

City of Gainesville

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



Meeting Agenda

April 26, 2011

5:15 PM

City Hall, Room 16

Community Development Committee

*Commissioner Thomas Hawkins, Chair
Commissioner Scherwin Henry, Member
Commissioner Randy Wells, Member*

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

CALL TO ORDER**ROLL CALL****ADOPTION OF THE AGENDA**

The Community Development Committee approve adoption of the April 26, 2011 agenda as circulated.

APPROVAL OF MINUTES**100923. Community Development Committee Minutes of December 14, 2010 (B)**

RECOMMENDATION *The Community Development Committee approve the December 14, 2010 Minutes as circulated.*

100923_CDC Minutes 12-14-10_20110426.pdf

100924. Community Development Committee Minutes of January 25, 2011 (B)

RECOMMENDATION *The Community Development Committee approve the January 25, 2011 Minutes as circulated.*

100924_CDC Minutes 1-25-11_20110426.pdf

DISCUSSION ITEMS**100922. Review of Discussion Items and Pending Referrals (B)**

RECOMMENDATION *The Community Development Committee: 1) review the memo dated April 21, 2011 regarding the discussion items for the April 26, 2011 meeting; and 2) approve the pending referral list and proposed action schedule prepared by staff.*

100922A_Memo_20110426.pdf

100922B_Pending Referrals_20110426.pdf

080469 Status Update on the City Commission Strategic Initiative to Continue Implementation of the 10 Year Plan to End Homelessness (B)

This item is a request for the Community Development Committee to receive an update on the progress of Strategic Initiative 3.1.

Explanation: Strategic initiatives have been referred to Standing Committees and the

Community Redevelopment Agency (CRA), to promote efficient and effective communication streams between elected officials, city staff and Gainesville residents concerning the implementation of the City's Strategic Plan. On October 2, 2008, the City Commission referred each Strategic Initiative included in the FY 09/10 Strategic Plan to City Commission Standing Committees and the CRA to give elected officials the opportunity to receive updates on the progress of each strategic initiative and give policy guidance on the implementation of the strategic plan throughout the year.

Fiscal Note: None

RECOMMENDATION *The Community Development Committee receive an update on the progress of Strategic Initiative 3.1.*

Legislative History

10/2/08	City Commission	Referred	Community Development Committee
1/22/09	Community Development Committee	Approved as Recommended	

080469_CDC Backup_20090122.pdf

080469_Report_20110426.pdf

100686.

Pet Sitting in Single Family Neighborhoods (NB)

Explanation: The Committee reviewed this referral at its March meeting. The direction from the Committee was to continue the item and then incorporate staff comments for review by the Committee in April.

Following are staff (Assistant CM Fred Murry, Planning and Development Services Director Erik A. Bredfeldt, Planning Manager Ralph Hilliard, and Code Enforcement Manager Chris Cooper) comments relative to Ms. Randon's letter to the Committee dated March 15, 2011:

- 1. A definition of Pets needs to be specifically provided and focused on cats/dogs;*
- 2. No conflict would be allowable with regulations regarding Home Occupation Permits (HOP's) related to traffic (10 trips per day; 2 vehicles at a time);*
- 3. A not to exceed pet limitation of 10 should be included;*
- 4. Staff feels that overnights may be problematic and hours should be restricted to 7 am - 7 pm;*
- 5. Outdoor play areas need to be consistent with Residential, Single Family Zoning setbacks (7.5' in most instances);*
- 6. Indoor areas should be limited in some manner (20% of floor area to a maximum of 300 square feet potentially);*

7. Noise suppression should be considered as a requirement and be stipulated in the business/plot plan (see item 9 in Ms. Randon's letter);

8. Business Tax, appropriate insurance and roster (registration of Pets) should be required as components of the business plan (see reference above);

9. The Pet Sitting Use should only be allowable via SUP as a Specially Regulated Use;

10. Further stipulations in the Code should explicitly indicate that Kennel's, Breeding and Rescue Facility are not allowable in Residential, Single Family zoning districts.

Staff seeks direction from the Committee on the manner in which to move forward regarding this pending referral.

RECOMMENDATION *The Community Development Committee: 1) review comments from staff; and 2) provide feedback and direction to staff as appropriate.*

Legislative History

2/3/11 City Commission Referred (6 - 0 - 1 Absent) Community Development Committee

100686A_Attorney Presentation_20110322.pdf

100686B_City Comm Minutes 2-3-11_20110322.pdf

100686C_Memo dated 8-30-10_20110322.pdf

100686D_Review of Home Business_20110322.pdf

100686E_City Comm Agenda 11-22-10_20110322.pdf

100686F_Attorney Email dated 9-1-10_20110322.pdf

100686G_BOA Packet 11-02-10_20110322.pdf

100668.

Vehicle Parking in Multi-Family Residential Zoning Districts within the University Context Area (B)

This item was referred by the City Commission to the Community Development Committee to review the issue of vehicle parking conditions on private property located in Multi-Family residential zoning districts.

Explanation: The City of Gainesville regulates vehicle parking on private property located in Single-Family zoning districts within the University Context Area or a residential parking overlay district as provided in section 30-56.1 of the City of Gainesville Code of Ordinances. Section 30-56 provides regulation for parking including: dimensions of the parking area; allowable ground cover and proper landscaping; amount of the property that can be used for parking; and driveway plan approval requirements. The ideal result is to create well maintained and clearly defined parking areas that do not diminish the aesthetic value of the community.

Currently no such regulation exists in Multi-Family residential zoning districts within the University Context Area or residential parking overlay districts. In the University Context Area, Multi-Family districts are immediately adjacent to

Single-Family districts which are subject to vehicle parking regulations. In this regard there may be properties that are similar in appearance but due to the difference in zoning, may have a dramatically different parking situation.

Fiscal Note: None

RECOMMENDATION

The Community Development Committee: 1) review the presentation provided by Chair Hawkins; 2) discuss if a course of action should be set to address current conditions; and 3) provide feedback and direction to staff as appropriate.

Legislative History

2/17/11 City Commission Approved as Recommended (6 - 0 - 1 Absent)

100668_PPT from Chair_20110426.pdf

090392.

Vision for East University Avenue to Hawthorne Rd Corridor - 5 points area (B)

This item involves a request for the Community Development Committee to hear a presentation from Community Redevelopment staff on Eastern Gainesville - Vision, Infrastructure, and Achieving Results.

Explanation: In February we presented 3 parcels in East Gainesville to the CDC that offers redevelopment opportunities. The parcels identified were parcel #11299 Shands Land, parcel #16102 1717 SE 8th Avenue, and parcel #11339, 11340, 11341 GTEC land. We discussed the potential of developing these sites as a catalyst for future development along the Hawthorne Road corridor and the 5 points area. The CDC board asked staff to continue analyzing the three potential sites, by taking a look at the sites current infrastructure, zoning and land use as well as identifying the potential stakeholders and partners in the redevelopment of the parcels. As identified in staff's initial presentation, two of the sites, 1717 SE 8th Ave and GTEC are currently under the City's control and offer the City a great opportunity for development. The CRA is currently underway with planning the redevelopment of 1717 SE 8th Avenue into a sustainable residential development.

Staff performed a preliminary study of each parcel in order to provide the CDC with a snapshot of their current conditions. This snapshot will provide the CDC and City staff with a starting point to identify the needs of each parcel in order to support redevelopment and enable the CDC to direct staffs actions toward the creation of a redevelopment plan.

Fiscal Note: None at this time

RECOMMENDATION

The Community Development Committee: 1) receive presentation from staff; and 2) provide feedback and direction to staff as appropriate.

Legislative History

9/3/09	City Commission	Referred (6 - 0 - 1 Absent)	Community Development Committee
9/14/09	Community Development Committee	Discussed	
2/1/10	Community Development Committee	Deferred	
4/5/10	Community Development Committee	Discussed	

090392_Referral_20090914.pdf
090392a_Map CDC Mtg_20100201.pdf
090392_Memo CDC Mtg_20100201.pdf
090392A_Memo to CDC Sp Mtg_20100930.pdf
090392B_CDC Minutes 4-5-10_20100930.pdf
090392C_Map of 5 Points_20100930.pdf
090392_MOD PPT_20110222.pdf
090392_CRA PPT_20110426.pdf

MEMBER COMMENT**CITIZEN COMMENT****NEXT MEETING DATE**

Tuesday, May 24, 2011 5:15 pm

ADJOURNMENT