

City of Gainesville

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



Minutes - Final

August 22, 2019

6:30 PM

City Commission Auditorium

City Plan Board

*Bob Ackerman - Chair
Megan Walker-Radtke - Vice Chair
Stephanie Sutton - Member
Erin Condon - Member
Terry Clark - Member
Christian Newman - Member
Thomas Hawkins - Member
Robert Hyatt - School Board Representative
Staff Liaison - Megan Echols*

CALL TO ORDER**ROLL CALL**

Board Members Present: Bob Ackerman, Megan Walker-Radthke, Christian Newman, Erin Condon, Terry Clark, Thomas Hawkins, Stephanie Sutton.
Staff Present: Megan Echols, Andrew Persons, Brittany McMullen, Yvette Thomas, Juan Castillo, Jason Simmons.

ADOPTION OF THE AGENDA

Motion to approve agenda. Motion made by Terry Clark, seconded by Erin Condon. Motion passes following a 7-0 vote.

[190296.](#)

City Plan Board Attendance Roster: January 24, 2019 through August 22, 2019 (B)

APPROVAL OF MINUTES - July 25, 2019

Motion to Approve July 25, 2019 minutes. Motion made by Thomas Hawkins, seconded by Terry Clark. Motion passes following a 7-0 vote.

[190297.](#)

Draft minutes of the July 25, 2019 City Plan Board Meeting (B)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the July 25, 2019 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.

REQUEST TO ADDRESS THE BOARD**OLD BUSINESS**[190083.](#)

Special Use Permit to Allow a Carwash with Associated Facilities in the

MU-1: Mixed Use Low Intensity Zoning District (B)

Petition PB-18-177 SUP. CHW, Inc., agent for The Gallo Family, owners. Request for a Special Use Permit with development plan review to allow construct of a carwash with associated facilities. Zoned: MU-1 (8-30 units/acre mixed-use low intensity). Located at 3028 and 3036 NW 13th Street.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-18-177 SUP with conditions.*

Staff presentaion made by Lawrence Calderon, planner. Motion to deny. Motion made by Thomas Hawkins, seconded by Terry Clark. Motion passes following a 5-2 vote.

Motion to waive the 24 month period at the September meeting. Motion made by Christian Newman, seconded by Erin Condon. Motion passes following a 6-1 vote.

NEW BUSINESS[190287.](#)

Amend the City of Gainesville Future Land Use Map from Alachua County Low Density Residential: 1-4 dwelling units per acre to City of Gainesville Mixed-Use Low Intensity (MUL): 8-30 dwelling units per acre (B)

Petition PB-19-77 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Low Density Residential: 1-4 dwelling units per acre to City of Gainesville Mixed-Use Low Intensity (MUL): 8-30 dwelling units per acre. Located at 4551 NW 39th Avenue.

RECOMMENDATION *Staff to City Plan Board - Approve Petition PB-19-77 LUC.*

Staff presentaion made by Brittany McMullen, planner. Motion to Continue. Motion made by Thomas Hawkins, seconded by Erin Condon. Motion passes following a 7-0 vote.

[190288.](#)

Rezone Property from Alachua County Residential Single Family (R-1A): 1-4 Dwelling Units per Acre to City of Gainesville Mixed-Use Low Intensity (MU-1): 8-30 Dwelling Units per Acre (B)

Petition PB-19-78 ZON. City of Gainesville. Rezone property from Alachua County Residential Single Family (R-1A): 1-4 dwelling units per acre to City of Gainesville Mixed-Use Low Intensity (MU-1): 8-30 dwelling units per acre. Located at 4551 NW 39th Avenue.

RECOMMENDATION *Staff to City Plan Board - Approve Petition PB-19-78 ZON.*

Motion to Continue. Motion made by Thomas Hawkins, seconded by Erin Condon. Motion passes following a 7-0 vote.

[190289.](#)

Amend Future Land Use Map from County High Density Residential to City RM: Residential Medium Density (B)

Petition PB-19-00068 LUC. City of Gainesville, (Applicant) request to amend the City of Gainesville Future Land Use Map for two (2) properties from County High Density Residential (14-24 dwelling units per acre) to City RM: Residential Medium Density (8-30 dwelling units per acre). Located north of SW 20th Avenue, south and west of the Sugarfoot Oaks Subdivision.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-19-00068 LUC.*

Staff presentaion made by Juan Castillo, planner. Motion to Approve. Motion made by Terry Clark, socinded by Christian Newman. Motion passes following a 7-0 vote.

[190290.](#)

Rezone from County R-2A: Multi-family Residential to City RMF-8: Multi-Family Residential (B)

Petition PB-19-00069 ZON. City of Gainesville, (Applicant) request to rezone two (2) properties from County zoning R-2A: Multi-Family Residential (8 -14 dwelling units per acre) to City RMF-8: Multi-Family Residential (8-20 dwelling units per acre). Located north of SW 20th Avenue, south and west of the Sugarfoot Oaks Subdivision.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-19-00069 ZON.*

Staff presentaion by Juan Castillo, planner. Motion to Approve. Motion made by Christian Newman, seconded by Thomas Hawkins. Motion passes following a 7-0 vote.

Motion to move information item VIII Seminary Lane item to #5 in agenda (due to public presence). Motion made by Terry Clark, seconded by Thomas Hawkins. Motion passes following a 5-2 vote.

[190291.](#)

Reclassify SW 2nd Street from a Storefront street to a Local street (B)

Petition PB-19-72 ZON. CHW. Reclassify the Urban Zone Street designation of SW 2nd Street between SW 2nd Avenue and SW 4th Avenue from Storefront street to Local street.

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-19-72 ZON.*

Staff presentaion by Jason Simmons, planner. Motion to Recommend Denial to the City Commission. Motion made by Thomas Hawkins, seconded by Megan Walker-Radthke. Motion passes following a 7-0 vote.

[190292.](#)

Amend Land Development Code to allow Recreational Vehicle Parks as a use by right in the I-1 zoning district (B)

Petition PB-19-88 TCH. eda. Text amendment to the Land Development Code to add Recreational Vehicle Parks to the Limited Industrial (I-1) zoning district as a permitted use by right, with applicable use standards added to Article V and definitions added to Article II.

RECOMMENDATION *Staff to City Plan Board - Approve Petition PB-19-88 TCH.*

Motion to extend meeting to 11:15 PM. Motion made by Thomas Hawkins, seconded by Erin Condon. Motin passes following a 7-0 vote.

Motion to extend meeting to 11:30 PM. Motion made by Erin Condon, seconded by Megan Walker-Radthke. Motion passes following a 7-0 vote.

Presentaion made by Jasson Simmons. Motion to continue to September. Motion made by Erin Condon, seconded by Megan Walker-Radthke. Motion passes following a 7-0 vote.

Motion to extend meeting to midnight. Motion made by Terry Clark, seconded by Stephanie Sutton. Motion passes following a 6-1 vote.

[190293.](#)

Single-family tree mitigation policy. (B)

Staff will present potential options for the City’s single-family tree mitigation policy, including a recommendation from the Tree Advisory Board and an alterantive option.

RECOMMENDATION *The City Plan Board provide a recommendation regarding the proposed options for the City’s single-family tree mitigation policy.*

Liliana Kolluri, planner, gave staff presentation. No formal motions were made. Meeting was closed at midnight

INFORMATION ITEM

[190295.](#)

Seminary Lane development information item (B)

RECOMMENDATION *Staff to City Plan Board - Discuss the project and hear from members of the public.*

BOARD MEMBER COMMENTS

NEXT MEETING DATE - September 26, 2019

ADJOURNMENT

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.