

City of Gainesville

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



Minutes

November 29, 2018

6:30 PM

Robert Lisle Kline Conference Room

City Plan Board

*Bob Ackerman - Chair
Megan Walker-Radtke - Vice Chair
Stephanie Sutton - Member
Erin Condon - Member
Dave Ferro - Member
Terry Clark - Member
Christian Newman - Member
Robert Hyatt - School Board Representative
Staff Liaison - Megan Echols*

CALL TO ORDER**ROLL CALL**[180557.](#)

City Plan Board Attendance Roster: June 28, 2018 through October 25, 2018 (B)

Attachments: [180557_CPBA Attendance_2018_20181129.pdf](#)

ADOPTION OF THE AGENDA

Motion By: Stephanie Sutton Seconded By: Dave Ferro

Moved To: Approve Upon Vote: 5-0

APPROVAL OF MINUTES - NONE

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

Don Niesen representative for affected residents requested to be on a future agenda in regards to suspended petition PB-17-158 ZON.

OLD BUSINESS: NONE**NEW BUSINESS:**[180572.](#)

Rezone from General Business (BUS) to Automotive-Oriented Business (BA) to Allow Vehicular Sales with Outdoor Display and Vehicle Repair (B)

Petition PB-18-125 ZON. JBrown Professional Group, Inc., agent for Streit's, Inc., owner. Rezone property from General Business (BUS) to Automotive-Oriented Business (BA) to allow vehicular sales with outdoor display and vehicle repair. Located just north of 4920 NW 13th Street.

Attachments: [180572_Staff report w Appendices A-E_20181129.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-18-125 ZON*

Bede Massey, Planner gave the staff presentation.

-Gerry Dedenbach, CHW, agent for the applicant spoke in regards to the presentation.

-Don Shepard spoke in regards to the presentation.

Motion By: Dave Ferro Seconded By: Terry Clark

Moved To: Approve Petition PB-18-125 ZON Upon Vote: 5-0

[180559.](#)

Rezone from Planned Development to Office (B)

Petition PB-18-138 ZON. eda engineers-surveyors-planners, inc., agent for PK5, LLC. Rezone property from Planned Development (PD) to Office (OF). The subject property is 20 +/- acres, located at 4500 NW 27th Avenue.

Attachments: [180559_Staff Report w Appendices A - D_20181129.pdf](#)
[180559B_Staff Report w Appendices A - D_20190221.pdf](#)
[180559C_Staff PPT_20190221.pdf](#)
[180559A_draft ordinance_20190221.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-18-138 ZON.
Staff to City Plan Board- Recommend Petition PB-18-138 ZON to the City Commission.*

Megan Echols, Planner gave the staff presentation.

-Clay Sweger, agent for the applicant, gave a presentation for eda engineers-surveyors-planners, inc., in regards to the petition.

-Loraine McKenna spoke in regards to the petition.

-Robert Christianson spoke in regards to the petition.

Plan Board Vice-Chair Stephanie Sutton stated that she is recusing herself from voting on this petition, and that she submitted Form 8B (Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers)

Motion By: Dave Ferro Seconded By: Terry Clark

Moved To: Approve Petition PB-18-138 ZON Upon Vote: 4-0 (Sutton recused)

[180560.](#)

Special Use Permit to Allow Construction of a Surface Level, Temporary Parking Lot within the U-9 Zoning District (B)

Petition PB-18-94 SUP: CHW, Inc. (Robert Walpole, P.E.) agent for University of Florida Foundation, Inc. Request for a Special Use Permit with development plan review to construct a surface level, temporary parking lot within the U-9 zoning district. Zoned: U-9. Located at the NE corner of SW 13th Street and SW 1st.

Avenue.

Attachments: [180560_Staff Report w Attachments A-C_20181129.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-18-94 SUP with conditions included in the staff report and the Technical Review Committee comments.*

Lawrence Calderon, Planner, gave the staff presentation.

Motion By: Terry Clark Seconded By: Stephanie Sutton

Moved To: Approve petition PB-18-94 SUP Upon Vote: 5-0

[180561.](#)

Special Use Permit to Allow 12 Fueling Positions with a Convenience Store and Carwash in the MU-1: Mixed Use Low Intensity Zoning District (B)

Petition PB-18-126 SUP. CHW, Inc. agent for Legacy Fountains of Gainesville LLC, owner. Request for a Special Use Permit with development plan review to construct a Gasoline and Alternative Fuel Stations with twelve (12) fueling positions, a convenience store and a carwash. Zoned: MU-1 (8-30 units/acre mixed-use low intensity). Located at the SW corner of SW 20th Avenue and SW 52nd Street.

Attachments: [180561_Staff Report w Attachments A-E_20181120.pdf](#)
[180561_Summary Staff Report to continue_20190124.pdf](#)
[180561A_Final Staff Report w Attachments A-C_20190228.pdf](#)
[180561B_Nov CPB Staff Report w Attachments A-E_20190228.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-18-126 SUP with conditions included in the staff report and the Technical Review Committee comments.*

Lawrence Calderon, Planner, gave the staff presentation.

-Ryan Thompson of CHW, inc., agent for the applicant, spoke in regards to the petition.

Motion By: Terry Clark Seconded By: Megan Walker-Radtke

**Moved To: Continue Petition PB-18-126 SUP to the CPB Jan 24, 2019.
Upon Vote: 4-1**

INFORMATION ITEM:

A. Evaluation Appraisal Report

Staff was not able to give a presentation this time.

Board Elections

Terry Clark recommended Bob Ackerman for the position of Chair and Megan Walker for the position Vice-Chair for the 2019 year. Remaining members approved the recommendation, 4-0.

Board Member Comments

Adjournment

NEXT MEETING DATE - January 24, 2019 (No December 2018 meeting)

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.

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