

City of Gainesville

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



Minutes - Final

January 27, 2022

6:30 PM

City Hall Auditorium, 200 East University Avenue

City Plan Board

*Stephanie Sutton - Chair
Bob Ackerman - Member
Thomas Hawkins - Member
James Blythe - Member
Sophia Corugedo - Member
Jason Hurst - Member
Joshua Ney - Member
Tina Certain (School Board Representative)*

If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equal Opportunity at (352) 334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.

CALL TO ORDER

6:36 PM

ROLL CALL

Members Present: Stephanie Sutton (Chair), Bob Ackerman, Thomas Hawkins, Sophia Corugedo, Jason Hurst, Joshua Ney.

Members Absent: James Blythe, Tina Certain

Staff Present: Andrew Persons, Juan Castillo

Present 6 - Hawkins, Member Ackerman, Corugedo, Hurst, Sutton, and Ney

Absent 2 - Member Blythe, and Certain

ADOPTION OF THE AGENDA

Motion to: Approve with revisions, move order of item #210837 and 210838 to the beginning of the agenda before old business, amend the approval of minutes to remove the words "workshop" from the title, and move the comprehensive plan chapter review item to a workshop. Motion includes the approval of minutes.

Motion by: Hurst

Seconded by: Corrugedo.

Motion passes upon vote: (5-0) Sutton and Blythe absent

Adopted

APPROVAL OF MINUTES

Adopted

[210798.](#)

December 8, 2021 Workshop Minutes (B)

RECOMMENDATION

PRPB Approve or disapprove workshop 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.

PUBLIC COMMENT

OLD BUSINESS:[210571.](#)

Amend Future Land Use Map from Single Family (SF) to City of Gainesville Urban Mixed Use (UMU) (B)

Petition PB-21-00159 LUC. EDA Consultants, Inc., Agent for Robinson Mark A. And Lori A. request to amend the City of Gainesville Future Land Use Map from Single Family Residential to Urban Mixed Use (60 units per acre). Located in the 1200 Block of SW 25th. Place, 350 feet east of SW 13th. Street.

Staff Presenting: Lawrence Calderon

Motion to: Continue items 210571 and 210570 to the next publicly noticed Plan Board Meeting and request staff to evaluate text amendment to the Comp plan to require subject property, if developed, it be in a unified site plan with the property at the North East corner of SW 25th Place and SW 13th St. at

Motion by: Hawkins

Seconded by: Corrugedo

Motion fails upon vote: (2-3)

For: Hawkins, Corrugedo

Against: Ackerman, Hurts, Ney

Sutton recuses, Blythe absent

Motion to: Approve contingent upon a text amendment to the Comp Plan that limits the use of the property to stormwater, recreations and utilities.

Motion by: Ackerman

Seconded by: Hurst

Motion passes upon vote: (4-1)

For: Corrugedo, Ackerman, Hurst, Ney

Against: Hawkins

Sutton recuses, Blythe absent

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-21-159 LUC.

[210570.](#)

Robinson and Robinson Rezoning (B)

Petition PB-21-00158 ZON. EDA Consultants, Inc., Agent for Robinson Mark A. And Lori A. request to amend the City of Gainesville zoning designation from RSF-1 (Single Family Residential, 3.5 units per acre) to U7 (Urban 7). Located in the 1200 Block of SW 25th. Place, 350 feet east

of SW 13th. Street.

Motion to: Approve contingent upon a text amendment to the Comp Plan that limits the use of the property to stormwater, recreations and utilities

Motion by: Ackerman

Seconded by: Hurst

Motion passes upon vote: (4-1)

For: Corrugedo, Ackerman, Hurst, Ney

Against: Hawkins

Sutton recuses, Blythe absent

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-21-158 ZON.

NEW BUSINESS:**[210834.](#)**

Special Use Permit to allow for a carwash in property with Mixed-Use Medium Density Land Use and Mixed-Use Medium Intensity (MU-2) Zoning District.

Petition PB-21-00166 SUP. Axis Infrastructure, Inc., agent for Oakwood Gainesville Parcels, LLC. Request for a Special Use Permit to allow the construction of a carwash in a property with Mixed-Use Medium Density Land Use and Mixed-Use Medium Intensity (MU-2) Zoning. Generally located on Highway 441 (NW 13th St) near NW 23rd St.

Motion to: Approve with staff conditions

Motion by: Ackerman

Seconded by: Corrugedo

Motion passes upon vote: (5-0)

Sutton recuses, Blythe absent

Conditions:

1. The Site shall be developed and operated consistent with the conceptual plan associated with Special Use Permit PB-21-00166 SUP and the condition as provided with this approval.
2. Development shall meet sidewalk requirements as stated in the Land Development Code.
3. Sidewalk connections shall be provided from the development to the Northwood Village Shopping Center where future development can connect and provide a complete sidewalk network. Front side facing NW 13th St. (SR 441) shall have a facade with a door and windows that meet glazing requirements.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-21-00166 SUP with conditions.

[210835.](#)

Mavis Special Use Permit

Petition PB-21-00019 SUP. Bohler Engineering FL, LLC (Agent) for GDP Gainesville, LLC (Owner). Request for a Special Use Permit to allow a vehicle services use at the subject property. Zoned: Mixed Use 2 (MU-2). Located at 5700 NW 23rd St.

Motion to: Approve with staff conditions

Motion by: Ackerman

Seconded by: Corrugeto

Motion passes upon vote: (6-0)

Blythe absent

Conditions:

1. Activity at the property shall be regulated by chapter 15 of the City Code of Ordinances which specifies maximum sound levels for daytime and nighttime hours.
2. The use at the property shall be limited to 8 internally-oriented service bays.
3. Outdoor storage and display is not permitted at the subject property.
4. Upon approval of the Special Use Permit, the property owner shall apply for Development Plan Review.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-21-00019 SUP with Conditions.

210729.

Comprehensive Plan Amendment - Property Rights Element (B)

Ordinance No. 210729

An ordinance of the City of Gainesville, Florida, amending the Comprehensive Plan of the City of Gainesville by adding a Property Rights Element; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Motion to: Approve with language proposed in exhibit B

Motion by: Hawkins

Seconded by: Corrugeto

Motion passes upon vote: (5-1)

For: Hawkins, Corrugeto, Hurst, Ney, Ackerman

Against: Sutton

Blythe absent

RECOMMENDATION

The City Commission adopt the proposed ordinance.

210836.

McGurn Right of Way Vacation

Petition PB-21-00154 SVA. Linda and Kenneth McGurn on behalf of McGurn and McGurn Trustees (Owners) and Hinson & Ratliff & Ratliff (Owners). Request to vacate 170-foot long, 20-foot wide right-of-way

located in the 200 block of NW 1st Ave.

Motion to: approve petition

Motion by: Ackerman

Seconded by: Ney

Motion passes upon vote: (5-0)

Blythe and Hawkins absent

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-21-00154 SVA.

210837.

NW 12th Ter-NW 4th PI ROW Vacation (B)

Petition PB-21-00194 SVA. CHW Professional Consultants (Agent) on behalf of Stetz Properties LLC and Cynthia and Frank Stetz Jr. (Owners). Request to vacate NW 12th Ter located between NW 4th PI and NW 5th Ave contingent upon extending NW 4th PI westward to connect with NW 12th Dr.

Staff Presenting: Forrest Eddleton

Motion to: Approve with conditions

Motion by: Hawkins

Seconded by: Ackerman

Motion passes upon vote: (6-0) Blythe absent

Conditions: 1. Property owner must grant the City of Gainesville the ownership and rights for the extension of NW 4th Place for the Right of Way westward of north west 12th Dr. prior to the final vacating of NW 12th Terrace.

2. any necessary improvements for NW 4th Place will be required at the time of redevelopment of the adjacent property any associated cost will be borne by the developer.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval with conditions of Petition PB-21-00194 SVA.

210838.

NW 12th Ter-NW 4th PI ROW Vacation(B)

Petition PB-21-00195 SUP. CHW Professional Consultants (Agent) on behalf of 521 NW 13th St LLC, Stetz Properties LLC, RJ Karow, Lowe Issie Ann Trustee, and Cynthia and Frank Stetz Jr (Owners). Request for a Special Use Permit to allow for an increase in density up to the maximum allowed under Urban Mixed-Use (UMU) Land Use and Urban 8 (U8) and Urban 6 (U6) Zoning.

Staff Presenting: Forrest Eddleton

Motion to: Approve with conditions

Motion by: Ackerman

Seconded by: Hawkins

Motion passes upon vote: (5-1) Blythe absent

For: Ackerman, Hawkins, Hurst, Ney, Sutton

Against: Corrugeto

Conditions:

Modify staff's condition 1 to read "Continue to work directly with historic preservation staff and the City architect on final architectural designs for all buildings."

2. Deviations from or omissions of items in Section I of this report during Development Review will require re-review of the SUP by the City Plan Board.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval with conditions of Petition PB-21-00195 SUP.

INFORMATION ITEMS:

[210788.](#)

Comprehensive Plan Draft Chapter Review

Item moved

RECOMMENDATION

The Plan Board review, discuss, and provide feedback on the draft chapters.

MEMBER COMMENT

Hawkins:

Requests agendas be made available at least a week ahead of meetings.

Seconded by Ackerman

Sutton: Requests at minimum Agendas be made by Friday before.

Person: Announces new planners Dan Zhu and Phimetto Lewis

Sutton: requests the Inclusionary and Exclusionary housing study.

NEXT MEETING DATE

Comp Plan Virtual Workshop: TBD

Regular Meeting: February, 24th, 2022

ADJOURNMENT

9:38 PM