

City of Gainesville

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



Minutes

March 24, 2016

6:30 PM

City Commission Auditorium

City Plan Board

*Erin Condon - Chair
Bob Ackerman - Vice Chair
Bryan Williams - Member
Stephanie Sutton - Member
Dave Ferro - Member
Adam Tecler - Member
Terry Clark - Member
Leanetta McNealy - School Board Representative*

CALL TO ORDER**ROLL CALL**

City Plan Board Attendance Roster: August 27, 2015 through February 25, 2016 (B)

ADOPTION OF THE AGENDA

Motion By: Dave Ferro Seconded By: Adam Tecler

Moved To: Approve the agenda

Upon Vote: 6-0

APPROVAL OF MINUTES - FEBRUARY 25, 2016

Motion By: Bob Ackerman Seconded By: Dave Ferro

Moved To: Approve the minutes

Upon Vote: 6-0

Draft minutes of the February 25, 2016 City Plan Board Meeting (B)

Recommendation

Staff is requesting that the City Plan Board review the draft minutes from the February 25, 2016 meeting and vote to approve the minutes.

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

ANNOUNCEMENT: Section 30-353 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 15 days of the decision (see Sec. 30-234(h) of the Land Development Code). The procedure for an appeal is set forth in Sec. 30-352.1.

REQUEST TO ADDRESS THE BOARD

OLD BUSINESS**NEW BUSINESS****Special Use Permit to allow an Alcoholic Beverage Establishment in the BUS zoning district (B)**

Petition PB-16-04 SUP. Joshua Shatkin, agent for Chris Hart, Blackadder Brewing Company. A Special Use Permit to allow a bar, (Alcoholic Beverage Establishment). Zoned BUS (General Business District). Located at 618 NW 60th Street.

RECOMMENDATION

Staff to City Plan Board - Approve Petition PB-16-04 SUP, with the conditions and comments of the TRC.

Lead Planner Lawrence Calderon gave the staff presentation. Vice-Chair Bob Ackerman asked about the specificity of the hours of operation. Mr. Calderon explained that the hours of operation are not part of the recommended conditions for this special use permit (SUP). Interim Principal Planner Andrew Persons, AICP, concurred and added that the operating hours are among the factors considered in this special use permit. Joshua Shatkin made a presentation as agent for the owner. He noted that the Code unfortunately does not allow outdoor seating for alcoholic beverage establishments in this zoning district (unlike in the CCD in downtown Gainesville), and repeated his suggestion from a previous SUP hearing that the neighborhood workshop notification requirements should not require that notices be sent to all of the neighborhood associations in the City, due to the cost. Mr. Ackerman noted as he had at that previous SUP hearing that 60 stamps do not cost a lot of money. He then said that he sympathizes with Mr. Shatkin regarding outdoor seating.

There were no public comments. After seconding the motion to approve this SUP, Board member Tecler said that he wanted to make sure that a change in the stated hours of operation would not result in another SUP petition. Mr. Persons assured him that it would not.

Motion By: Bob Ackerman Seconded By: Adam Tecler

Moved To: Approve Petition PB-16-04 SUP with the recommended conditions and with the Technical Review Committee (TRC) comments, and find that it meets the seven criteria of Section 30-233 for issuance of special use permit.

Upon Vote: 6-0

Amend the City of Gainesville Future Land Use Map from Residential Low-Density (up to 12 units per acre) to Education (B)

Petition PB-16-27 LUC. Linda Dixon PDC/UF, agent for University of Florida Foundation, Inc., owner. Amend the City of Gainesville Future

Land Use Map from Residential Low-Density (up to 12 units per acre) to Education. Located at 2200 NE Waldo Road.

RECOMMENDATION *Staff to City Plan Board - Approve Petition PB-16-27 LUC.*

Lead Planner Dean Mimms, AICP gave staff's combined presentation on this petition and the related zoning petition. UF's Linda Dixon said that she was available for any questions (there were none from the Board or the public) for the applicant. Gainesville resident Donald Shepherd spoke during the public comments portion of the hearing.

Motion By: Bob Ackerman Seconded By: Dave Ferro

Moved To: Approve Petition PB-16-27 LUC

Upon Vote: 6-0

Rezone from MH: 12 units/acre mobile home residential district to ED: Educational services district (B)

Petition PB-16-28 ZON. Linda Dixon PDC/UF, agent for University of Florida Foundation, Inc., owner. Rezone property from MH: 12 units/acre mobile home residential district to ED: Educational services district. Located at 2200 NE Waldo Road.

RECOMMENDATION *Staff to City Plan Board - Approve Petition PB-16-28 ZON.*

Lead Planner Dean Mimms, AICP gave staff's combined presentation on this petition and the related land use petition. UF's Linda Dixon said that she was available for any questions (there were none from the Board or the public) for the applicant. Gainesville resident Donald Shepherd spoke during the public comments portion of the hearing.

Motion By: Bob Ackerman Seconded By: Dave Ferro

Moved To: Approve Petition PB-16-28 ZON

Upon Vote: 6-0

INFORMATION ITEMS: N/A

BOARD MEMBER COMMENTS

Vice-Chair Ackerman said that he would like to encourage Planning staff to begin researching (and ideally preparing a petition) regarding the allowance of accessory dwelling units (ADUs) in single-family districts. He stated that such allowance could help increase both density and affordable housing. Mr. Ackerman said that there is an affordable housing problem in the City of Gainesville and that ADUs could help a little to ameliorate it.

ADJOURNMENT

The meeting was adjourned at 7:08 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.