

# **City of Gainesville**

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



## **Meeting Minutes**

**Monday, March 4, 2002**

**5:00 PM**

**City Commission Special Meeting**

**City Hall Auditorium**

## **City Commission**

*Mayor Tom Bussing (At-Large)  
Commissioner Warren Nielsen (At-Large)  
Commissioner Chuck Chestnut (District 1)  
Commissioner John R. Barrow (District 2)  
Mayor-Commissioner Pro Tem Pegeen Hanrahan (District 3)*

## CALL TO ORDER - 5:08 PM

## ADOPTION OF THE AGENDA

*Commissioner Nielsen moved and Commissioner Barrow seconded to adopt the agenda with the following modification:*

*1. Add Item # 002447 - National Fuel Savings and Security Act of 2002.*

*(VOTE: 4-0, Commissioner Chestnut - Absent- MOTION CARRIED)*

## ROLL CALL

Present: Chuck Chestnut, Warren Nielsen, Pegeen Hanrahan, John R. Barrow and Tom Bussing

## MEMBERS OF THE CITY COMMISSION

### Mayor Tom Bussing

#### **002447 National Fuel Savings and Security Act of 2002**

*MOTION: Approve sending the letter regarding National Fuel Savings and Security Act of 2002 with all five (5) of the Commissioner's signatures.*

**RECOMMENDATION** *The City Commission discuss and take action as appropriate.*

**A motion was made by Mayor-Commissioner Pro Tem Hanrahan, seconded by Commissioner Nielsen, that this matter be Approved, as shown above. The motion carried by the following vote:**

**Votes:** Aye: Warren Nielsen, Pegeen Hanrahan, John R. Barrow and Tom Bussing  
Absent: Chuck Chestnut

## ORDINANCES, 2ND READING - ROLL CALL REQUIRED

#### **000769 COMP PLAN AMENDMENT - HISTORIC PRESERVATION ELEMENT (B)**

##### **ORDINANCE NO. 0-01-15; PETITION NO. 173CPA-00 PB**

**An ordinance of the City of Gainesville, Florida, amending the Historic Preservation Element of the City of Gainesville 1991-2001 Comprehensive Plan; adding provisions relating to archaeologically sensitive areas, cemeteries, "native stone" buildings, encouragement of reuse rather than relocation or demolition, establishment of a conservation overlay district ordinance to identify distinctive neighborhoods, inventory of threatened structures in historic districts, targeting**

**CDBG funds for historic districts, identification of areas for "Florida Main Street Community" designation, encouragement of Santa Fe Community College to have a master plan for its downtown campus, and protection of historic districts from incompatible uses; making minor amendments throughout; providing directions to the City Manager; stating intent to adopt the amended element as part of the City of Gainesville 2000-2010 Comprehensive Plan; providing a severability clause; providing a repealing clause; and providing an effective date.**

*City of Gainesville Community Development Director Tom Saunders and Planning Manager Ralph Hilliard gave a presentation.*

**RECOMMENDATION** *The City Commission (1) approve Petition 173CPA-00 PB, with modifications; and (2) adopt the proposed ordinance.*

**A motion was made by Mayor-Commissioner Pro Tem Hanrahan, seconded by Commissioner Barrow, that this matter be Approved (Petition) with modifications and Adopted on Final Reading (Ordinance). The motion carried by the following vote:**

**Votes:** Aye: Warren Nielsen, Pegeen Hanrahan, John R. Barrow and Tom Bussing  
Absent: Chuck Chestnut

**991268**

**COMPREHENSIVE PLAN AMENDMENT - HOUSING ELEMENT (B)**

**Ordinance No. 0-01-01; Petition No. 51CPA-00PB**

**An ordinance of the City of Gainesville, Florida, amending the Housing Element of the City of Gainesville 1991-2001 Comprehensive Plan; amending provisions to address very low-income and extremely low-income housing; adding a policy concerning a county-wide "fair-share" housing ordinance for the dispersal of affordable housing; providing for a housing survey of rental units in the University of Florida context area; providing a policy concerning low demand or "safe place" shelters; making minor modifications throughout; providing directions to the City Manager; stating intent to adopt the amended element as part of the City of Gainesville 2000-2010 Comprehensive Plan; providing a severability clause; providing a repealing clause; and providing an effective date.**

*City of Gainesville Planning Manager Ralph Hilliard gave a presentation.*

**RECOMMENDATION** *The City Commission adopt the proposed ordinance.*

**A motion was made by Mayor-Commissioner Pro Tem Hanrahan, seconded by Commissioner Barrow, that this matter be Adopted on Final Reading (Ordinance). The motion carried by the following vote:**

**Votes:** Aye: Warren Nielsen, Pegeen Hanrahan, John R. Barrow and Tom Bussing  
Absent: Chuck Chestnut

**000514**

**COMPREHENSIVE PLAN AMENDMENT - RECREATION ELEMENT (B)**

**Ordinance No. 0-01-02; Petition No. 145CPA-00PB**

**An ordinance of the City of Gainesville, Florida, amending the Recreation Element of the City of Gainesville 1991-2001 Comprehensive Plan; adding criteria for land acquisition; adding criteria for prioritizing improvements; adding a policy concerning use of proceeds from the sale of recreation land; adding a policy concerning joint use of recreation facilities with other public providers; adding an objective and related policies concerning funding; making minor modifications throughout; providing directions to the City Manager; stating intent to adopt the amended element as part of the City of Gainesville 2000-2010 Comprehensive Plan; providing a severability clause; providing a repealing clause; and providing an effective date.**

*City of Gainesville Planning Manager Ralph Hilliard and Recreation Director Cliff Crawford gave presentations.*

*Chair Bussing recognized Public Recreation Board Chair Jack Hughes, Public Recreation Board Member Alison Law, Citizens Arnold Lastinger, Francine Robinson and Cindy Smith who spoke to the matter.*

*REVISION: Policy 1.2.2 - By 2006, the City shall seek to maintain all recreational facilities in at least a "good" condition as defined in the "Condition of City Recreation Facilities" portion of the Recreation Element. The City shall incorporate the capital improvements necessary to attain this standard into the Capital Improvements Element for implementation.*

**RECOMMENDATION** *The City Commission adopt the proposed ordinance.*

**A motion was made by Mayor-Commissioner Pro Tem Hanrahan, seconded by Commissioner Nielsen, that this matter be Adopted on Final Reading, as revised (Ordinance). The motion carried by the following vote:**

**Votes:** Aye: Warren Nielsen, Pegeen Hanrahan, John R. Barrow and Tom Bussing  
Absent: Chuck Chestnut

**000768****COMP PLAN AMENDMENT - CAPITAL IMPROVEMENTS ELEMENT (B)****ORDINANCE NO. 0-01-14; PETITION NO. 171CPA-00 PB**

**An ordinance of the City of Gainesville, Florida, amending the Capital Improvements Element of the City of Gainesville 1991-2001 Comprehensive Plan; changing the threshold expected life for capital improvements included in the plan from 3 to 2 years; removing provisions concerning projects that have been completed or that the need or funding had not been determined for level of service reasons; adding a provision concerning coordination with Alachua County on the Alachua County Forever program; making minor amendments throughout; adopting a new 5-Year Schedule of Capital Improvements; providing directions to the City Manager; stating intent to adopt the amended element as part of the City of Gainesville 2000-2010 Comprehensive Plan; providing a severability clause; providing a repealing clause; and providing an**

effective date.

*City of Gainesville Community Development Director Tom Saunders, Planning Manager Ralph Hilliard and Recreation Director Cliff Crawford gave presentations.*

*Chair Bussing recognized Citizen Mark Goldstein who spoke to the matter.*

*ADDITIONAL MOTION: Commissioner Hanrahan moved and Commissioner Barrow seconded to ask staff to develop a supplemental list for consideration for inclusion in the next regular amendment to the Comprehensive Plan that includes a supplemental list of capital improvements which are not associated with a specific level of service, but do help implement the goals and objectives of the Comprehensive Plan.*

*(4-0, Commissioner Chestnut - Absent - MOTION CARRIED)*

**RECOMMENDATION** *The City Commission (1) approve Petition 171CPA-00 PB, with modification; and (2) adopt the proposed ordinance.*

**A motion was made by Mayor-Commissioner Pro Tem Hanrahan, seconded by Commissioner Nielsen, that this matter be Approved (Petition) with modification and Adopted on Final Reading (Ordinance). The motion carried by the following vote:**

**Votes:** Aye: Warren Nielsen, Pegeen Hanrahan, John R. Barrow and Tom Bussing  
Absent: Chuck Chestnut

**000904**

**COMP PLAN AMENDMENT - CONCURRENCY MANAGEMENT, POTABLE WATER AND WASTEWATER, AND STORMWATER MANAGEMENT ELEMENTS (B)**

**ORDINANCE NO. 0-01-16; PETITION NO. 15CPA-01PB**

**An ordinance of the City of Gainesville, Florida, amending certain elements of the City of Gainesville 2000-2010 Comprehensive Plan to provide consistency with other elements of that Plan; amending the Concurrency Management Element by adding a certain area annexed into the City to Zone B of the Transportation Concurrency Exception Area; adding a policy to the Potable Water and Wastewater Element to show the addition into the Capital Improvements Element of the water main upgrade along a portion of Archer Road; amending policies of the Stormwater Element to provide consistency with the Capital Improvements Element regarding stormwater projects, to clarify that both public and public master stormwater basins are allowed, and to update the name of the Murphree Wellfield Management Zone; providing directions to the City Manager; stating intent to adopt the amended elements as part of the City of Gainesville 2000-2010 Comprehensive Plan; providing a severability clause; providing a repealing clause; and providing an effective date.**

*City of Gainesville Community Development Director Tom Saunders and Planning Manager Ralph Hilliard gave presentations.*

*NOTE: Commissioner Chestnut entered the meeting room at 7:11 PM.*

*Chair Bussing recognized Citizens Mark Goldstein and Dian Deevey who spoke to the matter.*

**RECOMMENDATION** *The City Commission (1) approve Petition 15CPA-01PB and (2) adopt the proposed ordinance.*

**A motion was made by Mayor-Commissioner Pro Tem Hanrahan, seconded by Commissioner Nielsen, that this matter be Approved (Petition) and Adopted on Final Reading (Ordinance). The motion carried by the following vote:**

**Votes:** Aye: Chuck Chestnut, Warren Nielsen, Pegeen Hanrahan and John R. Barrow

Nay: Tom Bussing

001149

**COMPREHENSIVE PLAN AMENDMENT - FUTURE LAND USE MAP CHANGES (B)**

**ORDINANCE 0-01-20; PETITION NO. 163LUC-00PB**

**An ordinance amending the City of Gainesville 1991-2001 Comprehensive Plan; by changing the land use categories of certain properties within the City as follows: (1) from "Residential High Density (8-100 units per acre)" to "Mixed-Use Medium Intensity" (14-30 units per acre) in an area generally located at 2306 SW 13th Street; (2) from "Residential Low Density (up to 12 units per acre)" to "Recreation" in an area generally located on the east side of NW 3rd Street between NW 4th Place and NW 6th Avenue; (3) from "Residential Medium Density (8-30 units per acre)", "Residential Low Density (up to 12 units per acre)", and "Single Family (up to 8 units per acre)" to "Single Family (up to 8 units per acre)", "Commercial", "Residential Medium Density (8-30 units per acre)", "Residential Low Density (up to 12 units per acre)" and "Conservation" in an area generally located west of NW 13th Street/US 441, east of NW 19th Street, north of NW 45th Avenue, and south of NW 53rd Avenue; (4) from "Planned Use District" to "Single Family (up to 8 units per acre)" in an area generally located between NW 68th Avenue on the south, the Turkey Creek Forest single-family subdivision on the north, US 441 on the east, and NW 43rd Street on the west; (5) from Alachua County "Commercial" to City of Gainesville "Commercial" in an area generally located at the 7100 block of West University Avenue on the north side; (6) from Alachua County "Commercial" to City of Gainesville "Mixed-Use Low Intensity (10-30 units per acre)" in an area generally located at the northeast corner of the intersection of SW 34th Street and Archer Road (SR 24); and (7) from Alachua County "Residential Low Density (1-4 units per acre)" to City of Gainesville "Single Family (up to 8 units per acre)" in an area generally located at the 2100 block of Williston Road on the north side; these changes are coincident with the Future Land Use Element amendment to be made part of the City of Gainesville 2000-2010 Comprehensive Plan; providing a severability clause; providing a repealing clause; and providing an effective date.**

*City of Gainesville Community Development Director Tom Saunders gave a presentation.*

**RECOMMENDATION** *The City Commission (1) approve Petition 163LUC-00 PB, and (2) adopt the proposed ordinance.*

**A motion was made by Commissioner Nielsen, seconded by Commissioner Chestnut, that this matter be Approved (Petition) and Adopted on Final Reading (Ordinance). The motion carried by the following vote:**

**Votes:** Aye: Chuck Chestnut, Warren Nielsen, Pegeen Hanrahan, John R. Barrow and Tom Bussing

**000620**

**COMP PLAN AMENDMENT - FUTURE LAND USE ELEMENT (B)**

**ORDINANCE NO. 0-01-17; PETITION NO. 163CPA-00PB**

**An ordinance of the City of Gainesville, Florida, amending the Future Land Use Element of the City of Gainesville 1991-2001 Comprehensive Plan; adding a goal and related objective and policies concerning sustainable development; adding provisions concerning encouragement of compact urbanism, transportation choice and protection of single-family neighborhoods; revising policies on wetlands; incorporating national flood insurance maps to delineate floodplain and flood channels for certain areas; incorporating traditional neighborhood development residential and mixed-use land use categories; adding provisions concerning a height limit in several land use categories; allowing sensitively designed residential uses in the commercial land use category; allowing retail, office, service and residential uses in the industrial land use category; providing criteria for changes to the Future Land Use Map; providing an expiration date for a particular PD overlay district; providing guidelines for development in the Idylwild/Serenola area; providing a goal and associated objectives and policies for improving and maintaining the vitality of neighborhoods; making minor amendments throughout; providing directions to the city manager; stating intent to adopt the amended element as part of the City of Gainesville 2000-2010 Comprehensive Plan; providing a severability clause; providing a repealing clause; and providing an effective date.**

*City of Gainesville Community Development Director Tom Saunders, Planning Manager Ralph Hilliard and Chief of Comprehensive Planning Dean Mimms gave presentations.*

*Chair Bussing recognized Citizens Paula Stahmer, James Higman, Mark Goldstein, Cindy Smith, Doris Bardon, Brad Guy, Dian Deevey and Francine Robinson who spoke to the matter.*

**REVISIONS:**

- 1. Page 7 - Objective 3.1 change "on" to "in the Future Land Use Map Series.....".*
- 2. Page 8 - 3.1.1 b. Wetlands language at the top of the page, delete last two sentences, keep first sentence only.*
- 3. Page 14 - First Paragraph - duplication "residential use shall not be a required*

*development component for public and private schools..."*

4. Page 14 - Last Paragraph. *"This category should/shall not be used to extend strip commercial development on a street. (Use the word "shall")*

5. Page 16 - FLUE Policy 4.1.1 Commercial: *Replace "a 5-story height limit" with "height limits of five stories or less." Also replace "build-to lines of 5-20 feet" with "modest build-to lines." Industrial: Replace "a 5-story height limit" with "height limits of five stories or less."*

**RECOMMENDATION** *The City Commission (1) approve Petition 163CPA-00 PB and (2) adopt the proposed ordinance.*

**A motion was made by Commissioner Nielsen, seconded by Mayor-Commissioner Pro Tem Hanrahan, that this matter be Approved (Petition) and Adopted on Final Reading (Ordinance), as revised. The motion carried by the following vote:**

**Votes:** Aye: Chuck Chestnut, Warren Nielsen, Pegeen Hanrahan, John R. Barrow and Tom Bussing

**ADJOURNMENT - 10:06 PM**

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Kurt M. Lannon, Clerk of the Commission