

City of Gainesville

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



Minutes

February 22, 2018

6:30 PM

City Commission Auditorium

City Plan Board

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

CALL TO ORDER**ROLL CALL**[170828.](#)

City Plan Board Attendance Roster: June 22, 2017 through January 25, 2018 (B)

Attachments: [170828_CPBA Attendance_2017-2018_20180222.pdf](#)

APPROVAL OF THE AGENDA

Motion By: Erin Condon **Seconded By:** Dave Ferro

Moved To: Approve

Upon Vote: 7-0

APPROVAL OF MINUTES - January 25, 2018

Motion By: Erin Condon **Seconded By:** Terry Clark

Moved To: Approve

Upon Vote: 7-0

[170827.](#)

Draft minutes of the January 25, 2018 City Plan Board Meeting (B)

Attachments: [170827_CPBA 180125 Minutes draft_20180222.pdf](#)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the January 25, 2018 meeting and vote to approve the minutes.

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

REQUEST TO ADDRESS THE BOARD

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.

OLD BUSINESS[170752.](#)

Approve the Written Order of the City Plan Board's Decision on Petition PB-17-131 SUP, issued on January 25, 2018 (B)

Petition PB-17-131 SUP: CHW, Inc. (Robert Walpole, P.E.) agent for Blakewood LLC, owner. Amendment to a Special Use Permit with development plan review to construct a Gasoline and Alternative Fuel Stations with twelve (12) fueling positions, convenience store and eating place. Zoned: MU-1 (8-30 units/acre mixed-use low intensity). Located at 2373 SW Archer Road.

Attachments: [170752_Staff Report w Appendices A-E_20180125.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends that the City Plan Board vote to accept the written development order approving Petition PB-17-131 SUP.*

No members of the public spoke to this matter before the Plan Board, nor did the applicant, the applicant's agent, nor any affected parties.

Motion By: Terry Clark **Seconded By:** Stephanie Sutton

Moved To: Approve the written order for Petition PB-17-131 SUP.

Upon Vote: 7-0

NEW BUSINESS[170829.](#)

Rezone from BUS (General Business) to BI (Business Industrial) (B)

Petition PB-17-107 ZON. Thomas A. Daniel, Agent for Julie Ann Miller, Trustee. Rezone BUS (General Business) to BI (Business Industrial). Located at 3520 NE Waldo Road.

Attachments: [170829_Staff Report w Appendices A-C_20180222.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-17-07 ZON.*

Dean Mimms, AICP, gave the staff presentation. Thomas A. Daniel spoke as agent for the applicant.

Motion By: Dave Ferro **Seconded By:** Megan Walker- Radke

Moved To: Approve Petition PB-17-07 ZON.

Upon Vote: 7-0

[170627.](#)

Special Use Permit to Develop a 12 Fueling Position Gasoline Station on NW

13th Street in the U6 Transect Zone (B)

Petition PB-17-104 SUP. CHW, Inc. Petition for special use permit to develop a 12 fueling position gasoline station in the U6 transect zone. Site of the GATE fueling station at 506 13th Street. Generally located on the west side of the 500 block of NW 13th Street between NW 6th Avenue and NW 5th Avenue.

Attachments: [170627_Staff report continue_20171205.pdf](#)
[170627_Continuation letter PB-17-104 SUP_20180125.pdf](#)
[170627_Continue letter_20180222.pdf](#)
[170627_Staff Report w Appendices A-F_20180322.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends continuing petition PB-17-104 SUP to the March 22, 2018 City Plan Board meeting or until further communication with the applicant.*

Continued at request of the applicant upon adoption of the agenda.

170626.

Rezone from Alachua County R-2A to COG Residential Single Multi Family RMF-5 (B)

Petition PB-17-113 ZON. City of Gainesville. Rezone property (parcel # 06675-006-000) from Alachua County R-2A, a multi-family zoning district (8-14 DU/acre) to City of Gainesville Residential Single Multi Family (RMF-5) (12 DU per acre). Generally located south of Sugarfoot Oaks Subdivision, west of SW 61st Terrace, NW of SW 20th Avenue and east of Parcel 06675-004-000. Related to Petition PB-17-112 LUC.

Attachments: [170626_Staff report continue_20171205.pdf](#)
[170626_Jan-Continuation PB-17-113 ZON_20180125.pdf](#)
[170626_Staff Report w Appendices A-D_20180222.pdf](#)

RECOMMENDATION *Staff recommends approval of Petition PB-17-113 ZON rezone of parcel 06675-006-000 from Alachua County R-2a to City of Gainesville RMF-5.*

Megan Echols, Planner, gave the staff presentation. Clay Sweger, AICP, Principal / Director Planning for eda engineers-surveyors-planners, inc., spoke on behalf of the property owner. Prior to the vote, Vice-Chair Stephanie Sutton stated that she previously submitted Form 8B and is therefore recused from voting on this petition.

Motion By: Dave Ferro Seconded By: Erin Condon

Moved To: Approve Petition PB-17-113 ZON .

Upon Vote: 6-0 (Sutton recused)

170831.

Sidewalk Regulation Amendments (B)

Petition PB-18-00015. City Plan Board. Amend various sections of the Land Development Code to increase the minimum width of sidewalks along certain streets and revise related regulations to improve pedestrian safety and comfort.

Attachments: [170831_Staff report w Appendix A_20180222.pdf](#)
[170831A_draft ordinance_20180315.pdf](#)
[170831B_Staff report w Appendix A_20180315.pdf](#)
[170831C_Staff PPT_20180315.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-18-15.*

Andrew Persons, Consultant Planner gave Planning staff's presentation.

Motion By: Erin Condon Seconded By: Terry Clark

Moved To: Approve Petition PB-18-15 TCH

Upon Vote: 6-1 (Nay: Dave Ferro)

[170749.](#)

Amend the City of Gainesville Comprehensive Plan to meet Statutory Water Supply Planning Requirements (B)

Petition PB-17-145 CPA. City Plan Board. Amend the City of Gainesville Comprehensive Plan to meet statutory water supply planning requirements.

Attachments: [170749_Staff report continued_20180125.pdf](#)
[170749_Staff Report with Appendices A-B_20180222.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Approve Petition PB-17-145 CPA.*

Florence Buaku, Planner, and Rick Hutton, Supervising Engineer from GRU gave a staff presentation on the Joint Alachua County/ City of Gainesville Water Supply Facilities Work Plan (2020-2028) and proposed comprehensive plan amendments associated with the work plan. Mark van Soestbergen, from Carbon Solutions, spoke during the public comment session in support of the work plan.

Motion By: Terry Clark Seconded By: Erin Condon

Moved To: Approve Petition PB-17-145 CPA.

Upon Vote: 7-0

INFORMATION ITEM:

A. Land Development Code regulations for Downtown.

Moved to CPB March meeting.

BOARD COMMENTS**NEXT MEETING DATE: March 22, 2018****ADJOURNMENT**

The meeting was adjourned at 7:59 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.

Visit our website at <http://www.cityofgainesville.org/planningdepartment>