

# City of Gainesville

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



## **Meeting Agenda**

**January 6, 2016**

**1:00 PM**

**Roberta Lisle Kline Conference Room**

## **Community Development Committee**

*Mayor-Commissioner Pro Tem Craig Carter, Chair  
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

## APPROVAL OF MINUTES

[150660.](#)

Community Development Committee Meeting Minutes of  
December 2, 2015 (B)

**RECOMMENDATION**

*The Community Development Committee approve  
the minutes of the December 2, 2015 meeting as  
submitted.*

[150660\\_December 2 2015 Draft Minutes\\_20160106.pdf](#)

[150661.](#)

Community Development Committee Special Meeting Minutes of  
December 8, 2015.

**RECOMMENDATION**

*The Community Development Committee approve  
the minutes of the December 8, 2015 special  
meeting on Cycle Pubs.*

[150661\\_December 8 2015 Draft Minutes\\_20160106.pdf](#)

## DISCUSSION OF PENDING REFERRALS

[140930.](#)

Property Assessed Clean Energy (B)

Alachua County staff will provide a presentation on the status of a  
Property Assessed Clean Energy (PACE) program.

*Explanation: Alachua County staff has been working to develop a Property Assessed  
Clean Energy (PACE) program. County efforts included a solicitation  
seeking Third Party Administrators (TPAs) for a PACE program.  
Currently one TPA is confirmed and is offering its program in Alachua  
County and all municipalities; a second is in negotiation. General  
Government and GRU staff have been monitoring the development of a  
PACE program. County staff will provide a presentation and be  
available for questions.*

*Fiscal Note: There is no fiscal impact.*

RECOMMENDATION

*The Committee hear a presentation by County Staff.*

Legislative History

4/16/15 City Commission Referred to the Community Development Committee

[140930A AC PACE Agenda Item 20160106.pdf](#)

[140930B AC PACE enabling resolution 20160106.pdf](#)

[140930C AC PACE Policy and Procedural Framework 20160106.pdf](#)

[140930D AC PACE Final Responses 20160106.pdf](#)

[140930E AC Interlocal Agmt Green Corr. PACE 20160106.pdf](#)

[140930F PACE presentation 20160106.pdf](#)

[140627.](#)

**Tiny/Small Houses (B)**

**This item is a request for the Community Development Committee to explore the concept of tiny houses as part of its ongoing research on Achievable Housing.**

*Explanation: The “tiny house” or “small house” movement is an architectural movement that encourages a return to houses of less than 1000 square feet. To be “tiny”, a house should be no more than 400 square feet; these houses are frequently built on wheels and either towed around to different locations or parked in RV communities. “Small” houses are typically between 400 and 1000 square feet in size, are built on a foundation, and must meet the same building codes as larger houses. Design is key, so that homeowners can get the most out of their space, and the focus is often on utilizing dual-purpose features and emphasis on vertical design and space-saving equipment and furniture.*

*The movement is also a social movement, popularized after the financial crisis of 2008, as the lower cost of building and maintaining a small home became more attractive. Small houses are typically less expensive to build than larger homes, so it is easier to own the home outright, save money on taxes, utilities, and “stuff” to fill the home, and pay down other debt. They allow homeowners to be more energy efficient and lower their carbon footprint. The small house lifestyle encourages people to spend less time consuming and more time experiencing the world and relationships.*

*Small houses have been touted as a possible solution for issues of homelessness, lack of affordable housing, and downsizing for the elderly. Despite the popularity of large homes, small houses made up 8 percent of new home construction in 2014. However, some small home advocates have experienced challenges from zoning regulations that may specify minimum square footage or the legal placement of a tiny house on wheels. Some developers are creating communities of small houses called “pocket neighborhoods”.*

*Fiscal Note: There is no fiscal consequence for discussing this topic.*

**RECOMMENDATION**

*The Community Development Committee explore whether the tiny/small houses concept would be beneficial option for achievable housing in Gainesville.*

**Legislative History**

1/15/15 City Commission Approved as Recommended

[140596 CDC Minutes for 12-3-14 20150107.pdf](#)

[140627A Rockledge Ordinance 20160106.pdf](#)

[140627B Thacker-Tiny Housing Presentation 20160106.pdf](#)

[150668.](#)

Review of Pending CDC Referrals (B)

**RECOMMENDATION**

*The Community Development Committee review and approve the pending referral list and proposed action schedule prepared by staff.*

[150668 Pending Referral List 20160106.pdf](#)

**MEMBER COMMENT**

**CITIZEN COMMENT**

**NEXT SPECIAL MEETING DATE -- Wednesday, January 27, 2016 at 1:00pm (Tree Ordinance)**

**NEXT REGULAR MEETING DATE -- Wednesday, February 3, 2016 at 1:00pm.**

**ADJOURNMENT**