



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

306 N.E. 6<sup>th</sup> Avenue  
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## CITY PLAN BOARD MINUTES

May 25, 2017 6:30 PM  
City Hall Auditorium  
200 E. University Ave

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Stephanie Sutton (Chair)		Andrew Persons
Bob Ackerman (Vice-Chair)		Dean Mimms
Erin Condon		Florence Buaku
Terry Clark		Bede Massey
	Bryan Williams	
Adam Tecler		
Dave Ferro		
Rob Hyatt (School Board Representative)		

### I. Roll Call

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

<b>Motion By:</b> Erin Condon	<b>Seconded By:</b> Dave Ferro
<b>Moved To:</b> Approve the agenda	<b>Upon Vote:</b> 6-0

### III. Approval of Minutes: April 27, 2017

<b>Motion By:</b> Erin Condon	<b>Seconded By:</b> Terry Clark
<b>Moved To:</b> Approve the minutes	<b>Upon Vote:</b> 6-0

### 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.

#### BOARD MEMBERS

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

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-17- 01 ZON** JOLA, Inc., agent for Congregation B'nai Israel, Inc. Rezone property from MU1: 8-30 units/acre mixed use low intensity to PS: Public services and operations district. Located at 1145 E. University Avenue.

Florence Buaku, Planner, gave the staff presentation.

<b>Motion By:</b> Dave Ferro	<b>Seconded By:</b> Erin Condon
<b>Moved To:</b> Approve Petition PB-17-01-ZON.	<b>Upon Vote:</b> 6-0

2. **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.

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.

<b>Motion By:</b> Bob Ackerman	<b>Seconded By:</b> Adam Tecler
<b>Moved To:</b> Approve Petition PB-17-46 LUC.	<b>Vote:</b> 6-0

3. **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.

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

<b>Motion By:</b> Bob Ackerman	<b>Seconded By:</b> Adam Tecler
<b>Moved To:</b> Approve Petition PB-17-45 ZON.	<b>Vote:</b> 6-0

4. **Petition PB-17-26 SUP** Quality Dining, Inc., agent for Bravoflorida, LLC, owner. A Special Use Permit 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 40<sup>th</sup> Boulevard.  
**BEDEZ**

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

<b>Motion By:</b> Dave Ferro	<b>Seconded By:</b> Adam Tecler
<b>Moved To:</b> 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.	<b>Vote:</b> 6-0

## VIII. Information Item:

### A. Land Development Code update

Principal Planner Andrew Persons, AICP, briefed the Plan Board on the recent approval on 1<sup>st</sup> 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 65<sup>th</sup> public meeting on the update of the Land Development Code.

## IX. Board Member Comments

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

## X. 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.

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**Chair, City Plan Board**  
Stephanie Sutton

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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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