



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

306 N.E. 6<sup>th</sup> Avenue  
 P: (352) 334-5022  
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 F: (352) 334-2648

## CITY PLAN BOARD MINUTES

February 22, 2018 6:30 PM  
 City Hall Auditorium  
 200 E. University Ave

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Bob Ackerman (Chair)	Rob Hyatt (School Board Representative)	Dean Mimms
Stephanie Sutton (Vice-Chair)		Andrew Persons
Dave Ferro		Megan Echols
Megan Walker-Radthke		Florence Buaku
Bryan Williams		
Terry Clark		
Erin Condon		
Christian Newman		

**I. Roll Call**

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

<b>Motion By:</b> Erin Condon	<b>Seconded By:</b> Dave Ferro
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 7-0

**III. Approval of Minutes: January 25, 2018**

<b>Motion By:</b> Erin Condon	<b>Seconded By:</b> Terry Clark
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 7-0

**BOARD MEMBERS**

Chair: Bob Ackerman      Vice Chair: Stephanie Sutton  
 Bryan Williams, Erin Condon, Dave Ferro, Adam Tecler, Terry Clark, Robert Hyatt (School Board representative)  
 Staff Liaison: Dean Mimms

**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**

**ADAM TECLER – City Plan Board Plaque**

Adam Techler received a plaque for the 3 years he served on the Plan Board.

**VI. Old Business**

OB1. **Petition PB-17-131 SUP**  
*Approval of the written order*

CHW, Inc. (Robert Walpole, P.E.) agent for Blakewood LLC, owner. Amendment to a Special Use Permit with development plan review to construct a Gasoline and Alternative Fuel Stations with twelve (12) fueling positions, convenience store and eating place. Zoned: MU-1 (8-30 units/acre mixed-use low intensity). Located at 2373 SW Archer Road.

No members of the public spoke to this matter before the Plan Board, nor did the applicant, the applicant’s agent, nor any affected parties.

<b>Motion By:</b> Terry Clark	<b>Seconded By:</b> Stephanie Sutton
<b>Moved To:</b> Approve the written order for Petition PB-17-131 SUP	<b>Upon Vote:</b> 7-0

**VII. New Business**

1. **Petition PB-17-07 ZON**

Thomas A. Daniel, agent for Julie Ann Miller, Trustee. Rezone property from BUS (General Business) to BI (Business Industrial). Located at 3520 NE Waldo Road.

Dean Mimms, AICP, gave the staff presentation. Thomas A. Daniel spoke as agent for the applicant.

<b>Motion By:</b> Dave Ferro	<b>Seconded By:</b> Megan Walker- Radke
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<b>Moved To:</b> Approve Petition PB-17-07 ZON	<b>Upon Vote:</b> 7-0
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2. **Petition PB-17-104 SUP** CHW, Inc., agent for Gate Petroleum Company. Special Use Permit with a concept plan to allow a gasoline station with 12 fueling positions. Located at 506 and 516 NW 13<sup>th</sup> Street.

Continued at request of the applicant upon adoption of the agenda
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3. **Petition PB-17-113 ZON** City of Gainesville. Rezone property from Alachua County Multiple family, medium-high density (R-2a) district to City of Gainesville RMF-5, on ± 8.3 acres. Located at 6224 SW 20<sup>th</sup> Avenue. Related to PB-17-112 LUC.

Megan Echols, Planner, gave the staff presentation. Clay Sweger, AICP, Principal / Director Planning for eda engineers-surveyors-planners, inc., spoke on behalf of the property owner. Prior to the vote, Vice-Chair Stephanie Sutton stated that she previously submitted Form 8B and is therefore recused from voting on this petition.
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<b>Motion By:</b> Dave Ferro	<b>Seconded By:</b> Erin Condon
<b>Moved To:</b> Approve Petition PB-17-113 ZON	<b>Upon Vote:</b> 6-0 (Sutton recused)

4. **Petition PB-18-15 TCH** City Plan Board. Amend various sections of the Land Development Code to increase the minimum width of sidewalks along certain streets and revise related regulations to improve pedestrian safety and comfort.

Andrew Persons, Consultant Planner gave Planning staff's presentation.
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<b>Motion By:</b> Erin Condon	<b>Seconded By:</b> Terry Clark
<b>Moved To:</b> Approve Petition PB-18-15 TCH	<b>Upon Vote:</b> 6-1 (Nay: Dave Ferro)

5. **Petition PB-17-145 CPA** City Plan Board. Amend the City of Gainesville Comprehensive Plan to meet statutory water supply planning requirements.

Florence Buaku, Planner, and Rick Hutton, Supervising Engineer from GRU gave a staff presentation on the Joint Alachua County/ City of Gainesville Water Supply Facilities Work Plan (2020-2028) and proposed comprehensive plan amendments associated with the work plan. Mark van Soestbergen, from Carbon Solutions, spoke during the public comment session in support of the work plan.

<b>Motion By:</b> Terry Clark	<b>Seconded By:</b> Erin Condon
<b>Moved To:</b> Approve Petition PB-17-145 CPA	<b>Upon Vote:</b> 7-0

**VIII. Information Items:**

- A. **Land Development Code regulations for Downtown (moved to CPB March meeting)**

**IX. Board Member Comments**

- X. **Adjournment** The meeting was adjourned at 7:59 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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**Chair, City Plan Board**  
 Bob Ackerman

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Staff Liaison, City Plan Board**  
 Dean Mimms, AICP

\_\_\_\_\_  
**Date**



**APPOINTED OFFICERS (continued)**

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, Stephanie Sutton, hereby disclose that on Dec. 5, 2017 and Jan 25, 2018, 20    :

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_;
- inured to the special gain or loss of my relative, \_\_\_\_\_;
- inured to the special gain or loss of eda engineers - surveyors - planners, inc., by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Petition PB-17-112 LUC and PB-17-113 ZON are items submitted by my employer, eda.

Dec 5, 2017  
Date Filed

  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.