

# City of Gainesville

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



## **Minutes**

**May 24, 2018**

**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 - Dean Mimms*

**CALL TO ORDER****ROLL CALL**[180021.](#)

**City Plan Board Attendance Roster: October 26, 2017 through April 26, 2018 (B)**

**Attachments:** [180021\\_CPB Attendance\\_2017-2018\\_20180524.pdf](#)

**ADOPTION OF THE AGENDA**

**Motion By:** Erin Condon      **Seconded By:** Dave Ferro

**Moved To:** Continue Petitions PB-17-165 SUP and PB-18-27 SVA to the Plan Board June 28 meeting.

**Upon Vote:** 6-0

**APPROVAL OF MINUTES - April 26, 2018**

**Motion By:** Erin Condon      **Seconded By:** Stephanie Sutton

**Moved To:** Approve

**Upon Vote:** 6-0

[180023.](#)

**Draft minutes of the April 26, 2018 City Plan Board Meeting (B)**

**Attachments:** [180023\\_CPB 180426 Minutes draft\\_20180524.pdf](#)

**RECOMMENDATION**

*Staff is requesting that the City Plan Board review the draft minutes from the April 26, 2018 meeting and vote to approve the minutes.*

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

**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:**[170920.](#)

**Rezone from General Office (OF) and Conservation (CON) to Mixed-Use Low-Intensity (MU-1) and Conservation (CON) (B)**

**Petition PB-17-158 ZON. CHW, agent for The Episcopal Church in the Diocese of Florida, Inc., owner. Rezone property from General Office (OF) and Conservation (CON) to Mixed-Use Low-Intensity (MU-1) and Conservation (CON). Located at 4315 NW 23rd Avenue. Related to Petition PB-17-157 LUC.**

**Attachments:** [170920\\_158ZONholdltr\\_20180628.pdf](#)  
[170920A\\_Affected Party request letter\\_20180628.pdf](#)

**RECOMMENDATION** *This rezoning petition has been continued at the request of the applicant.*

Don Niesen, representing clients, argued against the applicant's request for a deferral. He stated that he did not understand the reasons for the deferral. Andrew Persons, Planner stated that the board could not recommend approval of the rezoning after having recommending denial of the land use. Bob Ackerman, Chair, stated that it does not appear that there will be any substantial prejudice in delaying the rezoning application to June.

**Motion By: Dave Ferro    Seconded By: Christian Newman**

**Moved To: Continue to the Plan Board June 28 meeting.**

**Upon Vote: 6-0**

**NEW BUSINESS:**[180022.](#)

**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-17-165 SUP: CHW, Inc., agent for E.W. Burch, Jr., ABC Liquors, Inc., and BW University and 10th 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 7 (U-7). Located at 1007 and 1021 East University Avenue and 15 SE 10th Street.**

**Attachments:** [180022\\_Staff Report continuation\\_20180524.pdf](#)  
[180022\\_Staff Report w Appendices A-E\\_20180628.pdf](#)

**RECOMMENDATION**

*Staff recommends approval of Petition PB-17-165 SUP with conditions and comments from the Technical Review Committee.*

**Continued to the Plan Board June 28 meeting with adoption of the agenda.**

**180018.****Amend Design Condition in Walnut Creek Planned Development (B)**

**Petition PB-18-37 PDA.** R.E. Arnold Construction Inc. and Double H Construction Inc. Amend Walnut Creek Planned Development by removing design conditions for specific areas within the Planned Development.

**Attachments:**

[180018\\_Staff Report w Appendices A - E\\_20180524.pdf](#)

[180018A\\_draft ordinance\\_20180719.pdf](#)

[180018B\\_Staff Report w Appendices A - E\\_20180719.pdf](#)

[180018C\\_CP B minutes- 20180719.pdf](#)

[180018D\\_Staff PPT\\_20180719.pdf](#)

**RECOMMENDATION**

*Staff to City Plan Board- Staff recommends approval of Petition PB-18-37 PDA.*

**Megan Echols, Planner, gave the staff presentation. Mr. Arnold, petitioner, spoke on the layout of the lots that are left to be built. Amy Ghann representing Legacy Properties asked that the rest of the lots receive the same consideration. The Plan Board agreed to give the same consideration to lot 128.**

**Motion By: Dave Ferro    Seconded By: Erin Condon**

**Moved To: Approve Petition PB-18-37 PDA with staff recommendation of removing condition 13b for lots 88-113 and lot 128.**

**Upon Vote: 6-0**

**180017.****Vacate a Portion of a 10-Foot Wide Alley Lying Between 204 NE and 114 NE Waldo Road (B)**

**Petition PB-18-44 SVA.** EDA Engineering, Surveyors, and Planners Inc, agent for Kwak Bum Joon and Ok-Chin Kim, owners. Request to vacate a portion of a 10-foot wide alley lying between 204 NE and 114 NE Waldo Road.

**Attachments:**

[180017\\_Staff report w Exhibits 1-3\\_20180524.pdf](#)

[180017\\_draft ordinance\\_20180719.pdf](#)

[180017B\\_Staff report w Exhibits 1-3\\_20180719.pdf](#)

[180017C\\_CP B minutes\\_20180719.pdf](#)

[180017D\\_Staff PPT\\_20180719.pdf](#)

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of*

*Petition PB-18-44 SVA.*

Florence Buaku, Planner, gave the staff presentation. Sergio Reyes of eda, inc. agent for petitioner gave a presentation on behalf of the applicant. Stephanie Sutton stated she submitted form 8B recusing herself.

Motion By: Erin Condon      Seconded By: Dave Ferro

Moved To: Approve Petition PB-18-44 SVA.

Upon Vote: 5-0 (Sutton recused)

[180016.](#)

**Planned Development (PD) Amendment to Existing Approved PD Ordinance to Allow the Construction of a Parking Garage and Other Related Improvements (B)**

**Petition PB-18-45 PDA. Eda engineers-surveyors-planners, inc., agent for North Florida Regional Medical Center and North Florida Regional Medical Arts Condominium Association, Inc., owners. A planned development (PD) amendment to the existing approved PD ordinance to allow the construction of a parking garage and other related improvements. Zoned: Planned Development (PD). Located at 6500 W Newberry Road.**

**Attachments:**      [180016\\_Staff Report w Appendices A-C\\_20180524 .pdf](#)  
[180016B\\_Staff Report w Appendices A-C\\_20180719 .pdf](#)  
[180016C\\_CCAffidavit\\_20180719.pdf](#)  
[180016D\\_CPB minutes\\_20180719.pdf](#)  
[180016E\\_CC posted sign\\_20180719.pdf](#)  
[180016F\\_Staff PPT\\_20180719.pdf](#)  
[180016A\\_draft ordinance\\_20180719.pdf](#)  
[180016G\\_PD Report with Attachments\\_20180719.pdf](#)  
[180016\\_ed Developer NFRMC PD amendment -CC-07-19-18\\_20180719.pc](#)

**RECOMMENDATION**      *Staff to City Plan Board - Staff recommends approval of Petition PB-18-45 PDA, subject to the provisions of previously adopted ordinances remaining in full force and effect except where amended by this petition.*

Bedez Massey, Planner, gave the staff presentation. Stephanie Sutton stated she submitted form 8B recusing herself. Sergio Reyes of eda, inc. agent for petitioner gave a presentation on behalf of the applicant.

Motion By: Dave Ferro      Seconded By: Erin Condon

Moved To: Approve Petition PB-18-45 PDA, subject to the provisions of previously adopted ordinances remaining in full force and effect, except where amended by this petition.

Upon Vote: 5-0 (Sutton recused)

180020.

Vacate public right-of-way in the 1300 block of SW 5th Avenue (B)

Petition PB-18-27 SVA. Eda engineers-surveyors-planners, inc., agent for SMLC, LLC. Request to vacate approximately 0.3 acres of public right-of-way in the 1300 block of SW 5th Avenue, east of SW 13th Street.

Attachments: [180020 Staff Report continuation 20180524.pdf](#)  
[180020 Staff Report Continue 20180628.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Continue Petition PB-18-27 SVA at the request of the applicant to the July 26, 2018 meeting of the City Plan Board.*

**Continued to the Plan Board June 28 meeting with adoption of the agenda.**

**INFORMATION ITEM:****A. Subdivision Review Update**

Lawrence Calderon, Planner gave the staff presentation on the Subdivision Review process.

Francine Sutton, Planning Technician, gave the staff presentation on the Design Thinking process.

Florence Buaku, Planner, gave the staff presentation on the Public Ideation process.

**BOARD COMMENT**

Andrew Persons, Planner spoke in regards to the Land Development Code update. He is reasonable comfortable in developing the draft based on schedule topics that were discussed at earlier Plan Board meetings. Staff will reach out to the Plan Board for a workshop in June at the Thomas Center, to present the draft in order to get feedback from both Board members and the Public. Also, possible public hearings in June or July.

**NEXT MEETING DATE: June 28, 2018**

**ADJOURNMENT**

The meeting was adjourned at 8:50 p.m.

**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.**

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