

City of Gainesville

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



Minutes - Final

January 24, 2019

6:30 PM

City Commission Auditorium

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

Present 6 - Condon, Sutton, Clark, Chair Ackerman, Echols, and Vice-Chair Walker-Radtke
Absent 3 - Ferro, Hyatt, and Newman

[180671.](#)

City Plan Board Attendance Roster: July 26, 2018 through November 29, 2018 (B)

ADOPTION OF THE AGENDA

A motion was made that this matter be Adopted. The motion CARRIED by the following vote:

Aye: 5 - Condon, Sutton, Clark, Chair Ackerman, and Vice-Chair Walker-Radtke
Abstain: 1 - Echols
Absent: 3 - Ferro, Hyatt, and Newman

APPROVAL OF MINUTES - October 25, 2018 and November 29, 2019

A motion was made by Vice-Chair Walker-Radtke, seconded by Clark, that this matter be Adopted. The motion CARRIED by the following vote:

Aye: 5 - Condon, Sutton, Clark, Chair Ackerman, and Vice-Chair Walker-Radtke
Abstain: 1 - Echols
Absent: 3 - Ferro, Hyatt, and Newman

[180670.](#)

Draft minutes of the October 25, 2018 and November 29, 2018 City Plan Board Meetings (B)

RECOMMENDATION *Staff is requesting that the City Plan Board review the draft minutes from the October 25, 2018 and November 29, 2018 meetings and vote to approve the minutes.*

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

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

Moved To: Approve October 25, 2018 Minutes Upon Vote: 5-0

Motion By: Stephanie Sutton Seconded By: Terry Clark

Moved To: Approve November 29, 2018 Minutes Upon Vote: 5-0

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

Gerry Dedenbach of CHW, addressed the board regarding Petition PB-18-26 SUP being resubmitted to the next CPB meeting. Don Niesen, representing clients near St. Michael's Church, addressed the board regarding agenda item PB-17-158 ZON. Nancy Darin, citizen also addressed the board regarding her concerns on the St. Michael's Church property.

OLD BUSINESS:

[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.

RECOMMENDATION

Staff recommends continuation of the Special Use Permit for Petition PB-18-126 SUP, to the next available meeting when the petition is ready for review.

This item was continued to the next City Plan Board meeting.

NEW BUSINESS:

[180675.](#)

Special Use Permit and conceptual development plan approval to allow for the construction of a fellowship hall on the St. Elizabeth Greek Orthodox Church property located at 5129 NW 53rd Avenue (B)

Petition PB-18-127SUP. St. Elizabeth Greek Orthodox Church seeks a special use permit and conceptual development plan approval for the construction of a

fellowship hall on the subject property located at 5129 NW 53rd Avenue.

Erik Bredfeldt, Economic Development Initiative Director, gave staff presentation.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-18-127 SUP including the conceptual development plan with conditions and comments in the staff report.*

A motion was made by Clark, seconded by Condon, that this Matter be Approved. The motion carried by the following vote:

Aye: 5 - Condon, Sutton, Clark, Chair Ackerman, and Vice-Chair Walker-Radtke

Abstain: 1 - Echols

Absent: 3 - Ferro, Hyatt, and Newman

[180669.](#)

Rezone from Urban 6 (U6) to Urban 8 (U8) (B)

Petition PB-18-174 ZON. eda engineers, surveyors, planners inc, (Applicant) request to rezone 12 properties from Urban 6 (U6) to Urban 8 (U8). Located in the 400 & 500 blocks on the eastside of NW 13th Street and westside of the 400 block of NW 12th Drive.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-18-174 ZON.*

Florence Buaku, Planner gave staff presentation. Plan Board member Stephanie Sutton recused herself from voting on this petition, and she submitted Form 8B (Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers).

Motion By: Terry Clark Seconded By: Erin Condon

Moved To: Approve Petition PB-18-127 SUP Upon Vote: 4-0

[180668.](#)

Special Use Permit to allow a Medical Marijuana Dispensary Facility in the Corporate Park (CP) zoning district (B)

Petition PB-18-175 SUP. eda engineers-surveyors-planners, inc. petition for special use permit to allow a medical marijuana dispensary facility within an existing building in the CP zone. The building is located within the corporate park, generally located southwest of the intersection of NW 8th Ave. and Newberry Rd.

Yvette Thomas, Planner IV, gave staff presentation. Plan Board member Stephanie Sutton recused herself from voting on this petition, and she submitted Form 8B (Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers).

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-18-175 SUP.*

A motion was made by Clark, seconded by Condon, that this Matter be Approved. The motion carried by the following vote:

Aye: 4 - Condon, Clark, Chair Ackerman, and Vice-Chair Walker-Radtke

Abstain: 2 - Sutton, and Echols

Absent: 3 - Ferro, Hyatt, and Newman

[180677.](#)

Special Use Permit and minor development plan review to construct a gas station with 12 fueling positions and a convenience store with eating place (B)

Petition PB-18-154 SUP: CHW, Inc., agent for The Old Rhodes Building, LLC, owners. Special Use Permit with minor development plan review to construct a Gasoline and Alternative Fuel Station with 12 fueling positions, convenience store and eating place. Zoned: Urban 8 (U-8). Located at 2305 NW 13th Street.

Jason Simmons, Planner, gave staff presentation. Plan Board Chair Bob Ackerman stated that he is recusing himself from voting on this petition, and that he submitted Form 8B (Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers).

RECOMMENDATION

Staff recommends approval of Petition PB-18-154 SUP with conditions and comments from the Technical Review Committee.

A motion was made by Condon, seconded by Vice-Chair Walker-Radtke, that this Matter be Approved. The motion carried by the following vote:

Aye: 4 - Condon, Sutton, Clark, and Vice-Chair Walker-Radtke

Abstain: 2 - Chair Ackerman, and Echols

Absent: 3 - Ferro, Hyatt, and Newman

NEXT MEETING DATE: FEBRUARY 28, 2019

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.