

City of Gainesville

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



Meeting Agenda

April 26, 2018

6:30 PM

City Commission Auditorium

City Plan Board

*Bob Ackerman - Chair
Stephanie Sutton - Vice Chair
Erin Condon - Member
Bryan Williams - 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**[171017.](#)

City Plan Board Attendance Roster: September 28, 2017 through March 22, 2018 (B)

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

[171017_CPB Attendance .2017-2018_20180426.pdf](#)

APPROVAL OF THE AGENDA (Note: order of business subject to change)**APPROVAL OF MINUTES: MARCH 22, 2018**[171018.](#)

Draft minutes of the March 22, 2018 City Plan Board Meeting (B)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the March 22, 2018 meeting and vote to approve the minutes.

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

[171018_CPB 180322 Minutes draft_20180426.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.

REQUEST TO ADDRESS THE BOARD (For items not on the agenda)**OLD BUSINESS: N/A****NEW BUSINESS**[170919.](#)

Amend the City of Gainesville Future Land Use Map from Office (O) and Conservation (CON) to Mixed-Use Low-Intensity (MUL): 8-30 units per acre and Conservation (CON) (B)

Petition PB-17-157 LUC. CHW, agent for The Episcopal Church in the Diocese of Florida, Inc., owner. Amend the City of Gainesville Future Land Use Map from Office (O) and Conservation (CON) to Mixed-Use Low-Intensity (MUL): 8-30 units per acre and Conservation (CON). Located at 4315 NW 23rd Avenue. Related to Petition PB-17-158 ZON.

Explanation: This is a request to change the future land use designations on ±7.1 acres of land from Office (O) and Conservation (CON) to Mixed-Use Low-Intensity (MUL): 8-30 units per acre 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 rezoning request is filed under PB-17-158 ZON.

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 *Staff to City Plan Board - Staff recommends approval of Petition PB-17-157 LUC.*

[170919 Staff Report w Appendix A-E 20180322.pdf](#)

[170919A Staff report w Appendices A-E 20180426 .pdf](#)

[170919B Affected Parties Submittal from Don Niesen 20180426.pdf](#)

[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 Staff to City Plan Board - Staff recommends approval of Petition PB-17-158 ZON.

[170920 Staff Report w Appendix A-E 20180322.pdf](#)

[170920A Staff report w Appendices A-F 20180426 .pdf](#)

[170920B Affected Parties Submittal from Don Niesen 20180426.pdf](#)

[171039.](#)

Vacate an 8 Foot Wide Alley between SE 1st Avenue and East University Avenue Just West Of the Vacant ABC Liquors Building (B)

Petition PB-18-35 SVA. Kami Corbett and Foley & Lardner LLP, Inc., agent for E.W. Burch, Jr., ABC Liquors, Inc., and BW University and 10th LLC, owners. Request to vacate an 8 foot wide alley lying between lots 3 and 4, G.B. Crawford Addition, between East University Avenue and SE 1st Avenue. Located south of East University Avenue, east of SE 10th Street, north of SE 1st Avenue, and west of SE Williston Road. Related to Petition PB-17-165 SUP.

Explanation: The purpose of this request is to vacate an 8 foot wide alley that lays between lots 3 and 4 of the G.B. Crawford Addition, between East University Avenue and SE 1st Avenue. The distance the alley runs between the avenues is approximately 205 feet. The right-of-way to be vacated is approximately 0.04 acres in total. There are two sections to the alley. The southern section is approximately 105 feet long by 8 feet wide (approximately 0.02 acres in size) and is owned by the City of Gainesville. The northern section is approximately 100 feet long by 8 feet wide (approximately 0.02 acres in size) and is owned by the BW University and 10th LLC, who are a part of this application request. Although this northern section of the alley right-of-way is not owned by the City of Gainesville, there is no record of this portion of the alley ever being vacated and turned over to private landowners. The sketch to accompany the legal description that is included in Exhibit 1 indicates

that this section was acquired by adverse possession by a previous landowner, prior to purchase by the current owners.

Vacation of this right-of-way will facilitate the redevelopment of the adjoining properties on either side of the alley. The right-of-way is primarily paved and was part of the parking and vehicular use area of the former ABC alcoholic beverage store that is adjacent to the right-of-way on the east side. The two ends of the alley right-of-way are unimproved. The driveway for the former ABC store provided through access from East University Avenue to SE 1st Avenue, thus rendering the right-of-way unnecessary for providing access for the general public. The right-of-way did provide additional vehicle space for the patrons of the privately owned abutting business.

Fiscal Note: None.

RECOMMENDATION Staff to City Plan Board - Staff recommends approval of Petition PB-18-35 SVA.

[171039 Staff report w Exhibits 1-3 20180426.pdf](#)

[171010.](#)

Special Use Permit with Development Plan Review for A Place of Religious Assembly.

(B)

Petition PB-17-90 SUP. eda engineers-surveyors-planners, inc., agent for Zion Evangelical Lutheran Church, Inc., owner. Special Use Permit with development plan review for a place of religious assembly. Zoned: Single-Family (RSF-1). Located at 1700 NW 34th Street.

Explanation: This is a request for a Special Use Permit with development plan review for an existing church. The applicant also proposes associated site improvements, such as a new sanctuary building, off-street parking, and stormwater facilities.

The subject property consists of ±5.0 acres. It is located on the northwest corner of the NW 34th Street and NW 16th Boulevard intersection. The adjacent properties have single-family residential dwelling units, along with Single-Family (SF): up to 8 units per acre land use and Single-Family (RSF-1) zoning designations. One exception is a tax parcel to the north that has attached dwelling units and Planned Use District (PUD) land use and Planned Development (PD) zoning designations.

Fiscal Note: None.

RECOMMENDATION Staff to City Plan Board - Staff recommends approval of Petition PB-17-90 SUP.

[171010 Staff report w Appendices A-E 20180426 .pdf](#)

INFORMATION ITEM: N/A

BOARD MEMBER COMMENT

NEXT MEETING DATE - MAY 24, 2018

ADJOURNMENT

Visit our website at <http://www.cityofgainesville.org/planningdepartment>