

City of Gainesville

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



Meeting Agenda

December 6, 2016

6:30 PM

City Commission Auditorium

City Plan Board

*Stephanie Sutton - Chair
Bob Ackerman - Vice Chair
Erin Condon - Member
Bryan Williams - Member
Dave Ferro - Member
Adam Tecler - Member
Terry Clark - Member
Robert Hyatt - School Board Representative*

CALL TO ORDER**ROLL CALL**[160556.](#)

City Plan Board Attendance Roster: June 23, 2016 through October 27, 2016 (B)

Explanation: City Plan Board attendance roster for Board Members to review.

[160556_CPB Attendance_2016](#)

APPROVAL OF THE AGENDA**APPROVAL OF MINUTES - OCTOBER 27, 2016**[160557.](#)

Draft minutes of the October 27, 2016 City Plan Board Meeting (B)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the October 27, 2016 meeting and vote to approve the minutes.

Staff to the City Plan Board - Review and approve the draft minutes.

[160557_CPB 161027 Minutes draft_20161206](#)

ANNOUNCEMENT: Section 30-353 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 15 days of the decision (see Sec. 30-234(h) of the Land Development Code). The procedure for an appeal is set forth in Sec. 30-352.1.

REQUEST TO ADDRESS THE BOARD**OLD BUSINESS****NEW BUSINESS**[160565.](#)

Special Use Permit with Intermediate Development Plan Review to allow Construction of a New Mixed Use Development with a Residential Density of 25 Additional Dwelling Units Per Acre Over the Allowable 100 Units Per

Acre (B)

Petition PB-16-59 SUP. eda engineers-surveyors-planners , Inc., agent for SMLC, LLC, owner. Special use permit with Intermediate development plan review to allow construction of a new mixed use development with a residential density of 25 additional dwelling units per acre over the allowable 100 units per acre. Zoned: UMU-2 (10-100 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district). Located at 1105 West University Avenue.

Explanation: This petition is a request for a special use permit with development plan review to allow construction of a mixed use development. The property is located at 1105 West University Avenue, south side and is approximately 0.28 acres. The site contains an 11,676 square building which will be demolished.

The development is proposed for 8,259 square feet of commercial development and 35 multi-family units with approximately 66 bedrooms. The site has a land use designation of Urban Mixed Use (UMU) and a zoning of UMU-2 (Urban Mixed Use 2). Per the Land Development Code, developments at a density between 100 and 125 units per acre are required to obtain a Special Use Permit subject to the criteria listed in Section 30-233.

Public notice was published in the Gainesville Sun on September 6, 2016.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Approve Petition PB-16-59 SUP subject to implementation of the conditions of the Special Use Permit and the comments and conditions of the Technical Review Committee included in Attachment A.

[160565 Staff report and Attachment A 20170126](#)

[160566.](#)

Vacate an Unimproved Portion of SE 3rd Terrace Right-Of-Way Near the Intersection of SE 4th Street and Williston Road (B)

Petition PB-16-165 SVA. City of Gainesville. Request to vacate a 30 foot unimproved portion of SE 3rd Terrace lying between Blocks 19 and 20 of Norwood Heights subdivision. Located south of SE 14th Lane, west of SE 4th Street, north of SE Williston Road, and east of SE 2nd Terrace.

Explanation: The purpose of this request is to vacate an unimproved approximately 30'x230' existing right-of-way located near the intersection of SE 4th Street and SE Williston Rd. The vacation pertains to a platted portion of SE 3rd Terrace located between blocks 19 and 20 of the Norwood Heights subdivision recorded in 1925. This portion of SE 3rd Terrace is

unimproved and does not connect to SE Williston Road to the south. Authorization from the adjacent property owner (KA Miller Trustee and Thomas Jones) is included with the application.

Vacation of this right-of-way will facilitate the planned improvements to SE 4th Street to the east. The property owner has agreed to provide the necessary land rights to the City along SE 4th Street in exchange for the vacation of this portion of SE 3rd Terrace.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-16-165 SVA.

[160566 Staff report and Exhibits A&B 20170123](#)

INFORMATION ITEM:

A. Accessory Dwelling Units

[160577.](#)

Allowance of Accessory Dwelling Units (ADUs) in Single-family Residential Districts (B)

Information Item A. City Plan Board. Accessory Dwelling Units.

Explanation: During Board Member Comments at the October 27, 2016 City Plan Board meeting, Vice-Chair Bob Ackerman reiterated his interest in having a proposal brought to the Board for the allowance of accessory dwelling units (ADUs) in single-family residential districts. He expressed interest in seeing the current state of the law (i.e., our regulations) and what it would take to change it. He said it could be limited at first to homesteaded residences (i.e., where the property owner resides on the property).

In response to Vice-Chair Ackerman's request, staff has provided various documents as background information for the Board to review prior to discussing the topic as a Board.

ADUs are not a permitted use in Gainesville's single-family residential districts (Sec. 30-51. Single-Single family residential districts. (RSF-1, RSF-2, RSF-3 and RSF-4)), and are not within the definition (Sec. 30-23) of Single-family dwelling in the RSF-1, RSF-2, RSF-3, RSF-4 and RC zoning districts and all residential districts with a density of no more than 8 dwelling units per acre. If the Land Development Code were to be amended to allow ADUs in single-family residential districts, these Code sections would have to be amended. Such allowance of ADUs would also entail amendment of the Single-Family land use category of the Future Land Use Category of the Comprehensive Plan.

The draft, updated Land Development Code proposes allowance of ADUs in the multi-family residential districts, but not in the single-family residential districts.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends that the Board discuss the topic of accessory dwelling units in single-family residential districts.

[160577 Info Item A 20170126](#)

BOARD MEMBER COMMENTS

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.