

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## **Minutes - Final**

**June 25, 2020**

**6:30 PM**

**Virtual Meeting**

## **City Plan Board**

*Erin Condon - Chair*  
*Stephanie Sutton - Vice Chair*  
*Bob Ackerman - Member*  
*Megan Walker-Radtke - Member*  
*Christian Newman - Member*  
*Thomas Hawkins - Member*  
*James Blythe - Member*

*If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equal Opportunity at (352) 334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.*

## CALL TO ORDER

Meeting called to order at 6:32PM

## ROLL CALL

Members present: Erin Condon (Chair), Stephanie Sutton (Vice Chair), Robert (Bob) Ackerman, Megan Walker-Radtke, Christian Newman, Thomas Hawkins, James Blythe

Staff Present: Yvette Thomas, Andrew Persons, Brittany McMullen, Juan Castillo, Lawrence Calderon, Sarit Sera, Elizabeth Chazulle

### 200069.

City Plan Board Attendance Roster: October 9, 2019 through June 25, 2020  
(B)

Members Present: Erin Condon, Stephanie Sutton, Robert Ackerman, Megan Walker-Ratke, Christian Newman, Thomas Hawkins, James Blythe  
Staff Present: Yvette Thomas, Andrew Persons, Brittany McMullen, Juan Castillo, Lawrence Calderon, Sarit Sela, Elizabeth Chazulle

## APPROVAL OF AGENDA

Motion to approve with a modification per applicant's request to allow item PB-20-57 TCH to be heard as the first item under New Business. Motion made by Robert Ackerman, Seconded by Megan Walker-Radtke. Motin passes following a 7-0 vote.

## APPROVAL OF MINUTES

Motion to approve. Motion made by Robert Ackerman, seconded by Christian Newman. Motion passes following a 7-0 vote.

### 200068.

Draft Minutes of the May 28, 2020 City Plan Board Meetings (B)

RECOMMENDATION

*Staff is requesting that the City Plan Board review the draft minutes from the May 28, 2020 meetings and vote to approve the minutes.*

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

**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:**

[191128.](#)

Amend Land Development Code to add Single Room Occupancy Residence (SROs) as a permitted use and add accompanying definition and use standards (B)

**Petition PB-19-132 TCH.** City of Gainesville. Text amendment to the Land Development Code to add Single Room Occupancy Residence as a nonresidential use in Article IV, along with applicable use standards added to Article V and definition added to Article II.

**RECOMMENDATION**

*Staff to City Plan Board - Approve Petition PB-19-132 TCH.*

Brittany McMullen, Planner, presented the item for staff. The item was continued from the May City Plan Board Meeting. Ms. McMullen presented three options for density considerations and asked that the Board provide direction on the options. No members of the public called in to comment on the item during the public comments portion of the hearing. A motion was made by Board Member Hawkins, seconded by Board Member Walker-Radtke, that the petition be approved, adopting provisions related to SROs, with two modifications. Upon a roll call vote the motion passed. Motion to approve staff recommendation and adopt proposed provisions related to SROs with two modifications:

- (1) Utilize the Staff recommendation on density based on the bedroom multiplier, and
- (2) Amend paragraph G to require that at least one bathroom per floor include a shower, toilet and sink in a single enclosed room. Board Chair Condon requested an amendment to the motion – add that each private bathroom include a locking door. Board Member Hawkins accepted the revised motion. Motion made by Thomas Hawkins, seconded by Megan Walker-Radtke. Motion passes following a 7-0 vote.

**NEW BUSINESS:**

[191035.](#)

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-20-11 SUP.*

Juan Castillo, Planner, presented the item for Staff. Ryan Thompson presented

for the applicant. The Board discussed Special Use Permit criteria for gas stations, particularly dumpster location, pedestrian access, and drive aisle widths. Shawna Johnson and Tracy Meucci called in to comment on the item during the public comments portion of the hearing. A motion was made by Board Member Walker-Radtke, seconded by Board Member Hawkins, to continue the petition to the next CPB meeting, asking that the applicant bring back a rendering for possible delivery path through the property with the convenience store moved, providing more direct pedestrian access. The applicant asked for clarification on the request and agreed that a continuation would be preferred in order to provide additional information. Upon a roll call vote the motion passed unanimously. Motion to deny made by member Hawkins, Motion fails for lack of second. Motion to continue the petition to the next CPB meeting, asking applicant to come back with additional information. Motion made by Megan Walker-Radtke, seconded by Thomas Hawkins. Motion passes following a 7-0 vote.

[191036.](#)

Special Use Permit (SUP) to increase density from 100 units per acre to 125 units per acre for the construction of a multi-family project located within the U-9 Transect.

**Petition PB-19-187 SUP.** eda, agent for Dean Trustee & Dean, owner. Request for a Special Use Permit (SUP) to allow an increase in density from 100 units per acre to 125 units per acre. Zoned: U-9 (100-125 units/acre). Located at 1236 SW 4th Avenue.

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-19-187 SUP.*

Board Member Sutton, who previously submitted form 8b, recused herself from voting on this petition. Yvette Thomas, Planner, presented the item for Staff. Sarit Sela provided additional information on architectural design. Onelia Lazzari presented for the applicant.

Board members asked questions of the applicant and discussed the proposal. No members of the public called in to comment on the item during the public comments portion of the hearing. A motion was made by Board Member Ackerman, seconded by Board Member Walker-Radtke, to approve the petition with the condition that the approval is based on the final approval by the City Architect and Planning Staff. Upon a roll call vote the motion was passed 6-0 with Board Member Sutton recused from the vote.

[200066.](#)

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-20-29 SUP.*

Lawrence Calderon, Planner, and Liliana Kolluri, Environmental Coordinator, presented the item for staff. Board members asked questions of Staff. Jeff Kirsch, Dan Taylor, and Zach Kirsch spoke for the applicant. No members of the public called in to comment on the item during the public comments portion of the hearing. A motion was made by Board Member Ackerman, seconded by Board Member Newman, to approve the petition with conditions as specified in the Staff Report. Upon a roll call vote the motion passed unanimously.

[200067.](#)

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-20-00057.*

Juan Castillo, Planner, presented the item for Staff. No questions were asked by Board members. Gerry Dedenbach presented for the applicant. No members of the public called in to comment on the item during the public comments portion of the hearing. A motion was made by Board Member Ackerman, seconded by Board Member Newman, to approve the petition. Upon a roll call vote the motion passed 6-1 with Board Member Hawkins opposed. Motion made by Bob Ackerman, seconded by Christian Newman. Motion passes following a 6-1 vote with member Hawkins opposed.

**INFORMATION ITEM(S): N/A**

**ADJOURNMENT**

Adjournment – 9:27

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.