

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## Minutes

Wednesday, 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

*Chair Carter called the meeting to order at 1:05pm.*

## ROLL CALL

**Present** 2 - Commissioner Wells, and Carter

## ADOPTION OF THE AGENDA

*The Community Development Committee adopted the agenda as presented.*

**Adopted**

## APPROVAL OF MINUTES

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

[150660.](#) Community Development Committee Meeting Minutes of December 2, 2015 (B)

**Attachments:** [150660 December 2 2015 Draft Minutes 20160106.pdf](#)

*The CDC approved the minutes as presented.*

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

**Approved as Recommended**

[150661.](#) Community Development Committee Special Meeting Minutes of December 8, 2015.

**Attachments:** [150661 December 8 2015 Draft Minutes 20160106.pdf](#)

*The CDC approved the minutes as presented.*

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

**Approved as Recommended**

## 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.

**Attachments:**    [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](#)  
[140930 PACE presentation 20160218.pdf](#)

*Assistant City Manager Paul Folkers provided a brief history of the City's involvement with the Property Assessed Clean Energy (PACE) program. Alachua County has developed the program, so Mr. Folkers introduced Rachel Wayne of Alachua County's Office of Sustainability, who gave a detailed presentation of the program. PACE is a Housing and Urban Development (HUD) program that allows residential or commercial property owners to apply for capital from Third Party Administrators (TPAs) to fund a retrofit of their building. The loan is repaid with the property-owners' property taxes to the lender, via the tax collector and property appraiser. The County feels this program will help residents adopt solar technology, decrease utility fees or insurance premiums, and/or reduce their carbon footprint, among other benefits, and that it will allow for some local job growth in the construction field. Commissioner Wells stated that the County (with the City's help) should emphasize that this is simply a funding option and encourage citizens to shop for the best financing they can find. The Committee agreed that a brief version of the informational presentation should be brought to the City Commission, letting them know that cities may choose to opt out of involvement, but that the Committee does not recommend opting out. Further, the Committee would like GRU to be part of the contractor review process and that an initial, third party energy audit should be required so that citizens are not oversold on upgrades or equipment they don't need.*

**RECOMMENDATION**            *The Committee hear a presentation by County Staff.*

**Discussed**

[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.**

**Attachments:**    [140596 CDC Minutes for 12-3-14 20150107.pdf](#)  
[140627A Rockledge Ordinance 20160106.pdf](#)  
[140627B Thacker-Tiny Housing Presentation 20160106.pdf](#)

*Assistant City Manager Fred Murry introduced the continuation of this topic from previous discussions about achievable housing. Ralph Hilliard, Planning Manager for the City of Gainesville, gave an informational presentation about tiny house living, beneficial reasons for adopting the lifestyle, and some of the municipal regulations that can make tiny houses cost inefficient investments, which is the opposite of their intent. Commissioner Carter emphasized that, if the City is going to allow tiny house development, we should make it as simple as any other building permitting process. Commissioner Wells asked how we can make sure tiny homes are a quality and affordable alternative for Gainesville. It was decided that the Planning Office will*

*schedule a mock First Steps meeting to include relevant City departments, such as Code Enforcement, Public Works, Fire Rescue, and Gainesville Regional Utilities, as well as developers, surveyors, and other professionals who can help identify what the costs and variables are to making tiny house construction an easy process in Gainesville.*

**RECOMMENDATION**

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

**Discussed**

[150668.](#)

Review of Pending CDC Referrals (B)

**Attachments:**

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

[150668 Pending Referral List 20160203.pdf](#)

**RECOMMENDATION**

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

**No Action Taken**

**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**

*The meeting was adjourned at 3:37pm.*