

CITY PLAN BOARD MINUTES

December 6, 2016 6:30 PM
City Hall Auditorium
200 E. University Ave

| <u>Members Present</u> | <u>Members Absent</u> | <u>Staff Present</u> |
|---------------------------|---|----------------------|
| Stephanie Sutton (Chair) | Bryan Williams | Dean Mimms |
| Bob Ackerman (Vice-Chair) | Adam Tecler | Andrew Persons |
| Erin Condon | Rob Hyatt (School Board Representative) | Lawrence Calderon |
| Dave Ferro | | Meghan Echols |
| Terry Clark | | |
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I. Roll Call

II. Approval of Agenda *(Note: order of business subject to change)*

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| Motion By: Erin Condon | Seconded By: Dave Ferro |
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| Moved To: Approve the agenda | Upon Vote: 5-0 |

III. Approval of Minutes: October 27, 2016

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| Motion By: Erin Condon | Seconded By: Terry Clark |
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| Moved To: Approve the minutes | Upon Vote: 5-0 |

IV. **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.

BOARD MEMBERS

Chair: Stephanie Sutton Vice Chair: Bob Ackerman
Bryan Williams, Erin Condon, Dave Ferro, Adam Tecler, Terry Clark, Robert Hyatt (School Board representative)
Staff Liaison: Dean Mimms

V. Request to Address the Board

VI. Old Business

VII. New Business

1. 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.

Plan Board Chair Stephanie Sutton, who submitted Form 8B prior to this Plan Board meeting, recused herself from voting on this petition. Lead Planner Lawrence Calderon gave the staff presentation. Sergio Reyes, P.E., of eda engineers-surveyors-planners, inc., agent for the applicant, responded to questions from the Board. Stuart Cullen, P.E., consultant to the owner, also responded to Board questions. Gainesville resident Donald Shepherd spoke during the public comments portion of the hearing, as did Anthony Ackrill, who spoke against the requested waivers and against the petition. Sean McManus, owner/developer of the property, spoke in favor of the design and the petition.

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| Motion By: Dave Ferro | Seconded By: Bob Ackerman |
| Moved To: Approve Petition PB-16-59 SUP subject to the conditions in the staff report (including the conditions and comments of the Technical Review Committee), and approve the requested waivers for the landscape buffer (5 ft. required, 0 ft. provided) and the build-to line (20 ft. required, 17 ft. provided), with the clarification that the sidewalk width is the distance between from the back of the curb to the façade of the columns. In addition, make the seven findings required by Section 30-233 for issuance of a special use permit. | Upon Vote: N/A. Motion was withdrawn. |

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| Motion By: Bob Ackerman | Seconded By: Dave Ferro |
| Moved To: Continue to the Plan Board meeting of January 28, 2017 | Upon Vote: 4-0 (Sutton recused) |

- 2. Petition PB-16-165 SVA** City of Gainesville. Request to vacate a 30 foot unimproved portion of SW 13th 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.

Continued with adoption of the agenda

VIII. Information Item:

A. Accessory Dwelling Units

Lead Planner Dean Mimms, AICP introduced this information item, which the Board then discussed. General support of the concept of allowing accessory dwelling units in single-family districts was expressed by the Board members who spoke. This item is to be discussed further at the January 26, 2017 regular meeting, where it will again be an information item.

IX. Board Member Comments

Plan Board member Terry Clark expressed frustration regarding his review of the Special Use Permit that was heard and continued this evening. He said that more specific design standards would provide better direction for reviewing requested exceptions, and would provide more certainty for developers. Chair Stephanie Sutton suggested that a workshop, after the updated land development code is adopted, would be a good idea, and Principal Planner Andrew Persons, AICP, concurred. Mr. Persons added that we hope to attain more predictability under the updated code. Board member Dave Ferro noted that it is important to keep in mind the financial constraints of developers. Vice-Chair Bob Ackerman said that he agreed to a certain extent, but added that a developer tends to have a short-term perspective on development while a while a city has a long-term perspective.

X. Adjournment The meeting was adjourned at 8:23 p.m.

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.

Chair, City Plan Board
Erin Condon

Date

Staff Liaison, City Plan Board
Dean Mimms, AICP

Date

DRAFT