

**Building equity & vibrant
neighborhoods throughout
Gainesville. Citizen centered.
People empowered.**

2019 LAND DEVELOPMENT CODE CHANGE
PROPOSALS – *Joint Meeting Summary*

The City Commission and City Plan Board held a joint meeting on June 10, 2019, to discuss a list of proposed amendments to the City of Gainesville's Land Development Code. The discussion included 31 potential amendments and the commission and board were provided with ballots to make a determination as to what items should be High – Medium – Low Priority. Based on the ballots provided the following provides an analysis of those ballots. There were also seven (7) additional amendments provided by the Commission and Board at the conclusion of the discussion. Those items are marked with an asterisk (*).

The Commission and Board ballots were grouped and calculated as follows:

- 0-25 - High (Begin Immediately)
- 26-30 - Medium (Begin after high priority items)
- 31-39 - Low (Work on during Comprehensive Plan update)

Any item with a score between 0-25 were classified as High due to receiving the most 1s. Therefore, a lower number indicated that a higher priority should be given for the amendment.

Based on the scoring the following items were ranked as **High with a score between 0-25:**

1. ADU
2. Excess parking in parking structures
3. Neighborhood workshop/notification process
4. Building orientation
5. Row/Street vacations
6. Florida Department of Transportation (FDOT) Context Sensitive Areas
7. Single Room Occupancy (SRO)
8. Building Frontage in Transects
9. Community Benefit for increased density

Based on the scoring the following items were ranked as **Medium with a score between 26-30:**

1. Building materials
2. Fencing
3. Food Trucks
4. Parking
5. Septic Tanks
6. Single family tree mitigation
7. Alcoholic Beverage establishments in U8
8. Demolition by neglect
9. Emergency radio

10. Pleasant Street – Downtown (DT) zoning
11. Density within Midtown
12. *Transect 10 ac. Limit
13. *Height restriction next to hist. dist.
14. *Vacant storefronts
15. *Encourage cultural spaces
16. *Define infill development
17. *Design standards

Based on the scoring the following items were ranked as **Low with a score between 31-39:**

1. Countywide wetlands
2. Greenspace
3. Strategic Ecosystems
4. Transect zoning along Waldo Rd.
5. Digital Access for new development
6. Urban Agriculture
7. Historic Designation Process
8. Residential Conservation (RC) zoning
9. Sidewalk Requirements
10. Heritage Overlay
11. Corridor Plan for University Ave.
12. Density within DT and U9 Transects

The scoring provided by the Commission and Board is not indicative of the importance of the items, but, in some cases is based on the amount of time that the proposed amendments may take to execute by staff along with any potential funding and staffing requirements.

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City Commission							
	Poe	Ward	Simmons	Hayes-Santos	Johnson	Warren	TOTAL
CODE UPDATE							
1 ADU	1	1	1	1	1	1	6
2 Building Materials	3	2	3	1	2	3	14
3 Countywide Wetlands	3	1	3	3	3	3	16
4 Excess parking in parking structures	1	2	1	1	2	2	9
5 Fencing	3	2	3	2	3	1	14
6 Food Trucks, Temporary and Permanent Locations	2	3	2	1	3	2	13
7 Greenspace	3	2	2	3	3	2	15
8 Neighborhood Workshop/Notification	2	1	1	1	1	2	8
9 Parking	1	2	1	2	2	3	11
10 Septic Tank	3	1	1	3	1	2	11
11 Single Family Tree Mitigation	1	3	2	3	2	2	13
12 Strategic Ecosystem Mitigation	3	3	3	3	3	3	18
13 Transect Zoning along Waldo Rd.	3	3	2	2	3	2	15
14 Digital Access for new development	2	3	3	3	3	3	17
15 Building Orientation	3	1	2	1	1	3	11
16 ROW vacate	3	1	1	2	1	1	9
17 Urban Agriculture	3	3	3	3	2	3	17
18 Alcoholic Beverage Establishments in U8	3	3	3	1	3	2	15
19 Demolition by neglect	3	3	2	2	1	1	12
20 Emergency Radio	1	3	2	2	3	1	12
21 FDOT Context Sensitive Areas	2	3	3	2	1	1	12
22 Historic Designation Process	3	3	2	3	3	2	16
23 Residential Conservation Zoning	3	3	3	3	1	2	15
24 Sidewalk Requirements	3	3	3	3	3	2	17
25 Single Room Occupancy	1	1	1	2	1	1	7
26 Pleasant Street HD - DT Zoning	3	3	2	2	1	2	13
27 Heritage Overlay	3	3	1	3	3	3	16
28 Building Frontage Transects	3	2	2	2	2	1	12
29 Corridor Plan for University Ave	2	3	3	2	3	3	16
30 Density within DT and U9 Transects	3	2	3	2	3	2	15
31 Density within Midtown	3	2	3	2	3	2	15
32 Transect 10 ac. Limit	3	3		1	3	2	12
33 Height restrict next to hist. dist.	3	3		2	1	2	11
34 Vacant storefronts	3	2	1	2	2	1	11
35 Community Benefit for increased density	3	3	1	3	1	2	13
36 Encourage cultural spaces	3	2		3	2	2	12
37 Define infill development	3	1		2	3	2	11
38 Design standards	3	3	1	2	1	3	13

City Plan Board							
Ackerman	Clark	Sutton	Walker	Hawkins	Condon	Newman	TOTAL
1	1	1	1	2	2	1	9
3	3	3	2	1	2	2	16
2	3	3	3	2	3	2	18
2	2	1	3	3	2	1	14
	3	2	3	2	3	3	16
3	3	2	2	2	3	2	17
3	3	3	3	1	2	3	18
2	1	2	1	1	1	1	9
3	2	2	3	1	2	3	16
3	3	3	3	1	2	2	17
3	3	1	3	2	3	1	16
3	1	3	2	3	2	2	16
3	3	2	3	3	3	2	19
3	3	3	3	1	3	3	19
3	2	2	1	1	1	1	11
2	1	1	1	3	2	2	12
2	3	3	3	3	3	2	19
2	2	2	3	1	3	2	15
3	1	2	3	1	2	3	15
3	3	1	3	3	3	2	18
1	1	1	1	3	1	3	11
3	1	2	3	3	3	3	18
2	3	3	3	3	3	1	18
1	3	2	2	3	1	2	14
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1	3	2	2	2	2	2	14
1	3	2	3	2	3	3	17
3	1	3	3	2	1	2	15
1	1	3	2	1	2		10
1	3	3	3	2	3	2	17
1	3	3	2	2	3	1	15
	3	3	3	1	3	3	16

OVERALL
PRIORITY

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Priority:
0-25 -High (Begin Immediately)
26-30-Medium (Begin after high priority items)
31-39-Low (Work on during Comp Plan Update)

Joint City Commission + City Plan Board Meeting

City of Gainesville
Department of Doing

June 10, 2019

Discussions to prioritize proposed items for the next Land Development Code (LDC) Update

**Rank proposed items
in order of
importance for the
next code update**



Accessory Dwelling Units (ADUs)

Allowing ADUs in single family zoning districts and other districts

Initiated by: City Commission

Stakeholders: Residents, Neighborhoods, Applicants, City Staff

For Discussion:

Require parking for ADUs

Owner occupation condition for ADUs

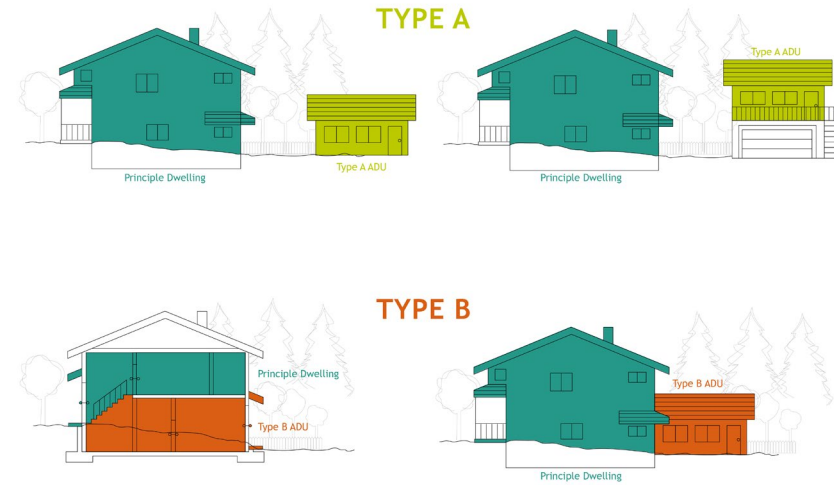
Neighborhood approval requirement

Utility connections and addressing for ADUs

Non-conforming structures as ADUs

Converting existing structures into ADU

Expand ADU to single family zoned districts



USE CATEGORIES	TRANSECTS AND ZONING DISTRICTS											
Transects Zones	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT		
Residential Districts	RSF-1	RSF-2	RSF-3	RSF-4	RC	MH	RMF-5	RMF-6	RMF-7	RMF-8		
Mixed-Use and Non-residential Districts	OR	OF	MU-1	MU-2	CP	BUS	BA	BT	BI	W	I-1	I-2
Special Districts	AGR	AF	CON	ED	MD	PS						
Permitted by Right		Permitted as Accessory to Single-family								Not Permitted		



Standards for building façade materials

Regulating the types of building materials used to clad the outside of new buildings

Initiated by: Staff

Stakeholders: Architect, Developers, Neighborhoods

For Discussion:

Architectural review for buildings in certain districts

A list of allowed materials for certain districts

Surface Waters & Wetlands Protection

Change City wetlands and surface waters protection requirements to match those of the Countywide Wetlands Protection Code.

Initiated by: City Commission

Stakeholders: City, County, Developers

For Discussion:

Applicability to urban redevelopment

Stormwater facilities in wetland buffers



Excess parking within parking structures.

Change restrictions on excess parking within parking structures

Initiated by: City Plan Board – Stephanie Sutton
Stakeholders: City, Developers

For Discussion:
Should parking structures in all zoning districts be exempt from excess parking restrictions?





Fencing regulations.

Preventing fencing from obstructing vision triangle and driveways.

Initiated by: City Commission - Adrian Hayes-Santos
Stakeholders: Residents, Neighborhoods, Applicants, City staff, FDOT

For Discussion:

Should we require quick permitting for all fences?

Should permitting be mandated for all corner lots? What about landscaping within the vision triangle?

What other alternatives exist for regulating fencing?

Landscaping and utility equipment obstructing the vision triangle.

Permanent Food Trucks and mobile merchandise vendors

Regulating permanent and independent operation of “Food Trucks” and other mobile food/merchandise vendors

Initiated by: City Commission

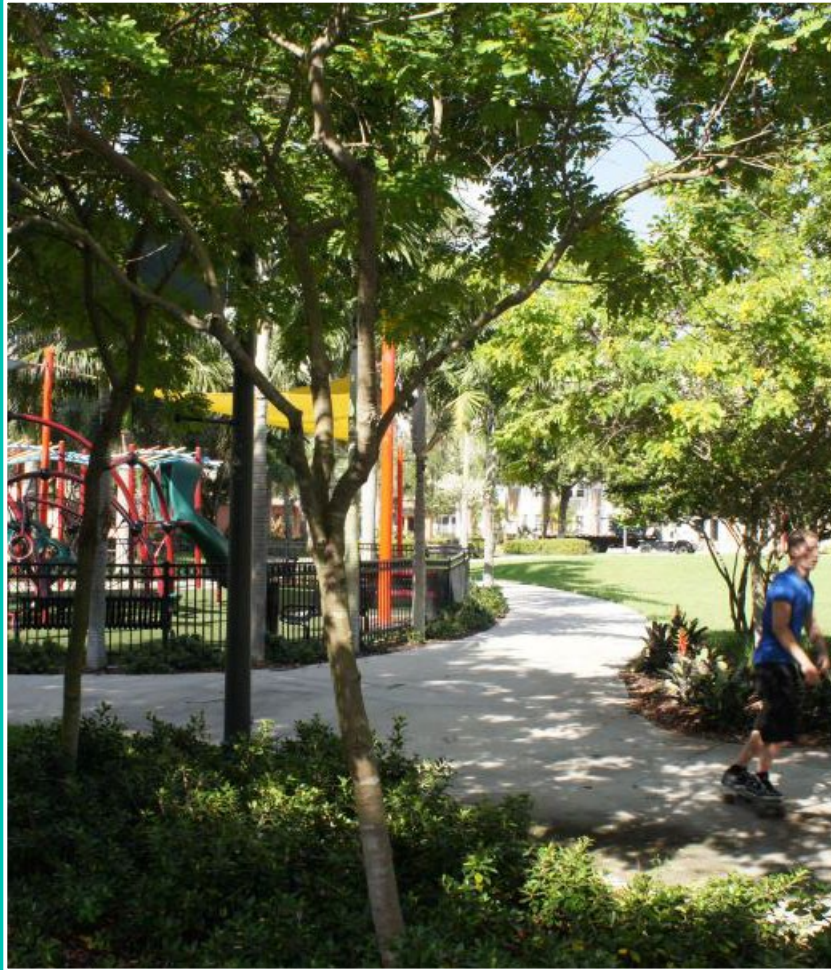
Stakeholders: Food truck operators, GDOT, UF, Neighborhood Groups

For Discussion:

Permanent food truck park concept

Consider a single permit in lieu of multiple permits associated with each site





Minimum greenspace requirement for new development

Require a minimum greenspace to be set aside for new development especially for developments without strategic ecosystems

Initiated by: City Commission – Adrian Hayes-Santos
Stakeholders: Developers, consultants, neighborhoods

For Discussion:

What thresholds would trigger requirement of a set aside (i.e. size of development, number of lots).

Notification for neighborhood workshops/ public meetings

Staff to send out notification for neighborhood workshops.
Notification of entire neighborhood beyond 400 feet, and Post workshop notice on site

Initiated by: City Commission – Adrian Hayes-Santos

Stakeholders: Residents, Neighborhoods, Applicants, City staff

For Discussion:

Existing notification initiatives. State requirements. Level of staff involvement



Amend Parking Requirements

Plan to address parking issues due to infill development, and/or remove parking requirements for some developments.

Initiated by: Commissioners Hayes-Santos & Simmons
Stakeholders: Developers

For Discussion:

Reducing requirements for providing minimum parking
Should parking requirements be evaluated and potentially changed?





Increase septic tank minimum setback from wetlands

Increase current 150 ft setback requirement for septic tanks. The Health Department requires a minimum setback of 75 ft from wetlands.

**Initiated by: Commissioner Hayes-Santos
Stakeholders: Property Owners**

**For Discussion:
Impact of increased setback on single-family lots
How can we encourage homeowners to connect to sewer system**

Tree mitigation for new single-family dwellings

Reduced tree mitigation requirement in all cases where the final property use is a detached single family home or lot.

Initiated by: City Commission

Stakeholders: Tree Advisory Board, single family homeowners, home builders

For Discussion:

When should tree mitigation be required for single family? Final intended use, existing use or existing zoning.



Mitigation options for strategic ecosystems

Alternative offsite mitigation options for strategic ecosystem resource/significant habitat mitigation for small, isolated parcels.

Initiated by: City Plan Board

Related Issues: PB-18-00026 (Power Stop Service Station)

Stakeholders: Developers, Property owners

For Discussion:

What is considered to be a hardship to allow for alternative mitigation?

Partnership with Parks Dept. to acquire high-priority lands





Transect Zoning along Waldo Road.

Due to the size and depths of lots along the west side of Waldo Road some developments may experience difficulties implementing the standards of the Transect zoning.

Initiated by: Stephanie Sutton

Stakeholders: Developers, Property owners, Consultants

For Discussion: Parking and design standards for “thoroughfare” designated streets.

Integration of the trail along Waldo Road

Digital Access for new development.

Policy requiring installation of fiber conduit within new developments. Inclusion of conduit and digital infrastructure as part of public works projects is ongoing.

Initiated by: City Commission

Stakeholders: GRU, Public Works, Carriers

For Discussion: Codes to address how to retrofit and/or require all new commercial and residential developments to install fiber optic infrastructure.





Building Orientation

Expansion and Clarification of intent of code requirement for the main entrance of buildings or units to be placed on the first floor on the more primary street.



Initiated by: City Plan Board-Thomas Hawkins
Stakeholders: Developers and Contractors

For Discussion:
Building Frontage Requirements in Transects

Review criteria for ROW vacations

Review criteria requiring that all requests for the vacation of streets be for the construction of high density, mixed use projects

Initiated by: City Plan Board and City Commission

Stakeholders: Developers and Contractors

For Discussion:

Criteria for vacation

Should we require payment for vacated ROW?





Proposed Gainesville Urban Agriculture Ordinance

Draft language was prepared by UF Law Student Associates. The Commission recently approved the creation of a Food Policy Council and the draft regulations could be reviewed by the council.

Initiated by: City Commission

Stakeholders: Farmers, Neighborhoods, Food Policy Council, UF

For Discussion: What key issues should be addressed in the Gainesville Urban Agriculture Ordinance



Distance requirement for alcohol establishments within the U-8

Limitation in the placement of Alcoholic establishments in U-8 due to distance requirements from religious places and schools.

Initiated by: City Commissioner Hayes-Santos
Stakeholders: Businesses, residents

For Discussion: U-9 and DT transect have no distance requirement. Should the distance requirement in U-8 be deleted?

Demolition by neglect

The code requires the code enforcement division to provide written notice to historic preservation staff when a building listed on the national or local register has minor/major code violations.

Initiated by: City Commission

Stakeholders: HPB - Hylton

For Discussion: Demolition of historic buildings, Historic designation process, Funding for historic structures



Emergency Radio

Coordination between building officials and the fire department to ensure that emergency radios are able to operate within larger commercial or multi-story buildings at all times.

Initiated by: City Commissioner – Hayes Santos

Stakeholders: Building Department, GFR

For Discussion:



FDOT Context Sensitive Areas

FDOT has standards for public improvements such as street trees, lighting, sidewalk cafes located along FDOT roadways. Coordination of local government regulations and context classifications needed to achieve best fit for the community.

Initiated by: City Plan Board – Thomas Hawkins

Stakeholders: Public Works, Mobility, FDOT

For Discussion: Joint public improvement standards with FDOT



Historic Designation Process; Downtown Historic District

Expand upon the historic designation process and pursue the creation of additional landmarks and districts.

Initiated by: City Commission

Stakeholders: HPB, Hylton

For Discussion: Review nomination process for historic designation, Establishing new historic districts



Residential Conservation

Whether multifamily development is appropriate on land designated Residential Conservation (RC) and, if so, what should the minimum dimensions be of a property to be developed as multifamily.

Initiated by: City Plan Board – Thomas Hawkins
Stakeholders: Property owners in RC district

For Discussion: What type of multifamily if any should be allowed in RC, lot dimensions



Sidewalks for new construction

Exempting new construction from building sidewalks. Instead of requiring new construction to build sidewalks require fee in lieu that can be used to fund sidewalk construction.

Initiated by: City Plan Board -Hawkins

Stakeholders: Public Works and Mobility

For Discussion: Management of the program, fees, and where to use the funds



Single Room Occupancy (SRO)

Defining and Implementing SRO form of housing where residents or individuals rent single-occupant rooms that can be either furnished or unfurnished.

Initiated by: City Commissioner Ward

Stakeholders: Renters and Landlords, neighborhood groups

For Discussion: Building code requirements, Comprehensive Plan language, Code definition and requirements, limitations on where it is implemented



Appropriate Zoning for Pleasant Street Historic District

Review whether the DT (Downtown) zoning category (12-14 stories) is appropriate for properties within the Pleasant Street Historic District

Initiated by: City Commission

Stakeholders: Pleasant Street neighborhood, HPB

For Discussion: Desirable uses, density and building height for Pleasant Street Historic District, Neighborhood compatibility



Heritage Overlay district

Eligible zoning for Heritage Overlay district and reviewing procedure for application and designation .

Initiated by: City Commission

Stakeholders: Historic Preservation Districts,
Neighborhoods

For Discussion:

- Purpose
- Cost and time involved in heritage overlay district designation
- Staff involvement



Building Frontage Requirements in Transects

Gas stations, drive-through, and smaller footprint retail and service buildings have struggled to meet the requirement.

Initiated by: City Plan Board

Stakeholders: Developers, Contractors, Residents

For Discussion:





Corridor Plan for University Ave

Corridor plan to transform University Ave into a gateway corridor in the community while focusing on mobility improvements (pedestrian, vehicular, public transit etc).

Initiated by: City Commissioner Hayes-Santos

Stakeholders: Business owners, property owners, City

For Discussion: Reintroduction of special area plans/overlays for specific areas within the City

DT & U9 Areas-Density

Review for density and height compatibility between U9 (6/8 stories, 100/125 units per acre) and DT (12/14 stories, 150/175 units per acre)

Initiated by: City Commissioner Hayes-Santos
Stakeholders: Business owners, property owners, City

For Discussion: Appropriate densities and heights for the U9 and DT districts



Higher Density along 13th and University Avenue (Midtown)

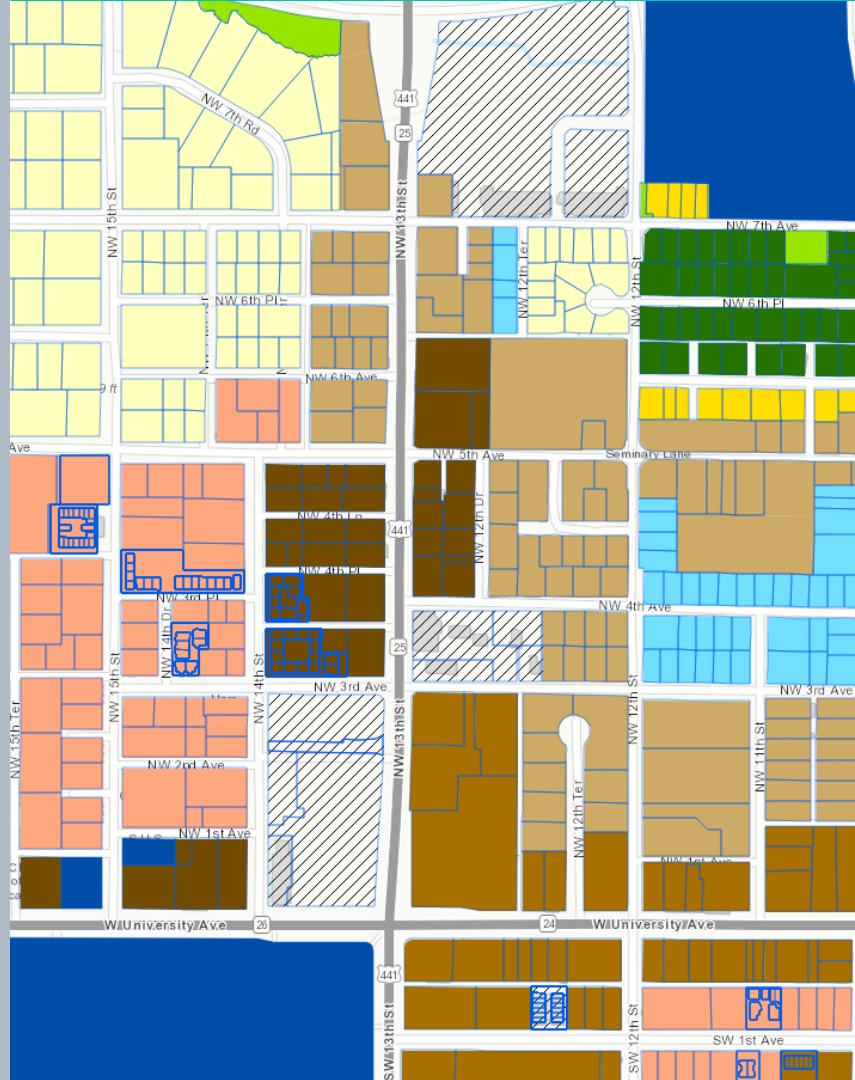
Consider higher density zoning to offset cost of land due to higher land values, in order to encourage redevelopment

Initiated by: City Commission - Adrian Hayes-Santos

Stakeholders: Residents, Neighborhoods, Applicants, City staff, FDOT

For Discussion:

Should the city be proactive about rezoning along 13th and University Avenue



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Thank You.