

City of Gainesville

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



Minutes

June 30, 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**[160157.](#)

City Plan Board Attendance Roster: January 28, 2016 through June 23, 2016 (B)

Attachments: [160157_CPBA Attendance 2015.2016](#)

APPROVAL OF THE AGENDA

Motion By: Dave Ferro

Seconded By: Bob Ackerman

Moved To: Approve the agenda

Upon Vote: 5-0

APPROVAL OF MINUTES - N/A

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**[160122.](#)

Amend the City of Gainesville Future Land Use Map from Public and Institutional Facilities (PF) to Mixed-Use Low-Intensity (8-30 units/acre) (MUL) (B)

Petition PB-16-74 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map from Public and Institutional Facilities (PF) to Mixed-Use Low-Intensity (8-30 units/acre) (MUL). Located at 1125 NE 8th Avenue. Related to PB-16-75 ZON & PB-16-76 TCH.

Attachments: [160122_Staff report and Appendices A-C_20160630](#)
[160122B_Staff report and Appendices A-C_20160721](#)
[160122C_AlHadeed Comment ltr_20160721](#)
[160122D_CPb minutes draft_20160721](#)
[160122E_Staff ppt_20160721](#)
[160122A_draft ordinance_20160721.pdf](#)
[160122_MOD_Memo to City Comm'n re FLUM Amendment Petition 16-74 for F](#)
[160122_Ordinance_20160721.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-16-74 LUC.*

Interim Principal Planner Andrew Persons, AICP, read an e-mail into the record from Mr. Al Hadeed, who is an affected party (owns property within 400 feet of the property that is the subject of these land use and zoning petitions). Lead Planner Dean Mimms, AICP, gave a combined presentation on this petition and related Petition PB-16-75 ZON.

Motion By: Adam Tecler Seconded By: Stephanie Sutton

Moved To: Approve Petition PB-16-74 LUC

Upon Vote: 6-0

[160123.](#) **Rezone from PS: Public services and operations district to MU-1: 8-30 units/acre mixed use low intensity district (B)**

Petition PB-16-75 ZON. City of Gainesville. Rezone property from PS: Public services and operations district to MU-1: 8-30 units/acre mixed use low intensity district. Located at 1125 NE 8th Avenue. Related to PB-16-74 LUC & PB-16-76 TCH.

Attachments: [160123_Staff report and Appendices A-B_20160630](#)
[160123B_Staff report and Appendices A-B_20160721](#)
[160123C_AlHadeed Comment ltr_20160721](#)
[160123D_CPb minutes draft_20160721](#)
[160123E_Staff ppt_20160721](#)
[160123A_draft ordinance_20160721.pdf](#)
[160123_MOD_PB-16-75-ZON Formal Quasi-Judicial Petition by Al Hadeed.p](#)
[160123_Ordinance_20160721.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-16-75 ZON.*

Interim Principal Planner Andrew Persons, AICP, read an e-mail into the record from Mr. Al Hadeed, who is an affected party (owns property within 400 feet of the property that is the subject of these land use and zoning petitions). Lead Planner Dean Mimms, AICP, gave a combined presentation on this petition and related Petition PB-16-74 LUC.

Motion By: Adam Tecler Seconded By: Stephanie Sutton

Moved To: Approve Petition PB-16-75 ZON

Upon Vote: 6-0

[160124.](#)

Amend the Land Development Code to allow armor systems manufacturing and assembly in the MU-1: 8-30 units/acre mixed use low intensity district (B)

Petition PB-16-76 TCH. City Plan Board. Amend the Land Development Code to allow armor systems manufacturing and assembly in the MU-1: 8-30 units/acre mixed use low intensity district. Related to PB-16-74 LUC & PB-16-75 ZON.

Attachments: [ccc160124_Staff report and Appendices A - B_20160630](#)
[160124A_draft ordinance_20160707.pdf](#)
[160124B_Staff report and Appendices A - B_20160630](#)
[160124C_MOD CPB minutes draft_20160707](#)
[160124D_MOD Staff PPT_20160707](#)
[160124_Ordinance_20160721.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-16-76 TCH.*

Lead Planner Dean Mimms, AICP, gave the staff presentation. He noted that the addition of a similarly named use (Hard armor systems manufacturing and assembly) was added to the AF (Airport facilities) district in 2012 to enable a local start-up company, Phalanx Defense Systems, LLC, to operate in that zoning district. Mr. Mimms explained that Phalanx has since outgrown its space at the Airport, and that it was the successful respondent to the City's Request for Proposal (RFP) for the Reuse/Development of the Former U.S. Army Reserve Property located at 1125 NE 8th Avenue.

Phalanx designs and manufactures body armor and related safety equipment for public safety workers (e.g., fire, police, and the military). This petition will allow for this use in the MU-1 zoning district.

Mr. Kirk Reeb stated that he owns properties within 400 feet of the subject property, spoke during the public comments portion of the hearing, as did Ms. Anne Haisley, who previously owned MU-1-zoned property on NW 13th Street.

Several Plan Board members expressed concern about changing the list of permitted uses to accommodate a specific site. Plan Board members expressed different opinions as to adding the proposed use as a use by right, with conditions, rather than as a use to be permitted by special use permit. Planning Manager Ralph Hilliard pointed out that light assembly is already allowed in the MU-1 district, and that this issue can be revisited with the update of the land development code. The consensus of the Plan Board was that staff should explore expansion of the MU-1 district to include other high-tech uses that are not currently allowed by the land development code,

and report back to the Board.

Motion By: Dave Ferro Seconded By: Adam Tecler

Moved To: Approve Petition PB-16-76 TCH with the conditions proposed in the staff report.

Upon Vote: 4-2 (Nays: Stephanie Sutton, Erin Condon)

[160121.](#)

Amend the list of permitted uses for the Public services and operations district (PS) pertaining to Depot Park (B)

Petition PB-16-80 ZON. City of Gainesville. Amend the list of permitted uses for the Public services and operations district (PS) pertaining to the area commonly known as Depot Park. Located generally south of Depot Avenue, east of South Main Street, north of Southeast Veitch Street and west of Southeast 4th Street.

Attachments: [160121_Staff report and Appendices A - C_20160630](#)
[160121A_draft ordinance_20160707.pdf](#)
[160121_peition form_20160707.pdf](#)
[160121B_Staff report and Appendices A - C_20160707](#)
[160121C_MOD CPB minutes draft_20160707](#)
[160121D_MOD Staff PPT_20160707](#)
[160121A_MOD revised draft ordinance_20160707.pdf](#)
[160121_MOD petition form_20160707.pdf](#)
[160121A_draft ordinance_20160721.pdf](#)
[160121_Ordinance_20160721.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-16-80 ZON.*

Lead Planner Dean Mimms, AICP, gave the staff presentation.

Motion By: Bob Ackerman Seconded By: Bryan Williams

Moved To: Approve Petition PB-16-80 ZON

Upon Vote: 6-0

INFORMATION ITEM: N/A

BOARD MEMBER COMMENTS

ADJOURNMENT

The meeting was adjourned at 8:32 p.m.