

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.

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

Motion By: Terry Clark	Seconded By: Erin Condon
Moved To: Approve the <i>Tree Ordinance</i> components with the two amendments of the Tree Advisory Board, and with direction to staff to add clarity and flexibility regarding the Building Frontage – A.4 requirements in the interest of tree preservation.	Upon Vote: 6-0

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.

Motion By: Terry Clark	Seconded By: Christian Newman
Moved To: Approve the <i>Housing & Development</i> components with the following revisions: <ol style="list-style-type: none"> 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; 2. Detached ADUs shall not exceed the height of the primary residential unit. 	Upon Vote: 3-2 (Nays, Bob Ackerman and Erin Condon)

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.

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

Chair Ackerman asked Mr. Persons whether the private sector amendment applicant had reviewed the new code provisions known as *Gainesville Rise*. Mr. Persons 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.

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