

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Minutes - Final

Wednesday, September 30, 2015

6:00 PM

City Commission Special Meeting

Gainesville Police Department Hall of Heroes, 545 NW 8th Avenue,
Gainesville, FL

City Commission

Mayor Ed Braddy (At Large)
Commissioner Harvey Budd (At Large)
Commissioner Helen Warren (At Large)
Commissioner Charles Goston (District 1)
Commissioner Todd Chase (District 2)
Mayor-Commissioner Pro Tem Craig Carter (District 3)
Commissioner Randy Wells (District 4)

Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least two business days in advance.

ADOPTION OF THE AGENDA - 6:03 PM

A motion was made by Commissioner Warren, seconded by Commissioner Budd, that this Matter be Adopted. The motion carried by the following vote:

Aye: 4 - Mayor-Commissioner Pro Tem Carter, Commissioner Warren, Commissioner Goston, and Commissioner Budd

Absent: 3 - Mayor Braddy, Commissioner Wells, and Commissioner Chase

AGENDA STATEMENT

ROLL CALL

Commissioner Chase arrived at 6:05 PM.

Commissioner Wells arrived at 6:08 PM.

Mayor Braddy arrived at 6:50 PM.

PUBLIC HEARINGS

PLAN BOARD PETITIONS

140817. **Amend Comprehensive Plan Text (B)**

Petition PB-14-40 CPA. City Plan Board. Amend the text of the Comprehensive Plan for consistency with proposed changes to the Land Development Code and to create new land use categories. Related to Petitions PB-14-41 TCH and PB-14-42 LUC. **expected presentation time 8 minutes******

Andrew Persons and Ralph Hilliard made presentations.

Karen Harrington, Jeff Nee, Mark Goldstein, Mary Ann Leslie, Robert Mounds, Kali Blount, Mary Anderson, Tana Silva, Barbara Sharpe, Gabe Forrester, Tom Rider, Daron Greene, Desmine Duncan, Richard Williams, Cleve Sharpe, Sharon Bauer, Mary Lesley, Millard Payne, Mary Ann Leslie, Nancy Alva, Robert Pearce, Ross Ingerman, Sam Harris, Mr. Lacy and Dave Wilson spoke to the matter.

Motion by Commissioner Warren, seconded by Commissioner Budd to approve Urban Mixed Use 2 (T-4 M2) Alternative: 5 stories (6 with bonus) for height. Motion passed 5-2, with Commissioner Chase and Commissioner Wells voting no.

Motion by Commissioner Warren, seconded by Commissioner Budd to approve Urban Mixed Use 2 (T-4 M2) Alternative 60 units (80 w/special use permit) for Density. Motion passed 5-2, with Commissioner Chase and Commissioner Wells voting no.

Motion by Commissioner Warren, seconded by Commissioner Budd to approve Urban Mixed Use 2 (T-4 M2) Alternative for Parking. Motion passed 5-2, with Commissioner Wells and Commissioner Warren voting no.

Motion by Commissioner Wells, seconded by Commissioner Warren to approve the

Urban Mixed Use 1 (T-4 M1 alternative recommendation). Motion passed 7-0.

Motion by Commissioner Wells, seconded by Mayor Pro Tem Carter to move recommendation of the Urban Corridor (T-4 C), for Height and Density. Motion passed 7-0. Parking failed.

Motion by Mayor Pro Tem Commissioner Carter, seconded by Commissioner Goston to regular zoning code parking. Motion passed 5-2, with Commissioner Warren and Commission Wells voting no.

Motion by Commissioner Budd, seconded by Mayor Pro Tem Carter to direct staff to continue looking at T-40R. Motion passed 7-0.

Motion by Commissioner Wells, seconded by Mayor Pro Tem Carter to approve the Urban Low-Density Residential (T-4 R) as presented. Motion passed 7-0.

Motion by Commissioner Warren, seconded by Commissioner Wells to approve Plan Board density and map with four stories limited in the 5th Avenue Neighborhood. Motion passed 4-3, with Commissioner Budd, Commissioner Goston, and Mayor Braddy voting no.

Motion by Commissioner Warren, seconded by Mayor Pro Tem Carter to approve Fletcher's Lounge Option 1: Rezone to General Business. Motion passed 7-0.

Motion by Mayor Pro Tem Carter, seconded by Commissioner Warren, to approve Northeast Neighbors Alternative: Do not rezone and leave existing zoning in place. Motion passed 7-0.

Motion by Commissioner Wells, seconded by Mayor Pro Tem Carter to approve West College Park Area Alternative: T-4 zoning. Motion passed 7-0.

RECOMMENDATION

Staff to City Commission - The City Commission approve petition PB-14-40 CPA and direct staff to begin working with the City Attorney to draft the ordinance.

Staff to City Plan Board - Staff recommended approval of Petition PB-14-40 CPA.

Alternative Recommendation - The City Commission continue the petition to the November 5, 2015 City Commission meeting.

A motion was made by Commissioner Wells, seconded by Mayor-Commissioner Pro Tem Carter, that this Matter be Approved as Recommended. The motion carried by the following vote:

Aye: 6 - Mayor Braddy, Mayor-Commissioner Pro Tem Carter, Commissioner Warren, Commissioner Wells, Commissioner Chase, and Commissioner Goston

Nay: 1 - Commissioner Budd

[140818.](#)

Update the Land Development Code (B)

Petition PB-14-41 TCH. City Plan Board. Amend the Land Development Regulations to update the Land Development Code to add new zoning districts, a revised list of uses, and associated regulations.

Related to Petitions PB-14-40 CPA, PB-14-42 LUC, and PB-14-43 ZON.****expected presentation time 20 minutes******RECOMMENDATION**

Staff to City Commission - The City Commission approve petition PB-14-41 TCH and direct staff to begin working with the City Attorney to draft the ordinance.

Staff to City Plan Board - Staff recommended approval of Petition PB-14-41 TCH.

Alternative Recommendation -The City Commission continue the petition to the November 5, 2015 City Commission meeting.

A motion was made by Commissioner Wells, seconded by Mayor-Commissioner Pro Tem Carter, that this Matter be Approved as Recommended. The motion carried by the following vote:

Aye: 6 - Mayor Braddy, Mayor-Commissioner Pro Tem Carter, Commissioner Warren, Commissioner Wells, Commissioner Chase, and Commissioner Goston

Nay: 1 - Commissioner Budd

[140819.](#)**Amend Future Land Use Category on properties (B)**

Petition PB-14-42 LUC. City Plan Board. Amend the City of Gainesville Future Land Use Map from multiple land use categories (Mixed-Use High-Intensity, Urban Mixed-Use 1, Urban Mixed-Use 2, Mixed-Use Residential, Residential High-Density, Mixed-Use Low, Mixed-Use Medium, Public and Institutional Facilities, Office, Residential Low-Density, Residential Medium-Density, Commercial, Single-Family, or Industrial) to Urban Core, Urban Mixed-Use High Intensity, Urban Mixed-Use, Mixed-Use Office/Residential, or Residential Low-Density.
Related to Petitions PB-14-40 CPA, PB-14-41 TCH, and PB-14-43 ZON.

****expected presentation time 5 minutes******RECOMMENDATION**

Staff to City Commission - The City Commission approve petition PB-14-42 LUC and direct staff to begin working with the City Attorney to draft the ordinance.

Staff to City Plan Board - Staff recommended approval of Petition PB-14-42 LUC.

Alternative Recommendation - The City Commission continue the petition to the November 5, 2015 City Commission meeting.

A motion was made by Commissioner Wells, seconded by Mayor-Commissioner Pro Tem Carter, that this Matter be Approved as Recommended. The motion carried by the following vote:

Aye: 6 - Mayor Braddy, Mayor-Commissioner Pro Tem Carter, Commissioner Warren, Commissioner Wells, Commissioner Chase, and Commissioner Goston

Nay: 1 - Commissioner Budd

140820.

Rezone property from multiple zoning districts to several new zoning districts (B)

Petition PB-14-43 ZON. City Plan Board. Rezone property from multiple zoning districts (RSF-1: 3.5 units/acre single-family residential; RSF-3: 5.8 units/acre single-family residential district; RSF-4: 8 units/acre single-family residential; RMF-5: 12 units/acre single-family/multiple-family residential; RMF-6: 8-15 units/acre multiple-family residential; RMF-7: 8-21 units/acre multiple-family residential; RMF-8: 8-30 units/acre multiple-family residential; RC: 12 units/acre residential conservation; RMU: Up to 75 units/acre residential mixed use; RH-1: 8-43 units/acre residential high density; RH-2: 8-100 units/acre residential high density district; OR: 20 units/acre office residential; OF: General office; BUS: General business; BA: Automotive-oriented business; BT: Tourist-oriented business; MU-1: 8-30 units/acre mixed use low intensity; MU-2: 12-30 units/acre mixed use medium intensity; CCD: Up to 150 units/acre central city district; UMU-1: 8-75 units/acre, and up to 25 additional units/acre by special use permit, urban mixed-use; UMU-2: 10-100 units/acre, and up to 25 additional units/acre by special use permit, urban mixed-use; W: Warehousing and wholesaling; I-1: Limited industrial district; I-2: General industrial; MD: Medical services; PS: Public services and operations; PD: Planned Development) to T-6: Urban Core; T-5: Urban Mixed-Use High intensity; T4-R: Urban Residential low density; T-4 RMU: Residential Mixed Use; T-4 OR: Urban Office/Residential; T-4 M1: Urban Mixed-Use 1; T-4 C: Mixed-Use Corridor; or T-4 M2: Urban Mixed-Use 2 district. Related to PB-14-42 LUC. **expected presentation time 20 minutes**

RECOMMENDATION

Staff to City Commission - The City Commission approve petition PB-14-43 ZON and direct staff to begin working with the City Attorney to draft the ordinance.

Staff to City Plan Board - Staff recommended approval of Petition PB-14-43 ZON.

Alternative Recommendation - The City Commission continue the petition to the November 5, 2015 City Commission meeting.

A motion was made by Commissioner Wells, seconded by Mayor-Commissioner Pro Tem Carter, that this Matter be Approved as Recommended. The motion carried by the following vote:

Aye: 6 - Mayor Braddy, Mayor-Commissioner Pro Tem Carter, Commissioner Warren, Commissioner Wells, Commissioner Chase, and Commissioner Goston

Nay: 1 - Commissioner Budd

ADJOURNMENT - 10:45 PM

Kurt Lannon, Clerk of the Commission