

City of Gainesville

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



Minutes - Final

September 30, 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

6:45 PM

ROLL CALL

Staff Present: Juan Castillo (Planner III) and Andrew Persons (Director)

Present 6 - Member Blythe, Member Ackerman, Corugedo, Hurst, Newman, and Sutton

Absent 2 - Hawkins, and Certain

ADOPTION OF THE AGENDA

Motion By: Bob, Ackerman
Seconded: Christian Newman
Moved to: Adopt
Upon Vote: 6-0

Adopted

APPROVAL OF MINUTES: N/A

Minutes not attached to the agenda. Minutes for the July 22nd and August 26th meetings will be approved at the October 28th City Plan Board 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:

[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: Christian Newman

Seconded: Bob Ackerman

Moved to: Adopt

Upon Vote: 4-0

**Brittany McMullen (staff) presented, Clay Sweger (EDA, Applicant) presented.
Stephanie Sutton recused, Jason Hurst 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: Bob, Ackerman

Seconded: Christian Newman

Moved to: Adopt

Upon Vote: 4-0

**Brittany McMullen (staff) presented, Clay Sweger (EDA, Applicant) presented.
Stephanie Sutton recused, Jason Hurst recused.**

NEW BUSINESS:**210461.**

Amend Future Land Use Map from Alachua County Estate Residential to City of Gainesville Residential Low Density, Mixed Use Office Residential, and Urban Mixed Use (B)

Petition PB-21-00116 LUC. City of Gainesville, (Applicant) requests to amend the City of Gainesville Future Land Use Map for two (2) properties from Alachua County Estate Residential (0.5 dwelling units per acre) to City of Gainesville Residential Low Density (15 dwelling units per acre), Mixed Use Office Residential (20 dwelling units per acre), and Urban Mixed Use (60 units per acre). Located on the west side of SW Williston Road, south of SW 62nd Avenue and the City of Gainesville city limits, north of SW 78th Lane, and east of SW 63rd Boulevard.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-21-00116 LUC.

Motion By: Bob, Ackerman

Seconded: Christian Newman

Moved to: Adopt

Upon Vote: 6-0

Juan Castillo (staff) presented. Eric Parker commented. Gerry Dedenbach commented.

[210463.](#)

Rezone from Alachua County Agricultural to City of Gainesville Transect Urban 2, Urban 4, and Urban 6 (B)

Petition PB-21-00117 ZON. City of Gainesville, (Applicant) requests to rezone two (2) properties from Alachua County zoning Agricultural (1 dwelling unit per 5 acres) to City of Gainesville Transect Urban 2 (15 dwelling units per acre), Urban 4 (20 dwelling units per acre), and Urban 6 (50 dwelling units per acre / 60 dwelling units per acre with bonus). Located on the west side of SW Williston Road, south of SW 62nd Avenue and the City of Gainesville city limits, north of SW 78th Lane, and east of SW 63rd Boulevard.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-21-00117 ZON.

Motion By: Bob, Ackerman
Seconded: Christian Newman
Moved to: Adopt
Upon Vote: 6-0

Juan Castillo (staff) presented.

[210465.](#)

Amend Future Land Use Map from Alachua County Medium Density Residential, Light Industrial, and Heavy Industrial to City of Gainesville Office and Industrial

Petition PB-21-00133 LUC. City of Gainesville, (Applicant) requests to amend the City of Gainesville Future Land Use Map for six (6) properties from Alachua County Alachua County Medium Density Residential, Light Industrial, and Heavy Industrial to City of Gainesville Office and Industrial. Located south of SW Archer Road, west of Interstate 75, north of current city limits, and east of SW 44th Street.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-21-00133 LUC.

Item continued to 10/28/2021

[210466.](#)

Rezone from Alachua County Single-Family Residential, Manufacturing/Mobile Home Park, Multi-Family Residential, Agricultural, and Manufacturing/Services to City of Gainesville Medical Services and Business Industrial.

Petition PB-21-00132 ZON. City of Gainesville, (Applicant) requests to rezone six (6) properties from Alachua County Single-Family Residential

(R-1A, R-1B), Manufacturing/Mobile Home Park (RM), Multi-Family Residential (R-2), Agricultural (A), and Manufacturing/Services (MS) to City of Gainesville Medical Services (MD) and Business Industrial (BI). Located south of SW Archer Road, west of Interstate 75, north of current city limits, and east of SW 44th Street.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-21-00132 ZON.

Item continued to 10/28/2021

INFORMATION ITEMS:

MEMBER COMMENT

NEXT MEETING DATE

10/11/2021 - Workshop 10/28/2021 Next City Plan Board meeting

ADJOURNMENT

7:51 PM