



City of Gainesville
City Plan Board Meeting
MINUTES

March 27, 2025, 6:30 p.m.
City Hall Auditorium
200 East University Avenue
Gainesville, FL 32601

Members Present: Robert Ackerman, Robert Mermer,
Joshua Ney, Jason Sanchez

Members Absent: Jamie Bell, Tina Certain, Nickolas Hill,
Stephanie Sutton

A. CALL TO ORDER

Meeting called to order at 6:32pm

Jason Sanchez joined the meeting at 6:28 pm.

Robert Mermer joined the meeting at 6:28 pm.

Joshua Ney joined the meeting at 6:28 pm.

B. ADOPTION OF THE AGENDA

Moved by Joshua Ney

Seconded by Robert Mermer

Motion: The City Plan Board adopt the agenda.

Approved

C. APPROVAL OF THE MINUTES

Moved by Joshua Ney

Seconded by Robert Ackerman

Recommendation: The City Plan Board approve the minutes from the February 26th City Plan Board meeting

Approved

D. PUBLIC COMMENT

Donald Shepherd addresses the board

E. OLD BUSINESS

1. 2024-315 Community Meetings with Notice Text Change LD23-000160 (B) 20250327

Nathaniel Chan, Planner III, introduced the item and gave a presentation.

Members of the City Plan Board asked questions of staff.

Nathaniel Chan, Jennifer Smart (Communications Director) and Laura Rawson (Assistant Communications Director) addressed the board.

The applicant Peggy Carr and Kim Tanzer (Gainesville Neighborhood Voices) gave a presentation.

Members of the City Plan Board asked questions of the applicant.

Peggy Carr and Kim Tanzer addressed the board.

The City Plan Board discussed the item.

Kali Blount (public comment) spoke to the item.

Motion: Approve LD23-000160 as recommended with staff conditions, with the amendment to Condition 5 for the Office of Communications and Marketing to work with the City Commission on improving communications including text messages.

Moved by Robert Mermer

Seconded by Joshua Ney

Recommendation: Staff to City Plan Board – Staff recommends approval of Petition LD23-000160 with conditions

Approved

F. BUSINESS DISCUSSION ITEMS

1. **2025-221 620 NW 16th Avenue Land Use Change LD24-000131 LUC (B) 20250327**

Nathaniel Chan, Planner III, introduced the item along with the following item, 2025-222, for a joint presentation.

Stephanie Sutton submitted a form 8B to recuse herself from voting on the item.

Jason Simmons, Planner I, gave a presentation on items 2025-221 and 2025-222.

Bobby Mermer asked staff a question.

Jason Simmons responded to the question.

Onelia Lazzari, eda (applicant), gave a presentation on the item.

Donald Shepherd (public comment) spoke to the item.

The City Plan Board discussed the item.

Motion: Approve Petition LD24-000131 LUC.

Moved by Robert Ackerman

Seconded by Joshua Ney

Recommendation: The City Plan Board approve Petition LD24-000131 LUC.

Approved

Motion passes 3-1, with Stephanie Sutton abstaining and Bobby Mermer in dissent.

2. **2025-222 620 NW 16th Avenue Rezoning LD24-000130 ZON (B) 20250327**

Motion: Approve Petition LD24-000130 ZON.

Moved by Robert Ackerman

Seconded by Joshua Ney

Recommendation: The City Plan Board approve Petition LD24-000130 ZON.

Approved

Motion passes 3-1, with Stephanie Sutton abstaining and Bobby Mermer in dissent.

3. 2025-223 Persimmon Elementary Planned Development Amendment LD24-000124 PDA (B) 20250327

Nathaniel Chan, Planner III, introduced the item.

Jason Simmons, Planner I, gave a presentation.

Bonnie Bowman, the applicant, spoke to the item.

Robert Ackerman asked a question of the applicant.

Bonnie Bowman responded to the question.

Donald Shepherd (public comment) spoke to the item.

Candace (public comment, parent at the existing daycare) spoke to the item.

Joshua Ney asked Bonnie Bowman a question.

Bonnie Bowman responded to the question.

Motion: Approve LD24-000124 with staff conditions.

Moved by Robert Ackerman

Seconded by Robert Mermer

Recommendation: The City Plan Board approve Petition LD24-000124 PDA.

Approved

4. 2025-224 Gainesville Regional Airport Jet-A Tank Wellfield Special Use Permit LD24-000102 (B) 20250327

Nathaniel Chan, Planner III, introduced the item.

Ari Rabinovich, Planner I, gave a presentation.

Sergio Reyes, eda (applicant), gave a presentation.

Donald Shepherd (public comment) spoke to the item.

Robert Ackerman disclosed that a member of the Airport Authority Board contacted him to schedule a meeting.

Stephanie Sutton submitted a form 8b and recused herself from voting on this petition

Motion: Approve LD24-000102.

Moved by Robert Ackerman
Seconded by Robert Mermer

Recommendation: The City Plan Board approve Petition LD24-000102.

Approved

5. 2025-228 Permitted Uses in MU-1 and MU-2 Zoning Text Change 20250327

Nathaniel Chan, Planner III, introduced the item.

Jason Sanchez, Chair, suggested combining the MU-1 and MU-2 zoning districts into one zoning district, or rewriting the permitted uses to be the same in both districts.

Allowing "alcoholic beverage establishments" as a permitted use in MU-1 and MU-2 was discussed.

Allowing "food truck parks with six or more pads" as permitted uses in MU-1 and MU-2 was discussed.

Removing "armor systems manufacturing and assembly" as a use in the permitted uses table (not specific to MU-1 or MU-2) was discussed.

Changing "drive-through facilities" to only be allowed with approval of a special use permit (not specific to MU-1 or MU-2) was discussed.

Changing "auto-oriented uses" to only be allowed with approval of a special use permit (not specific to MU-1 or MU-2) was discussed.

Forrest Eddleton, Department of Sustainable Development Director, advised that the City Plan Board provide specific feedback to staff before sending each text change item for review/approval by the General Policy Committee.

Forrest Eddleton advised that historical data and information may be presented as part of staff's analysis of each text change request.

Recommendation: The City Plan Board review and discuss changes to the permitted uses of the MU-1 and MU-2 zoning districts.

6. 2025-232 Renaming DT Zoning District to U10 Text Change 20250327

Nathaniel Chan, Planner III, introduced the item

Jason Sanchez, Chair, explained the reasoning and desire to change the DT zoning district to U10 to allow for greater use of the zoning district and its applicability to other areas outside of downtown.

Members of the City Plan Board discussed the item

Forrest Eddleton, Department of Sustainable Development Director, spoke to the item.

Stephanie Sutton and Bobby Mermer recommend lowering this item's priority with respect to limited staff capacity, resources, and time.

Recommendation: The City Plan Board review and discuss the renaming of the Downtown (DT) zoning district.

7. 2025-233 Libraries and Daycares in Single-Family (SF) Zoning Text Change 20250327

Nathaniel Chan, Planner III, introduced the item.

Members of the City Plan Board discussed the item.

Use standards for libraries and daycares were discussed, however, the City Plan Board does not have suggested changes to use standards for libraries and daycares.

Nathaniel Chan explained that since this item was discussed previously, Planning staff can bring this item back with an analysis and vote at next month's City Plan Board meeting.

Recommendation: The City Plan Board review and discuss allowing daycares and libraries as permitted uses (with a special use permit) in the Single-Family (SF) zoning district.

G. MEMBER COMMENT

Bobby Mermer asked Sean McDermott, Senior Assistant City Attorney, for his availability to attend future City Plan Board meetings, especially meetings where Special Use Permits are discussed.

Sean McDermott responded to the question and expressed his availability for future City Plan Board meetings.

H. NEXT MEETING DATE

Next meeting is April 24th, 2025.

I. ADJOURNMENT

Meeting adjourned at 9:47pm