

City of Gainesville

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



Minutes

October 25, 2018

6:30 PM

City Commission Auditorium

City Plan Board

*Bob Ackerman - Chair
Stephanie Sutton - Vice Chair
Erin Condon - Member
Dave Ferro - Member
Terry Clark - Member
Megan Walker-Radtke - Member
Christian Newman - Member
Robert Hyatt - School Board Representative
Staff Liaison - Megan Echols*

CALL TO ORDER

ROLL CALL

[180472.](#)

City Plan Board Attendance Roster: April 26, 2018 through October 16, 2018 Special Meeting (B)

Attachments: [180472_CPBA Attendance_2018_20181025.pdf](#)

ADOPTION OF THE AGENDA

Motion By: Erin Condon Seconded By: Terry Clark

Moved To: Approve Upon Vote: 6-0

APPROVAL OF MINUTES - SEPTEMBER 27, 2018 & OCTOBER 16, 2018 (SPECIAL MEETING)

[180468.](#)

Draft minutes of the September 27, 2018 City Plan Board Meeting and the October 16, 2018 Special Meeting (B)

Attachments: [180468A_CPBA 180927 Minutes draft_20181025.pdf](#)
[180468B_CPBA 181016 Minutes draft_20181025.pdf](#)

RECOMMENDATION *Staff is requesting that the City Plan Board review the draft minutes from the September 27, 2018 and October 16, 2018 meetings and vote to approve the minutes.*

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

Motion By: Erin Condon Seconded By: Terry Clark

Moved To: Approve Sept 27, 2018 Minutes Upon Vote: 6-0

Motion By: Erin Condon Seconded By: Terry Clark

Moved To: Approve Oct 16, 2018 Minutes Upon Vote: 6-0

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

OLD BUSINESS: NONE

NEW BUSINESS:

[180481.](#) Amend Future Land Use Map from Residential Low-Density (RL): up to 15 units per acre to Mixed-Use Residential (MUR): up to 75 units per acre (B)

Petition PB-18-108 LUC. JBrown Professional Group Inc, agent for Kevin G. Phegley & Jennifer Phegley, owners. Amend the City of Gainesville Future Land Use Map from Residential Low-Density (RL): up to 15 units per acre to Mixed-Use Residential (MUR): up to 75 units per acre. These developed properties are bounded by NW 13th Terrace on the east, NW 14th Terrace on the west, NW 5th Avenue on the south, and NW 6th Avenue on the north. Related to Petition PB-18-109 ZON.

Attachments: [180481_Staff Report w Appendices A-B_20181025.pdf](#)
[180481A_Staff Report w Appendices A-B_20190117.pdf](#)
[180481B_Staff PPT_20190117.pdf](#)
[180481A_draft ordinance_20190117.pdf](#)
[180481_Ordinance_20190117.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-18-108 LUC.*

Jasons Simmons, Planner gave the staff presentation.
Jay Brown, agent for applicant gave presentation.

Motion By: Terry Clark Seconded By: Erin Condon

Moved To: Approve Petition PB-18-108 LUC Upon Vote: 6-0

[180482.](#) Rezone from Urban 2 (U2) to Urban 5 (U5) (B)

Petition PB-18-109 ZON. JBrown Professional Group Inc, agent for Kevin G. Phegley & Jennifer Phegley, owners. Rezone property from Urban 2

(U2) to Urban 5 (U5). These developed properties are bounded by NW 13th Terrace on the east, NW 14th Terrace on the west, NW 5th Avenue on the south, and NW 6th Avenue on the north. Related to Petition PB-18-108 LUC.

Attachments: [180482_Staff Report w Appendices A-B_20181025.pdf](#)
[180482A_draft ordinance_20190117](#)
[180482_Ordinance_20180207.pdf](#)

Jason Simmons, Planner gave the staff presentation. Bob Mounts spoke in regards to the petition.

Motion By: Terry Clark Seconded By: Erin Condon

Moved To: Approve Petition PB-18-109 ZON Upon Vote: 6-0

[180480.](#)

Special Use Permit to Add 3 Stories to an Existing 4-Story Hospital Building in the Medical Services (MD) Zone (B)

Petition PB-18-118 SUP. EDA, Inc. Petition for special use permit to add 3 stories to an existing 4 story hospital building in the MD zone. The existing building is located in the North Florida Regional Medical Center Complex, which is generally located on the north side of the 6000 block of W Newberry Road between NW 69th Terrace and NW 61st Terrace.

Attachments: [180480_Staff Report w Appendices A - C_20181025.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-18-118 SUP.*

Megan Echols, Planner gave the staff presentation. Onelia Lazzari, eda engineers-surveyors-planners, inc., agent for the applicant gave a presentation. Bob Mounts and Carol Garret 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).

Motion By: Erin Condon Seconded By: Christian Newman

Moved To: Approve Petition PB-18-118 SUP Upon Vote: 5-0 (Sutton recused)

[180466.](#)

Amend Future Land Use Map from Alachua County Commercial (COM) to City of Gainesville Commercial (COM) as a Consequence of Annexation of Subject Property into the City's Limits (B)

Petition PB-18-130 LUC. City Plan Board. Amend the City of Gainesville Future Land Use Map from Alachua County Commercial (COM) to City of Gainesville Commercial (COM).

This developed property is the site of an existing, vacant, one story brick

commercial building and is located at 209 NW 75th Street. Related to Petition PB-18-131 ZON.

Attachments: [180466_Staff Report w Appendices A- C_20181025.pdf](#)
[180466A_Staff Report w Appendices A- C_20190117.pdf](#)
[180466B_Staff PPT_20190117.pdf](#)
[180466A_draft ordinance_20190117.pdf](#)
[180466_Ordinance_20190117.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-130- LUC.*

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

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).

Motion By: Erin Condon Seconded By: Christian Newman

Moved To: Approve Petition PB-18-130 LUC Upon Vote: 5-0 (Sutton recused)

[180467.](#)

Amend Zoning Designation from Alachua County Commercial Business Retail (BR) To City of Gainesville Business (BUS) as a Consequence of Annexation of Subject Property into the City's Limits (B)

Petition PB-18-131 ZON. City Plan Board. Amend zoning designation from Alachua County Business Retail (BR) to City of Gainesville Business (BUS).

This developed property is the site of an existing, vacant, one story brick commercial building and is located at 209 NW 75th Street. Related to Petition PB-18-130 LUC.

Attachments: [180467_Staff Report w Appendices A-C_20181025.pdf](#)
[180467A_Staff Report w Appendices A-C_20190117 - Copy.pdf](#)
[180467B_Staff PPT_20190117.pdf](#)
[180467A_draft ordinance_20190117.pdf](#)
[180467_Ordinance_20190117.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-131 ZON.*

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

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).

Motion By: Erin Condon Seconded By: Christian Newman

Moved To: Approve Petition PB-18-131 ZON Upon Vote: 5-0 (Sutton recused)

[180478.](#)

Special Use Permit with Development Plan Review for the Construction of a Parking Garage with More Than 5 Stories (B)

Petition PB-18-111 SUP. eda, engineers-surveyors-planners, inc., agent for North Florida Regional Medical Center (NFRMC) and Radiation Therapy of Gainesville, owners. Special Use Permit with development plan review for the construction of a parking garage with more than 5 stories. Zoned: MD: Medical Services and PD: Planned Development. Located at 1021 NW 64th Terrace and 6500 W Newberry Road.

Attachments: [180478_Staff Rreport w Appendices A-E_20181025 .pdf](#)

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-18-111 SUP, subject to compliance with all applicable regulations and the conditions recommended in the staff report and Appendix C.

Bedez Massey, Planner gave the staff presentation. Carol Garret 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).

Motion By: Terry Clark Seconded By: Christian Newman

Moved To: Approve Petition PB-18-111 SUP subject to the following conditions:

1. Remove Condition 1 in the staff report
 2. Keep Condition 2 and Condition 3 in the staff report
 3. Amend Condition 4 in the staff report to prohibit chain-link fencing; and approving the City staff conditions in Appendix C of the staff report
- Upon Vote: 5-0 (Sutton recused)

INFORMATION ITEM: NONE

BOARD MEMBER COMMENTS

ADJOURNMENT

NEXT MEETING DATE - NOVEMBER 29, 2018

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.