

# City of Gainesville

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



## **Minutes - Final**

**August 26, 2021**

**6:30 PM**

**City Hall Auditorium, 200 East University Avenue**

## **City Plan Board**

*Stephanie Sutton - Chair  
Bob Ackerman - Member  
Christian Newman - Vice-chair  
Thomas Hawkins - Member  
James Blythe - Member  
Sophia Corugedo - Member  
Jason Hurst - 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**

6:42 PM

**ROLL CALL**

**Staff Present: Brittany McMullen (Planner IV), Juan Castillo (Planner III), and Andrew Persons (Director)**

**Present** 8 - Ackerman, Sutton, Newman, Hawkins, Blythe, Hurst, Corugedo, and Certain

**ADOPTION OF THE AGENDA**

**Motion By: Christian Newman**

**Seconded by: Jason Hurst**

**Moved to: Adopt**

**Upon vote: 7-0**

**APPROVAL OF MINUTES**

Minutes not attached to the agenda. Minutes for the July 22nd meeting will be approved at the September 30th CPB meeting.

**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:**

[200730.](#)

Text change to the City’s Land Development Code to modify building frontage, building entrance, and building material requirements for properties in transect zones (B)

**Petition PB-20-160 TCH. City of Gainesville. Amend the Land Development Code to modify building frontage, building entrance, and building material requirements for properties in transect zones.**

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-20-160 TCH.*

**Motion By: Thomas Hawkins**  
**Seconded by: Christian Newman**  
**Moved to: Adopt with conditions**  
**Upon vote: 7-0**

**Motion passes with the following conditions:**

- 1. Insert “glazing” in P. 30-4.14.(C)(C)(2) between words window and door.**
- 2. Strike 30-4.13.b.3**
- 3. Replace references to “appropriate reviewing board” to “City Plan Board”**
- 4. Modify 30-4.14.c.b. Projects shall be subject to the following exterior material provisions where those projects:**
  - a. Are multi-family residential or mixed-use projects which include both residential and non-residential uses**
  - b. Meet the threshold of either intermediate or major development plan review;**
  - c. Are greater than two stories, and are located on a storefront street, principal street, or thoroughfare street.**
- 5. Replace “single family home” in 30.4.13.b.1 with “single family dwelling”**

## **NEW BUSINESS:**

### [210330.](#)

Amend the Future Land Use Map from Mixed Use Low Intensity (MUL) and Residential Medium (RM) to Planned Use District (PUD).

**Petition PB-21-102 LUC.** eda, Agent. Petition for land use change from City of Gainesville Mixed Use Low Intensity (MUL) and Residential Medium (RM) to Planned Use District (PUD). Generally located in the 3041-3155 block of Old Archer Rd. Related to Petition PB-21-103 ZON.

**RECOMMENDATION**

*Approve PB-21-102 LUC based on finding of compliance with applicable review criteria.*

**Motion By: Sophia Corugedo**  
**Seconded by: Thomas Hawkins**  
**Moved to: Deny**  
**Upon vote: 2-3**

**Motion By: Thomas Hawkins**  
**Seconded by: Bob Ackerman**  
**Moved to: Adopt with conditions**  
**Upon vote: 4-1**

**Brittany McMullen presented. Onelia Lazarri with EDA presented. Public Comment was made by Don Shepperd.**

**Motion to deny the petition made by Sophia Corugedo, Seconded by Thomas Hawkins. Motion fails following a 2 - 3 vote with Sophia Corugedo and Thomas Hawkins in favor and Christian Newman, Robert Ackerman, and James Blythe against.**

**Thomas Hawkins made a motion to continue the petition with modifications:**

- 1. Require a minimum number of 24 affordable units.**
- 2. Require streets within project so no development occurs on a block no more**

than 2,000 ft in perimeter.

3. Require the project to meet the transect frontage standards along all streets not only Old Archer Rd.

4. Add a condition that if a vacancy occurs in an affordable unit and an eligible tenant cannot be identified by a public agency within 180 days of the vacancy being noticed to the agencies the owner/developer would be permitted to fill the vacant units with market rate tenants.

5. Affordable units have the same fits and finishes as market rate units and must be two-bedroom units.

Motion seconded by Bob Ackerman. Motion passes following a 4 - 1 vote with Christian Newman, Robert Ackerman, James Blythe, and Thomas Hawkins in favor; and Sophia Corugedo against.

Stephanie Sutton and Jason Hurts recused.

[210331.](#)

Rezone property from MU-1 and RMF-8 to Planned Development (PD)

**Petition PB-21-103 ZON.** eda, Agent. Rezone property from City of Gainesville Mixed Use Low Intensity (MU-1) to Residential Multi-Family (RMF-8) to City of Gainesville Planned Development (PD). Generally located in the 3041-3155 block of Old Archer Rd. Related to PB-21-102 LUC.

RECOMMENDATION

*Approve PB-21-103 ZON based on finding of compliance with applicable review criteria.*

Motion By: Thomas Hawkins

Seconded by: Bob Ackerman

Moved to: Continue

Upon vote: 4-1

Motion to continue to September 30th 2021 City Plan Board meeting. Motion passes following a 4-1 vote with Christian Newman, Robert Ackerman, James Blythe, and Thomas Hawkins in favor; and Sophia Corugedo against.

[210332.](#)

**Dunbar Hotel Special Use Permit**

**Petition PB-21-00088 SUP.** Dunbar Hotel Gainesville LLC. Request for a Special Use Permit to allow a restaurant use at the subject property. Zoned: Urban 4 (U4, up to 20 units per acre). Located at 732 NW 4th Street.

Motion passes following a 7-0 vote.

RECOMMENDATION

*Staff to City Plan Board - Staff recommends approval of Petition PB-21-00088 SUP with Conditions.*

Motion By: Thomas Hawkins

Seconded by: Bob Ackerman

Moved to: Adopt

Upon vote: 7-0

Motion passes.

**INFORMATION ITEM(s):**

**MEMBER COMMENT**

**NEXT MEETING DATE: September 22, 2021**

Next meeting date has been changed to September 30th 2021 at 6:30 PM.

**ADJOURNMENT**

9:47 PM