

City of Gainesville

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



Minutes

March 22, 2018

6:30 PM

City Commission Auditorium

City Plan Board

*Bob Ackerman - Chair
Stephanie Sutton - Vice Chair
Erin Condon - Member
Bryan Williams - 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**[170917.](#)

City Plan Board Attendance Roster: July 27, 2017 through February 22, 2018 (B)

Attachments: [170917_CPBA Attendance_2017-2018_20180322.pdf](#)

APPROVAL OF THE AGENDA

Motion By: Dave Ferro Seconded By: Erin Condon

Moved To: Approve with continuation of Petitions PB-157 LUC and PB-17-158 ZON to the April 26, 2018 City Plan Board meeting.

Upon Vote: 7-0

Gerry Dedenbach of CHW, agent for the applicant for the two petitions, said that a community workshop will be held in a larger setting and in advance of the next Plan Board meeting. Attorney Don Niesen (who stated that he is representing 10 residents of the Suburban Heights subdivision and was speaking on behalf of 550 people). David Florence of Gainesville Modern recommended that the community workshop be held at St. Michaels Church. Travis Prescott, resident of a nearby neighborhood, also spoke, as did Jesse James Larsen.

APPROVAL OF MINUTES - FEBRUARY 22, 2018[170918.](#)

Draft minutes of the February 22, 2018 City Plan Board Meeting (B)

Attachments: [170918_CPBA 180222 Minutes draft_20180322.pdf](#)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the February 22, 2018 meeting and vote to approve the minutes.

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

Motion By: Erin Condon Seconded By: Terry Clark

Moved To: Approve

Upon Vote: 7-0

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: N/A

NEW BUSINESS:

[170919.](#) Amend the City of Gainesville Future Land Use Map from Office (O) and Conservation (CON) to Mixed-Use Low-Intensity (MUL): 8-30 units per acre and Conservation (CON) (B)

Petition PB-17-157 LUC. CHW, agent for The Episcopal Church in the Diocese of Florida, Inc. Amend the City of Gainesville Future Land Use Map from Office (O) and Conservation (CON) to Mixed-Use Low-Intensity (MUL): 8-30 units per acre and Conservation (CON). Located at 4315 NW 23rd Avenue. Related to Petition PB-17-158 ZON.

Attachments: [170919_Staff Report w Appendix A-E_20180322.pdf](#)
[170919A_Staff report w Appendices A-E_20180426.pdf](#)
[170919B_Affected Parties Submittal from Don Niesen_20180426.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-17-157 LUC.*

Continued with adoption of the agenda.

[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. 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_Staff Report w Appendix A-E_20180322.pdf](#)
[170920A_Staff report w Appendices A-F_20180426.pdf](#)
[170920B_Affected Parties Submittal from Don Niesen_20180426.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-17-158 ZON.*

Continued with adoption of the agenda.

[170627.](#)

Special Use Permit to Develop a 12 Fueling Position Gasoline Station on NW 13th Street in the U6 Transect Zone (B)

Petition PB-17-104 SUP. CHW, Inc. Petition for special use permit to develop a 12 fueling position gasoline station in the U6 transect zone. Site of the GATE fueling station at 506 13th Street. Generally located on the west side of the 500 block of NW 13th Street between NW 6th Avenue and NW 5th Avenue.

Attachments: [170627_Staff report continue_20171205.pdf](#)
[170627_Continuation letter PB-17-104 SUP_20180125.pdf](#)
[170627_Continue letter_20180222.pdf](#)
[170627_Staff Report w Appendices A-F_20180322.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-17-104 SUP with conditions as stated in the staff report.*

Megan Echols, Planner, gave the staff presentation. Craig Brashier for CHW Inc. presented on behalf of the applicant. Mike Junk, VP of Development, for Gate Petroleum spoke about operations. Bob Mounts, Jess Larsen, Krysty Boyer, Jane Osmond, Christine Larsen, Doug Wilcox, Britton Jones, Nancy Pollard and Donald Shephard spoke about the petition. Craig Brashier responded to their comments.

Motion By: Stephanie Sutton Seconded By: Dave Ferro
Moved To: Approve Petition PB-17-104 SUP with conditions:
1. Strike Condition #6
2. Amend Condition #3 to include a 5 foot landscape buffer or fence.

Upon Vote: 6- 1 (Nay, Terry Clark)

INFORMATION ITEMS:

A. Issues related to Sidewalk Cafes within Downtown.

Florence Buaku, Planning Consultant, made a presentation to the Board, which concurred that staff was going in the right direction regarding downtown sidewalk cafes.

B. Land Development Code regulations for Downtown

BOARD MEMBER COMMENTS

NEXT MEETING DATE - APRIL 26, 2018

ADJOURNMENT

The meeting was adjourned at 9:02 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.