

City of Gainesville

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



Meeting Agenda

January 24, 2019

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 - Megan Echols***

CALL TO ORDER**ROLL CALL**[180671.](#)

City Plan Board Attendance Roster: July 26, 2018 through November 29, 2018 (B)

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

[180671_CPBA Attendance_2018_20190124.pdf](#)

ADOPTION OF THE AGENDA**APPROVAL OF MINUTES - October 25, 2018 and November 29, 2019**[180670.](#)

Draft minutes of the October 25, 2018 and November 29, 2018 City Plan Board Meetings (B)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the October 25, 2018 and November 29, 2018 meetings and vote to approve the minutes.

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

[180670A_CPBA 181025 Minutes draft_20190124.pdf](#)

[180670B_CPBA 181129 Minutes draft_20190124.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**OLD BUSINESS:**[180561.](#)

Special Use Permit to Allow 12 Fueling Positions with a Convenience Store and Carwash in the MU-1: Mixed Use Low Intensity Zoning District (B)

Petition PB-18-126 SUP. CHW, Inc. agent for Legacy Fountains of Gainesville LLC, owner. Request for a Special Use Permit with development plan review to construct a Gasoline and Alternative Fuel Stations with twelve (12) fueling positions, a convenience store and a carwash. Zoned: MU-1 (8-30 units/acre mixed-use low intensity). Located at the SW corner of SW 20th Avenue and SW 52nd Street.

Explanation: This petition was reviewed by the City Plan Board on November 29, 2018 and was continue with a request for the applicant to address environmental concerns.

Fiscal Note: None.

RECOMMENDATION

Staff recommends continuation of the Special Use Permit for Petition PB-18-126 SUP, to the next available meeting when the petition is ready for review.

[180561 Staff Report w Attachments A-E 20181120.pdf](#)

[180561 Summary Staff Report to continue 20190124.pdf](#)

NEW BUSINESS:

[180675.](#)

Special Use Permit and conceptual development plan approval to allow for the construction of a fellowship hall on the St. Elizabeth Greek Orthodox Church property located at 5129 NW 53rd Avenue (B)

Petition PB-18-127SUP. St. Elizabeth Greek Orthodox Church seeks a special use permit and conceptual development plan approval for the construction of a fellowship hall on the subject property located at 5129 NW 53rd Avenue.

Explanation: This is a petition for a SUP to allow for the construction of a fellowship hall on the St. Elizabeth Greek Orthodox Church property located at 5129 NW 53rd Avenue. Construction of a fellowship hall was a component of an approved SUP reviewed by the City Plan Board in 2005 however the fellowship hall was not subsequently constructed and the proposed facility is located in a different location on the subject property.

Fiscal Note: None

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-18-127 SUP including the conceptual development plan with conditions and comments in the staff report.

[180675 Staff Report w Appendices A-C 20190124.pdf](#)

[180669.](#)**Rezone from Urban 6 (U6) to Urban 8 (U8) (B)**

Petition PB-18-174 ZON. eda engineers, surveyors, planners inc, (Applicant) request to rezone 12 properties from Urban 6 (U6) to Urban 8 (U8). Located in the 400 & 500 blocks on the eastside of NW 13th Street and westside of the 400 block of NW 12th Drive.

Explanation: This petition is a request to rezone 12 parcels from Urban 6 (U6) to Urban 8 (U8). The total land area for the proposed rezoning is about 3.02 acres and is located within the 400 and 500 block on the eastside of NW 13th Street and westside of NW 12th Drive. The proposed rezoning will increase the density allowed from 50 dwelling units per acre to 60 dwelling units per acre by right, and 80 dwelling units per acre by special use permit. It will also allow a wider variety of uses. The applicant believes the additional uses and increased density allowed under the proposed Urban 8 zoning will spur redevelopment.

The subject parcels are surrounded by transect zoning extending for several blocks, and do not abutt any low density residential zoning. The site and the area around it were rezoned to transect zones in July 2017. Transect zones require specific building and street design standards which can only be achieved with the redevelopment of the site.

Sites to the south and southwest of the subject parcels which have been redeveloped or proposed for redevelopment either have a higher density zoning or have been rezoned to allow a higher density than allowed by the current Urban 6 zoning. These properties include the Standard, the New Publix grocery store, and the Holiday Inn Hotel. A planned development HUB 2, directly south, (DB-18-66) proposes 7-stories of residential, retail, and parking with a step down to 3 stories toward the adjacent historic district. The proposed zoning is consistent with the emerging character of the area.

The subject parcels are located along NW 13th Street, which is major state highway and transit corridor. The site is served by RTS bus routes 8, 10, and 29. The parcels are also located within a half mile of the University of Florida campus and in close proximity to University Avenue, which is a major transportation corridor. This makes them easily accessible by multiple modes of transportation and suitable for residential and commercial uses to serve the population of University of Florida, Downtown, and nearby neighborhoods such as College Park and 5th Avenue/Pleasant Street.

The subject parcels are also within the City's Enterprise Zone, the 5th Avenue and Pleasant Street Community Redevelopment Area (CRA), and the CDBG Home Target Area, all of which aim to promote redevelopment and infill.

The rezoning request is consistent with the City's Comprehensive Plan and meets all applicable review criteria.

Fiscal Note: None.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-18-174 ZON.*

[180669 Staff report w Appendices A-B 20190124.pdf](#)

[180668.](#)

Special Use Permit to allow a Medical Marijuana Dispensary Facility in the Corporate Park (CP) zoning district (B)

Petition PB-18-175 SUP. eda engineers-surveyors-planners, inc. petition for special use permit to allow a medical marijuana dispensary facility within an existing building in the CP zone. The building is located within the corporate park, generally located southwest of the intersection of NW 8th Ave. and Newberry Rd.

Explanation: Petition to operate a medical marijuana dispensary facility within an existing building located on parcels 06545-55-00 and 06545-055-001. Per Section 30-4.19 a medical marijuana dispensary facility must obtain a special use permit when located with the Corporate Park zoning district.

..Fiscal Note

None

Fiscal Note: None

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-18-175 SUP.*

[180668 Staff report w Appendices A-C 20190124.pdf](#)

[180677.](#)

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-18-154 SUP: CHW, Inc., agent for The Old Rhodes Building, 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 8 (U-8). Located at 2305 NW 13th Street.

Explanation: This is a request for a Special Use Permit (SUP) to construct a gasoline station with 12 fueling positions with an approximately 6,130 square foot convenience store with an associated eating place. The current zoning on the property is Urban 8, 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 8 zoning district is a transect zone, thus requiring a Special Use Permit for the proposed 12 fueling positions.

The approximately 1.3 acre development site is located on the northeast corner of NW 13th Street and NW 23rd Avenue. The property, which has a land use designation of Urban Mixed Use, is located in a largely commercial area, with shopping centers nearby on all four corners of the intersection. The subject property will share parking with the shopping center adjacent to the north.

Fiscal Note: None.

RECOMMENDATION

Staff recommends approval of Petition PB-18-154 SUP with conditions and comments from the Technical Review Committee.

[180677 Staff Report w Appendices A-E 20190124.pdf](#)

NEXT MEETING DATE: FEBRUARY 28, 2019

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.