

City of Gainesville

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



Minutes

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**

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

APPROVAL OF THE AGENDA

Motion By: Erin Condon Seconded By: Dave Ferro

Moved To: Approve the agenda

Upon Vote: 5-0

APPROVAL OF MINUTES - OCTOBER 27, 2016

Motion By: Erin Condon Seconded By: Terry Clark

Moved To: Approve the minutes

Upon Vote: 5-0

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.

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

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.

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.

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.

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.

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)

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.

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

Continued with adoption of the agenda

INFORMATION ITEM:

A. Accessory Dwelling Units

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

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

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

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.

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 city has a long-term perspective.

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.