

# **City of Gainesville**

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



## **Meeting Minutes**

**Thursday, August 5, 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 10:05 A.M.*

**ROLL CALL**

Present: Chuck Chestnut and Craig Lowe

**ADOPTION OF THE AGENDA**

*Approved as Recommended*

**APPROVAL OF MINUTES****040159 Minutes of June 24, 2004 (B)**

**RECOMMENDATION** *The Committee approve the minutes of June 24, 2004.*

**Approved as Recommended**

**DISCUSSION OF PENDING REFERRALS****031180 Design Review Recommendations (B)**

*Tom Saunders Community Development Director, stated that staff researched whether and how best to do an RFQ for paint color palettes. He discussed the Munsell approach to paint colors, and noted that there were facilities using that method.*

**RECOMMENDATION** *Hear a presentation from staff regarding the Munsell approach.*

**Approved as Recommended**

**030751 Keeping or Eliminating Floor Area Ratios (NB)**

*Mr. Saunders explained that the Commission had referred to the Community Development Committee review of FARs, and that in January the Committee had discussed the various districts in which they should be removed.*

**RECOMMENDATION** *The Committee recommended removing this item from the referral list.*

**Approved as Recommended**

**030390 Residential Conservation (RC) Zoning Issues (NB)**

*Mr. Saunders explained that the item had come before the Commission several times in the past four years. He indicated that the City Plan Board had heard a petition on the matter, and that the Commission would make a decision on the petition in August.*

**RECOMMENDATION** *The Committee recommended removing this item from the referral list.*

**Approved as Recommended**

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

*Jim Garrett, Code Enforcement Manager, reviewed the recommended Housing Code changes with the Committee.*

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

**Approved as Recommended**

**030166 Bicycle Parking Requirements (B)**

*Mr. Saunders explained that the Public Works Committee had reviewed this item and that when it was reported back to the Commission, the Commission referred the matter to this Committee. He noted that the Bicycle Pedestrian Advisory Board had expressed concerns, leading to the City Commission referral to the Community Development Committee.*

*Jason Simmons, Planner, stated that staff recommended language that would allow for the reduction in the required number of bicycle parking spaces, based on existing language for the reduction of automotive parking spaces. He explained that the language would be modified to fit bicycles. He noted that there was currently no provision in the code to reduce bicycle parking.*

*Commissioner Lowe cited concerns with the specificity of the proposed language.*

**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.*

**Approved as Recommended**

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

*Mr. Saunders explained that there had been requests from planners and developers to rezone and change the land use for some residential parcels to commercial or mixed-use.*

*Keith Krutcher, citizen, indicated that he would like to change the land use on vacant parcels near Archer Road and 34th Street, and allow continuation of commercial development. He suggested that such development would pull traffic away from Archer Road.*

*Ralph Eng, citizen, explained that he would like to change the land use to commercial on a 5-acre parcel fronting on Old Archer Road.*

**RECOMMENDATION** *Commissioner Lowe recommended that staff review the proposal and determine the wide range of impacts of such a land use change, and report back to the Committee at the September 2, 2004 meeting.*

**Approved as Recommended**

**040160 Recreational Vehicle Parking Ordinance (B)**

*Mr. Saunders stated that Ms. Schwertley, a citizen, was requesting a change in the code that would prohibit using a fence as an impediment to recreational vehicle parking inside or rear yards. He and Dana Crosby from the City Attorney's office, explained that it was difficult to make a code change retroactive for an existing situation.*

*Citizens spoke to the matter.*

**RECOMMENDATION** *The Committee recommended removing this item from the referral list.*

**Approved as Recommended**

**040180 Principles of Sustainability in Significant Decisions (NB)**

*After considerable discussion, the Committee decided that, because of the breadth of the definition, it would be best to retain only the planning and land use decisions as active items for discussion.*

**RECOMMENDATION** *Keep the planning portion of the item active, and request that staff report back to the Committee on how sustainability is incorporated into the planning process; recommend to the Commission that an interdepartmental staff committee be formed within 30 days to examine sustainability in all aspects of City government, including GRU.*

**Approved as Recommended****040186 Comprehensive Homeless Shelter Facilities (NB)**

*The Committee decided to address the Comprehensive Homeless Shelter Facilities item and Community Wide Plan to End Homelessness item together.*

*Tom Saunders stated that he would summarize in a memo to the City Manager the five items that were referred from the Mayor's Transition/Brainstorming Committees.*

**RECOMMENDATION** *Revisit in November after staff has had an opportunity to visit comprehensive homeless facilities in Leesburg (August 31st) and Clearwater (October 22nd).*

**Approved as Recommended****040187 Community Wide Plan to End Homelessness (NB)**

*Mr. Saunders reported on staff's recommendations.*

**RECOMMENDATION** *Identify roadblocks and develop and implement a community-wide plan that will lead to an end of homelessness with ten years. - Use guidelines and examples from the U.S. Interagency Council on Homelessness, the National Alliance to end homelessness and other sources on developing local plans to end homelessness or chronic homelessness, and undertake a broad-based community effort with a working group to develop such a local plan to end homelessness or chronic homelessness.*

*Better coordination of limited resources by creation of a One-Stop Service Center - Related to Item No. 040186, this discussion should await the outcome of the visits to Leesburg.*

*Helping to provide accessible and affordable health care - The City Commission continue its support for the August 31st Choices Ballot Initiative, which would provide a means of funding affordable health care for the working poor.*

**Approved as Recommended****040188 Increased Civic Engagement (NB)**

*Mr. Saunders reported on staff's recommendations.*

**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.*

**Approved as Recommended**

**040179      Creating a Comprehensive Community Wide Vision (NB)**

*Tom Saunders stated that this is underway. The CRA has budgeted \$100,000 and \$25,000 annually, for creating a graphic Urban Master Plan. The Urban Master Planning Committee has developed recommendations that will come forward to the Economic Development/University Committee late in August.*

**RECOMMENDATION**    *The Committee recommended removing this item from the referral list.*

**Approved as Recommended**

**NEXT MEETING DATE**

*September 2, 2004 10:00 AM*

**ADJOURNMENT**

*The meeting adjourned at 1:37 PM*