

City of Gainesville

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



Minutes

October 27, 2016

6:30 PM

City Commission Auditorium

City Plan Board

*Erin Condon - Chair
Bob Ackerman - Vice Chair
Bryan Williams - Member
Stephanie Sutton - Member
Dave Ferro - Member
Adam Tecler - Member
Terry Clark - Member
Robert Hyatt - School Board Representative*

CALL TO ORDER

ROLL CALL

City Plan Board Attendance Roster: May 26, 2016 through September 22, 2016 (B)

APPROVAL OF THE AGENDA

Motion By: Bob Ackerman Seconded By: Dave Ferro

Moved To: Approve the agenda

Upon Vote: 7-0

APPROVAL OF MINUTES - SEPTEMBER 22, 2016

Motion By: Adam Tecler Seconded By: Terry Clark

Moved To: Approve the minutes

Upon Vote: 7-0

Draft minutes of the September 22, 2016 City Plan Board Meeting (B)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the September 22, 2016 meeting and vote to approve the minutes.

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

ANNOUNCEMENT: Section 30-353 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 15 days of the decision (see Sec. 30-234(h) of the Land Development Code). The procedure for an appeal is set forth in Sec. 30-352.1.

REQUEST TO ADDRESS THE BOARD

OLD BUSINESS

NEW BUSINESS**Amend the City of Gainesville Future Land Use Map from Alachua County Office/Medical to City of Gainesville Office (O) (B)**

Petition PB-16-141 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Office/Medical to City of Gainesville Office (O). Located at 916 NW 66th Street. Related to PB-16-142 ZON.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-16-141 LUC.*

Interim Principal Planner Andrew Persons, AICP, gave a combined presentation on this petition and the related zoning petition PB-16-142 ZON.

Motion By: Bob Ackerman Seconded By: Dave Ferro

Moved To: Approve Petition PB-16-141 LUC

Upon Vote: 7-0

Rezone property from Alachua County Hospital medical (HM) district to City of Gainesville Medical services district (MD) (B)

Petition PB-16-142 ZON. City of Gainesville. Rezone property from Alachua County Hospital medical (HM) district to City of Gainesville Medical services district (MD). Located at 916 NW 66th Street. Related to PB-16-141 LUC.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-16-142 ZON.*

Interim Principal Planner Andrew Persons, AICP, gave a combined presentation on this petition and the related land use amendment, Petition PB-16-141 LUC.

Motion By: Bob Ackerman Seconded By: Dave Ferro

Moved To: Approve Petition PB-16-142 ZON

Upon Vote: 7-0

Amend the Comprehensive Plan policies related to the location of gasoline service stations and placement of fueling pumps (B)

Petition PB-16-143 CPA. City Plan Board. Amend the City of Gainesville Comprehensive Plan policies related to the location of gasoline service stations and placement of fueling pumps.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-16-143 CPA.*

Interim Principal Planner Andrew Persons, AICP, gave the staff presentation on this petition.

Motion By: Terry Clark Seconded By: Stephanie Sutton

Moved To: Approve Petition PB-16-143 CPA

Upon Vote: 6-1 (Nay, Tecler)

Motion By: Adam Tecler Seconded By:

Moved To: Divide the question regarding Policy 10.3.2 between its components of fuel pump location and the prohibition of gasoline service stations that are next to property designated for Single-Family or Residential Low-Density land use.

Upon Vote: No vote. Motion failed for lack of a second

Amend the City of Gainesville Land Development Code Section 30-93 Gasoline and alternative fuel service stations (GN-554) and food stores (MG-54) with accessory gasoline and alternative fuel pumps to prohibit such facilities when adjacent to property designated for single-family residential on the Future Land Use Map (B)

Petition PB-16-144 TCH. City Plan Board. Amend the City of Gainesville Land Development Code Section 30-93 Gasoline and alternative fuel service stations (GN-554) and food stores (MG-54) with accessory gasoline and alternative fuel pumps to prohibit such facilities when adjacent to property designated for single-family residential on the Future Land Use Map.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-16-144 TCH.*

Interim Principal Planner Andrew Persons, AICP, gave the staff presentation

Motion By: Bob Ackerman Seconded By: Dave Ferro

Moved To: -Approve Petition PB-16-144 TCH

Upon Vote: 6-1 (Nay, Tecler)

Amend the City of Gainesville Sign Regulations for Consistency with Supreme Court Decision in Reed Vs Town Of Gilbert (B)

Petition PB-16-145 TCH. City Plan Board. Amend the City of Gainesville Sign regulations to update, clarify and reorganize the signage regulations for consistency with Supreme Court decision in Reed vs Town of Gilbert.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-16-145 TCH.*

Sean McDermott, Assistant City Attorney II, gave the staff presentation. After considerable discussion of the petition, and commitment by City staff to develop a revised proposal, Gainesville resident and law student Ben King

spoke during the public comments period.

Motion By: Bob Ackerman Seconded By: Adam Tecler

Moved To: Continue the petition until such time as a revised proposal is ready to be heard by the Plan Board

Upon Vote: 7-0

ELECTIONS OF OFFICERS

Chair Condo announced that it is time for the annual election of Officers and said that she is term-limited after serving two consecutive terms.

Bob Ackerman nominated Stephanie Sutton, and Adam Tecler nominated Dave Ferro for Plan Board Chair. Paper ballots were cast because there was more one nominee. The result of the voting was four (4) votes for Ms. Sutton and three (3) votes for Mr. Ferro.

Mr. Ackerman thanked Ms. Condon for her “two exemplary years as Chair”.

Newly elected Chair Sutton nominated Mr. Ackerman for Vice-Chair. There were no other nominations, so Vice-Chair Ackerman immediately began a new term as Vice-Chair.

INFORMATION ITEM:

A. Plan Board training by City Attorney’s Office.

Sean McDermott, Assistant City Attorney II, made a presentation on legal essentials for the City Plan Board and responded to questions from the Board.

BOARD MEMBER COMMENTS

Vice-Chair Ackerman reiterated his interest in seeing a proposal brought to the Board for the allowance of accessory dwelling units (ADUs) in single-family residential districts. He expressed interest in seeing the current state of the law (i.e., our regulations) and what it would take to change it. He said it could be limited at first to homesteaded residences (i.e., where the property owner resides on the property).

Board member Terry Clark welcomed the new Director of Doing/Planning & Development Services Department, Wendy Thomas, AICP and asked if she would like to introduce herself. Ms. Thomas said that she started on September 20th and that she was initially drawn to the position title and description, and what the position has been asked to do. She said that she considers herself to be a chronic innovator and question-asker who is always seeking to provide better service. She said that she has come to realize during her short tenure here with both the planning and building divisions that we serve three customers. The first is the applicant (e.g., for building permit or for development plan approval). The second consists of the nearby residents who will be affected by an approved permit or plan, and the third is comprised of the future residents (20, 30 or 40 years from now) of the community who will be affected by today’s decisions. She expressed the importance of keeping in mind the long-term impacts of her decisions, of guidance that her staff

provides our clientele, and Board decisions.

Ms. Thomas noted that she has years of planning experience and that she has worked in four different states (FL, VA, CA and MT). She expressed her willingness to meet with any of the Board members.

Board member Dave Ferro mentioned that he served as the Vice-Chair of the Blue Ribbon Committee, and said that it can take 6 weeks to obtain a simple remodeling permit. Ms. Thomas said that she is aware of that, finds it unacceptable, and that we are taking steps to change that to a 2-3 week turnaround for the majority of our building permits. She said that we are actively recruiting plans examiners, and that we will be meeting early next week with a private firm with which will be subcontracting some of our reviews.

Board member Clark asked Ms. Thomas about her initial strategic plan/ideas for the Department, including staffing. She said that her five weeks here is enough to identify some issues, but not enough to develop a greater vision for the department. She said that our biggest current priority is to fill currently vacant positions in both building and planning. Andrew Persons added that we have interviews scheduled for an open Planner position and that we also hope to be hiring additional staff in the Planning Division.

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.