

City of Gainesville

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



Minutes - Final

November 13, 2019

6:30 PM

City Hall Auditorium, 200 East University Avenue

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
James Blythe - Member
Robert Hyatt - School Board Representative*

CALL TO ORDER

ROLL CALL

[190636.](#)

City Plan Board Attendance Roster: April 25, 2019 through November 13, 2019 (B)

**In Attendance: Bob Ackerman, Megan Walker-Radtke, Erin Condon, James Blythe, THomas Hawkins, Stephanie Sutton.
Staff Present: Megan Echols, Andrew Persons, Brittany McMullen, Liliana Kolluri.**

ADOPTION OF THE AGENDA

APPROVAL OF MINUTES

[190637.](#)

Draft Minutes of the October 24, 2019 City Plan Board Meetings (B)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the October 24, 2019 meetings and vote to approve the minutes.

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

**Amendment to the October 24th meeting, No presentation was given for petitions PB-19-128 LUC and PB-19-129 ZON at the October 24th Meeting. Amendment made by Stephanie Suttion.
Motion to approve the minutes. Motion made by Megan Walker-Radtke, seconded by Thomas Hawkins. Motion passes following a 5-0 vote.**

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

MEMBER COMMENT

OLD BUSINESS:**190533.**

Amend the City of Gainesville Future Land Use Map from City of Gainesville Planned Use District (PUD), Residential Low-Density (RL), Single-Family Residential (SF) and Conservation (CON) to Agriculture (AGR) and remove Policy 4.3.4 of the of the Future Land Use Element in the City of Gainesville Comprehensive Plan. (B)

Petition PB-19-128 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map from City of Gainesville Planned Use District (PUD), Residential Low-Density (RL), Single-Family Residential (SF) and Conservation (CON) to Agriculture (AGR) and remove Policy 4.3.4 of the Future Land Use Element in the City of Gainesville Comprehensive Plan. Generally located to the west and east of SR 121 and North of NW 77th Avenue.

RECOMMENDATION *Staff to City Plan Board - Approve Petition PB-19-128 LUC.*

Brittany McMullen, Planner, presented the item for staff summarizing the history of the land use and zoning at the property, the current proposal which is a City-Commission initiated request to revert the land use for the entire property to Agriculture, and concluded that staff recommends approval of the request.

Several members of the public commented on the petition.

The Board discussed the petition and three separate motions were made. The final motion was made by Mr. Hawkins who moved to continue the item to the January 2020 City Plan Board meeting. The motion was seconded by Mr. Ackerman and was unanimously approved.

Motion to recommend approval to City Commission. Motion made by Robert Ackerman, no second. Motion fails.

Motion to deny. Motion made by Robert Ackerman, seconded by Megan Walker-Radtke, vote is 2:2

Motion to continue to January 2020 meeting. Motion made by Thomas Hawkins, seconded by Robert Ackerman. Motion passes following a 4-0 vote.

190534.

Rezone Property from Alachua County Agriculture (A) to City of Gainesville Agriculture (AGR). (B)

Petition PB-19-129 ZON. City of Gainesville. Rezone property from Alachua County Agriculture (A) to City of Gainesville Agriculture (AGR). Generally located to the west and east of SR 121 and North of NW 77th Avenue.

RECOMMENDATION *Staff to City Plan Board - Approve Petition PB-19-129 ZON.*

No presentation was given as the Board wished to continue the item along

with the corresponding Land Use Change petition (previously continued). Motion to continue to the January 2020 meeting. Motion made by Thomas Hawkins, seconded by Robert Ackerman. Motion passes following a 4-0 vote.

NEW BUSINESS:

[190635.](#)

Special Use Permit to Increase Residential Density to 125 Units Per Acre in the Urban 9 (U9) Zone (B)

Petition PB-19-090 SUP. EDA, Inc. Petition for special use permit to increase residential density from 100 dwelling units per acre to 125 dwelling units per acre in the U9 zone. Proposed site is located east of SW 13th Street and north of SW 5th Avenue.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-19-090 SUP.

Megan Echols, Planner, presented the request for a mixed-use project to include multi-family residential units and explained that the special use permit approval is required in order to increase the number of dwelling units from 100 dwelling units per acre to 125 dwelling units per acre, which would increase the allowable residential units at the site from 53 dwelling units to 66 dwelling units. Ms. Echols outlined the proposed project's compliance with Special Use Permit criteria in the City's Land Development Code, recommending approval of the proposed project based on compliance with review criteria.

Onelia Lazzari, representing the applicant for the petition, presented the request, introducing the architects for the project and allowing for one of the architects to give an overview of the elevations and renderings. After discussing the item the Board approved the petition with the following condition of approval:

Condition of Approval: The submitted Development Plan must have substantial compliance with the elevations submitted Special Use Permit application. Motion to approve with condition. Motion made by Thomas Hawkins, seconded by Robert Ackerman. Motion passes following a 4-0 vote.

INFORMATION ITEM: N/A

BOARD MEMBER COMMENTS

Board member Thomas Hawkins made a motion that the Plan Board add two items to its Code referral list: (1) A discussion of how lots and parcels are defined in relation to setbacks and development potential and (2) consideration of the design review process. Mr. Hawkins also requested that an update be provided to the Board regarding the UF Campus Master Plan update.

NEXT MEETING DATE: December 12, 2019 at 6:30 PM

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.