

# City of Gainesville

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



## **Minutes - Final**

**February 25, 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)*

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**CALL TO ORDER**

Call to Order – 6:35 p.m.

**ROLL CALL**

Members Present: Stephanie Sutton (Chair), Christian Newman (Vice-Chair), Thomas Hawkins, James Blythe, Jason Hurst, Sophia Corugedo

Staff Present: Andrew Persons, Brittany McMullen, Juan Castillo, Nathaniel Chan

**ADOPTION OF THE AGENDA (Note: Order of business subject to change)**

Motion By: Hawkins      Seconded By: Newman  
Moved To: Approve with modifications: Move old business after new business, move Wilson Land Use and Rezoning petitions to beginning of agenda. Upon  
Vote: Passed 6-0

**APPROVAL OF MINUTES**

Motion By: Newman      Seconded By: Hurst  
Moved To: Approve      Upon Vote: Passed 6-0

200651.

**Draft Minutes of the January 28, 2020 City Plan Board Meetings (B)**

RECOMMENDATION      *Staff is requesting that the City Plan Board review the draft minutes from the January 28, 2020 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.**

**OLD BUSINESS:**

**200729.      Heritage Overlay District Text Change (B)**

Petition PB-21-08 TCH. City of Gainesville. Amend the Land Development

**Code to modify the purpose, objectives, effect, criteria, and procedures for implementation of the heritage overlay district.**

**RECOMMENDATION**

*The Plan Board review the materials and provide further guidance or direction as appropriate.*

**Motion By: Newman Seconded By: Hawkins  
Moved To: Continue Upon Vote: Passed (6-0)**

**A motion was made by Board Member Newman, seconded by Board Member Hawkins, to continue item PB-21-08 TCH to the next meeting. Upon a vote the motion passed unanimously.**

**NEW BUSINESS:**

**200883.**

**Gainesville Hillel Land Use Change (B)**

**Petition PB-20-00161 LUC. Eda Consultants Inc, (Applicant) on behalf of Gainesville Hillel, Inc. Request to amend the City of Gainesville Future Land Use Map from City of Gainesville Residential Low (RL) to City of Gainesville Mixed-Use Office/Residential (MOR). Located at 2020 West University Ave. Related to PB-20-00162 ZON.**

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-20-00161 LUC.*

**Motion By: Hawkins Seconded By: Blythe  
Moved To: Approve Upon Vote: Passed (5-0, Sutton recused)**

**Board Chair Sutton, who previously submitted form 8b, recused herself from voting on this petition. Juan Castillo, Planner, presented the item for staff. Onelia Lazzari presented for the applicant. Rabbi Jonah Zinn was present to provide additional information. Donald Sheppard commented. A motion was made by Board Member Hawkins, seconded by Board Member Blythe, to approve the petition. Upon vote the motion passed unanimously**

**200884.**

**Gainesville Hillel Rezoning (B)**

**Petition PB-20-00162 ZON. Eda Consultants Inc, (Applicant) on behalf of Gainesville Hillel, Inc. Request to rezone the subject property from City of Gainesville Planned Development (PD) to City of Gainesville Transect Zone U4. Located at 2020 West University Ave. Related to PB-20-00161 LUC.**

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-20-00162 ZON.*

**Motion By: Hawkins Seconded By: Blythe  
Moved To: Approve Upon Vote: Passed (5-0, Sutton recused)**

**Board Chair Sutton, who previously submitted form 8b, recused herself from voting on this petition. Juan Castillo presented the item for staff. Onelia Lazzari**

presented for the applicant. A motion was made by Board Member Hawkins, seconded by Member Blythe, to approve the petition. Upon vote the motion carried unanimously.

[200882.](#)

**Wilson Land Use Change (St. Michael's Church Property)**

**Petition PB-20-141 LUC.** CHW, Inc., agent for Wilson Development, applicant. Request to amend the City of Gainesville Future Land Use Map from Office (O) and Conservation (CON) to Planned Use District (PUD). Located at 4315 NW 23rd Ave. Related to Petition PB-20-142 ZON.

**RECOMMENDATION**                      *Staff to City Plan Board - Staff recommends approval of Petition PB-20-141 LUC.*

**Motion By: Hawkins**

**Seconded By: Corugedo**

**Moved To: Approve with modifications**                      **Upon Vote: Failed (2-4, Nay: Blythe, Newman, Sutton, Hurst)**

**Motion By: Hawkins**

**Seconded By: Corugedo**

**Moved To: Deny Upon Vote: Failed (3-3, Nay: Blythe, Sutton, Hurst)**

Brittany McMullen, Planner, presented the item for staff. Kevin Frazier presented for the applicant, summarizing the request for this petition as well as related petition PB-20-142 ZON. Affected parties commented on this petition as well as the related petition. Comments were in opposition and support. A motion was made by Board Member Hawkins, seconded by Corugedo, to approve with two modifications:

1. Amend proposed Condition 2 to strike the allowance for one drive through, specify none permitted;
2. Add new condition to require buildings to face the street and not allowing driveways or parking in front of buildings.

Upon a roll call vote the motion failed 2-4 with Blythe, Newman, Sutton and Hurst opposed. A motion was made by Board Member Hawkins to deny the petition which was subsequently withdrawn. Board Member Blythe made a motion to amend the petition to allow for one drive through use, to be selected by the developer. The motion was subsequently withdrawn as it was pointed out that this condition already exists in the proposed PD conditions.

A motion was made by Board Member Hawkins, seconded by Member Corugedo, to deny the petition. Upon a roll call vote the motion failed 3-3 with Blythe, Sutton and Hurst opposed.

[200885.](#)

**Wilson Rezoning (St. Michael's Church Property)**

**Petition PB-20-141 LUC.** CHW, Inc., agent for Wilson Development, applicant. Request to rezone property from Office (OF) and Conservation (CON) to Planned Development (PD). Located at 4315 NW 23rd Ave. Related to Petition PB-20-141 LUC.

**RECOMMENDATION**                      *Staff to City Plan Board - Staff recommends approval of Petition PB-20-142 ZON.*

**Motion By: Hawkins**                      **Seconded By: None**

Moved To: Continue      Upon Vote: (Failed for lack of second)

Motion By: Hurst

Seconded By: Blythe

Moved To: Approve with conditions      Upon Vote: Failed (3-3, Nay: Hawkins, Newman, Corugedo)

Brittany McMullen, Planner, presented the item for staff. The applicant gave a joint presentation on this item with petition PB-141-LUC.

The Board discussed and asked questions of staff and the applicant. Affected parties commented on this petition as well as the related petition. Comments were in opposition and support.

A motion was made by Board Member Hawkins to continue the item to a date uncertain. The motion failed for lack of second.

A motion was made by Board Member Hurst, seconded by Board Member Blythe, to approve the petition with conditional changes discussed. Upon a roll call vote the motion failed 3-3.

[200886.](#)

**NE 39th Blvd Henderson Land Use Change**

**Petition PB-20-152 LUC.** eda consultants Inc, (Agent) on behalf of Hawes Family LP, Allen Z. Osbrach, David K. Crapps (Owners). Request to amend the City of Gainesville Future Land Use Map from Planned Use District (PUD) to City of Gainesville Commercial (C), Residential Medium (RM), and Residential Low (RL). Located on the 755-1100 block on the south side of NE 39th Blvd. Related to PB-20-00153 ZON.

**RECOMMENDATION**      *Staff to City Plan Board - Staff recommends approval of Petition PB-20-152 LUC.*

Motion By: Hawkins

Seconded By: Newman

Moved To: Approve

Upon Vote: Passed (5-0, Sutton recused)

Board Chair Sutton, who previously submitted form 8b, recused herself from voting on this petition. Nathaniel Chan presented the item for staff. Onelia Lazzari presented for the applicant. No members of the public commented on the item.

A motion was made by Board Member Hawkins, seconded by Board Member Newman, to approve the petition. Upon vote the motion passed unanimously.

[200887.](#)

**NE 39th Blvd Henderson Rezoning**

**Petition PB-20-153 ZON.** eda consultants Inc, (Agent) on behalf of Hawes Family LP, Allen Z. Osbrach, David K. Crapps (Owners). Request to rezone the subject properties from City of Gainesville Planned Development (PD) to City of Gainesville Automotive-Oriented Business (BA), Multi-Family Residential (RMF-8), and Single-Family Residential (RSF-4). Located on the 755-1100 block on the south side of NE 39th Blvd. Related to PB-20-00152 LUC.

**RECOMMENDATION**      *Staff to City Plan Board - Staff recommends approval of Petition PB-20-153 ZON.*

Motion By: Hawkins      Seconded By: Newman  
Moved To: Approve      Upon Vote: Passed (5-0, Sutton recused)

Board Chair Sutton, who previously submitted form 8b, recused herself from voting on this petition. Nathaniel Chan presented the item for staff. Onelia Lazzari presented for the applicant. No members of the public commented on the item.

A motion was made by Board Member Hawkins, seconded by Board Member Newman, to approve the petition. Upon vote the motion passed unanimously.

**INFORMATION ITEM: City Manager Presentation on Strategic Plan**

[200614.](#)      **City Manager Update on the City's Strategic Planning Process (B)**

RECOMMENDATION

*The Board hear a presentation from the City Manager on the City's Strategic Plan and the Advisory Board's role relative to this process.*

**MEMBER COMMENT**

**PUBLIC COMMENT**

**NEXT MEETING DATE: March 25, 2021**

**ADJOURNMENT**

Adjournment – 11:42 p.m.