

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## **Meeting Agenda**

**January 4, 2021**

**6:00 PM**

**City Hall Auditorium, 200 East University Avenue**

## **City Plan Board**

***Stephanie Sutton - Vice Chair***

***Bob Ackerman - Member***

***Christian Newman - Member***

***Thomas Hawkins - Member***

***James Blythe - Member***

***Sophia Corugedo - Member***

***Jason Hurst - Member***

***If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equal Opportunity at (352) 334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.***

**CALL TO ORDER****ROLL CALL****ADOPTION OF THE AGENDA****APPROVAL OF MINUTES:**[200651.](#)**Draft Minutes of the December 10, 2019 City Plan Board Meetings (B)****RECOMMENDATION**

*Staff is requesting that the City Plan Board review the draft minutes from the December 10, 2019 meetings and vote to approve the minutes.*

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

[CPB 20201210 Minutes Draft](#)

**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:**[200442.](#)**Special Use Permit to Allow a Fuel Station with 12 Gas Pumps, Car Wash and an Associated Convenience Store (B) in BA Zoned Property.**

**Petition PB-19-00112 SUP. CHW, Inc., agent for W R J Sales Inc.  
Request for a Special Use Permit to allow the construction of a Fuel Station with 12 Gas Pumps and an associated convenience store facility.  
Zoned: BA: Automotive-Oriented Business. Located at 4545 NW 13th St.**

*Explanation: Automotive Fuel Stations are permitted by right within an Automotive Oriented Business (BA) Zoning. However, the applicant is requesting six additional gas pumps (for a total of 12) which requires an approval via the Special Use process. Furthermore, the Fuel Station will have an associated car wash. Due to the property's adjacency to a residential zone, the applicant is proposing a lot split to separate the proposed fuel*

station from the proximity to the residential unit. Approval of Special Use Permit is contingent on the approval of the Lot Split.

*Fiscal Note:* None.

**RECOMMENDATION**

Staff to City Plan Board - Staff recommends approval of Petition PB-19-00112 SUP with conditions.

[200442 StaffReport PB-19-00112-SUP 20201022.pdf](#)

[200442 Appendices PB-19-00112-SUP 20201022.pdf](#)

[201202 - Landscape Plan changes](#)

[Circle K Rendering - Zoom](#)

[Circle K Rendering](#)

[200442 Appendices PB-19-00112-SUP 20201022](#)

[201202 - Elevation changes](#)

[201202 - Elevation changes clean](#)

[200650.](#)

**Amend the Land Development Code to modify requirements of the neighborhood workshop process (B)**

**Petition PB-20-159 TCH. City of Gainesville. Text amendment to the Land Development Code to modify requirements of the neighborhood workshop process, requiring submittal of a Public Participation Report.**

*Explanation:* This petition requests to amend Article III, Division 1 of the Land Development Code to require additional processes and information to be submitted as part of the Neighborhood Workshop process. Every application that requires board approval, including future land use map changes, re-zonings, special use permits, as well as subdivisions and development plans which do not require board approval, must first hold a neighborhood workshop and shall include in the application a written record of such meeting. The proposed amendments would require a more robust public participation process which would not only include additional requirements for neighborhood workshops, but would also require submittal of a Public Participation Report documenting the results of the public participation effort.

*Fiscal Note:* None.

**RECOMMENDATION**

Staff to City Plan Board - Approve Petition PB-20-159 TCH.

[200650 Neighborhood workshop Amendments DRAFT](#)

**NEW BUSINESS: N/A**

**MEMBER COMMENT**

**NEXT MEETING DATE: January 28, 2021**

**ADJOURNMENT**