

City of Gainesville

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



Minutes - Final

July 25, 2019

6:30 PM

City Commission Auditorium

City Plan Board

*Bob Ackerman - Chair
Megan Walker-Radtke - Vice Chair
Stephanie Sutton - Member
Erin Condon - Member
Terry Clark - Member
Christian Newman - Member
Thomas Hawkins - Member
Robert Hyatt - School Board Representative
Staff Liaison - Megan Echols*

CALL TO ORDER**ROLL CALL**

Members Present: Bob Ackerman, Megan Walker-Radthke, Christian Newman, Erin Condon, Terry Clark, Thomas Hawkins, and Stephanie Sutton

Staff Present: Megan Echols, Andrew Persons, Brittany McMullen, and Yvette Thomas

[190157.](#)

City Plan Board Attendance Roster: November 29, 2018 through July 25, 2019 (B)

ADOPTION OF THE AGENDA

Motion to approve agenda. Motion made by Stephanie Sutton, seconded by Thomas Hawkins. Motion passes following a 5-0 vote.

APPROVAL OF MINUTES - June 27, 2019

Motion to approve minutes. Motion made by Thomas Hawkins, seconded by Megan Walker-Radthke. Motion passes following a 5-0 vote.

[190158.](#)**Draft minutes of the June 27, 2019 City Plan Board Meeting (B)****RECOMMENDATION**

Staff is requesting that the City Plan Board review the draft minutes from the June 27, 2019 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**OLD BUSINESS**

[190083.](#)

Special Use Permit to Allow a Carwash with Associated Facilities in the MU-1: Mixed Use Low Intensity Zoning District (B)

Petition PB-18-177 SUP. CHW, Inc., agent for The Gallo Family, owners. Request for a Special Use Permit with development plan review to allow construct of a carwash with associated facilities. Zoned: MU-1 (8-30 units/acre mixed-use low intensity). Located at 3028 and 3036 NW 13th Street.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-18-177 SUP with conditions.

Applicant request to defer to the August meeting.

NEW BUSINESS

[190168.](#)

Special Use Permit to Allow for an Increase in the Number of Students at B'nai Israel School from 90 to 143 (B)

Petition PB-19-60. Stuart Cullen, agent for Congregation B'nai Israel. Request for a Special Use Permit to allow for an increase in the number of students at B'nai Israel School from 90 to 143. Located at 3830 North West 16th Boulevard.

RECOMMENDATION

Staff to City Plan Board - Approve Petition PB-19-00060 SUP.

Brittany McMullen, Planner, gave the staff presentation. Motion to Approve. Motion made by Thomas Hawkins, seconded by Terry Clark. Motion passes following a 5-0 vote.

[190169.](#)

Amend the City of Gainesville Future Land Use Map from Alachua County Institutional & Alachua County Medium Density: 4-8 Dwelling Units per Acre to City of Gainesville Residential Low-Density (RL): up to 15 Units per Acre (B)

Petition PB-19-70 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Institutional & Alachua County Medium Density: 4-8 dwelling units per acre to City of Gainesville Residential Low-Density (RL): up to 15 units per acre. Generally located south of East University Avenue and west of SE 38th Street.

RECOMMENDATION

Staff to City Plan Board - Approve Petition PB-19-70 LUC.

Brittany McMullen, Planner, gave the staff presentation. Motion to Approve. Motion made by Terry Clark, seconded by Thomas Hawkins. Motion passes following a 5-0 vote.

[190170.](#)

Rezone Property from Alachua County Residential Single Family, Medium Density (R-1B): 4-8 Dwelling Units per Acre to City of Gainesville Single/Multifamily (RMF-5): Maximum 12 Dwelling Units per Acre (B)

Petition PB-19-71 ZON. City of Gainesville. Rezone property from Alachua County Residential Single Family, Medium Density (R-1B): 4-8 dwelling units per acre to City of Gainesville Single/Multifamily (RMF-5): maximum 12 dwelling units per acre. Generally located south of East University Avenue and west of SE 38th Street.

RECOMMENDATION

Staff to City Plan Board - Approve Petition PB-19-71 ZON.

Brittany McMullen, Planner, gave the staff presentation. Motion to Approve. Motion made by Thomas Hawkins, seconded by Terry Clark. Motion passes following a 5-0 vote.

[190171.](#)

Amend Land Development Code Section 30-7.3 to Clarify that Excess Parking Restrictions are not Applicable to Parking Structures (B)

Petition PB-19-84 TCH. City of Gainesville. Amend Land Development Code Section 30-7.3 to clarify that excess parking restrictions are not applicable to parking structures.

RECOMMENDATION

Staff to City Plan Board - Approve Petition PB-19-84 TCH.

Brittany McMullen, Planner, gave the staff presentation. Motion to Approve. Motion made by Stephanie Sutton, seconded by Terry Clark. Motion passes following a 3-2 vote.

BOARD MEMBER COMMENTS**ADJOURNMENT****NEXT MEETING - August 22, 2019**

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.