



City of Gainesville  
City Plan Board Meeting  
MINUTES

September 22, 2022, 6:30 p.m.  
City Hall, Room 16  
200 East University Ave  
Gainesville, FL 32601

Members Present: Robert Ackerman, Tina Certain, Sphia Corugedo, Thomas Hawkins, Joshua Ney, Stephanie Sutton

Members Absent: James Blythe, Jason Hurst

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- A. CALL TO ORDER
  - B. ROLL CALL
  - C. ADOPTION OF THE AGENDA

**Adopt the agenda**  
**Moved by** Thomas Hawkins  
**Seconded by** Robert Ackerman

Aye (4): Robert Ackerman, Thomas Hawkins, Joshua Ney, and Stephanie Sutton

Abstained (1): Tina Certain

Approved (4 to 0)

- D. APPROVAL OF THE MINUTES

**D.1 Approval of Minutes**  
**Moved by** Thomas Hawkins  
**Seconded by** Robert Ackerman

Approve minutes

Aye (5): Robert Ackerman, Sphia Corugedo, Thomas Hawkins, Joshua Ney, and Stephanie Sutton

Abstained (1): Tina Certain

Approved (5 to 0)

**E. BUSINESS DISCUSSION ITEMS**

**E.1 Petition LD22-000007 SUP Sivance Special Use/Wellfield Permit 2022-417**

Staff Presenting: Forrest Eddlenton

Bob Ackerman asks the applicant concerning property referred and former work management facility.

Applicant presenting: Ryan Thompson with CHW.

Bob Ackerman asks the applicant concerning future development on the site.

Public Comments: David Hill - Asks about future development.

Ryan Thompson comments that the intention of the Special use is to expand the existing use.

All conditions adopted with the motion.

**Approve Petition LD22-000007 SUP**

**Moved by** Thomas Hawkins

**Seconded by** Robert Ackerman

Staff to City Plan Board – Staff recommends approval with conditions of Petition LD22-000007 SUP.

Carried Unanimously

**E.2 Petition LD22-000089. City of Gainesville, (Applicant) requests to amend the City of Gainesville Outdoor Lighting to include FDOT lighting standards.**

Staff Presenting: Dan Zhu

Bob Ackerman asks availability of opportunities for retroactive implementation into darker areas, combo lighting on one post, and pedestrian lighting mounted on a building.

Stephanie asks if theirs coordination with GRU's rental lighting.

**Approve petition LD22-000089**

**Moved by** Sphia Corugedo

**Seconded by** Thomas Hawkins

Staff to City Plan Board – Staff recommends approval of this petition.

Carried Unanimously

**E.3 Petition LD22-000048 SUP. EDA Professional Consultants (Agent) on behalf of Super America 13th St, LLC (Owners). Request for a Special Use Permit and Wellfield Special Use Permit to allow for the development of an automotive fueling station**

Staff Presenting: Phimetto Lewis

Tina Certain asks question concerning condition #2.

Forrest Eddlenton responds.

Applicant Presents: Onelia Lazzari.

Public Comments: Tereza Sperlingwood. - Expresses concern over traffic, impacts to the Murphree field, and lack of EV stations.

Deborah Stookie - Agrees with Tereza Sperlingwood

Thomas Hawkins comments - Item does not meet design standard. Expresses frustration over lack of site plan in back up. Expresses concern over lack of access on current site.

Bob Ackerman - Agrees with Thomas Hawkins.

Josh Ney - Express concern over added gas pumps.

Onelia Lazzari asks for a continuation of the item to the next Plan Board.

Stephanie Sutton left the meeting at 7:43 pm.

Stephanie Sutton joined the meeting at 7:43 pm.

**Continue to next plan board meeting****Moved by** Sphia Corugedo**Seconded by** Thomas Hawkins

Staff to City Plan Board – Staff recommends approval with conditions of Petition LD22-0000048 SUP.

Approved**E.4 Petition LD-22-105 LUC Land Use Amendment from SF and RL to MOR 2022-562**

Staff Presenting: Forrest Eddleton, Sean McDermott

Staff combined presentation for Petition LD-22-105 LUC, LD22-000106 ZON, and LD-22-107 CPA.

Bob Ackerman asks: Will applicant restore site after final harvest? Is there any part of the proposed conservation management plan that will not be harvested.

Applicant Presenting: Clay Swegger with EDA.

Tim Jackson comments

Thomas Hawkins asks question concerning proposed density

Onelia Lazzari comments

Tina Certain comments concerning wetlands and traffic.

Public Comments

Tim Martin - Reads comments from the Sierra Club opposing the proposal

Debra Stookie - Agrees with Tim Martin. Opposes the proposal.  
Comments on lack of opportunity on public input.

Kristen Ruben - Opposes the proposal

Stacie Waldra - Opposes the proposal. Expresses concern over current flooding conditions in the area.

Teresa Sterlingwood - Opposes the proposal. Expresses concern with stormwater management.

David Hill - Opposes the proposal. Asks if neighbors can be notified.

Tim Martin - Opposes application. Comments that zoning must be fought

Dave Wilson - Opposes proposal. Comments on the water resources needed to support future development.

John Allen - Opposes proposal. Express concern over existing flooded conditions.

Nemo Adams - Opposes proposal.

Thomas Hawkins makes a comment concerning the PD report

Tim Jackson comments.

Andrew Persons comments.

Clay Swegger comments.

Sophia Corrugedo comments. Concern with environmental impact.

**Motion to approve petition**

**Moved by** Robert Ackerman

**Seconded by** Joshua Ney

Staff to City Plan Board – Staff recommends approval.

Failed

**Motion to continue petition**

**Moved by** Thomas Hawkins

Continue Petition and allow applicant to work on PD standards to address Plan Board concerns.

Failed for lack of second.

Failed

**Motion to deny petition**

**Moved by** Sphia Corugedo

**Seconded by** Joshua Ney

Aye (3): Sphia Corugedo, Thomas Hawkins, and Joshua Ney

Nay (1): Robert Ackerman

Abstained (2): Tina Certain, and Stephanie Sutton

Approved (3 to 1)

**E.5 Petition LD22-000106 ZON EDA Consultants, Inc (Agent). Rezoning of property from Alachua County Agriculture (A) to City of Gainesville Planned Development District (PD).**

**Motion to deny petition**

**Moved by** Sphia Corugedo

**Seconded by** Joshua Ney

Staff to City Plan Board – Staff recommends approval

Aye (3): Sphia Corugedo, Thomas Hawkins, and Joshua Ney

Nay (1): Robert Ackerman

Abstained (2): Tina Certain, and Stephanie Sutton

Approved (3 to 1)

**E.6 Petition LD-22-107 CPA. EDA Consultants, Inc (Agent). Amendment to the City of Gainesville comprehensive Plan amending Policy 4.3.4 of the Comprehensive Plan Future Land Use Element.**

**Motion to deny petition**

**Moved by** Sphia Corugedo

**Seconded by** Joshua Ney

Staff to City Plan Board – Staff recommends approval

Aye (3): Sphia Corugedo, Thomas Hawkins, and Joshua Ney

Nay (1): Robert Ackerman

Abstained (2): Tina Certain, and Stephanie Sutton

Approved (3 to 1)

**F. PUBLIC COMMENT**

**G. MEMBER COMMENT**

Bob comments on lack of board attendance.

Stephanie requests attendance sheets along with term information as well as the City Plan Board meeting dates for November.

Andrew Persons informs the City Plan Board that the Oct 17th meeting has been moved.

Sophia requests that staff clarify Plan Board recommendations on their reports and correspondence to the City Commission along with including the vote make up.

**H. NEXT MEETING DATE - October 27th**

**I. ADJOURNMENT**

9:45 PM

DRAFT