



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

**February 22, 2024, 6:30 p.m.
City Hall Auditorium
200 East University Avenue
Gainesville, FL 32601**

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

Members Absent: Jamie Bell, Tina Certain, Nickolas Hill

A. CALL TO ORDER

B. ADOPTION OF THE AGENDA

A request to amend the agenda is made moving items 4 and 5 to positions 2 and 3.

Moved by Stephanie Sutton
Seconded by Joshua Ney

Move items 4 and 5 to positions 2 and 3.

Aye (5): Robert Ackerman, Robert Mermer, Joshua Ney, Jason Sanchez, and Stephanie Sutton

Approved (5 to 0)

C. APPROVAL OF THE MINUTES

Moved by Stephanie Sutton
Seconded by Joshua Ney

Aye (5): Robert Ackerman, Robert Mermer, Joshua Ney, Jason Sanchez, and Stephanie Sutton

Approved (5 to 0)

D. PUBLIC COMMENT

No public comments

E. OLD BUSINESS

No old business

F. BUSINESS DISCUSSION ITEMS

1. 2024-130 Right-of-Way vacation for SW 8th Road and approximately 52 feet of the right-of-way of SW 8th Lane LD23-000167 SVA (B) 20240222

Staff Jason Simmons presents the item.

Craig Brashier with CHW presents the item.

Chair Ackerman addresses the applicant concerning providing affordable housing.

Dr. Bobby Mermer addresses the applicant concerning discussing the development with staff.

The applicant addresses Dr. Mermer.

Member from the public Jonathan asks what the timeline for construction of the development is.

The applicant addresses Public Comment by answering 8 to 9 months.

Dr. Murmur asks if anyone who attended the workshop was a renter.

The applicant addresses Dr. Mermer and says there were no renters at the neighborhood meeting.

Robert Mermer joined the meeting at 6:34 pm.

Moved by Joshua Ney
Seconded by Jason Sanchez

Recommendation: The City Plan Board approve Petition LD23-000167 SVA.

Aye (5): Robert Ackerman, Robert Mermer, Joshua Ney, Jason Sanchez, and Stephanie Sutton

Approved (5 to 0)

2. 2024-131 Single Room Occupancy Residences LD24-000010 (B) 20240222

Staff Ari Rabinovich presents the item.

Member Stephanie Sutton questions Staff about the number of bathrooms per floor.

Staff provides the code requirements for restrooms per floor.

Dr. Mermer inquires about the proposed availability of bathrooms.

Member Jason Sanchez also raises questions about the proposed bathroom availability.

Manager Brittany McMullen addresses the Board.

Chair Ackerman asks Staff about the number of applications received.

Staff gives a response.

Member Joshua Ney speaks to the board.

Dr. Mermer makes another address to Staff, which is followed by Staff response.

Member Stephanie Sutton engages with the plan board members regarding the number of bathrooms.

Dr. Mermer speaks to the board again.

Member Jason Sanchez discusses the provision of bathrooms with the board.

Chair Ackerman then speaks to the board.

Director Forrest Eddleton makes an address to the board.

During public comment, Gerry Dedenbach discusses the costs associated with 24-hour staffing for RSOs.

Parker speaks to the board about the deregulation of the distance to transportation.

Chair Ackerman, Dr. Mermer, and Member Stephanie Sutton all address Parker's concerns.

Member Jason Sanchez speaks to the board.

Lucas raises concerns during the public comment section about a deed clause.

Chair Ackerman, the Planning Manager, and then Chair Ackerman again address Lucas's concerns.

The public comment section is then closed.

Recommendation: Staff to the City Plan Board – Approve Petition LD24-000010 Single Room Occupancy Residences

Moved by Robert Mermer

Seconded by Jason Sanchez

Approve item with deleting .D of the proposed language and replace with a requirement to provide 1 private bathroom with lock, shower, sink, per 4 units.

Aye (5): Robert Ackerman, Robert Mermer, Joshua Ney, Jason Sanchez, and Stephanie Sutton

Approved (5 to 0)

3. 2024-132 Electric Vehicle Charging Stations and Infrastructure LD24-000009 (B) 20240222

Staff Ari Rabinovich presents the item

Member Stephanie Sutton addresses staff concerning percentages of EV space requirements

Staff Ari Rabinovich responds by addressing concerns and collaboration with GRU

Member Stephanie Sutton addresses staff.

Ari responds to member concerns.

Chair Ackerman addresses the board in support of reducing EV spots but still providing EV ready stations.

Dr. Mermer addresses Staff concerning time schedule for item to go before the Commission and expresses concern with potential Ag Bill pre-emption.

Staff Ari Rabinovich addresses the board.

Member Ney addresses the board concerning EV charging types and supports the proposal from staff.

Dr. Mermer addresses member Ney.

Staff Juan Castillo addresses the board concerning time table and process for the processing of the proposal to appear before the commission.

Public Comment - Ian Steitz, addresses the board concerning impact of the proposal to affordable housing

Blake Belts? addresses the Board concerning the proposal stating it would be cost prohibitive.

Tina addresses the Board concerning available tax credits for EV

Staff addresses Tina

Public Hearing Closed

Member Sutton addresses the Board concerning the intensity of the proposal and the need for waivers.

Member Ney addresses the Board in support of providing EV capacities at different ratios

Member Jason Sanchez addresses the Board and expresses concern in supporting the proposal as is.

Dr. Mermer addresses the board.

Director Eddleton addresses the board.

Member Jason Sanchez addresses Director Eddleton.

Member Sutton addresses staff.

Member Sutton and Director Eddleton discuss using parking as a threshold for requiring EV.

Dr. Mermer addresses the board expressing concern for the possibility of preemption from the State and staff's time.

Director Forrest Eddleton addresses the board assuring staff's ability to bring back the item with information pertaining to the Board's concerns.

Member Jason Sanchez addresses Staff asking if a tiered-by-year requirement is applicable

Member Stephanie Sutton addresses Staff asking to look at different uses in relation to EV requirements

Director Forrest Eddleton addresses the board concerning EV requirement implementation on non-residential parking lots.

Member Stephanie Sutton proposes having a trigger mechanism requiring EV stations

Board addresses staff to bring back item at a later date.

Planning Manager Brittany McMullen addresses the Board with existing triggering language based on parking lot redevelopments

Staff Ari addresses the board concerning the parking triggers.

Member Stephanie Sutton addresses staff with an existing development as an example

Director Forrest Eddleton addresses member Stephanie Sutton with redevelopment provisions requiring parking.

Moved by Stephanie Sutton

Seconded by Robert Mermer

Recommendation: Staff to the City Plan Board – Approve Petition LD24-000009 EV Charging Stations and Infrastructure

Board moves to continue Petition LD24-000009 EV Charging Stations and Infrastructure to the City Plan Board meeting in April

Aye (4): Robert Ackerman, Robert Mermer, Jason Sanchez, and Stephanie Sutton

Approved (4 to 0)

4. **2024-64 NE Waldo and 8th Land Use Amendment LD23-000138 (B)
20240222**

Staff Juan Castillo presents the item

Staff Juan Castillo informs the board that this is a joint presentation for LD23-000138 and LD23-000137

Dr. Mermer addresses staff asking if the PD is subject to the Live Local Act

Staff Juan Castillo replies with yes

Applicant CHW presents the item

Chair Ackerman addresses the applicant and asks if the proposal impacts an old campus for Jones Edmunds

The Applicant responds with yes

Member Jason Sanchez addresses the applicant and inquires if there is a developer behind the proposal's request.

Applicant states that there are no developers pursuing the property at this time

Dr. Mermer addresses the applicant concerning how many residents in the area received notice via mail with specification of Duvall Heights

Applicant addresses the Board and explains the 400 feet notification requirement as well as their efforts to notify the public.

No public comments

Board votes on Land Use and Zoning items

Dr. Mermer addresses the applicant and asks if the applicant is willing to reach out specifically to the Duvall Neighborhood.

The applicant responds with no and explains compliance with existing City of Gainesville regulations

Moved by Stephanie Sutton

Seconded by Joshua Ney

Recommendation: The City Plan Board to approve petition LD23-000138

Aye (5): Robert Ackerman, Robert Mermer, Joshua Ney, Jason Sanchez, and Stephanie Sutton

Approved (5 to 0)

5. 2024-65 NE Waldo and 8th Land Rezoning LD23-000137 (B) 20240222

Item was presented as a joint presentation with item LD23-000138.

Moved by Stephanie Sutton

Seconded by Joshua Ney

Recommendation: The City Plan Board to approve petition LD23-000137

Aye (5): Robert Ackerman, Robert Mermer, Joshua Ney, Jason Sanchez, and Stephanie Sutton

Approved (5 to 0)

6. Transect Zone Side Setbacks - Item Discussion

Chair Rober Ackerman addresses staff

Manager McMullen speaks to the item

Member Joshua Ney addresses the Board and explains the request for transect zones setback.

Planning Manager speaks to the item

Dr. Mermer addresses staff.

Planning manager addresses Board

Member Ney and Dr. Mermer discuss the item

Member Sutton addresses the board concerning the impact to the historic district and suggests reaching out to the Historic Planner.

Planning Manager addresses the Board.

Chair Ackerman addresses staff concerning setback requirements for historic district along Universty Avenue.

Dr. Mermer addresses the board concerning public engagement for at least the East side.

Member Jason Sanchez addresses the board

Dr. Mermer addresses staff concerning the timetable for inclusionary Zoning

Member Stephanie Sutton suggests revisiting the Urban Zone street type.

Planning Manager addresses the board concerning the redesignation of the Urban Zone street type.

Member Stephanie Sutton addresses Staff giving direction to staff for a comprehensive analysis

Director Forrest Eddleton addresses the Board.

Dr. Mermer addresses the students from the University of Florida present at the meeting.

Member Stephanie Sutton addresses the students

Member Jason Sanchez addresses the students

G. MEMBER COMMENT

H. NEXT MEETING DATE: March 28, 2024

I. ADJOURNMENT

9:13 PM