

City of Gainesville

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



Meeting Agenda

July 26, 2018

6:30 PM

City Commission Auditorium

City Plan Board

*Bob Ackerman - Chair
Stephanie Sutton - Vice Chair
Erin Condon - Member
Dave Ferro - Member
Terry Clark - Member
Megan Walker-Radtke - Member
Christian Newman - Member
Robert Hyatt - School Board Representative
Staff Liaison - Dean Mimms*

CALL TO ORDER**ROLL CALL**[180197.](#)

City Plan Board Attendance Roster: January 28, 2018 through June 26, 2018 (B)

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

[180197_CPBA Attendance 2018_20180726.pdf](#)

ADOPTION OF THE AGENDA**APPROVAL OF MINUTES - JUNE 28, 2018**[180198.](#)

Draft minutes of the June 26, 2018 City Plan Board Meeting (B)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the June 26, 2018 meeting and vote to approve the minutes.

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

[180198_CPBA 180628 Minutes draft_20180726.pdf](#)

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

REQUEST TO ADDRESS THE BOARD**OLD BUSINESS: N/A****NEW BUSINESS:**[180020.](#)

Vacate public right-of-way in the 1300 block of SW 5th Avenue (B)

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.

Explanation: The purpose of this request is to vacate a segment of the SW 5th Avenue right-of-way on the east side of SW 13th Street. The right-of-way to be vacated is approximately 0.3 acres in size and extends 210 feet to the east of SW 13th Street and 70 feet to the south along SW 13th Street. This right-of-way area is adjacent on its north side to a former fraternity house and to a small, public pedestrian plaza on its south side. This right of way area is currently used for a single-lane, one-way street with diagonal parking on the north, and on the south as a part of the small pedestrian plaza that extends beyond it to the realigned segment of two-lane SW 5th Avenue (Inner Road) to the south.

Vacation of this segment of the SW 5th Avenue right-of-way will facilitate redevelopment of the former fraternity property into a planned mid-rise, mixed-use development. As stated in the application for this right-of-way vacation, "the developer's intent is to repurpose the vacated right-of-way area to eliminate vehicular use of the areas and preserve and expand the pedestrian plaza by connecting the proposed development with the existing CRA plaza area."

This proposed right-of-way vacation will eliminate an intersection that does not meet City and State of Florida spacing standards.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Continue Petition PB-18-27 SVA at the request of the applicant to the August 23, 2018 meeting of the City Plan Board.

[180020 Staff Report continuation 20180524.pdf](#)

[180020 Staff Report Continue 20180628.pdf](#)

[180020 Continue Staff Report 20180726.pdf](#)

[180199.](#)

2018 Comprehensive Plan Amendments (B)

Petition PB-18-100 CPA. City of Gainesville. 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.

Explanation: This petition comprises several amendments to policies within the Future Land Use Element of the Comprehensive Plan to support the related amendments to the City's Land Development Code included in the related petition PB-18-101 TCH. The amendments include revisions to the Single Family, Residential Low, and Mixed-Use Office/Residential land use designations. Amendments also include a new policy allowing for increased density for projects that provide affordable housing.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-18-100 CPA.

[180199_Staff report_20180726.pdf](#)

[180200.](#)

2018 Land Development Code Amendments (B)

Petition PB-18-101 TCH. City of Gainesville. 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 PB-18-100 CPA.

Explanation: This petition comprises an array of amendments to the Land Development Code (LDC) that are proposed as part of the 2018 amendment process. The LDC was comprehensively re-written in 2017 for the first time in 26 years. During the final adoption hearing, the City Commission directed the Department of Doing to prepare an annual update of code amendments which combine regulatory changes proposed by the City Commission, city staff, and privately-initiated applications. Exhibit A-1 of the staff report includes the 2018 list of code topics and the proposed hearing schedule.

The 2018 topic list also includes proposed code amendments identified by the Tree Ordinance Stakeholder Committee, a group of stakeholders convened by the City Commission in December 2016. The Commission directed staff to include recommendations from the Committee presented on July 27th, 2017 to this year's code update. A meeting schedule and list of attendees can be found in Exhibit B-1 of this staff report.

The code update also includes revisions to the City's subdivision regulations which were not revised with the 2017 code re-write. These revisions were initiated in response to City Commission and staff concerns expressed during the December 19th, 2017 and January 4th, 2018 City Commission hearings that the City's current subdivision process is cumbersome and does not adequately support the City's goals of infill, connectivity, and urban design expressed in the Comprehensive Plan and the City's new transect zoning. The subdivision amendments also reflect the Commission's direction to expand opportunities for affordable housing incentives, innovative neighborhood design, and housing stock diversity.

Outreach

The 2018 code amendment process included extensive outreach to both board and stakeholder groups to gather input, ask questions, and refine the code changes. Table 1 of the staff report contains a list of meetings related to the update process this year. This table does not include the

numerous internal staff meetings or individual stakeholder discussions that occurred over the course of the year in support of the proposed revisions. There were 40 meetings held between the first of the year and the Plan Board public hearing on July 26. Two additional meetings including the proposed City Commission meeting on August 16 are scheduled subsequent to the Plan Board meeting.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Staff recommends approval of Petition PB-18-101 TCH.

[180200 Staff report w Exhibits A-1 thru B-2 20180726.pdf](#)

INFORMATION ITEM: N/A

BOARD MEMBER COMMENTS

NEXT MEETING DATE - AUGUST 23, 2018

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.