

City of Gainesville

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



Minutes

May 25, 2017

6:30 PM

City Commission Auditorium

City Plan Board

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

CALL TO ORDER**ROLL CALL**[170061.](#)

City Plan Board Attendance Roster: October 27, 2016 through April 27, 2017 (B)

Attachments: [170061_CPB Attendance .2016-2017_20170525](#)

APPROVAL OF THE AGENDA

Motion By: Erin Condon **Seconded By:** Dave Ferro

Moved To: Approve the agenda

Upon Vote: 6-0

APPROVAL OF MINUTES - APRIL 27, 2017

Motion By: Erin Condon **Seconded By:** Terry Clark

Moved To: Approve the minutes

Upon Vote: 6-0

[170060.](#)

Draft Minutes of the April 27, 2017 City Plan Board Meeting (B)

Attachments: [170060_CPB 170427 Minutes draft_20170525](#)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the April 25, 2017 meeting and vote to approve the minutes.

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

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**[170057.](#)

Rezone Property Located at 1145 E University Avenue from MU-1 to PS (B)

Petition PB-17-01 ZON. JOLA, Inc., agent for Congregation B'nai Israel, Inc. Rezone property from MU-1: 8-30 units/acre Mixed Use Low Intensity to PS: Public Services and Operations District. Located at 1145 E. University Avenue.

Attachments: [170057_Staff Report w Exhibits A-D_20170525](#)
[170057A_draft ordinance_20171019.pdf](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-17-01 ZON.*

Florence Buaku, Planner, gave the staff presentation.

Motion By: Dave Ferro Seconded By: Erin Condon

Moved To: Approve Petition PB-17-01-ZON.

Upon Vote: 6-0

[170058.](#)

Amend the City of Gainesville Future Land Use Map from Mixed Use-Low (8-30 units/acre) to Mixed Use-Medium (12-30 units/acre) (B)

Petition PB-17-46 LUC. CHW, Inc., agent for Blakewood LLC. Amend the City of Gainesville Future Land Use Map from Mixed Use-Low (8-30 units/acre (MUL)) to Mixed Use-Medium (12-30 units/acre (MUM)). Located at 2373 SW Archer Road. Related to PB-17-45 ZON.

Attachments: [170058_Staff report w Appendices A-C_20170525](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-17-46 LUC.*

Lead Planner Dean Mimms, AICP, gave staff's combined presentation on this petition and the related zoning petition PB-17-45 ZON. Gerry Dedenbach, AICP, of CHW Inc., gave a presentation as agent for the applicant.

Motion By: Bob Ackerman Seconded By: Adam Tecler

Moved To: Approve Petition PB-17-46 LUC.

Vote: 6-0

[170062.](#)

Rezone from MU-1: 8-30 Units/Acre Mixed-Use Low Intensity to MU-2: 12-30 Units/Acre Mixed-Use Medium Intensity (B)

Petition PB-17-45 ZON. CHW, Inc., agent for Blakewood LLC. Rezone property from MU-1: 8-30 units/acre mixed-use low intensity to MU-2: 12-30 units/acre mixed-use medium intensity. Located at 2373 SW Archer Road. Related to PB-17-46 LUC.

Attachments: [170062_Staff report w Appendices A-C_20170525](#)

RECOMMENDATION *Staff to City Plan Board - Staff recommends approval of Petition PB-17-45 ZON.*

Lead Planner Dean Mimms, AICP, gave staff's combined presentation on this petition and the related land use petition PB-17-46 LUC. Gerry Dedenbach, AICP, of CHW Inc., gave a presentation as agent for the applicant.

Motion By: Bob Ackerman Seconded By: Adam Tecler

Moved To: Approve Petition PB-17-45 ZON.

Vote: 6-0

[170063.](#)

Special Use Permit with Associated Minor Development Plan Review for the Construction of a Fast Food Restaurant with a Drive-Through (B)

Petition PB-17-26 SUP. City Plan Board. Quality Dining, Inc. (Robin Kendall), agent for Bravoflorida, LLC, owner. A Special Use Permit (SUP) with associated minor development plan review for the construction of a fast food restaurant with a drive-through. Zoned: BUS (General business district). Located at 3902 SW 40th Boulevard.

Attachments: [170063_Staff report w Appendices A - D_20170525](#)

RECOMMENDATION *Staff to City Plan Board - The City Plan Board approve the Special Use Permit (SUP), subject to conditions.*

Bedez Massey, Planner, gave the staff presentation. Robin Kendall of Bravo Florida, LLC., also spoke to the Board.

Motion By: Dave Ferro Seconded By: Adam Tecler

Moved To: Approve Petition PB-17-26 SUP subject to the conditions in the staff report (including the conditions and comments of the Technical Review Committee), and make the seven findings required by Section 30-233 for issuance of a special use permit.

Vote: 6-0

INFORMATION ITEM:

A. Land Development Code update

Principal Planner Andrew Persons, AICP, briefed the Plan Board on the recent approval on 1st reading of the four related petitions. He noted that the City Commission expressed their appreciation of staff and the Plan Board for all of

the work that led to this. This was the 65th public meeting on the update of the Land Development Code.

BOARD MEMBER COMMENTS

Vice Chair Bob Ackerman would like to see an Accessory Dwelling Unit petition worked on next.

ADJOURNMENT

The meeting was adjourned at 7:22 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.