

City of Gainesville

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



Minutes - Final

June 23, 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

6:33 PM

ROLL CALL

Members Present: Sophia Corugedo (Vice Chair), Bob Ackerman, Thomas Hawkins, Joshua Ney, Tina Certain.

Members Absent: Stephanie Sutton (Chair), James Blythe, Jason Hurst.

Staff Present: Andrew Persons, Juan Castillo

ADOPTION OF THE AGENDA

Motion to: Adopt the agenda

Motion by: Thomas Hawkins

Seconded by: Bob Ackerman

Motion passes upon vote: (4-0, Stephanie Sutton, James Blythe, and Jason Hurst absent)

APPROVAL OF MINUTES

Meeting minutes will be approved on the July 28th City Plan Board 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

Public comments.

Tina Certain comments.

OLD BUSINESS:

[211227.](#)

Petition LD22-000041 TCH, City of Gainesville, (Applicant) requests to amend the City of Gainesville Land Development Code to provide definition and regulations to the Neighborhood Scale Multi-Family use. (Juan)

Staff Presenting: Juan Castillo

Public Comments

Motion to: Approve petition with three amendments. 1. Specify that the allowed 3-4 units will be units located within the building's exterior walls. 2. On line D. add limitation that development will have no more than one driveway. 3. on C.3, specify that the regulations apply to "street facing facades".

Motion by: Joshua Ney

Seconded by: Bob Ackerman

Motion passes upon vote: (3-1, Stephanie Sutton, James Blythe, Jason Hurst, absent)

NEW BUSINESS:[211331.](#)

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 LD22-000050 TCH. City Plan Board. 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.

Staff Presenting: Juan Castillo

Public Comments

Motion to: Approve petition

Motion by: Bob Ackerman

Seconded by: Joshua Ney

Motion passes upon vote: (3-1, Stephanie Sutton, James Blythe, Jason Hurst, absent)

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition LD22-000050 TCH.

[211332.](#)

Magnolia Park Rezoning from Planned Development to General Office (B)

Petition LD22-00008 ZON. Gary Dounson & Associates, Inc., (Applicant) on behalf of Steph & Hans Solutions, LLC. Requests to rezone the subject property from Planned Development (PD) to General Office (OF). Located at 4232 NW 6th Street, Gainesville FL 32609.

Staff Presenting: Juan Castillo

Motion to: Approve petition

Motion by: Thomas Hawkins

Seconded by: Bob Ackerman

Motion passes upon vote: (4-0, Stephanie Sutton, James Blythe, Jason Hurst, absent)

RECOMMENDATION

*Staff to City Plan Board - Staff recommends approval of
Petition LD22-00008 ZON.*

[211230.](#)

Petition LD22-000043 TCH. City of Gainesville, (Applicant) requests to amend the City of Gainesville Land Development Code to amend the bedroom limit within the University of Florida Context Zone. (Juan)

Staff Presenting: Juan Castillo

Public Comments

Motion to: Leave the bedroom multiplier at 2.75

Motion by: Bob Ackerman

Seconded by: Thomas Hawkins

Motion passes upon vote: (3-1, Stephanie Sutton, James Blythe, Jason Hurst, absent)

[211231.](#)

Petition LD22-000044 TCH. City of Gainesville, (Applicant) requests to amend the City of Gainesville Land Development Code to revise the Development Compatibility Standards in Sec. 30-4.8. (Juan)

Staff Presenting: Juan Castillo

Public Comments

Motion to: Approve petition with two changes:

1. Throughout, change every phrase "Neighborhood Residential zoning district" to "Single-Family, Residential Low Density, or Neighborhood Residential future land use designation."

2. In paragraph D.1., insert the words "within exterior walls" after words "six dwelling units."

Motion by: Thomas Hawkins

Seconded by: Bob Ackerman

Motion passes upon vote: (4-0, Stephanie Sutton, James Blythe, Jason Hurst, absent)

[211233.](#)

Petition PB-21-00140 TCH. City of Gainesville, (Applicant) requests to amend the City of Gainesville Land Development Code to eliminate parking minimums and introduce language for structured parking requirements and mid-street parking for loading and unloading in urban transects zoning districts. (Juan)

Staff Presenting: Juan Castillo

Public Comments

Motion to: Approve petition

Motion by: Thomas Hawkins

Seconded by: Bob Ackerman

Motion passes upon vote: (4-0, Stephanie Sutton, James Blythe, Jason

Hurst, absent)

INFORMATION ITEM(s):

MEMBER COMMENT

Bob Ackerman makes comment.

Joshua Ney makes comment.

Tina Certain makes comment.

NEXT MEETING DATE: July 28, 2022

ADJOURNMENT

9:06 PM