



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

306 N.E. 6th Avenue
 P: (352) 334-5022
 P: (352) 334-5023
 F: (352) 334-2648

CITY PLAN BOARD MINUTES

December 5, 2017 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)	Terry Clark	Dean Mimms
Stephanie Sutton (Vice-Chair)	Erin Condon	Lawrence Calderon
Dave Ferro	Christian Newman	
Megan Walker-Radthke	Rob Hyatt (School Board Representative)	
Bryan Williams		

I. Roll Call

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

Motion By: Dave Ferro	Seconded By: Stephanie Sutton
Moved To: Approve the agenda as amended	Upon Vote: 4-0

III. Approval of Minutes: September 28, 2017

Motion By: Dave Ferro	Seconded By: Stephanie Sutton
Moved To: Approve	Upon Vote: 4-0

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

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

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

VI. Old Business

VII. New Business

1. **Petition PB-17-114 LUC** CHW, Inc. agent for Carolyn H. Jordan, owner. Amend the City of Gainesville Future Land Use Map from Single-Family: up to 8 units per acre (SF) to Urban Mixed-Use High Intensity: 10-100 units per acre; and up to 25 additional units per acre by Special Use Permit (UMUH), on ± 1.48 acres. Located at 1135 SW 11th Avenue. Related to PB-17-115 ZON.

Planning Consultant Dean Mimms, AICP, gave staff’s combined presentation on this petition and the related zoning petition PB-17-115 ZON. Craig Brashier, Director of Planning for CHW, Inc., gave a presentation as agent for the applicant. Mr. Brashier and developer representative Brad Wolfe spoke in response to Plan Board questions about building height and number of units. During the public comments portion of the hearing, Evan Jackson, Community Manager of the nearby Wildflower Apartments spoke, as did Robert Simons, whose single-family residence is across the street from the subject property. Both expressed concerns about neighborhood compatibility (e.g., traffic impacts on the local streets). The Plan Board encouraged the applicant to consider revising the petitions [to reduce the potential development impacts] and voted to continue the petitions to the next Plan Board meeting.

Motion By: Dave Ferro	Seconded By: Stephanie Sutton
Moved To: Continue to the January 25 th meeting of the City Plan Board	Upon Vote: 4-0

2. **Petition PB-17-115 ZON** CHW, Inc. agent for Carolyn H. Jordan, owner. Rezone property from Single-Family (RSF-1) district to Urban 9 (U-9) district, on ± 1.48 acres. Located at 1135 SW 11th Avenue. Related to PB-17-114 LUC.

Planning Consultant Dean Mimms, AICP, gave staff’s combined presentation on this petition and the related land use petition PB-17-114 LUC. Craig Brashier, Director of Planning for CHW, Inc., gave a presentation as agent for the applicant. Mr. Brashier and developer representative Brad Wolfe and spoke in response to Plan Board questions about building height and number of units. During the public comments portion of the hearing, Evan Jackson, Community Manager of the nearby Wildflower Apartments spoke, as did Robert Simons, whose single-family residence is across the street from the subject property. Both expressed concerns about neighborhood compatibility (e.g., traffic impacts on the local streets). The Plan Board encouraged the applicant to consider revising the petitions [to reduce potential development impacts] and voted to continue the petitions to the next Plan Board meeting.

Motion By: Dave Ferro	Seconded By: Stephanie Sutton
Moved To: Continue to the January 25th meeting of the City Plan Board	Upon Vote: 4-0

- Petition PB-17-112 LUC** City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County High Density Residential (14-24) DU/acre to City of Gainesville Residential Low-Density (RL): up to 15 units per acre, on ± 8.3 acres. Located at 6224 SW 20th Avenue. Related to PB-17-113-ZON.

Continued upon adoption of the agenda

- Petition PB-17-113 ZON** David L. Duncan owner. Rezone property from Alachua County Multiple family, medium-high density (R-2a) district to City of Gainesville Residential Conservation (RC) district, on ± 8.3 acres. Located at 6224 SW 20th Avenue. Related to PB-17-112 LUC.

Continued upon adoption of the agenda

- 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 13th Street.

Continued at the request of the applicant to the January 25th meeting of the City Plan Board

Motion By: Bryan Williams	Seconded By: Stephanie Sutton
Moved To: Continue to January 25th	Upon Vote: 4-0

VIII. Information Item: N/A

IX. Board Member Comments

X. Adjournment The meeting was adjourned at 8:02 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.

Chair, City Plan Board
Bob Ackerman

Date

Staff Liaison, City Plan Board
Dean Mimms, AICP

Date

