

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## **Minutes - Final**

**July 23, 2020**

**6:30 PM**

**Virtual Meeting**

## **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

### [200133.](#)

**City Plan Board Attendance Roster: October 24, 2019 through July 23, 2020 (B)**

**Members Present:** Erin Condon, Stephanie Sutton (arrived at 7:44), Robert Ackerman, Megan Walker-Radtke, Christian Newman, Thomas Hawkins, James Blythe.

**Staff Present:** Yvette Thomas, Andrew Persons, Brittany McMullen, Juan Castillo, Lawrence Calderon.

## ADOPTION OF THE AGENDA

The Board Chair requested that the agenda be amended to reflect that the next meeting date is August 27th.

Board Member Hawkins requested that staff correct the attendance roster. Motion to approve with changes. Motion made by Robert Ackerman, seconded by Thomas Hawkins. Motion passes following a 6-0 vote.

## APPROVAL OF MINUTES

### [200134.](#)

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

RECOMMENDATION

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

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

Board Member Walker-Radtke – the link to the June minutes does not work. Due to this error a motion was made by Board Member Newman, seconded by Board Member Ackerman, to approve the minutes from the June meeting at the next City Plan Board meeting. Upon a roll all vote the motion passed unanimously. Motion to approve June minutes at next meeting. Motion made by Christian Newman, seconded by Robert Ackerman. Motion passes following a 6-0 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.

**OLD BUSINESS:**

[191035.](#)

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-20-11 SUP.*

Juan Castillo, Planner, presented the item for Staff, recommending approval. Gerry Dedenbach presented for the applicant, providing a redesigned site plan based on direction from Plan Board at its June meeting. Board members asked questions of the applicant.

No members of the public called in to comment on the item during the public comments portion of the hearing. A motion was made by Board Member Ackerman, seconded by Board Member Newman, to approve the petition based on changes presented today and presentation by staff and the petitioner at the last meeting and this meeting. Upon a roll call vote the motion passes unanimously.

**NEW BUSINESS:**

[191126.](#)

Vacation of right-of-way west of NW 13th Street, between SW 4th and SW 5th Avenues. (B)

**Petition PB-19-159 SVA.** CHW. Request to vacate a 300-foot +/-section of an east/west alley between SW 4th and SW 5th Avenues, west of SW 13th Street and a 153-foot +/- north/south alley west of SW 13th Street. Located between SW 12th and SW 13th Streets, south of SW 4th Ave.

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-19-159 SVA.*

Lawrence Calderon, Planner, presented the item for Staff, recommending approval. Board members asked questions of staff and discussed the item. Scott Wright, Department of Mobility, provided answers to Board questions. Craig Brashier presented for the applicant. No members of the public called in to comment on the item during the public comments portion of the hearing. A motion was made by Board Member Ackerman, seconded by Board Member Blythe, to approve to vacate the two rights-of-way as indicated in the staff report and petitioners presentation; the Board finds that the petition meets Comprehensive Plan 10.2.1 and LDC Section 30-3.41.B.1, contingent upon approval of Special Use Permit for additional density. The maker of the motion clarified that the intent of motion includes staff recommended conditions of

approval. Board Member Sutton arrived late to the meeting and abstained from the vote. Upon a roll call vote the motion failed.

[191125.](#)

**Special Use Permit to increase Residential Density from 100 units per acre to 125 dwelling units per acre for property zoned U9 (B)**

**Petition PB-19-158 SUP.** CHW Inc. Agent for Salmanson Capital, LLC. Request for a Special Use Permit to increase residential density from 100 units/acre to 125 units/acre in order to construct a maximum number of 235.5 multi-family dwelling units and a maximum of 644 bedrooms. Zoned U9, located in the 1200 Block of SW 4th Avenue, between SW 4th and SW 5th Avenues.

**RECOMMENDATION**                      *Staff to City Plan Board - Staff recommends approval of Petition PB-19-158 SUP.*

**Moved To: Approve with conditions**

Lawrence Calderon, Planner, presented the item for Staff recommending approval with conditions. Board members asked questions of Staff. Craig Brashier and Cristian Oquendo presented for the applicant. Board members asked questions of the applicant. No members of the public called in to comment on the item during the public comments portion of the hearing. A motion was made by Board Member Ackerman, seconded by Board Member Sutton, to approve the petition subject to conditions in the staff report and TRC review comments, and consistent with renderings shown in presentation rather than in the staff report.                      Upon a roll call vote the motion passed 5-2.

[200132.](#)

**Special Use Permit to Allow a Carwash allow for a Carwash in property with Mixed-Use Low Density Land Use and Mixed-Use Low Intensity (MU-1) Zoning District BA Zoned Property.**

**Petition PB-20-00030 SUP.** CHW, Inc., agent for Mr. Clean Florida, LLC. Request for a Special Use Permit to allow the construction of a Carwash in a property with Mixed-Use Low Density Land Use and Mixed-Use Low Intensity (MU-1) Zoning. Located at 3036 NW 13th ST.

**RECOMMENDATION**                      *Staff to City Plan Board - Staff recommends approval of Petition PB-20-00030 SUP with conditions.*

Juan Castillo, Planner, presented the item for Staff. Gerry Dedenbach presented for the applicant. It was noted that several members of the public submitted e-mails before the meeting for the Plan Board's consideration. Bruce Arnett spoke in support of the request. Carl Crane spoke in favor of the request. Tim Strauser commented on traffic. Gregory Stets commented in support of the application. A motion was made by Board Member Newman to approve with conditions. Board Member Walker-Radtke requested a friendly amendment to the motion that Staff take a look at the traffic situation and the approval be contingent upon the developer working with city staff on any traffic mitigation that may be necessary to address concerns raised by residents. Board Member Newman clarified that the amendment was to understand and potentially address traffic concerns and accepted the amendment. Board Member-Walker Radtke seconded the motion. Upon a roll call vote the motion passed unanimously.

**INFORMATION ITEM: N/A**

**BOARD MEMBER COMMENTS:**

- a. A motion was made by Board Member Hawkins, seconded by Board Member Walker-Radtke, that the City Plan Board request a presentation from staff and discussion by the Plan Board on requiring signage at the property for street vacations. Upon a roll call vote the motion passed unanimously.
- b. Board Member Sutton requested that an update on the Comprehensive Plan be provided by Staff at the next meeting.

**NEXT MEETING DATE: August 20,2020**

**ADJOURNMENT**

Adjournment – 9:21

**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.**