

City of Gainesville

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



Minutes - Final

March 25, 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

Call to Order – 6:05 p.m.

ROLL CALL**Members Present:**

Stephanie Sutton (Chair), Christian Newman (Vice-Chair), Robert (Bob) Ackerman, Thomas Hawkins, James Blythe, Jason Hurst, Sophia Corugedo

Staff Present:

Brittany McMullen, Juan Castillo, Lawrence Calderon

ADOPTION OF THE AGENDA

Motion By: Newman Seconded By: Hawkins

Moved To: Approve Upon Vote: Passed 7-0

APPROVAL OF MINUTES[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.

Motion By: Hawkins Seconded By: Newman

Moved To: Approve 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.

OLD BUSINESS:**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.

Motion By: Hawkins Seconded By: Newman

Moved To: Continue Upon Vote: Passed 6-1 (Ackerman opposed)

Adam Carr presented the item for staff and asked for feedback from the Board. The Board discussed the item and asked questions of staff.

Donald Shepard spoke on the item.

A motion was made by Board Member Hawkins, seconded by Board Member Newman, to continue the item and ask staff to address the following:

1. Community Character Overlay as the name
2. Combine concepts of neighborhood narrative and design standards into one step
3. An approach for addressing gentrification
4. Provide more information on HPB review vs DRB
5. Par. E1 item 3 – Strike unique and put “Identifiable physical characteristics”
6. E.3. Remove process described for collecting community signatures, instead make the process the same as rezoning process (treat procedurally the same as re-zoning, which would require 100% of signatures from property owners if privately initiated)
7. Pg. 9 paragraph F.1.g) – add roof lines and shapes but not roof materials (regulated work items)
8. Pg. 9 – add fences (regulated work item)
9. What does the process look like for a homeowner?
10. Strike the proposed map

Dr. Lina Gillis called to speak on the item.

Upon a vote the motion passed 6-1 with Board Member Ackerman opposed.

NEW BUSINESS:

200877.

Text change to the City’s Land Development Code to delete the 10-acre minimum parcel size requirement for the owner of a parcel, not adjacent to a Transect Zone, to file an application for rezoning to Transect. (B)

Petition PB-21-13 TCH. David Coffey, Agent for South Main, LLC. Proposed text amendment to the Land Development code, Sec. 30-3.14.J.4., Rezoning Criteria, to delete the 10-acre minimum parcel size requirement for the owner of a parcel, not adjacent to a Transect Zone, to file an application for rezoning to Transect.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-21-13 TCH.

Motion By: Hawkins Seconded By: Ackerman

Moved To: Approve Upon Vote: Passed 7-0

Lawrence Calderon presented the item for staff. David Coffey presented for the

applicant.

Sutton – maybe add more to text to make the public realm consistent for areas that are adjacent to non-transect areas (maybe add more options in modifications table regarding this issue in particular).

Ms. Silva spoke to the item.

A motion was made by Board Member Hawkins, seconded by Board Member Ackerman, to approve the petition. The motion was modified to add that staff amend the staff report to address the effect on the public realm of removing the 10 acre limitation. Will it create conflicts in the public realm (sidewalks), how do you deal with the edges of the property to make everything consistent? Upon a vote the motion passed unanimously.

200878.

South Main Street, LLC Land Use Change. (B)

Petition PB-21-14 LUC. David Coffey, Agent for South Main, LLC. Requests to amend the City of Gainesville Future Land Use Map from City of Gainesville Industrial (I) to City of Gainesville Urban Core (UC). Located at 1015 South Main Street. Related to PB-21-13 TCH, PB-21-15 ZON

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-21-14 LUC.

Motion By: Ackerman Seconded By: Hurst

Moved To: Approve Upon Vote: Passed 5-2 (Blythe and Corugedo opposed)

Lawrence Calderon presented the item for staff. David Coffey presented for the applicant.

The Board discussed the item and asked questions of staff. Two neighbors called in to speak on the item: Sergio Kintana, resident of Kirkwood, and Betty (last name not known).

Board Chair Sutton asked that staff look at the jump in height between U9 and DT Transect Zones. Ms. McMullen stated that it would be added to the item which had already been referred from the board in regards to density differences between U9 and DT.

A motion was made by Board Member Ackerman, seconded by Board Member Hurst, to approve the petition. Upon a vote the motion passed 5-2 with Members Blythe and Corugedo opposed.

200879.

South Main Street, LLC Rezoning. (B)

Petition PB-21-15 ZON. David Coffey, Agent for South Main, LLC. Requests to rezone the subject property from City of Gainesville I-2 to DT. Located at 1015 South Main Street. Related to PB-21-13 TCH and PB-21-14 LUC.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-21-15 ZON.

Motion By: Ackerman Seconded By: Hawkins

Moved To: Approve Upon Vote: Passed 4-3 (Newman, Blythe, Corugedo opposed)

Lawrence Calderon presented the item for staff. David Coffey presented for the applicant.

No members of the public spoke to the item.

The Board discussed the item and asked questions of staff.

A motion was made by Board Member Ackerman, seconded by Board Member Hawkins, to approve the petition. Member Hawkins disclosed ex-parte communication.

Upon a roll call vote the motion passed 4-3 with Newman, Blythe and Corugedo opposed.

[200973.](#)

Wellfield Special Use Permit (B)

Petition PB-20-166 WSUP. WSD Engineering Inc, agent. Approval of a wellfield special use permit to allow for the installation of a diesel generator for a cell tower in the tertiary wellfield zone. Located at 2498 NW 73rd Pl.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-20-166 WSUP.

Motion By: Newman Seconded By: Hawkins

Moved To: Approve Upon Vote: Passed 7-0

Brittany McMullen and Liliana Kolluri presented the item for staff. Jennifer Navarro provided information from the applicant.

A motion was made by Board Member Newman, seconded by Member Hawkins, to approve the petition. Upon a vote the motion passed unanimously.

PUBLIC COMMENT

MEMBER COMMENT

The Board discussed preferable times for the upcoming Comprehensive Plan Workshop.

NEXT MEETING DATE

ADJOURNMENT

Adjournment – 10:07 p.m.