



Department of Doing  
 Planning Division  
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## CITY PLAN BOARD MINUTES

July 26, 2018 6:30 PM  
 City Hall Auditorium  
 200 E. University Ave

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Bob Ackerman (Chair)	Dave Ferro	Dean Mimms
Stephanie Sutton (Vice-Chair)	Rob Hyatt (School Board Representative)	Andrew Persons
Christian Newman		Lili Kolluri
Megan Walker-Radthke		Matt Mears
Erin Condon		Phil Mann
Terry Clark		John Wachtel
		Lawrence Calderon

**I. Roll Call**

**II. Approval of Agenda** (*Note: order of business subject to change*)

<b>Motion By:</b> Megan Walker-Radthke	<b>Seconded By:</b> Terry Clark
<b>Moved To:</b> Approve the Agenda	<b>Upon Vote:</b> 5-0

**III. Approval of Minutes:** June 28, 2018

<b>Motion By:</b> Erin Condon	<b>Seconded By:</b> Terry Clark
<b>Moved To:</b> Approve the Minutes	<b>Upon Vote:</b> 5-0

**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

**BOARD MEMBERS**

Chair: Bob Ackerman      Vice Chair: Stephanie Sutton  
 Bryan Williams, Erin Condon, Dave Ferro, Adam Tecler, Terry Clark, Robert Hyatt (School Board representative)  
 Staff Liaison: Dean Mimms

(see Sec. 30-3.58(C.) of the Land Development Code). The procedure for an appeal is set forth in Sec. 30-3.58.

**V. Request to Address the Board**

**VI. Old Business**

**VII. New Business**

- 1. **Petition PB-18-27 SVA** Eda engineers-surveyors-planners, inc., agent for SMLC, LLC. Request to vacate approximately 0.3 acres of public right-of-way in the 1300 block of SW 5th Avenue, east of SW 13th Street.

Continued upon adoption of the agenda to the City Plan Board meeting of August 23, 2018.

- 2. **Petition PB-18-100 CPA** Amend various policies of the City of Gainesville Comprehensive Plan related to density, affordable housing, and future land use category designations. Related to Petition PB-18-101 TCH.

Principal Planner Andrew Persons, AICP, gave staff’s combined presentation on this petition to amend the Comprehensive Plan and on the related petition to amend the Land Development Code (LDC). Gainesville resident Kali Blount spoke under public comments on this petition and said that this is another chance to address concerns about affordable housing, because they were not addressed [Mr. Blount’s opinion] by the LDC petition. Mr. Persons then spoke at length regarding affordable housing and the importance of its spatial component.

Plan Board member Erin Condon expressed concern regarding the addition of attached dwellings and live/work units in the Single-Family category, even if text were to be added regarding restricting them to the proposed project entitled *Gainesville Rise*, which is a private proposal that is not sufficiently developed for her to support. Gainesville resident Gerry Dedenbach spoke, and recommended that live/work units not be added to the Single-Family land use category.

The motion below was subsequent to the motions pertaining to Petition PB-18-101 TCH.

<b>Motion By:</b> Terry Clark	<b>Seconded By:</b> Christian Newman
<b>Moved To:</b> Approve Petition PB-18-100 CPA	<b>Upon Vote:</b> 3-2 (Nays: Erin Condon and Megan Walker-Radthke)

- 3. **Petition PB-18-101 TCH** 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. Related to Petition PB-18-100 CPA.

Principal Planner Andrew Persons, AICP, gave staff’s combined presentation on this petition to amend the Land Development Code (LDC) and on the related petition to amend the Comprehensive Plan. Following both the presentation and the Board’s discussion of the *Downtown Arts & Culture* components of the update, the Board complimented staff on the good work. Gainesville resident Kali Blount spoke under public comments. Plan Board Chair Ackerman suggested and the Board agreed to have separate motions for the respective major LDC components (subject areas) and to allow for public comments on each section. Gainesville resident Kali Blount spoke during public comments.

<b>Motion By:</b> Terry Clark	<b>Seconded By:</b> Erin Condon
<b>Moved To:</b> Approve the <i>Downtown Arts &amp; Culture</i> components of Petition PB-18-101 TCH	<b>Upon Vote:</b> 6-0

The Plan Board expressed interest in hearing from representatives of the City’s Tree Advisory Board. Ivor Kincaide, Chair of the City’s Tree Advisory Board (TAB), spoke during public comments regarding *Tree Ordinance* components of the LDC update. Mr. Kincaid gave an overview of the composition and duties of the Tree Advisory Board, and mentioned the tree stakeholder committee’s input to the LDC update process. He then articulated the TAB’s concerns about proposed amendments to the Tree Ordinance. The major concern he expressed is the potential under the revised text for tree mitigation funds to be used for tree maintenance and related expenses. Several Plan Board members concurred with that concern. Tree Advisory Board member Erick Smith spoke next. He noted that the substantial size of the tree mitigation funds generated a great deal of interest, and reiterated the Tree Advisory Board’s concern about the use of tree mitigation funds for tree maintenance.

Public Works Director Phil Mann, P.E., spoke and explained that some of the proposed text was requested by the City Commission. Next up was City Arborist Matthew Mears, who discussed Public Works’ tree maintenance work, and then entered a document into the record entitled *Review of Reactive vs. Routine Workload for Tree Crew*. Mr. Mann spoke again and reiterated that he does not want the City to use tree mitigation funds (rather than the City’s general fund) for on-going operations.

<b>Motion By:</b> Terry Clark	<b>Seconded By:</b> Erin Condon
<b>Moved To:</b> Approve the <i>Tree Ordinance</i> components with the two amendments of the Tree Advisory Board, and with direction	<b>Upon Vote:</b> 6-0

<p>to staff to add clarity and flexibility regarding the Building Frontage – A.4 requirements in the interest of tree preservation.</p>	
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Gainesville resident Gerry Dedenbach spoke during public comments regarding the *Housing & Development* components, as did Gainesville resident Kali Blount. Mr. Dedenbach urged the Plan Board to allow for two-story ADUs (accessory dwelling units). Mr. Blount expressed concern regarding affordable housing and the potential to further entrench existing pockets of poverty. Plan Board Vice-Chair left the meeting at 9:21 p.m. Gainesville resident Tanner Silva spoke next, and expressed concern over the potential for the proposed text changes to incentivize further speculation that would result in developing more multi-family rental units in vulnerable, small-lot, socio-economically diverse neighborhoods.

Andrew Persons explained that there is an intention in the proposed text to not spatially concentrate affordable housing. Plan Board members expressed interest in adding provisions to the Comprehensive Plan regarding the spatial distribution of affordable housing. Mr. Persons said that this will be a topic in the upcoming evaluation and appraisal of the Comprehensive Plan. He later added that he anticipates that social equity issues will be reviewed during that process.

<p><b>Motion By:</b> Terry Clark</p>	<p><b>Seconded By:</b> Christian Newman</p>
<p><b>Moved To:</b> Approve the <i>Housing &amp; Development</i> components with the following revisions:</p> <ol style="list-style-type: none"> <li>1. Remove the Architectural Standards and the Infill Compatibility Standards, with the understanding that they will be further developed and brought back to the Plan Board for review;</li> <li>2. Detached ADUs shall not exceed the height of the primary residential unit.</li> </ol>	<p><b>Upon Vote:</b> 3-2 (Nays, Bob Ackerman and Erin Condon)</p>

Gainesville resident Gerry Dedenbach spoke during public comments regarding the *Clarity and Consistency* components of the proposed LDC text changes, and shared some proposed changes he is continuing to discuss with Mr. Persons regarding building frontage requirements. He added that he will bring these back to share with the Plan Board in the near future.

<p><b>Motion By:</b> Erin Condon</p>	<p><b>Seconded By:</b> Terry Clark</p>
<p><b>Moved To:</b> Approve the <i>Clarity and Consistency</i> components of this petition</p>	<p><b>Upon Vote:</b> 5-0</p>

Chair Ackerman asked Mr. Persons whether the private sector amendment known as *Gainesville Rise* is part of this petition. Mr. Person replied that he is confident that various proposed changes to the LDC will make that project possible, and that the private sector amendment is not needed and can be voted down.

<b>Motion By:</b> Terry Clark	<b>Seconded By:</b> Christian Newman
<b>Moved To:</b> Not approve the private sector amendment language	<b>Upon Vote:</b> 5-0

**VIII. Information Item: N/A**

Staff Liaison Dean Mimms, AICP, reminded the Plan Board of the:

- APA-Florida Annual Conference that will be held in West Palm Beach from September 11-15, 2018;
- Planning Commissioners Training by Gene Boles, FAICP, in Gainesville on August 18<sup>th</sup>; and,
- San Felasco Section (of APA-Florida) Lunch & Learn re: Cuba (The Impacts of Disinvestment, and the Hidden Economy) by Plan Board Member Terry Clark on August 1<sup>st</sup> in the Thomas Center.

**IX. Board Member Comments**

**X. Adjournment** The meeting was adjourned at 10:21 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.

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**Chair, City Plan Board**  
 Bob Ackerman

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**Date**

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**Staff Liaison, City Plan Board**  
 Dean Mimms, AICP

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**Date**