

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda

July 27, 2017

6:30 PM

City Commission Auditorium

City Plan Board

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

CALL TO ORDER**ROLL CALL**

[170185.](#) City Plan Board Attendance Roster: January 26, 2017 through May 25, 2017 (B)

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

[170185_CPB Attendance .2017_20170727.pdf](#)

APPROVAL OF THE AGENDA**APPROVAL OF MINUTES - May 25, 2017**

[170186.](#) Draft minutes of the May 25, 2017 City Plan Board Meeting (B)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the May 25, 2017 meeting and vote to approve the minutes.

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

[170186_CPB 170525 Minutes draft 20170727.pdf](#)

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****NEW BUSINESS**

[170187.](#) Special Use Permit Review to Construct a Gas Station with 12 Fueling Positions and a Convenience Store (B)

Petition PB-17-48 SUP: CHW, Inc. (Robert Walpole, P.E.) agent for Blakewood LLC, owner. A special use permit with a concept development

plan to allow construction of a gas station with twelve (12) fueling positions and a convenience store. **Zoned: MU-2 (12-30 units/acre mixed use medium intensity).** Located at 2373 SW Archer Road.

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, 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 request for a special use permit does not include a preliminary development plan.

Fiscal Note: None.

RECOMMENDATION

Staff recommends approval of Petition PB-17-48 SUP with conditions; development plan review will be required, subject to conditions of the Special Use Permit, prior to application for a building permit.

[170187_Staff Report w Appendices A-E_20170727.pdf](#)

[170187A_Formal Quasai Judicial Hearing Requests_20170727.pdf](#)

[170230.](#)

Special Use Permit with Development Plan Review to Allow the Construction of a Mixed-Use Development (B)

Petition PB-17-60 SUP. City Plan Board. eda engineers-surveyors-planners, inc., agent for SMLC, LLC, BRW Enterprises, Inc., Tench Property, LLC, and Gamble & Martin Trustee, owners. Special Use Permit with development plan review to allow the construction of a mixed-use development. **Zoned: UMU-2 (10-100 units/acre, and up to 25 additional units/acre by special use permit, urban mixed-use district) and RH-1 (Residential high density district).** Located in the 1100 block of W. University Avenue, south side, between SW 10th Street and SW 12th Street.

Explanation: This is a request for a Special Use Permit (SUP) and associated development plan approval to construct a multi-story, mixed-use building that will contain retail space, an internal parking garage, and 109 dwelling units.

The development site is 1.1 (MOL) acres in size and located in the 1100 block of W. University Avenue, south side, between SW 10th Street and SW 12th Street. A commercial building and surface parking lot currently occupy the development site.

Public notice was published in the Gainesville Sun on July 11, 2017.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - The City Plan Board approve the Special Use Permit (SUP) and development plan, subject to the conditions and recommendations in the staff report and Appendix E.

[170230_Staff Report w Appendices A-F_20170727.pdf](#)

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.