

# City of Gainesville

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



## **Minutes**

**January 26, 2017**

**6:30 PM**

**City Commisison Auditorium**

## **City Plan Board**

*Stephanie Sutton - Chair  
Bob Ackerman - Vice Chair  
Erin Condon - Member  
Bryan Williams - Member  
Dave Ferro - Member  
Adam Tecler - Member  
Terry Clark - Member  
Robert Hyatt - School Board Representative*

**CALL TO ORDER****ROLL CALL**

**City Plan Board Attendance Roster: June 30, 2016 through December 6, 2016 (B)**

**APPROVAL OF THE AGENDA****APPROVAL OF MINUTES - DECEMBER 6, 2016****Draft minutes of the December 6, 2016 City Plan Board Meeting (B)****RECOMMENDATION**

*Staff is requesting that the City Plan Board review the draft minutes from the December 6, 2016 meeting and vote to approve the minutes.*

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

**ANNOUNCEMENT: Section 30-353 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 15 days of the decision (see Sec. 30-234(h) of the Land Development Code). The procedure for an appeal is set forth in Sec. 30-352.1.**

**REQUEST TO ADDRESS THE BOARD****OLD BUSINESS**

**Special Use Permit with Intermediate Development Plan Review to allow Construction of a New Mixed Use Development with a Residential Density of 25 Additional Dwelling Units Per Acre Over the Allowable 100 Units Per Acre (B)**

**Petition PB-16-59 SUP. eda engineers-surveyors-planners, Inc., agent for SMLC, LLC, owner. Special use permit with Intermediate development plan review to allow construction of a new mixed use development with a residential density of 25 additional dwelling units per acre over the**

allowable 100 units per acre. Zoned: UMU-2 (10-100 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district). Located at 1105 West University Avenue.

RECOMMENDATION

*Staff to City Plan Board - Approve Petition PB-16-59 SUP subject to implementation of the conditions of the Special Use Permit and the comments and conditions of the Technical Review Committee included in Attachment A.*

## NEW BUSINESS

**Revise the Adopted Signage Master Plan for the Butler Plaza Planned Development (B)**

**Petition PB-16-169 PDA.** CHW, agent for Butler Enterprises. Revise the adopted signage master plan for the Butler Plaza Planned Development (PD). Located between SW Archer Road and SW 24th Avenue, and between SW 40th Blvd. and SW 34th Street.

RECOMMENDATION

*Staff to City Plan Board - Approve Petition PB-16-169 PDA with the proposed staff amendment.*

*Condition 1: Building walls without an entrance which are included within an application for a building-mounted sign shall meet the façade articulation standards within sub-area 2 of the Butler Plaza PD.*

**Special Use Permit to Legally Establish an Existing Place of Religious Assembly and Allow an Accessory Day Care Center for a maximum of 75 Students (B)**

**Petition PB-16-182 SUP.** eda engineers-surveyors-planners, inc., agent for North Central District Florida Annual Conference United Methodist Church, Inc. Special Use Permit for a place of religious assembly and accessory after school care. Located at 3701 NE 15th Street.

RECOMMENDATION

*Staff to the Plan Board - Approve Petition PB-16-182 SUP.*

**Request to Vacate Public Right-Of-Way for a Strip of SW 5th Avenue Located Between the Alleys of SW 11th Drive and SW 10th Drive (B)**

**Petition PB-16-181 SVA.** City Plan Board. Gmuer Engineering, LLC, agent for Reid and Stacey Fogler. Request to vacate public right-of-way for a strip of SW 5th Avenue located between the alleys of SW 11th Drive and SW 10th Drive.

RECOMMENDATION

*Staff to City Plan Board - The City Plan Board approve  
Petition PB-16-181 SVA.*

**Vacate an Unimproved Portion of SE 3rd Terrace Right-Of-Way Near  
the Intersection of SE 4th Street and Williston Road (B)**

**Petition PB-16-165 SVA.** City of Gainesville. Request to vacate a 30 foot unimproved portion of SE 3rd Terrace lying between Blocks 19 and 20 of Norwood Heights subdivision. Located south of SE 14th Lane, west of SE 4th Street, north of SE Williston Road, and east of SE 2nd Terrace.

RECOMMENDATION

*Staff to City Plan Board - Staff recommends approval of  
Petition PB-16-165 SVA.*

**Amend the Land Development Code to Update Definitions Relating to the  
Dispensing of Medical Marijuana, Delete Medical Marijuana Dispensary  
from the List of Permitted Uses in Certain Zoning Districts, and Add  
Medical Marijuana Dispensary as a Specially Regulated Use (Article VI)  
(B)**

**Petition PB-16-185 TCH.** City Plan Board. Amend the definition of Medical marijuana dispensary, delete the definition of Low-THC cannabis, and delete Medical marijuana dispensary from the list of permitted uses in certain zoning districts. Add Medical marijuana dispensary as a specially regulated use (Article VI), and establish requirements including but not limited to minimum distance requirements between medical marijuana dispensaries and certain other uses.

RECOMMENDATION

*Staff to City Plan Board - Staff recommends approval of  
Petition PB-16-185 TCH.*

**Update the Airport Hazard Zoning Regulations and Related Definitions  
in the Land Development Code (B)**

**Petition PB-16-186 TCH.** City Plan Board. Update Appendix F - Airport Hazard Zoning regulations and related definitions in Section 30-23 of the Land Development Code.

RECOMMENDATION

*Staff to City Plan Board - Staff recommends approval of  
Petition PB-16-186 TCH.*

**INFORMATION ITEMS:****A. Accessory Dwelling Units****B. Update of Rules of the City Plan Board**

**Allowance of Accessory Dwelling Units (ADUs) in Single-family  
Residential Districts (B)**

Information Item A. City Plan Board. Accessory Dwelling Units.

RECOMMENDATION

*Staff to City Plan Board - Staff recommends that the Board*

*discuss the topic of accessory dwelling units in single-family residential districts.*

## **Rules of the City Plan Board (B)**

### **Board Member Comments**

### **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.**