

## CITY PLAN BOARD MINUTES

June 30, 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)	Terry Clark	Dean Mimms
Bob Ackerman (Vice-Chair)	Leanetta McNealy (School Board representative)	Andrew Persons
Adam Tecler		Ralph Hilliard
Stephanie Sutton		Paul Folkers
Dave Ferro		Steve Phillips
Bryan Williams		Cindi Harvey

### I. Roll Call

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

<b>Motion By:</b> Dave Ferro	<b>Seconded By:</b> Bob Ackerman
<b>Moved To:</b> Approve the agenda	<b>Upon Vote:</b> 5-0

### II. Approval of Minutes: N/A

### 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

#### 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

## VII. New Business

1. **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 8<sup>th</sup> Avenue. Related to PB-16-75 ZON & PB-16-76 TCH.

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.

<b>Motion By:</b> Adam Tecler	<b>Seconded By:</b> Stephanie Sutton
<b>Moved To:</b> Approve Petition PB-16-74 LUC	<b>Upon Vote:</b> 6-0

2. **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 8<sup>th</sup> Avenue. Related to PB-16-74 LUC & PB-16-76 TCH.

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.

<b>Motion By:</b> Adam Tecler	<b>Seconded By:</b> Stephanie Sutton
<b>Moved To:</b> Approve Petition PB-16-75 ZON	<b>Upon Vote:</b> 6-0

3. **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.

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 8<sup>th</sup> 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 13<sup>th</sup> 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.

<b>Motion By:</b> Dave Ferro	<b>Seconded By:</b> Adam Tecler
<b>Moved To:</b> Approve Petition PB-16-76 TCH with the conditions proposed in the staff report	<b>Upon Vote:</b> 4-2 (Nays: Stephanie Sutton, Erin Condon)

4. **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 4<sup>th</sup> Street.

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

<b>Motion By:</b> Bob Ackerman	<b>Seconded By:</b> Bryan Williams
<b>Moved To:</b> Approve Petition PB-16-80 ZON	<b>Upon Vote:</b> 6-0

## VIII. Information Item: N/A

## IX. Board Member Comments

## X. Adjournment The meeting was adjourned at 8:32 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.

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**Chair, City Plan Board**  
Erin Condon

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**Date**

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**Staff Liaison, City Plan Board**  
Dean Mimms, AICP

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**Date**

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