

City of Gainesville

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



Meeting Agenda

June 28, 2018

6:30 PM

City Commission Auditorium

City Plan Board

*Bob Ackerman - Chair
Stephanie Sutton - Vice Chair
Erin Condon - Member
Dave Ferro - Member
Terry Clark - Member
Megan Walker-Radtke - Member
Christian Newman - Member
Robert Hyatt - School Board Representative
Staff Liaison - Dean Mimms*

CALL TO ORDER**ROLL CALL**[180087.](#)

City Plan Board Attendance Roster: December 5, 2017 through May 24, 2018 (B)

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

[180087_CPB Attendance_2017-2018_20180628.pdf](#)

ADOPTION OF THE AGENDA (Note: order of business subject to change)**APPROVAL MINUTES: MAY 24, 2018**[180088.](#)

Draft minutes of the May 24, 2018 City Plan Board Meeting (B)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the May 24, 2018 meeting and vote to approve the minutes.

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

[180088_CPB 180524 Minutes draft_20180628.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.

CITIZEN COMMENT

OLD BUSINESS: The agenda item below is being paused.

[170920.](#)

Rezone from General Office (OF) and Conservation (CON) to Mixed-Use Low-Intensity (MU-1) and Conservation (CON) (B)

Petition PB-17-158 ZON. CHW, agent for The Episcopal Church in the Diocese of Florida, Inc., owner. Rezone property from General Office (OF) and Conservation (CON) to Mixed-Use Low-Intensity (MU-1) and

Conservation (CON). Located at 4315 NW 23rd Avenue. Related to Petition PB-17-157 LUC.

Explanation: This is a request to rezone ±7.1 acres of land from General Office (OF) and Conservation (CON) to Mixed-Use Low-Intensity (MU-1) and Conservation (CON). According to the applicant's justification report, non-residential development consisting of retail sales, service and office uses is proposed on the northern ±3.9 acres of the subject property, and stormwater management, natural area, and passive recreation are proposed on the southern ±3.2 acres of the subject property. A companion small-scale land use amendment request is filed under PB-17-157 LUC.

The subject property is the former site of the St. Michael's Episcopal Church. It is located on the southwest corner of the NW 23rd Avenue and NW 43rd Street intersection. Tax parcels that contain single-family residential structures, and that have Single-Family (SF): up to 8 units per acre land use and Single-Family (RSF-1) zoning designations, abut on the south. A tax parcel used as open space with Conservation (CON) land use and zoning designations abuts on the west. The Rutledge Community Cemetery, which has Public and Institutional Facilities (PF) land use and Public Services and Operations (PS) zoning designations, abuts the subject property on the north and west.

Fiscal Note: None.

RECOMMENDATION

This rezoning petition has been continued at the request of the applicant.

[170920_158ZONholdltr_20180628.pdf](#)

[170920A_Affected Party request letter_20180628.pdf](#)

NEW BUSINESS:

[180022.](#)

Special Use Permit and Minor Development Plan Review to Construct a Gas Station with 12 Fueling Positions and a Convenience Store with Eating Place (B)

Petition PB-17-165 SUP: CHW, Inc., agent for E.W. Burch, Jr., ABC Liquors, Inc., and BW University and 10th LLC, owners. Special Use Permit with minor development plan review to construct a Gasoline and Alternative Fuel Station with 12 fueling positions, convenience store and eating place. Zoned: Urban 7 (U-7). Located at 1007 and 1021 East University Avenue and 15 SE 10th Street.

Explanation: This is a request for a Special Use Permit (SUP) to construct a gasoline station with 12 fueling positions with an approximately 5,564 square foot convenience store with an associated eating place. The current zoning on the property is Urban 7, which allows gasoline /alternative fuel stations

as a use by right. In accordance with Section 30-5.13 - Gasoline and alternative fuel stations of Article V, gasoline stations are allowed up to six fueling positions by right in transect zones. Up to 12 fueling positions may be allowed as part of a special use permit process. The Urban 7 zoning district is a transect zone, thus requiring a Special Use Permit for the proposed 12 fueling positions.

An additional requirement for this petition is the adoption of Ordinance 171039 concerning the vacation of the 8 foot wide right-of-way located in the middle of the proposed development site for the gas station / convenience store.

Fiscal Note: None.

RECOMMENDATION Staff recommends approval of Petition PB-17-165 SUP with conditions and comments from the Technical Review Committee.

[180022_Staff Report continuation_20180524.pdf](#)

[180022_Staff Report w Appendices A-E_20180628.pdf](#)

[180020.](#)

Vacate public right-of-way in the 1300 block of SW 5th Avenue (B)

Petition PB-18-27 SVA. Eda engineers-surveyors-planners, inc., agent for SMLC, LLC. Request to vacate approximately 0.3 acres of public right-of-way in the 1300 block of SW 5th Avenue, east of SW 13th Street.

Explanation: The purpose of this request is to vacate a segment of the SW 5th Avenue right-of-way on the east side of SW 13th Street. The right-of-way to be vacated is approximately 0.3 acres in size and extends 210 feet to the east of SW 13th Street and 70 feet to the south along SW 13th Street. This right-of-way area is adjacent on its north side to a former fraternity house and to a small, public pedestrian plaza on its south side. This right of way area is currently used for a single-lane, one-way street with diagonal parking on the north, and on the south as a part of the small pedestrian plaza that extends beyond it to the realigned segment of two-lane SW 5th Avenue (Inner Road) to the south.

Vacation of this segment of the SW 5th Avenue right-of-way will facilitate redevelopment of the former fraternity property into a planned mid-rise, mixed-use development. As stated in the application for this right-of-way vacation, "the developer's intent is to repurpose the vacated right-of-way area to eliminate vehicular use of the areas and preserve and expand the pedestrian plaza by connecting the proposed development with the existing CRA plaza area."

This proposed right-of-way vacation will eliminate an intersection that does not meet City and State of Florida spacing standards.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Continue Petition PB-18-27 SVA at the request of the applicant to the July 26, 2018 meeting of the City Plan Board.

[180020_Staff Report continuation_20180524.pdf](#)

[180020_Staff Report Continue_20180628.pdf](#)

180102.**Update the Schedule of Capital Improvements in the City of Gainesville Comprehensive Plan (B)****Petition PB-18-80 CPA. City Plan Board. Update the Schedule of Capital Improvements in the City of Gainesville Comprehensive Plan Capital Improvements Element.**

Explanation: The Schedule of Capital Improvements in the Capital Improvements Element (CIE) of the Comprehensive Plan is updated annually. The 5-year planning period is FY 2018/2019 - FY 2022/2023.

Projects and/or facilities in the multi-year schedule of capital improvements are needed to: correct existing deficiencies in levels of service (LOS); maintain existing LOS; or deal with projected LOS deficiencies that will occur during the multi-year planning period.

The capital improvements in the Schedule are primarily related to levels of service adopted in the Comprehensive Plan. Capital improvements are defined as: land, non-structural improvements to land, and structures (including the costs for design, permitting, construction, furnishings and equipment) with a unit cost of \$25,000 or more. The improvement shall have an expected life of at least two years.

Beginning in calendar year 2019, the required 5-Year Schedule will be incorporated into the capital planning process of the City of Gainesville. That broader capital planning process will include a 5-Year Capital Improvements Plan (CIP) and a 6-10 year CIP. The purpose of the broader capital planning process is to provide the City Commission, citizens and staff (General Government and GRU) an integrated capital plan with coordinated planning, funding, timing and implementation. The 6-10 year component (unlike the 5-Year Schedule) is not a statutory requirement, but it is being added for consistency with the revised capital planning process that was approved by the City Commission at the April 24, 2018 budget workshop.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-18-80 CPA.

[180102_Staff Report w Appendices A-C_20180628.pdf](#)

[180111.](#)**Finley Woods Land Use Amendment (B)**

Petition PB-18-82 LUC. City of Gainesville. Amend the land use designation for the subject property from Alachua County Low Density Residential to City of Gainesville Planned Use District (PUD). Located at the 4500 block of SW 62nd Avenue at SW 43rd Street. Related to PB-18-83 ZON.

Explanation: This petition serves to designate the subject properties with a City of Gainesville Planned Use District (PUD) land use category. The proposed large-scale land use amendment from Alachua County Low Density reflects the existing entitlements established while under Alachua County jurisdiction prior to annexations by the City in February 2017 and June 2018.

Together, the properties comprise the entire Finley Woods subdivision and include both developed and undeveloped portions of the master planned community. In accordance with Comprehensive Plan Policy 4.4.1 of the Future Land Use Element, the City shall facilitate incorporation of annexed property by establishing City land use designations and implementing zoning subsequent to annexation. The properties are subject to a related rezoning request from Alachua County Planned Development (PD) zoning to City of Gainesville PD zoning (PB-18-83 ZON).

Fiscal Note: No fiscal impact at this time.

RECOMMENDATION

The City Plan Board approve Petition PB-18-82 LUC.

[180111 Staff Report w Appendices A-B 20180628.pdf](#)

[180120.](#)**Finley Woods Planned Development Zoning (B)**

Petition PB-18-83 ZON. City of Gainesville. Rezone property from Alachua County Planned Development (PD) zoning to City of Gainesville Planned Development (PD) zoning. Located at the 4500 block of SW 62nd Avenue at SW 43rd Street. Related to PB-18-82 LUC.

Explanation: This petition seeks to rezone the subject properties from Alachua County Planned Development (PD) zoning to City of Gainesville Planned Development (PD) zoning. The proposed PD zoning and associated PD layout plan reflects the existing entitlements established while under Alachua County jurisdiction prior to annexations by the City in February 2017 and June 2018.

Together, the properties comprise the entire Finley Woods subdivision and include both developed and undeveloped portions of the master planned community. In accordance with Comprehensive Plan Policy 4.4.1 of the Future Land Use Element, the City shall facilitate incorporation of annexed property by establishing City land use

designations and implementing zoning subsequent to annexation. The properties are subject to a related large-scale land use amendment from Alachua County Low Density Residential to City of Gainesville Planned Use District land use category (PB-18-82 LUC).

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-18-83 ZON.

[180120 Staff Report w Appendices A-B 20180628.pdf](#)

INFORMATION ITEM: N/A

BOARD MEMBER COMMENT

NEXT MEETING DATE: JULY 26, 2018

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.

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