



Department of Sustainable Development
 Planning Division
 PO Box 490, Station 11
 Gainesville, FL 32602-0490

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City Plan Board Minutes

May 27, 2021 6:30 PM
 Virtual/Hybrid Meeting

I. Call to Order – 6:40 p.m.

II. Roll Call

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

III. Adoption of Agenda

Motion By: Newman	Seconded By: Hawkins
Moved To: Approve with revisions, move “Recognition” item to next meeting.	Upon Vote: Passed 5-0 (Hurst absent)

IV. Approval of Minutes: April 22, 2021

Motion By: Hawkins	Seconded By: Newman
Moved To: Approve revised minutes as presented by staff	Upon Vote: Passed 5-0 (Hurst absent)

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

<u>BOARD MEMBERS</u>	
Chair: Stephanie Sutton	Vice Chair: Christian Newman
Thomas Hawkins, Robert Ackerman, James Blythe, Jason Hurst, Sophia Corugedo	
Staff Liaison:	Brittany McMullen

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. Request to Address the Board – None

VII. Old Business

(201117) Determination of status of a legally non-conforming use for a property located in the U8 Transect Zone. Located at 1516 N Main St.

Motion By: Newman	Seconded By: Ackerman
Moved To: Determine that the use has not been abandoned and therefore can continue as a permitted use.	Upon Vote: Passed 4-1-1 (Hawkins opposed, Hurst abstained).
This item was continued from the April 22 nd CPB meeting. The property owner’s representative presented additional evidence for review. The Board asked questions of staff and the property owner. A motion was made by Board Member Newman, seconded by Board Member Ackerman, to determine that the use has not been abandoned and therefore can continue as a permitted use. No members of the public commented on the item. Upon vote the motion passed 4-1-1 with Hawkins opposed and Hurst abstained.	

VIII. New Business

Petition PB-21-55 LUC
(201117)

Lincoln ventures, LLC, Agent. Petition for land use change from City of Gainesville Urban Mixed-Use High-Intensity (UMUH) to City of Gainesville Planned Use District (PUD). Generally located at the southwest corner of W University Avenue and SW 12th Street. Related to PB-21-57 ZON.

Motion By: Hawkins	Seconded By: Hurst
Moved To: Approve with conditions	Upon Vote: Passed 6-0
Brittany McMullen, Planner, presented the item for staff. Gerry Dedenbach presented for the applicant. Malcolm Kiner spoke for the applicant. The Board asked questions and discussed. No members of the public commented on the item. A motion was made by Board Member Hawkins, seconded by Board Member Hurst, to approve the petition with conditions. Upon vote the motion passed unanimously.	

Petition PB-21-57 ZON
(210033)

Petition PB-21-57 ZON. Lincoln ventures, LLC, Agent. Rezone property from City of Gainesville Urban 9 (U9) to City of Gainesville Planned Development (PD). Generally located at the southwest corner of W University Avenue and SW 12th Street. Related to PB-21-55 LUC.

Motion By: Hawkins	Seconded By: Ackerman
Moved To: Approve with conditions	Upon Vote: Passed 6-0
<p>Brittany McMullen presented the item for staff. Gerry Dedenbach presented on this item as part of the previous presentation and answered questions for the applicant. A motion was made by Board Member Hawkins, seconded by Board Member Ackerman, to approve with staff conditions including Condition 16 as added by staff. The maker of the motion modified the motion to include a condition that would adopt the MOU with the PD ordinance. No members of the public commented on the item. Upon vote the motion passed unanimously.</p>	

Petition PB-21-31 ZON
 (210034)

Petition PB-21-33 ZON. CHW, Agent for The Salvation Army. Rezone property from City of Gainesville Limited Industrial (I-1) to City of Gainesville Warehouse (W). Located at 55 NW 23rd Avenue

Motion By: Corugedo	Seconded By: Hurst
Moved To: Approve	Upon Vote: Passed 6-0
<p>Brittany McMullen, Planner, presented the item for staff. Ryan Thompson presented for the applicant. The board held discussion. No members of the public commented on the item. A motion was made by Board Member Corugedo, seconded by Board Member Hurst, to approve the petition. Upon vote the motion passed unanimously.</p>	

Petition PB-20-03 TCH
 (200728)

City of Gainesville, applicant. Requests to amend the City of Gainesville Land Development Code in order to introduce exemption provisions for sidewalk requirement pertaining to single family residential properties.

Motion By: Hawkins	Seconded By: Newman
Moved To: Approve with conditions	Upon Vote: Passed 6-0
<p>Brittany McMullen presented the item for staff. The Board held discussion and asked questions of staff. 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, specifically referencing the language in the document titled “200728_PB-21903 TCH SidewalkFeeInLieuOf Revised Draft Changes”, with two modifications: strike “single-family residential” and substitute “single-family dwelling” and add F.4 to state that funds</p>	

must be used within the TMPA zone that they were collected in. No members of the public commented on the item. Upon vote the motion passed unanimously.

IX. Board Member Comment

A motion was made by Board Member Hawkins, seconded by Board Member Newman, to add to the Code amendment referral list – consideration of formula businesses; and to request that staff provide an update on the referral list at the next meeting. Upon vote the motion passed unanimously.

X. Adjournment – 8:30 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.