

City of Gainesville

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



Meeting Agenda

November 29, 2018

6:30 PM

Robert Lisle Kline Conference Room

City Plan Board

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

CALL TO ORDER**ROLL CALL**[180557.](#)

City Plan Board Attendance Roster: June 28, 2018 through October 25, 2018 (B)

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

[180557_CPBA_Attendance_2018_20181129.pdf](#)

ADOPTION OF THE AGENDA**APPROVAL OF MINUTES - NONE**

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: NONE****NEW BUSINESS:**[180572.](#)

Rezone from General Business (BUS) to Automotive-Oriented Business (BA) to Allow Vehicular Sales with Outdoor Display and Vehicle Repair (B)

Petition PB-18-125 ZON. JBrown Professional Group, Inc., agent for Streit's, Inc., owner. Rezone property from General Business (BUS) to Automotive-Oriented Business (BA) to allow vehicular sales with outdoor display and vehicle repair. Located just north of 4920 NW 13th Street.

Explanation: This is a request to rezone ±1.94 acres of land from General Business (BUS) to Automotive-Oriented Business (BA). The purpose of this request is to allow vehicular sales with outdoor display and vehicle repair on the subject property. According to application documents, these uses are required to expand the abutting RideNow Powersports business onto the subject property.

The subject property is located on the west side of NW 13th Street (US 441), just north of NW 45th Avenue. Existing features include a two-directional driveway connection to NW 13th Street (US 441); a paved vehicular use area; and some vegetation. A lumber yard/mill with General Industrial (I-2) zoning is located to the north and east; RideNow Powersports with Automotive-Oriented Business (BA) abuts on the south; and conservation land with Conservation (CON) zoning abuts on the west.

Fiscal Note: None

RECOMMENDATION Staff to City Plan Board - Staff recommends approval of Petition PB-18-125 ZON

[180572 Staff report w Appendices A-E 20181129.pdf](#)

[180559.](#)

Rezone from Planned Development to Office (B)

Petition PB-18-138 ZON. eda engineers-surveyors-planners, inc., agent for PK5, LLC. Rezone property from Planned Development (PD) to Office (OF). The subject property is 20 +/- acres, located at 4500 NW 27th Avenue.

Explanation: This petition proposes to rezone parcel 06163-000-000 from Planned Development (PD) to Office (OF). The subject property does not front any streets and is accessible by NW 27th Avenue, which terminates at the parcel. The proposed OF zoning for the property is consistent with the parcel's Office future land use category. The proposed Office zoning would allow the redevelopment of the property with a density that allows up to 20 units per acre as compared to existing PD's square footage restriction of 160,000 square feet of development.

The PD (Z-95-1) was adopted by Alachua County in 1995. The subject property was annexed into the City of Gainesville in 2002; the City adopted the County's PD ordinance as the appropriate zoning for the property at that time. This PD was never updated to City of Gainesville terminology or regulations and still references Alachua County's Land Development Code and the Board of County Commissioners.

The PD was created with the development of a master plan for the parcel. The master plan was designed for the original occupant of the site, Barr Systems. The master plan allowed up to 160,000 ft² of development and intended to build the campus in two phases; the first phase of the campus was constructed between 1997 and 1999.

The rezoning request is consistent with the City's Comprehensive Plan and meets all applicable review criteria.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-18-138 ZON.
Staff to City Plan Board- Recommend Petition PB-18-138 ZON to the City Commission.

[180559_Staff Report w Appendices A - D_20181129.pdf](#)

[180560.](#)

Special Use Permit to Allow Construction of a Surface Level, Temporary Parking Lot within the U-9 Zoning District (B)

Petition PB-18-94 SUP: CHW, Inc. (Robert Walpole, P.E.) agent for University of Florida Foundation, Inc. Request for a Special Use Permit with development plan review to construct a surface level, temporary parking lot within the U-9 zoning district. Zoned: U-9. Located at the NE corner of SW 13th Street and SW 1st. Avenue.

Explanation: This petition is a request for a Special Use Permit to allow surface parking as a principal use in the U-9 zoning district. The subject properties are vacant but were occupied by two buildings which have been demolished. The property owner, University of Florida Foundation, Inc., is in the process of constructing a parking structure on a parcel used as a surface parking lot on the UF campus. During the period of construction and occupancy of the new parking structure, the owners wish to use the subject lot as a temporary surface parking area to accommodate the displaced surface parking. The Land Development Code, Sec. 30-4.12, allows a surface parking lot as a principal use in the U-9 zoning district by Special Use Permit. The owners are requesting a special use permit to occupy and use the subject property as a temporary surface parking facility for a period of four years.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-18-94 SUP with conditions included in the staff report and the Technical Review Committee comments.

[180560_Staff Report w Attachments A-C_20181129.pdf](#)

[180561.](#)

Special Use Permit to Allow 12 Fueling Positions with a Convenience Store and Carwash in the MU-1: Mixed Use Low Intensity Zoning District (B)

Petition PB-18-126 SUP. CHW, Inc. agent for Legacy Fountains of Gainesville LLC, owner. Request for a Special Use Permit with development plan review to construct a Gasoline and Alternative Fuel Stations with twelve (12) fueling positions, a convenience store and a carwash. Zoned: MU-1 (8-30 units/acre mixed-use low intensity). Located at the SW corner of SW 20th Avenue and SW 52nd Street.

Explanation: This petition is a request to construct a "Gasoline/alternative fuel" station with 12 fueling positions, a carwash facility and a convenience store on property located at the SW corner of SW 20th Avenue and SW 52nd Street (Tax parcels 06680-003-000 and 06680-003-001). The Land Development Code requires review and approval of fueling stations with more than six positions, as well as carwash facilities, through the Special Use Permit process. It also requires compliance with the standards listed in Section 30-5.13 and Sec. 30-5.5. The purpose of this review is to determine compliance of the proposed development with the criteria for a special use permit and the standards listed in Sections 30-5.5 and 30-5.13

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-18-126 SUP with conditions included in the staff report and the Technical Review Committee comments.

[180561 Staff Report w Attachments A-E 20181120.pdf](#)

INFORMATION ITEM:

A. Evaluation Appraisal Report

Board Elections

Board Member Comments

Adjournment

NEXT MEETING DATE - January 24, 2019 (No December 2018 meeting)

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.

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