

CITY PLAN BOARD MINUTES

March 24, 2016 6:30 PM
 City Hall Auditorium
 200 E. University Ave

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Erin Condon (Chair)	Leannetta McNealy (School Board representative)	Dean Mimms
Bob Ackerman (Vice-Chair)		Andrew Persons
Adam Tecler		Lawrence Calderon
Stephanie Sutton		
Dave Ferro		
Bryan Williams		
Terry Clark		

I. Roll Call

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

Motion By: Dave Ferro	Seconded By: Adam Tecler
Moved To: Approve the agenda	Upon Vote: 6-0

III. Approval of Minutes: February 25, 2016

Motion By: Bob Ackerman	Seconded By: Dave Ferro
Moved To: Approve the minutes	Upon Vote: 6-0

IV. 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

BOARD MEMBERS

Chair: Erin Condon Vice Chair: Bob Ackerman
 Bryan Williams, Stephanie Sutton, Dave Ferro, Adam Tecler, Terry Clark, Leannetta McNealy (School Board representative)
 Staff Liaison: Dean Mimms

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.

V. Request to Address the Board

VI. Old Business

VII. New Business

1. **Petition PB-16-04 SUP** Joshua Shatkin, agent for Chris Hart, owner. Special use permit for an alcoholic beverage establishment. Zoned: BUS: General business district. Located at 618 NW 60th Street.

Lead Planner Lawrence Calderon gave the staff presentation. Vice-Chair Bob Ackerman asked about the specificity of the hours of operation. Mr. Calderon explained that the hours of operation are not part of the recommended conditions for this special use permit (SUP). Interim Principal Planner Andrew Persons, AICP, concurred and added that the operating hours are among the factors considered in this special use permit. Joshua Shatkin made a presentation as agent for the owner. He noted that the Code unfortunately does not allow outdoor seating for alcoholic beverage establishments in this zoning district (unlike in the CCD in downtown Gainesville), and repeated his suggestion from a previous SUP hearing that the neighborhood workshop notification requirements should not require that notices be sent to all of the neighborhood associations in the City, due to the cost. Mr. Ackerman noted as he had at that previous SUP hearing that 60 stamps do not cost a lot of money. He then said that he sympathizes with Mr. Shatkin regarding outdoor seating.

There were no public comments. After seconding the motion to approve this SUP, Board member Tecler said that he wanted to make sure that a change in the stated hours of operation would not result in another SUP petition. Mr. Persons assured him that it would not.

Motion By: Bob Ackerman	Seconded By: Adam Tecler
Moved To: Approve Petition PB-16-04 SUP with the recommended conditions and with the Technical Review Committee (TRC) comments, and find that it meets the seven criteria of Section 30-233 for issuance of special use permit.	Upon Vote: 6-0

2. **Petition PB-16-27 LUC** Linda Dixon PDC/UF, agent for University of Florida Foundation, Inc., owner. Amend the City of Gainesville Future Land Use Map from Residential Low-Density (up to 12 units per acre) to Education. Located at 2200 NE Waldo Road.

Lead Planner Dean Mimms, AICP gave staff’s combined presentation on this petition and the related zoning petition. UF’s Linda Dixon said that she was available for any questions (there were none from the Board or the public) for the applicant. Gainesville resident Donald Shepherd spoke during the public comments portion of the hearing.

Motion By: Bob Ackerman	Seconded By: Dave Ferro
Moved To: Approve Petition PB-16-27 LUC	Upon Vote: 6-0

- 3. **Petition PB-16-28 ZON** Linda Dixon PDC/UF, agent for University of Florida Foundation, Inc., owner. Rezone property from MH: 12 units/acre mobile home residential district to ED: Educational services district. Located at 2200 NE Waldo Road.

Lead Planner Dean Mimms, AICP gave staff’s combined presentation on this petition and the related land use petition. UF’s Linda Dixon said that she was available for any questions (there were none from the Board or the public) for the applicant. Gainesville resident Donald Shepherd spoke during the public comments portion of the hearing.

Motion By: Bob Ackerman	Seconded By: Dave Ferro
Moved To: Approve Petition PB-16-28 ZON	Upon Vote: 6-0

VIII. Information Items: N/A

IX. Board Member Comments

Vice-Chair Ackerman said that he would like to encourage Planning staff to begin researching (and ideally preparing a petition) regarding the allowance of accessory dwelling units (ADUs) in single-family districts. He stated that such allowance could help increase both density and affordable housing. Mr. Ackerman said that there is an affordable housing problem in the City of Gainesville and that ADUs could help a little to ameliorate it.

X. Adjournment The meeting was adjourned at 7:08 p.m.

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
Erin Condon

Date

Staff Liaison, City Plan Board
Dean Mimms, AICP

Date

