



Department of Sustainable Development
 Planning Division
 PO Box 490, Station 11
 Gainesville, FL 32602-0490

306 N.E. 6th Avenue
 P: (352) 334-5022
 P: (352) 334-5023
 F: (352) 334-2648

City Plan Board Minutes
 May 28, 2020 6:30 PM
 City Hall Auditorium
 200 E. University Ave

I. Roll Call

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Erin Condon (Chair)		Yvette Thomas
Stephanie Sutton (Vice Chair)		Andrew Persons
Robert (Bob) Ackerman		
Megan Walker-Radtke		
Christian Newman		
Thomas Hawkins		
James Blythe		

II. Approval of Agenda *(Note: agenda items and order of business are subject to change)*

Motion By: Ackerman	Seconded By: Newman
Moved To: Approve	Upon Vote: Passed 7-0

III. Approval of Minutes: January 23, 2020

Motion By: Ackerman	Seconded By: Newman
Moved To: Approve	Upon Vote: Passed 7-0

IV. Announcement: Section 30-3.3 of the Land Development Code establishes the Plan Board, including its membership; rules of procedure; and functions, powers and duties. The Plan Board is advisory to the City Commission on most planning petitions. Appeals of Plan Board decisions concerning Special Use Permits are to a hearing officer within 30 calendar days of the decision (see Sec. 30-3.58(C.) of the Land Development Code). The procedure for an appeal is set forth in Sec. 30-3.58.

BOARD MEMBERS	
Chair: Erin Condon	Vice Chair: Stephanie Sutton
Thomas Hawkins, Robert Ackerman, Megan Walker-Radtke, Christian Newman, James Blythe	
Staff Liaison:	Brittany McMullen

V. ~~Request to Address the Board~~

VI. Old Business - None.

VII. New Business

- 1. **Petition PB-19-132 TCH** City of Gainesville. Text amendment to the Land Development Code to add Single Room Occupancy Residence as a nonresidential use in Article IV, along with applicable use standards added to Article V and definition added to Article II.

Motion By: Ackerman	Seconded By: Hawkins
Moved To: Continue to next meeting	Upon Vote: Passed 7-0

Yvette Thomas, Planner, presented the item for staff. The proposed text change would allow for single room occupancy residences to be permitted similarly to hotels and motels, with more restrictions. Andrew Persons provided additional information. Board members asked questions of staff. The Board discussed the proposed use standards including unit size and whether or not a maximum size should be provided; minimum parking requirements and if parking should be required at all; shared bathroom/shower facilities and related safety concerns for vulnerable populations. Also discussed was the question of whether or not this proposed use is meant to serve families. If meant to serve families, the definition needs to be revised. The Board expressed interest in regulating SROs as a residential use, more like dormitories, as opposed to a commercial use. Overall the sentiment expressed was that the definition should allow for more than one occupant, though opinions varied as to how many occupants should be allowed or if there should be a limit at all, and board members agreed that the ordinance should not be overly-regulatory. No members of the public spoke on the item. The Board unanimously continued the proposed text change to allow for Staff to make changes and bring back for further discussion.

X. Adjournment – 7:26 p.m.

For further information, please call 334-5022.

If any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings, and for such purposes it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities who require assistance to participate in the meeting are requested to notify the Equal Opportunity Department at 334-5051 (TDD 334-2069) at least 48 hours prior to the meeting date.

Chair, City Plan Board **Date**
Erin Condon

Staff Liaison, City Plan Board **Date**
Brittany McMullen, Planner III