

City of Gainesville

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



Minutes

Thursday, January 28, 2016

6:30 PM

City Commissioner Auditorium

City Plan Board

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

CALL TO ORDER

ROLL CALL

APPROVAL OF THE AGENDA

Motion By: Adam Tecler Seconded By: Dave Ferro

Moved To: Approve agenda as amended (to move Petition PB-15-115 PDA to the end of the New Business Items)

Upon Vote: 5-0

APPROVAL OF MINUTES

This Matter be Adopted

Draft minutes of the December 1, 2015 City Plan Board Meeting (B)

Recommendation

Staff is requesting that the City Plan Board review the draft minutes from the December 1, 2015 meeting and vote to approve the minutes.

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

Motion By: Dave Ferro Seconded By: Adam Tecler

Moved To: Approve the minutes of the December 1, 2015 meeting
Upon Vote: 5-0

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**Amend the Blues Creek Planned Development zoning (B)**

Petition PB-15-115 PDA, eda engineers-surveyors-planners, inc., agent for New Generation Home Builders, Inc. Amend the Blues Creek Planned Development (single - family subdivision) as it relates to Unit 5 to modify development standards. Located in the 7000-7800 block of NW 58th Street.

RECOMMENDATION

Staff to City Plan Board - Approve petition.

Attorney City Sean McDermott provided a brief, general overview of the land use, zoning, subdivision and development plan levels of regulation. He then presented a history of these four levels of regulation with respect to the property that is the subject of this planned development amendment petition. He also discussed pertinent legal history (e.g., settlement agreements) with respect to the regulation of this property. He concluded by explaining to the Plan Board that their decision must be guided by the City of Gainesville's regulations that pertain to the amendment of planned developments.

Plan Board member Stephanie Sutton stated that she submitted Form 8B (attached herein to these minutes) and that she therefore will not be voting on the petition.

Interim Principal Planner Andrew Persons, AICP, named City of Gainesville and GRU staff that were in attendance in case there were questions for them, and then gave the staff presentation. Clay Sweger, AICP, of eda engineers-surveyors-planners, inc., noted that Sergio Reyes, P.E. and environmental scientist Pete Wallace were also present on behalf of the applicant. He then made a presentation as agent for the applicant. Sergio Reyes replied to a question from a Board member about underground utilities.

The following members of the public spoke during the public hearing (public comments) portion of the meeting:

Tom Kay, Howard Jelks, Maryvonne Devensky, Michael Turco, Suzanne Woodward, Barry Goldman, Kirk Conrad, Bruce Gillespie, Mary Olin, Al Clark, Francine Robinson, and Donald Shepherd.

Motion By: Bob Ackerman

Seconded By: N/A

Moved To: Deny Petition PB-15-115 PDA based on its failure to adequately address serious environmental constraints on this piece of property.

Upon Vote: Motion failed for lack of a second

Board member Sutton noted that the Board had not heard from environmental staff. Board member Tecler then moved to reopen the hearing, which, when asked by Chair Condon, was found to be acceptable to Board member Ackerman, whose preceding motion lacked a second. Environmental Coordinator John Hendrix then spoke at the podium.

Motion By: Dave Ferro Seconded By: Adam Tecler

Moved To: Approve Petition PB-15-155 PDA as recommended with the exception of lift stations as a possible solution.

Upon Vote: 2:2 (Nays: Ackerman, Condon)

Motion By: Bob Ackerman Seconded By: Adam Tecler

Moved To: Continue Petition PB-15-155 PDA to the February 25th meeting of the City Plan Board

Upon Vote: 4-0

Special Use Permit for a Church Expansion at 1945 NE 8th Avenue (B)

Petition PB-15-142 SUP. Alison Fetner, agent for Dayspring Baptist Church. Special Use Permit with minor development plan review of the expansion of a place of religious assembly. Zoned: RSF-4 (8 units/acre single-family residential district). Located at 1945 NE 8th Avenue.

RECOMMENDATION *Staff to City Plan Board - Approve petition.*

Interim Principal Planner Andrew Persons, AICP, gave the staff presentation. Alison Fetner, P.E., made a brief presentation as agent for the applicant.

Motion By: Bob Ackerman Seconded By: Stephanie Sutton

Moved To: Approve Petition PB-15-142 SUP with the conceptual layout plan, and find that the proposed special use permit meets the seven criteria of Section 30-233 for issuance of a special use permit.

Upon Vote: 5-0

Make Work Petition

Petition PB-15-120 SUP. F.P. Butler, agent for Make.Work, LLC, owner. Special Use Permit to allow for light assembly and fabrication business use. Zoned: MU-1 (8-30 units/acre mixed use low intensity. Located at 722 South Main.

Planning Manager Ralph Hilliard made the staff presentation. Michael Conroy and Mark Davidson of Make Work, LLC (the applicant), each made presentations. Gainesville resident Donald Shepherd spoke in favor of the proposed special use permit.

Motion By: Bob Ackerman ; Seconded By: Dave Ferro

Moved To: Approve Petition PB-15-120 SUP with the conditions in the staff report and the conceptual plan, and find that the proposed special use permit meets the seven criteria of Section 30-233 for issuance of a special use permit.

Upon Vote: 5-0

Change an existing Special Use Permit for a K - 9th grade school to add 10th, 11th, and 12th grades for the Newberry Christian Community School (B)

Petition PB-15-157 SUP. Newberry Christian Community School, agent for Vineyard Christian Fellowship. Change an existing Special Use Permit for a K - 9th grade school to add 10th, 11th, and 12th grades for the Newberry Christian Community School. Zoned: RSF-1: 3.5 units/acre single-family residential district. Located at 3536 NW 8th Avenue.

RECOMMENDATION

Staff to City Plan Board - Approve Petition PB-14-157 SUP with the conditions stated in the staff report.

Lead Planner Dean Mimms, AICP, made the staff presentation. James Schraeder, founder and Principal of Newberry Christian Community School, made a presentation as agent for the applicant. Justin Hadcock, employee of the School, spoke during the public comments portion of the meeting.

Motion By: Bob Ackerman ; Seconded By: Dave Ferro

Moved To: Approve Petition PB-15-157 SUP with the conditions in the staff report and with revision of Condition 2 to allow modification (without requiring an amendment of the Special Use Permit) of the specified regular hours for the daycare, after school and pre-K – 12th grade private school, should the surrounding public schools adjust their hours. In addition, find that the proposed special use permit meets the seven criteria of Section 30-233 for issuance of a special use permit.

Upon Vote: 5-0

Information Items: N/A

Board Member Comments

ADJOURNMENT

The meeting was adjourned at 9:38 p.m.