



Department of Doing  
 Planning Division  
 PO Box 490, Station 11  
 Gainesville, FL 32602-0490

306 N.E. 6<sup>th</sup> Avenue  
 P: (352) 334-5022  
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## CITY PLAN BOARD MINUTES

March 22, 2018 6:30 PM  
 City Hall Auditorium  
 200 E. University Ave

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Bob Ackerman (Chair)		Dean Mimms
Stephanie Sutton (Vice-Chair)		Andrew Persons
Dave Ferro		Bedez Massey
Megan Walker-Radtke		Megan Echols
Bryan Williams		
Terry Clark		
Erin Condon		
Christian Newman		
	Rob Hyatt (School Board Representative)	

**I. Roll Call**

**II. Approval of Agenda** *(Note: order of business subject to change)*

<b>Motion By:</b> Dave Ferro	<b>Seconded By:</b> Erin Condon
<b>Moved To:</b> Approve with continuation of Petitions PB-157 LUC and PB-17-158 ZON to the April 26, 2018 City Plan Board meeting.	<b>Upon Vote:</b> 7-0

Gerry Dedenbach of CHW, agent for the applicant for the two petitions, said that a community workshop will be held in a larger setting and in advance of the next Plan Board meeting. Attorney Don Niesen (who stated that he is representing 10 residents of the Suburban Heights subdivision and was speaking on behalf of 550 people). David Florence of Gainesville Modern recommended that the community workshop be

**BOARD MEMBERS**

Chair: Bob Ackerman      Vice Chair: Stephanie Sutton  
 Bryan Williams, Erin Condon, Dave Ferro, Megan Walker-Radtke, Terry Clark, Christian Newman  
 Robert Hyatt (School Board representative)  
 Staff Liaison: Dean Mimms

held at St. Michaels Church. Travis Prescott, resident of a nearby neighborhood, also spoke, as did Jesse James Larsen.

**III. Approval of Minutes:** February 22, 2018

<b>Motion By:</b> Erin Condon	<b>Seconded By:</b> Terry Clark
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 7-0

**IV. 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.

**V. Request to Address the Board**

**VI. Old Business**

**VII. New Business**

- Petition PB-17-157 LUC** CHW, agent for The Episcopal Church in the Diocese of Florida, Inc. Amend the City of Gainesville Future Land Use Map from Office (O) and Conservation (CON) to Mixed-Use Low-Intensity (MUL): 8-30 units per acre and Conservation (CON). Located at 4315 NW 23<sup>rd</sup> Avenue. Related to Petition PB 17-158 ZON.  
**(BEDEZ)**

Continued with adoption of the agenda

- Petition PB-17-158 ZON** CHW, agent for The Episcopal Church in the Diocese of Florida, Inc. Rezone property from General Office (OF) and Conservation (CON) to Mixed-Use Low-Intensity (MU-1) and Conservation (CON). Located at 4315 NW 23<sup>rd</sup> Avenue. Related to PB-17-157 LUC.  
**(BEDEZ)**

Continued with adoption of the agenda

3. **Petition PB-17-104 SUP** CHW, Inc., agent for Gate Petroleum Company. Special Use Permit with a concept plan to allow a gasoline station with 12 fueling positions. Located at 506 and 516 NW 13<sup>th</sup> Street.  
**(MEGAN)**

Megan Echols, Planner, gave the staff presentation. Craig Brashier for CHW Inc. presented on behalf of the applicant. Mike Junk, VP of Development, for Gate Petroleum spoke about operations. Bob Mounts, Jess Larsen, Krysty Boyer, Jane Osmond, Christine Larsen, Doug Wilcox, Britton Jones, Nancy Pollard and Donald Shephard spoke about the petition. Craig Brashier responded to their comments.

<b>Motion By:</b> Stephanie Sutton	<b>Seconded By:</b> Dave Ferro
<b>Moved To:</b> Approve Petition PB-17-104 SUP with conditions: 1. Strike Condition #6 2. Amend Condition #3 to include a 5 foot landscape buffer or fence	<b>Upon Vote:</b> 6- 1 (Nay, Terry Clark)

**VIII. Information Item:**

**A. Issues related to Sidewalk Cafes within the downtown of the City of Gainesville.**

Florence Buaku, Planning Consultant, made a presentation to the Board, which concurred that staff was going in the right direction regarding downtown sidewalk cafes.

**IX. Board Member Comments**

**X. Adjournment** The meeting was adjourned at 9:02 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.

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**Chair, City Plan Board**  
 Bob Ackerman

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Staff Liaison, City Plan Board**  
 Dean Mimms, AICP

\_\_\_\_\_  
**Date**