

City of Gainesville

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



Meeting Agenda

September 20, 2004

10:00 AM

City Hall, Room 16

Community Development Committee

*Commissioner Chuck Chestnut, Chair
Commissioner Craig Lowe, 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****APPROVAL OF MINUTES****040362****Minutes of August 5, 2004 (B)****RECOMMENDATION***The Committee approve the minutes of August 5, 2004.***DISCUSSION OF PENDING REFERRALS****040007****Cluster Subdivision Definitions and Criteria (B)****RECOMMENDATION***The Committee recommended staff revise the draft ordinance and report back to the Committee November 4, 2004.***Legislative History**

5/24/04 City Commission Referred (6 - 0 - 1 Absent) Community Development Committee

6/24/04 Community Development Committee Approved as Recommended

040007_200501101300.pdf

031022**Landlord Licensing Fee Schedule (NB)****RECOMMENDATION***The Committee recommended staff to report back February 3, 2005.***Legislative History**

3/15/04 City Commission Referred (6 - 0 - 1 Absent) Community Development Committee

5/3/04 Community Development Committee Approved as Recommended

6/24/04 Community Development Committee Approved as Recommended

031226**NHDC Subsidized Housing Requirements (B)****RECOMMENDATION**

The Committee recommended staff to report back November 4, 2004 in order to research what the options could be for instituting additional penalties, short of foreclosure, based on the amount of the SHIP assistance.

Legislative History

4/26/04	City Commission	Referred (6 - 0 - 1 Absent)	Community Development Committee
5/3/04	Community Development Committee	Approved as Recommended	

002555**Design Review Process (NB)****RECOMMENDATION**

Have staff research site planning review in comparable college towns such as Norfolk, New Haven, Boulder, and Eugene. The Committee would like to see what the Economic Development Committee recommends before the Community Development Committee takes any action. Keep this as an on-going discussion and report back on October 7, 2004.

Legislative History

4/4/02	City Commission	Discussed	
5/9/02	City Commission	Discussed	
5/9/02	City Commission	Referred	Community Development Committee
7/1/02	Community Development Committee	Approved as Recommended	
3/4/03	Community Development Committee	Approved as Recommended	
10/6/03	Community Development Committee	Approved as Recommended	
4/5/04	Community Development Committee	Approved as Recommended	

040188**Increased Civic Engagement (NB)**

RECOMMENDATION

City support for crisis increased civic engagement - Explore a One-Stop Service Center.

Help build more low-cost housing - The City produce low-cost housing to the maximum extent that funding allows, through the City's development of Cedar Grove II Phase IV, new houses in Booker T. Washington Heights (Duval), new houses and renovations in the Fifth Avenue/Pleasant Street model block areas, and the Robinson property development in Porters' renovating the maximum number of units that resources allow; funding nonprofit organizations to fund new construction and renovations; and recommend the City coordinate closely with Gainesville Housing authority on attempting to fund and implement Hope VI projects.

Define the community's obligation to those in need - City assists the homeless, very-low-income, low-income and moderate-income citizens, with an emphasis on dispersed and mixed-income development when possible.

Adopt community design standards that consider the needs of older adults and people that consider the needs of older adults and people with disabilities - Establish a relationship between the Community Development Committee and Disability Advisory Committee to better incorporate their view of community design standards that are relevant to disability access.

Legislative History

7/12/04	City Commission	Referred (7 - 0)	Community Development Committee
8/5/04	Community Development Committee	Approved as Recommended	
9/13/04	City Commission	Approved as Recommended (6 - 0 - 1 Absent)	

040060**Future Land Use of SW 34th Street Corridor Between Archer and Williston Roads (B)**

Explanation: The Southwest 34th Street corridor was recently annexed into the City. It presently contains a grouping of properties with commercial land use designations at 34th Street and Archer Road. It contains another group of properties with commercial and mixed-use land use designation at 34th Street and Williston Road. Midway between these two commercial areas, there is one small area with mixed-use land use designation. Outside these three areas of

commercial and mixed-use land use, the remainder of the 34th Street corridor between Archer Road and Williston Road has residential land use designations.

The Community Development Committee discussed the long-term vision for this corridor. The Committee concluded that the existing segments with residential land use are important to the corridor. The Committee recommended that the long-term vision for this corridor should continue to include the residential segments (which could include uses such as condominiums, apartments or extended stay hotels), or that land use changes should only be considered if they are truly mixed-use developments containing both residential and commercial/office.

Fiscal Note: None

RECOMMENDATION

Community Development Committee to the City Commission: 1) Maintain the character of the corridor with the three distinct commercial/mixed use areas and outside those areas maintain the residential character (which might include condominium, apartment or extended stay motel uses), or consider land use changes only if they are truly mixed-use development; and 2) remove this item from the referral list.

Legislative History

6/14/04	City Commission	Referred (6 - 0 - 1 Absent)	Community Development Committee
6/24/04	Community Development Committee	Continued	
8/5/04	Community Development Committee	Approved as Recommended	

030166

Bicycle Parking Requirements (B)

RECOMMENDATION

Staff to report back to the Committee in September with information on what types of evidence would be used for the proposed bicycle parking regulations; list examples of the types of uses or location where reduced bicycle parking was appropriate; provide examples of the number of bicycle parking spaces to be reduced.

Legislative History

7/14/03	City Commission	Referred (7 - 0)	Public Works Committee
12/16/03	Public Works Committee	Discussed	
4/5/04	Public Works Committee	Referred	City Plan Board
5/10/04	City Commission	Referred (4 - 3)	Community Development Committee

6/24/04 Community Development Committee Continued
 8/5/04 Community Development Committee Approved as Recommended
 030166_200502141300.pdf

040025**Update of City's Housing Code (B)**

RECOMMENDATION *Staff report back with final changes to the Housing Code.*

Legislative History

6/14/04 City Commission Approved as Recommended (6 - 0 - 1 Absent)
 6/14/04 City Commission Referred Community Development Committee
 6/24/04 Community Development Committee Continued
 8/5/04 Community Development Committee Approved as Recommended

040025a_200502141300.pdf
 040025b_200502141300.pdf
 040025c_200502141300.pdf
 040025d_200502141300.pdf
 040025_200508081300.pdf
 040025_200508221300.pdf

040068**Development Projects Cut-Off Dates (NB)**

RECOMMENDATION *Hear an update from staff on the proposed subdivision plat process update. Same as Item No. 040067.*

Legislative History

6/14/04 City Commission Referred (6 - 0 - 1 Absent) Community Development Committee
 8/16/04 City Commission Referred Community Development Committee

NEW BUSINESS**040301****Voucher Program for Housing (NB)**

RECOMMENDATION *The City Commission refer to the Community Development Committee the concept of a voucher*

program for housing.

Legislative History

8/9/04 City Commission Referred (5 - 0 - 2 Absent) Community Development Committee

040299

Owner/Occupancy of Subsidized Housing (B)

RECOMMENDATION

The City Commission refer to the Community Development Committee the general issue of owner/occupancy requirements in affordable housing that use public funds.

Legislative History

8/9/04 City Commission Referred (6 - 0 - 1 Absent) Community Development Committee

NEXT MEETING DATE

October 7, 2004 10:00 AM

ADJOURNMENT