

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Minutes - Final

October 22, 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.

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Live Meeting Coverage

City of Gainesville Website:

<https://www.cityofgainesville.org/CommunicationsOffice/Community12TV/LiveWebStreaming.aspx>

Broadcast on Cox Cable Channel 12

Telephone via Zoom audio conference (listen-only):

Dial 1 (301) 715-8592

Enter the meeting ID: 987 2266 1699

Verbal Public Comment During the Meeting– Telephone Number

Dial the Toll Free Number: 1(800) 934-9182 from your phone.

A moderator will call on you when it is your turn to speak

Please mute the sound on your computer/device if you are watching the meeting online

State your name clearly for the record

Each speaker will have three minutes to comment

Written Public Comment – accepted in advance of the meeting and during the meeting

**By mail to: City of Gainesville, Department of Sustainable Development:
P.O. Box 490, Station 11, 32602- 0490**

By email to: cpb@cityofgainesville.org

By e-comment to: <https://gainesville.legistar.com/Calendar.aspx> —

Visit the “Agenda & Minutes” page on the City’s website: <https://gainesville.legistar.com/Calendar.aspx>. Click the “eComment” link on the far right for the upcoming City Plan Board Meeting Leave comments on the specific agenda items. The eComment link will open one week prior to each meeting.

All written comments submitted shall be made a part of the public record. If any member of the public requires additional information about this meeting or has any questions about how to submit a public comment at the meeting, please send an email to the Department of Sustainable Development: cpb@cityofgainesville.org

CALL TO ORDER

ROLL CALL

[200444.](#)

Members Present: Erin Condon, Stephanie Sutton, Robert Ackerman, Megan Walker-Radtke, Christian Newman, Thomas Hawkins, James Blythe
Staff Present: Yvette Thomas, Andrew Persons, Juan Castillo

APPROVAL OF THE AGENDA

APPROVAL OF MINUTES

Motion to approve. Motion made by Robert Ackerman, seconded by Megan Walker-Radtke. Motion passes following a 6-0 vote.

[200443.](#)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the August 27, 2020 meeting 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: Comprehensive Plan Update

NEW BUSINESS:

[200440.](#)

RECOMMENDATION

Staff to City Plan Board - Approve Petition PB-20-96 PDA

Yvette Thomas, Planner, presented the item for staff.
Ralph Hilliard, agent, presented for the owner.
Elizabeth Chazulle, staff, read into record an ecomment by Brian Johnson who

had concerns with the proposed use.

Motion to approve. Motion made by Megan Wlaker-Radtke, seconded by Robert Ackerman. Motion passes following a 6-1 vote, opposed by member Hawkins.

[200442.](#)

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-19-00112 SUP with conditions.

Juan Castillo, Planner, presented the item for staff. Gerry Dedenbach, agent, presented for the applicant. Approve with condition that the current wellfield special use permit, associated with the existing gas station located a half mile to the north, is retired upon completion of the proposed new facility. Motion made by Megan Walker-Radtke, seconded by Thomas Hawkins. Motion passes following a 7-0 vote.

[200441.](#)

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-20-00092 SUP.

Juan Castillo, Planner, presented the item for staff. Gerry Dedenbach, agent, presented for the applicant. Board had questions regarding elevations, entrances and the existing billboard. Motion to continue to the first date available that allows revised submittals and staff review. Motion made by Thomas Hawkins, Seconded by Christian Newman. Motion passes following a 7-0 vote.

DISCUSSION ITEMS: Code Amendments

[200447.](#)

- Neighborhood workshop notification process
 - Allow for meetings to be held virtually
 - Longer/earlier notification
 - Increase notification area
 - Should not require staff to attend
 - Staff could mail neighborhood workshop notices
 - Intermediate, major and master plans should require development review board approval
 - (bring forward as a separate petition)
- Jill Beatty called in to comment
 - Building Frontage Requirements
 - Right of Way Vacations
- Charging market value for
 - Better process for dealing with paper streets
 - Distinguish between different circumstances and provide different sets of rules
 - Sidewalk mitigation and exceptions
- Make sure that fees are spent within geographic area where fee is collected
- Motion to add to referral list a request for a code amendment for development review board to review major development plans and master plans. Motion made by Thomas Hawkins, seconded by Christian Newman. Motion passes following a 6-1 vote. Motion opposed by member Ackerman.

PUBLIC COMMENT

BOARD MEMBER COMMENT

Chair, Erin Condon read into record her concerns with in person meetings

NEXT MEETING DATE

ADJOURNMENT

Adjournment – 8:05 p.m.