



## CITY PLAN BOARD MINUTES

November 29, 2018 6:30 PM  
 Roberta Lisle Kline Conference Room  
 200 E. University Ave

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Bob Ackerman (Chair)		Megan Echols
Stephanie Sutton (Vice-Chair)		Bedez Massey
	Christian Newman	Lawrence Calderon
Megan Walker-Radthke		
	Erin Condon	
Terry Clark		
Dave Ferro		
	Rob Hyatt (School Board Representative)	

**I. Roll Call**

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

<b>Motion By:</b> Stephanie Sutton	<b>Seconded By:</b> Dave Ferro
<b>Moved To: Approve</b>	<b>Upon Vote:</b> 5-0

**III. Approval of Minutes:** NONE

<b>Motion By:</b> N/A	<b>Seconded By:</b>
<b>Moved To: Approve</b>	<b>Upon Vote:</b>

**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**

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

**VI. Old Business**

**VII. New Business**

1. **Petition PB-18-125 ZON**

JBrown Professional Group, Inc., agent for Streit’s Inc., owner. Rezone property from General Business (BUS) to Automotive-Oriented (BA) to allow vehicular sales with outdoor display and vehicle repair. Located just north of 4920 NW 13<sup>th</sup> Street.

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.

<b>Motion By:</b> Dave Ferro	<b>Seconded By:</b> Terry Clark
<b>Moved To:</b> Approve Petition PB-18-125 ZON	<b>Upon Vote:</b> 5-0

2. **Petition PB-18-138 ZON**

eda engineers-surveyors-planners, inc., agent for PK5, LLC. Rezone property from Planned Development (PD) to Office (OF). 4500 block of NW 27<sup>th</sup> Ave.

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)

<b>Motion By:</b> Dave Ferro	<b>Seconded By:</b> Terry Clark
<b>Moved To:</b> Approve Petition PB-18-138 ZON	<b>Upon Vote:</b> 4-0 (Sutton recused)

3. **Petition PB-18-94 SUP** CHW, Inc., agent for University of Florida Foundation, Inc., owner. 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 13<sup>th</sup> Street and SW 1<sup>st</sup>.

Lawrence Calderon, Planner, gave the staff presentation.

<b>Motion By:</b> Terry Clark	<b>Seconded By:</b> Stephanie Sutton
<b>Moved To:</b> Approve petition PB-18-94 SUP	<b>Upon Vote:</b> 5-0

4. **Petition PB-18-126 SUP** CHW, Inc., agent for Legacy Fountains of Gainesville LLC, owner. Special Use Permit (SUP) with development plan review to allow construction of 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 district). Located at the southwest corner of SW 20<sup>th</sup> Avenue and SW 52<sup>nd</sup> Street.

Lawrence Calderon, Planner, gave the staff presentation.  
 -Ryan Thompson of CHW, inc., agent for the applicant, spoke in regards to the petition.

<b>Motion By:</b> Terry Clark	<b>Seconded By:</b> Megan Walker-Radtke
<b>Moved To:</b> Continue Petition PB-18-126 SUP to the CPB Jan 24, 2019.	<b>Upon Vote:</b> 4-1

**VIII. Information Item:**

**A. Evaluation Appraisal Report**

Staff was not able to give a presentation this time.

**IX. 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.**

**X. Board Member Comments**

**XI. 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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**Chair, City Plan Board**  
Bob Ackerman

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**Date**

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**Staff Liaison, City Plan Board**  
Megan Echols, Planner

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**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 November 29, 20 18 :

(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-18-138 ZON was submitted by my employer, eda.

11/29/18  
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.