

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## **Minutes - Draft**

**August 31, 2020**

**2:00 PM**

**Virtual Teleconference Special Meeting**

## **City Commission**

*Mayor Lauren Poe (At Large)*  
*Commissioner Reina Saco (At Large)*  
*Commissioner Gail Johnson (At Large)*  
*Commissioner Gigi Simmons (District 1)*  
*Commissioner Harvey Ward (District 2)*  
*Mayor-Commissioner Pro Tem David Arreola (District 3)*  
*Commissioner Adrian Hayes-Santos (District 4)*

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**CALL TO ORDER - 2:00 PM****AGENDA STATEMENT****ROLL CALL**

**Present** 7 - Commissioner Johnson, Commissioner Simmons, Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, Commissioner Ward, and Mayor-Commissioner Pro Tem Arreola

**ADOPTION OF THE AGENDA**

**A motion was made by Commissioner Johnson, seconded by Commissioner Ward, that this Matter be Adopted. The motion carried by the following vote:**

**Aye:** 7 - Commissioner Johnson, Commissioner Simmons, Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, Commissioner Ward, and Mayor-Commissioner Pro Tem Arreola

**BUSINESS DISCUSSION ITEM**

[200150.](#)

**Equitable Development and Moratorium (B)**

***Commissioner Johnson moved/ Mayor-Commissioner Pro Tem Arreola seconded to:***

- 1. Direct the City Attorney and the City Manager to come back to the Commission with the first draft of an ordinance to enact a moratorium for a period of time to be determined by the City Attorney and City Manager effective immediately for major residential and non-residential development with a map of boundaries encompassing Fifth Avenue, Pleasant Street, Springhill, Duckpond, Duval, Sugar Hill, Porters, North Lincoln Heights, Oakview and Northeast Neighbors, not including Downtown.*

***Finding of Fact:*** *The moratorium will include specific types of development where current density is incompatible with current neighborhoods, tied to Section 30. 1-4 of the Code of Ordinances where the protection and enhancement of specific community areas with special character, interest or value representing and reflecting elements of the City's cultural, social, economic, political, historical and architectural heritage to protect the character, maintain the stability and prevent displacement of residents in these areas.*

*Include exceptions for affordable housing, retail under 2,000 square feet, services related to basic needs included but not limited to healthcare, food and nutrition.*

*To be brought back at a Commission meeting as soon as possible. Motion passed 4-3 Commissioner Simmons, Commissioner Ward and Commissioner Hayes-Santos in dissent.*

- 2. Staff to amend code to reflect adding Development Review Board and Commission approval for intermediate and major development. Motion failed 2-5. Commissioner Johnson and Mayor-Commissioner Pro Tem Arreola in affirmative.*
- 3. Staff to come back to the Commission with a variety of options using a property tax mechanism to allow neighborhoods to stay in place. Motion passed 6-1. Commissioner Hayes-Santos in dissent.*
- 4. Decide neighborhoods to be designated, and work with affected communities on public education, engagement and process for new zoning. Motion passed unanimously.*
- 5. Staff come back to the Commission with amount for program to fund an education campaign and engage homeowners about their rights, and the pros and cons of selling, and how to spot predatory practices. This solution will be targeted in the following geographic areas: 5th Avenue, Pleasant Street, Porters, Duval, Lincoln Estates, and Grove Street. Motion passed unanimously.*
- 6. Staff come back to the Commission with amount for program and funding source. Provide funding to an organization to provide legal assistance and representation that will be targeted in specific geographic areas for renters at risk of displacement. Motion passed unanimously.*
- 7. Revise zoning for the following neighborhoods, targeted neighborhoods that is more compatible with the neighborhoods.*

*Ask staff to come back with more compatible zoning and transitions between neighborhoods. Agenda this discussion for a meeting for further action after the neighborhood walks. Motion passed unanimously.*

- a. Schedule time to walk the neighborhoods.*
- b. Come back to discuss findings.*

*8. Welcome Back Program*

- a. Have staff comeback with a more detailed version of this program that focuses on bringing neighbors back to historical neighborhoods and proposed funding.*

*9. All in the Family Program*

- a. Have staff comeback with a more detailed version of this program and proposed funding.*

*10. The Price is Right Program*

- a. Have staff comeback with a more detailed version of this program and proposed funding.*

***(8, 9 & 10 combined for vote entitled "The Invest Program")***  
*Motion passed unanimously.*

*11. Community Neighborhood Narrative program. Motion passed unanimously.*

- a. Have staff comeback with a more a detailed version of this program and proposed funding.*

*12. Community Land Trust. Motion passed unanimously.*

- a. Have staff come back with a community land trust plan and proposed funding.*

*13. Short-Term Rentals. Motion passed unanimously.*

- a. Have staff come back with an ordinance to regulate short-term rentals in the following areas: occupancy, registration licenses for short-term rentals and other regulatory items staff feels would be effective..*

*Commissioner Simmons moved/ Commissioner Johnson seconded to:*

*Have staff look at putting the Community Narrative program into the Comprehensive Plan. Motion passed unanimously.*

*Commissioner Hayes-Santos moved/Mayor-Commissioner Pro Tem*

*Arreola seconded to:*

*Have staff come back with a plan for inclusionary zoning. Motion passed 6,1. Commissioner Johnson in dissent.*

*Have staff come back with a plan for ending exclusionary zoning.. Motion passed 6,1. Commissioner Johnson in dissent.*

*Have staff come back with a plan for implementing vacancy fees. Motion passed unanimously.*

*Andrew Persons, Planning and Development Director gave a presentation.*

*Zeriah Folston, Policy Oversight Administrator gave a presentation.*

*Morgan Spicer, Fellow gave a presentation.*

*Nicolle Shalley, City Attorney spoke to the matter.*

*Lee Feldman, City Manager spoke to the matter.*

*Malcom Kiner, Ashley Young, Ann Slate, Katherine Busby, Shane, Demetri, Dr. Sunshine Moss, Robert Mounts, Jeffrey Shapiro, Quil Cochran, Marcy McBride, Nancy Daren, Kai Christmas, Tana Silva, Julie Avenger, Kim Tanker, Liz Pratt, Armando Grundy Gomez, Chris Torres, Sandra, Sebastian Wright, Lizzie Lanier, Kali Blount, Marianne, Nathan Skop, and Joshua Nay spoke to the matter.*

*Recess - 6:26 PM*

*Reconvene - 7:00 PM.*

**RECOMMENDATION**

*The Committee hear a presentation by staff and provide feedback, as necessary.*

**ADJOURNMENT - 9:04 PM**