

City of Gainesville

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



Meeting Agenda

June 23, 2016

6:30 PM

City Commission Auditorium

City Plan Board

*Erin Condon - Chair
Bob Ackerman - Vice Chair
Bryan Williams - Member
Stephanie Sutton - Member
Dave Ferro - Member
Adam Tecler - Member
Terry Clark - Member
Leannetta McNealy - School Board Representative*

CALL TO ORDER**ROLL CALL**[160131.](#)

City Plan Board Attendance Roster: December 1, 2015 through May 26, 2016 (B)

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

[160131_CPB Attendance_2015.2016](#)

APPROVAL OF THE AGENDA (Note: order of business subject to change)**APPROVAL OF MINUTES - N/A**

ANNOUNCEMENT: Section 30-353 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 15 days of the decision (see Sec. 30-234(h) of the Land Development Code). The procedure for an appeal is set forth in Sec. 30-352.1.

REQUEST TO ADDRESS THE BOARD**OLD BUSINESS**[160133.](#)

Review of the Glazing Requirements for a Hotel in the MU-1 Zoning District (B)

Petition PB-15-12 SUP eda engineers-surveyors-planners, inc., agent for H.I. Resorts. A review of the glazing requirements for a hotel in the MU-1 zoning district. Zoned: MU-1 (8-30 units/acre mixed use low intensity). Located at 3245 SW Archer Road

Explanation: On May 26, 2016 the Board discussed the issue of whether they had granted the applicant a waiver to building wall articulation glazing requirement, it was determined that the waiver was not granted. During the Board's discussion on this issue the members concluded that they would grant the waiver given that the building would be facing a private drive and not a public road.

The applicant has indicated that 18.3% (excluding operable glass doors) of the 732 square feet surface area will have glazing (see attached elevations). With the operable glass doors the percentage goes up to

25%.

The land development code would have required 30% of the area to be glass for front building walls.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - The City Plan Board approve the wavier to the building wall articulation glazing requirement for the Candlewood Hotel Special Use Permit.

[160133 Staff report and Attachments](#)

[160134.](#)

Special Use Permit Review to Construct a Gas Station with 12 Fueling Positions and a Convenience Store (B)

Petition PB-16-34 SUP: Greenberg Farrow (John Vecchio, P.E.) agent for Walmart Stores East, owner. A special use permit with an intermediate development plan to allow for the construction of a gas station with convenience store. Zoned: MU-2 (12-30 units/acre mixed use medium intensity). Located at 1800 NE 12th Avenue.

Explanation: This petition addresses a request to grant a special use permit at the above referenced site to allow construction of a gasoline station with 12 fueling positions and a retail/convenience store. Per the Comprehensive Plan and Policy 10.4.9 of the Transportation Mobility Element gasoline service stations with more than six fueling positions must meet a specific set of conditions with final approval by the City Commission.

The petition was submitted to the board for review on May 26, 2016. After presentations by staff and the applicant, neighborhood residents addressed the board stating that they did not receive notice of the neighborhood meeting conducted by the applicant. They also stated that they did not receive notice from the City concerning the public hearing. Neighborhood representatives expressed opposition to several aspects of the development, particularly the location of the fuel tanks and proximity of the development to the residential area.

The board accepted a motion to continue the petition and asked staff to confirm that proper notice was provided and that the neighborhood meeting was conducted and properly advertised.

The review also includes consideration of preliminary development plan approval for the proposed development. The development proposal will also be reviewed by the City Commission.

Fiscal Note: None.

RECOMMENDATION

Staff recommends approval of Petition PB-16-34 SUP with conditions and the development plan.

[160314 Staff report and Attachments A-C 20160623](#)

NEW BUSINESS

[160136.](#)

Special Use Permit Review to Construct a Commercial Development with Drive Throughs (B)

Petition PB-16-50 SUP: Boos Development Group/CHW, agent for Jeff Montgomery Associates, LLC, owner. Special use permit with development plan review for construction of a new commercial development with drive through. Zoned: MU-1 (8-30 units/acre mixed use low intensity). Located at 4322 NW 53rd Avenue.

Explanation: This petition addresses a request to grant a special use permit at the above referenced site to allow construction of a retail and office development totaling 16,176 square feet of gross floor area, with three (3) drive through facilities. Per the Comprehensive Plan, Policy 10.4.4 of the Transportation Mobility Element, new development of drive through facilities shall be based on compliance with the typical criteria for Special Use Permits plus a listed set of criteria outlined in Policy 10.4.4.

The review also includes consideration of preliminary development plan approval for the proposed development.

Fiscal Note: None.

RECOMMENDATION

Staff recommends approval of Petition PB-16-50 SUP with conditions and the related development plan.

[160136 Staff Report and Attachments A-E 20160623](#)

[160138.](#)

Amend the City of Gainesville Future Land Use Map from Single-Family (up to 8 units per acre) (SF) to Urban Mixed-Use 1 (UMU-1: 8-75 units per acre; and up to 25 additional units per acre by special use permit) (B)

Petition PB-16-57 LUC. CHW, agent for Albert G. Fosmoe and Carmen S. Fosmoe, owners. Amend the City of Gainesville Future Land Use Map from Single-Family (up to 8 units per acre) (SF) to Urban Mixed-Use 1 (UMU-1: 8-75 units per acre; and up to 25 additional units per acre by special use permit). Located at 1217, 1227, 1237, and 1247 SW 11th Avenue. Related to PB-16-58 ZON.

Explanation: This petition for a small-scale amendment of the Future Land Use Map pertains to a 1.03-acre property (currently comprised of four developed, single-family parcels) on the south side of SW 11th Avenue immediately east of SW 13th Street/US 441. This proposed land use change from

Single-Family (up to 8 units per acre) (SF) to Urban Mixed-Use 1 (UMU-1: 8-75 units per acre; and up to 25 additional units per acre by special use permit) will allow a mix of residential and non-residential uses, and it will substantially increase the redevelopment potential for this strategically located property that is along a major corridor (SW 13th Street/US 441) and is within walking distance of the University of Florida, UF Health hospitals, and the Veterans Administration hospital. The property is in the UF Context Area and the College Park/University Heights Community Redevelopment Area. In addition, the property is proposed in the Land Development Code update and related Comprehensive Plan amendments for Urban Mixed-Use High Intensity land use and T-5: Urban Mixed-Use High Intensity zoning.

The proposed small-scale comprehensive plan amendment to Urban Mixed-Use 1 land use is consistent with the City's Comprehensive Plan and supports mixed use development at an appropriate location. This petition is related to Petition PB-16-58 ZON, which proposes a zoning change from RSF-1: 3.5 units/acre single-family residential district to UMU-1: 8 to 75 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Approve Petition PB-16-57 LUC.

[160138 Staff report and Appendix A-C 20160623](#)

[160139.](#)

Rezone from RSF-1: 3.5 units/acre single-family residential district to UMU-1: 8 to 75 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district (B)

Petition PB-16-58 ZON. CHW, agent for Albert G. Fosmoe and Carmen S. Fosmoe, owners. Rezone property from RSF-1: 3.5 units/acre single-family residential district to UMU-1: 8 to 75 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district. Located at 1217, 1227, 1237, and 1247 SW 11th Avenue. Related to PB-16-57 LUC.

Explanation: This zoning petition pertains to a 1.03-property (currently comprised of four developed, single-family parcels) property on the south side of SW 11th Avenue immediately east of SW 13th Street/US 441. The proposed zoning change from RSF-1: 3.5 units/acre single-family residential district to UMU-1: 8 to 75 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district will allow a mix of residential and non-residential uses, and it will substantially increase the redevelopment potential for this strategically located property that is along a major corridor (SW 13th Street/US 441) and is within walking distance of the University of Florida, UF Health hospitals, and the Veterans Administration hospital. The property is in the UF Context Area and is in the College Park/University Heights Community

Redevelopment Area. In addition, the property is proposed in the Land Development Code update and related Comprehensive Plan amendments for Urban Mixed-Use High Intensity land use and T-5: Urban Mixed-Use High Intensity zoning.

The proposed rezoning to UMU-1: 8 to 75 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district is consistent with the City's Comprehensive Plan and supports mixed use development at an appropriate location. This petition is related to Petition PB-16-57 LUC, which proposes a land use change from Single-Family (up to 8 units per acre) (SF) to Urban Mixed-Use 1 (UMU-1: 8-75 units per acre; and up to 25 additional units per acre by special use permit).

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Approve Petition PB-16-28 ZON.

[160139 Staff report and Appendix A-C 20160623](#)

INFORMATION ITEM: N/A

BOARD MEMBER COMMENTS

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.