

City of Gainesville

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



Minutes - Final

May 26, 2022

6:30 PM

City Hall Auditorium, 200 East University Avenue

City Plan Board

*Stephanie Sutton - Chair
Bob Ackerman - Member
Thomas Hawkins - Member
James Blythe - Member
Sophia Corugedo - Vice-Chair
Jason Hurst - Member
Joshua Ney - Member
Tina Certain (School Board Representative)*

If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equity and Inclusion at (352) 334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish to Spanish relay, please call 1-877-955-8773. For STS Spanish to English relay, please call 1-844-463-9710.

CALL TO ORDER

6:35 PM

ROLL CALL

Members Present: Stephanie Sutton (Chair), Sophia Corugedo (Vice chair), Bob Ackerman, Thomas Hawkins, Joshua Ney, James Blythe
Members Absent: Jason Hurst, Tina Certain
Staff Present: Andrew Persons, Juan Castillo, Forrest Eddleton, Sean McDermott

ADOPTION OF THE AGENDA

Motion to: Adopt Agenda
Motion by: Bob Ackerman
Seconded by: Thomas Hawkins
Motion passes upon vote: (6-0, Jason Hurst absent)

APPROVAL OF MINUTES**[211234.](#) Minutes For the April 2022 Meeting (B)**

Motion to: Approve minutes with modification. Amend the "Adoption of the agenda" to reflect that Joshua Ney did not vote.
Motion by: Joshua Ney
Seconded by: Bob Ackerman
Motion passes upon vote: (6-0, Jason Hurst absent)

RECOMMENDATION *Approve or disapprove Minutes*

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

Public Comments by Robert Mounds and Jane Burman-Holton

OLD BUSINESS:

[210572.](#)

City Plan Board. Amend and update the City of Gainesville Engineering Design & Construction Manual; and amend the City of Gainesville Land Development Code to: adopt the City of Gainesville Engineering Design & Construction Manual by reference; text change to allow adoption by resolution future updated versions of the Engineering Design & Construction Manual. (B)

Petition PB-21- 00167. **City of Gainesville Public Works.** Requests to amend and update the City of Gainesville Engineering Design & Construction Manual, as well as, amend the City of Gainesville Land Development Code to allow future updates of the Engineering Design & Construction Manual to be adopted by resolution instead of by ordinance.

Staff Presenting: Lawrence Calderon, Brian Singleton, Gail Mowry, Scott Wright

Motion to: Approve with modification, strike proposed paragraph 4.11 pedestrian crossing and replacing it with "On streets without pavement markings, marked crosswalks must exist in accordance with the MUTCD. On streets with pavement markings, all crosswalks must be marked crosswalks unless the MUTCD requires a crosswalk to be an unmarked crosswalk. In areas where the block length exceeds 600 ft. mid-block crosswalk should exist in intervals of 300 feet. 400 feet if supported by an engineering study."

Motion by: Thomas Hawkins

Seconded by: Bob Ackerman

Motion passes upon vote: (6-0, Jason Hurst absent).

RECOMMENDATION

*Staff to City Plan Board - Staff recommends approval of
Petition PB-21-001667.*

[211148.](#)

Amend Future Land Use Map from Urban Mixed Use High (UMUH) to Planned Use District (PUD) (B)

Petition PB-21-00219 LUC. CHW Inc., agent for CA Ventures (Applicant), request to amend the City of Gainesville Future Land Use Map from Urban Mixed Use High (10-100 units per acre and an additional 25 units per acre allowed by Special Use Permit) to Planned Use District. Located at the northwest corner of SW 2nd Avenue and SW 10th Street.

Staff Presenting: Forrest Eddleton

Applicant Presenting.

Public Commenting: Michael Hill, Robert Mounds, Jay Reeves, John Barow, Jane Bulman holton

Motion to: Deny petition

Motion by: Thomas Hawkins

Seconded by: Sophia Corugedo
Motion fails upon vote: (3 - 3, James Hurst absent)
Public Commenting: Kathleen Coffman
Motion to: Deny Petition
Motion by: Sophia Corugedo
Seconded by: Thomas Hawkins
Motion passes upon vote (4 - 2, James Hurst absent)

RECOMMENDATION

Staff recommends continue petition to September 15, 2022

City Commission Meeting.

City Plan Board recommended that the City Commission Deny this application at the April 28, 2022 City Plan Board meeting.

211149.**Rezone from Urban Transect Zone U9 to Planned Development (PD) (B)**

Petition PB-21-00220 ZON. CHW Inc., agent for CA Ventures, (Applicant) requests to rezone from Urban Transect Zone U9 (100 units per acre by right, 125 with bonus system) to Planned Development. Located at the northwest corner of SW 2nd Avenue and SW 10th Street.

Staff Presenting: Forrest Eddleton

Applicant Presenting.

Motion to: Extend meeting time after 10:30 PM to 11:30PM

Motion by: Bob Ackerman

Seconded by: Thomas Hawkins

Motion passes upon vote (6 - 0, Jason Hurst absent)

Motion to: Deny petition, City plan board objects to incompatible massing with historic district

Motion by: Thomas Hawkins

Seconded by: James Blythe

Motion passes upon vote (4 - 2, Jason Hurst absent)

RECOMMENDATION

Staff recommends continue petition to September 15, 2022

City Commission Meeting.

City Plan Board recommended that the City Commission Deny this application at the April 28, 2022 City Plan Board meeting.

NEW BUSINESS:**211224.**

Amend Future Land Use Map from Office (O) to Urban Mixed Use (UMU) (B)

Petition LD22-000005 LUC. Eda consultants, inc., agent for Florida Mad Men, LLC (Applicant), request to amend the City of Gainesville Future Land Use Map from Office (O) to Urban Mixed-Use (up to 60 units per

acre; and up to 20 additional units per acre by Special Use Permit). Located at the 1905 South Main Street.

Staff Presenting: Forrest Eddleton

Applicant Presenting.

Motion to: Extend meeting time 20 minutes after 11:23.

Motion by: Thomas Hawkins

Seconded by: James Blythe

Motion passes upon vote (6 - 0, Jason Hurst absent)

Affected party presenting

Public comments

Motion to: Approve petition

Motion by: Bob Ackerman

Seconded by: Joshua Ney

Motion passes upon vote (5 - 0, Jason Hurst absent, Stephanie Sutton recused)

RECOMMENDATION

Staff recommends approval of Petition LD22-000005 LUC

[211225.](#)

Rezone from Planned Development (PD) to Urban Transect Zone U6 (B)

Petition LD22-000004 ZON. Eda consultants, inc., agent for Florida Mad Men, LLC (Applicant), requests to rezone from Planned Development (PD) to Urban Transect 6 (U6 - 50 units per acre; and up to 60 units per acre with development bonus system). Located at the 1905 South Main Street.

Motion to: Approve petition

Motion by: Bob Ackerman

Seconded by: Joshua Ney

Motion passes upon vote (5 - 0, Jason Hurst absent, Stephanie Sutton recused)

RECOMMENDATION

Staff recommends approval of Petition LD22-000004 ZON

[211262.](#)

Text Amendment request to eliminate parking minimums and introduce language for structured parking requirements and mid-street parking for loading and unloading in urban zoning districts. (B)

Petition PB-21-00140 TCH. City of Gainesville, applicant. Requests to amend the City of Gainesville Land Development Code to eliminate parking minimums, introduce requirements for structured parking and introduce language that would allow mid-street parking for loading and unloading in urban zoning districts.

Motion to: Approve petition

Motion by: Thomas Hawkins

Seconded by: Sophia Corugedo

Motion passes upon vote (6 - 0, Jason Hurst absent)

RECOMMENDATION

*Staff to City Plan Board - Staff recommends approval of
Petition PB-21-00140.*

MEMBER COMMENT

Exclusionary Zone Special City Plan Board meeting for June 6th is discussed.

Chair Sutton discloses she will miss the June 23rd City Plan Board meeting.

NEXT MEETING DATE: June 23, 2022

ADJOURNMENT

11:58 PM