

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## **Minutes - Final**

**August 27, 2020**

**6:30 PM**

**Virtual Meeting**

**Third Thursday, Auditorium, City Hall, 200 East University Avenue**

## **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.*

**CALL TO ORDER**

**ROLL CALL**

**Members Present:** Erin Condon, Stephanie Sutton, Robert Ackerman, Megan Walker-Radtke, Christian Newman, Thomas Hawkins, James Blythe  
**Staff Present:** Yvette Thomas, Andrew Persons, Brittany McMullen, Nathaniel Chan

[200256.](#)

**City Plan Board Attendance Roster: November 13, 2019 through August 27, 2020 (B)**

**APPROVAL OF THE AGENDA**

**Motion to approve the agenda. Motion made by Thomas Hawkins, seconded by Robert Ackerman. Motion passes following a 6-0 vote. Member Condon absent.**

**APPROVAL OF MINUTES**

[200255.](#)

**Draft Minutes of the June 25, 2020 and July 23, 2020 City Plan Board Meetings (B)**

RECOMMENDATION

*Staff is requesting that the City Plan Board review the draft minutes from the June 25, 2020 and July 23, 2020 meetings and vote to approve the minutes.*

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

**Motion to approve minutes for both meetings. Motion made Robert Ackerman, seconded by Christian Newman. Motion passes following a 6-0 vote. Member Condon absent.**

**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:**

**NEW BUSINESS:**

[200252.](#)

**Text Amendment to amend Sec. 30-2.1. Definitions and Sec. 30-4.17. Dimensional Standards of the City of Gainesville's Land Development Code to revise the definition of "Attached dwelling", add a definition for "Two-family dwelling", and amend the Dimensional Standards table in RMF-6, RMF-7, and RMF-8 zoning districts.**

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-20-00055 TCH.*

Board Member Sutton submitted form 8b and will not be voting on this item. Nathaniel Chan, Planner, presented the item for Staff. Staff recommends approval of the request. Onelia Lazzari presented the item for the applicant. Board Member Hawkins asked a question related to allowing more than one principal use on a platted lot. Mr. Chan presented a proposed amendment regarding this issue:

Add "Each parcel shall be limited to one principal use and any additional accessory uses".

Public comment – Mark Goldstein asked what areas would be impacted and if Porters was included. Staff clarified that Porters is not included in the areas to be affected.

Chuck Clark asked what the rear setback would be. Ms. Lazzari responded that the rear setback requirement would be 10-ft, not changing from current requirements.

A motion was made by Board Member Hawkins, seconded by Member Walker-Radtke, to approve the petition with the modifications presented by Staff articulating that one principal use is allowed on platted lots in the specified zoning categories. Upon a roll call vote the motion passed 6-0. Member Sutton abstained.

[200253.](#)**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-20-00066 ZON.*

Board Member Sutton submitted form 8b and will not be voting on this item. Nathaniel Chan, Planner, presented the item for Staff. Staff recommends approval of the request. Onelia Lazzari presented for the Applicant. No members of the public called in to comment on the petition. A motion was made by Board member Newman, seconded by Member Walker-Radtke, to approve the petition. Upon a roll call vote the motion passed 6-0. Member Sutton abstained.

[200254.](#)

**Amend Future Land Use Map from City of Gainesville RL: Residential Low (up to 15 units per acre) to City of Gainesville RM: Residential Medium (8-30 units per acre). Located at 6224 SW 20th Avenue.**

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-20-00067 LUC.*

Nathaniel Chan, Planner, presented the item for Staff. Staff recommends approval of the request. Onelia Lazzari presented for the applicant. Board members asked questions and discussed the item.

Chuck Clark asked what the maximum height would be for construction on the property. Yvette Thomas clarified the existing Code allows for three stories.

Board Member Sutton submitted form 8b and will not be voting on this item. Board Chair Condon further clarified. A motion was made by Board Member Walker-Radtke, seconded by Board Member Newman, to approve the petition. Upon a roll call vote the motion passed 6-0. Member Sutton abstained.

### **INFORMATION ITEMS:**

Andrew Persons, Interim Director of Sustainable Development, announced that there will be a discussion about the Comprehensive Plan update at the September 24th Plan Board meeting.

### **BOARD MEMBER COMMENT:**

- Board Member Hawkins commented on prioritizing agenda items. The Board discussed their preferences on prioritizing petitions. Yvette Thomas provided the Board with an update on the Code changes that staff will be presenting at the Board's next meeting.
- The Board Chair requested that a meeting process outline be provided as part of the posted agenda, similar to what is provided with the City Commission agenda.
- Board Member Newman suggested that a citizen's guide be provided on the Plan Board website informing the public of what the plan board does and empowering citizens to interact with the Board.

**NEXT MEETING DATE: September 24, 2020**

### **ADJOURNMENT**

Adjournment – 7:56 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.**