



# 2024-618F

City of Gainesville  
City Plan Board Meeting  
**MINUTES**

August 22, 2024, 6:30 p.m.  
City Hall Auditorium  
200 East University Avenue  
Gainesville, FL 32601

Members Present:	Robert Ackerman, Nickolas Hill, Robert Mermer, Joshua Ney, Jason Sanchez
Members Absent:	Jamie Bell, Tina Certain, Stephanie Sutton

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**A. CALL TO ORDER**

**B. ADOPTION OF THE AGENDA**

**Moved by** Jason Sanchez  
**Seconded by** Nickolas Hill

Adopt the Agenda

Approved

**C. APPROVAL OF THE MINUTES**

**Moved by** Nickolas Hill  
**Seconded by** Jason Sanchez

Approve Minutes

Approved

**D. PUBLIC COMMENT**

No public comments

**E. OLD BUSINESS**

No old business to discuss

**F. BUSINESS DISCUSSION ITEMS**

**1. 2024-615 Robbinswood Hotel Special Use Permit LD23-000171 (B) 20240822**

Planner Juan Castillo presents the item.

Planner Juan Castillo explains that item 2024-615 and item 2024-616 will be presented in the same presentation.

Member Ney addresses planner Castillo concerning impact of the development to the access of the neighborhood.

Planner Juan Castillo responds

Member Ney addresses planner Castillo

Planner Castillo addresses member Ney and continues the presentation

Member Sanchez addresses planner Castillo

Member Hill addresses planner Castillo

Dr. Mermer addresses planner Castillo and asks clarification on access condition as it applies to congestion mitigation.

Planner Castillo responds

Dr. Mermer addresses planner Castillo and inquires on the availability of options for neighborhood residents to exit.

Member Ney addresses Dr. Mermer

Dr. Mermer addresses planner Castillo concerning safety criteria of the Special Use Permit analysis as it pertains to traffic and entrance to the neighborhood.

Planner Castillo responds

Dr. Mermer addresses planner Castillo

Planner Castillo responds

Director Forrest Eddleton addresses Dr. Mermer

Dr. Mermer addresses Director Eddleton

Chair Ackerman addresses Dr. Mermer

Dr. Mermer addresses Planner Castillo concerning stormwater concerns

Planner Castillo addresses Dr. Mermer

Director Eddleton addresses the Board

Chair Ackerman comments on the item

Member Sanchez comments on the item

Director Eddleton addresses the Board

Onelia Lazzari presents the item.

Dr. Mermer addresses Ms. Lazzari.

Ms. Lazzari responds

Dr. Mermer asks the applicant concerning peak hours

Ms. Lazzari responds

Member Hill addresses Ms. Lazzari concerning the pedestrian access from the crosswalk to the hotel

Ms. Lazzari responds

Public Comment -

Donna Ronan speaks to the item.

Mark Veiley speaks to the item

Phillip Shreder speaks to the item concerning access to the neighborhood and existing nature preserve.

James Gardner speaks to the location of the dumpster, traffic.

(Inaudible) speaks concerning traffic.

Public Comment closed

Member Sanchez addresses eda concerning home 2 suits

Ms. Lazzari responds

Dr. Mermer addresses the public.

Member Sanchez addresses Dr. Mermer and asks him to clarify his opposition.

Dr. Mermer responds

Dr. Mermer makes a motion to deny petition LD23-000171 on the basis of item not meeting criteria found in 30-3.24.C - lack of traffic safety, 30-3.24.D not satisfied.

Director Eddleton addresses the Board concerning health, welfare, and safety.

Member Sanchez speaks to the item concerning access to the neighborhood.

Chair Ackerman addresses Director Eddleton and states that the City needs to do something about the access to Robinswood.

Director Eddleton addresses Chair Ackerman and explains staff involved in review process for access and states safety concerns have been reviewed and addressed.

Dr. Mermer's motion dies for lack of second.

Member Sanchez addresses Director Eddleton.

Director Eddleton responds

Member Ackerman addresses Director Eddleton

Director Eddleton responds stating secondary accesses through private development along Archer road results from LDC requirements.

Member Sanchez makes a motion. Motion to approve LD23-000171 with the condition that the City provides a secondary access point to the neighborhood along with the other conditions. Aye 4 to 1.

Member Sanchez motion to approve LD23-000170 based on staff report. Passes 4 to 1

**motion to deny petition LD23-000171 on the basis of item not meeting criteria found in 30-3.24.C - lack of traffic safety, 30-3.24.D not satisfied.**

**Moved by Robert Mermer**

**Recommendation:** The City Plan Board to approve petition LD23-000171 Special Use Permit for Robbinswood Homes 2 Suites Hotel with its associated conditions.

Died for lack of second

**Motion to approve LD23-000171 with the condition that the City provides a secondary access point to the neighborhood along with the other conditions.**

**Moved by** Jason Sanchez

**Seconded by** Nickolas Hill

Motion to approve LD23-000171 with the condition that the City provides a secondary access point to the neighborhood along with the other conditions.

Aye (4): Robert Ackerman, Nickolas Hill, Joshua Ney, and Jason Sanchez

Nay (1): Robert Mermer

Approved (4 to 1)

**2. 2024-616 Robbinswood Hotel Major Development LD23-000170 (B)  
20240822**

Item presented as part of 2024-616.

**Motion to Approve**

**Moved by** Jason Sanchez

**Seconded by** Joshua Ney

**Recommendation:** The City Plan Board to approve petition LD23-000170 Major Development for Robbinswood Homes 2 Suites Hotel with its associated conditions.

Aye (4): Robert Ackerman, Nickolas Hill, Joshua Ney, and Jason Sanchez

Nay (1): Robert Mermer

Approved (4 to 1)

**3. 2024-617 Hill Storage Land Use Amendment LD24-000072 (B)  
20240822**

Planner Ari Rabinovich presents the item.

Member Hill addresses planner Rabinovich.

Planner Rabinovich responds

Director Eddleton addresses the Board.

Gerry Dedenbach presents the item

Director Eddleton addresses the Board

Chair Ackerman asks concerning public notification process concerning signs on the property.

Member Sanchez makes Motion: Approve petition

**Approve Petition LD24-000072**

**Moved by** Jason Sanchez

**Seconded by** Nickolas Hill

**Recommendation:** Staff to the City Plan Board – Approve Petition LD24-000072

Approved

**4. 2024-618 Hill Storage Zoning Map Amendment LD24-000073 (B)  
20240822**

Planner Ari Rabinovich presents the item

**Approve LD24-000073**

**Moved by** Jason Sanchez

**Seconded by** Nickolas Hill

**Recommendation:** Staff to the City Plan Board – Approve Petition LD24-000073

Approved

**5. 2024-620 O'Reilly Wellfield Special Use Permit LD24-000069 (B)  
20240822**

Planner Ari Rabinovich presents the item.

Member Ney Motions to approve the item

Second by Member Hill

**Approve LD24-000069**

**Moved by** Joshua Ney

**Seconded by** Nickolas Hill

**Recommendation:** Staff to the City Plan Board – Approve petition LD24-000069

Approved

## **G. MEMBER COMMENT**

Member Sanchez asks concerning

Member Ney comments - speaks on respecting other board members Member Ney asks to look at the City Plan Board List.

Director Eddleton speaks to the Board.

Member Hill speaks to Director Eddleton concerning advocating for more Planning Staff.

Director Eddleton addresses member Hill.

Chair Ackerman asks Planner Castillo to review list from member Ney and bring the list at next meeting.

Member Sanchez - asks concerning high limitation in transect zones

Director Eddleton states the resources need commission approval

Member Sanchez asks concerning how many Commissioners needed to approve direction for staff

Director Eddleton responds.

## **H. NEXT MEETING DATE: Sept. 26**

## **I. ADJOURNMENT**

8:44 pm