

# City of Gainesville

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



## **Minutes**

**January 25, 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**

[170742.](#)

**City Plan Board Attendance Roster: May 25, 2017 through December 5, 2017 (B)**

**Attachments:** [170742\\_CPBA Attendance\\_2017-2018\\_20180125.pdf](#)

**APPROVAL OF THE AGENDA**

**Motion By: Erin Condon      Seconded By: Terry Clark**

**Moved To: Approve**

**Upon Vote: 6-0**

**APPROVAL OF MINUTES -OCT 26, 2017 & DEC 5, 2017**

**Motion By: Terry Clark      Seconded By: Erin Condon**

**Moved To: Approve the minutes of October 26, 2017.**

**Upon Vote: 6-0**

**Motion By: Terry Clark      Seconded By: Erin Condon**

**Moved To: Approve the minutes of December 5, 2017.**

**Upon Vote: 6-0**

[170743.](#)

**Draft minutes of the October 26, 2017 and December 5, 2017 City Plan Board Meetings (B)**

**Attachments:** [170743A\\_CPBA 171026 Minutes draft\\_20180125.pdf](#)  
[170743B\\_CPBA 171205 Minutes draft\\_20180125.pdf](#)

**RECOMMENDATION**

*Staff is requesting that the City Plan Board review the draft minutes from the October 26, 2017 and December 5, 2017 meetings 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**

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

## **OLD BUSINESS**

### 170607.      **LAND USE CHANGE- 1.48 ACRES OF PROPERTY LOCATED AT 1135 SW 11TH AVENUE (B)**

Ordinance No. 170607; Petition No. PB-17-114 LUC

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 1.48 acres of property generally located at 1135 SW 11th Avenue, as more specifically described in this ordinance, from Single-Family (SF) to Urban Mixed-Use (UMU); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

**Attachments:**      [170607\\_Staff report w Appendices A-C\\_20171205.pdf](#)  
[170607\\_Staff report w Appendices A-C\\_20180125.pdf](#)  
[170607A\\_draft ordinance\\_20180315.pdf](#)  
[170607B\\_Staff report w Appendices A-C\\_20180315.pdf](#)  
[170607C\\_Staff PPT\\_20180315.pdf](#)  
[170607\\_Ordinance\\_03152018](#)

**RECOMMENDATION**      *The City Commission: 1) approve Petition No. PB-17-114 LUC; and 2) adopt the proposed ordinance.*

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.

**Motion By: Stephanie Sutton      Seconded By: Terry Clark**

**Moved To: Approve Petition PB-17-114 LUC.**

Upon Vote: 6-0

[170608.](#)

**QUASI-JUDICIAL - REZONING 1.48 ACRES OF PROPERTY  
LOCATED AT 1135 SW 11TH AVENUE (B)**

Ordinance No. 170608; Petition No. PB-17-115 ZON

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 1.48 acres of property generally located at 1135 SW 11th Avenue, as more specifically described in this ordinance, from Single-Family (RSF-1) district to Urban 8 (U8) district; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

**Attachments:**     [170608\\_Staff report w Appendices A - C\\_20171205.pdf](#)  
[170608\\_Staff report w Appendices A-C\\_20180125.pdf](#)  
[170608A\\_draft ordinance\\_20180315.pdf](#)  
[170608B\\_Staff report w Appendices A-C\\_20180315.pdf](#)  
[170608C\\_Staff PPT\\_20180315.pdf](#)

**RECOMMENDATION**     *The City Commission: 1) approve Petition No. PB-17-115 ZON; and 2) adopt the proposed ordinance.*

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.

Motion By: Stephanie Sutton     Seconded By: Terry Clark

Moved To: Approve Petition PB-17-115 ZON.

Upon Vote:6-0

**NEW BUSINESS**

[170627.](#)

**Special Use Permit to Develop a 12 Fueling Position Gasoline Station on NW 13th Street in the U6 Transect Zone (B)**

**Petition PB-17-104 SUP.** CHW, Inc. Petition for special use permit to develop a 12 fueling position gasoline station in the U6 transect zone. Site of the GATE fueling station at 506 13th Street. Generally located on the west side of the 500 block of NW 13th Street between NW 6th Avenue and NW 5th Avenue.

**Attachments:** [170627\\_Staff report continue\\_20171205.pdf](#)  
[170627\\_Continuation letter PB-17-104 SUP\\_20180125.pdf](#)  
[170627\\_Continue letter\\_20180222.pdf](#)  
[170627\\_Staff Report w Appendices A-F\\_20180322.pdf](#)

**RECOMMENDATION** *Staff to City Plan Board - Staff recommends continuing petition PB-17-104 SUP to the February 22, 2018 City Plan Board meeting at the request of the client.*

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

[170752.](#)

**Amendment to a Special Use Permit Review to Construct a Gasoline and Alternative Fuel Station with 12 Fueling Positions, Convenience Store and Eating Place (B)**

**Petition PB-17-131 SUP:** CHW, Inc., 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.

**Attachments:** [170752\\_Staff Report w Appendices A-E\\_20180125.pdf](#)

**RECOMMENDATION** *Staff recommends approval of Petition PB-17-131 SUP with conditions and the associated development plan.*

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 Dedenbach, 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.

**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**

[170625.](#)

**Small Scale Land Use Map Amendment from Alachua County Residential High to COG Residential Low Future Land Use (B)**

**Petition PB-17-112 LUC, City of Gainesville. Amend the City of Gainesville**

**Future Land Use Map from Alachua County Residential High Future Land Use, to Residential Low Future Land Use. Parcel # 06675-006-000.**

**Generally located south of Sugarfoot Oaks Subdivision, west of SW 61st Terrace, NW of SW 20th Avenue and east of Parcel 06675-004-000. Related to Petition PB-17-113 ZON.**

**Attachments:**     [170625\\_Staff report continue\\_20171205.pdf](#)  
                              [170625\\_Staff Report w Appendices A-D\\_20180125.pdf](#)

**RECOMMENDATION**            *City Plan Board approve petition PB-17-112 LUC.*

**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.**

**Motion By: Terry Clark     Seconded By: Erin Condon**

**Moved To: Approve Petition PB-17-112 LUC**

**Upon Vote: 5-0 (Sutton recused)**

[170626.](#)

**Rezone property from Alachua County R-2A to COG Residential Conservation (B)**

**Petition PB-17-113 ZON. City of Gainesville. Rezone property (parcel # 06675-006-000) from Alachua County R-2A, a multi-family zoning district (8-14 DU/acre) to City of Gainesville Residential Conservation (RC) (12 DU per acre). Generally located south of Sugarfoot Oaks Subdivision, west of SW 61st Terrace, NW of SW 20th Avenue and east of Parcel 06675-004-000. Related to Petition PB-17-112 LUC.**

**Attachments:**     [170626\\_Staff report continue\\_20171205.pdf](#)  
                              [170626\\_Jan-Continuation PB-17-113 ZON\\_20180125.pdf](#)  
                              [170626\\_Staff Report w Appendices A-D\\_20180222.pdf](#)

**RECOMMENDATION**            *Staff recommends continuing this agenda item to the February 22, 2018 Plan Board meeting.*

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

[170749.](#)

**Amend the City of Gainesville Comprehensive Plan to meet Statutory Water Supply Planning Requirements (B)**

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

**Attachments:** [170749\\_Staff report continued\\_20180125.pdf](#)  
[170749\\_Staff Report with Appendices A-B\\_20180222.pdf](#)

**RECOMMENDATION** *Continue the petition to a future City Plan Board meeting.*

This item was continued with adoption of the agenda.

## INFORMATION ITEMS:

### A. Accessory Dwelling Units

[170747.](#) Issues Related to Accessory Dwelling Units within the City of Gainesville (B)

**Attachments:** [170747\\_Report to General Policy Committee on Accessory Dwelling Units\\_2](#)

**RECOMMENDATION** *Hear a presentation from staff pertaining to Accessory Dwelling Units.*

*This item was presented to the General Policy Committee with the following recommendations:*

- 1. Identify quick administrative and process changes to facilitate ADUs*
- 2. Adopt policies to fully implement an ADU program*

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

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

[170748.](#) Tree Mitigation Task Force / City Commission direction on changes to LDC (B)

This informational item includes the recommendations from the Tree Ordinance Stakeholder Committee.

**Attachments:** [170748\\_TreeMitChart4\\_20180125.pdf](#)

**RECOMMENDATION** *Hear a presentation from staff.*

Lila Stewart, Strategic Planner Manager, gave a presentation.

### C. Capital Improvements Plan - Process change

Dean Mimms, Lead Planner, gave a presentation

## BOARD MEMBER COMMENTS

**NEXT MEETING DATE - February 22, 2018**

## **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.**