

# City of Gainesville

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



## **Minutes - Draft**

**April 28, 2022**

**6:30 PM**

**City Hall, Auditorium, 200 East University Avenue**

## **City Plan Board**

*Stephanie Sutton - Chair  
Bob Ackerman - Member  
Thomas Hawkins - Member  
James Blythe - Member  
Sophia Corugedo - Member  
Jason Hurst - Member  
Joshua Ney - 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 Equity and Inclusion 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 to Spanish relay, please call 1-877-955-8773. For STS Spanish to English relay, please call 1-844-463-9710.*

**CALL TO ORDER**

6:36 PM

**ROLL CALL**

Members Present: Stephanie Sutton (Chair), Sophia Corugedo, Bob Ackerman, Thomas Hawkins, Jason Hurst, Joshua Ney, James Blythe

Members Absent: Tina Certain

Staff Present: Andrew Persons, Juan Castillo, Forrest Eddleton, Phimetto Lewis

**ADOPTION OF THE AGENDA**

Motion to: Approve Agenda with modifications: 1. Continue item 211148 to the next CPB meeting. 2. Continue item 211149 to the next CPB meeting. 3. Add new item to agenda "Discuss Plan Board Rules". 4. Allow members of the public to speak to CA Ventures item in the Public comments portion of the agenda.

Motion by: Thomas Hawkins

Seconded by: Jason Hurts

Motion passes upon vote: (7-0)

**APPROVAL OF MINUTES**[211152.](#)**Minutes For the March 2022 Meeting (B)**

Motion to: Approve minutes

Motion by: Thomas Hawkins

Seconded by: Bob Ackerman

Motion passes upon vote: (6-0) Sophia Corugedo absent.

**RECOMMENDATION**

*Approve or disapprove 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.**

**PUBLIC COMMENT**

Public comments from Robert Mounds, Jane Bolenholzen, Jenny Tucker,

Andrew Kiesick, Patricia Boyd, Gerry Dedenbach.

**OLD BUSINESS: N/A**

**NEW BUSINESS:**

**211150. Rezoning from Conservation to Single Family Residential RSF-1 (B)**

**Petition PB-22-00013 ZON.** Bilal Ahmad Kaskar and Deeba Nisar Kashtwari, (Applicant) requests to rezone two (2) properties from Conservation to Single Family Residential (RSF-1). Located on SW 16th Ave, west of S. Main St.

Staff Presenting : Juan Castillo

Public Comments on item

Vote withheld until the presentation of item 211151.

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-22-00013 ZON.*

**211151. Amend Future Land Use Map from Conservation (CON) to Single Family (SF) (B)**

**Petition PB-22-00023 LUC.** Bilal Ahmad Kaskar and Deeba Nisar Kashtwari, (Applicant) requests to amend the City of Gainesville Future Land Use Map for two (2) properties from Conservation to Single Family (SF). Located on SW 16th Ave, west of S. Main St.

Staff Presenting: Juan Castillo

Public Comment made.

Motion to: Approve PB-22-00023 LUC

Motion by: Thomas Hawkins

Seconded by: Bob Ackerman

Motion passes upon vote: (6-0) Sophia Corugedo absent

Motion to: Approve PB-22-00013 ZON

Motion by: Thomas Hawkins

Seconded by: Bob Ackerman

Motion passes upon vote: (6-0) Sophia Corugedo absent

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-22-00023 LUC.*

[211143.](#)

**Amendment to the Shoppes at Pinewood Planned Development Ordinance to allow for a mini-warehouse/self-storage facility as a permitted use (B) Petition LD22-000006. Holtzman Vogel, PLLC, agent for Warren Family Holdings I LLC, applicant. Request to amend the Shoppes at Pinewood Planned Development Zoning ordinance to allow for mini-warehouse / self-storage as a permitted use and increase the allowed building square footage. Located on the SW corner of U.S. 441 and NW 23rd Terrace.**

Staff Presenting: Jason Simmons

Applicant comments: Robert Volpe

Motion to: Deny petition with finding that the proposal does not meet PD regulation

Motion by: Thomas Hawkins

Seconded by: Joshua Ney

Motion fails upon vote: (2-4) Sophia Corugedo absent.

Motion to: Approve petition

Motion by: Bob Ackerman

Seconded by: Jason Hurst

Motion passes upon vote: (6-1)

**RECOMMENDATION**

*Staff to City Plan Board - Approve Petition LD22-000006*

[211146.](#)

**Patel Annexation small-scale Land Use Change (B)**

**Petition LD22-000017 LUC. City of Gainesville. Applicant. Request to amend the City of Gainesville Future Land Use Map for recently annexed property from Alachua County Commercial to City of Gainesville Urban Mixed Use (UMU, up to 60 units per acre). Located at 3700, 3780, and 3820 SW 13th Street. Related to Petition LD22-000018.**

Staff Presenting: Jason Simmons

Vote withheld until the presentation of item #211147

**RECOMMENDATION**

*Staff to City Plan Board - Approve Petition LD22-000017 LUC.*

[211147.](#)

**Patel Annexation Rezoning (B)**

**Petition LD22-000018 ZON. City of Gainesville. Applicant. Request to**

rezone recently annexed property from Alachua County Business, Retail Sales and Services (BR) to City of Gainesville Urban 7 (U7). Located at 3700, 3780, and 3820 SW 13th Street. Related to Petition LD22-000017.

Staff presenting: Jason Simmons

Public comments on item

Motion to: Approve petition LD22-000017 LUC

Motion by: Bob Ackerman

Seconded by: Jason Hurst

Motion passes upon vote: (5-1), Sophia Corugedo absent.

Motion to: Approve petition LD22-000018 ZON

Motion by: Bob Ackerman

Seconded by: Joshua Ney

Motion passes upon vote: (5-1), Sophia Corugedo absent

RECOMMENDATION

*Staff to City Plan Board - Approve Petition LD22-000018 ZON.*

211148.

**Amend Future Land Use Map from Urban Mixed Use High (UMUH) to Planned Use District (PUD) (B)**

**Petition PB-21-00219 LUC.** CHW Inc., agent for CA Ventures (Applicant), request to amend the City of Gainesville Future Land Use Map from Urban Mixed Use High (10-100 units per acre and an additional 25 units per acre allowed by Special Use Permit) to Planned Use District. Located at the northwest corner of SW 2nd Avenue and SW 10th Street.

Item has been continued to May 26th, 2022

RECOMMENDATION

*Staff recommends approval with conditions of Petition PB-21-00219 LUC*

211149.

**Rezone from Urban Transect Zone U9 to Planned Development (PD) (B)**

**Petition PB-21-00220 ZON.** CHW Inc., agent for CA Ventures, (Applicant) requests to rezone from Urban Transect Zone U9 (100 units per acre by right, 125 with bonus system) to Planned Development. Located at the northwest corner of SW 2nd Avenue and SW 10th Street.

Item has been continued to May 26th 2022

RECOMMENDATION

*Staff recommends approval with conditions of Petition PB-21-00220 ZON*

**INFORMATION ITEM(s): N/A**

**MEMBER COMMENT**

Item added by Thomas Hawkins to discuss City Plan Board Rules:  
Motion to: Request the City Commission to amend City Plan Board Rules to require the "Secretary" to publish notice of the meeting including the agenda 14 calendar days prior to the meeting, and to make all back up or data items supporting any application available seven (7) days prior to the meeting.

Motion by: Thomas Hawkins

Seconded by: Bob Ackerman

Motion passes upon vote: (5-0), James Blythe and Sophia Corugedo absent.

Comment on separating EZ items into separate petitions.

10 acre item to come before the board next meeting.

**NEXT MEETING DATE**

May 26th 2022

**ADJOURNMENT**

9:34 PM