



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

**March 28, 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, Jason Sanchez, Stephanie Sutton

Members Absent: Tina Certain

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**A. CALL TO ORDER**

**B. ADOPTION OF THE AGENDA**

**Moved by** Robert Mermer  
**Seconded by** Jamie Bell

Amend agenda to move items 2024-267 position 5 and 2024-263 position 6 to positions 2 and 3.

Aye (3): Jamie Bell, Nickolas Hill, and Robert Mermer

Nay (4): Robert Ackerman, Joshua Ney, Jason Sanchez, and Stephanie Sutton

Failed (3 to 4)

**Moved by** Stephanie Sutton  
**Seconded by** Joshua Ney

Approve the agenda as presented

Aye (7): Robert Ackerman, Jamie Bell, Nickolas Hill, Robert Mermer, Joshua Ney, Jason Sanchez, and Stephanie Sutton

Approved (7 to 0)

**C. APPROVAL OF THE MINUTES**

**Moved by** Robert Mermer

**Seconded by** Jason Sanchez

Aye (7): Robert Ackerman, Jamie Bell, Nickolas Hill, Robert Mermer, Joshua Ney, Jason Sanchez, and Stephanie Sutton

Approved (7 to 0)

**D. PUBLIC COMMENT**

No public comment

**E. OLD BUSINESS**

**F. BUSINESS DISCUSSION ITEMS**

**1. 2024-215 B'z Gelati Special Use Permit LD23-000166 (B) 20240328**

Staff Planner Phimetto Lewis presents the item.

Applicant addresses the Board.

Dr. Mermer addresses the applicant and asks clarification on the drive-through language on their application

Planner Phimetto Lewis responds.

**Moved by** Jamie Bell

**Seconded by** Robert Mermer

**Recommendation:** The City Plan Board to approve petition LD23-000166.

Approved

**2. 2024-258 Repurpose Project Special Use Permit LD24-000006 (B) 20240328**

Planner Juan Castillo presents the item

Applicant addresses the board

Dr. Mermer addresses the applicant and asks concerning the future use of the property and use

Applicant responds

**Moved by** Jamie Bell

**Seconded by** Jason Sanchez

**Recommendation:** The City Plan Board approve petition LD24-000006

Approved

**3. 2024-261 Hillpointe-Rosier - Land Use Amendment LD23-000119 LUC (B) 20240328**

Staff Planner Jason Simmons presents the item and states that items 2024-261 and 2024-262.

Member Bell addresses staff and asks concerning the compatibility with the proposed and the immediate area.

Staff responds

Member Bell addresses the Board with concerns for the proposal.

Staff Planner Jason Simmons addresses the Board.

Dr. Mermer addresses Staff and asks concerning the county's maximum density for zoning.

Planner Jason Simmons responds

Director Forrest Eddleton addresses the Board.

Planner Jason Simmons addresses the board

Member Stephanie Sutton addresses the board addressing the equivalencies of density proposed.

Member Nickolas Hill addresses Staff and addresses the board.

Applicant Fred Roberts and Jose Lopez with Kimley Horn addresses the Board.

Member Bell addresses the applicant.

Applicant responds

Member Bell addresses the applicant asking for assurance of traffic study provision

Applicant responds

Alachua County Growth Services Director Jeff Hayes addresses the board

Public comment on item in opposition

Commissioner Warren speaks to the item in support

Public comment on item in opposition

Marie Hatsfield? addresses the board in opposition

Chair Ackerman addresses the public

Elizabeth Shannon addresses the board in opposition

Chair Ackerman addresses the public.

Public Comment is closed

Member Bell addresses the public.

Member Bell asks staff concerning the type of zoning proposed and city plans for transportation network

Public Works Director Brian Singleton responds

Member Bell addresses Staff and asks for a transportation study of the area

Member Sutton asks Director Eddleton to address transportation concern

Director Eddleton addresses the board and speaks to the coordination between municipalities concerning transportation improvements

Director Brian Singleton addresses the Board concerning transportation study requirements.

Member Dr. Mermer addresses the applicant

Applicant responds

**Moved by** Robert Mermer

**Seconded by** Jamie Bell

**Recommendation:** The City Plan Board approve Petition LD23-000119 LUC.

Approved

**4. 2024-262 Zoning Map Change – Hillpointe-Rosier LD23-000116 ZON (B) 20240328**

**Moved by** Robert Mermer

**Seconded by** Jamie Bell

**Recommendation:** The City Plan Board approve Petition LD23-000116 ZON.

Approved

**5. 2024-267 Single Family Comprehensive Plan Amendment LD24-000028 (B) 20240328**

Lead Planner Brittany McMullen presents the item and states that items 2024-267 and 2024-263 will be presented jointly.

Member Joshua Ney addresses staff and asks concerning the proposed rear setbacks.

Lead Planner Brittany McMullen responds.

Member Bell addresses Staff concerning error on the presentation

Lead Planner Brittany McMullen Clarifies no multi family development on proposed.

Member Hill addresses Staff concerning the BEBR projection number

Planner Nathaniel Chan addresses the Board concerning BEBR projection.

Member Hill addresses Staff and Board.

Dr. Mermer addresses Staff concerning public participation and mentions approval from Habitat for Humanity and asks concerning proposal's potential to affect similar groups.

Member Jason Sanchez addresses staff concerning data on home prices in RC versus RSF-1.

Staff responds

Public Comment Matthew Umanos from Alachua County Realtors in support

Casey Fitzgerald speaks to the item in opposition

Peggy Carr addresses the Board in opposition

Kim Tanzer addresses the Board in opposition and asks for neighborhoods in favor to serve as case studies for this proposal

Public Comments in opposition

Tom Bearon addresses the Board in opposition

Robert Mounds Speaks to the item in opposition

Commissioner Warren speaks to the item in favor

Public Hearing Closed

Member Bell addresses Staff concerning ADU setback

Lead Planner Brittany McMullen responds

Member Bell addresses Staff and asks concerning Staff's collaboration with other staff departments.

Director Forrest Eddleton responds

City Engineer Gail Mowry addresses the Board

Member Jason Sanchez addresses the Board

Chair Ackerman addresses the board in support for reducing the rear setback to 10 feet and supports proposal.

**Moved by** Robert Mermer

**Seconded by** Joshua Ney

**Recommendation:** Staff to City Plan Board – approve petition.

Approved

**6. 2024-263 Single Family Zoning Amendment LD24-000032 (B)  
20240328**

Item presented as part of 2024-267.

**Approve petition with amending proposed rear setback to 10 feet**

**Moved by** Robert Mermer

**Seconded by** Joshua Ney

**Recommendation:** Staff to City Plan Board – approve petition.

Approved

**7. Alcoholic Beverage Establishment - Discussion Item (B)**

Joshua Ney opens the discussion.

Eliminate Alcohol distance requirement U7, U8, U9, DT.

Member Stephanie Sutton suggests striking distance requirements.

Jason Sanchez suggests allowing alcohol in U6.

Member Sutton suggest map for U7 and up and a different map for U6.

**G. MEMBER COMMENT**

Dr. Mermer suggests primary e-mail for board public comments

Director Forrest Eddleton addresses the concern.

Board discusses comment.

**H. NEXT MEETING DATE: April 25th 2024**

**I. ADJOURNMENT**

9:45 PM