

City of Gainesville

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



Minutes

April 28, 2016

6:30 PM

City Commission Auditorium

City Plan Board

*Erin Condon - Chair
Bob Ackerman - Vice Chair
Bryan Williams - Member
Stephanie Sutton - Member
Dave Ferro - Member
Adam Tecler - Member
Terry Clark - Member
Leanetta McNealy - School Board Representative*

CALL TO ORDER**ROLL CALL**[150945.](#)

City Plan Board Attendance Roster: September 24, 2015 through March 24, 2016 (B)

Attachments: [CPB Attendance_2015.2016_20160428.pdf](#)

APPROVAL OF THE AGENDA

Motion By: Bob Ackerman Seconded By: Stephanie Sutton

Moved To: Approve the agenda

Upon Vote: 6-0

APPROVAL OF MINUTES - MARCH 24, 2016[150946.](#)

Draft minutes of the March 24, 2016 City Plan Board Meeting (B)

Attachments: [CPB 160324 Minutes Final_20160428.pdf](#)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the March 24, 2016 meeting and vote to approve the minutes.

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

Motion By: Bob Ackerman Seconded By: Dave Ferro

Moved To: Approve the minutes

Upon Vote: 6-0

ANNOUNCEMENT: Section 30-353 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 15 days of the decision (see Sec. 30-234(h) of the Land Development Code). The procedure for an appeal is set forth in Sec. 30-352.1.

REQUEST TO ADDRESS THE BOARD

OLD BUSINESS**NEW BUSINESS**[150952.](#)

Special Use Permit with development plan review to allow the construction of a mixed-use development (B)

Petition PB-16-25 SUP. City Plan Board. Causseaux, Hewett & Walpole, agent for TBG Innovation Square LLC, owner. Special Use Permit with development plan review to allow the construction of a mixed-use development. Zoned: UMU-2 (10-100 units/acre, and up to 25 additional units/acre by special use permit, urban mixed-use district). Located at 805-819 W University Avenue.

Attachments: [150952_Staff report and Exhibit A-Exhibit F_20160428.pdf](#)

RECOMMENDATION

Staff to City Plan Board - The City Plan Board approve the Special Use Permit (SUP), and also issue preliminary approval of the associated development plan, subject to the conditions and recommendations in the staff report and Appendix E.

Bedez Massey, Planner, gave the staff presentation. Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc. made a presentation as agent for the applicant. The following members of the public spoke during this hearing: Blake Briand (owner & manager of The Jam, which is a club that is in the building that will be razed to make way for the proposed mixed-use development); Christopher Holmes (employee of The Jam); Dean Spaniel; Grant McLeod; Alan Tyson; Leslie Voss; Luke Sipka; Jason Traub; Keith Bocella; Brian Stanton; Christopher Arias; Benny Cannon; Laura DeLucio Gross; Reid Casey; Bill Warriner; Sylvia McIntyre-Crook; Naomi Langley; Jordan T___; Charlie Bilsker; Kremena Arabadjieva; Roxanne Schulman; Jacqueline McBivens; Jessica Solomon; Jacob Treygash; Lou Sipta; Kari Bubnow; Joel Appelbaum; Larry Crook; and CaitlynVinci. After the closing of the public comments portion of the hearing, members of the Plan Board complimented and thanked the large audience, and expressed their appreciation of the importance of the vibrant music/arts/cultural scene to the vitality of our community.

After the Plan Board voted, in response to a question from Mr. Brashier, the Board confirmed that the required minimum 10 ft. sidewalk width for W. University Avenue does not require a change in the build-to line.

Motion By: Bob Ackerman Seconded By: Stephanie Sutton

Moved To: Approve Petition PB-16-25 SUP, subject to the conditions and recommendations in the staff report and Appendix E; find that this proposed special use meets the criteria of Section 30-233 for issuance of a special use permit; approve the preliminary development plan that shall be revised so that the W. University Avenue sidewalk has a width of least 10 ft.; and approve the

recommended modifications (see * below) of the UMU-2 zoning regulations for this special use permit.

(* a sidewalk a minimum of 5 ft. in width on SW 8th Street; a sidewalk a minimum of 5 ft. in width on SW 1st Avenue; a landscape zone a minimum of 0 ft. in width on W. University Avenue; a landscape zone a minimum of 5 ft. in width on SW 8th Street; a landscape strip a minimum of 5 ft. in width between the parking garage and sidewalk on SW 8th Street; a landscape strip a minimum of 2 ft. in width between the parking garage and sidewalk on SW 1st Avenue; a modification to the requirement to have a functional entrance at least every 150 ft. along the façade fronting a street, where the parking garage is proposed; and a modification to the minimum 50 percent glazing requirement for the first story on local street frontages, where the parking garage is proposed.)

Upon Vote: 6-0

[150947.](#)

Special use permit for a private school in an existing building (B)

Petition PB-16-42 SUP. Persimmon Early Learning Academy, agent for Serene Way LLC, owner. Special use permit for a private school in an existing building. Zoned: PD (Planned Development District). Located at 1121 NW 6th Street.

Attachments: [150947 Staff report 20160428.pdf](#)

RECOMMENDATION *Withdraw petition as it is unnecessary.*

This petition was withdrawn prior to this regular meeting of the City Plan Board.

[150942.](#)

Update the 5-Year Schedule of Capital Improvements in the City of Gainesville Comprehensive Plan (B)

Petition PB-16-26 CPA. City Plan Board. Update the 5-Year Schedule of Capital Improvements in the City of Gainesville Comprehensive Plan Capital Improvements Element.

Attachments: [150942 Staff report and Exhibits A-1 thru Exhibit A-3 20160428.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-16-26 CPA.*

Lead Planner Dean Mimms, AICP, gave the staff presentation and thanked RTS's Matt Muller, GRU's Alice Rankeillor, P.E., and Parks, Recreation and Cultural Affairs' Michelle Park for attending and being available for any questions regarding their respective department's capital improvement projects. There were no questions.

Motion By: Bob Ackerman Seconded By: Dave Ferro

Moved To: Approve Petition PB-16-26 CPA

Upon Vote: 6-0

[150943.](#)

Land use amendment for property designated Alachua County Institutional and Office /Residential to City of Gainesville Residential - Medium Density 8-30 units/acre (B)

Petition PB-16-45 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map for property designated Alachua County Institutional and Office/Residential to City of Gainesville Residential - Medium Density (8-30 units/acre). Located at 2801 SW Williston Road. Related to PB-16-46 ZON.

Attachments: [150943 Staff report and Appendices A thru C 20160428.pdf](#)
[150943A draft ordinance 20160616](#)
[150943B Staff report and Appendices A thru C 20160616](#)
[150943C CPB minutes draft 20160616](#)
[150943D staff ppt 20160616](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-16-45 LUC.*

Interim Principal Planner Andrew Persons, AICP, gave a combined presentation on this petition and the related zoning petition (PB-16-46 ZON). The following citizens spoke during this hearing: Oak Hammock residents Wayne Forehand, Henrietta Logan, and Nelson Logan; and adjacent property owner Mary Kilgore.

Motion By: Bob Ackerman Seconded By: Dave Ferro

Moved To: Approve Petition PB-16-45 LUC

Upon Vote: 6-0

[150944.](#)

Rezoning from Alachua County Residential professional district to City of Gainesville RMF-7: 8-21 units per acre multiple-family residential district (B)

Petition PB-16-46 ZON. City of Gainesville. Rezone property from Alachua County Residential professional district (RP) to City of Gainesville RMF-7: 8-21 units/acre multiple-family residential district. Located at 2801 SW Williston Road. Related to PB-16-45 LUC.

Attachments: [150944 Staff report and Appendices A - C 20160428.pdf](#)
[150944A draft ordinance 20160616](#)
[150944B Staff report and Appendices A - C 20160616](#)
[150944C CPB minutes 20160616](#)
[150944D staff ppt 20160616](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-16-46 ZON.*

Interim Principal Planner Andrew Persons, AICP, gave a combined

presentation on this petition and the related land use petition (PB-16-45 LUC). The following citizens spoke during this hearing: Oak Hammock residents Wayne Forehand, Henrietta Logan, and Nelson Logan; and adjacent property owner Mary Kilgore.

Motion By: Bob Ackerman Seconded By: Dave Ferro

Moved To: Approve Petition PB-16-46 ZON

Upon Vote: 6-0

INFORMATION ITEMS: Plan Board Budget FY 2017 and report on accomplishments

Staff Liaison Dean Mimms briefed the Board on the proposed FY 2017 Plan Board Budget and the accompanying report on Plan Board accomplishments for the FY 2015 and FY 2016. Mr. Mimms noted that the Plan Board's \$1,800 Travel and Training allocation of the past two fiscal years is slated to be in the Planning & Development Department's FY 2017 budget, as it was in FY 2015 and FY 2016.

BOARD MEMBER COMMENTS

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.