

City of Gainesville

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



Meeting Minutes

Monday, 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

The meeting was called to order at 10:00 AM

ROLL Call

Present: Chuck Chestnut and Craig Lowe

ADOPTION OF AGENDA

The agenda was approved as circulated

APPROVAL OF MINUTES

040362 Minutes of August 5, 2004 (B)

RECOMMENDATION *The Committee approve the minutes of August 5, 2004.*

Approved as Recommended

DISCUSSION OF PENDING REFERRALS

040007 Cluster Subdivision Definitions and Criteria (B)

Tom Saunders, Community Development Director, reviewed the proposed Cluster Subdivision ordinance with the Committee. He stated that applications for cluster subdivisions would be classified as either environmental or infill, based on the appropriate criteria. He explained that the proposed draft ordinance would require developers to be very specific about the benefits of requests to cluster subdivisions for environmental or infill purposes.

Commissioner Lowe indicated that he understood that the purpose of the ordinance was to allow cluster subdivisions to provide a higher level of protection, but still provide an incentive for cluster development. He suggested a middle ground to the proposed environmental criteria.

Ralph Eng, citizen, stated the matter of heritage trees needed to be clarified by definition in the Land Development Regulations. He suggested that the proposed ordinance was too restrictive in the matter of protecting trees. He further suggested changes in the calculations regarding open space.

Monica Cooper, DRB Member, indicated that often a developer tried to save trees, but later encroachment would not allow them to survive. She suggested that features on the site to be protected be identified. She noted that incentives could be provided for the developer in the area of stormwater design.

RECOMMENDATION *The Committee recommended staff revise the draft ordinance and report back to the Committee November 4, 2004.*

Approved as Recommended

031022 Landlord Licensing Fee Schedule (NB)

Mr. Saunders stated that the original referral had been whether the late fees are too high. The Committee had concluded they are not. He explained that staff met and reviewed the matter and determined that it was best to enforce the existing regulations requiring landlords to obtain a permit.

RECOMMENDATION *The Committee recommended staff to report back February 3, 2005.*

Approved as Recommended

031226 NHDC Subsidized Housing Requirements (B)

Mr. Saunders stated that the Committee had received a report from Mr. Hencin about the status of the three different funding sources for the house located at 4106 N.E. 17th Terrace in Ironwood Village. He explained that, at the present time, there was no additional information from the County Attorney on whether there was a violation because the owner was away at school.

Commissioner Chestnut cited a concern regarding the duration of the repayment agreement with the purchasers.

Kevin Claney, citizen stated that there are three people renting the home. He noted that the yard was not being kept up, and there were too many cars in the yard. He stated that there were clauses in the agreement that the home could not be a rental.

Mr. Saunders stated that staff was proposing in the update of the LHAP for next year that there be strict language regarding forgiveness in event of sale.

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.*

Approved as Recommended

002555 Design Review Process (NB)

Mr. Saunders described the recommendations of the City Government Committee regarding the development review process.

The Committee did not support eliminating the neighborhood meeting, and wished to

have an ecological scientist and a citizen be added to the membership slots of the Development Review Board.

Ralph Eng, citizen, explained that from past experience, there was very little turnout from the neighborhoods when neighborhood meetings were held. He suggested limiting neighborhood meetings to projects that abut residential neighborhoods, or were residential projects. He noted that advertising expenses and consultants' and architects' expenses for the meetings are costly.

Mr. Saunders noted that the tasks outlined under the annual Florida Community Design Center contract will depend on the outcome of the development review process discussion.

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.*

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.

Continued

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

Mr. Saunders and Mr. Hilliard presented information about the present land use designations and character on S.W. 34th Street between Archer and Williston Roads. The corridor was recently annexed into the City and is all residential land use except for three concentrated areas.

Mr. Eng and Keith Crutcher spoke to the matter regarding their requests.

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.*

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.*

Continued

040025 Update of City's Housing Code (B)

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

Continued

040068 Development Projects Cut-Off Dates (NB)

The Committee decided to discuss all design review and development review process issues under the design review process agenda item. The Committee wishes to hear periodic updates on the proposed subdivision plat process revisions.

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

Approved as Recommended

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.*

Continued

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.*

Continued

NEXT MEETING DATE

October 7, 2004 10:00 AM

ADJOURNMENT

The meeting adjourned at 12:50 p.m.