

# City of Gainesville

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



## **Minutes**

**April 27, 2017**

**6:30 PM**

**City Commission Auditorium**

## **City Plan Board**

*Stephanie Sutton - Chair  
Bob Ackerman - Vice Chair  
Erin Condon - Member  
Bryan Williams - 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: September 22, 2016 through March 30, 2017 (B)**

**APPROVAL OF THE AGENDA**

**Motion By: Erin Condon  
Seconded By: Not seconded  
Moved To: Amend the agenda by moving Old Business Item No. 1 so that it follows New Business Item No. 4  
Motion failed for lack of a second  
Motion By: Bob Ackerman  
Seconded By: Adam Tecler  
Moved To: Approve the agenda  
Upon Vote: 6-0**

**APPROVAL OF MINUTES - March 23, 2017**

**Motion By: Bob Ackerman  
Seconded By: Erin Condon  
Moved To: Approve the minutes  
Upon Vote: 6-0**

**Draft minutes of the March 23, 2017 City Plan Board Meeting (B)****RECOMMENDATION**

*Staff is requesting that the City Plan Board review the draft minutes from the March 23, 2017 meeting and vote to approve the minutes.*

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

**REQUEST TO ADDRESS THE BOARD****OLD BUSINESS**

**Petition PB-17-13 TCH  
City of Gainesville. Amend the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) by deleting the definition of Rehabilitation Centers and adding a definition for Sexual Offender Treatment Centers; by deleting Rehabilitation Centers as a permitted use in Code; and by adding Sexual Offender Treatment Centers as a permitted use by Special Use Permit in the following zoning districts: General Business District (BUS), Mixed-Use Medium-Intensity District (MU-2), Central City District (CCD), Business**

**Industrial District (BI), and Medical Services District (MD).  
Planning Manager Ralph Hilliard gave the staff presentation on this petition.  
17 members of the public spoke during the public comments part of the  
hearing.**

**Motion By: Bob Ackerman**

**Seconded By: Adam Tecler**

**Moved To: Deny Petition PB-17-13 TCH**

**Upon Vote: 6-0**

**Amend the Land Development Code (Chapter 30 of the City Of  
Gainesville Code of Ordinances) by Deleting the Definition of  
Rehabilitation Centers (B)**

**Petition PB-17-13 TCH.** City of Gainesville. Amend the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) by deleting the definition of Rehabilitation Centers and adding a definition for Sexual Offender Treatment Centers; by deleting Rehabilitation Centers as a permitted use in Code; and by adding Sexual Offender Treatment Centers as a permitted use by Special Use Permit in the following zoning districts: General Business District (BUS), Mixed-Use Medium-Intensity District (MU-2), Central City District (CCD), Business Industrial District (BI), and Medical Services District (MD).

**RECOMMENDATION**

*Staff to City Plan Board - Approve petition PB-17-13 TCH.*

## **NEW BUSINESS**

**Amend the City of Gainesville Future Land Use Map from Alachua County Low Density Residential (1-4 DU/acre) (RL) to City of Gainesville Single-Family (up to 8 units per acre) (B)**

**Petition PB-17-28 LUC.** City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Low Density Residential (1-4 DU/acre) to City of Gainesville Single-Family (up to 8 units per acre). The property is west of I-75 and is generally located south of SW Archer Road, west of SW 50th Terrace, north of SW 57th Avenue, and east of SW 53rd Place. Related to PB-17-30 ZON.

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of  
Petition PB-17-28 LUC.*

**Petition PB-17-28 LUC**

**City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Low Density Residential (1-4 DU/acre) to City of Gainesville Single-Family (up to 8 units per acre). The property is west of I-75 and is generally located south of SW Archer Road, west of SW 50th Terrace, north of SW 57th Avenue, and east of SW 53rd Place. Related to PB-17-30 ZON.  
Plan Board Chair Stephanie Sutton, who previously submitted Form 8B,**

recused herself from voting on this petition. Lead Planner Dean Mimms, AICP, gave staff's combined presentation on this petition and related Petition PB-17-30 ZON. 12 members of the public spoke during the public comments part of the hearing.

Motion By: Terry Clark

Seconded By: Bob Ackerman

Moved To: Approve Petition PB-17-28 LUC

Upon Vote: 5-0 (Sutton recused)

**Rezone from Alachua County R-1A and R-1C, Single family, low density district (1-4 du/acre), and RE-1, Single family, low density district (1 per 2 acres to 2 per acre), to City of Gainesville RSF-4: 8 units/acre single-family residential district (B)**

**Petition PB-17-30 ZON.** City of Gainesville. Rezone property from Alachua County R-1A and R-1C, Single family, low density district (1-4 du/acre), and RE-1, Single family, low density district (1 per 2 acres to 2 per acre), to City of Gainesville RSF-4: 8 units/acre single-family residential district. The property is west of I-75 and is generally located south of SW Archer Road, west of SW 50th Terrace, north of SW 57th Avenue, and east of SW 53rd Place. Related to PB-17-28 LUC.

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-17-30 ZON.*

**Petition PB-17-30 ZON**

**City of Gainesville. Rezone property from Alachua County R-1A and R-1C, Single family, low density district (1-4 du/acre), and RE-1, Single family, low density district (1 per 2 acres to 2 per acre), to City of Gainesville RSF-4: 8 units/acre single-family residential district. The property is west of I-75 and is generally located south of SW Archer Road, west of SW 50th Terrace, north of SW 57th Avenue, and east of SW 53rd Place. Related to PB-17-28 LUC. Plan Board Chair Stephanie Sutton, who previously submitted Form 8B, recused herself from voting on this petition. Lead Planner Dean Mimms, AICP, gave staff's combined presentation on this petition and related Petition PB-17-28 LUC. 12 members of the public spoke during the public comments part of the hearing.**

Motion By: Bob Ackerman

Seconded By: Erin Condon

Moved To: Approve Petition PB-17-30 ZON

Upon Vote: 5-0 (Sutton recused)

**Update the 5-Year Schedule of Capital Improvements in the City of Gainesville Comprehensive Plan (B)**

**Petition PB-17-29 CPA. City Plan Board. Update the 5-Year Schedule of Capital Improvements in the City of Gainesville Comprehensive Plan Capital Improvements Element.**

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-17-29 CPA.*

**Petition PB-17-29 CPA**

**City Plan Board. Update the 5-Year Schedule of Capital Improvements in the**

Capital Improvements Element of the Gainesville Comprehensive Plan.  
Lead Planner Dean Mimms, AICP, gave the staff presentation. One member of the public spoke during the public comments portion of the hearing.  
Motion By: Bob Ackerman  
Seconded By: Erin Condon  
Moved To: Approve Petition PB-17-29 CPA  
Upon Vote: 6-0

### **Map Amendment to Show a Status Change to 1216 NE 4th Street in the Northeast Residential Historic District (B)**

**Petition PB-17-33 MSC** Kurt & Renee Strauss, owners. Amend the Northeast Residential Historic District map to change the status of the house from a non-contributing structure to a contributing structure and show the new accessory structure as non-contributing. Located at 1216 NE 4th Street.

RECOMMENDATION                      *Staff recommends approval of Petition PB-17-33 MSC for Tax parcel 10274-000-000.*

**Petition PB-17-33 MSC**  
Kurt & Renee Strauss, owners. Amend the Northeast Residential Historic District map to change the status of the house from a non-contributing structure to a contributing structure and show the new accessory structure as non-contributing. Located at 1216 NE 4th Street.  
Jason Simmons, Planner, gave the staff presentation. Rene Strauss, owner, made a presentation as the applicant. One member of the public spoke during the public comments portion of the hearing.  
Motion By: Bob Ackerman  
Seconded By: Terry Clark  
Moved To: Approve Petition PB-17-33 MSC  
Upon Vote: 6-0

### **INFORMATION ITEM:**

#### **A. Land Development Code update**

A. Land Development Code update  
Principal Planner Andrew Persons, AICP, provided an update on this topic.

### **BOARD MEMBER COMMENTS**

### **ADJOURNMENT**

X. Adjournment    The meeting was adjourned at 10:13 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.**