

# City of Gainesville

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



## **Minutes - Final**

**June 27, 2019**

**6:30 PM**

**City Commission Auditorium**

## **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  
Robert Hyatt - School Board Representative  
Staff Liaison - Megan Echols*

**CALL TO ORDER**

**ROLL CALL**

**Present** 8 - Sutton, Clark, Hyatt, Chair Ackerman, Echols, Vice-Chair Walker-Radtke, Newman, and Hawkins

**Absent** 1 - Condon

[190066.](#)

**City Plan Board Attendance Roster: October 25, 2018 through May 23, 2019 (B)**

**ADOPTION OF THE AGENDA**

**A motion was made by Hawkins, seconded by Clark, that this Matter be Adopted. The motion carried by the following vote:**

**Aye:** 6 - Sutton, Clark, Chair Ackerman, Vice-Chair Walker-Radtke, Newman, and Hawkins

**Abstain:** 2 - Hyatt, and Echols

**Absent:** 1 - Condon

**APPROVAL OF MINUTES - May 23, 2019**

**A motion was made by Clark, seconded by Newman, that this matter be Adopted. The motion CARRIED by the following vote:**

**Aye:** 6 - Sutton, Clark, Chair Ackerman, Vice-Chair Walker-Radtke, Newman, and Hawkins

**Abstain:** 2 - Hyatt, and Echols

**Absent:** 1 - Condon

[190065.](#)

**Draft minutes of the April 25, 2019 City Plan Board Meeting (B)**

**RECOMMENDATION**

*Staff is requesting that the City Plan Board review the draft minutes from the April 25, 2019 meeting and vote to approve the minutes.*

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

**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: N/A**

**NEW BUSINESS:**

[190083.](#) Special Use Permit to Allow a Carwash with Associated Facilities in the MU-1: Mixed Use Low Intensity Zoning District (B)

**Petition PB-18-177 SUP.** CHW, Inc., agent for The Gallo Family, owners. Request for a Special Use Permit with development plan review to allow construct of a carwash with associated facilities. Zoned: MU-1 (8-30 units/acre mixed-use low intensity). Located at 3028 and 3036 NW 13th Street.

**RECOMMENDATION** *Staff to City Plan Board - Staff recommends approval of Petition PB-18-177 SUP with conditions.*

**A motion was made by Sutton, seconded by Newman, that this Matter be Postponed to the July 2019 City Plan Board meeting. The motion carried by the following vote:**

**Aye:** 6 - Sutton, Clark, Chair Ackerman, Vice-Chair Walker-Radtke, Newman, and Hawkins

**Abstain:** 2 - Hyatt, and Echols

**Absent:** 1 - Condon

[190081.](#) Special Use Permit to Increase Density within U-8 Transect From 60 Units per Acre to 80 Units per Acre (B)

**Petition PB-19-49 SUP.** CHW Inc., agent for PauZel, LLC and Tricep, Inc. Request for Special Use Permit to increase residential density for multi-family development from 60 units/acre to 80 units/acre. Zoned: U-8 (60/80 units/acre Urban 8 Transect). Generally located northeast of the intersection of NW 17th Street and W. University Avenue, between NW 2nd Avenue and W. University Avenue.

**RECOMMENDATION** *Staff to City Plan Board - Staff recommends approval of a*

*Special Use Permit for Petition PB-19-049 SUP.*

A motion was made by Hawkins, seconded by Clark, that this Matter be Approved with the added condition where the City Architect is involved in Development Review/Building. The motion carried by the following vote: 4-2 (Pass).

[190080.](#)

**Amend the City of Gainesville Land Development Code Definition of “Recycling Center” (Section 30-2.1) To Allow For Activities Associated With the Collection And Preparation Of Scrap Metal For Off-Site Recycling (B)**

**Petition PB-18-00180.** Andrea Zelman, agent for Trademark Metals Recycling, LLC. Amend the City of Gainesville Land Development Code definition of “Recycling Center” (Section 30-2.1) to allow for activities associated with the collection and preparation of scrap metal for off-site recycling.

**RECOMMENDATION**

*Staff to City Plan Board - Staff does not recommend approval of Petition PB-18-00180.*

A motion was made by Hawkins, seconded by Clark, that this Petition be Denied. The motion carried by the following vote: 4-2.

[190082.](#)

**Text Amendment Request to Allow A Mini-Warehouse/Self-Storage Facilities as a Permitted Use in The Automotive-Oriented Business District (B)**

**Petition PB-18-179.** CHW, Inc. applicant. Requests to amend the City of Gainesville Land Development Code list of permitted uses within the automotive-oriented business district (BA) to permit “mini-warehouse, self-storage” as a permitted use.

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-18-179.*

A motion was made by Walker-Radtke, seconded by Sutton, that this Matter be Approved. The motion carried by the following vote: 4-2 (Pass).

[190086.](#)

**Amend City of Gainesville Future Land Use Map from Alachua County Low Density Residential: 1-4 dwelling units per acre to City of Gainesville Single-Family (SF): up to 8 units per acre (B)**

**Petition PB-19-47 LUC.** City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Low Density Residential: 1-4 dwelling units per acre to City of Gainesville Single-Family (SF): up to 8 units per acre. Generally located south of NW 73rd Avenue, west of NW 43rd Street, north of NW 64th Boulevard, and east of NW 52nd Terrace.

RECOMMENDATION                      *Staff to City Plan Board - Staff recommends approval of  
Petition PB-19-47 LUC.*

**A motion was made by Sutton, seconded by Newman, that this Matter be  
Approved. The motion carried by the following vote: 6-0 (Pass).**

[190087.](#)

**Rezone Property from Alachua County Single-Family, Low Density (R-1a):  
1-4 Dwelling Units per Acre to City Of Gainesville Single-Family  
Residential (RSF-1): Maximum 3.5 Dwelling Units per Acre (B)**

**Petition PB-19-48 ZON. City of Gainesville. Rezone property from  
Alachua County Single-family, Low Density (R-1a): 1-4 dwelling units per  
acre to City of Gainesville Single-Family Residential (RSF-1): maximum  
3.5 dwelling units per acre. Generally located south of NW 73rd Avenue,  
west of NW 43rd Street, north of NW 64th Boulevard, and east of NW 52nd  
Terrace.**

RECOMMENDATION                      *Staff to City Plan Board - Staff recommends approval of  
Petition PB-19-48 ZON.*

**A motion was made by Sutton, seconded by Newman, that this Matter be  
Approved. The motion carried by the following vote: 6-0 (Pass).**

[190088.](#)

**Amend City of Gainesville Future Land Use Map from Alachua County Low  
Density Residential: 1-4 Dwelling Units per Acre to City Of Gainesville  
Single-Family (SF): Up To 8 Units per Acre (B)**

**Petition PB-19-62 LUC. City of Gainesville. Amend the City of  
Gainesville Future Land Use Map from Alachua County Low Density  
Residential: 1-4 dwelling units per acre to City of Gainesville Single-Family  
(SF): up to 8 units per acre. Generally located on the NW corner of W  
Newberry Road (SR 26) and NW 61st Terrace and east of the North  
Florida Regional Medical Center (NFRMC).**

RECOMMENDATION                      *Staff to City Plan Board - Staff recommends approval of  
Petition PB-19-62 LUC.*

**A motion was made by Sutton, seconded by Newman, that this Matter be  
Approved. The motion carried by the following vote: 6-0 (Pass).**

[190089.](#)

**Rezone Property from Alachua County Single-Family, Low Density (R-1a):  
1-4 Dwelling Units per Acre to City Of Gainesville Single-Family  
Residential (RSF-1): Maximum 3.5 Dwelling Units per Acre (B)**

**Petition PB-19-63 ZON. City of Gainesville. Rezone property from**

**Alachua County Single-family, Low Density (R-1a): 1-4 dwelling units per acre to City of Gainesville Single-Family Residential (RSF-1): maximum 3.5 dwelling units per acre. Generally located on the NW corner of W Newberry Road (SR 26) and NW 61st Terrace and east of the North Florida Regional Medical Center (NFRMC).**

**RECOMMENDATION**      *Staff to City Plan Board - Staff recommends approval of Petition PB-19-63 ZON.*

**A motion was made by Sutton, seconded by Newman, that this Matter be Approved. The motion carried by the following vote: 6-0 (Pass).**

#### **INFORMATION ITEM: CCOM / CPB LDC Update**

**[190035.](#)      City Commission - Plan Board: Land Development Code Amendments (B)**

**RECOMMENDATION**      *Discuss the prioritized code list and provide appropriate direction.*

#### **MEMBER COMMENT**

**NEXT MEETING DATE-JULY 25, 2019**

#### **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.**