

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## **Meeting Agenda**

**October 22, 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***

***If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equal Opportunity at (352) 334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.***

Please contact the Clerk's Office at 352-334-5015 to report issues with the technology that the City is using (not the technology members of the public are using) to provide public access (viewing, listening and/or commenting) to the meeting. Persons with disabilities who require assistance to participate in the meetings are requested to notify the Equal Opportunity Office at 352-334-5051, or call the TDD phone line at 352-334-2069 at least two business days in advance of the meeting. The public will have an opportunity to comment on the application. Public access to this virtual meeting can be accomplished as follows:

### **Live Meeting Coverage**

**City of Gainesville Website:**

**<https://www.cityofgainesville.org/CommunicationsOffice/Community12TV/LiveWebStreaming.aspx>**

**Broadcast on Cox Cable Channel 12**

**Telephone via Zoom audio conference (listen-only):**

**Dial 1 (301) 715-8592**

**Enter the meeting ID: 987 2266 1699**

### **Verbal Public Comment During the Meeting– Telephone Number**

**Dial the Toll Free Number: 1(800) 934-9182 from your phone.**

**A moderator will call on you when it is your turn to speak**

**Please mute the sound on your computer/device if you are watching the meeting online**

**State your name clearly for the record**

**Each speaker will have three minutes to comment**

### **Written Public Comment – accepted in advance of the meeting and during the meeting**

**By mail to: City of Gainesville, Department of Sustainable Development: P.O. Box 490, Station 11, 32602- 0490**

**By email to: [cpb@cityofgainesville.org](mailto:cpb@cityofgainesville.org)**

**By e-comment to: <https://gainesville.legistar.com/Calendar.aspx> —**

**Visit the “Agenda & Minutes” page on the City’s**

**website: <https://gainesville.legistar.com/Calendar.aspx>. Click the “eComment” link on the far right for the upcoming City Plan Board Meeting. Leave comments on the specific agenda items. The eComment link will open one week prior to each meeting.**

**All written comments submitted shall be made a part of the public record. If any member of the public requires additional information about this meeting or has any questions about how to submit a public comment at the meeting, please send an email to the Department of Sustainable Development: [cpb@cityofgainesville.org](mailto:cpb@cityofgainesville.org)**

**CALL TO ORDER****ROLL CALL**[200444.](#)

City Plan Board Attendance Roster: December 10, 2019 through September 24, 2020 (B)

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

[CPB Attendance Roster for 9.24.20.pdf](#)

**APPROVAL OF THE AGENDA****APPROVAL OF MINUTES**[200443.](#)

Draft Minutes of the August 27, 2020 City Plan Board Meetings (B)

RECOMMENDATION

*Staff is requesting that the City Plan Board review the draft minutes from the August 27, 2020 meeting and vote to approve the minutes.*

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

[200443\\_CPB\\_200827Minutes\\_Draft.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.

**OLD BUSINESS: Comprehensive Plan Update****NEW BUSINESS:**[200440.](#)

Amendment to the Stillpoint Planned Development Zoning Ordinance to allow for a 30 bed assisted living facility (ALF) and technical office use (B)

Petition PB-20-96 PDA. Three Lakes Creek, LLC. Amendment to the Stillpoint Planned Development Zoning Ordinance to allow for a 30 bed assisted living facility (ALF) and technical office use. Located at 2730 NW 39th Ave.

*Explanation:* This petition requests an amendment to the Stillpoint Planned Development (Ordinance 080565) to allow for a 30 bed assisted living facility (ALF) and technical office use. Plans for the property include the conversion of existing structures and the future construction of an additional 1500 sq ft. No new construction is proposed to the rear of the existing buildings and all new construction will be single-story.

*Fiscal Note:* None.

**RECOMMENDATION**            Staff to City Plan Board - Approve Petition  
PB-20-96 PDA

[200440 StaffReport PB-20-96 PDA 20201022.pdf](#)

[200441.](#)

**Wellfield Special Use Permit to Allow Underground Storage of Petroleum in Property Located Within Murphree's Tertiary Wellfield Zone.**

**Petition PB-20-00092 SUP. CHW, Inc., agent for W R J Sales Inc. Request for a Wellfield Special Use Permit to allow for underground storage of petroleum in property located within Murphree's Tertiary Wellfield Zone. Zoned: BA: Automotive-Oriented Business. Located at 4545 NW 13th St.**

*Explanation:* Automotive Fuel Stations are permitted by right within an Automotive Oriented Business (BA) Zoning. However, this property is located within Murphree's Tertiary Wellfield Zone. The applicant is requesting the underground storage of petroleum within the tertiary wellfield zone which requires an approval via the Wellfield Special Use Permit process.

*Fiscal Note:* None.

**RECOMMENDATION**            Staff to City Plan Board - Staff recommends  
approval of Petition PB-20-00092 SUP.

[200441 StaffReport PB-20-00092-WSUP 20201022.pdf](#)

[200441 Appendices PB-20-00092-WSUP 20201022.pdf](#)

[200442.](#)

**Special Use Permit to Allow a Fuel Station with 12 Gas Pumps, Car Wash and an Associated Convenience Store (B) in BA Zoned Property.**

**Petition PB-19-00112 SUP. CHW, Inc., agent for W R J Sales Inc. Request for a Special Use Permit to allow the construction of a Fuel Station with 12 Gas Pumps and an associated convenience store facility. Zoned: BA: Automotive-Oriented Business. Located at 4545 NW 13th St.**

*Explanation:* Automotive Fuel Stations are permitted by right within an Automotive Oriented Business (BA) Zoning. However, the applicant is requesting six additional gas pumps (for a total of 12) which requires an approval via the

*Special Use process. Furthermore, the Fuel Station will have an associated car wash. Due to the property's adjacency to a residential zone, the applicant is proposing a lot split to separate the proposed fuel station from the proximity to the residential unit. Approval of Special Use Permit is contingent on the approval of the Lot Split.*

*Fiscal Note: None.*

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-19-00112 SUP with conditions.*

[200442\\_StaffReport\\_PB-19-00112-SUP\\_20201022.pdf](#)

[200442\\_Appendices\\_PB-19-00112-SUP\\_20201022.pdf](#)

**DISCUSSION ITEMS: Code Amendments**

[200447.](#)

**Discussion of proposed amendments to the Land Development Code**

[200447\\_CodeAmendments\\_20201022.pdf](#)

**PUBLIC COMMENT**

**BOARD MEMBER COMMENT**

**NEXT MEETING DATE**

**ADJOURNMENT**