



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

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CITY PLAN BOARD MINUTES

January 25, 2018 6:30 PM
City Hall Auditorium
200 E. University Ave

I. Roll Call

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

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| Motion By: Erin Condon | Seconded By: Terry Clark |
| Moved To: Approve | Upon Vote: 6-0 |

III. Approval of Minutes: October 26, 2017; December 5, 2017

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| Motion By: Terry Clark | Seconded By: Erin Condon |
| Moved To: Approve the minutes of October 26, 2017 | Upon Vote: 6-0 |

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| Motion By: Terry Clark | Seconded By: Erin Condon |
| Moved To: Approve the minutes of December 5, 2017 | Upon Vote: 6-0 |

IV. **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.

BOARD MEMBERS

Chair: Bob Ackerman Vice Chair: Stephanie Sutton
Bryan Williams, Erin Condon, Dave Ferro, Terry Clark, Megan Walker-Radtke,
Christian Newman, Robert Hyatt (School Board representative)
Staff Liaison: Dean Mimms

V. Request to Address the Board

Alachua County resident Jeannette Hinsdale introduced herself and spoke of the importance of the City Plan Board to "keeping the vision" for Gainesville.

VI. Old Business

- OB1. **Petition PB-17-114 LUC** CHW, Inc. agent for Carolyn H. Jordan, owner. Amend the City of Gainesville Future Land Use Map from Single-Family (SF): up to 8 units per acre to Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit. Located at 1135 SW 11th Avenue. Related to PB-17-115 ZON.

Planning Consultant Dean Mimms, AICP, gave Planning staff's combined presentation on this proposed land use amendment and the related rezoning request (Petition PB-17-115 ZON). Craig Brashier, Director of Planning for CHW, Inc., made a presentation as agent for the applicant. Maria Quintana, Gainesville citizen and homeowner in the surrounding single-family neighborhood, spoke during the public comments portion of the hearing.

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| Motion By: Stephanie Sutton | Seconded By: Terry Clark |
| Moved To: Approve Petition PB-17-114 LUC | Upon Vote: 6-0 |

- OB2. **Petition PB-17-115 ZON** CHW, Inc. agent for Carolyn H. Jordan, owner. Rezone property from Single-Family (RSF-1) district to Urban 8 (U8) district. Located at 1135 SW 11th Avenue. Related to PB-17-114 LUC.

Planning Consultant Dean Mimms, AICP, gave Planning staff's combined presentation on this proposed zoning change and the related, proposed land use amendment (Petition PB-17-114 LUC). Craig Brashier, Director of Planning for CHW, Inc., made a presentation as agent for the applicant. Maria Quintana, Gainesville citizen and homeowner in the surrounding single-family neighborhood, spoke during the public comments portion of the hearing.

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| Motion By: Stephanie Sutton | Seconded By: Terry Clark |
| Moved To: Approve Petition PB-17-115 ZON | Upon Vote: 6-0 |

VII. New Business

1. **Petition PB-17-104 SUP** CHW, Inc., agent for Gate Petroleum Company. Special Use Permit with a concept plan to allow a gasoline station with 12 fueling positions. Located at 506 and 516 NW 13th Street.

This item was continued with adoption of the agenda to the February 22, 2018 meeting of the City Plan Board.

2. **Petition PB-17-131 SUP** CHW, Inc. (Robert Walpole, P.E.) agent for Blakewood LLC, owner. Amendment to a Special Use Permit with development plan review to construct a Gasoline and Alternative Fuel Stations with twelve (12) fueling positions, convenience store and eating place. Zoned: MU-1 (8-30 units/acre mixed-use low intensity). Located at 2373 SW Archer Road.

Lead Planner Lawrence Calderon explained that this is a formal quasi-judicial hearing. Forrest Eddleton, Planner and Notary Public swore in anyone who intended to testify at the hearing. Tracy Gidson representing the ownership of the Bartram asked for the petition be continued to the City Plan Board February meeting. Gerry Dedenback, AICP, of CHW Inc, agent for the applicant stated that the applicant did not want to continue the item to the CPB February meeting. Lawrence Calderon, Lead Planner, gave the staff presentation. Gerry Dedenbach, AICP, of CHW Inc., gave a presentation as agent for the applicant. Jeanette Hinsdale gave a presentation in opposition to the petition.

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| Motion By: Terry Clark | Seconded By: Stephanie Sutton |
| Moved To: Approve Petition PB-17-131 SUB with associated development plan including the conditions and comments in the staff report and the conditions and comments from the Technical Review Committee and striking condition 3 of the Staff Report. | Upon Vote: 6-0 |

3. **Petition PB-17-112 LUC** City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County High Density Residential (14-24) DU/acre to City of Gainesville Residential Low-Density (RL): up to 15 units per acre, on ± 8.3 acres. Located at 6224 SW 20th Avenue. Related to PB-17-113-ZON.

Plan Board Vice-Chair Stephanie Sutton stated that she is recusing herself from voting on this

petition, and that she previously submitted Form 8B (Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers). Megan Echols, Planner, gave the staff presentation on this proposed land use amendment.

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| Motion By: Terry Clark | Seconded By: Erin Condon |
| Moved To: Approve Petition PB-17-112 LUC | Upon Vote: 5-0 (Sutton recused) |

4. **Petition PB-17-113 ZON** City of Gainesville. Rezone property from Alachua County Multiple family, medium-high density (R-2a) district to City of Gainesville Residential Conservation (RC) district, on ± 8.3 acres. Located at 6224 SW 20th Avenue. Related to PB-17-112 LUC.

This item was continued with adoption of the agenda to the February 22, 2018 meeting of the City Plan Board.

5. **Petition PB-17-145 CPA** City Plan Board. Amend the City of Gainesville Comprehensive Plan to meet statutory water supply planning requirements.

This item was continued with adoption of the agenda.

VIII. Information Items:

A. Accessory Dwelling Units

Florence Buaku, Planner and Lawrence Calderon, Lead Planner gave a presentation.

B. Tree Mitigation Task Force / City Commission direction on changes to LDC

Lila Stewart, Strategic Planner Manager, gave a presentation.

C. Capital Improvements Plan - Process change

Dean Mimms, Lead Planner, gave a presentation

IX. Board Member Comments

- X. Adjournment** The meeting was adjourned at 9:37 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
Bob Ackerman

Date

Staff Liaison, City Plan Board
Dean Mimms, AICP

Date

DRAFT

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

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|----------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| LAST NAME—FIRST NAME—MIDDLE NAME Sutton, Stephanie | | NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Plan Board | |
| MAILING ADDRESS 2015 NW 12th Road | | THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY | |
| CITY Gainesville | COUNTY Alachua | NAME OF POLITICAL SUBDIVISION: City of Gainesville | |
| DATE ON WHICH VOTE OCCURRED December 5, 2017 and January 25, 2018 | | MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE | |

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a “relative” includes only the officer’s father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A “business associate” means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

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ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Stephanie Sutton, hereby disclose that on Dec. 5, 2017 and Jan 25, 2018, 20 :

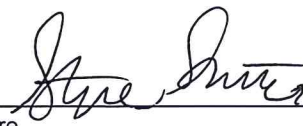
(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of eda engineers - surveyors - planners, inc., by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Petition PB-17-112 LUC and PB-17-113 ZON are items submitted by my employer, eda.

Dec 5, 2017
Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.