



City of Gainesville  
City Plan Board Meeting  
MINUTES

January 26, 2023, 6:30 p.m.  
City Hall Auditorium  
200 East University Avenue  
Gainesville, FL 32601

Members Present: Robert Ackerman, Stephanie Sutton,  
Joshua Ney, Jason Sanchez, Renz Torres

Members Absent: Jason Hurst, Tina Certain

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**A. CALL TO ORDER**

6:37 PM

**B. ADOPTION OF THE AGENDA**

**Moved by** Stephanie Sutton

**Seconded by** Jason Sanchez

Adopt agenda

Approved

**C. APPROVAL OF THE MINUTES**

**Moved by** Stephanie Sutton

**Seconded by** Jason Sanchez

Approve Minutes

Approved

**D. SERVICE AWARDS FOR THOMAS HAWKINS AND JAMES BLYTHE**

**E. PUBLIC COMMENT**

No public comments

**F. OLD BUSINESS**

**1. 2022-707 Text Amendment Centerline of Street Setback Measurement - 2022-707**

Staff presenting: Bedez Massey

Public comments: Andrew Coffey

**Vote to continue item 2022-707 petition LD22-000130 TCH**

**Moved by** Stephanie Sutton

**Seconded by** Renz Torres

Staff to City Plan Board – The City Plan Board approve Petition **LD22-000130 TCH.**

Approved

**G. BUSINESS DISCUSSION ITEMS**

**1. 2023-79 Rural King Planned Development Amendment - 2023-79**

Staff Presenting: Phimetto Lewis

Applicant Presenting: Clay Sweger

**Approve item 2023-79 petition LD22-000136 PDA**

**Moved by** Joshua Ney

**Seconded by** Jason Sanchez

**Recommendation:** Staff to City Plan Board – Approve Petition LD22 – 000136 PDA.

Approved

**2. 2023-77 Oak Gate Land Use Amendment - 2023-77**

Staff Presenting: Phimetto Lewis

Applicant Presenting: Clay Sweger

**Approve item 2023-77 petition LD22-000133 LUC**

**Moved by** Joshua Ney

**Seconded by** Jason Sanchez

**Recommendation:** Staff to City Plan Board – Approve Petition LD22-000133 LUC

Approved

**3. 2023-78 Oak Gate Zoning Amendment - 2023-78**

**Approve item 2023-78 petition LD22-000134 ZON**

**Moved by** Joshua Ney

**Seconded by** Renz Torres

**Recommendation:** Staff to City Plan Board – Approve Petition LD22-000134 ZON

Approved

**4. 2023-75 Gainesville 60 Land Use Amendment - 2023-75**

Staff Presenting: Dan Zhu

Applicant Presenting: Clay Sweger

Public comments: Mr. Blount asks about affordable housing

Brian Turk asks about affordable housing and comments on the condition of the road on 15th Avenue.

Chair Ackerman comments on the timing of the project

Sharon Johnson comments on adverse impact and asks for the definition of workforce housing. Asks for a buffer and a grocery store. Comments on potential traffic impact.

Chair Bob Ackerman replies

Clay Sweger replies

Staff Forrest Eddleton comments.

Sarah Goth, comments on the reason for a zoning change. Comments on the property being a corridor for wildlife traffic. Opposes fencing.

Member Renz Torres comments on conservation zoning

**Approve item 2023-75 Petition LD22-000121 LUC**

**Moved by** Joshua Ney

**Seconded by** Jason Sanchez

**Recommendation:** Staff to City Plan Board – Approve Petition LD22-000121 LUC.

Aye (4): Robert Ackerman, Joshua Ney, Jason Sanchez, and Renz Torres

Abstained (1): Stephanie Sutton

Approved (4 to 0)

**5. 2023-76 Gainesville 60 Zoning Change - 2023-76**

**Approve item 2023-76 petition LD22-000122 ZON**

**Moved by** Joshua Ney

**Seconded by** Jason Sanchez

**Recommendation:** Staff to City Plan Board – Approve Petition LD22-000122 ZON.

Aye (4): Robert Ackerman, Joshua Ney, Jason Sanchez, and Renz Torres

Abstained (1): Stephanie Sutton

Approved (4 to 0)

**H. MEMBER COMMENT**

Members comment on joint meeting with the new Commission. Concerning comp plan, Inclusionary Zoning, Exclusionary zoning.

Stephanie Sutton is asking for a complete draft of the comprehensive plan. Asks to be updated regularly on Comprehensive Plan update. Suggests bringing back a complete section with appendices. Suggestion to do a workshop with the comprehensive plan for the new members.

**I. NEXT MEETING DATE: February 23, 2023**

**J. ADJOURNMENT**

8:34 PM