

City of Gainesville

*City Hall
200 East University Avenue
Gainesville, Florida 32601*



Meeting Agenda

December 10, 2019

6:30 PM

City Hall Auditorium, 200 East University Avenue

City Plan Board

*Bob Ackerman - Chair
Megan Walker-Radtke - Vice Chair
Stephanie Sutton - Member
Erin Condon - Member
Terry Clark - Member
Christian Newman - Member
Thomas Hawkins - Member
James Blythe - Member
Robert Hyatt - School Board Representative
Staff Liaison - Megan Echols*

CALL TO ORDER**ROLL CALL**[190719.](#)**City Plan Board Attendance Roster: May 23, 2019 through December 10, 2019 (B)***Explanation: City Plan Board attendance roster for Board Members to review.*[190719_CPBA Attendance_20191210](#)**ADOPTION OF THE AGENDA****APPROVAL OF MINUTES**[190720.](#)**Draft Minutes of the November 13, 2019 City Plan Board Meetings (B)****RECOMMENDATION***Staff is requesting that the City Plan Board review the draft minutes from the November 13, 2019 meetings and vote to approve the minutes.**Staff to the City Plan Board - Review and approve the draft minutes.*[190720_CPBA 191113 Minutes_20191210](#)

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.

REQUEST TO ADDRESS THE BOARD**OLD BUSINESS:**[190293.](#)**Single-Family Tree Mitigation Policy. (B)**

Staff will present potential options for the City's single-family tree mitigation policy, including a recommendation from the Tree Advisory Board and an alternative option.

Explanation: The purpose of this item is to discuss options and seek direction from

the City Plan Board regarding potential options for the City's single-family tree mitigation policy.

Prior to 2017, the Land Development Code specified that on properties within single-family residential zoning districts, only heritage and champion trees required a permit for removal. Mitigation was at a reduced rate of inch-for-inch diameter replacement for high-quality heritage trees and two-for-one replanting for heritage trees of other than high quality species. In 2017, the Land Development Code was updated to change the basis for reduced single-family tree mitigation from "single family zoning districts" to "single family dwellings" in order to allow single-family homeowners in planned development zoning to have reduced tree mitigation. However, new single-family construction, regardless of zoning, is now subject to the same tree mitigation requirements as multifamily and commercial development.

On March 21, 2019, the Tree Advisory Board presented a letter to the City Commission recommending that the reduced single-family tree mitigation should apply in all cases where the final property use is a detached single-family home or lot. The Tree Advisory Board also recommended that all lots in new subdivisions be configured to allow at least one tree of a high-quality species to establish in the front, back, or side yard in addition to the required street tree. The Commission directed staff to work with the Tree Advisory Board on this issue.

On June 10, 2019, the City Commission and City Plan Board heard a presentation on the current referral list of potential Land Development Code amendments, including the tree mitigation policy for new single-family dwellings, and ranked the potential amendments by priority. The prioritized code amendments list was approved at the June 13, 2019 General Policy Committee meeting with the modification of moving single-family tree mitigation from the medium-priority list to the high-priority list.

On July 10, 2019, the Tree Advisory Board approved a motion to apply the following recommendations to single-family tree mitigation:

- 1) All single-family residential tree removals should be mitigated by the inch-for-inch mitigation process. This applies to existing homes and new construction.*
- 2) Saving high-quality trees should be incentivized by reducing mitigation payments for removal of undesirable species. Inch-for-inch removals should apply to desirable species only.*
- 3) Code language should be enhanced to encourage and incentivize saving high-quality heritage trees.*

The Tree Advisory Board also approved a motion to incentivize affordable housing by reducing tree mitigation impacts.

In addition, staff have identified another option to consider, which is to allow single-family residential tree removals to be mitigated for at the reduced rate of inch-for-inch replacement of high-quality heritage trees and two-for-one replacement of non high-quality heritage trees, with the

exception of construction in new subdivisions. Existing homes and new construction in established neighborhoods would be subject to the reduced tree mitigation rate.

Fiscal Note: None

RECOMMENDATION

The City Plan Board provide a recommendation regarding the proposed options for the City's single-family tree mitigation policy.

[190293 Staff Report Single-Family Tree Mitigation 20191210](#)

NEW BUSINESS:

[190714.](#)

Text Change to the Land Development Code to Allow Food Truck Parks as a Use By Right and By Special Use Permit in Certain Zoning District (B)

Petition PB-19-94 TCH. Trimark Properties LLC. Requesting a text change to the Land Development Code to allow Food Truck Parks as a permanent use within zoning districts that currently allow temporary food trucks.

Explanation: Currently the Land Development Code allows food trucks as a temporary use within certain zoning districts. Food trucks are allowed to setup and operate on private property on a day-to-day basis and in conjunction with a Special Event/Promotional Event with an existing business. Food trucks are not allowed to operate within the public right-of-way or on public and private property as a permanent use.

Trimark Properties LLC., is considering a Food Truck Park within Innovation Square and has submitted an application to amend Sec. 30-5.35, of the Land Development Code to add permanent Food Truck Parks, as an allowable use within zoning districts that currently allow food trucks as a temporary use.

Mobile food vending and associated uses were included in the department's work schedule and submitted as part of a list to be considered at a joint meeting between the City Plan Board and the City Commission on June 10, 2019. The item received a medium priority ranking from the joint Plan Board/City Commission discussion and was not scheduled for immediate implementation. While the Trimark request relates to a specific site, implementation of this use has city-wide impacts, requiring an analysis that goes beyond the specific site under consideration by Trimark.

Staff is therefore proposing City-wide implementation of Food Truck Parks as an allowable use in zoning districts where food trucks are allowed as a temporary use.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-19-94 TCH.

[190714_Staff Report PB-19-94_20191210](#)

INFORMATION ITEM:

[190696.](#)

Masonic Lodge #41: Local Register of Historic Places Nomination Process (B)

Explanation: On November 7, 2019, the City Commission directed Staff to register the Masonic Lodge #41, located on 215 N Main Street, on the Local Register of Historic Places. The building has been on the National Register of Historic Places since 1998.

This presentation is to introduce the Masonic Lodge #41 building to the Board, and discuss the nomination process, and proposed next steps.

Fiscal Note: None.

RECOMMENDATION

1) Hear staff presentation.

Backup:

1. Masonic Lodge #41 Drawing Set, surveyed by University of Florida, Office of Archeology and Historic Preservation. Library of Congress, Survey No. FL 368. 1997.
2. Application packet to the National Register of Historic Places, dated 1998
3. Universal improvements feasibility study & cost estimate for the Gainesville Masonic Lodge #41, dated June 2019, by Jay Reeves & Associates, Inc. and Joyner Construction Partners, LLC
4. Memo to the Commission, dated November 18, 2019
5. Staff Presentation

[190696A_Masonic Lodge-Survey_UF Library of Congress_20191203](#)

[190696B_National Register of Historic Places Registration Form_AL00488_201](#)

[190696C_Masonic Report_Reeves_June 2019_20191203](#)

[190696D_Memo Masonic Lodge_20191203](#)

[190696E_PPT_Masonic Lodge Update_HP B_20191203](#)

Comprehensive Plan Amendment Update**BOARD MEMBER COMMENTS**

NEXT MEETING DATE: January 23, 2020

ADJOURNMENT

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.