

# **City of Gainesville**

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



## **Meeting Minutes**

**Tuesday, 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

*The Community Development Committee was called to order at 5:15 PM.*

## ROLL CALL

Present: Scherwin Henry, Thomas Hawkins and Randy Wells

## ADOPTION OF THE AGENDA

*The Community Development Committee approved the agenda as circulated.*

## APPROVAL OF MINUTES

### 100923.

#### **Community Development Committee Minutes of December 14, 2010 (B)**

*The Community Development Committee approved the Minutes of December 14, 2010 as circulated.*

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

#### **Approved as Recommended**

100923\_CDC Minutes 12-14-10\_20110426.pdf

### 100924.

#### **Community Development Committee Minutes of January 25, 2011 (B)**

*The Community Development Committee approved the Minutes of January 25, 2011 as circulated.*

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

#### **Approved as Recommended**

100924\_CDC Minutes 1-25-11\_20110426.pdf

## DISCUSSION ITEMS

*These minutes are a summary of the meeting and is not verbatim discussion. A copy of the meeting recording will be provided upon request.*

### 100922.

#### **Review of Discussion Items and Pending Referrals (B)**

*The Community Development Committee reviewed the memo dated April 21, 2011 regarding the discussion items for the meeting, and discussed the pending referral list.*

**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.*

**Approved as Recommended**

100922A\_Memo\_20110426.pdf  
100922B\_Pending Referrals\_20110426.pdf  
100922\_Pending Referrals\_20110524.pdf  
100922\_Pending Referrals\_20110615.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.**

*The Community Development Committee received a brief history and update from Planning and City Attorney staff and Attorney Mark White (White & Smith, LLC) on this item.*

*On January 25, 2010, the City Commission reviewed a referral from the Community Development Committee representing the Committee's recommendations regarding various standards for accessory uses to Places of Religious Assembly in Residential Single Family Zoning Districts. In addition to passing a number of specific actions regarding implementation of the mechanics of accessory use operations, the Commission referred areas not acted upon by the Commission to the City's planning consultant, Planning Works. A moratorium was placed upon the issuance of City Manager permits regarding accessory uses until such time as the consultant reported back. Planning and City Attorney staff consulted with Attorney Mark White (White & Smith, LLC), associated with Planning Works on several occasions regarding this item.*

*Note: Commissioner Henry entered the meeting at 5:43 pm.*

*Note: Commissioner Nielsen entered the meeting at 5:56 pm.*

*Mr. White reviewed his draft report with the Committee via phone conference. Staff did not request any specific direction from the Committee at this time as this was a first draft, but noted that if the Committee had any comments or input, staff would incorporate that into a future iteration to be brought forward to the Committee and ultimately the City Commission.*

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

**Approved as Recommended**

080469\_CDC Backup\_20090122.pdf  
080469\_Report\_20110426.pdf

**100686.****Pet Sitting in Single Family Neighborhoods (NB)**

*The Community Development Committee heard a brief history and update from Planning & Development Director Erik Bredfeldt, which included a list of ten staff comments related to Ms. Randon's letter to the Committee dated March 15, 2011. The Committee discussed the comments and received additional input at the meeting from staff and citizens including Mr. Baber's Attorney, Ms. Randon. Commissioner Henry made the Motion: Direct City staff to bring this item to the City Commission with all ten of the staff recommendations with the exception of changing number four from "7 am - 7 pm" to "Monday through Friday 7 am - 7 pm, and Saturday and Sunday 9 am - 7 pm".*

*The Committee received comments on the motion on the floor from staff and citizens.*

*Commissioner Wells suggested amending the motion to direct City staff to bring this item to the City Commission with all ten of the staff recommendations with the exception of changing point number four to limiting pick-ups and drop-offs between the hours of "Monday through Friday 7 am - 7 pm, and Saturday and Sunday 9 am - 7 pm", and restricting the use of outdoor space overnight rather than limiting overnight stays of the animals indoors.*

*The Committee received additional comments on the motion amendment as suggested by Commissioner Wells.*

*Chair Hawkins reiterated that the original motion on the floor by Commissioner Henry is to: Direct City staff to bring this item to the City Commission with all ten of the staff recommendations with the exception of changing number four from "7 am - 7 pm" to "Monday through Friday 7 am - 7 pm, and Saturday and Sunday 9 am - 7 pm", and asked the other Commissioners for any additional comments or whether they wanted to vote on the motion or amend it.*

*Commissioner Henry noted that the thing to keep in mind is that the Committee is making a recommendation to the City Commission and as this comes before the Commission, the different points can be debated, so the recommendation from the Committee is not necessarily the final decision.*

*Chair Hawkins stated that he was comforted by Mr. Bredfeldt's comment that point four is suggesting that overnight stays may be problematic and this is something to address during the ordinance, but doesn't necessarily prohibit overnight stays. Commissioner Henry agreed and also noted that based on comments staff can look at a points system and bring that to the City Commission meeting with this item where more dialogue can be had between all the Commissioners.*

*Chair Hawkins asked Nicolle Shalley of the City Attorney's office to clarify the Ordinance process for all present, which she did. The Committee also briefly discussed Special Use Permitting and renewal timelines. Chair Hawkins restated the original motion by Commissioner Henry before bringing it to a vote.*

*MOTION: Direct City staff to bring this item to the City Commission with all ten of*

*the staff recommendations with the exception of changing number four from “7 am - 7 pm” to “Monday through Friday 7 am - 7 pm, and Saturday and Sunday 9 am - 7 pm”.*

*Chair Hawkins noted that he appreciated the way Code Enforcement staff responded properly to the complaint and how Planning staff looked proactively at potential problems with allowing this, and how to address the problems, and he fundamentally supported this as he had received input from citizens who feel that this is beneficial to neighborhoods.*

*The motion passed unanimously.*

*Commissioner Henry noted that at the same time of supporting one citizen and neighborhood that was supportive, that the City Commission also does not govern in a vacuum and should not necessarily force this on other neighborhoods that may not be supportive.*

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

**Approved as shown above (See Motion)**

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  
100686A\_Attorney Presentation\_20110721.pdf  
100686B\_City Comm Minutes 2-3-11\_20110721.pdf  
100686C\_Memo dated 8-30-10\_20110721.pdf  
100686D\_Review of Home Business\_20110721.pdf  
100686E\_City Comm Agenda 11-22-10\_20110721.pdf  
100686F\_Attorney Email dated 9-1-10\_20110721.pdf  
100686G\_BOA Packet 11-02-10\_20110721.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.**

*The Community Development Committee heard a presentation from Chair Hawkins and discussed the issue of regulating vehicle parking on private property located in Single-Family zoning districts. Commissioner Wells made the motion that included 5 points.*

*MOTION: 1) direct staff to develop a draft ordinance that would apply parking*

regulations for multi-family properties in all the University context areas, 2) approach UF to discuss the applicability of the campus development plan to the parking situation and their enforcement thereof, 3) encourage Code Enforcement, Gainesville Police Department, and the Public Works staff to develop an enhanced enforcement plan for this area which includes an initial notification/communication process to encourage behavior change of illegal parking and provides a window for compliance and increases enforcement, 4) request that staff provide an inventory of existing buildings where this is a problem, and 5) direct staff to report back on a procedure for placing barriers to parking where appropriate.

*Motion passed unanimously.*

**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.*

**Approved as shown above (See Motion)**

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.**

*The Community Development Committee heard a presentation from CRA Project Coordinator Malcolm Kiner on three potential redevelopment sites in East Gainesville; the former Kennedy Homes redevelopment site, the GTEC properties, and the Shands property. The Committee reviewed and discussed the challenges and opportunities of each site.*

*Commissioner Henry asked that staff look into using ConnectFree dollars for expenses such as new lift stations that may be required for the development needs being discussed; he specifically asked staff to discuss this with GRU Manager Bob Hunzinger and General Government Administrative Services Director Becky Rountree. After reviewing the "Moving Forward" slide in Mr. Kiner's presentation, Commissioner Henry asked that the 5th bullet, "Identify what types of development can be achieved on parcels", be moved up to the 3rd bullet position. He stressed that he would like to see the energy and resources put into moving these East Gainesville projects forward, similar to the way it was for the Innovation Square project.*

*MOTION: 1) The Committee accepts the report from staff, and 2) congratulate staff on fulfilling the vision.*

*Motion passed unanimously.*

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

**Approved as shown above (See Motion)**

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

**ADJOURNMENT**

*The meeting adjourned at 7:59 PM.*