

City of Gainesville

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



Minutes

December 5, 2017

6:30 PM

City Commission Auditorium

City Plan Board

*Bob Ackerman - Chair
Stephanie Sutton - Vice Chair
Erin Condon - Member
Bryan Williams - Member
Dave Ferro - Member
Adam Tecler - Member
Terry Clark - Member
Robert Hyatt - School Board Representative
Staff Liaison - Dean Mimms*

CALL TO ORDER

ROLL CALL

[170609.](#)

City Plan Board Attendance Roster: April 27, 2017 through October 26, 2017 (B)

Attachments: [170609_CPBA Attendance_20171205.pdf](#)

APPROVAL OF THE AGENDA

Motion By: Dave Ferro Seconded By: Stephanie Sutton

**Moved To: Approve the agenda as amended
Upon Vote: 4-0**

APPROVAL OF MINUTES - September 28, 2017

[170612.](#)

Draft minutes of the September 28, 2017 City Plan Board Meeting (B)

Attachments: [170612_CPBA 170928 Minutes draft_20171205.pdf](#)

RECOMMENDATION *Staff is requesting that the City Plan Board review the draft minutes from the September 28, 2017 meeting and vote to approve the minutes.*

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

Motion By: Dave Ferro Seconded By: Stephanie Sutton

**Moved To: Approve
Upon Vote: 4-0**

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**NEW BUSINESS**[170607.](#)

Amend the City of Gainesville Future Land Use Map from Single-Family: up to 8 units per acre to Urban Mixed-Use High Intensity: 10-100 units per acre; and up to 25 additional units per acre by Special Use Permit (B)

Petition PB-17-114 LUC. CHW, Inc., agent for Carolyn H. Jordan, owner. Amend the City of Gainesville Future Land Use Map from Single-Family: up to 8 units per acre (SF) to Urban Mixed-Use High Intensity: 10-100 units per acre; and up to 25 additional units per acre by Special Use Permit (UMUH), on ± 1.48 acres. Located at 1135 SW 11th Avenue. Related to PB-17-115 ZON.

Attachments: [170607_Staff report w Appendices A-C_20171205.pdf](#)
[170607_Staff report w Appendices A-C_20180125.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-17-114 LUC.*

Planning Consultant Dean Mimms, AICP, gave staff's combined presentation on this petition and the related zoning petition PB-17-115 ZON. Craig Brashier, Director of Planning for CHW, Inc., gave a presentation as agent for the applicant. Mr. Brashier and developer representative Brad Wolfe spoke in response to Plan Board questions about building height and number of units. During the public comments portion of the hearing, Evan Jackson, Community Manager of the nearby Wildflower Apartments spoke, as did Robert Simons, whose single-family residence is across the street from the subject property. Both expressed concerns about neighborhood compatibility (e.g., traffic impacts on the local streets). The Plan Board encouraged the applicant to consider revising the petitions [to reduce the potential development impacts] and voted to continue the petitions to the next Plan Board meeting.

Motion By: Dave Ferro Seconded By: Stephanie Sutton

**Moved To: Continue to the January 25th meeting of the City Plan Board
Upon Vote: 4-0**

[170608.](#)

Rezone from Single-Family (RSF-1) district to Urban 9 (U-9) district (B)

Petition PB-17-115 ZON. CHW, Inc. agent for Carolyn H. Jordan, owner. Rezone property from Single-Family (RSF-1) district to Urban 9 (U-9) district, on ± 1.48 acres. Located at 1135 SW 11th Avenue. Related to PB-17-114 LUC.

Attachments: [170608_Staff report w Appendices A - C_20171205.pdf](#)
[170608_Staff report w Appendices A-C_20180125.pdf](#)

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-17-115 ZON.

Planning Consultant Dean Mimms, AICP, gave staff's combined presentation on this petition and the related land use petition PB-17-114 LUC. Craig Brashier, Director of Planning for CHW, Inc., gave a presentation as agent for the applicant. Mr. Brashier and developer representative Brad Wolfe and spoke in response to Plan Board questions about building height and number of units. During the public comments portion of the hearing, Evan Jackson, Community Manager of the nearby Wildflower Apartments spoke, as did Robert Simons, whose single-family residence is across the street from the subject property. Both expressed concerns about neighborhood compatibility (e.g., traffic impacts on the local streets). The Plan Board encouraged the applicant to consider revising the petitions [to reduce potential development impacts] and voted to continue the petitions to the next Plan Board meeting.

Motion By: Dave Ferro Seconded By: Stephanie Sutton

Moved To: Continue to the January 25th meeting of the City Plan Board
Upon Vote: 4-0

170625.

Small Scale Land Use Map Amendment from Alachua County Residential High to COG Residential Low Future Land Use (B)

Petition PB-17-112 LUC, City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Residential High Future Land Use, to Residential Low Future Land Use. Parcel # 06675-006-000.

Generally located south of Sugarfoot Oaks Subdivision, west of SW 61st Terrace, NW of SW 20th Avenue and east of Parcel 06675-004-000. Related to Petition PB-17-113 ZON.

Attachments: [170625_Staff report continue_20171205.pdf](#)
[170625_Staff Report w Appendices A-D_20180125.pdf](#)

RECOMMENDATION

City Plan Board approve petition PB-17-112 LUC.

Continued upon adoption of the agenda.

170626.

Rezone property from Alachua County R-2A to COG Residential Conservation (B)

Petition PB-17-113 ZON, City of Gainesville. Rezone property (parcel # 06675-006-000) from Alachua County R-2A, a multi-family zoning district (8-14 DU/acre) to City of Gainesville Residential Conservation (RC) (12 DU per acre). Generally located south of Sugarfoot Oaks Subdivision, west of SW 61st Terrace, NW of SW 20th Avenue and east of Parcel 06675-004-000. Related to Petition PB-17-112 LUC.

Attachments: [170626_Staff report continue_20171205.pdf](#)
[170626_Jan-Continuation PB-17-113 ZON_20180125.pdf](#)

RECOMMENDATION

Staff recommends continuing this agenda item to the

February 22, 2018 Plan Board meeting.

Continued upon adoption of the agenda.

[170627.](#)

Special Use Permit to Develop a 12 Fueling Position Gasoline Station on NW 13th Street in the U6 Transect Zone (B)

Petition PB-17-104 SUP. CHW, Inc. Petition for special use permit to develop a 12 fueling position gasoline station in the U6 transect zone. Site of the GATE fueling station at 506 13th Street. Generally located on the west side of the 500 block of NW 13th Street between NW 6th Avenue and NW 5th Avenue.

Attachments: [170627 Staff report continue 20171205.pdf](#)
[170627 Continuation letter PB-17-104 SUP 20180125.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends continuing petition PB-17-104 SUP to the January 25, 2018 City Plan Board meeting at the request of the applicant.*

Continued at the request of the applicant to the January 25th meeting of the City Plan Board.

Motion By: Bryan Williams Seconded By: Stephanie Sutton

Moved To: Continue to January 25th

Upon Vote: 4-0

INFORMATION: N/A

BOARD MEMBER COMMENTS

ADJOURNMENT

The meeting was adjourned at 8:02 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.