



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

**January 25, 2024, 6:30 p.m.  
City Hall Auditorium  
200 East University Avenue  
Gainesville, FL 32601**

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

Members Absent: Tina Certain, Jason Sanchez

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**A. CALL TO ORDER**

6:33 PM

**B. ADOPTION OF THE AGENDA**

**Moved by** Robert Mermer

**Seconded by** Jamie Bell

Aye (6): Robert Ackerman, Jamie Bell, Nickolas Hill, Robert Mermer, Joshua Ney, and Stephanie Sutton

Approved (6 to 0)

**C. APPROVAL OF THE MINUTES**

**Moved by** Stephanie Sutton

**Seconded by** Nickolas Hill

Aye (6): Robert Ackerman, Jamie Bell, Nickolas Hill, Robert Mermer, Joshua Ney, and Stephanie Sutton

**D. PUBLIC COMMENT**

No Public Comments

**E. OLD BUSINESS**

**1. Staff Update**

Planner: Brittany McMullen - Speaks to the item

- update SRO and EV text items to come back to the Board in February

- update minimum lot size item given to staff for research. Item to come back to the commission.

**F. BUSINESS DISCUSSION ITEMS**

**1. 2024-90 Public Administration Buildings in Medical Services Special District LD23-011804 (B) 20240125**

Planner: Ari Rabinovich presents the item.

Member Bell asks question concerning the use addition

Director Eddleton addresses the board and introduces Ari Rabinovich as a new planner.

**Moved by** Robert Mermer

**Seconded by** Joshua Ney

**Recommendation:** Staff to the City Plan Board – Approve Petition LD23-011804 Public Administration Buildings in MD Special District

Approved

**2. 2024-41 415 NW 19th Street Land Use Amendment LD23-000149 (B) 20240125**

Planner Jason Simmons presents the item

Planner Jason informs the board petition 2024-41 and 2024-40 are associated and will be presented at the same time.

Onelia Lazzari presents the item.

Public comment

Dave Wilson addresses the board

Member Bell addresses staff

Director Eddleton addresses the board

Member Ney addresses the board.

Dr. Mermer addresses Director Eddleton concerning parking

Director Eddleton responds

Dr. Mermer addresses the board

**Moved by** Robert Mermer

**Seconded by** Joshua Ney

**Recommendation:** The City Plan Board approve Petition LD23-000149  
LUC

Approved

3. **2024-40 415 NW 19th Street Rezoning LD23-000148 (B) 20240125**

Planner Jason Simmons presents the item.

Public Comment

Dave Wilson addresses the board.

**Moved by** Robert Mermer

**Seconded by** Joshua Ney

**Recommendation:** The City Plan Board approve Petition LD23-000148  
ZON

Approved

4. **2024-42 Diocese of St. Augustine Land Use Change LD23-000102 (B)  
20240125**

Planner Nathaniel Chan presents the item

Dr. Mermer addresses staff

Director Eddleton responds

Craig Brashier presents the item.

Member Hill addresses staff concerning Land Use Amendment for PUD

Applicant Brashier addresses the board

Dr. Mermer addresses the applicant

Adriel Cardenas addresses the board

Dr. Grant cotten....addresses the board

Michael Shields addresses the board

Chair Ackerman asks staff concerning the use of garden

Planner Nathaniel Chan responds

Member Bell comments on the item

Brashier addresses the board

Member Bell comments on tabling the project

Brashier addresses the board

Member Bell comments on the environmental impact of the project

Brashier addresses the board

Bell comments on the desire to provide more conservation

Ney addresses the board

Dr. Mermer addresses the board

Member Sutton addresses the board

Chair Ackerman suggests additional buffers

Member Bell asks clarification question to the chair

Dr. Eddleton addresses the board

**Moved by** Robert Mermer

**Seconded by** Joshua Ney

**Recommendation:** The City Plan Board to approve petition LD23-000102  
LUC

Aye (6): Robert Ackerman, Jamie Bell, Nickolas Hill, Robert Mermer,  
Joshua Ney, and Stephanie Sutton

Approved (6 to 0)

**5. 2024-63 Diocese of St. Augustine Rezoning LD23-000103 ZON (B)  
20240125**

**Approve petition with additional condition to rearrange parking layout to minimize parking adjacent to main road.**

**Moved by** Stephanie Sutton

**Seconded by** Nickolas Hill

**Recommendation:** The City Plan Board to approve petition LD23-000103 ZON.

Approved

**G. MEMBER COMMENT**

Planner McMullen addresses the board concerning the list items.

**H. NEXT MEETING DATE: February 22 2024**

**I. ADJOURNMENT**

8:50 PM