



City of Gainesville
City Plan Board Meeting
MINUTES

December 14, 2023, 6:30 p.m.
City Hall, Roberta Lisle Kline Conference Room (Room 16)
200 East University Ave
Gainesville, FL 32601

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

Members Absent: Tina Certain

A. CALL TO ORDER

B. ADOPTION OF THE AGENDA

The agenda was amended to prioritize the Lewis Oil items, positioning them immediately following the City Plan Board Chair Election segment.

Jamie Bell joined the meeting at 6:30 pm.

Moved by Stephanie Sutton

Seconded by Joshua Ney

Move Lewis Oil

Approved

C. APPROVAL OF THE MINUTES

Moved by Robert Mermer

Seconded by Joshua Ney

Approve the submitted minutes

Approved

D. PUBLIC COMMENT

No Public Comment

E. OLD BUSINESS

1. 2023-1170 City Plan Board Chair Election

- The members engage in a discussion regarding the election of the Chair.
- Nick Hill proposes the nomination of Bob Ackerman for the position of Chair.
- Members vote resulting in the unanimous approval of Bob Ackerman as the new Chair.
- Members deliberate on the election of the Vice Chair.
- Dr. Mermer puts forward Jason Sanchez as a nominee for the Vice Chair position.
- A unanimous vote by the members leads to the approval of Jason Sanchez as the Vice Chair.

Bob Ackerman as Chair

Recommendation: The City Plan Board members vote for a new chair for the year 2024.

2. 2023-1176 Single Room Occupancy (SRO) Discussion

- Planner Castillo introduces the agenda item.
- Chair Ackerman expresses concerns about the expediency of the item.
- Director Eddleton addresses Chair Ackerman's concerns.
- Member Sutton speaks to the Board, suggesting the potential for listing certain items as discussion topics.
- Dr. Mermer inquires about the voting schedule for the items.
- Chair Ackerman questions Staff about the timetable for the list items.

- A member asks the Board to provide track changes from the previous meeting.
- The Board reviews the existing SRO (Single Room Occupancy) language and a proposal from Member Ney.
- Member Ney elaborates on the item, particularly focusing on the requirement for one-bedroom units.
- The Board deliberates on the possibility of removing item C. from the existing SRO policy.
- Planner Castillo provides context regarding the distance requirement for SROs.
- Dr. Mermer and Member Sutton each take turns addressing the Board.
- Member Bell suggests conducting research into the removal of distance requirements for SROs.
- Member Ney brings up item D., proposing a change from 1/4 to 1/2 mile.
- Member Sanchez recommends the deletion of item D., and the Board engages in a discussion about this suggestion.
- Dr. Mermer proposes extending the distance requirement to one mile, a suggestion echoed by Chair Ackerman, who also considers the option of deleting the distance requirement.
- Citizen Blont recommends examining transit availability in relation to SRO locations.
- Chair Ackerman proposes investigating the availability of transit in areas with SROs.
- Member Ney brings up the topic of laundry requirements, prompting a Board discussion about the necessity of laundromats in the area.
- The discussion shifts to the allowance of full kitchens in SRO units.
- Dr. Mermer suggests the implementation of either a half bath in each unit or one bath per four units.

- Member Bell raises questions regarding regulations for community homes.
- Member Sanchez urges Staff to look into bathroom ratios for SROs.
- Member Bell proposes that item H. be amended to state that a manager should be "on call" 24 hours a day.

Recommendation: The City Plan Board review Single Room Occupancy item and give staff direction.

3. 2023-1177 U4 to U7 Transect Zones Side Setback Amendments Text Change Discussion

- Planner Castillo introduces the agenda item.
- The Board members engage in a discussion about the item.
- Member Bell requests clarification regarding the intensity of transect zones.
- The Board further deliberates on the item.
- Member Sutton proposes the creation of a map to illustrate the locations of transect zones U4 to U7.
- Member Bell voices concerns about the potential impact on the University and 13th area.
- Member Bell expresses interest in having Staff conduct an economic analysis regarding the impact of the side setback amendment.
- Member Sanchez speaks to the Board about the distribution of density within the City.
- Member Sutton takes the floor to address the Board.
- Planner Castillo responds to the ongoing discussion.
- Director Eddleton provides additional insights to the Board.
- Member Bell requests a deeper understanding of the impact that the Building Code will have on the text amendment request, particularly concerning facilities and infrastructure.

Recommendation: The City Plan Board review item and provide direction to staff.

F. BUSINESS DISCUSSION ITEMS

1. 2023-1135 Lewis Oil Future Land Use Change LD23-000139 LUC (B) 20231214

- Items 2023-1135 and 2023-1136 are presented simultaneously.
- Member Stephanie Sutton abstains from voting on these items.
- Staff member Nathaniel Chan presents the item.
- Member Bell inquires about development remediation strategies for soil contamination.
- Director Forrest Eddleton responds to Member Bell's query.
- Dr. Mermer questions Staff regarding the motivation behind the rezoning request.
- Onelia Lazari, representing EDA staff, presents details of the item.
- Dr. Mermer raises a question about the current state of the existing facility.
- Jason Sanchez queries about the preference for U7 zoning over U8.
- Applicant Lazari explains the choice, citing a desire for a logical step down in zoning.
- Dr. Mermer inquires about the relevance of the Live Local Act to the project.
- Applicant Lazari expresses the applicant's preference for a more conventional site use.
- Director Forrest Eddleton comments on the applicability of the Live Local Act in Gainesville.
- During the public comment section, an individual named Oscar speaks against the item, highlighting the scarcity of Industrial Zone properties.
- A person named Blount questions the specific intentions for the site's development.

- The applicant responds, noting that there are no specific plans for the site at this point.
- Clay Swegger presents his thoughts to the board.
- Member Bell asks for clarification on the choice between U7 and U8 designations.
- Dr. Mermer questions Director Eddleton about the scarcity of Industrial zones and potential locations for new Industrial Zoning.
- Member Bell addresses Dr. Mermer's concerns.
- Director Forrest Eddleton provides further explanations to the board.
- Jason Sanchez speaks to Dr. Mermer regarding the issue.
- Planner Nathaniel Chan clarifies that the Live Local Act is applicable to U7 zones.
- Stephanie Sutton addresses Dr. Mermer, contributing to the discussion.
- The Chair then concludes the public meeting.

To continue Item

Moved by Robert Mermer

Recommendation: The City Plan Board to approve petition LD23-000139 LUC.

Died for lack of second

Moved by Jamie Bell

Seconded by Jason Sanchez

Aye (5): Robert Ackerman, Jamie Bell, Nickolas Hill, Joshua Ney, and Jason Sanchez

Nay (1): Robert Mermer

Abstained (1): Stephanie Sutton

Approved (5 to 1)

2. 2023-1136 Lewis Oil Rezoning LD23-000140 ZON (B) 20231214

LD23-140 ZON

Moved by Jamie Bell

Seconded by Jason Sanchez

Recommendation: The City Plan Board to approve petition LD23-000140 ZON.

Aye (5): Robert Ackerman, Jamie Bell, Nickolas Hill, Joshua Ney, and Jason Sanchez

Nay (1): Robert Mermer

Abstained (1): Stephanie Sutton

Approved (5 to 1)

G. MEMBER COMMENT

Planner Castillo speaks to the Board about the topic of Board training.

H. NEXT MEETING DATE: January 25th

I. ADJOURNMENT