

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Minutes - Draft

April 28, 2021

6:00 PM

City Commission Special Meeting

City Hall Auditorium

City Commission

Mayor Lauren Poe (At Large)
Commissioner Reina Saco (At Large)
Commissioner Gail Johnson (At Large)
Commissioner Gigi Simmons (District 1)
Commissioner Harvey Ward (District 2)
Mayor-Commissioner Pro Tem David Arreola (District 3)
Commissioner Adrian Hayes-Santos (District 4)

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CALL TO ORDER - 6:02 PM

AGENDA STATEMENT

ROLL CALL

- Present** 6 - Commissioner Johnson, Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, Commissioner Ward, and Mayor-Commissioner Pro Tem Arreola
- Absent** 1 - Commissioner Simmons

[200682.](#) **Attendance Affidavit (B)**

Need to click on Item Number for attachment.

ADOPTION OF THE AGENDA

Nicolle Shalley, City Attorney spoke to the matter.

A motion was made by Commissioner Ward, seconded by Commissioner Hayes-Santos, that this Matter be Adopted. The motion carried by the following vote:

- Aye:** 6 - Commissioner Johnson, Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, Commissioner Ward, and Mayor-Commissioner Pro Tem Arreola
- Absent:** 1 - Commissioner Simmons

BUSINESS DISCUSSION ITEMS

[200882.](#) **Wilson Land Use Change (St. Michael’s Church Property) (B)**

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.

Motion: Adopt petition with the following modifications:

Condition 1. Move away from mixed-use low intensity to urban mixed-use land use.

Condition 2. No drive-through facilities allowed.

Condition 3. Allow more square footage on ground floor and upper floors.

Condition 4. Allow heights under urban mixed-use land use.

Condition 10. Allow the city to construct a park on the conservation land.

Condition 11. Developer will make best effort to save heritage trees.

Brittany McMullen, Planner IV gave a presentation.

Ryan Thompson, Project Manager gave a presentation.

Kevin Frazier, Wilson Development Group gave a presentation.

Perry Shaw, Mike Ferlow, Marsha Mott, Chris & Meredith Goodrich, Nathan Skop, Matt O'Brien, Gina Rapetto, Anne Attwater, Paula Stamer, Katery Gladys, Tracey Staples, Megan Vaverka, Darlene Pifalo, Meredith, Katlin Rodriguez, Alexandra Merritt, Sandra Riggs, Rachel Channing, Nancy Daren, Kali Blount, Karavin Mulsen, Susan Chakow, Roger Austin and Tony Delmanto, spoke to the matter.

Recess - 8:54 PM

Reconvene - 9:00 PM

RECOMMENDATION

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

City Plan Board to City Commission - The City Plan Board held a public hearing on this item on 2/25/21. At this meeting a motion was made to deny the petition. A roll call vote resulted in a tie of 3-3.

A motion was made by Commissioner Hayes-Santos, seconded by Mayor-Commissioner Pro Tem Arreola, that this Matter be Approved, as shown above. The motion carried by the following vote:

Aye: 4 - Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, and Mayor-Commissioner Pro Tem Arreola

Nay: 2 - Commissioner Johnson, and Commissioner Ward

Absent: 1 - Commissioner Simmons

[200885.](#)

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

Petition PB-20-142 ZON. 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: Approve petition with changes: 1) Replace with U7 zoning (conditions 1-7); 2) Remove condition 10 (architectural mandate); 3) No drive-through allowed (condition 17); 4) Remove parking minimums (condition 18); 5) Condition 33 - Remove requirement for parking minimums; and 6) Conditions 35 & 36 - City has access to build a park.

Nicolle Shalley, City Attorney spoke to the quasi-judicial process.

Omichele Gainey, City Clerk spoke (to swear in all testimony to be provided).

Commissioner Saco, Mayor-Commissioner Pro Tem Arreola, Commissioner Hayes-Santos, Commissioner Ward, Commissioner Johnson and Mayor Poe disclosed that they have received ex-parte communication.

Brittany McMullen, Planner IV introduced the item.

Kevin Frazier, Wilson Development Group gave a presentation.

Brittany McMullen, gave a presentation.

Affected Parties in favor: Tracey Staples, Gina Rapetto.

Affected Parties against: Ron Randalls, Chris Goodrich, Perry Shaw, Meredith Goodrich.

Rebuttal by Petitioner: Kevin Frazier, Ryan Thompson.

No rebuttal by staff.

Closing by Petitioner: Kevin Frazier.

Closing by Staff: Declined closing remarks.

Closing by Affected Parties: Marsha Mott, Ron Randalls, Gina Rapetto.

Nathan Skop, Meridth, Ryan Risceki, Rachel Channing and Sandra Reeves spoke to the matter.

Andrew Persons spoke to the matter.

RECOMMENDATION

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

City Plan Board to City Commission - The City Plan Board held a public hearing on this item on 2/25/21. At this meeting a motion was made to approve the petition with conditions. A roll call vote resulted in a tie of 3-3.

A motion was made by Commissioner Hayes-Santos, seconded by Commissioner Saco, that this Matter be Approved, as shown above. The motion carried by the following vote:

Aye: 4 - Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, and Mayor-Commissioner Pro Tem Arreola

Nay: 2 - Commissioner Johnson, and Commissioner Ward

Absent: 1 - Commissioner Simmons

MEMBER COMMENT

ADJOURNMENT - 10:35 PM