



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

306 N.E. 6<sup>th</sup> Avenue  
 P: (352) 334-5022  
 P: (352) 334-5023  
 F: (352) 334-2648

## City Plan Board Minutes April 22, 2021 6:30 PM Virtual/Hybrid Meeting

### I. Call to Order – 6:32 p.m.

### II. Roll Call

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

### III. Adoption of Agenda

<b>Motion By:</b> Newman	<b>Seconded By:</b> Ackerman
<b>Moved To:</b> Approve	<b>Upon Vote:</b> Passed 7-0

### IV. Approval of Minutes: March 25, 2021

<b>Motion By:</b> Ackerman	<b>Seconded By:</b> Newman
<b>Moved To:</b> Approve	<b>Upon Vote:</b> Passed 7-0

### 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

#### BOARD MEMBERS

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** – Khalid Blount and Donald Sheppard addressed the Board.

**VII. Old Business**

**Petition PB-21-08 TCH**  
(200729)

City of Gainesville. Amend the Land Development Code to modify the purpose, objectives, effect, criteria, and procedures for implementation of the heritage overlay district.

<b>Motion By:</b> Ackerman	<b>Seconded By:</b> Newman
<b>Moved To:</b> Deny – Remove the Heritage Overlay District Section from the Land Development Code and address issues regarding community character through a different process.	<b>Upon Vote:</b> Passed 5-2 (Hawkins, Corugedo opposed)
<p>Adam Carr presented the item for staff and asked for feedback from the Board. Board members discussed the item and asked questions of staff. A motion was made by Board Member Hawkins, seconded by Board Member Corugedo, to approve the petition with the condition of striking zoning designations in paragraph D3. Khalid Blount spoke to the item. Upon a roll call vote the motion failed 2-5 (Ackerman, Sutton, Newman, Blythe and Hurst opposed). A motion was made by Board Member Ackerman, seconded by Newman, that the City Plan Board recommend that the district as it is now constituted be removed and attempt to deal more affectively with issues being presented regrading community character. Upon a roll call vote the motion passed 5-2.</p>	

**VIII. New Business**

**Petition PB-19-145 LUC**  
(190980)

eda, Agent. Petition for land use change from City of Gainesville Residential Medium (RM) and Residential Low (RL) to City of Gainesville Urban Mixed-Use High Intensity (UMUH). Generally located northwest of the intersection of SW 43rd Street and SW 24th Avenue. Related to PB-19-146 ZON.

<b>Motion By:</b> Hawkins	<b>Seconded By:</b> Newman
<b>Moved To:</b> Approve	<b>Upon Vote:</b> Passed 4-2 (Sutton abstained)

Board Chair Sutton submitted for 8b and recused herself from voting on this item. Brittany McMullen, Planner, presented the item for staff. A motion was made by Board Member Hawkins, seconded by Board Member Newman, to approve:  
Portion of the Property with RM land use should be UMU instead of UMH  
Portion of the property with RL land use should be Mixed-Use Residential  
The board discussed the motion and asked questions of staff.  
Josh Williams, applicant representative, spoke to the item.  
Upon a roll call vote the motion passed 4-2 with Sutton abstained and Ackerman and Blythe opposed.

**Petition PB-19-146 ZON**  
(190981)

eda, Agent. Rezone property from RMF-5 (Single/Multi-Family Residential), RFM-7 & RMF-8 (Multi-Family Residential) to Urban 9 Transect Zone. Generally located northwest of the intersection of SW 43<sup>rd</sup> Street and SW 24th Avenue. Related to PB-19-145 LUC.

<b>Motion By:</b> Hawkins	<b>Seconded By:</b> Newman
<b>Moved To:</b>	<b>Upon Vote:</b> Passed 6-0 (Sutton abstained)

Board Chair Sutton submitted for 8b and recused herself from voting on this item. The board discussed and asked questions of staff. A motion was made by Board Member Hawkins, seconded by Board Member Newman, to recommend approval with the following modifications:  
U5 on the portions of the property with the recommended Mixed-Use Residential land use  
U8 on the portions of the property with the recommended designation of UMU land use.  
Upon a roll call vote the motion passed 6-0 with Sutton abstained.

**Petition PB-144 LUC**  
(191037)

City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Tourist/Entertainment to City of Gainesville Commercial (C). Generally located south of parcel number 06800-006-001, west of Interstate 75, north of SW Archer Road, and east of SW 43rd Street. Related to PB-147 ZON.

<b>Motion By:</b> Newman	<b>Seconded By:</b> Corugedo
<b>Moved To:</b> Approve	<b>Upon Vote:</b> Passed 7-0

Bede Massey, Planner, presented the item for staff. A motion was made by Board Member Newman, seconded by Board Member Corugedo, to approve the petition. Upon a roll call vote the motion passed 7-0.

**Petition PB-147 ZON**  
(191038)

City of Gainesville. Rezone property from Alachua County Business, Tourist, and Entertainment (BR-1) to City of Gainesville General Business (BUS). Generally located south of parcel number 06800-006-001, west of Interstate 75, north of SW Archer Road, and east of SW 43rd Street. Related to PB-144 LUC.

<b>Motion By:</b> Newman	<b>Seconded By:</b> Ackerman
<b>Moved To:</b> Approve	<b>Upon Vote:</b> Passed 7-0
Bede Massey, Planner, presented the item for staff. A motion was made by Board Member Newman, seconded by Board Member Ackerman, to approve the petition. Upon a roll call vote the motion passed 7-0.	

**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.

<b>Motion By:</b> Ackerman	<b>Seconded By:</b> Corugedo
<b>Moved To:</b> Continue to next regularly scheduled meeting	<b>Upon Vote:</b> Passed 7-0
Brittany McMullen presented the item for staff. Daniel Thomas and Mohammad Rajae presented for the applicant. A motion was made by Board Member Ackerman, seconded by Board Member Corugedo, to continue the request so that the applicant may present additional evidence. Upon a roll call vote the motion passed unanimously.	

**IX. Adjournment – 10:07 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.