

# City of Gainesville

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



## **Minutes**

**April 26, 2018**

**6:30 PM**

**City Commission Auditorium**

## **City Plan Board**

*Bob Ackerman - Chair  
Stephanie Sutton - Vice Chair  
Erin Condon - Member  
Bryan Williams - Member  
Dave Ferro - Member  
Terry Clark - Member  
Megan Walker-Radtke - Member  
Christian Newman - Member  
Robert Hyatt - School Board Representative  
Staff Liaison - Dean Mimms*

**CALL TO ORDER****ROLL CALL**[171017.](#)

City Plan Board Attendance Roster: September 28, 2017 through March 22, 2018 (B)

Attachments: [171017\\_CPBA Attendance\\_2017-2018\\_20180426.pdf](#)

**APPROVAL OF THE AGENDA (Note: order of business subject to change)**

Motion By: Dave Ferro      Seconded By: Christian Newman

Moved To: Move Agenda items # 3 & # 4 to beginning of the Agenda.

Upon Vote: 6-0

**APPROVAL OF MINUTES: MARCH 22, 2018**

Motion By: Erin Condon      Seconded By: Terry Clark

Moved To: Approve with correction of adding Florence Buaku, Planner as attending the meeting.

Upon Vote: 6-0

[171018.](#)

HP-18-37 Draft minutes of the March 22, 2018 City Plan Board Meeting (B)

Attachments: [171018\\_CPBA 180322 Minutes draft\\_20180426.pdf](#)

RECOMMENDATION

*Staff is requesting that the City Plan Board review the draft minutes from the March 22, 2018 meeting and vote to approve the minutes.*

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

**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.**

**REQUEST TO ADDRESS THE BOARD (For items not on the agenda)****OLD BUSINESS: N/A****NEW BUSINESS**[170919.](#)

Amend the City of Gainesville Future Land Use Map from Office (O) and Conservation (CON) to Mixed-Use Low-Intensity (MUL): 8-30 units per acre and Conservation (CON) (B)

**Petition PB-17-157 LUC.** CHW, agent for The Episcopal Church in the Diocese of Florida, Inc., owner. Amend the City of Gainesville Future Land Use Map from Office (O) and Conservation (CON) to Mixed-Use Low-Intensity (MUL): 8-30 units per acre and Conservation (CON). Located at 4315 NW 23rd Avenue. Related to Petition PB-17-158 ZON.

**Attachments:** [170919\\_Staff Report w Appendix A-E\\_20180322.pdf](#)  
[170919A\\_Staff report w Appendices A-E\\_20180426.pdf](#)  
[170919B\\_Affected Parties Submittal from Don Niesen\\_20180426.pdf](#)

**RECOMMENDATION** *Staff to City Plan Board - Staff recommends approval of Petition PB-17-157 LUC.*

Swearing in of affected parties and witnesses by Forrest Eddleton, Planner, Notary Public. Bedez Massey, Planner gave the staff presentation. Steve Devenow, Attorney for the applicant, compared a 2000 & 2018 report. Gerry Dedenbach, CHW, agent for the applicant gave a presentation. Don Niesen, Attorney for affected parties, gave a presentation. Public comment was given by numerous citizens (see attached sign-in sheet).

Motion By: Terry Clark    Seconded By: Erin Condon

Moved To: Deny Petition PB-17-156 LUC

Upon Vote: 6-0

[170920.](#)

Rezone from General Office (OF) and Conservation (CON) to Mixed-Use Low-Intensity (MU-1) and Conservation (CON) (B)

**Petition PB-17-158 ZON.** CHW, agent for The Episcopal Church in the Diocese of Florida, Inc., owner. Rezone property from General Office (OF) and Conservation (CON) to Mixed-Use Low-Intensity (MU-1) and Conservation (CON). Located at 4315 NW 23rd Avenue. Related to Petition PB-17-157 LUC.

**Attachments:** [170920\\_Staff Report w Appendix A-E\\_20180322.pdf](#)  
[170920A\\_Staff report w Appendices A-F\\_20180426.pdf](#)  
[170920B\\_Affected Parties Submittal from Don Niesen\\_20180426.pdf](#)  
[170920A\\_Staff report w Appendices A-F\\_20180524.pdf](#)  
[170920B\\_Affected Parties Submittal from Don Niesen\\_20180524.pdf](#)  
[170920C\\_PB-17-58 ZON 2018-05-16 Massey Ltr\\_20180524.pdf](#)  
[170920D\\_Exhibit I Combined Petitions\\_PlanBoardDoc\\_May24\\_DD\\_20180524.pdf](#)  
[170920E\\_PB-17-58 ZON Exhibit J Attila Bodo Staff Report Review - Rezonin](#)  
[170920F\\_Thomas Lau StMichaels letter 180509\\_20180524.pdf](#)

**RECOMMENDATION** *Staff to City Plan Board - Staff recommends approval of Petition PB-17-158 ZON.*

**Motion By: Dave Ferro**  
**Seconded By: Terry Clark**

**Moved To: Continue Petition PB-17-158 ZON to City Plan Board May 24th meeting.**

**Upon Vote: 6-0**

**171039.**

**Vacation of Public Right-of-Way - Alley Between SE 1st Avenue and East University (B)**

Ordinance No. 171039

An ordinance of the City of Gainesville, Florida, to vacate, abandon, and close an unimproved public right-of-way between lots 3 and 4 of the G.B. Crawford Addition Subdivision and located between SE 1st Avenue and East University Avenue, as more specifically described in this ordinance; providing directions to the Clerk of the Commission; providing a severability clause; providing a repealing clause; and providing an effective date.

**Attachments:** [171039\\_Staff report w Exhibits 1-3\\_20180426.pdf](#)  
[171039B\\_Staff report w Exhibits 1-3\\_20180607.pdf](#)  
[171039C\\_PB-18-35 SVA\\_CPB minutes draft\\_20180607.pdf](#)  
[171039D\\_Staff PPT\\_20180607.pdf](#)  
[171039A\\_draft ordinance\\_20180607.pdf](#)

**RECOMMENDATION** *The City Commission adopt the proposed ordinance.*

**Jason Simmons, Planner, gave the staff presentation.**

**Motion By: Terry Clark    Seconded By: Dave Ferro**

**Moved To: Approve Petition PB-18-35 SVA**

**Upon Vote: 6-0**

[171010.](#)

Special Use Permit with Development Plan Review for A Place of Religious Assembly.

(B)

**Petition PB-17-90 SUP.** eda engineers-surveyors-planners, inc., agent for Zion Evangelical Lutheran Church, Inc., owner. Special Use Permit with development plan review for a place of religious assembly. Zoned: Single-Family (RSF-1). Located at 1700 NW 34th Street.

**Attachments:** [171010\\_Staff report w Appendices A-E\\_20180426 .pdf](#)

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-17-90 SUP.*

Stephanie Sutton Vice Chair recused herself from voting on this petition. Bedez Massey, Planner gave the staff presentation. Sergio Reyes of eda gave a presentation as agent for the applicant.

Motion By: Terry Clark

Seconded By: Erin Condon

Moved To: Approve Petition PB-17-90 SUP, subject to compliance with all applicable regulations and the conditions recommended in Appendix C.  
Upon Vote: 5-0 (Stephanie Sutton recused)

**INFORMATION ITEM: N/A**

**BOARD MEMBER COMMENT**

**NEXT MEETING DATE - MAY 24, 2018**

**ADJOURNMENT**

**Visit our website at <http://www.cityofgainesville.org/planningdepartment>**