

# City of Gainesville

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



## **Meeting Agenda**

**August 25, 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**[160288.](#)

**City Plan Board Attendance Roster: March 24, 2016 through July 28, 2016  
(B)**

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

[160288\\_CPB Attendance\\_2015.2016](#)

**APPROVAL OF THE AGENDA****APPROVAL OF MINUTES - JUNE 23, 2016 & JULY 28, 2016**[160289.](#)

**Draft minutes of the June 23,2016 and July 28, 2016 City Plan Board  
Meetings (B)**

**RECOMMENDATION**

*Staff is requesting that the City Plan Board review  
the draft minutes from June 23rd and July 28th  
meetings and vote to approve the minutes.*

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

[160289 CPB 160623 Minutes draft\\_20160825](#)

[160289 CPB 160728 Minutes draft\\_20160825](#)

**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 OT ADDRESS THE BOARD****OLD BUSINESS****NEW BUSINESS**[160220.](#)

**Change an existing Special Use Permit that Includes a K - 12th Grade**

**Private School, Daycare, and After School Care (B)**

**Petition PB-16-71 SUP. Newberry Christian Community School. Change an existing Special Use Permit that includes a K - 12th grade private school, daycare, and after school care by increasing the maximum number of daycare children and of afterschool care students, revising the hours of operation for daycare and afterschool care, and adding summer education camps, church camps and similar uses during summer and establishing their hours of operation. Zoned: RSF-1: 3.5 units/acre single-family residential district. Located at 3536 NW 8th Avenue.**

*Explanation: This is a request to amend an existing special use permit (SUP) includes a K - 12th grade private school, daycare, and after school care. The existing SUP (Petition PB-15-157 SUP) was approved by the City Plan Board on January 28, 2016 for a maximum of 375 students (including 27 daycare children and a 40-student afterschool program) on a developed, 4.6-acre property owned by the Newberry Christian Community School. No new development is proposed for this property that was developed in the 1980s. The applicant is requesting amendment of the existing Special Use Permit because of a misunderstanding with current tenants regarding student number counts and hours of operations.*

*The property is currently used for: a place of religious assembly by several denominations; a 30-child daycare center (A Child's Garden Daycare); a 65-student afterschool program (Gainesville's After School Program (GASP)); and a maximum 280-student, pre-K through 12th grade private school (Newberry Christian Community School (NCCS)) that opened on January 4, 2016. The property is also used for summer education camps (Master Builders, maximum of 60 students; Gainesville After School Program (GASP), maximum of 65 students; and Education First, a program for exchange students, 70 students). The requested changes to the SUP are to increase the maximum number of daycare children (to 65) and of afterschool care students (to 30), revise the hours of operation for daycare and afterschool care, add summer education camps, church camps and similar uses during summer and establish their hours of operation. No increase in the current maximum number of students is proposed.*

*The property is in the RSF-1: 3.5 units per acre single-family residential district, which allows private schools and daycare centers by special use permit. This property abuts developed, single-family residential properties with RSF-1 zoning to the north and west. Adjacent to the east is Littlewood Elementary School with Educational services district (ED) zoning. To the south is NW 8th Avenue, a 4-lane City of Gainesville roadway beyond which are developed, single-family residential properties with RSF-1 zoning.*

*Fiscal Note: None.*

**RECOMMENDATION**

**Staff to City Plan Board - Staff recommends approval of Petition PB-16-71 SUP with the Special Use Permit Conditions stated in the staff**

*report.*

[160220 SUP Staff report and Appendices A - D 20160825](#)

**INFORMATION ITEM: N/A**

**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.**