

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final

June 21, 2022

1:00 PM

City Commission Workshop

City Hall Auditorium

City Commission

Mayor Lauren Poe (At Large)
Mayor-Commissioner Pro-Tem Reina Saco (At Large, Seat A)
Commissioner Cynthia Moore Chestnut (At Large, Seat B)
Commissioner Desmon Duncan-Walker (District 1)
Commissioner Harvey Ward (District 2)
Commissioner David Arreola (District 3)
Commissioner Adrian Hayes-Santos (District 4)

If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equity and Inclusion at (352) 334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish to Spanish relay, please call 1-877-955-8773. For STS Spanish to English relay, please call 1-844-463-9710.

CALL TO ORDER**AGENDA STATEMENT**

"Individuals are encouraged to participate in City of Gainesville meetings. In general, speakers will be limited to 3 minutes for general public comment once during the meeting. Speakers who wish to participate in early public comment will be limited to 3 minutes to speak on one agenda item or 5 minutes if they wish to speak on several agenda items. If speakers do not participate in early public comment, speakers will be limited to 3 minutes per agenda item. The City of Gainesville encourages civility in public discourse and requests that speakers direct their comments to the Chair. Signs, props and posters are not permitted in the meeting room."

ROLL CALL**ADOPTION OF THE AGENDA****BUSINESS DISCUSSION ITEMS**

[211346.](#)

LD22-000014 Exclusionary Zone Item to Discuss Amendments to the Comprehensive Plan and Land Development Code (B)

City of Gainesville, requests to amend the Comprehensive Plan's Future Land Use Element to revise the Single-Family (SF) land use category to include small-scale multi-family development up to four (4) units per building and rename the category as Neighborhood Residential (NR), amend the Land Development Code to consolidate single family zoning districts into Neighborhood Residential zoning district, introduce single-family detached and small-scale multi-family as uses in Neighborhood Residential zoning districts; amend setback, lot size dimensions, remove occupancy limits, amend bedroom limit within the UF Context Zone, amend compatibility requirements, amend lot split and minor subdivisions regulations.

Explanation: This petition is a request for amendments to the Comprehensive Plan and the Land Development Code to facilitate and encourage the development of small-scale multi-family development throughout the City of Gainesville. At the January 6th City Commission meeting, the Commission directed staff to prepare amendments to remove exclusionary elements from the City's code that restrict housing diversity and supply. The amendments to the Comprehensive Plan entail the amendment of the Future Land Use Map and text pertaining to Single Family land use. Amendments to the Land Development Code pertain to the consolidation of existing single family residential zones RSF-1 - RSF-4 into one Neighborhood Residential (NR) that allows for small scale

multifamily residential development. This proposal also seeks to amend Land Development Code text pertaining to setback dimensions, compatibility requirements, lot split and minor subdivision regulations, lot size dimensions, the removal of occupancy limits, and amending bedroom limits within the UF Context Zone.

At the City Plan Board meeting held on June 6th 2022, the Plan Board heard the items amending the land use category for single family, defining the Neighborhood Scale Multi-family use, amending the Single-family zoning districts RSF 1 - RSF 4, and removing the occupancy limits. For the item amending the Single Family future land use category, the Plan Board voted to not amend the Single Family Land use category and to adopt the Neighborhood Residential Land Use as a separate Land Use category while not amending the current Future Land Use map. For the item amending the Single family residential zones RSF 1 - RSF 4, the Plan Board voted to not amend the Single family residential zones and to adopt a new zoning residential district labeled Neighborhood Residential while not amending the current zoning district map. For the item defining the Neighborhood Scale Multi-family use, the Plan Board asked staff to amend the presented definition to incorporate revisions to façade requirements as well as parking and building orientation. The Plan Board voted to approve the removal of occupancy limits requirements found in Sec. 30-4.10 of the Land Development Code.

Fiscal Note: None.

RECOMMENDATION

Staff to City Commission - Discuss items, provide feedback to staff, and schedule future public hearing/ordinance dates as appropriate.

[211346A EZ-Amending Development Compatability Report 20220621](#)

[211346B 2022 Affordable Housing Framework 3-11-2022 Final 20220621](#)

[211346C EZ-Amending Lot Split 20220621](#)

[211346D EZ-Comprehensive Plan Amendment Update Language 20220621](#)

[211346E EZ-Consolidating RSF Zones Report 20220621](#)

[211346F EZ-Defining Neighborhood Scale Multi-Family 20220621](#)

[211346G EZ-Increase Bedroom Limit 20220621](#)

[211346H EZ-Removing Occupancy Limits 20220621](#)

[211346I Final Report Gainesville EZ IZ Study 20220621](#)

[211346J Articles and Documentation 20220621](#)

[211346K EZ-IZ Presentation CPB 2-24 20220621](#)

[211346L June 9 Springhill Neighborhood 20220621](#)

[211346M June 14 Azalea Trails Notes 20220621](#)

[211346N Land Development Code Article IV - Zoning 20220621](#)

[211316.](#)

Affordable Housing Workshop on Inclusionary and Exclusionary Zoning

Meeting Summary (B)

Explanation: On June 1, 2022 at 6:00 PM, the City Commission hosted an Affordable Housing Workshop designed to help the public better understand the impact of two proposed zoning changes, Inclusionary Zoning (IZ) and Exclusionary Zoning (EZ), at Bo Diddley Plaza. The workshop provided space for the public to learn more about these potential changes while giving an opportunity to provide feedback.

In an effort to keep the Plan Board and the public informed, staff is providing notes from the workshop. Note takers were located at each topic station to capture the raw data from the public which is provided for your consideration.

This workshop included an introductory presentation from HR&A, IZ/EZ breakout sessions, and a final group discussion. During the workshop, participants were directed and encouraged to review the HR&A full report which includes findings and recommendations on the aforementioned topics.

Strategic Connection Note:

This item is connected to Goal 3: A Great Place to Live and Experience

Fiscal Note: None at this time.

RECOMMENDATION

Staff to City Commission - Discuss items, provide feedback to staff, and schedule future public hearing/ordinance dates as appropriate.

[211316A_June 1 Workshop Meeting Summary - FINAL_20220621](#)

[211316B_Workshop Presentation by City_20220621](#)

[211316C_Workshop Presentation by HRA_20220621](#)

[211316D_AH Workshop Flyer w QR code - Complete \(1\)_20220621](#)

MEMBER COMMENT**ADJOURNMENT**