



Department of Doing
 Planning Division
 PO Box 490, Station 11
 Gainesville, FL 32602-0490

306 N.E. 6th Avenue
 P: (352) 334-5022
 P: (352) 334-5023
 F: (352) 334-2648

CITY PLAN BOARD MINUTES

November 13, 2019 6:30 PM
 City Hall Auditorium
 200 E. University Ave

I. Roll Call

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Erin Condon (Chair)		Megan Echols
Stephanie Sutton (Vice Chair)		Andrew Persons
Bob Ackerman	Christian Newman	Brittany McMullen
Megan Walker-Radtke		Liliana Kolluri
James Blythe (Probation period)		
Thomas Hawkins		

II. Approval of Agenda *(Note: order of business subject to change)*

Motion By:	Seconded By:
Moved To:	Upon Vote:

III. Approval of Minutes: October 24, 2019

Motion By: Megan Walker-Radtke	Seconded By: Thomas Hawkins
Moved To: Approve	Upon Vote: 5-0

Amendment : Stephanie Sutton
No presentation was given for petitions PB-19-128 LUC and PB-19-129 ZON at the October 24 th meeting.

BOARD MEMBERS Chair: Erin Condon Vice Chair: Stephanie Sutton Thomas Hawkins, Robert Ackerman, Megan Walker-Radtke, Christian Newman , James Blythe Staff Liaison: Megan Echols
--

IV. 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.

V. Request to Address the Board

VI. Old Business

1. **Petition PB-19-128 LUC**

City of Gainesville. Amend the City of Gainesville Future Land Use Map from City of Gainesville Planned Use District (PUD), Residential Low-Density (RL), Single-Family Residential (SF) and Conservation (CON) to Agriculture (AGR) and remove Policy 4.3.4 of the Future Land Use Element in the City of Gainesville Comprehensive Plan. Generally located to the west and east of SR 121 and North of NW 77th Avenue.

Motion By: Robert Ackerman	Seconded By: N/A
Moved To: Recommend approval to City Commission	Upon Vote: Failed (no second)

Motion By: Robert Ackerman	Seconded By: Megan Walker-Radtke
Moved To: Deny	Upon Vote: 2:2 (No's- Ackerman & Hawkins)

Motion By: Thomas Hawkins	Seconded By: Robert Ackerman
Moved To: Continue to January 2020 meeting	Upon Vote: 4-0

Brittany McMullen, Planner, presented the item for staff summarizing the history of the land use and zoning at the property, the current proposal which is a City-Commission initiated request to revert the land use for the entire property to Agriculture, and concluded that staff recommends approval of the request.

Several members of the public commented on the petition.

The Board discussed the petition and three separate motions were made. The final motion was made by Mr. Hawkins who moved to continue the item to the January 2020 City Plan Board meeting. The motion was seconded by Mr. Ackerman and was unanimously approved.

2. **Petition PB-19-129 ZON** City of Gainesville. Rezone property from Alachua County Agriculture (A) to City of Gainesville Agriculture (AGR). Generally located to the west and east of SR 121 and North of NW 77th Avenue.

Motion By: Thomas Hawkins	Seconded By: Robert Ackerman
Moved To: Continue to January 2020 meeting	Upon Vote: 4-0

No presentation was given as the Board wished to continue the item along with the corresponding Land Use Change petition (previously continued).

VII. New Business:

1. **Petition PB-19-090 SUP** EDA, Inc. Petition for special use permit to increase residential density from 100 dwelling units per acre to 125 dwelling units per acre in the U9 zone. Proposed site is located east of SW 13th Street and north of SW 5th Avenue.

Motion By: Thomas Hawkins	Seconded By: Robert Ackerman
Moved To: Approve w/ condition	Upon Vote: 4-0

Megan Echols, Planner, presented the request for a mixed-use project to include multi-family residential units and explained that the special use permit approval is required in order to increase the number of dwelling units from 100 dwelling units per acre to 125 dwelling units per acre, which would increase the allowable residential units at the site from 53 dwelling units to 66 dwelling units. Ms. Echols outlined the proposed project’s compliance with Special Use Permit criteria in the City’s Land Development Code, recommending approval of the proposed project based on compliance with review criteria.

Onelia Lazzari, representing the applicant for the petition, presented the request, introducing the architects for the project and allowing for one of the architects to give an overview of the elevations and renderings.

After discussing the item the Board approved the petition with the following condition of approval:

Condition of Approval: The submitted Development Plan must have substantial compliance with the elevations submitted Special Use Permit application.

VIII. Information Item: N/A

IX. Board Member Comments

Board member Thomas Hawkins made a motion that the Plan Board add two items to its Code referral list: (1) A discussion of how lots and parcels are defined in relation to setbacks and development potential and (2) consideration of the design review process. Mr. Hawkins also requested that an update be provided to the Board regarding the UF Campus Master Plan update.

X. 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.

Chair, City Plan Board
Erin Condon

Date

Staff Liaison, City Plan Board
Brittany McMullen, Planner III

Date