

# **City of Gainesville**

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



## **Minutes**

**September 22, 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: April 28, 2016 through August 25, 2016 (B)**

**APPROVAL OF THE AGENDA**

**Motion By: Adam Tecler      Seconded By: Dave Ferro**

**Moved To: Approve the agenda**

**Upon Vote: 5-0**

**May 26, 2016 June 23, 2016 & August 25, 2016 (Scrivener's error corrected by NF and DM on 2/22/17)**

**Draft minutes of the June 23rd & August 25th City Plan Board Meetings (B)**

**RECOMMENDATION**      *Staff is requesting that the City Plan Board review the draft minutes from the June 23rd & August 25th meetings and vote to approve the minutes.*

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

**Motion By: Adam Tecler      Seconded By: Dave Ferro**

**Moved To: Approve the minutes of May 26, 2016 June 23, 2016**

**Upon Vote: 5-0**

**Motion By: Adam Tecler      Seconded By: Dave Ferro**

**Moved To: Approve the minutes of August 25, 2016**

**Upon Vote: 5-0**

**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

Special Use Permit with Development Plan Review to allow the Construction of a 5-story Apartment Building for the Elderly (B)

Petition PB-16-93 SUP. City Plan Board. Parametric Design & Development, agent for Beach 220 LLC, owner. Special Use Permit (SUP) with development plan review to allow the construction of a 5-story apartment building for the elderly. Zoned: MU-1 (8-30 units/acre mixed-use low intensity district). Located at 2420 SE Hawthorne Road.

RECOMMENDATION *Staff to City Plan Board - The City Plan Board approve the Special Use Permit (SUP) and the associated preliminary development plan, with the required amount of density bonus points, subject to the conditions and recommendations in the staff report and Appendix E.*

Bedez Massey, Planner, gave the staff presentation. Stacey Bannock, agent for the owner and the developer, introduced himself and said that he was available should the Board have any questions.

Board Member Terry Clark commended staff for working so hard, together with the developer, to get this petition done under such time constraints. Vice-Chair (and acting Chair) Bob Ackerman complimented Ms. Massey on the clarity of her presentation on this complex petition. After the Plan Board voted, Mr. Bannock told the Board that Planning and Development Services has the most thorough staff he has encountered in his dealings with many local governments, and added that the City is lucky to have such good staff.

Motion By: Adam Tecler      Seconded By: Dave Ferro

Moved To: Approve Petition PB-16-93 SUP and the associated preliminary development plan, with the required amount of density bonus points, subject to the conditions and recommendations in the staff report and Appendix E of the staff report. In addition, find that the proposed special use permit meets the seven criteria of Section 30-233 for issuance of a special use permit.

**Upon Vote: 5-0****Special Use Permit with Development Plan Review to allow for the Construction of a Restaurant with a Drive-Through (B)**

Petition PB-16-94 SUP. eda engineers-surveyors-planners, inc., agent for Joyce and Jennifer, LLC, owner. Special use permit with development plan review to allow for the construction of a restaurant with a drive-through. Zoned: BUS (General business district). Located at 3208 SW Archer Road.

RECOMMENDATION *Staff to City Plan Board - Staff recommended approval of Petition PB-16-94 SUP.*

Board Member Dave Ferro, who previously submitted Form 8B, recused himself from voting on this petition. Interim Principal Planner Andrew Persons, AICP, gave the staff presentation. Sergio Reyes, P.E., made a presentation as agent for the owner.

**Motion By: Terry Clark    Seconded By: Bryan Williams**

**Moved To: Approve Petition PB-16-94 SUP with the preliminary development plan for the construction of a restaurant with the requested waivers to the build-to line and sidewalk width, and find that the proposed special use permit meets the seven criteria of Section 30-233 for issuance of a special use permit.**

**Upon Vote: 4-0 (Ferro recused)****Special Use Permit with Intermediate Development Plan Review to allow Construction of a New Mixed Use Development with a Residential Density of 25 Additional Dwelling Units Per Acre over the allowable 100 Units Per Acre (B)**

Petition PB-16-59 SUP. eda engineers-surveyors-planners , Inc., agent for SMLC, LLC, owner. Special use permit with Intermediate development plan review to allow construction of a new mixed use development with a residential density of 25 additional dwelling units per acre over the allowable 100 units per acre. Zoned: UMU-2 (10-100 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district). Located at 1105 West University Avenue.

RECOMMENDATION *Staff to City Plan Board - Approval Petition PB-16-59 SUP subject to implementation of the conditions of the Special Use Permit and the comments and conditions of the Technical Review Committee included in Attachment A.*

**This item was continued upon adoption of the agenda.**

**Amend the List Of Permitted Uses Within the Automotive - Oriented Business District (BA) Zoning District (B)**

**Petition PB-16-101 TCH.** City Plan Board. Amend the list of permitted uses within the Automotive - oriented business district (BA) zoning district to add veterinary services (SIC-074) as a specially regulated use and animal specialty services, except veterinary (SIC-0752) within enclosed buildings.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-16-101 TCH.*

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

**Motion By:** Dave Ferro **Seconded By:** Terry Clark

**Moved To:** Approve Petition PB-16-101 TCH

**Upon Vote:** 5-0

Amend the City of Gainesville Future Land Use Map from Alachua County Medium High Density Residential (8-14 DU/acre) (RMH) and Low Density Residential (1-4 DU/acre) (RL) to City of Gainesville Mixed-Use Medium-Intensity (12-30 units per acre), Mixed-Use Low-Intensity (8-30 units per acre), Residential Medium-Density (8-30 units per acre), Residential Low-Density (up to 12 units per acre), and Single-Family (up to 8 units per acre) (B)

**Petition PB-16-107 LUC.** City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Medium High Density Residential (8-14 DU/acre) (RMH) and Low Density Residential (1-4 DU/acre) (RL) to City of Gainesville Mixed-Use Medium-Intensity (12-30 units per acre), Mixed-Use Low-Intensity (8-30 units per acre), Residential Medium-Density (8-30 units per acre), Residential Low-Density (up to 12 units per acre), and Single-Family (up to 8 units per acre). The property is generally located between the 1300-1800 block of Tower Road (75th Street) and the 1800 block of SW 20th Avenue, and includes an area south of SW 20th Avenue and west of I-75. Related to PB-16-108 ZON.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-16-107 LUC.*

Lead Planner Dean Mimms, AICP, gave a combined presentation on this petition for a large-scale land use amendment and on the related zoning petition for this undeveloped property that was voluntarily annexed in June of 2016. City land use and zoning are required for annexed properties. He noted that the property is adjacent to County regulated roadways that are at capacity, and that a major traffic study will be required for the entire property prior to development. Mr. Mimms also noted that the West Urban Concurrency Service Area (CSA) is currently deficient for elementary schools, and said that this CSA is currently under review by Alachua County Public Schools.

Kristin Compson, nearby resident, spoke during the public comments portion

of the petition hearing, and expressed concerns about traffic on Tower Road (which part of the property fronts). Gerry Dedenbach, AICP, and Vice-President of CHW Professional Consultants, spoke on behalf of the future (under-contract) property owners. Mr. Dedenbach explained potential development under County land use and zoning, and gave an overview of their vision for future development of the property.

Jeff Hayes, AICP, Transportation Planning Manager in the Alachua County Growth Management Department, whose letter dated 9/21/16 was previously provided to the Plan Board, spoke on behalf of County staff. The following residents spoke, and expressed concerns (generally with respect to traffic impacts and school capacity) about the proposed land use and zoning requests: Jackie Dose, Brandon Tetterick, Jeff Garcia, and Justin Fleischman. Board Member Dave Ferro noted that Tower Road has been in bad physical condition for years. Board Member Adam Tecler said that Tower Road has been a problem for many years. Board Member Terry Clark asked Mr. Mimms to explain the hearing/approval process for these land use and zoning petitions and Mr. Mimms did so.

**Motion By: Terry Clark      Seconded By:**

**Moved To: Revise Petition PB-16-107 LUC so that there is no relative increase in the amount of potential future development between the existing County land use and the proposed City land use categories for the property.**

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

**Motion By: Adam Tecler      Seconded By: Dave Ferro**

**Moved To: Approve Petition PB-16-107 LUC**

**Upon Vote: 4-1 (Nay, Clark)**

Rezone from Alachua County Multiple-family, medium-high density district (R-2A), and Single family, low density district (R-1a) to City of Gainesville MU-2: 12-30 units /acre mixed use medium intensity, MU-1: 8-30 units/acre mixed use low intensity, RMF-7: 8-21 units/acre multiple-family residential district, RMF-5: 12 units/acre single-family/multiple-family residential district, and RSF-4: 8 units/acre single-family residential district (B)

**Petition PB-16-108 ZON.** City of Gainesville. Rezone property from Alachua County Multiple-family, medium-high density district (R-2A), and Single family, low density district (R-1a) to City of Gainesville MU-2: 12-30 units /acre mixed use medium intensity, MU-1: 8-30 units/acre mixed use low intensity, RMF-7: 8-21 units/acre multiple-family residential district, RMF-5: 12 units/acre single-family/multiple-family residential district, and RSF-4: 8 units/acre single-family residential district. The property is generally located between the 1300-1800 block of Tower Road (75th Street) and the 1800 block of SW 20th Avenue, and includes an area south of SW 20th Avenue and west

of I-75. Related to PB-16-107 LUC.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-16-108 ZON.*

Lead Planner Dean Mimms, AICP, gave a combined presentation on this zoning petition and on the related petition for a large-scale land use amendment for this undeveloped property that was voluntarily annexed in June of 2016. City land use and zoning are required for annexed properties. He noted that the property is adjacent to County regulated roadways that are at capacity, and that a major traffic study will be required for the entire property prior to development. Mr. Mimms also noted that the West Urban Concurrency Service Area (CSA) is currently deficient for elementary schools, and said that this CSA is currently under review by Alachua County Public Schools.

Kristin Compson, nearby resident, spoke during the public comments portion of the petition hearing, and expressed concerns about traffic on Tower Road (which part of the property fronts). Gerry Dedenbach, AICP, and Vice-President of CHW Professional Consultants, spoke on behalf of the future (under-contract) property owners. Mr. Dedenbach explained potential development under County land use and zoning, and gave an overview of their vision for future development of the property.

Jeff Hayes, AICP, Transportation Planning Manager in the Alachua County Growth Management Department, whose letter dated 9/21/16 was previously provided to the Plan Board, spoke on behalf of County staff. The following residents spoke, and expressed concerns (generally with respect to traffic impacts and school capacity) about the proposed land use and zoning requests: Jackie Dose, Brandon Tetterick, Jeff Garcia, and Justin Fleischman. Board Member Dave Ferro noted that Tower Road has been in bad physical condition for years. Board Member Adam Tecler said that Tower Road has been a problem for many years. Board Member Terry Clark asked Mr. Mimms to explain the hearing/approval process for these land use and zoning petitions and Mr. Mimms did so.

Motion By: Adam Tecler      Seconded By: Dave Ferro

Moved To: Approve Petition PB-16-108 ZON

Upon Vote: 4-1 (Nay, Clark)

Special Use Permit to Allow Food Testing and Research Laboratories at the Gainesville Technology Entrepreneurship Center (Cornerstone, Formerly GTEC) Property (B)

Petition PB-16-111 SUP. City Plan Board. Special use permit to allow food testing and research laboratories at the Gainesville Technology Entrepreneurship Center (Cornerstone, formerly GTEC) property. Zoned MU-1: 8-30 units/acre mixed use low intensity. Located at 2153 SE Hawthorne Road.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-16-111 SUP.*

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

**Motion By: Dave Ferro    Seconded By: Adam Tecler**

**Moved To: Approve Petition PB-16-111 SUP with the conditions in the staff report, and find that the proposed special use permit meets the seven criteria of Section 30-233 for issuance of a special use permit.**

**Upon Vote: 5-0**

### **VIII. INFORMATION ITEMS: N/A**

Staff Liaison Dean Mimms, AICP, announced that Sean McDermott, Assistant City Attorney II in the Office of the City Attorney, will provide legal training to the Board at the end of the regular City Plan Board meeting of October 27, 2016.

Interim Principal Planner Andrew Persons, AICP, announced that our new director (of the Department of Planning & Development Services (the Department of Doing)), Wendy Thomas, AICP, started work this week, and that he is hoping that the Board will have the chance to welcome her at next month's meeting.

### **IX. BOARD MEMBER COMMENTS**

Board Member Terry Clark expressed concern that no public workshops were held for the recently annexed property that was the subject of the large-scale land use amendment (and related rezoning) hearing(s) tonight. Mr. Persons replied by saying that public workshops are not required for them, and then explained the substantial public notice requirements both for voluntary annexations and their related land use and zoning petitions.

Vice-Chair Bob Ackerman requested that Mr. Persons ask Ms. Thomas to please put accessory dwelling units (ADUs), on the agenda. Mr. Persons said that he would do so.

### **ADJOURNMENT**

The meeting was adjourned at 8:52 p.m.