

City of Gainesville

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



Minutes - Final

May 28, 2020

6:30 PM

VIRTUAL MEETING

City Plan Board

*Erin Condon - Chair
Stephanie Sutton - Vice Chair
Bob Ackerman - Member
Megan Walker-Radtke - Member
Christian Newman - Member
Thomas Hawkins - Member
James Blythe - Member*

VIRTUAL MEETING INFORMATION

The City of Gainesville's City Plan Board will conduct a virtual board meeting utilizing communications media technology ("CMT"), related to conducting local government public meetings. The City Hall building is closed to the public while under the public health emergency related to the spread of Novel Coronavirus Disease 2019 (COVID-19).

City Plan Board meetings are aimed at allowing public input in decisions on proposed changes to land within the City of Gainesville. At the meeting the board will determine whether the application meets the applicable city regulations.

The public will have an opportunity to comment on the application. Public access to this virtual meeting can be accomplished as follows:

Live Meeting Coverage

City of Gainesville Website:

<https://www.cityofgainesville.org/CommunicationsOffice/Community12TV/LiveWebStreaming.aspx>

City of Gainesville Facebook: <https://www.facebook.com/GainesvilleFL/> - comments made via Facebook will not be entered into public record

Broadcast on Cox Cable Channel 12

Verbal Public Comment During the Meeting– Telephone Number

Dial the Toll Free Number: 1(800) 876-7516 from your phone.

A moderator will call on you when it is your turn to speak

Please mute the sound on your computer/device if you are watching the meeting online

State your name clearly for the record

Each speaker will have three minutes to comment

Written Public Comment – accepted in advance of the meeting and during the meeting

**By mail to the City of Gainesville, Department of Sustainable Development:
P.O. Box 490, MS 11, 32627-0490**

By email to cpb@cityofgainesville.org

By e-comment to <https://gainesville.legistar.com/Calendar.aspx>

Visit the "Agenda & Minutes" page on the City's website

<https://gainesville.legistar.com/Calendar.aspx>

Click the "eComment" link on the far right for the upcoming City Plan Board Meeting. Leave comments on the specific agenda items.

The eComment link will open one week prior to each meeting.

All written comments submitted shall be made a part of the public record. If any member of the public requires additional information about this meeting or has any questions about how to submit a public comment at the meeting,

please contact:

Department of Sustainable
Development
Planning Division
PO Box 490, MS 11
Gainesville, FL 32627-0490
cpb@cityofgainesville.org

Please contact the Clerk's Office at 352-334-5015 to report issues with the technology that the City is using (not the technology members of the public are using) to provide public access (viewing, listening and/or commenting) to the meeting.

Persons with disabilities who require assistance to participate in the meetings are requested to notify the Equal Opportunity Office at 352-334-5051, or call the TDD phone line at 352-334-2069 at least two business days in advance of the meeting.

CALL TO ORDER

ROLL CALL

191233.

City Plan Board Attendance Roster: August 22, 2019 through May 28, 2020
(B)

Board members present: Erin Condon, Stephanie Sutton, Robert (Bob) Ackerman, Megan Walker-Radtke, Christian Newman, Thomas Hawkins, James Blythe.

Staff present: Yvette Thomas, Andrew Persons.

APPROVAL OF AGENDA

Motion to approve the agenda. Motion made by Bob Ackerman, seconded by Christian Newman. Motion passes following a 7-0 vote.

APPROVAL OF MINUTES

Motion to approve the minutes. Motion made by Bob Ackerman, seconded by Christian Newman. Motion passes following a 7-0 vote.

191232.

Draft Minutes of the February 27, 2020 City Plan Board Meetings (B)

RECOMMENDATION

Staff is requesting that the City Plan Board review the draft minutes from the February 27, 2020 meetings and vote to

approve the minutes.

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

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.

OLD BUSINESS: N/A

NEW BUSINESS:

[191128.](#)

Amend Land Development Code to add Single Room Occupancy Residence (SROs) as a permitted use and add accompanying definition and use standards (B)

Petition PB-19-132 TCH. City of Gainesville. Text amendment to the Land Development Code to add Single Room Occupancy Residence as a nonresidential use in Article IV, along with applicable use standards added to Article V and definition added to Article II.

RECOMMENDATION

Staff to City Plan Board - Approve Petition PB-19-132 TCH.

Yvette Thomas, Planner, presented the item for staff. The proposed text change would allow for single room occupancy residences to be permitted similarly to hotels and motels, with more restrictions. Andrew Persons provided additional information. Board members asked questions of staff. The Board discussed the proposed use standards including unit size and whether or not a maximum size should be provided; minimum parking requirements and if parking should be required at all; shared bathroom/shower facilities and related safety concerns for vulnerable populations. Also discussed was the question of whether or not this proposed use is meant to serve families. If meant to serve families, the definition needs to be revised. The Board expressed interest in regulating SROs as a residential use, more like dormitories, as opposed to a commercial use. Overall the sentiment expressed was that the definition should allow for more than one occupant, though opinions varied as to how many occupants should be allowed or if there should be a limit at all, and board members agreed that the ordinance should

not be overly-regulatory. No members of the public spoke on the item. The Board unanimously continued the proposed text change to allow for Staff to make changes and bring back for further discussion. Motion made to continue item to next meeting. Motion made by Bob Ackerman, seconded by Thomas Hawkins. Motion passes following a 7-0 vote.

NEXT MEETING DATE: June 25, 2020

ADJOURNMENT

Adjournment: 7:26 p.m.