

City of Gainesville

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



Meeting Agenda

June 25, 2020

6:30 PM

Virtual Meeting

City Plan Board

*Erin Condon - Chair
Stephanie Sutton - Vice Chair
Bob Ackerman - Member
Megan Walker-Radtke - Member
Christian Newman - Member
Thomas Hawkins - Member
James Blythe - Member*

CALL TO ORDER**ROLL CALL**[200069.](#)

City Plan Board Attendance Roster: October 9, 2019 through June 25, 2020 (B)

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

[200069_CPBA_Attendance_2020](#)

APPROVAL OF AGENDA**APPROVAL OF MINUTES**[200068.](#)

Draft Minutes of the May 28, 2020 City Plan Board Meetings (B)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the May 28, 2020 meetings and vote to approve the minutes.

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

[200068_CPBA_2020528_Minutes_Draft](#)

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.

OLD BUSINESS:[191128.](#)

PB-19-132 TCH

City of Gainesville. Text amendment to the Land Development Code to add Single Room Occupancy Residence as a nonresidential use in Article IV, along with applicable use standards added to Article V and definition added to Article II.

Explanation: This petition requests to amend the Land Development Code to add Single Room Occupancy Residences (SROs) to several non-residential zoning districts as a permitted use by right or by special use permit,

along with applicable use standards and a definition. The amendments would include adding definitions to Article II, Section 30-2.1, adding the use to the permitted use table in Article IV Sections 30-4.12(Transects), 30-4.19 (Mixed Use and Nonresidential) and 30-4.23 (Special Districts), and adding a section in Article V, Division 1, concerning use standards to regulate the proposed new use.

Fiscal Note: None

RECOMMENDATION Staff to City Plan Board - Approve Petition PB-19-132 TCH.

[191128 StaffReport Petition PB-19-132 TCh 20200625](#)

NEW BUSINESS:

[191035.](#)

Petition PB-20-11 SUP
CHW, Inc. Agent for Tower Road Investment Group, LLLP. Special Use Permit for fueling station with 12 fueling positions, convenience store, and carwash. Located northeast quadrant of Tower Road and SW 17th Road intersection.

Explanation: Petition for a special use permit to construct a fueling station with 12 fueling positions, a convenience store, and a carwash. Subject property is located in an MU-2 Mixed Use Medium Intensity zoning district. Per Section 30-4.19, Table V-7 Permitted Uses in Mixed-Use and Nonresidential Districts, gasoline/alternative fuel stations and carwash facilities require a Special Use Permit.

Fiscal Note: None.

RECOMMENDATION Staff to City Plan Board - Staff recommends approval of Petition PB-20-11 SUP.

[191035 StaffReport PB-20-11-SUP 20200625.pdf](#)

[191036.](#)

Petition PB-19-187 SUP
eda, agent for Dean Trustee & Dean, owner. Request for a Special Use Permit (SUP) to allow an increase in density from 100 units per acre to 125 units per acre. Zoned: U-9 (100-125 units/acre). Located at 1236 SW 4th Avenue.

Explanation: The requested special use permit is for development proposed on tax parcel: 13086-000-000. The project site consists of U-9 zoning and requests additional density of 25 units/acre for the proposed multi-family development. Based on the acreage the site currently allows 43 dwelling units and the request would allow for 11 additional units.

Fiscal Note: None

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-19-187 SUP.

[191036_StaffReport_Petition PB-19-187_20200625.pdf](#)

[Appendix A.pdf](#)

[Appendix B.pdf](#)

[Appendix C.pdf](#)

[200066.](#)

Petition PB-20-29 SUP

Curtis Davis, Agent for LIVE OAK SHOPPES GROUP LLC. Special Use Permit to allow storage and vending of Chlorine, considered a hazardous material, within the Secondary Zone of the Wellfield Protection District. (B)

Explanation: Petition to allow the storage and vending of a hazardous material, Chlorine within the Secondary Zone of the Wellfield Protection District. Per Section 30-3.24, Unless exempt, all new development and existing development within the Primary, Secondary, and Tertiary Wellfield Protection (management) Zones of Alachua County that will intensify, expand, or modify a use directly associated with the storage of hazardous materials shall first obtain a Wellfield Protection Special Use Permit (WPSUP). The applicant is requesting a Wellfield Protection Special Use Permit in satisfaction of the above requirement. The applicant intends to store a 1500 to 1550-gallon tank of Chlorine from which incremental amounts will be sold as retail to the general public. There is no underground storage of the material.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-20-29 SUP.

[Final Staff Report PB-20-29 SUP Kirsplash Chlorine Tank 06122020 YT edits.pr](#)

[Attachment A Application and Supporting Documents Full.pdf](#)

[Attachment B Comprehensive Plan and LDR References Full Doc.pdf](#)

[Attachment C Technical Review Comments and Conditions Full.pdf](#)

[Attachment D Drawings and Plans Full.pdf](#)

[200067.](#)

Petition PB-20-57 TCH

CHW, Inc. Applicant. Text Amendment request to reinstate Wellfield Protection Special Use Permit issuance criteria allowing the use of underground storage within the tertiary Murphree Wellfield Zone. (B)

Explanation: This petition is a request to reinstate language in the Wellfield Protection Special Use Permit issuance criteria allowing the use of underground storage within the tertiary Murphree Wellfield Zone. The affected area is primarily located in the north-east quadrant of the City of Gainesville and extends past the city boundaries. The tertiary Murphree Wellfield Zone is

the least restrictive out of the three Murphree Wellfield zones and has historically allowed for underground storage of petroleum via Special Use Permit. After the 2017 Land Development Code update, language that permitted the underground storage of petroleum in the tertiary wellfield zone was inexplicably omitted. Staff was not able to find any record that this omission was intentional nor any record that it was presented to the City Plan Board or the City Commission. Therefore, staff believes this was a clerical error in need of ramification.

Fiscal Note: None.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-20-00057.*

[200067 StaffReport PB-20-00057 20200625.pdf](#)

[Exhibit A Proposed Amendment WPSUP.pdf](#)

[Exhibit B Gasoline Station Regulation Section 30.15.pdf](#)

[Exhibit C Wellfield Zones Location Map.pdf](#)

[Exhibit D Map Of Existing Gas Stations.pdf](#)

[Exhibit E Letter Of Support GRU.pdf](#)

[Exhibit F Letter Of Support Alachua County.pdf](#)

[Exhibit G Application.pdf](#)

[Exhibit H Letter Of Intent CHW.pdf](#)

[Exhibit I Analysis GRU.pdf](#)

INFORMATION ITEM(S): N/A

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.