comply with the requirements of this chapter remains at all times on the applicant.

- A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.
- B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.
- C. The proposed use will not adversely affect the health, safety, and welfare of the public.
- D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.
- E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.
- F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.
- G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.

- H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.
- I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.
- J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.
- K. Any special requirements set forth in the Land Development Code for the particular use involved are met.

Sec. 30-3.25. - Review procedures.

- A. *Pre-application meeting.* A pre-application meeting is not required; however, the applicant is encouraged to attend a meeting with staff to review applicable procedural and regulatory requirements.
- B. *Applications.* Each application shall be filed with the city manager or designee on the form prescribed. Any incomplete applications will be returned to the applicant. The application shall include proof of having met the requirements of a neighborhood workshop as provided in this article.
- C. *Staff meeting.* The applicant for a special use permit shall meet with city staff to discuss the procedures and requirements and to consider the elements of the proposed use and site and the proposed site layout.
- D. *Staff report.* The city manager or designee shall submit to the city plan board a written report that includes analysis of the application and a recommendation based on the review criteria provided in this division.
- E. *City plan board hearing.*
 - 1. The city plan board shall consider the evidence presented in the public hearing and the written report submitted by the city manager or designee and shall act on the application based on the review criteria provided in this division.
 - 2. Action on the application shall be one of the following:
 - a. Approval;
 - b. Approval subject to conditions; or
 - c. Denial, with a statement of the reasons for denial.
- F. *Effect of denial or withdrawal.* No application for a special use permit may be submitted within two years after the date of denial or withdrawal of a request for the same use for the same property. The city plan board may waive this time limitation by the affirmative vote of five members, provided 30 calendar days have elapsed and provided the city plan board deems such action necessary to prevent an injustice.

- G. *Amended application.* Amendment of an application may be allowed at any time prior to or during the public hearing, provided that no such amendment shall be such as to make the case different from its description in the notice of public hearing. If the amendment is requested by the applicant after notice of the hearing has been given and such amendment is at variance with the information set forth in the notice, then the applicant shall pay an additional fee in the same amount as the original fee for amended public notice. If the amended notice can be mailed at least ten calendar days prior to the hearing originally scheduled, the hearing on the amended petition may be held on that date; otherwise, the chairperson shall announce at the public hearing that the hearing will be continued to a future meeting with proper public notice.

Sec. 30-3.26. - Effect and limitations.

- A. *Effect.* Special use permits, including any permit conditions, shall run with the land and shall be binding on the original applicant as well as any successors or assigns.
- B. *Modifications.* After approval and issuance of a special use permit, the following situations are allowed only with the review and issuance of a new special use permit:
1. A change in the boundaries of the approved site.
 2. A change from the approved use.
 3. Either an increase of ten percent or more or incremental increases that total ten percent or more in the floor area or number of parking spaces as approved.
 4. Substantial changes in the approved location of principal or accessory structures.
 5. Structural alterations significantly affecting the basic size, form, style, ornamentation, and appearance of principal or accessory structures as shown on the approved plans.
 6. Substantial changes in approved pedestrian or vehicular access or circulation.
 7. Substantial change in the approved amount or location of landscape screens or buffers.
- C. *Expiration.* Special use permits shall expire 12 months after the date of approval unless, at that time, the authorized use has commenced or development at the site is continuing in good faith with an active building permit. At the request of the applicant and for good cause shown, the city plan board may extend the time of the permit's expiration for good cause shown and if not in conflict with any other provision of this chapter.
- D. *Abandonment.* On request of the permit holder, the city manager or designee may approve the abandonment of a special use permit provided no construction has begun. In addition, if the use allowed by a special use permit has been abandoned for a continuous period of 12 months, the permit shall be void. The process to determine whether a use has been abandoned shall be the same as that provided for nonconforming uses in article X.

- E. *Revocation.* If any conditions of an issued special use permit are violated, the city plan board may, after giving proper notice to the permit holder, revoke the permit at a public hearing. The permit may be reinstated by the city manager or designee if the circumstances leading to the revocation are corrected.

Appendix C



APPLICATION FOR SPECIAL USE PERMIT Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-18-00048</u>	Fee: \$ <u>1,140.25</u>
1 st Step Mtg Date: _____	EZ Fee: \$ <u>570.13</u>
Tax Map No. _____	Receipt No. <u>74838</u>
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) <input checked="" type="checkbox"/>	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) <input checked="" type="checkbox"/>	

Application for a special use permit will be accepted for review only after a pre-application conference (First Step Meeting). Application to be completed by applicant. Application must include a preliminary development plan. Incomplete applications will be returned to the applicant.

Name of Owner(s) (please print)	Applicant(s)/Agent(s), if different
Name: <u>Regency North</u>	Name: <u>Gregory Stet</u>
Address: <u>1405 NW 6th Street</u>	Address: <u>1409 NW 6th Street</u>
<u>1409 NW 6th Street</u>	<u># 120</u>
Phone: <u>(352) 745-7349</u> Fax: <u>(352) 745-7350</u>	Phone: <u>(352) 745-7349</u> Fax: <u>(352) 745-7350</u>
Owner's Signature: <u>[Signature]</u>	
(If additional owners, please include on back)	

PROPERTY INFORMATION: (Information below applies to property for which a Special Use Permit is being requested.)
Street address: <u>1405 and 1409 NW 6th Street</u>
Tax parcel no(s): <u>09764-003-000, 09764-002-000</u>
Legal description (use separate sheet, if needed): <u>Sec-7NW-126: 32-09-20</u>

I hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area for which the permit is being requested.

Signature of applicant: [Signature] Date: 4/9/2018

Certified Cashier's Receipt:

A Special Use Permit is requested pursuant to Section 30, Subsection 4.12, Paragraph Table V-1, of the Land Development Code, City of Gainesville, to allow the following use:

A preliminary site plan is/is not required and is/is not attached.

Existing zoning classification: OR Existing land use designation: MOR

Existing use of property: Office - hair, real estate, etc

SURROUNDING PROPERTY INFORMATION: (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)			
	Zoning	Land Use	Existing Use
North	<u>MU-1</u>		<u>Office / Dispensary</u>
South	<u>OR</u>		<u>office / Ac</u>
East	<u>OR</u>		<u>office / Ac</u>
West	<u>OR</u>		<u>office</u>

TO THE APPLICANT: (Please sign the bottom of this application after you have read the following.)

- The City of Gainesville will notify owners of property within 400 feet of the subject property of this application.
- No application for a Special Use Permit shall be entertained within 2 years after the denial or withdrawal of a request for the same use for the same property.
- The City Plan Board's decision concerning a Special Use Permit may be appealed by the applicant to a hearing officer within 15 days of the date notification of the decision is sent by certified mail to the applicant.

Signature: [Signature] Date: 4/9/2018

Name of Owner (please print)	
Name:	<u>Gregory Stetz</u>
Address:	<u>1409 New 6th St. Suite 120</u> <u>Gainesville, FL 32601</u>
Phone:	<u>(352) 745-7349</u>
Fax:	<u>745-7350</u>
Owner's Signature:	<u>[Signature]</u>
(If additional owners, please list on separate sheet)	

Name of Owner (please print)	
Name:	
Address:	
Phone:	
Fax:	
Owner's Signature:	

Reference: Chapter 30, Land Development Code
City Code of Ordinances, Article VII, Division 5

001-660-1124 (EZ Zone) \$1140.25
001-660-1125 (EZ Credit) (\$570.13)

MAY - 2 2018

Operator: Michael Hoge

Receipt no: 74838

Item	Description	Account No	Payment	Payment Reference	Paid
PB-18-00048 01409 NW 6TH ST Regency North Special Use Permit	Special Use Permit - EZ	001-660-6680-1124	CHECK	1761	\$570.13
Total:					\$570.13

Transaction Date: 05/02/2018

Time: 16:24:07 EDT



Regency North, LLC

201 NW 10th Avenue, Gainesville, Florida 32601

info@vibrant.properties

Dear City of Gainesville,

Re: 1405 & 1409 NW 6th Street Special Use Permit

We conducted the Neighborhood Meeting for the Special Use Permit on September 7th, 2018, from 5 pm -7 pm. Nikki Naylor and I attended. I received a couple of phone calls about it prior to the meeting, but no one from the neighborhood showed up.

We advertised in the *Gainesville Sun* and posted the sign on NW 6th Street over 15 days in advance of the meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gregory Stetz', with a stylized, flowing script.

Gregory Stetz
President
Regency North, LLC



STATE OF FLORIDA
COUNTY OF ALACHUA

Published Daily and Sunday
Gainesville, Florida

Before the undersigned authority personally appeared Kim Kanemoto who on oath says that she is an Advertising Account Executive of THE GAINESVILLE SUN, a daily newspaper published in Gainesville in Alachua County, Florida (with circulation in Alachua, Bradford, Clay, Columbia, Gilchrist, Lafayette, Levy, Marion, Putnam, Suwannee, Taylor Counties), that the attached copy of advertisement, being a Notice of Workshop relating to the matter of

NOTICE OF WORKSHOP

A neighborhood workshop will be held at 6 p.m. on September 7, 2018, at 201 NW 10th Avenue, Gainesville, Florida, to discuss a proposed Special Use Permit to allow a personal service use in the U4 zoning district located at 1405 & 1409 NW 6th Street (parcel numbers 09764-003-000 & 09764-002-000). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed project and to seek their comments.

Contact Gregory Stetz at (352) 745-7349.

GF-GH044992

was published in said newspaper in the issues of Thursday, August 30, 2018.

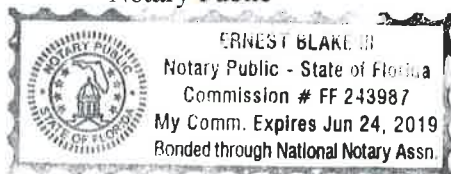
Affiant further says that THE GAINESVILLE SUN is a newspaper published at Gainesville, in said Alachua County, Florida and that the said newspaper has heretofore been continuously published in said Alachua County, each day, and has been entered as second class mail matter at the post office in Gainesville, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount for publication in said newspaper.

Sworn to and subscribed before me this
30th day of August A.D. 2017.

Kim Kanemoto

[Signature]

Notary Public



TODAY IN HISTORY

In 1862, Confederate forces won victories against the Union at the Second Battle of Bull Run in Manassas, Virginia, and the Battle of Richmond in Kentucky. In 1941, during World War II, German forces approaching Leningrad cut off the remaining rail line out of the city. In 1945, U.S. Gen. Douglas MacArthur arrived in Japan to set up Allied occupation headquarters. In 1967, the Senate confirmed the appointment of Thurgood Marshall as the first black justice on the U.S. Supreme Court.

TODAY’S BIRTHDAYS

Comedian **Lewis Black** is 70. Actor **Timothy Bottoms** is 67. Actor **David Paymer** is 64. Jazz musician **Gerald Albright** is 61. Actor **Michael Chiklis** is 55. Music producer **Robert Cliviles** is 54. Actress **Michael Michele** is 52. Country musician **Geoff Firebaugh** is 50. Country singer **Sherrie Austin** is 47. Rock singer-musician **Lars Frederiksen** (Rancid) is 47. Actress **Cameron Diaz** is 46. Rock musician **Leon Caffrey** (Space) is 45. TV personality **Lisa Ling** is 45. Rock singer-musician **Aaron Barrett** (Reel Big Fish) is 44.

LOTTERY

Wednesday, Aug. 29
Lotto
15-20-23-36-38-44
Pick 2
Early drawing: 7-4
Night drawing: 4-7
Pick 3
Early drawing: 3-3-2
Night drawing: 2-4-1
Pick 4
Early drawing: 5-6-0-2
Night drawing: 9-4-8-6
Pick 5
Early drawing: 7-2-3-1-6
Night drawing: 3-0-3-4-0
Fantasy 5
6-16-17-19-27
Powerball
25-41-53-57-67 **PB:** 12

TUESDAY’S RESULTS

Fantasy 5
9-20-22-30-32
Match... Payoff...
Winners
5-of-5...\$90,254.17...2
4-of-5...\$119...244
3-of-5...\$11...7,363

Winners, losers from Ariz., Fla. primaries

By Amber Phillips
The Washington Post

The story of 2018 primaries is usually centered around President Donald Trump. And there’s plenty of that narrative in the gubernatorial, Senate and House primaries in Arizona, Florida and Oklahoma on Tuesday: For another week, Trump is in our winner’s column. But progressive Democrats are an even bigger winner, for reasons we’ll get into. Here are the winners and losers from some of the most consequential primaries of the year.

Winners

• The progressive wing of the Democratic Party: Next to New York’s Alexandria Ocasio-Cortez, Andrew Gillum’s victory in Florida’s Democratic governor primary is their biggest victory of the election cycle. The mayor of Tallahassee was up against the epitome of party establishment with Gwen Graham, a moderate former congresswoman whose father was a popular governor of the state. But an infusion of millions from billionaires Tom Steyer and George Soros, plus an endorsement from Sen. Bernie Sanders, I-Vt., ended up being enough to vault Gillum to victory. This is an unequivocal victory for the liberal Sanders wing of the party, and Gillum is guaranteed to get more attention as the first African American nominee for governor in Florida.

• Trump and his Twitter account: The tweet came in June and, like



A “Vote Here” sign stands on display outside a polling location in Miami Beach, Fla., on Tuesday. [SCOTT MCINTYRE/BLOOMBERG]

many of Trump’s recent endorsements in Republican primary politics, it surprised political watchers. The president wasn’t going with the candidate that had been grooming himself for years to be governor of Florida, Adam Putnam. He liked the firebrand conservative congressman he saw on Fox News near daily, Rep. Ron DeSantis, R-Fla. Trump endorsed DeSantis, and DeSantis’s camp openly acknowledges that helped him win the competitive Florida Republican governor’s primary.

Anyone who wanted a battle of ideologies in one of the biggest governor’s races of the year: DeSantis literally filmed his toddler daughter building a border wall with blocks, while Gillum thinks the Immigration and Customs Enforcement agency should be abolished “in all forms.” The contrast between the nominees for governor in one of the nation’s most-populous states couldn’t be clearer.

These are not the candidates that operatives in Washington on either

side would have picked for a swing state where statewide races are often decided by a percentage point or two. Is it any surprise that in this hyperpartisan era, the candidates for one of the nation’s marquee governor’s races are so ideological? What happens next is anyone’s guess. Florida only went for Trump by a percentage point in 2016, but voters also haven’t elected a Democrat for governor in 20 years.

• House Republicans who needed a break in Florida: Florida will also be a battleground for control of the House, and Ground Zero is the Miami-area district, Florida’s 27th, that went for Hillary Clinton by 20 points but has been held by longtime GOP Rep. Ileana Ros-Lehtinen. She’s retiring, which gives Democrats one of their best pick up opportunities this cycle. That’s still the case, but Republicans say they’ve found the candidate of 2018 in Cuban-American TV journalist Maria Elvira Salazar, who won her primary Tuesday night.



Arizona Republican Senate candidate Martha McSally during an election night rally in Tempe, Arizona, on Monday. [CAITLIN O’HARA/BLOOMBERG]

‘A protester or a patriot’

Republicans spot a difference, and a midterms message

By Isaac Stanley-Becker
The Washington Post

Congressional Republicans are coalescing around a main line of attack for the midterm elections, describing their Democratic opponents as protesters at odds with American patriotism.

The strategy represents the newest front in a culture war deepened by President Donald Trump, who has made identity the hallmark of his politics by using racially charged language and wading into issues including transgender service members and even the phrase “Merry Christmas.”

The latest evidence that Republicans were choosing such battles over talk of taxes and the economy came in Tuesday’s primary election in Arizona, where establishment candidate Martha McSally, a Republican congresswoman, prevailed over two hard-liners and

immediately sharpened her knives in preparation for November. She will face off against Democratic Rep. Kyrsten Sinema, who is bisexual and got her start in politics as a Green Party activist working on Ralph Nader’s 2000 presidential campaign. She also practiced law and worked as a social worker.

The race, McSally told supporters, will be a choice “between a patriot and a protester,” suggesting that the two were at odds. Earlier Tuesday, she spelled out the distinction in a video posted by an NBC correspondent.

“We’re going to spend the next 70 days making sure people see the contrast between a protester or a patriot,” said the former Air Force fighter pilot. She called Sinema a “chameleon who I’m running against on the left, who’s a Hollywood makeover.”

“She called herself a proud Prada socialist,” McSally said. “She was protesting our troops in a pink tutu.”

Fans stream in for 2nd day of Franklin public viewing

By Jeff Karoub
and Josh Replogle
The Associated Press

DETROIT — Mourners streamed in for a second day Wednesday to pay their respects to Aretha Franklin, who was dressed in a different outfit for her final public viewing, as if

making a costume change during a show.

Fans waited festively outside, then walked in a solemn, single-file line into the rotunda of Detroit’s Charles H. Wright Museum of African American History. There, they found Franklin in a polished bronze casket and a sheer baby blue dress with matching shoes, a change from the bright red outfit seen Tuesday across the world. On the inside of the lid, embroidered into the fabric, read “Aretha Franklin the Queen of Soul.”

The two-day viewing was part of a week of commemorations for the legend, who died Aug. 16 of pancreatic cancer. She was 76. A marathon funeral with an all-star list of speakers and performers was scheduled for Friday.

Just as Franklin’s more than six decades of music

wrought emotions out of her fans, so too did her viewing. As they approached the casket and heaping displays of roses, many people smiled, cried, crossed themselves, bowed their heads or blew kisses. The strains of Franklin’s gospel recordings echoed in the airy space.

“I was pushed by ... but a tear still came,” said Maggie Penn, 78, of Detroit. The retired counselor, who grew up in the same neighborhood as Franklin and crossed paths with her in the pre-fame years, said she always appreciated that the singer remained rooted.

“She never forget from which she came,” Penn said.

Gina Moorman attended Tuesday night’s sorority ceremony staged in Franklin’s honor at the museum and returned Wednesday.

“I wasn’t even going to



Well wishers leave hand written notes on boards outside the Charles H. Wright Museum of African American History during a public visitation for Aretha Franklin, Wednesday in Detroit. Franklin died Aug. 16, of pancreatic cancer at the age of 76. [PAUL SANCYA/THE ASSOCIATED PRESS]

do it, but I wanted to see her again,” said Moorman, 57, as she waited with hundreds of others in a line that snaked around to the back of the museum and beyond. “It’s a real blessing to see her.”

Peggie Funny and her friend Mary A. Wilson, of Columbia, South Carolina, both born in 1954, came to Detroit for one day only on a whim because they wanted to pay their respects. They

were standing outside the museum taking video and sharing it with friends on social media.

“During the ‘70s, anything she made during that time, we were just dancing to and enjoying it,” Funny said. Seeing Franklin in her casket rendered Wilson speechless. “I felt very emotional going in, very emotional,” she said. “I just wanted to stand there. I froze.”



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Contact Gregory Stetz at (352) 745-7349.



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