



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

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**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**