

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda

July 23, 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.

CALL TO ORDER**ROLL CALL**

[200133.](#) City Plan Board Attendance Roster: October 24, 2019 through July 23, 2020 (B)

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

[200133_CPB Attendance .2020](#)

ADOPTION OF THE AGENDA**APPROVAL OF MINUTES**

[200134.](#) Draft Minutes of the June 25, 2020 City Plan Board Meetings (B)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the June 25, 2020 meetings and vote to approve the minutes.

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

[200134_CPB_DRAFT_Minutes_20200625](#)

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:

[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](#)

NEW BUSINESS:

[191126.](#)

Vacation of right-of-way west of NW 13th Street, between SW 4th and SW 5th Avenues. (B)

Petition PB-19-159 SVA. CHW. Request to vacate a 300-foot +/- section of an east/west alley between SW 4th and SW 5th Avenues, west of SW 13th Street and a 153-foot +/- north/south alley west of SW 13th Street. Located between SW 12th and SW 13th Streets, south of SW 4th Ave.

Explanation: The purpose of this request is to vacate a portion of a 15-foot wide east/west alley and a 20-foot wide north/south alley that lays between SW 4th and 5th Avenues. The east/west right-of-way distance is approximately 300 feet and the north/south right-of-way is approximately 153 feet. The right-of-way to be vacated is approximately 5,000 sq. ft. (0.12 acres) in total and is improved. This request is related to Petition PB-19-158 SUP.

Fiscal Note: None.

RECOMMENDATION Staff to City Plan Board - Staff recommends approval of Petition PB-19-159 SVA.

[191126 StaffReport PB-19-159SVA 20200723.pdf](#)

[191125.](#)

Special Use Permit to increase Residential Density from 100 units per acre to 125 dwelling units per acre for property zoned U9 (B)

Petition PB-19-158 SUP. CHW Inc. Agent for Salmanson Capital, LLC. Request for a Special Use Permit to increase residential density from 100 units/acre to 125 units/acre in order to construct a maximum number of 235.5 multi-family dwelling units and a maximum of 644 bedrooms. Zoned U9, located in the 1200 Block of SW 4th Avenue, between SW 4th and SW 5th Avenues.

Explanation: Petition to increase residential density from 100 dwelling units per acre to 125 dwelling units per acre for in order to construct a total of 235.5 dwelling units.

Per Section 30-4.13, Table V-2 Building Form Standards within Transects, a maximum of 100 dwelling units per acre is allowed by-right in U9 zones. Up to 125 dwelling units are allowed in U9 zones with Special Use Permit approval.

Fiscal Note: None.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-19-158 SUP.*

[191125 StaffReport PB-19-158 SUP 20200723.pdf](#)

[200132.](#)

Special Use Permit to Allow a Carwash allow for a Carwash in property with Mixed-Use Low Density Land Use and Mixed-Use Low Intensity (MU-1) Zoning District BA Zoned Property.

Petition PB-20-00030 SUP. CHW, Inc., agent for Mr. Clean Florida, LLC. Request for a Special Use Permit to allow the construction of a Carwash in a property with Mixed-Use Low Density Land Use and Mixed-Use Low Intensity (MU-1) Zoning. Located at 3036 NW 13th ST.

Explanation: Applicant is requesting a Special Use Permit for an automatic Carwash Facility with approximately 20 self-vacuum vehicle detail positions. A Car wash facility as a primary use is allowed via Special Use Permit in MU-1 Zoning District.

Fiscal Note: None.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-20-00030 SUP with conditions.*

[200132 PB-20-00030 SUP Mr.Clean Carwash 20200723](#)

INFORMATION ITEM: N/A

BOARD MEMBER COMMENTS:

NEXT MEETING DATE: August 20,2020

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.