



Planning & Development Services

PO Box 490, Station 33
 Gainesville, FL 32602-0490
 352-334-5022
 352-334-2648 (fax)
 www.cityofgainesville.org

TO: Community Development Committee

FROM: Erik A. Bredfeldt, Planning and Development Services Director 

DATE: April 21, 2011

SUBJECT: CDC Agenda – April 26, 2011 Regular Meeting
 Report on Regulatory Options for Religious Accessory Social Services
 Pet Sitting in Residential Neighborhoods
 Parking in University Context Areas (not zoned Single Family Residential)
 Vision for East University Avenue to Hawthorne Rd Corridor – Five points Area

On Tuesday, April 26th, the Community Development Committee will hear four agenda items based upon existing pending referrals. The first is based upon an existing City Commission Strategic Initiative and the remaining three are based upon City Commission referrals. I provide a brief review below:

Pending Referral 080469 Continue Implementation of 10 year Plan to End Homelessness

On January 25, 2010, the City Commission reviewed a referral from the Community Development Committee representing the Committee's recommendations regarding various standards for accessory uses to Places of Religious Assembly in Residential Single Family Zoning Districts.

In addition to passing a number of specific actions regarding implementation of the mechanics of accessory use operations, the Commission referred areas not acted upon by the Commission to the City's planning consultant, Planning Works. A moratorium was placed upon the issuance of City Manager permits regarding accessory uses until such time as the consultant reported back.

Since that time, Planning and City Attorney staff have consulted with Attorney Mark White (White & Smith, LLC), associated with Planning Works on several occasions and he has provided a draft report to be shared with the Committee.

At this time, staff is not asking for any direction from the Committee specifically but would only like Attorney White to review his report via phone conference. If the Committee has any direction, staff will incorporate that into a future iteration to be brought forward to the Committee and ultimately the City Commission.

Pending Referral 100686 Pet Sitting in Single Family Neighborhoods

The Committee reviewed this referral at its March meeting. The direction from the Committee was to continue the item and then incorporate staff comments for review by the Committee in April.

Following are staff (Assistant CM Fred Murry, Planning and Development Services Director Erik A. Bredfeldt, Planning Manager Ralph Hilliard, and Code Enforcement Manager Chris Cooper) comments relative to Ms. Randon's letter to the Committee dated March 15, 2011:

- 1) A definition of Pets needs to be specifically provided and focused on cats/dogs;
- 2) No conflict would be allowable with regulations regarding Home Occupation Permits (HOP's) related to traffic (10 trips per day; 2 vehicles at a time);
- 3) A not to exceed pet limitation of 10 should be included;
- 4) Staff feels that overnights may be problematic and hours should be restricted to 7 am – 7 pm;
- 5) Outdoor play areas need to be consistent with Residential, Single Family Zoning setbacks (7.5' in most instances);
- 6) Indoor areas should be limited in some manner (20% of floor area to a maximum of 300 square feet potentially);
- 7) Noise suppression should be considered as a requirement and be stipulated in the business/plot plan (see item 9 in Ms. Randon's letter);
- 8) Business Tax, appropriate insurance and roster (registration of Pets) should be required as components of the business plan (see reference above);
- 9) The Pet Sitting Use should only be allowable via SUP as a Specially Regulated Use;
- 10) Further stipulations in the Code should explicitly indicate that Kennel's, Breeding and Rescue Facility are not allowable in Residential, Single Family zoning districts.

Staff seeks direction from the Committee on the manner in which to move forward regarding this pending referral.

Pending Referral 100668 Vehicle Parking in Multi-Family Residential Zoning Districts within the University Context Area

The City of Gainesville regulates vehicle parking on private property located in Single-Family zoning districts within the University Context Area or a residential parking overlay district as provided in section 30-56.1 of the City of Gainesville Code of Ordinances. Section 30-56 provides regulation for parking including: dimensions of the parking area; allowable ground cover and proper landscaping; amount of the property that can be used for parking; and driveway plan approval requirements. The ideal result is to create well maintained and clearly defined parking areas that do not diminish the aesthetic value of the community.

Currently no such regulation exists in Multi-Family residential zoning districts within the University Context Area or residential parking overlay districts. In the University Context Area, Multi-Family districts are immediately adjacent to Single-Family districts which are subject to vehicle parking regulations. In this regard there may be properties that are similar in appearance but due to the difference in zoning, may have a dramatically different parking situation.

Staff seeks direction from the Committee on the manner in which to move forward regarding this pending referral.

**Pending Referral 090392 Vision for East University Avenue to Hawthorne Rd Corridor –
Five points Area**

At the February CDC meeting, CRA staff presented three redevelopment opportunities in East Gainesville that could serve as catalysts for a more holistic development of the area. The direction was to continue analyzing these opportunities and to bring back additional information to the Committee.

Staff will provide an update presentation to the Committee on the three redevelopment opportunities and seeks any and direction from Committee members as deemed appropriate.