

CITY PLAN BOARD MINUTES

April 28, 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)	Leanetta McNealy (School Board representative)	Dean Mimms
Bob Ackerman (Vice-Chair)	Adam Tecler	Andrew Persons
Terry Clark		Bede Massey
Stephanie Sutton		Matt Muller
Dave Ferro		Alice Rankeillor
Bryan Williams		Michelle Park

I. Roll Call

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

Motion By: Bob Ackerman	Seconded By: Stephanie Sutton
Moved To: Approve the agenda	Upon Vote: 6-0

III. Approval of Minutes: March 24, 2016

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

BOARD MEMBERS

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

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 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-16-25 SUP** Causseaux, Hewett, & Walpole, Inc., agent for TBG Innovation Square LLC, owner. Special use permit with development plan review to allow the construction of a mixed-use development. Zoned: UMU-2 (10—100 units/acre, and up to 25 additional units/acre by special use permit, urban mixed-use district). Located at 805-819 W University Avenue.

Bedez Massey, Planner, gave the staff presentation. Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc. made a presentation as agent for the applicant. The following members of the public spoke during this hearing: Blake Briand (owner & manager of The Jam, which is a club that is in the building that will be razed to make way for the proposed mixed-use development); Christopher Holmes (employee of The Jam); Dean Spaniel; Grant McLeod; Alan Tyson; Leslie Voss; Luke Sipka; Jason Traub; Keith Bocella; Brian Stanton; Christopher Arias; Benny Cannon; Laura DeLucio Gross; Reid Casey; Bill Warriner; Sylvia McIntyre-Crook; Naomi Langley; Jordan T___; Charlie Bilsker; Kremena Arabadjieva; Roxanne Schulman; Jacqueline McBivens; Jessica Solomon; Jacob Treygash; Lou Sipta; Kari Bubnow; Joel Appelbaum; Larry Crook; and Caitlyn Vinci. After the closing of the public comments portion of the hearing, members of the Plan Board complimented and thanked the large audience, and expressed their appreciation of the importance of the vibrant music/arts/cultural scene to the vitality of our community.

After the Plan Board voted, in response to a question from Mr. Brashier, the Board confirmed that the required minimum 10 ft. sidewalk width for W. University Avenue does not require a change in the build-to line.

Motion By: Bob Ackerman	Seconded By: Stephanie Sutton
Moved To: Approve Petition PB-16-25 SUP, subject to the conditions and recommendations in the staff report and Appendix E; find that this proposed special use meets the criteria of Section 30-233 for issuance of a special use permit; approve the preliminary development plan that shall be revised so that the W. University Avenue sidewalk has a width of least 10 ft.; and approve the recommended modifications (see * below) of the	Upon Vote: 6-0

UMU-2 zoning regulations for this special use permit. (* a sidewalk a minimum of 5 ft. in width on SW 8th Street; a sidewalk a minimum of 5 ft. in width on SW 1st Avenue; a landscape zone a minimum of 0 ft. in width on W. University Avenue; a landscape zone a minimum of 5 ft. in width on SW 8th Street; a landscape strip a minimum of 5 ft. in width between the parking garage and sidewalk on SW 8th Street; a landscape strip a minimum of 2 ft. in width between the parking garage and sidewalk on SW 1st Avenue; a modification to the requirement to have a functional entrance at least every 150 ft. along the façade fronting a street, where the parking garage is proposed; and a modification to the minimum 50 percent glazing requirement for the first story on local street frontages, where the parking garage is proposed.)

2. **Petition PB-16-42 SUP** Persimmon Early Learning Academy, agent for Serene Way LLC, owner. Special use permit for a private school in an existing building. Zoned: PD (Planned Development District). Located at 1121 NW 6th Street.

This petition was withdrawn prior to this regular meeting of the City Plan Board.

3. **Petition PB-16-26 CPA** City Plan Board. Update the 5-Year Schedule of Capital Improvements in the Capital Improvements Element of the Gainesville Comprehensive Plan.

Lead Planner Dean Mimms, AICP, gave the staff presentation and thanked RTS's Matt Muller, GRU's Alice Rankeillor, P.E., and Parks, Recreation and Cultural Affairs' Michelle Park for attending and being available for any questions regarding their respective department's capital improvement projects. There were no questions.

Motion By: Bob Ackerman	Seconded By: Dave Ferro
Moved To: Approve Petition PB-16-26 CPA	Upon Vote: 6-0

4. **Petition PB-16-45 LUC** City of Gainesville. Amend the City of Gainesville Future Land Use Map for property designated Alachua County Institutional and Office /Residential to City of Gainesville Residential – Medium Density (8-30 units/acre). Located at 2801 SW Williston Road.

Interim Principal Planner Andrew Persons, AICP, gave a combined presentation on this petition and the related zoning petition (PB-16-46 ZON). The following citizens spoke during this hearing: Oak Hammock residents Wayne Forehand, Henrietta Logan, and Nelson Logan; and adjacent property owner Mary Kilgore.

Motion By: Bob Ackerman	Seconded By: Dave Ferro
Moved To: Approve Petition PB-16-45 LUC	Upon Vote: 6-0

5. **Petition PB-16-46 ZON** City of Gainesville. Rezone property from Alachua County Residential professional district (RP) to City of Gainesville RMF-7: 8-21 units/acre multiple-family residential district. Located at 2801 SW Williston Road.

Interim Principal Planner Andrew Persons, AICP, gave a combined presentation on this petition and the related land use petition (PB-16-45 LUC). The following citizens spoke during this hearing: Oak Hammock residents Wayne Forehand, Henrietta Logan, and Nelson Logan; and adjacent property owner Mary Kilgore.

Motion By: Bob Ackerman	Seconded By: Dave Ferro
Moved To: Approve Petition PB-16-46 ZON	Upon Vote: 6-0

VIII. Information Items:

- **Plan Board Budget FY 2017 and report on accomplishments**

Staff Liaison Dean Mimms briefed the Board on the proposed FY 2017 Plan Board Budget and the accompanying report on Plan Board accomplishments for the FY 2015 and FY 2016. Mr. Mimms noted that the Plan Board's \$1,800 Travel and Training allocation of the past two fiscal years is slated to be in the Planning & Development Department's FY 2017 budget, as it was in FY 2015 and FY 2016.

IX. Board Member Comments

X. Adjournment

The meeting was adjourned at 9:29 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

DRAFT