

City of Gainesville

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



Meeting Agenda

May 26, 2016

6:30 PM

City Commission Auditorium

City Plan Board

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

CALL TO ORDER**ROLL CALL**[160031.](#)

City Plan Board Attendance Roster: October 22, 2015 through April 28, 2016 (B)

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

[160031_Roster Attendance_20160526.pdf](#)

APPROVAL OF AGENDA**APPROVAL OF MINUTES - April 28, 2016**[160032.](#)

Draft minutes of the April 28, 2016 City Plan Board Meeting (B)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the April 28, 2016 meeting and vote to approve the minutes.

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

[160032_CPB 160428 Minutes draft_20160526.pdf](#)

ANOUNCEMENT: 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****NEW BUSINESS**[160030.](#)

Modify Existing Special Use Permit to Allow for the Placement of Three Statues Associated with a Place of Religious Assembly (B)

Petition PB-16-47 SUP: Venerable Thich Duc Thong, agent for Dai Tong Lam Buddhist Association, owner. Modify existing Special use permit to allow for the placement of three statues associated with a place of religious assembly. Zoned: RSF-1 (3.5 units/acre single-family residential district). Located at 2120 SE 15th Street.

Explanation: This is a request to amend a Special use permit which was issued to the Dai Tong Lam Buddhist Temple on October 22, 2009.

Public notice was published in the Gainesville Sun on May 10, 2016.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - The City Plan Board approve Petition PB-16-47 SUP with the conditions included in this report and the TRC comments, Appendix "B".

[160030_Staff report and Attach A - B_20160526.pdf](#)

160036.

Special Use Permit with a Major Development Plan Review to Allow for the Construction of a Hotel (B)

Petition PB-16-39 SUP. eda engineers-surveyors-planners, inc., agent for Prairie View Trust, owner. Special use permit with major development plan review to allow the construction of a hotel. Zoned: MU-1 (8-30 units/acre mixed use low intensity). Located at 3989 SW 37th Boulevard.

Explanation: This is a request to grant a Special Use Permit to construct a five-story hotel. Hotels are permitted by Special Use Permit within the MU-1 (8-30 units/acre mixed use low intensity) zoning district. The proposed hotel will provide 114 guest rooms. Other proposed amenities include an outdoor pool, off-street parking, lighting, sidewalks, landscape material and stormwater facilities.

Public notice was published in the Gainesville Sun on May 10, 2016.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - The City Plan Board approves PB-16-39 SUP, subject to conditions and recommendations in the staff report and Appendix E.

[160036_Staff report and Appendices A - F_20160526.pdf](#)

160041.

Special Use Permit with an Intermediate Development Plan to Allow for the Construction of a Gas Station with Convenience Store (B)

Petition PB-16-34 SUP. Greenberg Farrow, agent for Walmart Stores East, owner. A Special use permit with an intermediate development plan

to allow for the construction of a gas station with convenience store.
Zoned: MU-2 (12-30 units/acre mixed use medium intensity). Located at 1800 NE 12th Avenue.

Explanation: A request to grant a special use permit at the above referenced site to allow construction of a gasoline station with 12 fueling positions and a retail/convenience store. Per the Comprehensive Plan and Policy 10.4.9 of the Transportation Mobility Element gasoline service stations with more than six fueling positions must meet a specific set of conditions with final approval by the City Commission.

Public notice was published in the Gainesville Sun on May 10, 2016.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - The City Plan Board approves PB-16-34 SUP with conditions and the development plan.

[160041_Staff report and Attachments A - D_20160526.pdf](#)

160033.

Minor Development Plan Review for a Fast Food Restaurant with a Drive-Through (B)

Petition AD-16-02 SPL. Razvi Enterprises, LLC agent for McDonald's USA, LLC, owner. Minor development plan review for a fast food restaurant with a drive-through. Zoned: PD (Planned Development District). Located at 1206 W University Avenue.

Explanation: The applicant is requesting preliminary and final approval of a minor development plan for the construction of a fast food restaurant with a drive-through. The fast food restaurant will be housed in a one-story building located on the south end of the development site and facing W. University Avenue.

Public notice was published in the Gainesville Sun on May 10, 2016.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - The City Plan Board approve Petition PB-16-02 SPL, subject to the conditions in Appendix "E".

[160033_Staff report and Appendices A - E_20160526.pdf](#)

INFORMATION ITEMS:

1. Petition PB-15-12 SUP (Candlewood Hotel). Clarification on whether the applicant was required to provide glazing on the westside of the building facing the private drive. The applicant received an exemption from the build-to line for the hotel along Archer Road; the hotel is located approximately 279 feet from the edge of Archer Road. The Board approved the exemption given that a future building would be located between the hotel and Archer Road, and given that the future building would meet the build-to line requirements of the Special Area Plan.

The Technical Review Comments included the following statement that the Board approved: "The building elevations shall include glazing calculations and the percentage of glazing transparency. Please show property lines on the building elevations. The applicant must obtain a board-approved waiver in order to meet the building wall articulation standard on the west building elevations, which faces a private drive, as opposed to the north building elevation, which faces SW Archer Road-the primary street. The calculations shown on Sheet A-40.0 must include a note stating that operable doors have been excluded, as required by the CCSAP" (Central Corridor Special Area Plan).

The discussion point is whether it was the Board's intent to require the applicant to have the required glazing (25%) on the westside of the hotel facing the private drive that would have been required along Archer Road?

2. Petition PB-16-25 SUP. (Inception). Clarification on whether the applicant was required to meet the build-to line in the code or keep the building in the location as shown on the preliminary development plan. The Land Development Code requires a 20 foot build-to line from the back of the curb. The Board granted a waiver for the landscape zone and sidewalks, except for a 10 foot sidewalk along University Avenue.

The discussion point is whether it was the Board's intent that the Applicant could have the building within the 20 foot Build-to line as long as they maintain the 10 foot sidewalk and provided some landscaping (trees) along the area.

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.

