

City Plan Board Minutes
February 25th, 2021 6:30 PM
Virtual/Hybrid Meeting

I. Call to Order – 6:35 p.m.

II. Roll Call

| <u>Members Present</u> | <u>Members Absent</u> | <u>Staff Present</u> |
|-------------------------------|------------------------------|-----------------------------|
| Stephanie Sutton (Chair) | Robert (Bob) Ackerman | Andrew Persons |
| Christian Newman (Vice-Chair) | | Brittany McMullen |
| Thomas Hawkins | | Juan Castillo |
| James Blythe | | Nathaniel Chan |
| Jason Hurst | | |
| Sophia Corugedo | | |

III. Approval of Agenda

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| 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 |

IV. Approval of Minutes: January 28, 2021

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

- V. 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.

VI. New Business

Petition PB-20-141 LUC (200882)

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.

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.

Petition PB-20-142 ZON (200885)

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.

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.

Petition PB-20-161 LUC
(200883)

Eda Consultants Inc, (Applicant) on behalf of Gainesville Hillel, Inc. Request to amend the Future Land Use of the property from City of Gainesville Residential Low Density (RL, 0-15 units per acre) to City of Gainesville Mixed Use Office/Residential (MOR, 0-20 units per acre). Related to Petition PB-20-162 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, 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

Petition PB-20-162 ZON
(200884)

Eda Consultants Inc, (Applicant) on behalf of Gainesville Hillel, Inc. Request to rezone property from City of Gainesville Planned Development (PD) to City of Gainesville Transect Zone U4. Related to Petition PB-20-161 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 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.

Petition PB-20-152 LUC
(200886)

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.

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.

Petition PB-20-153 LUC
(200887)

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.

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.

Petition PB-21-08 TCH
(200729)

City of Gainesville. Amend the Land Development Code to modify the purpose, objectives, effect, criteria, and procedures for implementation of the heritage overlay district.

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.

VII. Adjournment – 11:42 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.