

# City of Gainesville

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



## **Minutes - Final**

**January 28, 2021**

**6:30 PM**

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

## **City Plan Board**

*Stephanie Sutton - Vice Chair  
Bob Ackerman - Member  
Christian Newman - Member  
Thomas Hawkins - Member  
James Blythe - Member  
Sophia Corugedo - Member  
Jason Hurst - Member*

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**CALL TO ORDER**

Call to Order – 6:37 p.m.

**ROLL CALL**

Members Present: Stephanie Sutton, Robert (Bob) Ackerman, Christian Newman, Thomas Hawkins, James Blythe, Jason Hurst, Sophia Corugedo

Staff Present: Andrew Persons, Brittany McMullen, Nathaniel Chan, Juan Castillo, Scott Wright

**ADOPTION OF THE AGENDA**

Motion By: Hawkins      Seconded By: Newman      Moved To: Approve      Upon  
Vote: Passed 7-0  
The information item listed on the agenda will be postponed to next month's meeting.

**APPROVAL OF THE MINUTES:**

Motion By: Hawkins  
Seconded By: Newman  
Moved To: Approve      Upon Vote: Passed 7-0

[200651.](#)**Draft Minutes of the January 28, 2020 City Plan Board Meetings (B)****RECOMMENDATION**

*Staff is requesting that the City Plan Board review the draft minutes from the January 28, 2020 meetings and vote to approve the minutes.*

*Staff to the City Plan Board - Review and approve the draft minutes.*

**BOARD ELECTIONS**

The Board held elections to appoint Chair and Vice-Chair.

Motion By: Hawkins      Seconded By: Newman  
Moved To: Nominate Board Member Sutton as Chair.      Upon Vote: Passed 7-0

Motion By: Hawkins      Seconded By: Hurst  
Moved To: Nominate Board Member Newman as Vice-Chair.      Upon Vote:  
Passed 7-0

**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.

**REQUEST TO ADDRESS THE BOARD:**

**OLD BUSINESS:**

[200722.](#) Amend the Land Development Code to modify requirements for neighborhood workshop and public notification (B)

**Petition PB-20-159 TCH.** City of Gainesville. Text amendment to the Land Development Code to modify requirements for neighborhood workshop and public notification.

**RECOMMENDATION** *Staff to City Plan Board - Approve Petition PB-20-159 TCH.*

Motion By: Hawkins      Seconded By: Ackerman  
Moved To: Approve with modifications      Upon Vote: Passed 7-0

Brittany McMullen, Planner, presented the item for staff summarizing changes that were made based on the prior discussion by the Board.

The Board requested that staff update the list of neighborhood associations that are required to be notified. Gerry Dedenbach and Brian Harrington spoke on the item.

A motion was made by Board Member Hawkins, seconded by Board Member Ackerman, to approve the petition with the following modifications:

1. Strike paragraph A.3 related to facilitating ongoing communications;
2. Modify paragraph C.A.1.b to define substantial changes to be: 20% increase in building area (already in proposed text), increase in number of floors, increase or addition of a drive-through. Upon a vote the motion passed unanimously.

**NEW BUSINESS:**

[200723.](#) Oak Hall School Land Use Change (B)

City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Institutional to City of Gainesville Education. Located at 1700 SW 75th Street. Related to PB-20-02 ZON.

**RECOMMENDATION** *Staff to City Plan Board - Staff recommends approval of Petition PB-20-01 LUC.*

Motion By: Newman      Seconded By: Hawkins

**Moved To: Approve      Upon Vote: Passed 7-0**

Brittany McMullen, Planner, presented the item for Staff. There were no members of the public to speak on the item. A motion was made by Board Member Newman, seconded by Board Member Hawkins, to approve the petition. Upon vote the motion passed unanimously.

[200724.](#)

**Oak Hall School Rezoning (B)**

**City of Gainesville. Rezone property from Alachua County Planned District (PD) to City of Gainesville Planned District (PD). Located at 1700 SW 75th Street. Related to PB-20-01 LUC.**

**RECOMMENDATION**      *Staff to City Plan Board - Staff recommends approval of Petition PB-20-02 ZON.*

**Motion By: Newman      Seconded By: Hawkins**  
**Moved To: Approve      Upon Vote: Passed 7-0**

Brittany McMullen, Planner, presented the item for Staff. There were no members of the public to speak on the item. A motion was made by Board Member Newman, seconded by Board Member Hawkins, to approve the petition. Upon vote the motion passed unanimously.

[200725.](#)

**Amend Future Land Use Map from City of Gainesville RM: Residential Medium (8-30 units per acre) to City of Gainesville MUL: Mixed-Use Low-Intensity (8-30 units per acre).**

**Petition PB-20-00115 LUC.**      eda, Agent for for Rohatgi of Williston, LLC Property (owner). Amend Future Land Use Map from City of Gainesville RM: Residential Medium (8-30 units per acre) to City of Gainesville MUL: Mixed-Use Low-Intensity (8-30 units per acre). Located at 423 SE Williston Rd.

**RECOMMENDATION**      *Staff to City Plan Board - Staff recommends approval of Petition PB-20-00115 LUC.*

**Motion By: Newman      Seconded By: Ackerman**  
**Moved To: Approve      Upon Vote: Passed 6-0 (Sutton recused)**

Board Chair Sutton submitted form 8b and will not be voting on this item. Nathaniel Chan presented the item for Staff. Onelia Lazzari presented for the applicant. No members of the public commented on the item. A motion was made by Board Member Newman, seconded by Board Member Ackerman, to approve the petition. Upon vote the motion passed unanimously.

[200726.](#)

**Rezoning of subject property from City of Gainesville RMF-6: Residential Multi-Family (8-10 dwelling units per acre) to City of Gainesville MU-1: Mixed-Use Low-Intensity (8-30 dwelling units per acre).**

**Petition PB-20-00003 ZON.**      eda, Agent for Rohatgi of Williston, LLC Property (owner). Rezone property from City of Gainesville RMF-6: Residential Multi-Family (8-10 dwelling units per acre) to City of Gainesville MU-1 Mixed-Use Low-Intensity (8-30 dwelling units per acre). Located at 423 SE Williston Rd.

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-20-00003 ZON.*

**Motion By: Newman**

**Seconded By: Ackerman**

**Moved To: Approve**

**Upon Vote: Passed 6-0 (Sutton Recused)**

Board Chair Sutton submitted form 8b and will not be voting on this item. Nathaniel Chan presented the item for Staff. Onelia Lazzari presented for the applicant. No members of the public commented on the item. A motion was made by Board Member Newman, seconded by Board Member Ackerman, to approve the petition. Upon vote the motion passed unanimously.

[200727.](#)

**Text change to the City's Land Development Code to allow agricultural uses within certain zoning districts**

**Petition PB-20-158 TCH. City of Gainesville. Proposed text amendment to Land Development Code Article II Definitions, Article IV Zoning, and Article V Use Standards, to allow for agricultural uses.**

**the Land Development Code to allow for agricultural uses within various zoning districts, along with applicable use standards added to Article V.**

**RECOMMENDATION**

*Staff to City Plan Board - Staff recommends approval of Petition PB-20-158 TCH.*

**Motion By: Hawkins**

**Seconded By: Corugedo**

**Moved To: Approve**

**Upon Vote: Passed 7-0**

Brittany McMullen, Planner, and Karissa Raskin, Civic Collaboration Specialist, presented the item for staff. The Board asked questions of staff and had discussion on the item. Maureen Reschly called in to comment. A motion was made by Board Member Hawkins, seconded by Board Member Corugedo, to approve the petition. Upon vote the motion passed unanimously.

[200728.](#)

**Text Amendment request to add sidewalk exemption provisions for single family residential properties. (B)**

**Petition PB-20-03 TCH. 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.**

**RECOMMENDATION**

*Staff to City Plan Board - The City Plan Board discuss options.*

**Motion By: Hawkins**

**Seconded By: Corugedo**

**Moved To: Approve**

**Upon Vote: Passed 7-0**

Juan Castillo, Planner, presented the item for staff, requesting feedback from the Board on two different options for sidewalk mitigation. Board members asked questions of staff.

Scott Wright, Mobility Department, assisted with answering questions. Dean Mimms called in to comment on the item.

A motion was made by Board Member Hawkins, seconded by Board Member

Corugedo, to continue the petition to a future meeting (non-date certain) pursuing the fee in lieu of option. Upon a vote the motion passed unanimously.

**200729. Heritage Overlay District Text Change (B)**

**Petition PB-21-08 TCH. City of Gainesville. Amend the Land Development Code to modify the purpose, objectives, effect, criteria, and procedures for implementation of the heritage overlay district.**

**RECOMMENDATION**

*The Plan Board review the materials and provide further guidance or direction as appropriate.*

Adam Carr presented the item for staff requesting that the Board provide feedback based on discussion that has been had by the City Commission on the item.

Board members asked questions of staff and discussed. Mr. Carr and Mr. Persons, Interim Director, answered questions from the Board.

Brian Harrington, Dean Mimms and Kim Tancer called to comment during the public comment portion of the hearing. The Board requested that staff capture comments from the discussion and bring back to the Board for further review. Staff agreed to bring back for further discussion.

**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.*

Brittany McMullen, Planner, and Andrew Persons, Interim Director of Sustainable Development, presented the item for staff. Brian Harrington, Adrian Hayes-Santos and Gerry Dedenbach called in to comment on the item. The Board held discussion and asked questions of staff. The Board requested that staff capture comments from the discussion and bring back to the Board for further review. Staff agreed to bring back for further discussion.

**200731.**

**Amend the Land Development Code to modify requirements for right-of-way vacations**

**Petition PB-20-165 TCH. City of Gainesville. Amend Section 30-3.4 of the Land Development Code to modify requirements for right-of-way vacations.**

**RECOMMENDATION**

*Staff to City Plan Board - The City Plan Board approve Petition PB-20-165 TCH.*

**Motion By: Hawkins      Seconded By: Newman**

**Moved To: Approve with modifications      Upon Vote: 7-0**

Brittany McMullen, Planner, presented the item for staff. No members of the public commented on the item. The Board asked questions of staff and held discussion on the item.

A motion was made by Board Member Hawkins, seconded by Board Member Newman, to approve the petition with the following modifications: Amend paragraph 2c to be applicable to U4-U9, Amend paragraph C to ensure that payment of fair market value is consistent with City's established process for disposal of real property. Upon vote the motion passed unanimously.

[200732.](#)

Amend the Comprehensive Plan to remove requirements for right-of-way vacations

**Petition PB-21-07 CPA.** City of Gainesville. Amend Comprehensive Plan Transportation Element Policy 10.2.1 to remove requirements for right-of-way vacations.

**RECOMMENDATION**

*Staff to City Plan Board - Approve Petition PB-21-07 CPA.*

Motion By: Hawkins      Seconded By: Newman

Moved To: Approve with modification      Upon Vote: 7-0

Brittany McMullen presented the item for 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 with one modification: instead of removing the language completely from the Comprehensive Plan the language should mirror the Land Development Code language. Upon a vote the motion passed unanimously.

**INFORMATION ITEM(S): Presentation from City Manager on Strategic Plan**

[200614.](#)

City Manager Update on the City's Strategic Planning Process (B)

**RECOMMENDATION**

*The Board hear a presentation from the City Manager on the City's Strategic Plan and the Advisory Board's role relative to this process.*

**BOARD MEMBER COMMENT**

**NEXT MEETING DATE**

**ADJOURNMENT**

Adjournment – 10:45 p.m.