

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Minutes - Draft

August 26, 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)*

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CALL TO ORDER

6:42 PM

ROLL CALL

Staff Present: Brittany McMullen (Planner IV), Juan Castillo (Planner III), and Andrew Persons (Director)

Present 8 - Ackerman, Sutton, Newman, Hawkins, Blythe, Hurst, Corugedo, and Certain

ADOPTION OF THE AGENDA

Motion By: Christian Newman

Seconded by: Jason Hurst

Moved to: Adopt

Upon vote: 7-0

APPROVAL OF MINUTES

Minutes not attached to the agenda. Minutes for the July 22nd meeting will be approved at the September 30th CPB 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:

[200730.](#)

Text change to the City's Land Development Code to modify building frontage, building entrance, and building material requirements for properties in transect zones (B)

Petition PB-20-160 TCH. City of Gainesville. Amend the Land Development Code to modify building frontage, building entrance, and building material requirements for properties in transect zones.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-20-160 TCH.

Motion By: Thomas Hawkins
Seconded by: Christian Newman
Moved to: Adopt with conditions
Upon vote: 7-0

Motion passes with the following conditions:

1. Insert "glazing" in P. 30-4.14.(C)(C)(2) between words window and door.
2. Strike 30-4.13.b.3
3. Replace references to "appropriate reviewing board" to "City Plan Board"
4. Modify 30-4.14.c.b. Projects shall be subject to the following exterior material provisions where those projects:
 - a. Are multi-family residential or mixed-use projects which include both residential and non-residential uses
 - b. Meet the threshold of either intermediate or major development plan review;
 - c. Are greater than two stories, and are located on a storefront street, principal street, or thoroughfare street.
5. Replace "single family home" in 30.4.13.b.1 with "single family dwelling"

NEW 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: Sophia Corugedo
Seconded by: Thomas Hawkins
Moved to: Deny
Upon vote: 2-3

Motion By: Thomas Hawkins
Seconded by: Bob Ackerman
Moved to: Adopt with conditions
Upon vote: 4-1

Brittany McMullen presented. Onelia Lazarri with EDA presented. Public Comment was made by Don Shepperd.

Motion to deny the petition made by Sophia Corugedo, Seconded by Thomas Hawkins. Motion fails following a 2 - 3 vote with Sophia Corugedo and Thomas Hawkins in favor and Christian Newman, Robert Ackerman, and James Blythe against.

Thomas Hawkins made a motion to continue the petition with modifications:

1. Require a minimum number of 24 affordable units.
2. Require streets within project so no development occurs on a block no more

than 2,000 ft in perimeter.

3. Require the project to meet the transect frontage standards along all streets not only Old Archer Rd.

4. Add a condition that if a vacancy occurs in an affordable unit and an eligible tenant cannot be identified by a public agency within 180 days of the vacancy being noticed to the agencies the owner/developer would be permitted to fill the vacant units with market rate tenants.

5. Affordable units have the same fits and finishes as market rate units and must be two-bedroom units.

Motion seconded by Bob Ackerman. Motion passes following a 4 - 1 vote with Christian Newman, Robert Ackerman, James Blythe, and Thomas Hawkins in favor; and Sophia Corugedo against.

Stephanie Sutton and Jason Hurts 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: Thomas Hawkins
Seconded by: Bob Ackerman
Moved to: Continue
Upon vote: 4-1

Motion to continue to September 30th 2021 City Plan Board meeting. Motion passes following a 4-1 vote with Christian Newman, Robert Ackerman, James Blythe, and Thomas Hawkins in favor; and Sophia Corugedo against.

[210332.](#)

Dunbar Hotel Special Use Permit

Petition PB-21-00088 SUP. Dunbar Hotel Gainesville LLC. Request for a Special Use Permit to allow a restaurant use at the subject property. Zoned: Urban 4 (U4, up to 20 units per acre). Located at 732 NW 4th Street.

Motion passes following a 7-0 vote.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-21-00088 SUP with Conditions.

Motion By: Thomas Hawkins
Seconded by: Bob Ackerman
Moved to: Adopt
Upon vote: 7-0

Motion passes.

INFORMATION ITEM(s):

MEMBER COMMENT

NEXT MEETING DATE: September 22, 2021

Next meeting date has been changed to September 30th 2021 at 6:30 PM.

ADJOURNMENT

9:47 PM

Chair, Stephanie Sutton

Date

Staff Liaison, Juan Castillo

Date