

City of Gainesville

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



Minutes - Final

January 23, 2020

6:30 PM

City Hall Auditorium, 200 East University Ave

City Plan Board

*Bob Ackerman - Chair
Megan Walker-Radtke - Vice Chair
Stephanie Sutton - Member
Erin Condon - Member
Terry Clark - Member
Christian Newman - Member
Thomas Hawkins - Member
James Blythe - Member
Robert Hyatt - School Board Representative*

CALL TO ORDER

ROLL CALL

Board members present: Erin Condon, Stephanie Sutton, Christian Newman, James Blythe, Robert Ackerman, Megan Walker-Radtke, Thams Hawkins
Staff Present: Andrew Persons, Brittany McMullen, Yvette Thomas, Sait Sela

[190886.](#)

City Plan Board Attendance Roster: June 27, 2019 through January 23, 2020 (B)

Motion made to Approve the agenda with request to revise the Chair and Vice-Chair on the cover page. Motion made by Christian Newman, Seconded with revisions by Megan Walker-Radtke. Motion passes with revisions

ADOPTION OF THE AGENDA

APPROVAL OF MINUTES

[190887.](#)

Draft Minutes of the December 10, 2019 City Plan Board Meetings (B)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the December 10, 2019 meetings and vote to approve the minutes.

Staff to the City Plan Board - Review and approve the draft minutes.

Motion to approve minutes form December 10, 2019. Motion made by Megan Walker-Radtke, seconded by Thomas Hawkins. Motion passes following a 7-0 vote.

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.

REQUEST TO ADDRESS THE BOARD:

OLD BUSINESS:

[190533.](#)

Amend the City of Gainesville Future Land Use Map from City of Gainesville Planned Use District (PUD), Residential Low-Density (RL), Single-Family Residential (SF) and Conservation (CON) to Agriculture (AGR) and remove Policy 4.3.4 of the of the Future Land Use Element in the City of Gainesville Comprehensive Plan. (B)

Petition PB-19-128 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map from City of Gainesville Planned Use District (PUD), Residential Low-Density (RL), Single-Family Residential (SF) and Conservation (CON) to Agriculture (AGR) and remove Policy 4.3.4 of the Future Land Use Element in the City of Gainesville Comprehensive Plan. Generally located to the west and east of SR 121 and North of NW 77th Avenue.

RECOMMENDATION *Staff to City Plan Board - Approve Petition PB-19-128 LUC.*

Board member Sutton recused herself from the item.

Brittany McMullen gave a brief overview of the petition which had been continued from the November meeting and informed the Board that on December 5th, 2019 the City Commission voted to deny the property owner's privately initiated PD rezoning petition.

Mr. David Coffey, representing the property owner, spoke in opposition to the petition and informed the Board that the property owner would be filing an appeal to the City Commission's December decision. He asked that the Plan Board once again continue the petition.

The Board discussed the item and asked questions which were answered by Staff and Mr. Coffey. Board member Ackerman made a motion to approve, which failed for lack of second.

Board member Newman made a motion to deny, which was seconded by Board member Hawkins. The motion passed unanimously.

Motion to approve. Motion Made by Bob Ackerman, No Second, Motion fails.

Motion to deny, motion made by Christian Newman, Seconded by Thomas Hawkins, Motion passes following a 6-0 vote.

[190534.](#)

Rezone property from Alachua County Agriculture (A) to City of Gainesville Agriculture (AGR). (B)

Petition PB-19-129 ZON. City of Gainesville. Rezone property from Alachua County Agriculture (A) to City of Gainesville Agriculture (AGR). Generally located to the west and east of SR 121 and North of NW 77th Avenue.

RECOMMENDATION *Staff to City Plan Board - Approve Petition PB-19-129 ZON.*

Board member Sutton recused herself from the item.

Brittany McMullen gave a brief overview of the request which was the corresponding zoning petition to implement the previously discussed land use change. The item had been continued from the November Plan Board

meeting. After some discussion Board member Newman motioned to deny the item and the motion was seconded by Board member Hawkins. The motion passed unanimously.

Motion to deny, motion made by Thomas Hawkins, seconded by Christian Newman, motion passes following a 6-0 vote.

NEW BUSINESS:

[190696.](#)

Nomination for placement of the Masonic Lodge #41 onto the Local Register of Historic Places. (B)

Petition HP-19-112. Sarit Sela, agent for the City of Gainesville. Local landmark nomination for the placement of the Masonic Lodge #41 on the Local Register of Historic Places. Located at 215 N. Main Street. This building is listed on the National Register of Historic Places.

RECOMMENDATION

Staff to Historic Preservation Board - Approve the nomination for placement of the Masonic Lodge #41 onto the Local Register of Historic Places. Staff recommends approval of the landmark nomination based on review criteria a, b, and c:

a. Is associated with events that are significant to our local, state, or national history; - The membership of the lodge consisted of local politicians, businessmen, and developers whom played an important role in shaping Gainesville. The lodge has served continually since its construction and was chartered on January 15, 1857. Members of the lodge have held numerous positions with the city, county, and state government to include former US Senator David L. Yulee; W.A. Shands, former president of state senate; and former Gainesville mayor, William Rueben Thomas. The lodge has also produced three Grand Masters, three Grand High Priests, one Grand Eminent Commander, and two Grand Worthy Patrons.

b. Embodies the distinctive characteristics of a type, period, or method of construction; - The building is an example of the ornate form of architecture used for public and civic buildings in the early 20th century. The building was constructed in 1908 and has survived with no major alterations and maintaining its ornamental architecture. The original finishes, features, and windows remain intact. The lodge is a rectangular, 2 story Italian Renaissance style building with a pediment hip roof and wide overhanging eaves. The building was designed by architect J.H.W. Hawkins of Jacksonville, Florida. The lodge was constructed by the Edding Manufacturing Company of sand brick masonry laid in a stretcher bond and pre-cast concrete made by the W.T. Hughes Company of Tampa. The lodge is one of two buildings in Gainesville that exemplify Italian Renaissance architecture.

c. Represents the work of a master; - J.H.W. Hawkins

graduated in 1879 from Cornell University with a degree in architecture. He designed and oversaw a number of projects between 1879-1922 in Denver, Colorado; Jacksonville, Florida; Lincoln, Nebraska; and Wilkes-Barre Pennsylvania, some of which are listed on the National Register including the Dietz Memorial United Methodist Church, formerly known as the Saint Matthias' Episcopal Church. He is most notably known for designing Nebraska Hall (demolished) at the University of Nebraska.

Historic Preservation Board to City Plan Board - Approve the nomination for placement of the Masonic Lodge #41 onto the Local Register of Historic Places.

Staff to City Plan Board - Approve the nomination for placement of the Masonic Lodge #41 onto the Local Register of Historic Places.

Sarit Sela, City Architect, gave a synopsis of the request which had been presented as an information item at the December City Plan Board meeting, requesting that the Board make a recommendation so that the local landmark nomination could be presented to the City Commission for final vote. Board members asked questions of staff.

Yvette Thomas and Andrew Persons answered questions regarding the impact of the designation of the property.

Kyra Lucas spoke in favor of the proposed designation.

Patrick Jacob, representing the Masonic Lodge, spoke in opposition of the proposed designation.

Motion made to approve. Motion made by Thomas Hawkins, Seconded by Bob Ackerman. Motion passes following a 5-2 vote.

INFORMATION ITEM: Census Complete Count Campaign

BOARD MEMBER COMMENT:

Board Member Hawkins requested an update on the list of Code updates that had been identified by the City Plan Board and City Commission at its joint meeting in 2019. The Board and staff discussed code updates in addition to recommended updates for the City Plan Board website and agenda processes.

NEXT MEETING DATE: February 27, 2020

ADJOURNMENT

Adjournment – 7:52 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.