



City of Gainesville
City Plan Board Meeting
MINUTES

June 27, 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

A. CALL TO ORDER

B. ADOPTION OF THE AGENDA

Moved by Robert Mermer
Seconded by Jamie Bell

Approved

C. APPROVAL OF THE MINUTES

Moved by Jason Sanchez
Seconded by Stephanie Sutton

Approved

D. PUBLIC COMMENT

E. OLD BUSINESS

F. BUSINESS DISCUSSION ITEMS

**1. 2024-315 Community Meetings with Notice Text Change LD23-000160
(B) 20240425**

Planner Nathaniel Chan presents the item

Dr. Mermer asks staff concerning the sequencing of community meetings

Planner Chan addresses the question

Chair Ackerman asks staff concerning list or website that keeps track of notification.

Planner Brittany McMullen addresses Chair Ackerman question

Member Sutton clarifies question from Chair Ackerman

Dr. Mermer speaks to the item suggesting keyword be added on eSCRIBE

Kim Tanzer presents the item

Professor Carr speaks to the item

Member Bell addresses Professor Carr concerning why 5%.

Professor Carr responds

Member Bell asks Professor Carr asks how well the meeting notified by GNV was attended

Kim Tanzer responds with 50 on average per meeting

Member Bell asks Planner how many was not initiated by the City.

Planner Chan responds with two.

Member Bell asks concerning the definition proposed.

Planner Chan responds

Member Bell asks concerning the costs associated with the item and potential for zero costs that could meet similar costs

Professor Carr responds.

Kim Tanzer address Member Bell concerning the available space available to house people attending public participation meetings.

Member Ney addresses the Board.

Dr. Mermer addresses the applicants and suggests possible ways to address their goal keyword into eSCRIBE, text messages, Community

Meetings in each district and clarification, instead of definition host a citizen academy.

Kim Tanzer responds

Professor Carr addresses the Board

Member Ney addresses the applicant

Applicant responds to member Ney

Professor Carr addresses the Board

Member Sanchez addresses the applicant concerning the time length of each proposed meeting. Also asks clarification of "several months".

Planner Chan responds

Kim Tanzer addresses the Board

Member Sutton addresses the applicant

Chair Ackerman addresses the applicant

Planner Chan addresses the Board

Member Ney addresses the Board

Chair Ackerman

Member Bell addresses staff

Member Nick Hill addresses Board

Member Jason Sanchez addresses Member Ney

Member Ney addresses the Board

Public Comment - Jane Holton addresses the Board.

Donald Sheppherd addresses the Board

Dr. Mermer address the Board

Nickolas Hill joined the meeting at 7:01 pm.

Motion to continue petition

Moved by Robert Mermer

Seconded by Jamie Bell

Recommendation: Staff to City Plan Board – Staff recommends denial of Petition LD23-000160

Approved

2. 2024-463 Sherwin Williams Wellfield Special Use LD24-000044 (B) 20240627

Planner Phimetto Lewis presents the item

Motion to approve petition with staff conditions

Moved by Robert Mermer

Seconded by Jamie Bell

Recommendation: The City Plan Board to Approve Petition LD24-000044

Approved

3. 2024-465 Land Use Amendment Oaks Mall Plaza LD24-000049 LUC (B) 20240627

Planner Jason Simmons presents the item and informs the board that item 4 (2024-464) will be presented at the same time.

Applicant presents item

Moved by Jamie Bell

Seconded by Joshua Ney

Recommendation: The City Plan Board approve Petition LD24-000049 LUC.

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

Abstained (1): Stephanie Sutton

Approved (6 to 0)

4. 2024-464 Zoning Map Change Oaks Mall Plaza LD24-000048 ZON (B) 20240627

Item presented with 2024-465

Moved by Jamie Bell

Seconded by Jason Sanchez

Recommendation: The City Plan Board approve Petition LD24-000048 ZON.

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

Abstained (1): Stephanie Sutton

Approved (6 to 0)

5. 2024-410 Outdoor Lighting Requirements in Nature Parks LD24-000051 20240523 (B)

Planner Ari Rabinovich presents the item

Member Bell addresses staff

Member Ney addresses staff

Staff Betsy Waite addresses the Board

Dr. Mermer addresses staff

Staff Betsy Waite responds

Member Jaime Bell addresses the Board

Moved by Stephanie Sutton

Seconded by Joshua Ney

Recommendation: Staff to City Plan Board – Approve Petition LD24-000051.

Approved

G. MEMBER COMMENT

1. 2024-466 Text Amendment Zoning District Use Analysis (B) 20240627

Planner Juan Castillo presents the item

The Board discusses item

Motion is made to extend the meeting to 10:30 PM

The Board gives direction to staff to create workshop meeting to further analyse proposed use changes.

Extend meeting to 10:30 PM

Moved by Jason Sanchez

Seconded by Robert Mermer

Extend meeting to 10:30 PM

Approved

2. Discussion item – Staff update on the Rezoning of portion of Land in the SW Gainesville quadrant request.

Planner McMullen starts the discussion

informs the Plan Board the proposal is less than 5% of the area in the City would require public notification

planner McMullen suggests bringing item GPC.

Chief operating offices Andrew Persons addresses the Board

Board member Sutton addresses the Board and asks staff to carry potential development case to Commission

Letter asking Commission to rezone RMF-8 section to U9

The chair direct a letter to the Commission requesting to consider rezoning properties from RMF-8 to U9 in the defined area submitted by the City Plan Board

Moved by Stephanie Sutton

Seconded by Joshua Ney

Approved

3. Discussion item – City Plan Board discussion on University Avenue Historic Buffer Zone text amendment proposal.

Member Ney begins the discussion 441 to 6th St.

Planner McMullen places map of the historic districts on the projectors.

City Plan Board discusses item

Planner McMullen addresses the Board.

The Board discusses the item.

Member Sutton suggests analyzing amending the historic buffer to make a text change allowing the same height allowances as the University heights historic district of four floors.

Board discusses the item.

Planner McMullen addresses the Board.

Member of the Historic Board Michelle Hazen speaks to the item

City Plan Board discusses the item.

Historic Board Member Michelle Hazen speaks to the item.

City Plan Board discusses the item

Historic Board Member Michelle Hazen addresses the Board.

Motion made to extend meeting to 10:45 PM

Board member Bell address Michelle Hazen

Historic Board member Michlle Hazen addresses the Board

The Board discusses item

The Board asks staff to bring analysis of historic district amendment to the proposed workshop.

Historic Preservation Planner Kathleen Kauffman speaks to the item.

Board Discusses the item.

Motion to extend to 10:45

Moved by Robert Mermer

Seconded by Jamie Bell

Motion to extend meeting to 10:45 PM

Approved

H. NEXT MEETING DATE: July 25th

I. ADJOURNMENT

10:45pm