

# **City of Gainesville**

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



## **Meeting Minutes**

**Wednesday, September 15, 2010**

**10:00 AM**

**City Hall, Room 16**

## **Community Development Committee**

*Commissioner Hawkins, Chair  
Commissioner Donovan, Member  
Commissioner 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 meeting was called to order at 10:00 a.m.*

## ROLL CALL

Present: Jack Donovan, Thomas Hawkins and Randy Wells

## ADOPTION OF THE AGENDA

*The Community Development Committee approved the September 15, 2010 agenda subject to and modified by a request by Erik Bredfeldt, Director of Planning and Development Services, that item 090322 - Greenbelt Study for City Perimeter (B) be moved to last place on the agenda.*

## APPROVAL OF MINUTES

### 100346.

#### **Community Development Committee Minutes of July 28, 2010 (B)**

*The Community Development Committee approved the July 28, 2010 minutes as circulated.*

*Erik Bredfeldt, Director of Planning and Development Services, handed out a brief summary of action on six Community Development Committee referrals. Referrals recommended for action include the following:*

*090303 - Request for Consideration of Providing Wastewater Service to the City of Waldo*

*The Committee reviewed and received an update on this matter that the City Commission had previously taken action on at the March 4, 2010 City Commission meeting. As a consequence of Commission action, the Committee moved that this item be removed from the CDC pending referral list.*

*100002 - Food Stamp Program*

*Staff provided an update on this item regarding the City's current participation in the existing Food Stamp program and on-going work with DCF. Staff will be responding to Committee questions regarding participation rates within the City vs. the County and to services offered at a specific staff identified location. This item was recommended for removal from the CDC pending referral list.*

*090366 - Provide a Forum for Review: Alachua General Hospital Site*

*The Committee reviewed proposed plans for the redevelopment of the Alachua General Hospital site over time in light of the existing regulatory regimen as outlined in the University Heights Special Area Plan. The Committee heard from staff, representatives of Shands and other interested parties. The Committee moved that staff and Shands representatives attempt to be more flexible in approach with respect to future proposed University Heights Special Area Plan amendments. It is anticipated that language regarding proposed amendments will come back to the*

*Committee at the October regular Committee meeting. Recommendation is the Community Development Committee to City Commission: 1) the staff continues to work with Shands representatives, their agents, CRA staff and other interested parties on amending the University Heights Special Area Plan and bring back a draft to the CDC in October; 2) continue this item on the Committee's pending referral list.*

*080817 - Citizen Comment - Robert Pearce - Street Lights Causing Road Glare*  
*Citizen Robert Pearce provided the Committee examples of lights affixed to existing City/CRA utility poles that did not appear to adhere to City regulations. After review by the Committee, the Committee recommended the following: 1) the CRA review existing fixtures; 2) GRU review existing utility poles; 3) Code Enforcement review any outstanding Code violations; 4) Parks, Recreation and Culture review its inventory of lights; and, 5) that Building Inspections review its procedures regarding the issuance of electric permits. Recommendation is the Community Development Committee to City Commission: 1) the CRA review all existing light fixtures in the context of current City regulations; 2) GRU review all existing utility poles in the context of current City regulations; 3) Code Enforcement review any outstanding Code violations regarding lighting; 4) Parks, Recreation and Culture review its inventory of lights at various facilities in the context of current City regulations ; 5) Building Inspections review its procedures regarding the issuance of electric permits for the purpose of lighting; and, 6) recommend this referral be removed from the CDC pending referral list.*

*090737 - Historic Preservation Issues - Referral to the CDC*  
*Staff provided an overview of the City's Historic Preservation Program to the Committee over time. The Committee recommended that the City Manager receive and present additional information on the Main Street Program and that staff enter into conversations with representatives from the College Park, Golfview and 5th Avenue/Pleasant Street neighborhoods on the implementation of future historic districts. Recommendation is the Community Development Committee to City Commission: 1) the City Manager receive and present additional information to the Commission on the applicability of the Florida Main Street Program in Gainesville; and, 2) staff contact representatives of the College Park, Golfview and 5th Avenue/Pleasant Street neighborhoods to inquire about the interest in implementation of future historic districts; and, 3) recommend this referral be removed from the CDC pending referral list.*

**RECOMMENDATION**    *The Community Development Committee approve the July 28, 2010 Minutes as circulated.*

100346\_7-28-10 Minutes\_20100915.pdf

## DISCUSSION ITEMS

### **090310.**

#### **Sidewalk and Road Improvement Plan (NB)**

*The Community Development Committee heard an overview by Erik Bredfeldt, Director of Planning and Development Services and heard an update from Deborah Leistner, Transportation Planning Manager, Public Works.*

*Chair Hawkins, Commissioner Wells and Commissioner Donovan spoke to the matter.*

*MOTION: Chair Hawkins moved, with a second on the floor, to continue this item until the Public Works Department hires additional staff to complete this project.*

*The Motion carried with a 3-0 vote.*

**RECOMMENDATION** *The Community Development Committee continue this item until such a time that the Public Works Department has had an opportunity to hire additional staff for this project.*

090310a\_Letter\_20090914.pdf

090310b\_Comm Approval\_20090914.pdf

090310\_Map for CDC Mtg\_20100405.pdf

### **090322.**

#### **Greenbelt Study for City Perimeter (B)**

**This item involves analyzing existing plans and policies designed to establish and maintain a Greenbelt around the City of Gainesville's incorporated perimeter.**

*The Community Development Committee heard an overview by Erik Bredfeldt, Director of Planning and Development Services and heard detail discussion by Ralph Hilliard, Planning Manager.*

*Chair Hawkins, Commissioner Wells and Commissioner Donovan spoke to the matter.*

*MOTION: Chair Hawkins moved, with a second on the floor, to:*

*1) Ask GRU to incorporate some land conservation programs to mitigate impacts of its operations; 2) ask Public Works to look at our existing drainage and stormwater facilities to make them more visually attractive as well as environmentally effective; 3) GRU either retain ownership of the 121 rail or dispose of it to an appropriate environmental organization in whole; 4) Map a trail circulator of our existing green spaces and right of ways; and, 5) Remove this item from our referral list.*

*Commissioner Wells added to the Motion : 6) Staff is directed to come up with a green way standard.*

*The Motion carried by a vote of 3-0.*

**RECOMMENDATION** *The Community Development Committee review the information and provide direction to staff.*

090322\_Approval\_20090924.pdf  
090322a\_CDC Mtg\_20100201.pdf  
090322\_Memo CDC Mtg\_20100201.pdf  
090322b\_Map\_20100201.pdf  
090322\_CDC Mtg\_Approval\_20100405.pdf  
090322a\_CDC Mtg\_Analysis\_20100405.pdf  
090322b\_CDC Mtg\_Memo\_20100405.pdf  
090322c\_CDC Mtg\_Map\_20100405.pdf  
090322a\_Analysis\_20100915.pdf  
090322b\_Map\_20100915.pdf

**090795.****Nuisance Abatement (NB)**

**The City Commission referred aspects of the City of Port St. Lucie, Florida's nuisance abatement program to the Community Development Committee for further review.**

*The Community Development Committee heard an overview of this item by Erik Bredfeldt, Director of Planning and Development Services and heard presented discussion from Chris Cooper, Code Enforcement Director.*

*Chair Hawkins, Commissioner Wells and Commissioner Donovan spoke to the matter.*

*Fred Murry, Assistant City Manager, spoke to the matter of the City code enforcement process regarding real estate property.*

*MOTION: Chair Hawkins moved, with a second on the floor, to continue this item on the Community Development Committee referral list and directed staff to report back with an update.*

*The Motion carried with a 3-0 vote.*

**100057.****Dog Sitting Business in Single Family Neighborhoods (B)**

*The Community Development Committee heard an overview of this item by Erik Bredfeldt, Director of Planning and Development Services.*

*Chair Hawkins, Commissioner Wells and Commissioner Donovan spoke to the matter. Commissioner Mastrodicasa was in attendance at this meeting and spoke to the matter.*

*Sondra Randon, Esquire, Folds & Walker, LLC, spoke to the matter of this item and requested a continuance until after the Board of Adjustments meeting scheduled for October 5, 2010.*

*MOTION: Chair Hawkins moved with a second on the floor that this item be continued until the November 2010, Community Development Committee meeting.*

*The Motion carried with a 3-0 vote.*

**RECOMMENDATION**    *The Community Development Committee continue this item pending the outcome of the Petition to the Board of Adjustment regarding this matter.*

100057\_Memo & White Paper\_20100915.pdf  
100057\_Citizen Request\_20100915.pdf  
100057A\_CDC 11-22-10 Agenda\_20101216.pdf  
100057B\_CDC 8-30-10 Memo\_20101216.pdf  
100057C\_CDC Ordinance Review\_20101216.pdf  
100057D\_Email 9-30-10\_20101216.pdf  
100057\_BOA Staff Rpt\_20101216.pdf

## **PENDING REFERRALS**

*040180 -- Principles of Sustainability in Significant Decisions*  
*050761 -- Energy Efficiency Standards and Requirements (GRU requested to present at October Meeting)*  
*061025 -- Landlord License Fees for Non-Conforming Uses*  
*070777 -- Removal of Lien Affecting 1245 SE 4th Ave & 1239 SE 3rd Ave*  
*080465 -- Initiative 2.4: Ensure Transparent, Efficient and Consistent Regulation of Land Development in Furtherance of the Comprehensive Plan*  
*080467 -- Increase the Amount of Affordable and Low Cost Housing Throughout the City - CCOM Strategic Initiative*  
*080468 -- Improve Coordination with Alachua County in Order to More Effectively Plan And Develop Gainesville's Urban Reserve Area - CCOM Strategic Initiative*  
*080469 -- Continue Implementation of the 10 Year Plan to End Homelessness (One Stop Center, Review Ordinances to Increase Beds, etc.) - CCOM Strategic Initiative*  
*080473 -- Continue Annexation Effort In the Urbanized Area In Order to Maintain Social, Economic, and Financial Diversity - CCOM Strategic Initiative*  
*080817 -- Citizen Comment - Robert Pearce - Light Trespass Issues*  
*080980 - Design Charrette/Future Use of the 39th Avenue Public Works Compound*  
*090303 - Request for Consideration of Providing Wastewater Service to the City of Waldo (Pending Removal)*  
*090310 - Sidewalk & Road Improvement Plan*  
*090311 - Utility Infrastructure to Support Small, Urbanized Areas*  
*090322 - Greenbelt Study for City Perimeter*  
*090392 - Vision for East University Avenue to Hawthorne Rd Corridor - 5 Points Area*  
*090648 - Contaminants from the Cabot-Koppers Superfund Site (3/18/10 retitled to "Industrial Stormwater Pollution and Airborne Dust Pollution")*  
*090679 - City of Gainesville Land Acquisition Process*  
*090737 - Historic Preservation Issues*  
*090795 - Nuisance Abatement Referral*  
*090925 - Strategic Initiative 6.1 - Develop Creative Ways to Measure Progress in Code Enforcement*  
*090934 - Neighborhood Meetings (Pending Removal)*  
*100001 - Transfer of Development Rights*  
*100002 - Food Stamp Program(Pending Removal)*

*100057 - Dog Sitting Business in Single Family Neighborhoods  
100220 - Neighborhood Parking Decal Fees*

**MEMBER COMMENT**

**CITIZEN COMMENT**

*Mary Anderson, citizen, spoke to the matter of retaining old trees in the City and of her concern of unnecessary tree removals around the city.*

**NEXT MEETING DATE**

**ADJOURNMENT**