



Department of Sustainable Development
 Planning Division
 PO Box 490, Station 11
 Gainesville, FL 32602-0490

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City Plan Board Minutes July 23, 2020 6:30 PM Virtual Meeting

I. Call to Order – 6:32 p.m.

II. Roll Call

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Erin Condon (Chair)		Yvette Thomas
Stephanie Sutton (Vice Chair) (Arrived at 7:44)		Andrew Persons
Robert (Bob) Ackerman		Brittany McMullen
Megan Walker-Radtke		Juan Castillo
Christian Newman		Lawrence Calderon
Thomas Hawkins		
James Blythe		

III. Approval of Agenda

Motion By: Bob Ackerman	Seconded By: Hawkins
Moved To: Approve	Upon Vote: Passed 6-0
The Board Chair requested that the agenda be amended to reflect that the next meeting date is August 27 th . Board Member Hawkins requested that staff correct the attendance roster.	

IV. Approval of Minutes: June 25, 2020

Motion By: Newman	Seconded By: Ackerman
Moved To: Approve June minutes at next meeting.	Upon Vote: Passed 6-0

BOARD MEMBERS	
Chair: Erin Condon	Vice Chair: Stephanie Sutton
Thomas Hawkins, Robert Ackerman, Megan Walker-Radtke, Christian Newman, James Blythe	
Staff Liaison:	Brittany McMullen

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.

V. 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.

VI. Old Business

Petition PB-20-11 SUP
(191035)

CHW, Inc. Agent for Tower Road Investment Group, LLLP. Special Use Permit for fueling station with 12 fueling positions, convenience store, and carwash. Located northeast quadrant of Tower Road and SW 17th Road intersection.

Motion By: Ackerman	Seconded By: Newman
Moved To: Approve	Upon Vote: Passed 6-0
<p>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 passed unanimously.</p>	

VII. New Business

Petition PB-19-159 SVA
(191126)

CHW Inc. Agent for Salmanson Capital, LLC, 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.

Motion By: Ackerman	Seconded By: Blythe
Moved To: Approve with conditions	Upon Vote: Motion failed, 3-3-1 (Walker-Radtke, Hawkins, Condon opposed; Sutton abstained)

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.

Petition PB-19-158 SUP
 (191125)

CHW Inc. Agent for Salmanson Capital, LLC, Request for a Special Use Permit to allow an increase in density from 100 units per acre to 125 units per acre for construction of a mixed use development. Zoned U9, located in the 1200 Block of SW 4th Avenue, between SW 4th and SW 5th Avenues.

Motion By: Hawkins	Seconded By: Sutton
Moved To: Approve with conditions	Upon Vote: Passed 5-2 (Walker-Radtke and Condon opposed)
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.	

Petition PB-20-30 SUP
 (200132)

CHW, Inc. Agent for Mr. Clean Florida, LLC. Special Use Permit for Carwash facility in Mixed-Use Low Intensity (MU-1) Zoning. Located at 3036 NW 13th St.

Motion By: Newman	Seconded By: Walker-Radtke
Moved To: Approve	Upon Vote: Passed 7-0
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.

VIII. Board Member Comment

- 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.

IX. 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.

Chair, City Plan Board	Date
Erin Condon	

Staff Liaison, City Plan Board	Date
Brittany McMullen, Planner III	