

# City of Gainesville

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



## **Meeting Agenda**

**March 22, 2018**

**6:30 PM**

**City Commission Auditorium**

## **City Plan Board**

*Bob Ackerman - Chair  
Stephanie Sutton - Vice Chair  
Erin Condon - Member  
Bryan Williams - Member  
Dave Ferro - Member  
Terry Clark - Member  
Megan Walker-Radtke - Member  
Christian Newman - Member  
Robert Hyatt - School Board Representative  
Staff Liaison - Dean Mimms*

**CALL TO ORDER****ROLL CALL**[170917.](#)

**City Plan Board Attendance Roster: July 27, 2017 through February 22, 2018 (B)**

*Explanation: City Plan Board attendance roster for Board Members to review.*

[170917\\_CPB Attendance .2017-2018\\_20180322.pdf](#)

**APPROVAL OF THE AGENDA****APPROVAL OF MINUTES - FEBRUARY 22, 2018**[170918.](#)

**Draft minutes of the February 22, 2018 City Plan Board Meeting (B)**

**RECOMMENDATION**

*Staff is requesting that the City Plan Board review the draft minutes from the February 22, 2018 meeting and vote to approve the minutes.*

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

[170918\\_CPB 180222 Minutes draft\\_20180322.pdf](#)

**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.**

**REQUEST TO ADDRESS THE BOARD****OLD BUSINESS: N/A****NEW BUSINESS:**[170919.](#)

**Amend the City of Gainesville Future Land Use Map from Office (O) and Conservation (CON) to Mixed-Use Low-Intensity (MUL): 8-30 units per acre and Conservation (CON) (B)**

**Petition PB-17-157 LUC. CHW, agent for The Episcopal Church in the Diocese of Florida, Inc. Amend the City of Gainesville Future Land Use Map from Office (O) and Conservation (CON) to Mixed-Use Low-Intensity (MUL): 8-30 units per acre and Conservation (CON). Located at 4315 NW 23rd Avenue. Related to Petition PB-17-158 ZON.**

*Explanation: This is a request to change the future land use designations on ±7.1 acres of land from Office (O) and Conservation (CON) to Mixed-Use Low-Intensity (MUL): 8-30 units per acre and Conservation (CON). According to the applicant's justification report, non-residential development consisting of retail sales, service and office uses is proposed on the northern ±3.9 acres of the subject property, and stormwater management, natural area, and passive recreation are proposed on the southern ±3.2 acres of the subject property. A companion rezoning request is filed under PB-17-158 ZON.*

*The subject property is the former site of the St. Michael's Episcopal Church. It is located on the southwest corner of the NW 23rd Avenue and NW 43rd Street intersection. Tax parcels that contain single-family residential structures, and that have Single-Family (SF): up to 8 units per acre land use and Single-Family (RSF-1) zoning designations, abut on the south. A tax parcel used as open space with Conservation (CON) land use and zoning designations abuts on the west. The Rutledge Community Cemetery, which has Public and Institutional Facilities (PF) land use and Public Services and Operations (PS) zoning designations, abuts the subject property on the north and west.*

*Fiscal Note: None.*

**RECOMMENDATION**                      *Staff to City Plan Board - Staff recommends approval of Petition PB-17-157 LUC.*

[170919 Staff Report w Appendix A-E 20180322.pdf](#)

[170920.](#)

**Rezone from General Office (OF) and Conservation (CON) to Mixed-Use Low-Intensity (MU-1) and Conservation (CON) (B)**

**Petition PB-17-158 ZON. CHW, agent for The Episcopal Church in the Diocese of Florida, Inc. Rezone property from General Office (OF) and Conservation (CON) to Mixed-Use Low-Intensity (MU-1) and Conservation (CON). Located at 4315 NW 23rd Avenue. Related to Petition PB-17-157 LUC.**

*Explanation: This is a request to rezone ±7.1 acres of land from General Office (OF) and Conservation (CON) to Mixed-Use Low-Intensity (MU-1) and Conservation (CON). According to the applicant's justification report, non-residential development consisting of retail sales, service and office uses is proposed on the northern ±3.9 acres of the subject property, and stormwater management, natural area, and passive recreation are proposed on the southern ±3.2 acres of the subject property. A companion small-scale land use amendment request is filed under*

PB-17-157 LUC.

The subject property is the former site of the St. Michael's Episcopal Church. It is located on the southwest corner of the NW 23rd Avenue and NW 43rd Street intersection. Tax parcels that contain single-family residential structures, and that have Single-Family (SF): up to 8 units per acre land use and Single-Family (RSF-1) zoning designations, abut on the south. A tax parcel used as open space with Conservation (CON) land use and zoning designations abuts on the west. The Rutledge Community Cemetery, which has Public and Institutional Facilities (PF) land use and Public Services and Operations (PS) zoning designations, abuts the subject property on the north and west.

*Fiscal Note: None.*

**RECOMMENDATION** Staff to City Plan Board - Staff recommends approval of Petition PB-17-158 ZON.

[170920 Staff Report w Appendix A-E 20180322.pdf](#)

[170627.](#)

**Special Use Permit to Develop a 12 Fueling Position Gasoline Station on NW 13th Street in the U6 Transect Zone (B)**

**Petition PB-17-104 SUP. CHW, Inc. Petition for special use permit to develop a 12 fueling position gasoline station in the U6 transect zone. Site of the GATE fueling station at 506 13th Street. Generally located on the west side of the 500 block of NW 13th Street between NW 6th Avenue and NW 5th Avenue.**

*Explanation: Petition to develop a 12 fueling position (6 pump) gasoline station on four parcels (15240-000-000, 15239-000-000, 15238-000-000, 15238-001-000) comprising of +/- 0.9 acres in the 500th block of NW 13th Street between NW 6th Avenue and NW 5th Avenue. All four parcels are zoned U-6 (Urban 6). Per section 30-4.12, Table V-1 of the Land Development Code, Gasoline and Alternative Fuel Stations are allowed through a Special Use Permit in the U-6 transect zone when the U-6 zoning district abuts a designated principal street. Per Section 30-5.13, Part D of the Land Development Code, up to 12 fueling positions may be allowed as part of a Special Use Permit process.*

*Fiscal Note: None.*

**RECOMMENDATION** Staff to City Plan Board - Staff recommends approval of Petition PB-17-104 SUP with conditions as stated in the staff report.

[170627 Staff report continue 20171205.pdf](#)

[170627 Continuation letter PB-17-104 SUP 20180125.pdf](#)

[170627 Continue letter 20180222.pdf](#)

[170627 Staff Report w Appendices A-F 20180322.pdf](#)

**INFORMATION ITEMS:**

**A. Issues related to Sidewalk Cafes within Downtown.**

**B. Land Development Code regulations for Downtown**

**BOARD MEMBER COMMENTS**

**NEXT MEETING DATE - APRIL 26, 2018**

**ADJOURNMENT**

**For further information, please call 334-5022.**

**If any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings, and for such purposes it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities who require assistance to participate in the meeting are requested to notify the Equal Opportunity Department at 334-5051 (TDD 334-2069) at least 48 hours prior to the meeting date.**