

# City of Gainesville

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



## **Minutes**

**October 9, 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  
Robert Hyatt - School Board Representative  
Staff Liaison - Megan Echols*

**CALL TO ORDER**

**ROLL CALL**

**Board Members Present: Bob Ackerman, Megan Walker-Radthke, Christian Newman, Erin Condon, Thamas Hawkins, Stephanie Sutton**

**Staff Present: Megan Echols, Andrew Persons, Brittnay McMullen, Yvette Thomas, Juan Castillo, Jason Simmons**

**City Plan Board Attendance Roster: February 28, 2018 through October 9, 2019 (B)**

**ADOPTION OF THE AGENDA**

**Motion to Approve the adoption of the agenda. Motion made by Erin Condon, seconded by Thomas Hawkins. Motion passes following a 6-0 vote.**

**APPROVAL OF MINUTES**

**Draft Minutes of the August 22, 2019 City Plan Board Meeting (B)**

RECOMMENDATION

*Staff is requesting that the City Plan Board review the draft minutes from the August 22, 2019 meeting and vote to approve the minutes.*

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

**Motion made to approve the minutes from the August 22, 2019 City Plan Board meeting. Motion made by Erin Condon, seconded by Thomas Hawkins. Motion passes following a 6-0 vote.**

**ANNOUNCEMENT: N/A**

**REQUEST TO ADDRESS THE BOARD**

**OLD BUSINESS:**

**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 Mixed-Use Low Intensity (MUL): 8-30 dwelling units per acre (B)**

**Petition PB-19-77 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 Mixed-Use Low Intensity (MUL): 8-30 dwelling units per acre. Located at 4551 NW 39th Avenue.

RECOMMENDATION            *Staff to City Plan Board - Approve Petition PB-19-77 LUC.*

Brittany McMullen, Planner, gave the staff presentation. Motion to approve with option RL (Residential Low). Motion made by Thomas Hawkins, Seconded by Erin Condon. Motion passes following a 6-0 vote.

**Rezone Property from Alachua County Residential Single Family (R-1A): 1-4 Dwelling Units per Acre to City of Gainesville Mixed-Use Low Intensity (MU-1): 8-30 Dwelling Units per Acre (B)**

**Petition PB-19-78 ZON.** City of Gainesville. Rezone property from Alachua County Residential Single Family (R-1A): 1-4 dwelling units per acre to City of Gainesville Mixed-Use Low Intensity (MU-1): 8-30 dwelling units per acre. Located at 4551 NW 39th Avenue.

RECOMMENDATION            *Staff to City Plan Board - Approve Petition PB-19-78 ZON.*

Brittany McMullen, Planner, gave the staff presentation. Motion to approve with RMF-5. Motion made by Thomas Hawkins, seconded by Erin Condon. Motion passes following a 6-0 vote.

**Amend Land Development Code to allow Recreational Vehicle Parks as a use by right in the I-1 zoning district (B)**

**Petition PB-19-88 TCH.** eda. Text amendment to the Land Development Code to add Recreational Vehicle Parks to the Limited Industrial (I-1) zoning district as a permitted use by right, with applicable use standards added to Article V and definitions added to Article II.

RECOMMENDATION            *Staff to City Plan Board - Approve Petition PB-19-88 TCH.*

Jason Simmons, Planner, gave the staff presentation. Stephanie Sutton submitted a form 8b and formally recused from this item due to relationship to applicant.

Motion to approve text changes for zones I-1 BT, BI, BA with the condition that sites smaller than 10 acres be considered with Special Use Permit. Motion made by Megan Walker-Radthke, seconded by Christian Newman. Motion passes following a 5-0 vote.

**Single-Family Tree Mitigation Policy. (B)**

Staff will present potential options for the City's single-family tree mitigation policy,

including a recommendation from the Tree Advisory Board and an alterantive option.

RECOMMENDATION

*The City Plan Board provide a recommendation regarding the proposed options for the City's single-family tree mitigation policy.*

**Liliana Kolluri, Urban Forester, gave the staff presentaion.**

**Motion to continue to December. Motion made by Megan Walker-Radthke, seconded by Erin Condon. Motion passes following a 6-0 vote.**

Review a request to waive the two (2) year time limitation requirement after the denial of PB-18-177 SUP.

**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 (Related).** CHW, Inc., agent for The Gallo Family, owners. Request to waive the two (2) year time limitation for submitting another request for a Special Use Permit for a Carwash after it was denied by the City Plan Board. 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 - Address the request to waive the two (2) year time limitation for submitting a new application for a Special Use Permit for the same use for the same property.*

*Discussion and Possible action to waive the two (2) year time limitation requirement after the denial of PB-18-177 SUP.*

**Lawrence Calderon, Planner, gave the staff presentation.**

**Motion to waive the limitation. Motion made by Stephanie Suttion, seconded by Christian Newman. Motion passes following a 5-1 vote.**

**NEW BUSINESS:**

**INFORMATION ITEM: N/A**

**BOARD MEMBER COMMENT**

**NEXT MEETING DATE: October 24, 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.**