



**City of Gainesville
Department of Doing
Planning Division**

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CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: 7-26-18

ITEM NO: 2

PROJECT NAME AND NUMBER: PB-18-101 TCH

APPLICATION TYPE: Legislative

RECOMMENDATION: Approve Petition PB-18-101 TCH

CITY PROJECT CONTACT: Andrew Persons

APPLICATION INFORMATION:

Agent/Applicant: City Plan Board

Property Owner(s): N/A

Related Petition(s): N/A

Neighborhood Workshop: N/A

PURPOSE AND DESCRIPTION:

PB-18-101 TCH. City Plan Board. Amend various sections of the Land Development Code to revise regulations concerning: accessory dwelling units, subdivisions, outdoor and sidewalk cafes, outdoor recreational uses, tree preservation and mitigation, density bonuses, transect zone form standards, and Urban 4 (U-4) zoning.

STAFF ANALYSIS AND RECOMMENDATION:

ANALYSIS

This petition comprises an array of amendments to the Land Development Code (LDC) that are proposed as part of the 2018 amendment process. The LDC was comprehensively re-written in 2017 for the first time in 26 years. During the final adoption hearing, the City Commission directed the Department of Doing to

prepare an annual update of code amendments which combine regulatory changes proposed by the City Commission, city staff, and privately-initiated applications. Exhibit A-1 includes the 2018 list of code topics and the proposed hearing schedule.

The 2018 topic list also includes proposed code amendments identified by the Tree Ordinance Stakeholder Committee, a group of stakeholders convened by the City Commission in December 2016. The Commission directed staff to include recommendations from the Committee presented on July 27th, 2017 to this year's code update. A meeting schedule and list of attendees can be found in Exhibit C-1 of this staff report.

The code update also includes revisions to the City's subdivision regulations which were not revised with the 2017 code re-write. These revisions were initiated in response to City Commission and staff concerns expressed during the December 19th, 2017 and January 4th, 2018 City Commission hearings that the City's current subdivision process is cumbersome and does not adequately support the City's goals of infill, connectivity, and urban design expressed in the Comprehensive Plan and the City's new transect zoning. The subdivision amendments also reflect the Commission's direction to expand opportunities for affordable housing incentives, innovative neighborhood design, and housing stock diversity.

Outreach

The 2018 code amendment process included extensive outreach to both board and stakeholder groups to gather input, ask questions, and refine the code changes. Table 1 below contains a list of meetings related to the update process this year. This table does not include the numerous internal staff meetings or individual stakeholder discussions that occurred over the course of the year in support of the proposed revisions. There were 40 meetings held between the first of the year and the Plan Board public hearing on July 26. Two additional meetings including the proposed City Commission meeting on August 16 are scheduled subsequent to the Plan Board meeting.

Table 1: 2018 Outreach Meeting Summary

<u>Advisory Board:</u>		<u>Meeting Date</u>	<u>Time</u>	<u>Place</u>
City Plan Board				
Information Item: ADU & Tree Mitigation	✓	1/25/2018	6:30 PM	City Hall
Information Item: Sidewalks	✓	2/22/2018	6:30 PM	City Hall
Information Item: Downtown	✓	3/22/2018	6:30 PM	City Hall
Information Item: Subdivision	✓	5/24/2018	6:30 PM	City Hall
CPB Workshop	✓	6/20/2018	1:00 PM	Thomas Center B
Public Hearing	✓	7/26/2018	6:30 PM	City Hall
General Policy Committee				
	✓	1/11/2018	1:00 PM	City Hall
	✓	4/19/2018	1:00 PM	City Hall
City Commission				
	✓	2/15/2018	6:00 PM	City Hall
	✓	3/15/2018	6:00 PM	City Hall
	✓	7/16/2018	6:00 PM	City Hall
Public Hearing	✓	8/16/2018	6:00 PM	City Hall
Tree Advisory Board				

	✓	2/12/2018	4:00 PM	Thomas Center A
	✓	6/21/2018	4:00 PM	Thomas Center A
	✓	7/11/2018	3:00 PM	Thomas Center A
Community Redevelopment Agency				
Eastside Advisory Board	✓	8/14/2018	5:30 PM	GTEC
College Park University Heights Advisory Board	✓	3/7/2018	5:00 PM	Earl & Christy Powell Hall
5th Ave/Pleasant St. Advisory Board	✓	3/6/2018	5:30 PM	CRA Office
Total				18 meetings

<u>Stakeholders:</u>				
University Park Neighborhood Association				
	✓	1/9/2018	7:00 PM	United Church of Gainesville
Porters neighborhood meetings				
	✓	1/16/2018	6:30 PM	Porters Community Center
	✓	3/15/2018	6:30 PM	Porters Community Center
	✓	4/12/2018	6:45 PM	Porters Community Center
	✓	6/18/2018	1:00 PM	Porters Community Center
Porters workshop 1	✓	7/16/2018	6:30 PM	Porters Community Center
Porters workshop 2	✓	8/11/18	4:00 PM	Porters Community Center
Subdivision workshops				
	✓	2/8/18	1:00 PM	Thomas Center B
	✓	2/28/18	1:00 PM	Thomas Center A
	✓	3/13/18	1:00 PM	Thomas Center B
	✓	3/16/18	1:00 PM	Thomas Center B
	✓	3/20/18	1:00 PM	Thomas Center B
Gainesville Chamber of Commerce				
	✓	1/11/2018	11:30 AM	Chamber of Commerce
GDOT				
	✓	1/3/2018	10:00 AM	Hippodrome
	✓	1/9/2018	4:30 PM	Hippodrome
Music venue owners/managers meeting				
	✓	4/18/2018	4:00 PM	Thomas Center B
Sidewalk café owners/managers meeting				
	✓	6/13/2018	1:00 PM	Thomas Center B
GACAR				
	✓	2/23/2018	9:00 AM	1750 NW 80th Blvd
BANCF				
	✓	4/23/18	11:45 AM	Thomas Center A
	✓	5/14/18	11:45 AM	Thomas Center A
	✓	6/18/18	11:45 AM	Thomas Center A
Florida Department of Transportation				

	✓	2/9/2018	1:30 PM	Thomas Center B
	✓	5/2/2018	1:30 PM	Thomas Center B
	✓	6/15/2018	1:30 PM	Thomas Center B
Total				24 Meetings

Notably, the Department of Doing has been attending meetings with the Porters neighborhood, the UF-City of Gainesville research grant recipients Dr. Kathryn Frank, Dr. Kristin Larsen, Dr. Laura Dedenbach, and Ms. Tyeshia Redden, and a steering committee comprised of neighborhood residents and owners. The grant, “Neighborhoods as Community Assets—Preparing for the Future While Protecting Neighborhoods” has been preparing a neighborhood narrative about the Porters Neighborhood. In conjunction with this effort, the Department of Doing has been working with the stakeholders to develop a list of policy options for the City Commission to consider to support the neighborhood’s vision and goals.

The Department of Doing has also had several meetings with downtown businesses to discuss ways the City can support a thriving downtown including revisions to the City’s event and music related ordinances, expanding the options for more sidewalk and outdoor cafes, permitting outdoor recreational opportunities, and listening to the ideas of downtown businesses to encourage more visitors and residents. Additionally, the Gainesville Downtown Owners and Tenants (GDOT) association hosted two meetings with Department of Doing staff at the Hippodrome to discuss potential code changes to support downtown.

The subdivision amendments were developed using a design sprint which is a compressed design process intended to develop, prototype, and test ideas using an interdisciplinary team of stakeholders. The sprint was kicked off in late February with a large public workshop and was followed by three focused team meetings. Owen Beitsch, PhD, FAICP, CRE and Douglas Kelly, AICP, CSI from the Community Resources Group at GAI Consultants, a national engineering and planning firm, provided outside perspective and offered their expertise to the group on a volunteer basis.

The Department of Doing and the Public Works ‘tree team’ (Arborist, Urban Forestry Inspector, and Horticulturalist) workshopped the changes to the Landscape and Tree Ordinance directed by the City Commission with the Tree Advisory Board during two meetings in June and July. The draft code language was developed and refined with input from the board and outside stakeholders present at the meetings.

The board supported the proposed changes concerning incentivizing preservation through density bonuses and mitigation measures aimed at improving street tree health. The board did not support the proposed revisions to the tree mitigation fund language and expressed concerns that the mitigation fund may be used for tree maintenance or other uses that the board felt were inconsistent with the intent of the mitigation provisions. The board provided alternative language for the City Plan Board and City Commission consideration which would allow some expanded use of the funds to support an Urban Forest Management Plan and a periodic assessment of the urban forest but would not permit use of the funds for routine tree maintenance on public property.

Overview of Proposed Code Amendments:

Downtown Arts and Culture (Exhibit A-2)

Currently Chapter 15-4. Special Permits of the City's Code of Ordinances restricts the number of entertainment related events within public space to 6 events per calendar year, per public space. Both City staff in charge of enforcing the limitation and the music venues like Heartwood Soundstage which are regulated by this provision were unable to determine why the regulations limited the number of events per year. Events are regulated by noise limitations, hours of operation, and additional provisions to control crowd size and related issues.

Recommendation: Eliminate the existing 6 events/year limitation on music and entertainment events.

Staff also discussed ideas around expanding the City's capacity for more outdoor dining activities within the downtown area by expanding provisions for sidewalk cafes. The proposed regulations include the potential for sidewalk cafes to occupy sidewalk space in front of adjacent businesses that are closed during peak dining times. The regulations remove the current requirement for placement of permanent fences or other barriers to separate café space from the public sidewalk and instead require better coordination of the café area within the public realm to improve both the pedestrian experience and in most cases allow an expanded area for the restaurant. Sidewalk cafes would provide a layout of the outdoor seating area and would keep this plan onsite to aid with periodic monitoring by the City. Pedestrian paths would be required to be kept clear of obstructions. The revised regulations would ensure that the pedestrian areas are required to be clearly delineated and coordinated to maintain a straight line to avoid jogs in the pathway that impede pedestrian flow and accessibility.

Recommendation: Approve the proposed changes to the sidewalk café regulations.

Finally, the City's downtown zoning (DT) currently prohibits outside recreational uses. The DT zoning proposal is to amend the list of permitted uses to allow outdoor recreation in the downtown area. The current prohibition is unintentional but serves to prohibit such desirable uses in the downtown area like rock climbing facilities, outdoor athletic gyms, and other similar recreational uses which can serve to draw visitors downtown. Examples of successful outdoor recreational uses in other cities include the downtown St. Petersburg and Orlando shuffleboard club facilities, Highpoint Climbing Gym in Chattanooga, and lawn bowling and bocce clubs in downtown Minneapolis, Toronto, Sarasota, Mt. Dora, and Chicago.

Recommendation: Add outdoor recreational uses to the DT zoning district.

Trees and Landscape Ordinance (Exhibit A-3)

As previously stated, the proposed tree and landscape ordinance changes are part of a series of recommendation made by the Tree Ordinance Stakeholder Committee and approved by the City Commission in July 2017. The recommendations included providing more regulatory incentives for tree preservation and ideas on how the mitigation fund could be used to support the urban forest. Those recommendations are contained within Exhibit C-1.

The proposed code amendments include provisions for providing residential density bonuses for developments that preserve high-quality heritage trees. Density bonuses are scaled to the size of the preserved tree as measured by the diameter at breast height (DBH). The revisions also include density bonus incentives for preserving stands of smaller trees found on the approved Gainesville tree list. Tree stands can provide benefit for wildlife habitat as well as shade and additional landscaping on a site. Density provisions scale with the number of trees preserved within a stand.

In addition to the density bonus allotments, the proposed amendments include incentives for tree preservation within the street setback area of a development. The City's transect zoning districts require that all development projects comply with a minimum building frontage requirement. Building frontage means the total length in linear feet of a building façade(s) within a development that fronts directly on a required street or urban walkway. Building frontage is regulated as a required percentage of the total length of the development frontage along the street or urban walkway within the street setback area. The proposed revisions would allow the canopy area of high quality heritage tree preserved within the street setback area as an alternative compliance measure to meet a project's building frontage requirement.

Other incentives proposed by the amendments include allowances for a project to reduce the amount of mitigation payment by a commensurate amount that is instead diverted towards materials and techniques designed to improve the long term health and viability of street trees within the public right-of-way. Projects would be eligible to propose the use of a pre-manufactured, modular structural product to suspend and support paving over the root zone volume area of the tree in order to prevent soil compaction or over excavation and additional root zone volume over and above code minimums. Installation plans and related expenses would be reviewed by the City for any proposed mitigation offsets.

Finally, the amendments propose expanding how the tree mitigation fund could be used. The Tree Ordinance Stakeholder Committee proposed a number of ideas how the fund could be used including:

- Tree giveaways, educational programs, and rebates for property owners who plant a tree
- Removal of invasive plants on public property
- Tree maintenance on public property
- Urban forest ecological assessment
- Urban forest management plan
- Purchase of ROW and/or conservation easements for large trees

Currently, the code prohibits the use of the funds for tree maintenance and does not contemplate the use of the funds for either the urban forest ecological assessment or the urban forest management plan. The proposed code language would continue to allow the existing permitted uses of the fund but would also permit expenditures for tree maintenance on public property and other uses identified by the Tree Ordinance Stakeholder Committee. As stated previously, the Tree Advisory Board recommended the Plan Board and City Commission approve the incentive related amendments but retain the existing tree mitigation fund language with a minor revision to allow use of the funds for the urban forest assessment and management plan. Exhibit A-3 contains both the staff recommendation and the recommendations from the Tree Advisory Board for the Plan Board and City Commission's consideration.

Recommendation: Approve the proposed revisions to the Trees and Landscape regulations.

Housing and Infill (Exhibit A-4)

The proposed amendments also include a number of regulatory ideas to provide greater flexibility for infill developments and opportunities to expand housing diversity and affordability. With the adoption of the code re-write in 2017, accessory dwelling units (ADU) were added as an approved use in most of the City's zoning districts. Accessory dwelling units are a type of subordinate living unit added to, created within, or detached from a single-family dwelling (but within the same lot) that provides basic requirements for independent living, sleeping, eating, cooking and sanitation. Accessory dwelling units are currently not

allowed in the City's single family zoning districts (RSF-1 through RSF-4) which together comprise approximately 40% of the developed area of the City. The proposed amendments would allow ADUs in all of the single family zoning districts with specific regulations to control for the scale, placement, parking, and design of the units to ensure compatibility with existing neighborhoods. The existing requirement for owner occupancy (homesteaded property) will remain in place for permitting new ADUs or to allow the ongoing use of an ADU.

Recommendation: Approve the addition of accessory dwelling units to the RSF-1 through RSF-4 zoning districts with the proposed regulations.

Staff is also recommending adding definitions for bungalow courts, live/work units, and small-scale multi-family and revising definitions for attached single family to provide for vertically attached units and single family dwelling to recognize accessory dwelling units.

Recommendation: Approve the proposed new and revised definitions.

The City's subdivision regulations were also substantially amended to improve the subdivision process and create an innovative and flexible new approach which provides a wide range of flexibility in design in exchange for a compensatory public benefit. Each incentive and public benefit included in the GNV RISE (Resilient, Innovative, Sustainable, and Equitable) subdivision regulations is ranked according to its value. High value incentives include flexible lot standards, expedited administrative processing of subdivisions, and increased available density. Other non-zoning incentives include flexible infrastructure designs, traffic study waivers, and parking flexibility. High value public benefits include the provision or dedication of affordable housing, enhanced street grid and connectivity standards, additional pedestrian and multimodal improvements, and adherence to enhanced architectural or infill compatibility standards. The incentive/public goal matrix will guide developers and City staff in designing more connected, equitable, and diverse neighborhoods and encourage the mix of housing opportunities for mixed incomes and promote the diversification of existing neighborhoods.

In addition to the new performance-based subdivision standards, the code amendments will permit more flexible lot configurations to accommodate evolving forms of housing and infill neighborhood designs like bungalow courts, live/work units, and other mixed-housing types that comprise the range of housing between single family detached neighborhoods and mid-rise apartment buildings. Promoting a range of integrated housing supports the City's housing and infill goals expressed in the Comprehensive Plan.

Recommendation: Approve the GNV RISE subdivision matrix.

Staff is also recommending providing incentives for affordable housing through density bonus provisions for both multi-family developments and new subdivisions. For multifamily developments which reserve a minimum of 10% of the total units for affordable housing, density will be regulated by the applicable building form standards (height, building coverage, setbacks, etc.) rather than the underlying land use and zoning units/acre limitations. New subdivisions which reserve 10% of the total lots for affordable housing will be able to apply a density multiplier depending on the level of affordability (120%, 80%, 50%, 30% of AMI).

Recommendation: Approve the proposed density incentives for multifamily developments and new subdivisions that provide affordable housing.

Code Alignment

Department of Doing staff continues to work with the Florida Department of Transportation (FDOT) to better align the City's streetscape design standards and FDOT requirements along state-owned roadways. Staff from FDOT District 2 and the City of Gainesville have agreed in concept to an agreement which would allow for both entities to meet their respective design parameters, specifically providing a minimum 6' wide clear pedestrian path. With the agreement, the City would maintain the minimum pedestrian path through its Land Development Code thereby allowing FDOT to fulfill its clear path regulations even if the path was not located within the FDOT right-of-way. This agreement will allow developments to place street trees between the sidewalk and the curb in most cases without conflicting with FDOT's pedestrian path requirements.

Similarly, the City's urban standards group continues to work to bring GRU standards and the City's Land Development Code together to support urban development. Significant changes have been made to GRU standards including reducing the size of easements and utility separation standards, allowing smaller and more context sensitive utility infrastructure, reducing overhead clearance requirements, and exploring new methods for allowing trees and utilities in closer proximity. Perhaps most importantly, the work of the group has been instrumental in further developing the City's First Step program into a collaborative and solution-focused design meeting where staff are empowered to work towards resolving potential code conflicts early in the development process.

Clarity and Consistency Amendments (Exhibit A-5)

The Urban 3 (U-3) and Urban 4 (U-4) zoning districts are nearly identical to each other. Both zoning districts allow residential densities at 20 units/acre however the U-4 zoning also allows office and business uses. The Urban 4 zoning is located primarily along the NW 13th Street and NW 6th Street corridors. During the adoption of the Land Development code in 2017, the City Commission directed staff to revisit the current density of the Urban 4 zoning district. Staff is recommending an increase to the Urban 4 zoning density to 30 units/acre. Additionally, staff is recommending adding personal services to the list of allowed uses within U-4 to reflect existing personal service uses permitted under the previous zoning. The omission of the personal service use to the U-4 zoning was inadvertent and has resulted in at least one unnecessary Special Use Permits to allow a new hair salon next to an existing salon in the same building.

Recommendation: Approve the proposed revisions to the Urban 4 (U-4) zoning district.

Staff is recommending eliminating the transect zone requirement for a minimum 1.5' finished floor elevation for residential developments. The policy intent of this provision is to elevate ground floor residential units above the street and public sidewalk to allow greater privacy for residents however, this provision conflicts with accessibility requirements in the Florida Accessibility Code and the Americans with Disability Act. Raising the finished floor of the building results in the need for wheelchair ramps at main entrances which creates unnecessary obstructions in the public realm.

Recommendation: Eliminate requirement for minimum 1.5' finished floor elevation.

The Land Development Code contains specific provisions for the design of podium-style buildings containing a single layer of ground floor parking underneath the building. The code requires that these buildings must provide active ground floor uses along adjacent storefront or principal street frontages. Parking that is screened with landscaping or decorative walls is allowed on ground floor local street frontages. These

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provisions fail to consider projects that are surrounded by local streets. Staff recommends revising the code to specify that in the event this type of project abuts only local streets, that the project is designed with active ground floor uses on the most primary local street frontage.

Recommendation: Revise podium-style building requirements to require active ground floor uses on at least one local street frontage.

Privately Initiated Changes (Exhibit A-6)

The Department received one application to amend the RMF-5 zoning district standards to eliminate the 90' lot depth requirement added to the Land Development Code in 2017 along with several other minor revisions to the RC zoning standards and related code language. Staff believes that the additional flexibility provided by the new GNV RISE subdivision standards will obviate the need for these requested amendments. Additionally, the work with the Porters Neighborhood may also substantively affect these requests in the event that amendments to the existing zoning in Porters are a result of the ongoing community discussions.

LIST OF APPENDICES:

<u>Exhibit A-1</u>	2018 LDC Code Topics
<u>Exhibit A-2</u>	Downtown Arts and Culture Amendments
<u>Exhibit A-3</u>	Tree and Landscape Regulation Amendments
<u>Exhibit A-4</u>	Housing and Infill Amendments
<u>Exhibit A-5</u>	Clarity and Consistency Amendments
<u>Exhibit A-6</u>	Privately Initiated Amendments
<u>Exhibit B-1</u>	Tree Ordinance Stakeholder backup
<u>Exhibit B-2</u>	Subdivision Sprint Process backup

LAND DEVELOPMENT CODE: NEXT

Proposed topics for further discussion

1 Housing and development <ul style="list-style-type: none">• ADUs• Lot dimensions*• Residential infill• Sidewalks	2 Downtown arts and culture <ul style="list-style-type: none">• Outdoor music venues• Outdoor cafes• Open container• Outdoor recreation	3 Tree ordinance <ul style="list-style-type: none">• Density bonus• Flexible regulations• Incentivize street tree infrastructure	4 Code alignment <ul style="list-style-type: none">• Urban Standards• FDOT standards• CRA standards• GRU design standards	5 Further improvements <ul style="list-style-type: none">• Units vs. bedrooms*• Clarity & consistency
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* Privately initiated

SCHEDULE OF MEETINGS

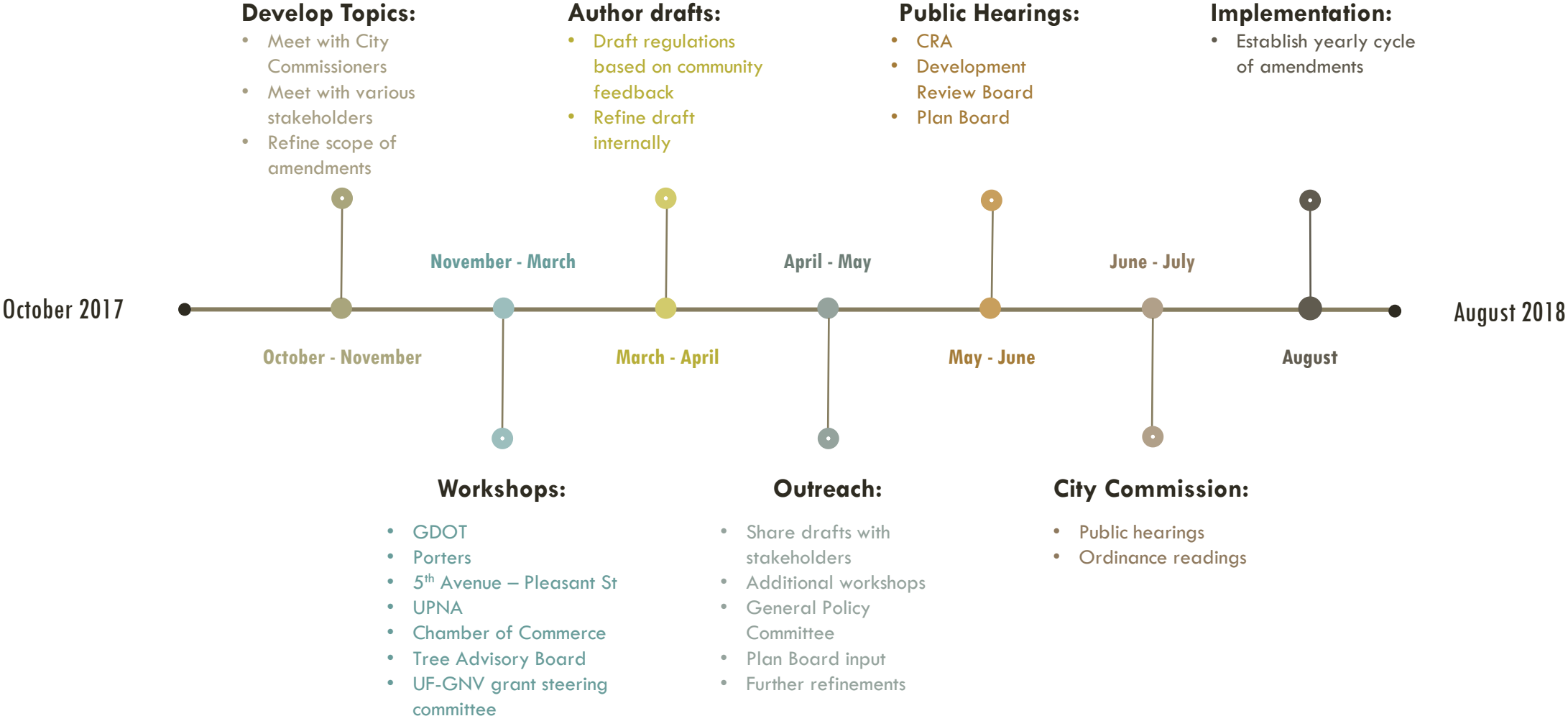


Exhibit A-2:

Special Event permits for entertainment

Sec. 15-4. - Special permits.

- (b) *Permits for entertainment.* Permits may be granted for the purpose of entertainment under the following conditions:
- (1) The function must be open to the general public (admission may be charged).
 - (2) The function must take place on public property, or public space, ~~provided only six functions requiring a special permit may be held on any particular public space per calendar year.~~
 - (3) The permit will be granted for only four hours in one 24-hour day or any reasonable extension thereof as authorized by the city manager or designee.
 - (4) The permit will only be granted for hours between 9:00 a.m. and 12:00 midnight on all days other than Friday and Saturday; and, on Friday and Saturday, between the hours of 9:00 a.m. and 1:00 a.m. of the following day, except in the following circumstances:
 - a. A permit will be granted for hours between 9:00 a.m. on New Year's Eve and 1:00 a.m. the following day (New Year's Day).
 - b. A permit will be granted for hours between 9:00 a.m. and 2:00 a.m. the following day if there are no private residences, hospitals or nursing homes within a 0.5 mile radius of the property where the function is taking place.
 - (5) Functions for which the permits are issued shall be limited to a continuous airborne sound level not to exceed 70 dB(A), as measured 200 feet from the real property boundary of the source property. When one or more streets are closed adjacent to the source of the sound, the measurement shall be taken 200 feet from the boundary of the closed area.

Sidewalk Café Regulations

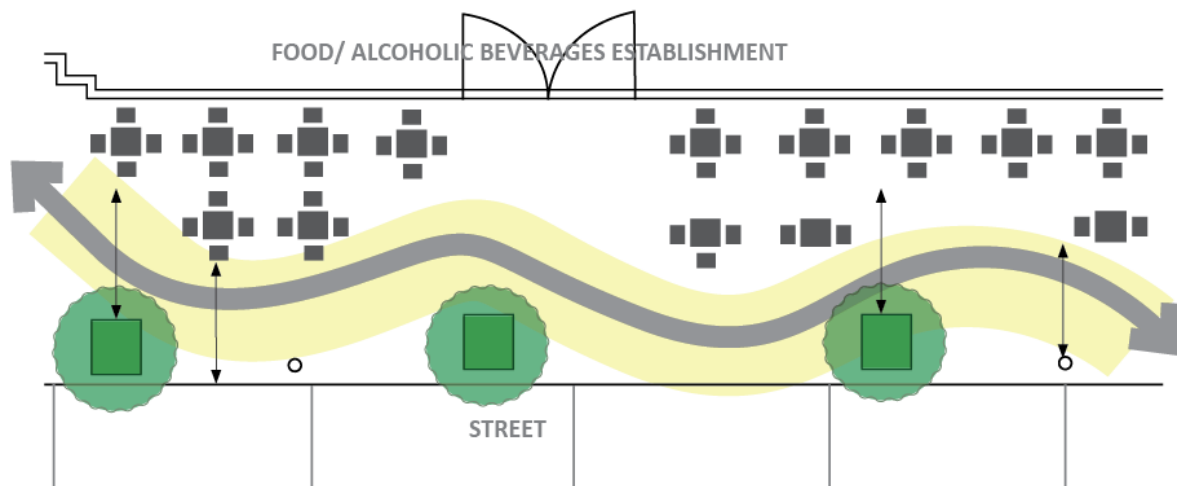
Sec. 30-5.44. - Sidewalk cafés.

Sidewalk cafes are allowed in city right-of-way in all zoning districts, subject to this section. However, sidewalk cafes are allowed in State of Florida right-of-way only in the DT zoning district, subject to this section. Sidewalk cafes shall be operated by the business owner of the principal use pursuant to a license agreement entered into with the city on the form provided by the city and approved by the city attorney as to form and legality. The city manager or designee is authorized to enter into such license agreements and to terminate any license agreement if it is determined by the city manager or designee that the licensee has violated the terms of the license agreement or this section or for such other reason as the city manager or designee deems necessary for the public health, safety or welfare. In addition, sidewalk cafes in state right-of-way shall be subject to approval by the Florida Department of Transportation (FDOT), all terms and conditions imposed by FDOT, and shall be subject to termination by FDOT. All license agreements are subject to the following minimum terms and conditions:

- A. The principal use and sidewalk cafe shall remain in compliance with the requirements of this code.
- B. The licensee shall maintain the portion of the right-of-way where the sidewalk cafe is located in a clean and safe condition and shall promptly repair any damage caused by the licensee, its invitees, employees and others using the sidewalk cafe.
- C. The licensee shall release, indemnify and hold harmless the city, and the State of Florida if the sidewalk cafe is located in a state right-of-way, for any personal injury or property damage resulting from the existence or operation of the sidewalk cafe and the condition and maintenance of the right-of-way upon which it is located, including utilities located within the right-of-way.
- D. For a sidewalk cafe located in a city right-of-way, the licensee shall maintain general liability insurance in an amount not less than \$500,000.00 combined single limit for bodily injury and property damage. The city shall be named as an additional insured, as evidenced by a policy endorsement. Policies shall be issued by companies authorized to do business in the State of Florida and shall be rated at least A- and have a size category rating of VI or higher as per Best's Key Rating Guide, latest edition. The licensee shall give the city no less than 30 calendar days' written notice prior to any cancellation, nonrenewal, or any material change in a continuing policy. The city's risk management director is authorized to lower the amount of general liability insurance required, if the licensee can show that the above amount is excessive for the particular activity. The licensee shall furnish evidence of such insurance to the city annually.
- E. For a sidewalk cafe located in a state right-of-way, the licensee shall maintain general liability insurance in an amount not less than \$1,000,000.00 for bodily injury or death to any one person or any number of persons in any one occurrence and not less than \$1,000,000.00 for property damage, or a combined coverage of not less than \$2,000,000.00. The State of Florida and the city shall be named as additional insured, as evidenced by a policy endorsement. Policies shall be issued by companies authorized to do business in the State of Florida and shall be rated at least A- and have a size category rating of VI or higher as per Best's Key Rating Guide, latest edition. The licensee shall give the city no less than 75 calendar days' written notice prior to any cancellation, nonrenewal, or any material change in a continuing policy. The licensee shall furnish evidence of such insurance to the city annually.
- F. ~~The sidewalk cafe shall be at least five feet from the curbline of the street and from any fire hydrants.~~
A sidewalk café shall be at least five feet from any fire hydrants, bus stops, and all other street furniture. (exceptions??)
- F1. The Sidewalk Café shall not interfere with any utilities or other facilities such as street lights, fire hydrants, signs, parking meters, mailboxes or benches located on the sidewalk or public right-of-way.

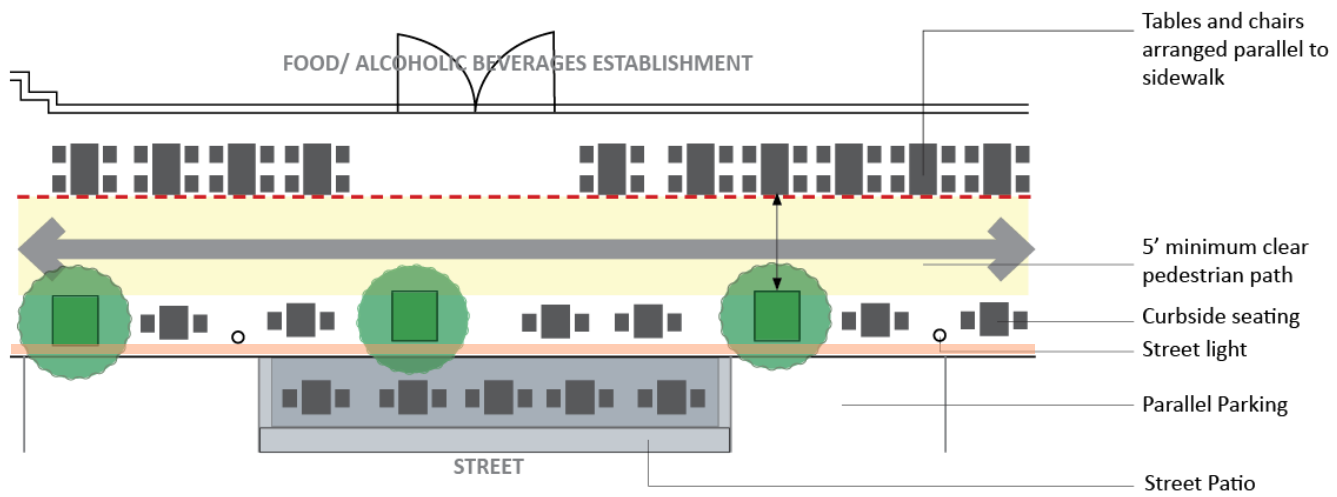
- G. A minimum five-foot wide clear pedestrian path shall be maintained on the sidewalk at all times. However, where a sidewalk cafe is adjacent to a lane of traffic with no on-street parking and located on an arterial street, a minimum six-foot wide clear and visually unobstructed pedestrian path shall be maintained on the sidewalk at all times. The width of a required clear pedestrian path may be increased during the day and decreased at night with approval of the city manager or designee if deemed advisable for the public health, safety and welfare. However, in no event shall the clear pedestrian path be less than three feet in width.
- H. ~~A sidewalk cafe that is operated by a restaurant??~~, sidewalk café as defined in article II, may include the area adjacent to the curbline, when adjacent to on-street parking, provided there is sufficient sidewalk width to maintain a five-foot wide clear pedestrian path. Curbside seating must allow enough space for on-street parked cars to safely open vehicle doors and exit vehicles.
- ~~I. A sidewalk cafe that is operated by an alcoholic beverage establishment, as defined in article II, shall be surrounded by an enclosure or barrier at least three feet in height, measured from the ground or sidewalk level. If the alcoholic beverage establishment is not open for business between the hours of 8:00 a.m. and 6:00 p.m., the enclosure or barrier shall not be permanently affixed to the sidewalk, unless otherwise required by a governmental permitting entity.~~
- J. A sidewalk cafe ~~that is operated by a restaurant~~ shall not be required to have an enclosure or barrier, ~~provided~~ all chairs, tables, and related items ~~are~~ stored inside the building or ~~are~~ securely stored adjacent to the building when the restaurant is closed for business. Sidewalk cafes on streets where the clear pedestrian zone exceeds 6 feet may leave their furniture in place even after hours of operation
- J1. All tables, chairs and fixtures must be removed immediately after the permittee discontinues its daily operations.
- K. No barrier or enclosure is required for sidewalk cafes. If enclosures or barriers are ~~required or~~ provided; they shall be movable and designed to provide ADA-compliant access to the public right-of-way. Enclosures or barriers may consist of screens, planters, fencing or other material that surrounds the area in which the sidewalk cafe is operated. ~~Unless otherwise specified in this section, provided that the principal use operates four out of seven days a week and is in operation by 6:00 p.m. each day it is open for business, such enclosure and other improvements may be permanently affixed to the sidewalk, provided they are removed, and the sidewalk repaired to its original condition, upon termination of the license or abandonment of the sidewalk cafe use. If at any time, parts or part of the enclosure are removed or missing to such an extent that the enclosure is no longer sufficient to meet the requirements of this section, the entire enclosure shall be removed.~~
- L. No heating or cooking of food or open flames shall be allowed in the sidewalk cafe, except as may be allowed by the chief fire official.
- M. Sidewalk cafes shall not use or obstruct a sidewalk located within the vision triangle.
- N. Each license agreement for a sidewalk cafe shall be for a one-year term and shall be renewed annually and upon any change of business ownership or the principal use.
- O. Sidewalk cafes may submit two different layouts to expand or reduce seating areas during specific times of the day in response to demand, with approval from the city manager or designee. The minimum clear pedestrian zone must be maintained at all times.
- O1. A sidewalk café may extend their café area to the sidewalk in front of the abutting property in the same building or within the same block provided a written permission is obtained from the property owner and the agreement is approved by the City.
- O2. Sidewalk cafés where alcohol is served must update their Alcoholic Beverage Licenses to cover the largest area they will be occupying at any point in time.

- P. The Sidewalk Café Permit and approved plan showing seating arrangement, a clear pedestrian path, and the location of movable barriers and fixtures (if provided) shall be kept at the licensed retail food establishment and be available for inspection during all hours of operation.
- Q. Umbrellas and Awnings on sidewalk cafes shall not intrude into the pedestrian clearance zone, unless they have a vertical height clearance of at least 7 feet.
- R. Tables and chairs for sidewalk cafes must be arranged parallel to the sidewalk with no chairs along the side of the table parallel to the pedestrian path, to avoid any possible intrusion of chairs into the clear pedestrian path.
- S. Sidewalk cafes may extend café space to on-street parking areas directly in front of their business at certain times of the day with authorization from the City Manager or designee.



Not this: Pedestrian clearance shall not be created by a 5 foot path meandering around trees and other street furniture.

Tables and chairs shall not intrude into the pedestrian clearance zone



This: Pedestrian clearance shall be a straight visually unobstructed path.

Tables and chairs shall be arranged parallel to pedestrian path

Curbside seating shall maintain clearance for the safe exit of passengers from cars parked in adjacent on-street parking spaces.

Downtown Outdoor Recreation

Table V - 1: Permitted Uses within Transects.

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
NONRESIDENTIAL											
Public parks		P	P	P	P	P	P	P	P	P	P
Recreation, indoor ²		-	-	-	-	-	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	-	P	P	P	<u>P</u>

LEGEND:

P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

Exhibit A-3:

Trees and Landscape Ordinance Amendments

Residential Density Bonus Provisions:				
High Quality Heritage Tree Preservation (fair or better condition):				
Tree DBH	20" - 30"	31" - 50"	51" - 70"	71"+
Additional DU/Acre*	0.5	1	5	10

* Subject to maximum density limits established per zoning (Sec 30-4.13 and Sec 30-4.17)

A density bonus may be granted for preserving tree clusters as approved by the city manager or designee. To qualify for consideration, a cluster must meet the following standards:

- a. The cluster must include a minimum of three trees, and
- b. Species within the cluster must be on the Gainesville Tree List per section 30-8.10, and
- c. Trees must be in fair or better condition as determined by the City Arborist or Urban Forestry Inspector, and
- d. Trees within a cluster must have a minimum average dbh of 8 inches, and
- e. Trees within a cluster must be sufficiently spaced as to not have overlapping root plates, and
- f. Laurel oaks, water oaks, slash pines, and loblolly pines may not be included as part of a cluster.

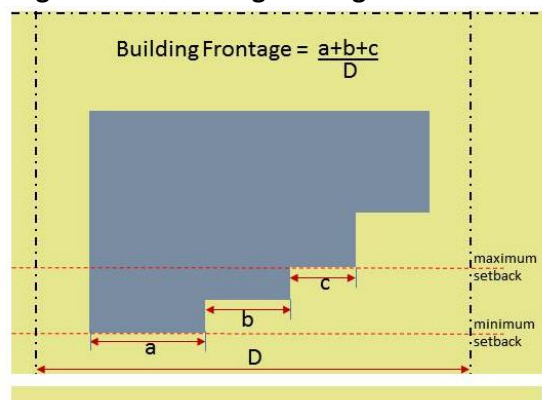
Residential Density Bonus Provisions:				
Regulated Tree Cluster Preservation (fair or better condition):				
Number of trees in cluster	3 - 5	6 - 8	9 - 11	12 +
Additional DU/Acre*	0.5	1	5	10

* Subject to maximum density limits established per zoning (Sec 30-4.13 and Sec 30-4.17)

A. *Building frontage.* Building frontage requirements shall create a continuous building presence along streets.

1. The building frontage standards are a proportion of the building length relative to the width of the development site measured at the site frontage line, (see Figure V - 3).
2. *Frontage hierarchy.*
 - a. Where a development has frontage along multiple street types that do not include a thoroughfare, the urban street (Storefront or Principal, in that order of hierarchy) shall be considered the primary street for the front face of the building.
 - b. Where a development has frontage on a thoroughfare and any other street type, the thoroughfare shall be considered the primary street.

Figure V - 3: Building Frontage



- c. Where a development has frontage on two streets of equal type, then the City Manager or designee shall make a determination as to which street frontage shall be considered primary.
3. In the case where the required building frontage cannot be met due to the need to provide vehicular access from the primary frontage, a gateway, arch or similar feature may be provided to preserve the block continuity and may be counted toward meeting the building frontage requirement, (see Figure V - 4).
4. A high quality heritage tree canopy within the street setback range may be counted towards meeting the building frontage requirement.
5. The ground floor along the street frontages shall contain active uses oriented to the street. Active uses may include, but are not limited to, display or floor areas for retail uses, waiting and seating areas for restaurants, atriums or lobbies for offices, lobbies or dining areas for hotels or multi-family residential buildings, and hotel rooms or multi-family residential units with street facing entrances.

Figure V - 4: Example of Gateway



Floor above gateway not required

Section 30-4.2. Permits for Tree Removal; Mitigation.

- B. *Removal or relocation permits.* Except as provided below, no living regulated tree may be removed or relocated without a removal permit and mitigation as provided for in this section. Only the tree advisory board may approve or deny the removal, relocation or replacement of champion trees.
- C. *Exemptions.*
1. On property with single-family dwellings, permits shall be required only for the removal of champion or heritage trees.
 2. Removal of loblolly or slash pines less than 20 inches in diameter from a natural or naturalized landscape shall not require mitigation planting, unless the removals result in a uniform tree density on the site of less than one tree per 900 square feet of unpaved area. Where resulting tree density would be less, sufficient mitigation trees meeting the standard of Section 30-8.10 shall be established to achieve the specified minimum density.
 3. Removal of regulated trees in connection with ecosystem management or restoration on parcels with conservation easements, in conservation management areas or on parcels managed as nature parks or preserves, provided the following criteria are met:
 - a. A plan for the removal and revegetation of the area has been approved by the City Manager or designee;
 - b. The only trees that may be removed are of the following species: Loblolly Pine, Slash Pine, Water Oak, Laurel Oak, Sweetgum, Sugarberry, and any species not native to Alachua County;
 - c. The tree removal is being done in furtherance of restoration of a natural community or communities appropriate to the site as indicated by soils, remnant vegetation, and hydrological and geological conditions;
 - d. The applicant has demonstrated that after the removals, the land will be maintained in a manner that promotes the continuation of the restored natural community; and

- e. The plan has been approved by the nature centers commission.
 - 4. For the immediate protection of the health, safety, or welfare of the public, trees may be removed without obtaining a permit in advance. However, the property owner or its authorized agent shall file a permit application during the next city work day. Permit approval shall be granted, provided the trees removed are mitigated in accordance with this code.
- D. *Methods of mitigation.* Mitigation shall be allowed by two methods, mitigation trees (on an inch-for-inch basis or as otherwise specified) and mitigation payment. The amount of mitigation is as specified in Subsections D. and E. below.
1. Mitigation trees shall be of high quality shade species as identified on the Gainesville tree list and sited in accordance with the requirements of Section 30-8.3.A. The installation of new trees for a development as required by this chapter may count as mitigation for trees removed from the site, except where those removed trees are of a high-quality species. Increasing the diameter of trees required to be planted with a development shall not be used to meet mitigation requirements. The preference is for mitigation trees to be planted on the site, but where it is demonstrated that no space is available, mitigation trees may be planted offsite within City limits. In these instances, the required mitigation trees may be established on a different site within the city limits approved by the City Manager or designee, or the City Manager or designee may allow a payment in an amount to be made to the city tree mitigation fund equivalent to the cost of the trees that would have been purchased.
 2. Mitigation payment shall be based on tree appraised value, or as otherwise specified in this code. Payment shall be made prior to the approval of a final development order, or prior to issuance of a certificate of occupancy for any development requiring only building permits. Mitigation payments received by the City shall be deposited in the City tree mitigation fund and used on publicly owned land in the City of Gainesville. This fund will be used to:
 - a. Plan and manage the urban canopy,
 - b. Purchase trees,
 - c. Purchase land for conservation, and
 - d. Other items or materials necessary and proper for the establishment, preservation, maintenance, relocation, or restoration of trees and the urban forest.

~~This fund may be used for new tree plantings associated with public improvement projects or for the preservation of trees through the purchase of conservation lands, but shall not be used for tree maintenance or toward the installation of new trees that would already be required for a development.~~
 3. The City shall prepare an annual work plan detailing the proposed use of the tree mitigation funds. This plan shall be presented to the Tree Advisory Board for their recommendations and shall be subject to final approval by the City Commission.
 4. A tree mitigation payment may be offset by installing improvements that create an improved growing environment for existing or proposed trees located within the project's street tree landscape zone within the public right of way, though the:
 - a. Use of a pre-manufactured, modular structural product to suspend and support paving over the root zone volume area of the tree in order to prevent soil compaction.

- b. Provision of root zone volume greater than the required minimum as specified in section 30-8.3 A. Credit will be granted per cubic foot over the required minimum up to 2,000 cubic feet total root zone volume. Trees must be provided with a minimum of 1,000 cubic feet of root zone volume to be eligible.

Proposed improvements and installation methods must be approved by the City Arborist or Urban Forestry Inspector prior to submission of selection and/or installation. The City Arborist or Urban Forestry Inspector must inspect and approve the proposed site improvement prior to crediting value of said improvements toward the project’s tree mitigation payment. Material and installation costs shall be consistent with industry standards. The requested amount may not exceed the project’s total tree mitigation payment, and proposed improvements must be used on the project for which the tree mitigation payment was due. Improvements shall be installed by a qualified installer of the product as identified by the manufacturer’s specifications.

- E. *Removal and mitigation of regulated trees subject to subdivision or development plan approval.*
 When tree removal or relocation is contemplated in conjunction with any development requiring approval of a development plan or subdivision plat, such removal or relocation shall be considered and either approved or denied at the same time a development plan or plat is approved or denied, based upon the criteria specified in Subsection F of this section. No separate tree removal permit is required. All of the required plans, data or other information required with the application shall be included on the proposed development plan or on the supporting documents submitted with the plan or the plat. The following requirements apply:
 1. Decisions on tree removal shall be based on a tree survey or a qualitative tree survey. The landscaping plan shall show all trees to be preserved, provide for protective tree barriers that meet the requirements of Section 30-8.8, and specify the details of the mitigation required in this section.
 2. Construction drawings shall be submitted to the building department and application for building permits made before any trees are removed.
 3. After a certificate of occupancy has been issued for a development, any additional tree removal shall require either a tree removal permit or a development plan amendment. Failure to obtain a tree removal permit before removing or relocating any existing regulated tree or any tree that was planted to comply with the approved development plan shall be subject to the measures for enforcement specified in Section 30-8.43.
 4. The requirements for mitigation of regulated trees approved for removal as part of development plan or subdivision plat review are as follows:

CATEGORY	MITIGATION
High quality heritage trees, in fair or better condition	Mitigation payment based on tree appraised value, limited to three trees per acre averaged over the entire site. If more than three trees per acre in this category are located on the site then the trees with the highest tree appraised value throughout the site shall be used to calculate the payment. High quality

CATEGORY	MITIGATION
	heritage trees proposed for removal in excess of the overall average of three per acre shall require mitigation trees on an inch-for-inch on a diameter basis.
Heritage trees of other than high quality species, in fair or better condition, <u>excluding laurel oaks and water oaks.</u>	Mitigation trees on an inch-for-inch diameter basis.
Any heritage trees in less than fair or better condition; <u>any heritage laurel oak or water oak</u> ; and any other regulated tree	Mitigation trees consisting of two trees of high quality shade species established for each tree removed.

Tree Advisory Board Recommended Revisions 7/11/18

- Provision to allow exception for any tree cluster density bonus condition upon approval of City Arborist or Urban Forestry Inspector.
- Keep the existing tree mitigation language, with three new exceptions:
 - a. An ecological assessment of the urban forest every 5 years
 - b. An update of the urban forest management plan every 10 years
- Require that excavation to allow for greater root zone volume not exceed 6 feet deep.
- For proposed street tree improvements to offset mitigation costs, include provision to require submittal of anticipated costs for approval by the City Arborist or Urban Forestry Inspector prior to installation of improvements.

Exhibit A-4: Housing and Infill

Accessory Dwelling Units

30-5.33. Accessory Dwelling Units

A. Purpose

The purpose of these code provisions for accessory dwelling units (ADUs) is to:

1. Provide homeowners with flexibility in establishing separate living quarters within or adjacent to their homes for the purpose of caring for seniors, providing housing for their children or obtaining rental income;
2. Increase the range of housing choices and the supply of accessible and affordable housing units within the community; and
3. Ensure that the development of accessory dwelling units does not cause negative impacts on the character or stability of single-family neighborhoods.

B. Definition

Accessory Dwelling Unit (ADU). An independent self-contained dwelling unit with kitchen and bathroom facilities, on the same lot as an associated primary use or structure. An ADU maybe within, attached to, or detached from a primary structure.

C. Applicability

These regulations and standards shall apply to all uses or structures intended to be used for human habitation, whether temporary or permanently in a manner auxiliary to a primary use or structure operated as a unified development.

~~Accessory dwelling units are allowed in certain districts as specified in article IV and only in conjunction with a primary single-family dwelling unit. Only one accessory dwelling unit may be permitted per lot or parcel.~~

1. Accessory dwelling units are allowed in all zoning districts where residential is allowed. In the RSF-1, RSF-2, RSF-3, RSF-4, and RC, ADUs are subject to administrative approval.
2. In conjunction with the need for special residential support services, ADUs may be allowed in CP, BUS, BI, MD and AG zoning districts.
3. Only one accessory dwelling unit may be permitted per lot or parcel. In the case of non-residential districts the ADU must be affiliated with a specific business or individual development need and must be located on the same site where the business is operated.

~~A. Location. An accessory dwelling unit may be attached or detached from the principal building.~~

D. Standards:

1. Style.

- a. The accessory dwelling unit shall be designed as a subordinate structure to the primary structure on the lot in terms of its mass, size and architectural character. The architectural design, character, style and appearance of the accessory unit shall be consistent and compatible with the primary structure.
- b. New detached ADUs or ADUs extending from existing structures shall not comprise more than 50% of total visible façade area parallel to the front property line.

2. Parking and access.

- a. Parking for the accessory dwelling shall be one space per unit in addition to any required parking for the primary unit.
- b. An accessory dwelling unit and any off-street parking spaces shall be served by the same driveway as the principal building. Secondary driveway access for an accessory dwelling unit may be provided from an alternate roadway frontage, alley or from an adjacent development ensuring that the overall character of the district is not compromised.

3. Setback

- a. Each accessory dwelling unit shall comply with all standards applicable within the zoning district, including required setbacks and building height limits. Accessory dwelling units are exempt from residential density calculations.
- b. A non-conforming accessory structure converted to an ADU shall meet the requirements of section 30-10.4
- c. An ADU contained within the existing space of a single-family residence or accessory structure must have independent exterior access from the existing residence, and the side and rear setbacks must be sufficient for fire safety as determined by the Fire Department.
- d. An ADU shall not exceed 1.5 stories. ADU shall meet accessory structure setbacks, where an ADU exceeds a single story; applicant shall take measures to ensure privacy of neighbors including but not limited to orienting windows and outdoor balconies to face internally into the lot and away from neighboring residences.

4. ADU Size

Detached and attached ADUs shall not exceed 850 square feet or up to 50% of the size of the primary structure, not including the garage and unconditioned space (whichever is less). Existing structures exceeding 850 sq. ft. can be converted into ADUs

E. Owner occupancy required.

Property owner residency, as shown by a homestead exemption is required, in either the primary or accessory dwelling unit is required.

F. ~~Building size.~~ The living area of the unit shall be a maximum of 50 percent of the principal residence or 1,000 square feet, whichever is lesser.

F. Public Utilities

- a. ADUs may share existing utility and service infrastructure with the primary unit subject to compliance with GRU standards.

G. Subdivision.

An accessory unit may not be sold separately or as a condominium unless properly subdivided in accordance with this chapter.

Table V - 1: Permitted Uses within Transects.

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
RESIDENTIAL											
Accessory dwelling unit	30-5.33	<u>P</u>	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>

Table V - 4: Permitted Uses in Residential Districts.

USES	Use Standards	RSF-1 to 4	RC	MH	RMF-5	RMF-6 to 8
Accessory dwelling units	30-5.33	<u>P</u>	P	P	P	P

LEGEND:

P = Permitted by right; S = Special Use Permit; A = Accessory; R=GNV RISE only; Blank = Use not allowed.

Table V - 4: Permitted Uses in Residential Districts.

USES	Use Standards	RSF-1 to 4	RC	MH	RMF-5	RMF-6 to 8
Accessory dwelling units	30-5.33	<u>P</u>	P	P	P	P
Adult day care homes	30-5.2	P	P	P	P	P
Assisted living facilities		-	-	-	P	P
Attached dwellings (up to 6 attached units)		<u>R</u>	P ¹ /R	-	P	P
Live/work unit		<u>R</u>	<u>R</u>	-	<u>R</u>	<u>R</u>
Mobile homes		-	-	P	-	-
Multi-family dwellings		-	-	-	P	P
Multi-family, small-scale (2-4 units per building)		-	P ¹	-	<u>P</u>	<u>P</u>
Single-family dwellings		P	P	P	P	P



LEGEND:



P = Permitted by right; S = Special Use Permit; A = Accessory; R=GNV RISE only; Blank = Use not allowed.




1 = ~~No more than 2 dwellings units per building are permitted in the RC district. Duplexes are the only form of attached dwellings permitted in the RC zoning.~~

Table V - 7: Permitted Uses in Mixed-Use and Nonresidential Districts.

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
RESIDENTIAL													
Single-family dwellings house		P	-	P	P	-	-	-	-	-	P	-	-
Attached dwellings		P	P	P	P	-	-	-	-	-	<u>P</u>	-	-
Multi-family dwellings		P	P	P	P	S	-	-	-	-	P	-	-
Accessory dwelling units	30-5.33	<u>PA</u>	<u>P-A</u>	<u>P-A</u>	<u>P-A</u>	-	-	-	-	-	P	-	-
Live/work unit		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>P</u>	<u>-</u>	<u>-</u>
Adult day care homes	30-5.2	P	P	P	P	P	P	-	-	P	-	-	-
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (more than 14 residents)	30-5.6	-	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (7 to 14 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-
Dormitory, large	30-5.8	-	-	-	S	-	-	-	-	-	-	-	-
Dormitory, small	30-5.8	S	S	S	P	-	S	-	-	-	-	-	-
Family child care homes	30-5.10	P	-	P	P	-	-	-	-	-	P	-	-

Building type	Form	Lot specifications	Maximum units	Height limits	Additional provisions
Single Family dwelling		1 structure per lot	1 per structure	2.5 stories	-
Single Family dwelling w/ADU		1 principal structure 1 ADU per lot	1 per structure	2.5 stories for the principal structure 1.5 stories for ADU	Refer to Article V for ADU provisions

<p>Bungalow Court</p>		<p>1 cluster per lot</p>	<p>2 per structure</p>	<p>1.5 stories</p>	<p>Minimum common open space : 1,600' with no dimension less than 20'</p> <p>Max of 1,600 GFA per structure</p> <p>80% of the units must abut common open space</p> <p>Parking must be separated from the common open space, adjacent properties, and public streets by landscaping and/or architectural screening.</p> <p>Bungalow structures abutting a public street must provide a minimum of one of the following entry features:</p> <ol style="list-style-type: none"> 1. Primary entrances facing the street; or 2. An alternative entry feature consistent with the intent of these provisions and compatible with the surrounding neighborhood context.
<p>Duplex</p>		<p>1 structure per lot</p>	<p>2 per structure</p>	<p>2 stories</p>	<p>-</p>

Triplex		1 structure per lot	3 per structure	2 stories	-
Multiplex		1 structure per lot	6 per structure	2 stories	-
Townhome		1 structure per lot	1 per structure	3 stories	Up to 6 townhomes may be attached

GNV RISE Subdivision

GNV RISE Subdivision

A. Purpose and intent.

1. The purpose of this section is to provide a framework of adaptable incentive-based subdivision design standards which are intended to support the housing and infill goals of the City's Comprehensive Plan by providing flexibility to enable high-quality urban development.
2. The GNV RISE subdivision regulations are designed to:
 - a. Provide opportunities for creative, inclusive and high quality infill and greenfield development compatible with existing neighborhoods;
 - b. Support development of diverse housing types to provide a range of housing choice;
 - c. Support the creation of neighborhoods with a mix of housing opportunities for mixed incomes and promote the diversification of existing neighborhoods;
 - d. Increase housing supply and support housing affordability goals;
 - e. Provide options for context-sensitive infrastructure design to lower the cost of housing development;
 - f. Provide for development of housing that responds to changing demographics and smaller-sized households;
 - g. Support the efficient use of land and higher density infill in developed areas;
 - h. Promote housing affordability and greater choice by encouraging smaller and more diverse home sizes;
 - i. Promote high-quality housing design and sensitive compatibility provisions to minimize impacts of more dense development on adjacent properties;
 - j. Allow flexibility in site and design standards while promoting infill projects compatible with existing single-household developments;
 - k. Provide for neighborhood designs like bungalow courts, accessory dwelling units, and other "missing middle" housing options;
 - l. Create easy-to-use performance-based regulatory standards.

B. Applicability.

1. All minor and standard subdivisions may voluntarily elect to develop under the GNV RISE subdivision regulations.
2. All applications for incentives and provision of public benefits shall be subject to review and approval by the City Manager or designee.

C. Incentive/Public Benefit Matrix

1. The Incentive/Public Benefit Matrix shall apply to all GNV RISE Subdivisions. Incentives shall be provided on a one-for-one basis in conjunction with a compensating public benefit in accordance with the matrix. All proposed public benefits shall either meet or exceed the value ranking of the requested incentive. Multiple lower value incentives may be requested when a higher value public benefit is proposed provided the cumulative value of the incentives do not exceed the value of the proposed public benefit.

D. Incentives

Dimensional requirements

Dimensional requirement	Applicability	Value
Lot width	Up to 100% reduction of minimum	4
Lot depth	Up to 100% reduction of minimum	4
Setbacks	Up to 100% reduction of minimum	4
Lot area	Up to 100% reduction of minimum	4

Process and fees

Review Type	Process outline	Applicability	Value
Standard review	# of review steps, advisory & CC board meetings, avg days of review	All subdivisions	-
Swift review	Fewer # of review steps, CC consent only, ½ avg days of review, priority project (top of the queue)	All subdivisions	5
Tree mitigation	Subdivisions providing 25% of units as affordable (see above) may provide inch-for-inch replacement of high-quality heritage trees	All subdivisions	5
Traffic Study	Waiver of traffic study requirement	All subdivisions	5
Plan review fees	Waiver of 100% site plan fee	All subdivisions	1

Street design

Street specifications	Applicability	Value
Reduced paved width	New subdivision streets	5
Alternative curb design	New subdivision streets	4
Alternative materials	New private subdivision streets	5

Density and housing types

Housing provisions	Applicability	Value
Density regulated by form (height, setbacks, form) not by du/acre or bedroom modifier	10% of total units as affordable housing (Multifamily housing)	5
Increased subdivision density	All subdivisions (See table ** below)	5

Up to 20% total units infill housing types	Attached dwellings	3
Live/work units	Office only	2

Subdivision density	10% of total units as affordable housing			
% of Alachua County Median Household Income	120%	80%	50%	30%
Density increase multiplier	Max density x 1.5	Max density x 2	Max density x 2.5	Max density x 3

Financial

Financial incentive	Applicability	Reference	Value
Ad valorem tax exemption per state	Disabled and/or Elderly units	Per Florida Statute	-
50% ad valorem tax discount for 15 years	Affordable housing units (Low and below) Minimum of 70 units FHFC agreement	Per Florida Statute	-

Buffering

Buffer type	Applicability	Value
Subdivision perimeter buffers	100% of applicable buffer standards (width, location, type, etc.)	2

Parking

Parking	Applicability	Value
Flexible parking standards	Reduced minimums, collocated parking areas, scooter, bike	3

E. Public Benefits

Transportation Network

Goal	Applicability	Implementation	Value
Connectivity to adjacent properties	Minimum of 1 vehicular stub every 500 feet of subdivision perimeter. Minimum 1 pedestrian stub every 200 feet of subdivision perimeter.	Subject to City review and approval	4
Compact and gridded network of streets	Intersection Density greater or equal to 1.4 = Total number of intersections including dead ends / Area in subdivision	Subject to City review and approval	4
Multimodal Improvements	Multi-use trails – 8'-min width (connecting to adjacent major roads and abutting properties)	Subject to City review and approval	3
	Bicycle boulevards designs included in subdivision		
	Buffered bike lanes (where bike lanes are required)		
	Pedestrian crossing improvements (bulb-outs, signage, lighting)		
	20 MPH design speed for local roads		

Environmental Benefits

Goal	Applicability	Implementation	Value
Provision of clustered open space	All subdivisions	Equal to 10% of combined lot area. Open space shall be designed to fit the	2

		context of the site (environmental or urban)	
Creation of new structured wetland areas	All subdivisions	Subject to City review and approval	3
Enhanced wetland buffers	All subdivisions	50' minimum 75' average	3
Water conservation	All subdivisions	Subdivision lots are prohibited from installing landscape irrigation systems	2

Enhanced Design

Goal	Applicability	Implementation	Value
Enhanced architecture	All subdivisions	Meet or exceed supplemental City architectural standards	3
Infill compatibility	Infill subdivisions less than 2 acres	Meet or exceed supplemental City infill design standards	3
Rear alleys	All subdivisions	All lots served by rear alleyways for parking and garage access	3

Equity

Goal	Applicability	Implementation	Value
Provision of a minimum of 10% of units as affordable housing	All subdivisions	Developer's agreement to maintain affordability	5
Dedication of 10% of lots to a non-profit or governmental land trust dedicated for affordable housing	All subdivisions	Subject to execution of dedication	5

Life Safety

Goal	Applicability	Implementation	Value
Residential fire sprinklers	All subdivisions	All single family structures must meet NFPA standards for residential fire sprinkler protection	2

Emergency access	All subdivisions	No more than 10% of the subdivision lots are rendered inaccessible if one street is blocked	2
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Utilities

Goal	Applicability	Implementation	Value
Underground overhead utilities	All subdivisions	Underground existing utilities along the length of the development area	3
Underground overhead utilities	All subdivisions	Underground existing utilities between intersections	4
Utility upgrades	All subdivisions	In excess of minimum requirements	1-4

Density Bonuses

Residential Density Bonus Provisions: Affordable Housing

Buildings within multifamily developments which reserve a minimum of 10% of the total dwelling units for affordable housing shall be regulated by the applicable building form standards and shall not be subject to the maximum dwelling units/acre set by the underlying land use designation or zoning district limitations

1 Exhibit A-5: Clarity and Consistency

2 **Urban 4 Amendments**3 **Table V - 1: Permitted Uses within Transects.**

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
NONRESIDENTIAL											
Personal services		-	-	-	<u>PS</u>	-	P	P	P	P	P

4

5 **Table V - 2: Building Form Standards within Transects.**

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT	
A. BLOCK STANDARDS											
Block perimeter (max feet)	2,600'							2,000'	1,600'		
B. LOT CONFIGURATION											
Lot width (min feet)	34'	18'						18'	18'		
C. DEVELOPMENT INTENSITY											
Nonresidential building coverage (max)	60%	80%						90%	100%		
Residential density by right/with SUP ¹ (max units per acre)	8	15	20	$\frac{30}{20}$	75	50/60	50/60	60/80	100/125	150/175	

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7

1 **Health Services in Urban Zones:**

2 **Table V - 3: Permitted Uses within Transects.**

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
NONRESIDENTIAL											
Health services		-	-	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

3 **LEGEND:**

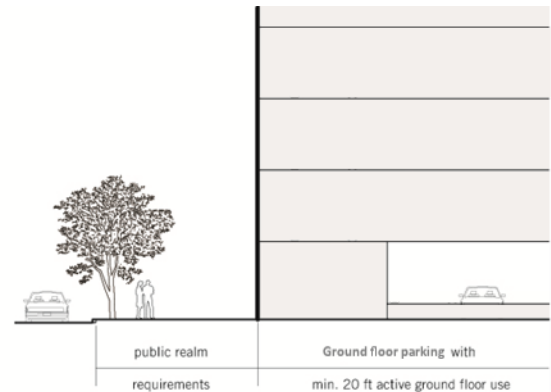
4 P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

Podium Building Amendments:

A. Location of parking facilities.

1. Surface parking lots shall be located to the rear or side of buildings, but no more than 50% of the total parking area may be located to the side of buildings.
2. Surface parking in the form of a single level of ground floor parking located within the building footprint (see Figure V-10) shall provide a minimum of 25 feet of active ground floor commercial, residential, or office uses along Storefront and/or Principal streets or in the event that all of the abutting roadways are local streets, the building shall provide the active ground floor uses along the most primary local street as determined by pedestrian traffic. All other street frontages shall provide decorative screening walls, perimeter parking landscaping per Article VII, or a combination thereof to shield ground floor parking areas.

Figure V - 10: Ground-Floor Parking under Building





JUL 21 2017

APPLICATION—CITY PLAN BOARD—TEXT AMENDMENT
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-17-78 ZON</u>	Fee: \$ <u>670.25</u>
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 <input checked="" type="checkbox"/>	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit []	

Name of Applicant/Agent (Please print or type)	
Applicant/Agent Name:	Andrew Coffey
Applicant/Agent Address:	300 E. University Ave., Suite 110
City:	Gainesville
State:	Florida
Zip:	32601
Applicant/Agent Phone:	(352) 335-8442
Applicant/Agent Fax:	

Note: It is recommended that anyone intending to file a petition for a text amendment to Chapter 30 of the City of Gainesville Code of Ordinances (Land Development Code) or to the Comprehensive Plan, meet with the Department of Community Development prior to filing the petition, in order to discuss the proposed amendment and petition process. The request will be evaluated as applicable to the particular zoning district or land use category on a citywide basis.

TEXT AMENDMENT		
Check applicable request below:		
Land Development Code <input checked="" type="checkbox"/>	Comprehensive Plan Text []	Other []
Section/Appendix No.:	Element & Goal, Objective or Policy	Specify:
Sec. 30-4.17, Table V-5	No.:	
Sec. 30-4.8(D)(3)(a)		

Proposed text language and/or explanation of reason for request (use additional sheets, if necessary):
Revise the updated Land Development Code as set forth on the attached Exhibit "A", so that the applicable zoning standards for the Pleasant Street, 5th Avenue, and Porters neighborhoods remain unchanged as promised at the May 6, 2014 City Plan Board hearing.

Certified Cashiers Receipt:

PROPOSED TEXT AMENDMENT:

REVISE THE PROPOSED LAND DEVELOPMENT CODE TO ENSURE THAT THE NUMBER OF LOTS, UNITS, AND/OR BEDROOMS CURRENTLY PERMITTED IN THE RC AND RMF-5 ZONING DISTRICTS REMAIN UNCHANGED, AS SET FORTH ON THE ATTACHED EXHIBIT "A".

SUMMARY OF PROPOSED REVISIONS:

- 1. Reinsert the language of existing Sec. 30-41(b) footnote 9 to Table V - 5: Residential Districts Dimensional Standards in proposed Section 30-4.17.**

EXPLANATION: This revision keeps the maximum density the same as the existing code by allowing the minimum lot area to govern the allowable density (for example, the minimum lot area for RMF-5 is 3,500 sq. ft., which equates to 12.44 units per acre). Without this revision, the minimum lot area would exceed the allowable density.

- 2. Revise Table V-5: Residential Districts Dimensional Standards as follows:**

- a) Delete the 90' minimum lot depth for the RMF-5 district;**

EXPLANATION: There is currently no minimum lot depth for the RMF-5 district. It was inserted inadvertently because the existing code does include a 90' min. lot depth for RMF-6, RMF-7, and RMF-8.

- b) Insert a comma in the minimum lot area for RMF-5 so that it reads "3,500" instead of "3500";**

EXPLANATION: A previous draft of the Code Update did not include a minimum lot area for the RMF-5 district. The minimum lot area of 3,500 sq. ft. was later inserted to match the existing code, but the scrivener forgot to delete the 90' min. lot depth and omitted a comma.

- c) Revise the minimum lot width for RC and RMF-5 to incorporate the existing standards of the Traditional City overlay zoning district (18' for alley access, 24' for shared driveway).**

EXPLANATION: The Traditional City standards supersede the RMF-5 and RC standards where they are different, such as the minimum lot width. The existing code allows a minimum lot width of 18' for lots with alley access and 24' for lots with shared driveway.

- d) Revise the minimum side setbacks for RMF-5 to remain unchanged from current code (interior side should be 7.5' instead of 10'; street side should be 10' instead of 15').**

EXPLANATION: The existing side setbacks in the RMF-5 district are 10' (street) and 7.5' (interior). The side setbacks were inadvertently changed to match the existing standards for RMF-6, RMF-7, and RMF-8.

- 3. Revise the Bedroom Limit provision under Section 30-4.8 to exclude "two-family" attached dwellings.**

EXPLANATION: The Bedroom Limit is intended to limit the number of bedrooms in a high-density development, but it has unintended consequences when applied to small scale redevelopment. On a typical infill lot, the Bedroom Limit prohibits a duplex containing two 3-bedroom units because no more than 5 total bedrooms would be permitted where the maximum density equals two units.

Section 30-4.17. Dimensional Standards.

The following tables contain the dimensional standards for the various uses allowed in each district. Table V - 5: Residential Districts Dimensional Standards.

DENSITY/INTENSITY	RSF-1	RSF-2	RSF-3	RSF-4	RC	MH	RMF-5	RMF-6	RMF-7	RMF-8
Residential density (units/acre)										
Min	None	None	None	None	None	None	None	8 ¹	8 ¹	8 ¹
Max by right ²	3.5	4.6	5.8	8	12	12	12	10	14	20
With density bonus points	-	-	-	-	-	-	-	See Table V-6	See Table V-6	See Table V-6
Nonresidential building coverage	35%	35%	40%	40%	50%	50%	50%	50%	50%	50%
LOT STANDARDS										
Min lot area (sq. ft.)	8,500	7,500	6,000	4,300	3,000	3,000	3,500	None	None	None
Min lot width (ft.)										
Single-family	85	75	60	50	35 ²	35	40 ²	40	40	40
Two-family ²	NA	NA	NA	NA	70 ²	NA	75 ²	75	75	75
Other uses	85	75	60	50	35	35	85	85	85	85
Min lot depth (ft.)	90 ³	90 ³	90 ³	80 ³	None	None	90 None	90	90	90
MIN SETBACKS (ft.)										
Front	20 ³	20 ³	20 ³	20 ³	10 ⁴	15	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max
Side (street)	10	10	7.5	7.5	NA	NA	15 10	15	15	15
Side (interior) ^{5,6}	7.5	7.5	7.5	7.5	5	5	40 7.5	10	10	10
Rear ^{6,7}	20	20	15	10	20	15	10	10	10	10
Rear, accessory	7.5	7.5	5	5	5	5	5	5	5	5
MAXIMUM BUILDING HEIGHT (stories)										
By right	3	3	3	3	3	3	3	3	3	3
With building height bonus	NA	NA	NA	NA	NA	NA	NA	5	5	5

¹ Parcels 0.5 acres or smaller existing on November 13, 1991, are exempt from minimum density requirements.

² Assumes both units on one lot. Lot may not be split, unless each individual lot meets minimum lot width requirement for single-family.

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- 3 Lots abutting a collector or arterial street shall have a minimum depth of 150 feet and a minimum building setback of 50 feet along that street.
- 4 Attached stoops or porches meeting the standards for **Section 30-5.17** are permitted to encroach up to 5 feet into the minimum front yard setback.
- 5 Except where the units are separated by a common wall on the property line of two adjoining lots. In such instances, only the side yard setback for the end unit is required.
- 6 Accessory pre-engineered or pre-manufactured structures of 100 square feet or less and one story in height may be erected in the rear or side yard as long as the structure has a minimum yard setback of three feet from the rear or side property line, is properly anchored to the ground, and is separated from neighboring properties by a fence or wall that is at least 75% opaque.
- 7 Accessory screened enclosure structures, whether or not attached to the principal structure, may be erected in the rear yard as long as the enclosure has a minimum yard setback of three feet from the rear property line. The maximum height of the enclosure at the setback line shall not exceed eight feet. The roof and all sides of the enclosure not attached to the principal structure shall be made of screening material.
- 8 The minimum lot width shall be: 18 feet for lots with alley access; and 24 feet for lots with a shared driveway.
- 9 The minimum lot area dimensional standard may provide for lots which are smaller than one acre divided by the maximum residential density because maximum residential density reflects the anticipated overall density of a district, recognizing that a portion of the land in each district is roadways. Because all lots created by minor subdivision and lot split require access from an existing roadway, minor subdivisions and lot splits may exceed the prescribed units per acre development intensity. All lots created by minor subdivision and lot split must meet the minimum lot area dimensional standard.

- 1 c. There shall be no car washing areas, dumpsters, recycling bins, or other trash/waste
2 disposal facilities placed in the required setback area between multi-family development
3 and properties zoned for single-family use.
- 4 d. Parking lots and driveways located in the area between multi-family and abutting single-
5 family designated properties shall be limited to a single-loaded row of parking and a two-
6 way driveway.
- 7 e. A decorative masonry wall (or equivalent material in noise attenuation and visual screening)
8 with a minimum height of six feet and a maximum height of eight feet plus a Type B
9 landscape buffer shall separate multi-family residential development from properties
10 designated single-family residential. However, driveways, emergency vehicle access, or
11 pedestrian/bicycle access may interrupt a continuous wall. If, in the professional judgment
12 of city staff or other professional experts, masonry wall construction would damage or
13 endanger significant trees or other natural features, the appropriate reviewing authority
14 may authorize the use of a fence and/or additional landscape buffer area to substitute for
15 the required masonry wall. There shall be no requirement for a masonry wall or equivalent if
16 buildings are 200 or more feet from abutting single-family properties. In addition, the
17 appropriate reviewing authority may allow an increased vegetative buffer and tree
18 requirement to substitute for the required masonry wall.
- 19 f. The primary driveway access shall be on a collector or arterial street, if available. Secondary
20 ingress/egress and emergency access may be on or from local streets.
- 21 3. *Bedroom limit.* Maximum number of bedrooms in multi-family developments located within the
22 University of Florida Context Area.
- 23 a. Multifamily developments, excluding "two-family" attached dwellings, shall be limited to a
24 maximum number of bedrooms based on the development's maximum residential density
25 allowed by the zoning district multiplied by a 2.75 multiplier.
- 26 b. If additional density is approved through a Special Use Permit, then the multiplier is applied
27 to the total approved density inclusive of any additional units approved by Special Use
28 Permit.
- 29 c. In the case of decimal places, the maximum bedrooms shall be rounded down to the next
30 whole number.
- 31 d. The bedroom mix in the development (i.e., the number of units with a specific number of
32 bedrooms) is not regulated by these provisions.
- 33 e. Developments with Planned Development (PD) zoning are not subject to the bedroom
34 multiplier provisions.

Section 30-4.9. Building Height Bonus System.

- 36 A. *Eligible improvements.* Development projects within transects may be eligible to construct
37 additional building stories and allow for the corresponding increase in overall building height up to
38 the limit allowed with bonuses as specified for the zoning district in Table V-3, T-Zone Development
39 Standards. The bonus may be approved based on the provision of certain development
40 improvements that exceed the minimum standards of this article, as follows:
- 41 1. *Usable Open Space.* If a development provides onsite usable open space that is accessible to the
42 public (minimum size of 20'x 20'), additional building square footage above the number of

Tree Ordinance Stakeholder Committee Timeline

December 8, 2016

General Policy Committee directed staff to form a diverse stakeholder committee to make recommendations for quick changes to the tree ordinance. The following Committee was formed:

Sponsors	Steve Phillips, Parks, Recreation & Cultural Affairs Director Wendy Thomas, Department of Doing Director
Steering Committee	Paul Folkers, Assistant City Manager Steve Phillips, Parks, Recreation & Cultural Affairs Director Wendy Thomas, Department of Doing Director
Team leader	Lila Stewart, Interim Strategic Planning Manager
Facilitator	Micah Lipscomb, Sr. Landscape Architect, Perkins + Will
Staff support	Kristy Crawford, Senior Executive Assistant
Team members	Debra Neill-Mareci, DRB Board Member Janie Williams, Porters resident Ivor Kincaide, Tree Advisory Board, Chair John Fleming, Owner, Trimark Linda Demetropoulos, Nature Operations Manager, City Michelle Smith Lambert, Chief Change Officer, City Ralph Hilliard, Planning Manager, City Sergio Reyes, Owner, EDA
Resources	David Schwartz, Assistant City Attorney Diane Wilson, Budget Manager Earline Luhrman, Urban Forestry Inspector Mark Siburt, City Arborist Joe Wolf, GRU Utility Forester Sean McDermott, Assistant City Attorney

Meeting # 1

Date: March 20, 2017

Location: Ironwood Gulf Course

Topic: Incentives for Preservation

Attendance:

1. Bryana Boileau, TAB member
2. Hellen Warren, City Commissioner
3. Diane Wilson, City Budget Manager
4. Ralph Hilliard, City Planning Manager
5. Earline Lurhman, City Urban Forestry Inspector
6. Meg Neiderhofer, Member of the public
7. Mark Siburt, City Arborist
8. Debra Neill-Mareci, DRB Member
9. Linda Demetropoulos, City Nature Manager
10. Joe Wolfe, GRU Forester
11. John Fleming, Business owner
12. EJ Bolouc, Landscape Architect
13. Sergio Reyes, Engineer
14. Matthew Hurst, Citizen
15. Wendy Thomas, City Department of Doing Director
16. Micah Lipscomb, Consultant
17. Lila Stewart, City Interim Strategic Planning Manager
18. Ivor Kincaide, TAB Chair
19. Erick Smith, TAB Member

Meeting # 2

Date: March 29, 2017

Location: Thelma Boltin Center

Topic: Uses of Mitigation Funds

Attendance:

1. Linda Demetropoulos, City Nature Manager
2. Mark Siburt, City Arborist
3. Mark Brown, City Environmental Coordinator
4. David Schwartz, City Assistant Attorney
5. Sergio Reyes, Engineer
6. Joe Wolfe, GRU Forester
7. Meg Neiderhofer, Member of the public
8. Michelle S. Lambert, GRU Chief Change Officer

9. Debra Neill-Mareci, DRB Member
10. Kau Cranen, GRU Communications
11. Bryana Boileau, TAB member
12. Earline Lurhman, City Urban Forestry Inspector
13. EJ Bolouc, Landscape Architect
14. Ivor Kincaide, TAB Chair
15. Steve Phillips, PRCA Director
16. Ralph Hilliard, City Planning Manager
17. Wendy Thomas, City Department of Doing Director
18. Lila Stewart, City Interim Strategic Planning Manager
19. Micah Lipscomb, Consultant

Meeting # 3

Date: April 6, 2017

Location: Thomas Center A, Long Gallery

Topic: Economic Impact of Mitigation

Attendance:

1. Ralph Hilliard, City Planning Manager
2. Sergio Reyes, Engineer
3. Micah Lipscomb, Consultant
4. Linda Demetropoulos, City Nature Manager
5. Debra Neill-Mareci, DRB Member
6. Diane Wilson, City Budget Manager
7. Mark Siburt, City Arborist
8. Janie Williams, Committee Member
9. Earline Lurhman, City Urban Forestry Inspector
10. EJ Bolouc, Landscape Architect
11. John Fleming, Business owner
12. Ivor Kincaide, TAB Chair
13. Joe Wolfe, GRU Forester
14. Wendy Thomas, City Department of Doing Director
15. Lila Stewart, City Interim Strategic Planning Manager
16. Bryana Boileau, TAB member

Meeting # 4

Date: April 13, 2017

Location: GPD, Hall of Hero's

Topic: Equity of Mitigation Requirements

Attendance:

1. Mark Siburt, City Arborist
2. Linda Demetropoulos, City Nature Manager
3. Debra Neill-Mareci, DRB Member
4. Ralph Hilliard, City Planning Manager
5. Donald Shepherd, Member of the public
6. Diane Wilson, City Budget Manager
7. Dr. Michael G. Andreu, University of Florida Professor
8. Caroline Hament, University of Florida
9. Unreadable name
10. Sergio Reyes, Engineer
11. Earline Lurhman, City Urban Forestry Inspector
12. EJ Bolouc, Landscape Architect
13. Andrew Persons, City Planner
14. Forrest Eddleton, City Planner
15. Michelle S. Lambert, GRU Chief Change Officer
16. Ivor Kincaide, TAB Chair
17. Alice Rankeillor, City Engineer,
18. Micah Lipscomb, Consultant
19. Lila Stewart, City Interim Strategic Planning Manager

Meeting # 5

Date: April 24, 2017

Location: Thomas Center A, Long Gallery

Topic: Consensus and Recommendations

Attendance:

1. Micah Lipscomb, Consultant
2. Lila Stewart, City Interim Strategic Planning Manager
3. Janie Williams, Committee Member
4. Linda Demetropoulos, City Nature Manager
5. Debra Neill-Mareci, DRB Member
6. Ralph Hilliard, City Planning Manager
7. Sergio Reyes, Engineer

8. Ivor Kincaide, TAB Chair
9. Wendy Thomas, City Department of Doing Director
10. Mark Siburt, City Arborist
11. Linda Demetropoulos, City Nature Manager
12. Michelle S. Lambert, GRU Chief Change Officer
13. John Fleming, Business owner

Meeting # 6

Date: May 25, 2017

Location: Roberta Lisle Kline Conference Rom

Topic: Presentation to General Policy Committee

Attendance:

1. Micah Lipscomb, Consultant
2. Lila Stewart, City Interim Strategic Planning Manager
3. Linda Demetropoulos, City Nature Manager
4. Debra Neill-Mareci, DRB Member
5. Ralph Hilliard, City Planning Manager
6. Sergio Reyes, Engineer
7. Ivor Kincaide, TAB Chair
8. Wendy Thomas, City Department of Doing Director
9. Mark Siburt, City Arborist
10. Linda Demetropoulos, City Nature Manager
11. Michelle S. Lambert, GRU Chief Change Officer
12. John Fleming, Business owner
13. Diane Wilson, City Budget Manager
14. Janie Williams, Committee Member
15. Earline Lurhman, City Urban Forestry Inspector
16. Joe Wolfe, GRU Forester

Meeting # 7

Date: July 27, 2018

Location: City Hall Auditorium

Topic: Final Presentation to General Policy Committee

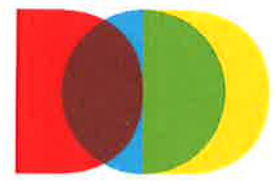
Attendance:

1. Lila Stewart, City Interim Strategic Planning Manager
2. Linda Demetropoulos, City Nature Manager
3. Debra Neill-Mareci, DRB Member
4. Ralph Hilliard, City Planning Manager
5. Sergio Reyes, Engineer

6. Ivor Kincaide, TAB Chair
7. Wendy Thomas, City Department of Doing Director
8. Mark Siburt, City Arborist
9. Linda Demetropoulos, City Nature Manager
10. Michelle S. Lambert, GRU Chief Change Officer
11. John Fleming, Business owner
12. Diane Wilson, City Budget Manager
13. Janie Williams, Committee Member
14. Earline Lurhman, City Urban Forestry Inspector
15. Joe Wolfe, GRU Forester

Tree Ordinance Stakeholder Committee Recommendations

5/11/2017



DEPT
OF
DOING



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Presentation Topics

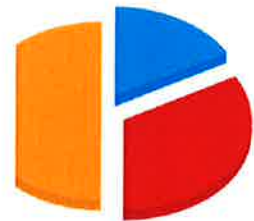
- Overview
 - Purpose
 - Committee
 - Tree Ordinance 101
- Ideas
 - Incentives for Preservation
 - Use of Mitigation Funds
 - Economic Impact
- Recommendations
 - Long Range Ideas

Purpose

Make recommendations for quick changes to:



Incentives for tree preservation



Uses of tree mitigation funds



Economic impact of tree mitigation



Equity of tree mitigation requirements

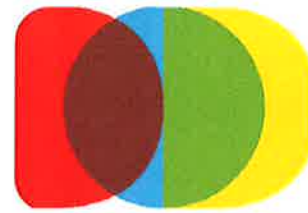
Committee



Debra Neill-Mareci



Janie Williams



Ralph Hilliard



Ivor Kincaide



John Fleming



Linda Demetropoulos



Michelle Lambert



Sergio Reyes

Committee



Prioritization process

INCENTIVES FOR HERITAGE TREE PRESERVATION

- MODIFICATION OF PARCEL REQUIREMENTS
- DENSITY BONUS CREDIT
- BONUS FOR TREE PRESERVATION IN PERFORMANCE-BASED APPROACH
- ~~EXEMPTION FOR PROPERTY TAXES~~

USES OF MITIGATION FUNDS

- TREE GIVEAWAYS FOR PRIVATE PROPERTY OWNERS
- REMOVAL & REPLANTING OF INVASIVE TREES ON PRIVATE PROP
- REMOVAL OF INVASIVE PLANTS W/IN STREAM BUFFERS ON PRIVATE PROP
- TREE REBATES FOR PRIVATE PROPERTY OWNERS WHO PLANT TREES MAINTENANCE IN ROW/Public Property

Tree Ordinance 101



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Tree Ordinance Purpose

The planting and preservation of trees to maintain a sustainable canopy.



Why do we regulate trees?

Trees have a number of benefits that benefit the entire community:

- Improved air quality
- Improved water quality
- Reducing cooling costs
- Carbon sequestration
- Wildlife habitat

Heritage Trees



Native trees
> 20" diameter
breast height,
except for Loblolly
and Slash Pines,
Water and Laurel
Oaks, and
Sweetgums,
which are heritage
trees when 30">

“High quality” trees are regulated differently than other trees

High quality trees	
Live Oak	Tupelo
Sand Live Oak	Mockernut Hickory
Bluff Oak	Pignut Hickory
Basket Oak	Pecan
Southern Red Oak	Persimmon
Southern Magnolia	Basswood
Florida Maple	Tulip Poplar
Longleaf Pine	White Ash
Spruce Pine	Green Ash
Cedar Elm	Yaupon, Dahoon & American Holly
Winged Elm	Bald Cypress
Florida Elm	Pond Cypress



Single family vs. non-single family regulations



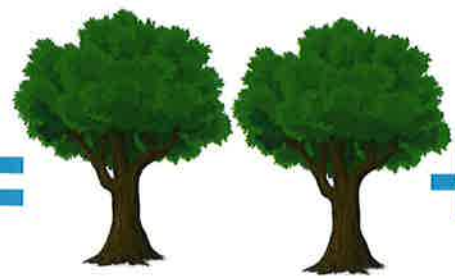
Removal of similar tree on different zoned properties regulated differently

Mitigation for removal of a heritage tree on non single family zoned property



Heritage tree removal

=



Plant two trees

+



Mitigation fee

Calculation

Ex. 20' Live Oak in fair / better condition
 $(3.14) \times (1/2 \times 20)^2 = 314 \text{ sq. in. truck area}$
 $(314 \text{ sq. in.}) \times (\$40) = \$12,560 \text{ sq. in. value}$
 $(\$12,560) \times (.55) = \$6,908 \text{ appraised value}$

The fee goes into a fund, which can be spent on:



New trees on public property or ROW



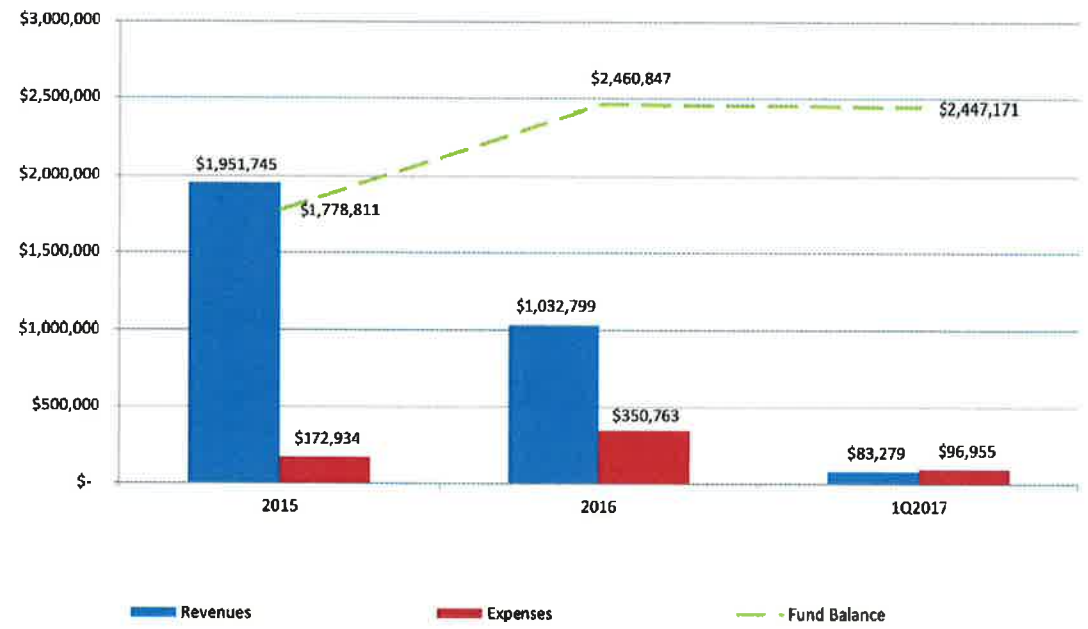
Land acquisition for conservation

Additional uses of mitigation funds:

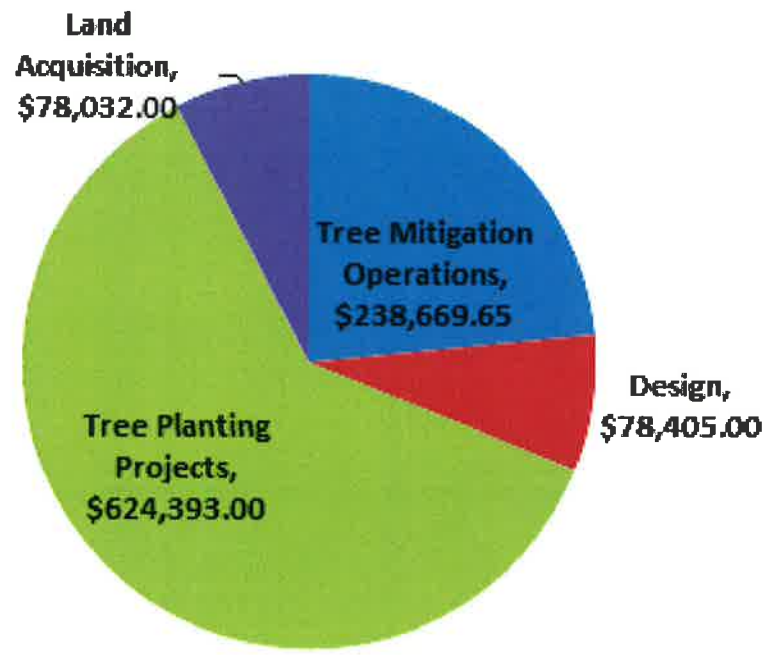
- | | |
|---|---|
| <ul style="list-style-type: none"> • Tree establishment • Habitat restoration projects • Program coordinator for tree mitigation funds | <ul style="list-style-type: none"> • Soil measures that support tree growth • Contract growing of desired species • Tree planting in medians of state and county roads and public works projects |
|---|---|

Mitigation Fund Revenues & Expenditures:

Fund 140, Tree Mitigation Fund Revenues and Expenses FY15 - 1Q FY17



Allocation of Mitigation Funds



Incentives:



Incentives:

Modification of parcel requirements

Density Bonus Credit

Reduction in Stormwater Management Utility fees

Bonus for tree preservation in a performance based approach

Reduction in storm water basin volume requirements



Incentives:

Modification of parcel requirements

Density Bonus Credit

Reduction in Stormwater Management Utility fees

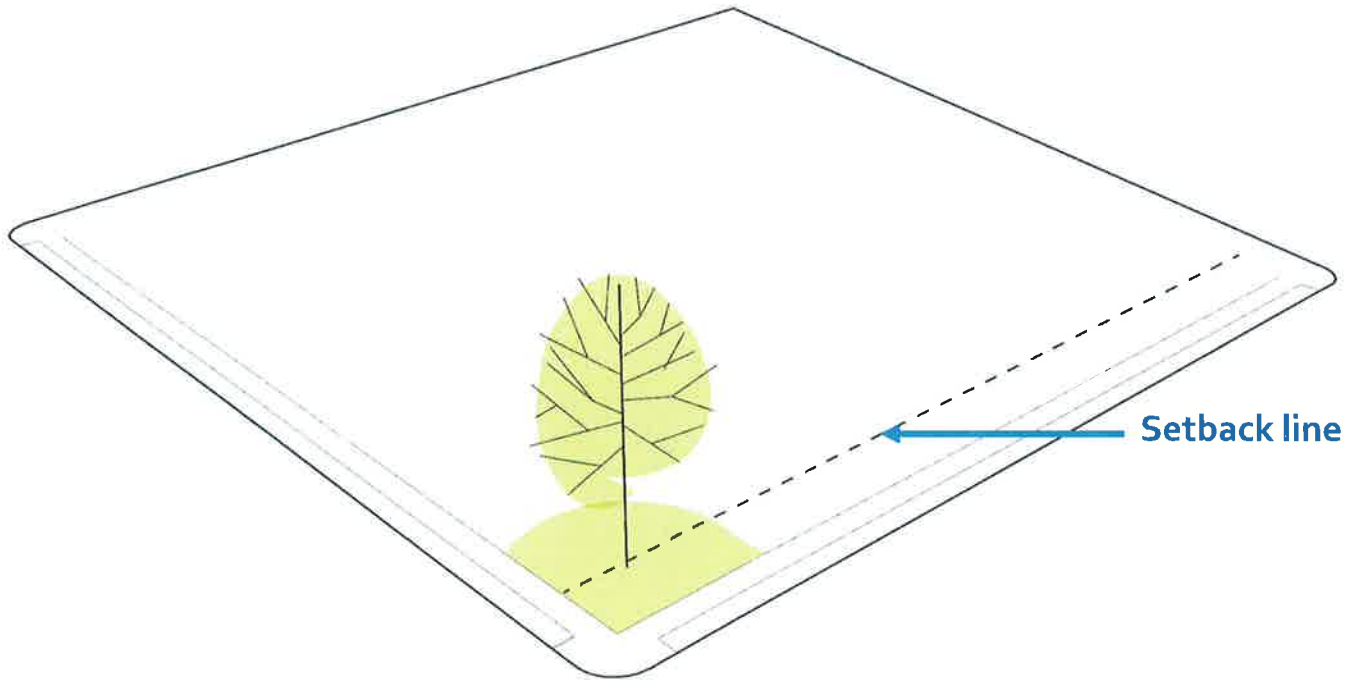
Bonus for tree preservation in a performance based approach

Reduction in storm water basin volume requirements



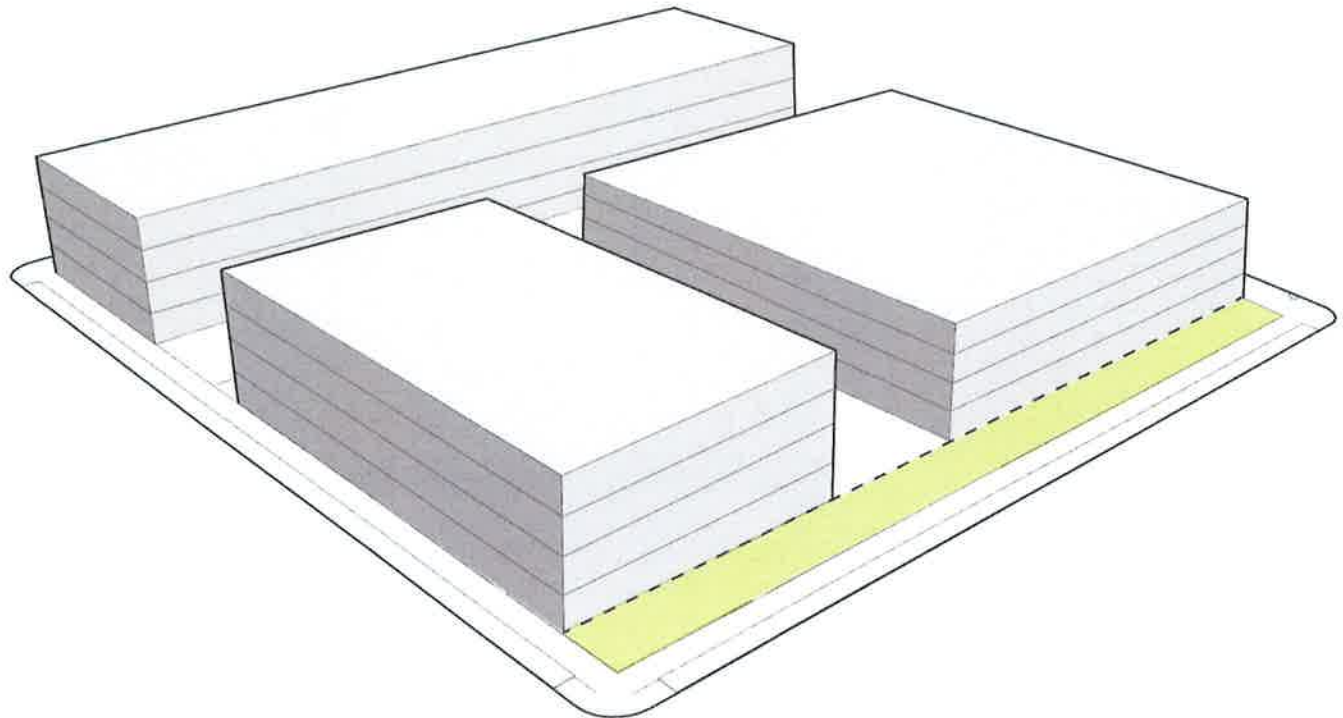
Modifications of parcel requirements:

- Lot area
- Setbacks
- Street widths and layout



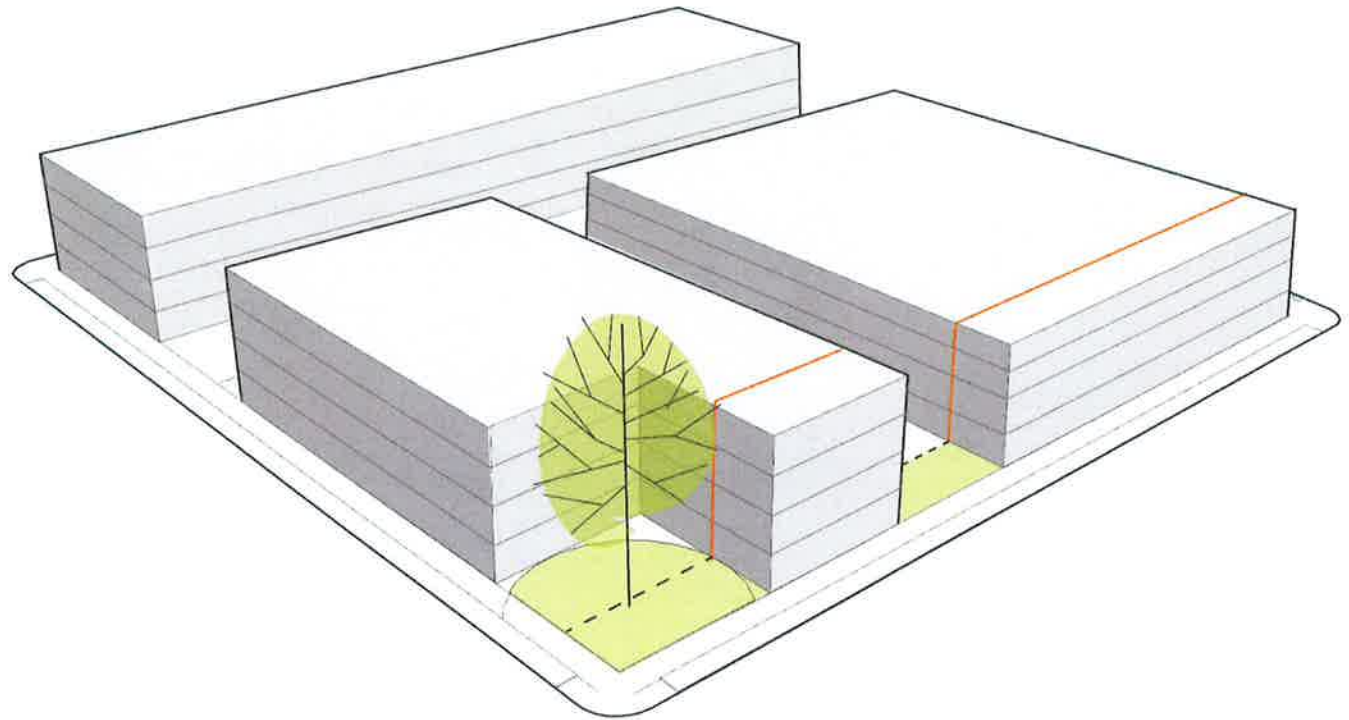
Modifications of parcel requirements:

- Lot area
- Setbacks
- Street widths and layout



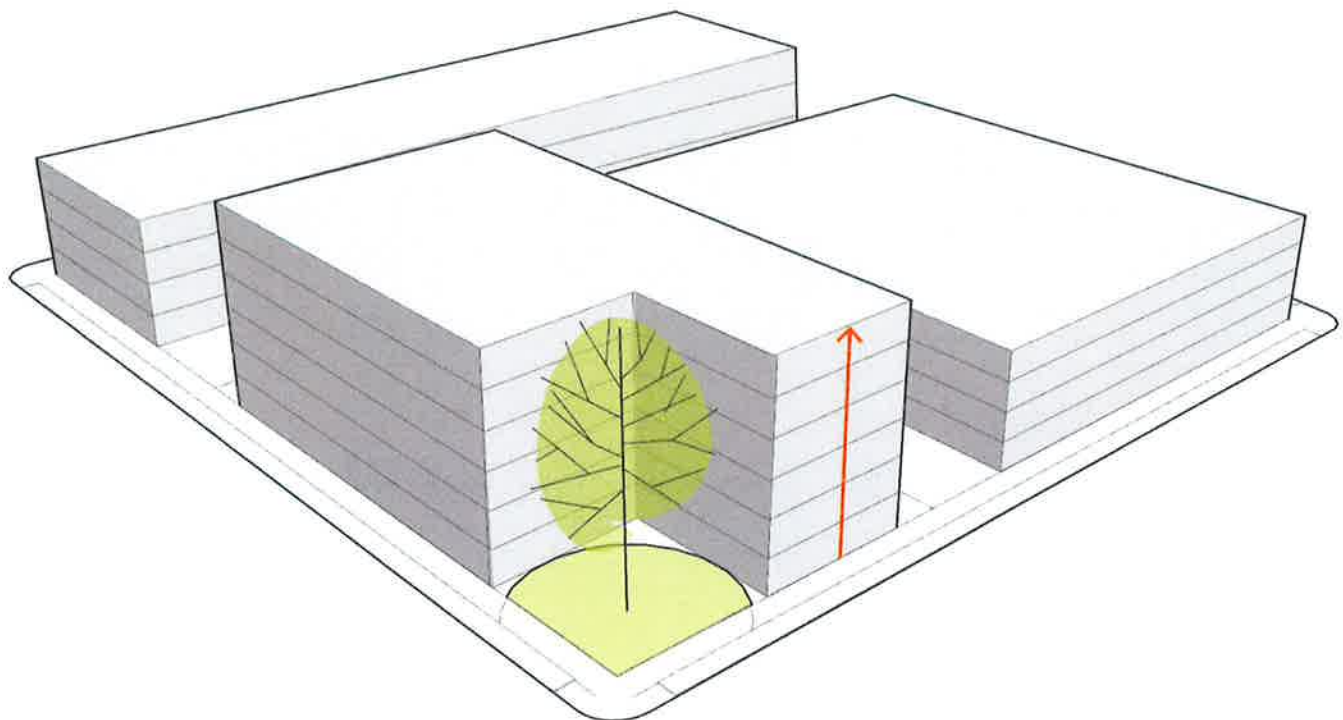
Modifications of parcel requirements:

- Lot area
- Setbacks
- Street widths and layout



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Density Bonus Credit



Reduce SMU
(Stormwater
Management
Utility) fees



Uses of mitigation funds:

- Tree rebates for property owners who plant a tree
- Removal of invasive trees on public property
- Urban Forest Ecological Assessment
- Establishment of public parks within new large developments
- Purchase of land for street tree planting
- Urban Forest Management Plan
- Conservation easement purchases for high quality trees
- Tree maintenance on public property
- Tree giveaways
- Tree education programs
- Replacement tree planting for removal of non-high quality trees
- Removal of invasives on private property and replanting of shade trees
- Removal of invasives within stream buffers on private property

Uses of mitigation funds:

Tree rebates for property owners who plant a tree

Removal of invasive trees on public property

Urban Forest Ecological Assessment

Urban Forest Management Plan

Establishment of public parks within new large developments

Purchase of land for street tree planting

Conservation easement purchases for high quality trees

Tree maintenance on public property

Tree giveaways

Tree education programs

Replacement tree planting for removal of non-high quality trees

Removal of invasives on private property and replanting of shade trees

Removal of invasives within stream buffers on private property



Tree rebates

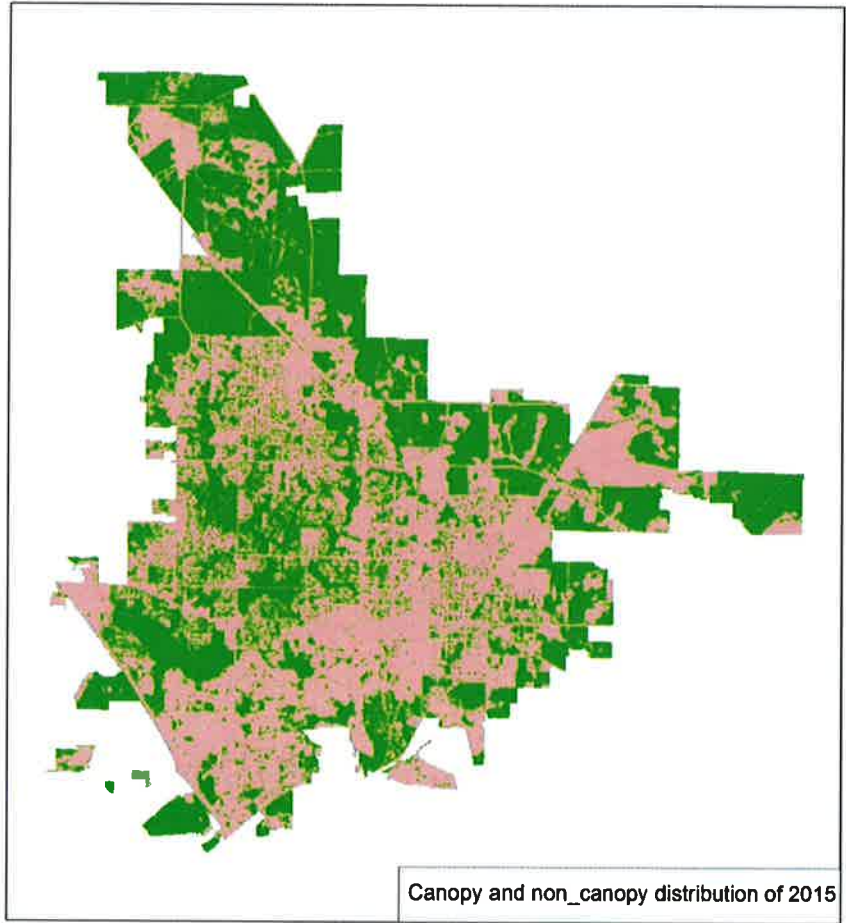


Invasive tree removal on public property



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Urban Forest Ecological Assessment



Uses of mitigation funds:

Tree rebates for property owners who plant a tree

Removal of invasive trees on public property

Urban Forest Ecological Assessment

Urban Forest Management Plan

Purchase of land for street tree planting

Establishment of public parks within new large developments

Conservation easement purchases for high quality trees

Tree maintenance on public property

Tree giveaways

Tree education programs

Replacement tree planting for removal of non-high quality trees

Removal of invasives on private property and replanting of shade trees

Removal of invasives within stream buffers on private property



Urban Forest Management Plan



Purchase of land for street tree planting



Establishment of public parks within large new developments



Conservation easement purchases for large heritage trees



Tree maintenance on public property



Flexibility in the collection/use of mitigation funds:

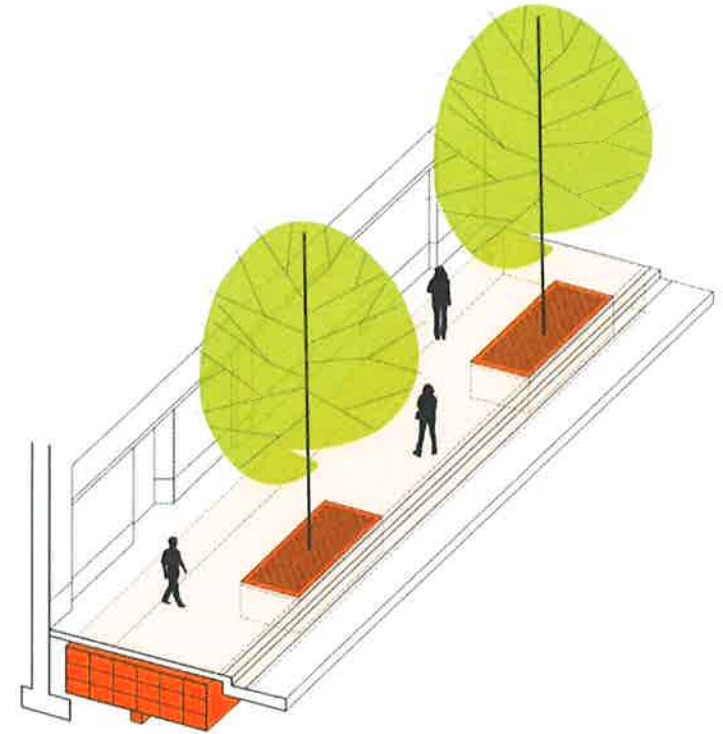
Reduction in mitigation fees collected for a site for measures that promote the urban forest canopy on that site

Allow mitigation funds to be used for tree planting projects on public property

Reduction in mitigation fees collected for a site for measures that have ecological benefit to the wider community



Reduction in fees for measures that support urban trees



Allow funds to be dedicated to a specific tree planting project



Reduction in fees for measures that have ecological benefit



Economic Impact of Mitigation

Inch for inch mitigation rather than fees for affordable housing properties

Cap on mitigation fees as a percentage of the assessed property values

Set a maximum mitigation per acre for properties

Graduated scale for mitigation, with a lower cap in dense urban areas

Two for one replanting rather than inch for inch replacement of non-high quality heritage trees



Economic Impact of Mitigation

Inch for inch mitigation rather than fees for affordable housing properties

Cap on mitigation fees as a percentage of the assessed property values

Set a maximum mitigation per acre for properties

Graduated scale for mitigation based on zoning classification, with a lower cap in dense urban areas

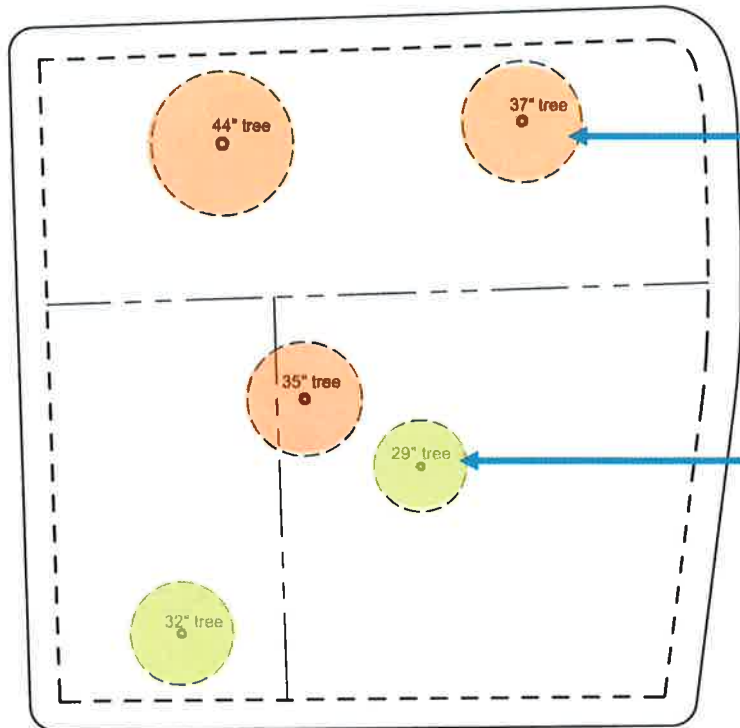
Two for one replanting rather than inch for inch replacement of non-high quality heritage trees



Inch for inch mitigation rather than fees for affordable housing properties



Existing Cap on Mitigation



Fee payment for three trees per acre

Inch for inch planting for additional trees

Graduated scale for mitigation fees



Cap on mitigation fees as a % of assessed property value



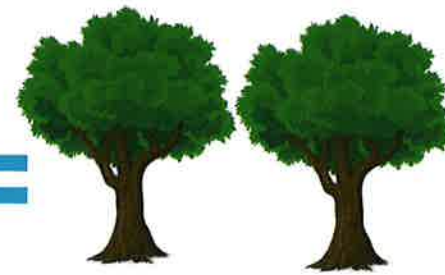
Set a maximum mitigation fee per acre



Two for one
rather than
inch for inch
replacement
of non high
quality
Heritage trees



Non-high quality
Heritage tree removal



Plant two trees

Recommendations for Quick Changes to the Tree Ordinance

Topic	Ideas
Incentives	Modification of parcel requirements
	Density Bonus Credit
Mitigation Fund Uses	Tree rebates for property owners who plant a tree
	Removal of invasive trees on public property
	Urban Forest Ecological Assessment
	Purchase of land in ROW acquisition for street tree planting
	Urban Forest Management Plan
	Tree maintenance on public property
	Tree giveaways
Economic Impact of Mitigation	Tree education programs
	Inch for inch mitigation rather than fees for affordable housing properties
	Two for one replanting rather than inch for inch replacement of non-high quality heritage trees



Recommendations for Long Range Changes to the Tree Ordinance

Topic	Idea
Mitigation Fund Uses	Establishment of public parks within new large developments
	Conservation easement purchases for high quality trees
	Replacement tree planting for removal of non-high quality trees
	Removal of invasives on private property and replanting of shade trees
	Removal of invasives within stream buffers on private property
	Reduction in mitigation fees collected for a site for measures that promote the urban forest canopy on that site
	Allow mitigation funds to be used for tree planting projects on public property
	Reduction in mitigation fees collected for a site for measures that have ecological benefit to the wider community

Recommendation for Long Range Changes to the Tree Ordinance

Topic	Idea
Economic Impact of Mitigation	Cap on mitigation fees as a percentage of the assessed property values
	Set a maximum mitigation per acre for properties
	Graduated scale for mitigation, with a lower cap in dense urban areas
	Require performance bonds for tree planting with a corresponding reduction in quantity requirements
Incentives	Reduction in SMU fees
	Bonus for tree preservation in a performance based approach
	Reduction in storm water basin volume requirements



Recommendations to City Commission

- **Vote on recommendations for Quick Changes to the Tree Ordinance.**
- **Direct staff to develop an implementation plan for the long range changes to the tree ordinance by Arbor Day 2018.**



Questions?

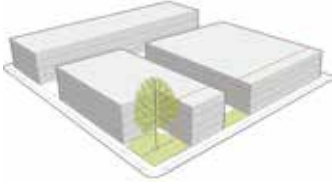


IDEA

SUMMARY

HOW

Modification of parcel requirements



Allow flexibility in Land Development Code (LDC) lot & height limits to preserve heritage trees.

Modify the LDC to allow: modification of street, yard and lot size. Yard setback, and layout requirements to allow preservation of high quality Heritage Tree(s).

Inch for Inch replacement for affordable housing properties



Tree replacement in lieu of fee for developments where 25% or more of the units are affordable housing.

Modify the LDC to provide an opportunity for developers to not pay a mitigation fee, instead, provide inch for inch replacement on site. Minimum size requirements for new trees applies to new construction only.

Tree maintenance on public property



Use a percentage (10%) of mitigation fees to maintain and preserve existing tree canopy.

Modify Tree Ordinance to allow fund expenditure.

Urban Forest Ecological Assessment



A dedicated funding source would ensure continued assessment (5 year intervals) of efficacy of tree ordinance.

Modify Tree Ordinance to allow fund expenditure.

Urban Forest Management Plan



Plan creates the road map for the future of the city's trees. A dedicated funding source would ensure plans are reviewed, updated (10 yr intervals) and implemented consistently.

Modify Tree Ordinance to allow fund expenditure.

Purchase of land for street tree planting



Use funds for acquisition of lands or easements to plant and maintain street trees.

Modify Tree Ordinance to allow fund expenditure.

Tree Planting Rebates



Encourage planting of trees by giving rebate to home owner or tree give away.

Modify Tree Ordinance to allow fund expenditure.

Two for one rather than inch for inch replacement of non high quality Heritage Trees



Non-High quality shade trees are: Loblolly Pines, Laurel Oaks, Sweetgum, and Water Oaks. Highly utilized standard, but it is not formally established in the city ordinance.

Amend the LDC to allow this practice.



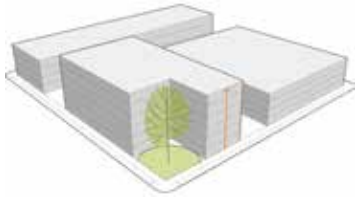
Quick Hits

IDEA

SUMMARY

HOW

Density Bonus Credit



Preserve Heritage Trees by allowing denser development in non-single family zone districts (both horizontally and vertically).

Amend LDC to allow the Density Bonus Point System to allow an increase in density for the preservation of High Quality Heritage Trees in areas outside the urban core.

Removal of invasive species on public property & right-of-way



Use mitigation funds for the removal of invasive species on public property and in the right-of-way.

Amend Tree Ordinance to allow fund expenditure.

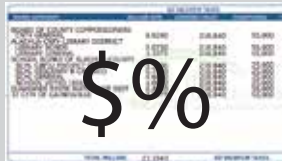
Replacement Tree planting for removal of Non- High Quality Trees



Propose that mitigation funds be used to replant trees on private property when property owners remove non high quality heritage trees.

Amend tree ordinance to allow fund expenditure.

Cap on mitigation fees as a percent of assessed property value



Cap the mitigation fee as a percent of the assessed property value.

Amend Tree Ordinance to set a maximum percent of property value.

Maximum mitigation fee per acre



Cap the mitigation fee at a certain dollar amount per acre.

Amend Tree Ordinance to set maximum fee/ acre.

Reduction in stormwater basin volume requirements



Recognize the role trees play in mitigating rate and volume of run-off.

Amend the Public Works Design manual to allow for flexibility in stormwater basin volume requirements.

Graduated scale for mitigation fees



Adjust the cap for mitigation to encourage development in dense urban areas.

Amend Tree Ordinance to allow cap for mitigation fees in urban core.

Invasive tree removal on private property & replanting of shade trees



Use mitigation funds for the removal of invasive plants on private property and the replanting of shade trees on property.

Amend Tree Ordinance to allow fund expenditure.



Quick Hits



Long Range

*The committee reached a consensus on all listed ideas. Ideas are listed in order of priority, with top being the highest.

**On July 27, 2017 the City Commission directed staff to move forward with the Short-term recommendations in the order that they are listed.

Sprint Subdivision Review Process – Exhibit B-2

Based on a response to public and staff input about the subdivision reviews, staff met to discuss the process. Staff examined the current workflow, identified some areas of concern, explored quick options through a process called “How Might We” (HMW), and arrived at a consensus to examine the process.

Staff decided to use the sprint process, which allows for quick collaborative problem solving, prototyping and testing of alternative ideas. Staff employed the following processes:

1. Research
2. Surveys
3. How Might We?
4. Large group ideation Workshop
5. Small Group Ideation Workshops
6. Professional Consultation

Research and Survey:

Staff conducted an online survey of stakeholders comprising property owners, neighborhood representatives, built environmental professionals, consultants, and developers. Respondents expressed concerns about the Design Plat, length of review time, and lack of understanding of the process. The suggested recommendations were to eliminate the design plat stage, modify the existing workflow to improve coordination among staff, and clearly define intended outcomes.

Staff How Might We:

On February 8, staff met to examine the results of the survey and brainstorm ideas on how to improve the subdivision review process. Using the “How Might We” process staff concluded that there was a need to streamline administrative process, improve coordination among various city departments, and clearly define the submittal process to applicants. This led to a three part ideation workshop with stakeholders.

Stakeholder Group Ideation Workshops:

February 28, 2018 - Stakeholder Ideation Meeting 1: 32 participants

Goal: User Experience/User Pain Points, Walking in the shoes of User Groups (Property Owner, Developer, Consultant, Neighborhood, and City)

Results: Identification of the interest of each user group and creation of ideal review process paths for each user group

March 13, 2018 - Stakeholder Ideation Meeting 2: 7 participants

Goal: Synthesis of Information from first meeting, identification of common goals and conflicting interests

Results: The group focused the lack of genuine public participation and the need to provide earlier and better neighborhood notification and involvement in upcoming projects.

- Design Plat Reconsideration
- Too many reviews
- Clarity and better understanding of the Process
- Early Legal Review

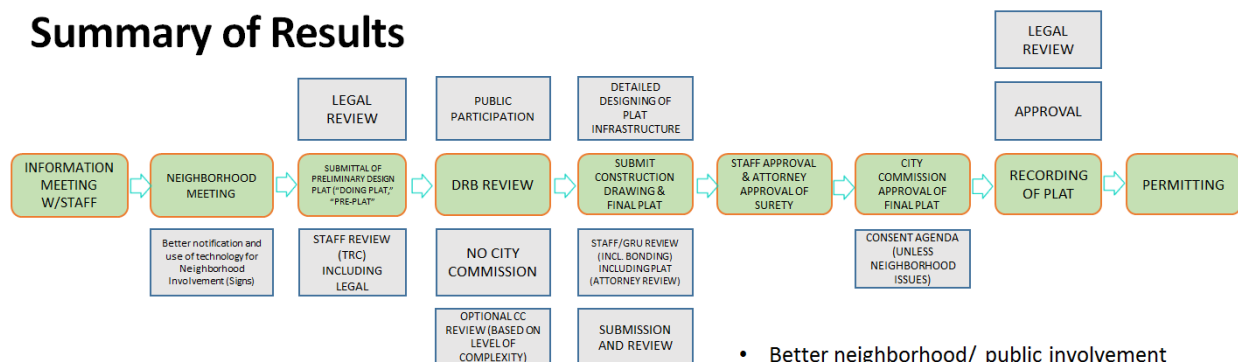
March 16, 2018 - Stakeholder Ideation Meeting 3: 9 participants

Goal: Discussion with expert consultants on their experiences with other communities and novel approaches to subdivision reviews.

Synthesized paths from various stakeholder groups into a recommended path for final implementation shown below.

Results:

Summary of Results



OUTCOME:

- Better neighborhood workshops/participation
- Quicker review & approval time frame

- Better neighborhood/ public involvement
- Earlier input from the legal department
- No or optional City Commission review based on complexity of the project at the design plat stage
- Upon board approval less complex projects should be placed on City Commission consent agenda
- Better clarification of process after the permitting stage



Conclusion:

The stakeholders expressed satisfaction with the administrative review process relative to small subdivisions, with a need for minor modifications to achieve desired objectives.

There were major concerns about the public participation process and the need for significant improvement in the legislative approval process.

There was the realization of the significant role of all subdivisions in improving quality of life and achieving the goals, objectives, and policies of the comprehensive plan.

(Additional Materials from Process Attached.)

STAGE 1

STAGE 2

STAGE 3

STAGE 4

STAGE 5

STAGE 6

STAGE 7

STAGE 8

STAGE 9

STAGE 10

LAND OWNER

First Step Meeting

Preliminary Review w/ Staff Approval

Plan Board Approval

CC Approval

Final Construction Plans & Plat Review

Final Approval - Staff

Record Plat (within 1 yr.)

DEVELOPER

First Step Meeting

Submittal (Plat and Construction Plans)

Review & TRC Resubmit

Public Hearing & City Commission

Approval & Permit Plans

CONSULTANT

Clear timeline and submitted requirements for FINAL project approval

Construction Plan and Plat Submittal (concurrently)

Construction Plan and Plat Approval

Begin Construction

Plat Recording

NEIGHBORHOOD

Earlier Notifications

NHWS

Combined S/D Plan & Plat Review Submitted

Negotiations between Review Cycles

2nd NHWS - City Attended

Public Hearing

PLANNER

Pre-Application Meeting

Design Plat Review (Optional)

TRC Review & Approval (Optional)

Construction Plan & Plat Review (Bonding)

City Commission Approval

STAFF

Applicant Pre-Planning

Neighborhood Meeting

Intake

Distribution and Review

TRC Collaboration

2nd Review & Collaboration

Public Participation

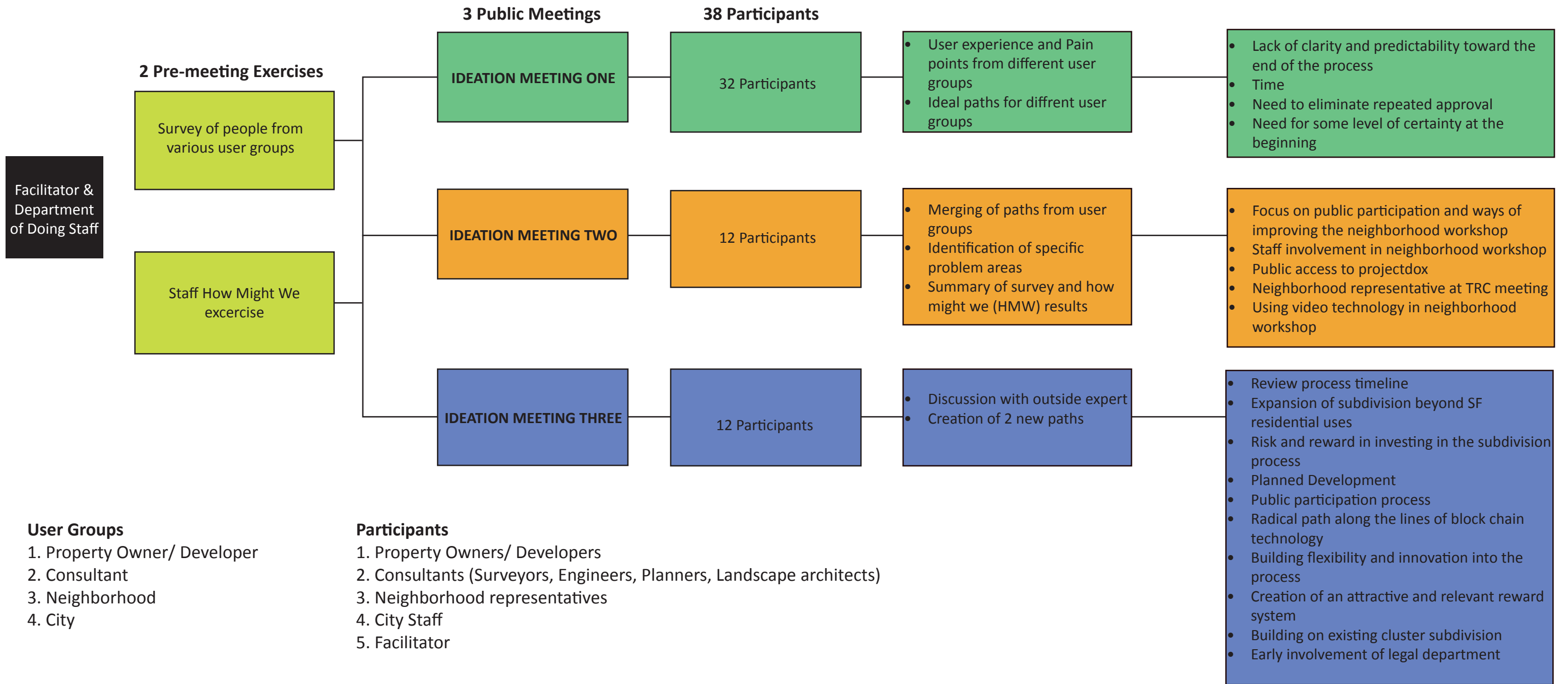
Advisory Board / CC Review and Approval

Final Development Review

Permitting

SUBDIVISION IDEATION SPRINT

180200A



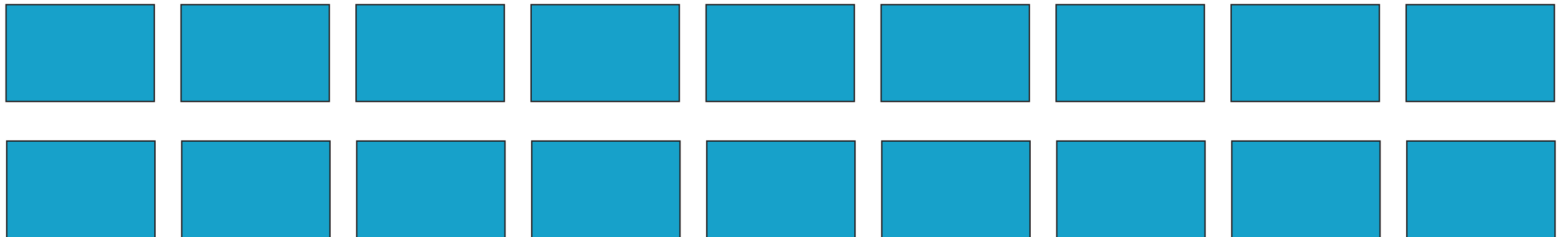
User Groups

1. Property Owner/ Developer
2. Consultant
3. Neighborhood
4. City

Participants

1. Property Owners/ Developers
2. Consultants (Surveyors, Engineers, Planners, Landscape architects)
3. Neighborhood representatives
4. City Staff
5. Facilitator

PREFERRED PATHS



PROCESS DEFINITION	Clearly define submittal process to applicant	Define next steps after approval
	Establish time frame for process	Define the purpose of having separate plat, construction drawing submittals
	More collaboration with the applicant to get the utilities designed or concept down to see what pitfalls are going to be faced	Written processes
	Give a definitive definition of what each part is and what is expected of each party involved	If not eliminated, change the name and give clear expectations for applicant and reviewers
	Define the roles of each area and how it pertains to the subdivision process flow chart	Identify the problem
	Improve the conditional plat process	Appeal process
	it predictable	Make it consistent across staff
	Establish predictable timelines.	Keep administrative process extremely single and streamlined
	Determine current costs of regulation	All plats recorded by the clerk and have applicants provide proof
	Scrap process & Language +Redevelop	Clearly state + Reproduce each process, steps, and outcomes
	Create a process that provides flexibility in lot design to conform to site context	Eliminate bumps in the road earlier in the process.
	Handle reviews w/ less confusion	Show limited items on design plat such as lot lines/ roads
	Define important time frames	Create flow chart or step process.
BOARDS	One board review process	Approve plats administratively prior to CCOM
	eliminate lengthy board review process	Eliminate public notice
	Do away with design plat and no CC approval	
	Sell this idea to commission	
CONSOLIDATE/SPEED/EASE	Combine plat/plan review	Eliminate Design Plat and use a better term to describe it
	Run the construction review and plat design concurrently	Eliminate the design plat stage
	shorten the review cycle	speed up the process
	Incentivize new development	Make the process faster
	Shorter	Create easy to use document describing the process
	Scrap process & Language	Eliminate department or intra-

	+Redevelop	agency hand offs. More direct coordination
	make it easier for users	make it less costly
	Make the process quicker for the applicant	Review for utilities with less reviews
	Save the applicant money and review fees	
COMMUNICATION/ PUBLIC INPUT/CLARITY	Better communication with applicants/surveyors/eng for requirements	change the name and give clear expectations for applicant and reviewers
	engage citizens through process	improve coordination among the various City GRU depts.
	make the public input process more efficient	coordinate with other departments to create a five step process
	Make it clear, PV and more understandable	User friendly
	Clearer	Communicate better with ACPA
	Display and updates to the public	Provide main contact information. Not individual changes
	Final output process Give clear instructions to applicant.	
TECHNOLOGY /EDUCATION	Create different workflow for review if ProjectDox contract allows	Training for staff and applicants
	Online access to the exact process from beginning to end.	Incorporate updated information into technical systems more seamlessly
	Obtain buy in from stakeholders	Staff understanding of process
	Make sure all involved are fully trained in the process. You cannot rely on 1 or 2 people to carry load.	
NAME CHANGE	Eliminate Design Plat and use a better term to describe it	Change the name design plat for greater clarity
	Build a process for updating subdivision GIS data	Use proper terminology
	If not eliminated, change the name and give clear expectations for applicant and reviewers	

Staff How Might We Results

CITIZEN-CENTERED DESIGN: SUBDIVISION REVIEW PROCESS

GROUP 5: Aaron Hickman, Allison Fetner, Ewen Thomson, Jennifer Lyons, Ricardo Cavallino, Kelly McCoy, Andrew Persons, Leslie McLendon

1 Define the situation.
We are trying to improve / change the current Subdivision Review Process.
How Might We (HMW) create a quick and simple way to efficiently divide land?

2 Proto-personas
Know your user. Create proto-personas for made-up people who fit your user's profile. This helps keep track of motivations.

Planner

Larry

Juggling multiple projects

Calm in the Storm

Public/Citizen Information

Facilitator

Lason

INSURE COMPLIANCE WITH CODE

BIG PICTURE

Represents all demographic & psychographic groups

Utilities

Cost!

Trying to make everyone happy

Surprise info late in process

Flexibility

Completeness

Easy to understand Plans

Preliminary Meeting prior to Submittal

Compatibility

Compatibility w/ neighboring properties

No Admittable Standard

Public Opposition

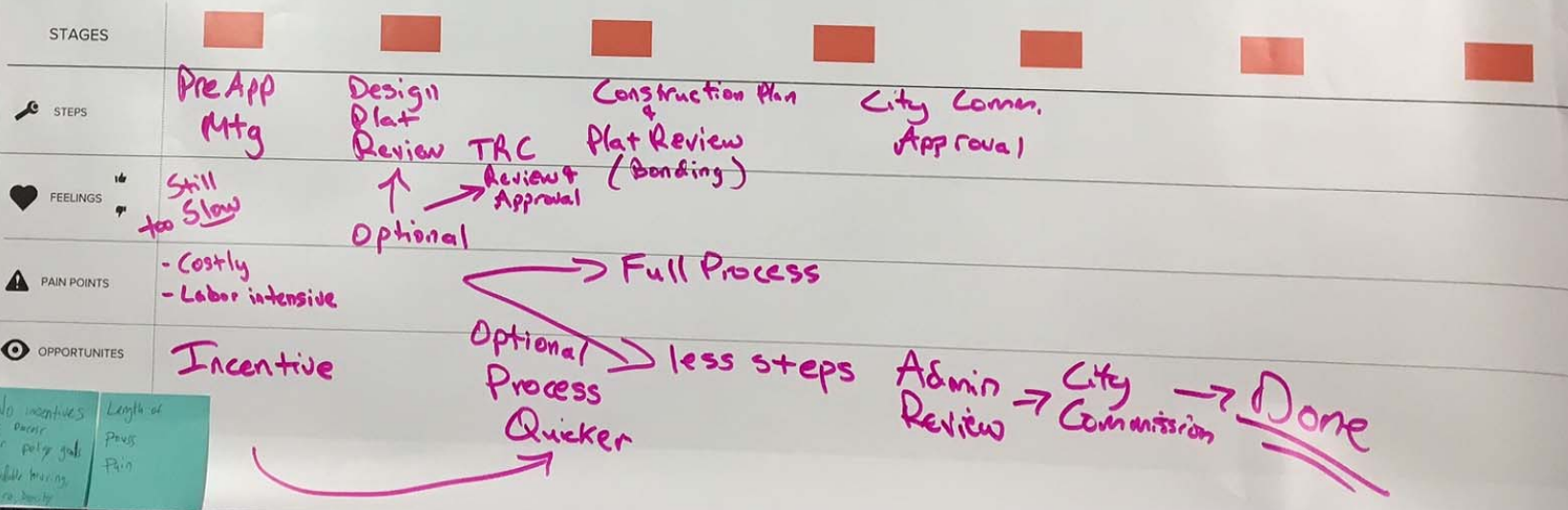
Ambiguous or contradictory language in code

No incentives for faster review

Length of Process Pain Point

3 Experience Maps
Define the different stages of the situation you've defined - Stage 1 being the first thing that happens chronologically. Fill out the columns below based on the personas you defined in the previous step.

	STAGE 1	STAGE 2	STAGE 3	STAGE 4	STAGE 5	STAGE 6	STAGE 7	
STAGES	Pre-App Mtg	Design Plat Submittal	DRC Meeting	City Comm. Mtg	Construction Plan Submittal	Final Plat Submittal	City Commission Mtg	Surety / Final Recording
STEPS								
FEELINGS	Good Process		Good Process No City Commission					
PAIN POINTS					Plat & Construction Plans Reviewed together			
OPPORTUNITIES								

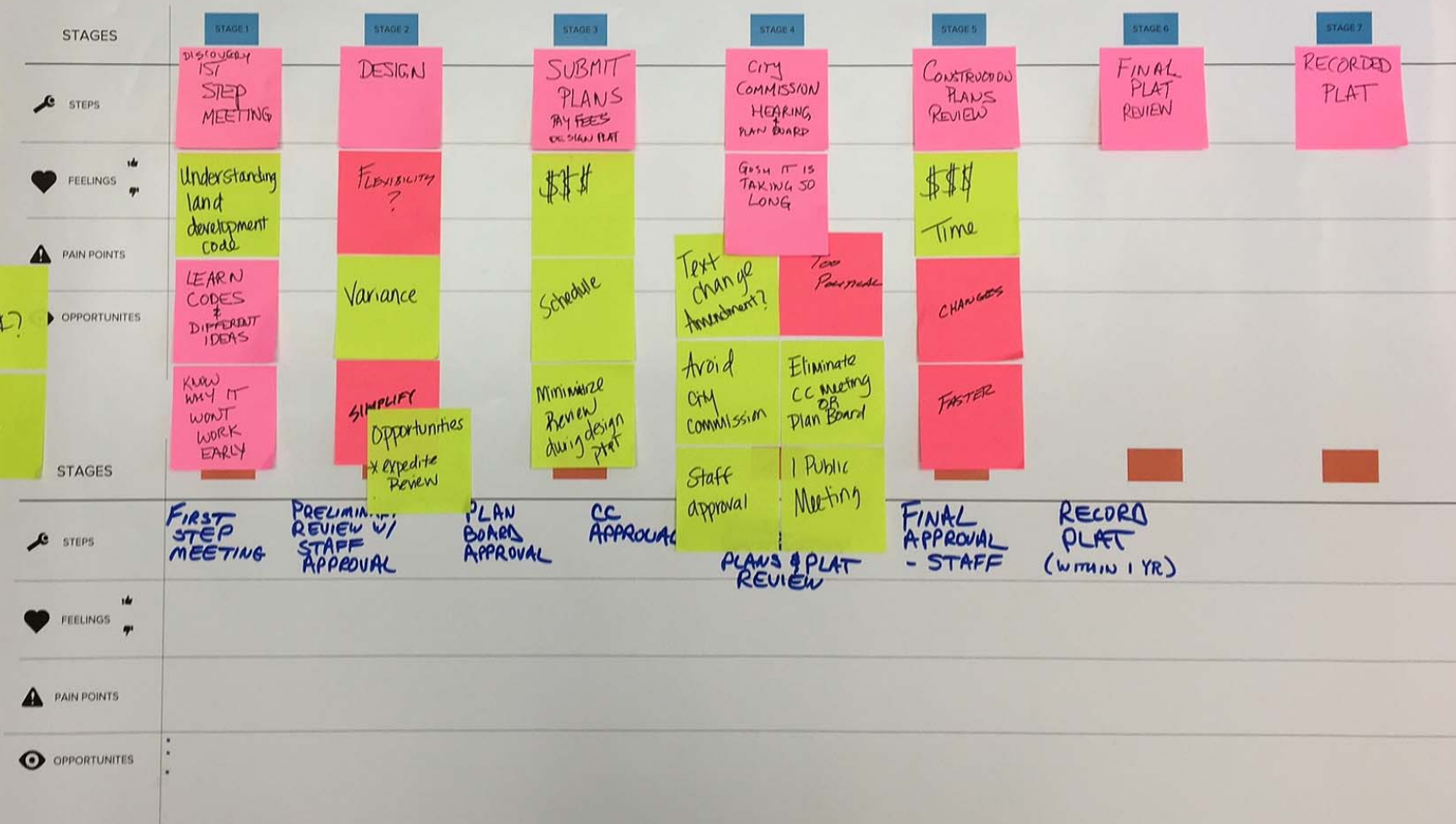
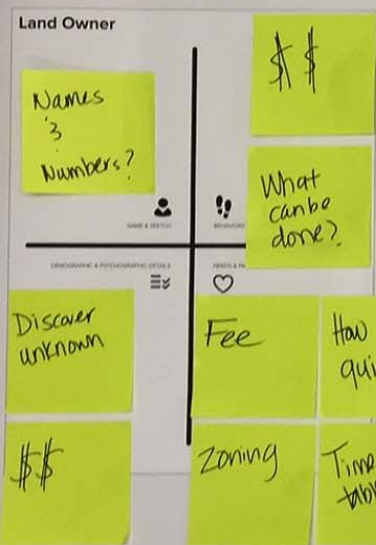


CITIZEN-CENTERED DESIGN: SUBDIVISION REVIEW PROCESS

GROUP 1: JBrown Professionals, John Hudson, Luis Diaz, Dave Ferro, Robert Christiansen, Matt Williams, Sean McDermott, Ann Mullins

Define the situation.
 We are trying to improve / change the current Subdivision Review Process.
 How Might We (HMW) create a quick and simple way to efficiently divide land?
Proto-personas
 Know your user. Create proto-personas for made-up people who fit your user's profile. This helps keep think critically about your users' needs and motivations.

Experience Maps
 Define the different stages of the situation you've defined - Stage 1 being the first thing that happens chronologically. Fill out the columns below based on the personas you defined in the previous step.



CITIZEN-CENTERED DESIGN: SUBDIVISION REVIEW PROCESS

GROUP 2: Stephanie Sutton, Joe Montalto, Denise Hutson, Ramona Chance, Adam Bolton, Erik Bredfeldt, Russ Ingram

1 Define the situation.
 We are trying to improve / change the current Subdivision Review Process.
 How Might We (HMW) create a quick and simple way to efficiently divide land?

2 Proto-personas
 Know your user. Create proto-personas for made-up people who fit your user's profile. This helps keep think critically about your users' needs and motivations.

Developer

WB Builders

FINANCES

FEASIBILITY REVIEW

45-50 yr old Male, linear thinker

COST

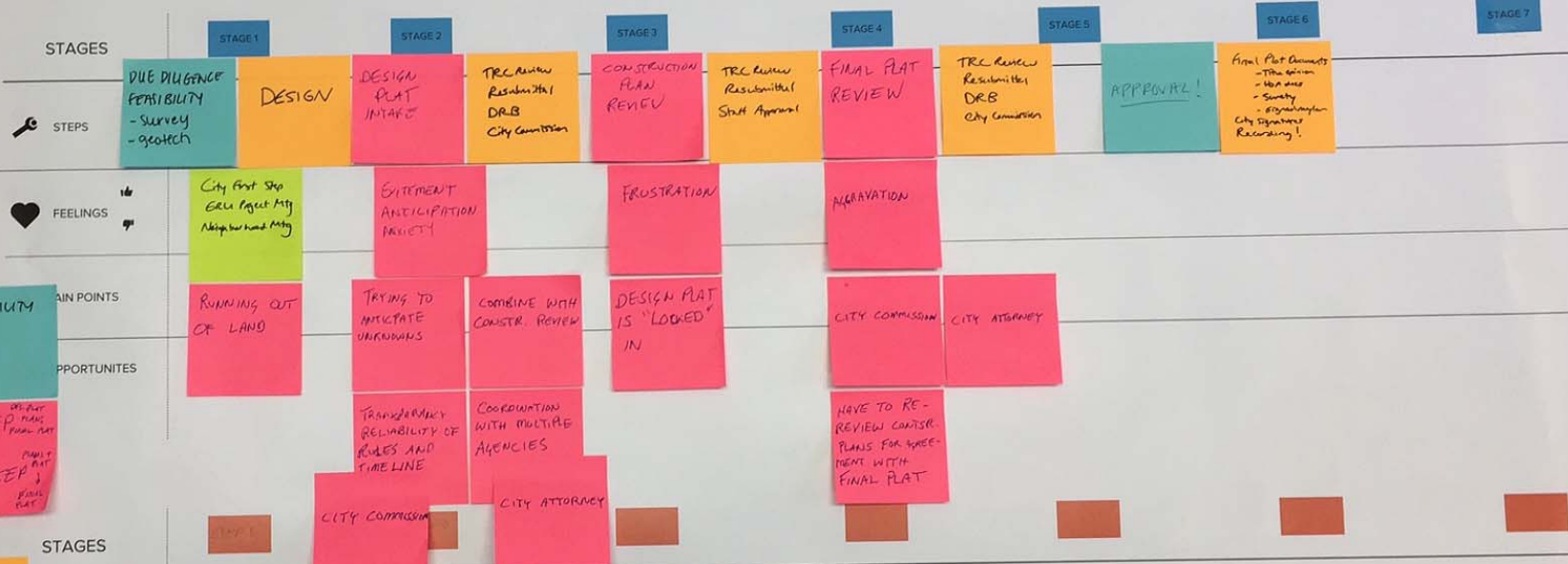
EFFICIENCY TIMING

3 STEP vs 2 STEP

DEVELOPER & PSYCHOGRAPHIC DETAILS

NEEDS & PAIN POINTS

3 Experience Maps
 Define the different stages of the situation you've defined - Stage 1 being the first thing that happens chronologically. Fill out the columns below based on the personas you defined in the previous step.



Submitted

Pre-approved
template forms
available
from city
attorney

City
Commission
Approval

6 months
to record
Plat

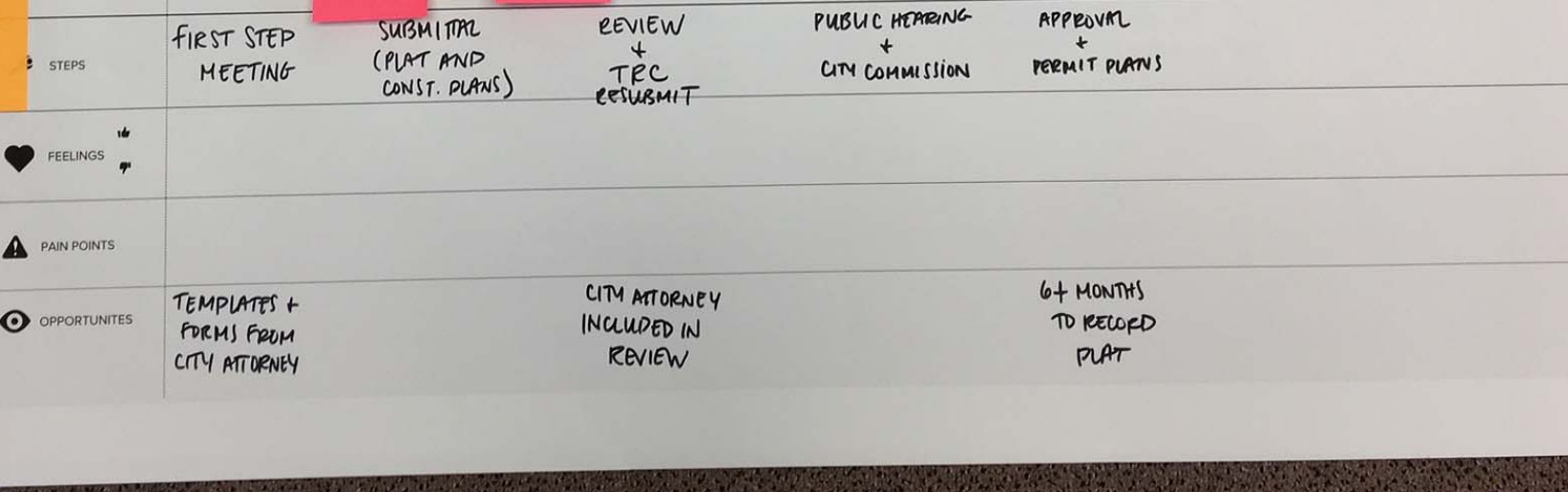
Review
Plat and
Construction Plans
together
1 process!

ATTORNEY AS
PART OF
REVIEW

FINAL PLAT

DESIGN PLAT
WARNING
→
CONSTR. PLANS

CITY COMMISSION
ATTORNEY



CITIZEN-CENTERED DESIGN: SUBDIVISION REVIEW PROCESS

GROUP 3: Holly White, Robert Ackerman, Dink Henderson, Thomas Hawkins, Pat Durbin, Forrest Eddleton, Tiffany Davis

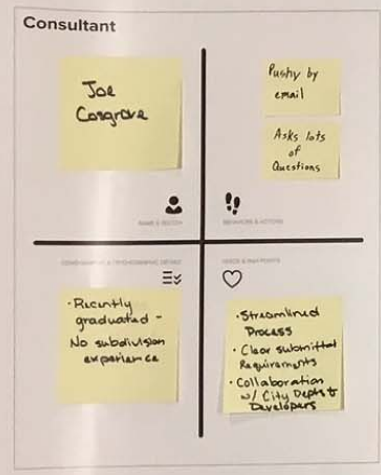
1 Define the situation.

We are trying to improve / change the current Subdivision Review Process.

How Might We (HMW) create a quick and simple way to efficiently divide land?

2 Proto-personas

Know your user. Create proto-personas for made-up people who fit your user's profile. This helps keep think critically about your users' needs and motivations.



3 Experience Maps

Define the different stages of the situation you've defined - Stage 1 being the first thing that happens chronologically. Fill out the columns below based on the personas you defined in the previous step.

STAGES	STAGE 1	STAGE 2	STAGE 3	STAGE 4	STAGE 5	STAGE 6	STAGE 7
STEPS	DEVELOPER CHECKS CONCEPT	1ST STEP + NHWS	Design Plat Submitted, reviews, approval (60+days)	Construction Plans DN + GRU Submittal or Review	Coordination between all agencies	Final Plat Review + Recording Construction	
FEELINGS	Excited	Hopeful	Pensive	Exhausted			
PAIN POINTS			Predicting the future (utilities, environmental, stormwater)	Conflict w/ current Code (ordinance (shade trees/ utilities))	Understanding Impact of various ordinance in beginning How does each Plan Work - don't miss them	INAPPROPRIATE REQUIREMENTS EX. PLAT FOR CONFORMANCE NOT THE PROTECTION... LADDER WARNING	Takes too long to get here (2+ years) streamline process
OPPORTUNITIES	Involve all agencies for conceptual design	Give clear submitted requirements for each phase		Internal city conflict	Only 2 weeks to record Plat - more time is beneficial	MAKE CLEAR THE PRIMARY PURPOSE - CONFORMANCE OWNERSHIP RIGHTS + RESPONSIBILITIES	Clarity of permits and commencement of construction
STAGES							
STEPS	(1st Step) Clear timeline and submittal requirements for FINAL project approval	Construction Plan and Pat Pat submittal (concurrently)	Construction Plan and Plat Approval	Begin Construction	Plat Recording		
FEELINGS							
PAIN POINTS							
OPPORTUNITIES							



CITIZEN-CENTERED DESIGN: SUBDIVISION REVIEW PROCESS

1 Define the situation.

How are you trying to improve or change the current Subdivision Review Process?

How might 'We' (2020) create a quick and simple way to efficiently address issues?

2 Proto-personas

Based on your needs, create proto-personas for made-up people who fit your user's profile. Think about them critically about your users' needs and experiences.

Neighborhood Representative

Neighborhood Association - disorganized - vocal - organized at times - concerned - unknowledgeable - present stakeholders - no representation - no participation	- late notification - improper notification - Property Value - Crime - Access/Traffic - Utilities - density/robbery - environmental
- Families - Homeowners - Retirees - Kids - Businesses - HOAs - Schools - Parks	- late notification - improper notification - Property Value - Crime - Access/Traffic - Utilities - density/robbery - environmental

GROUP 4: Stewart Cullen, Tom Spain, Robert Mounts, Andrew Coffey, Wendy Mercer, Tom Burgett, Rick Melzer

3 Experience Maps

Define the different stages of the situation you've defined - Stage 1 being the first thing that happens chronologically. Fill out the columns below based on the personas you defined in the previous step.

STAGES	STAGE 1	STAGE 2	STAGE 3	STAGE 4	STAGE 5	STAGE 6	STAGE 7	
STEPS	14 Day Notice / AD	HOA / NHA Meeting for Discussion	NHWS	Contact EOR / REP	Research Interaction w/ City Public Records request	negotiations / 1st Public Hearing	Final Public Hearing	
FEELINGS	Anger Fear Concerns Curious	Apprehension Curiosity Coordination Anger	Coordination Apprehension Anger Suspicion Curiosity Excitement	- Upset - Confused - Defensive - Frustration	- Frustration - Joy or Anger	- Frustration - Joy or Anger	- Frustration - Joy or Anger	
PAIN POINTS		Rushed		- Access to Info - Jargon / Understanding - no appeal process		3 min. max for speaking	CC 3 mins Limitation for speaking	
OPPORTUNITIES			What can we do?					
STAGES								
STEPS	Earlier notifications	NHWS	Combined Sub Plan + Plat review submitted	Negotiations between review cycles	2nd NHWS - City Attended	Public Hearing		
FEELINGS				Staff involvement				
PAIN POINTS								
OPPORTUNITIES	Social Media updates Label Clean up Technology	Some type of method for Citizen comments during review						