



## CITY PLAN BOARD MINUTES

October 9, 2019 6:30 PM  
 City Hall Auditorium  
 200 E. University Ave

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Bob Ackerman (Chair)		Megan Echols
Megan Walker-Radthke (Vice Chair)		Andrew Persons
Christian Newman		Brittany McMullen
Erin Condon		Yvette Thomas
	Terry Clark	Juan Castillo
Thomas Hawkins		Jason Simmons
Stephanie Sutton		

### I. Roll Call

### II. Approval of Agenda *(Note: order of business subject to change)*

<b>Motion By: Erin Condon</b>	<b>Seconded By: Thomas Hawkins</b>
<b>Moved To: Approve</b>	<b>Upon Vote: 6-0</b>

### III. Approval of Minutes: August 22, 2019

<b>Motion By: Erin Condon</b>	<b>Seconded By: Thomas Hawkins</b>
<b>Moved To: Approve</b>	<b>Upon Vote: 6-0</b>

#### BOARD MEMBERS

Chair: Bob Ackerman Vice Chair: Megan Walker-Radthke  
 Thomas Hawkins, Erin Condon, Terry Clark, Stephanie Sutton, Christian Newman, Robert Hyatt (School Board representative)  
 Staff Liaison: Megan Echols

**IV. 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.

**V. Request to Address the Board**

**VI. Old Business**

**1. 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. Generally located at 4551 NW 39<sup>th</sup> Avenue, Gainesville 32606.

<b>Motion By: Thomas Hawkins</b>	<b>Seconded By: Erin Condon</b>
<b>Moved To: Approve with option RL (Residential Low)</b>	<b>Upon Vote: 6-0</b>

Brittany McMullen, Planner, presented the presentation.

**2. 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. Generally located at 4551 NW 39<sup>th</sup> Avenue, Gainesville 32606.

<b>Motion By: Thomas Hawkins</b>	<b>Seconded By: Erin Condon</b>
<b>Moved To: Approve with RMF-5</b>	<b>Upon Vote: 6-0</b>

Brittany McMullen, Planner, presented the presentation.

**3. 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.

<b>Motion By: Megan Walker-Radthke</b>	<b>Seconded By: Christian Newman</b>
<b>Moved To: Approve text changes for zones I-1, BT, BI, BA w/ the condition that sites smaller than 10 acres be considered w/ special use permit.</b>	<b>Upon Vote: 5-0</b>

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

**4. Petition PB-TCH**

Text amendment to the Land Development Code to amend the Single-family Tree Mitigation Policy, including a recommendation from the Tree Advisory Board and an alternative option.

<b>Motion By: Megan Walker-Radthke</b>	<b>Seconded By: Erin Condon</b>
<b>Moved To: Continue to December</b>	<b>Upon Vote: 6-0</b>

Liliana Koluri, Urban Forester, presented the presentation.

**5. Petition PB-18-177 SUP**

**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 13<sup>th</sup> Street.

<b>Motion By: Stephanie Sutton</b>	<b>Seconded By: Christian Newman</b>
<b>Moved To: Waive time limitation</b>	<b>Upon Vote: 5-1</b>

Lawrence Calderon, Planner, spoke with the board; no presentation presented.

**VII. New Business**

**VIII. Information Item: N/A**

**IX. Board Member Comments**

**X. 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.

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**Chair, City Plan Board**  
Bob Ackerman

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**Date**

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**Staff Liaison, City Plan Board**  
Megan Echols, Planner

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**Date**