



# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601

## Text File

**Introduced:** 3/27/2006

**File Number:** 050040

**Version:** 4

**Status:** In Committee

### ..Title

Oak View Neighborhood Association Parking Regulations (B)

The City Commission referred to the Community Development Committee the issue of the Oak View Neighborhood Association parking regulations. The Committee has discussed the referral, and staff has proposed draft opt in procedures.

### ..Explanation

On March 23, 2005, the City Commission referred the issue of the Oak View Neighborhood Association parking regulations to the Community Development Committee. The Oak View Neighborhood Association had requested the same yard parking regulations as are now in place in the University Context Area. The Committee met on July 14, 2005, October 6, 2005, and February 2, 2006 and discussed the issues.

Staff discussed the University of Florida's proposed boundary change for the University Context Area. The proposed new boundary would include the Oak View neighborhood. Staff also proposed a process by which neighborhoods outside the University Context Area could voluntarily choose to petition to have yard parking regulations apply to their neighborhoods.

### ..Fiscal Note

If enacted, the proposal would generate a significant amount of additional work in the Code Enforcement and Planning Divisions. Depending on how many areas are approved by the City Commission, staff estimates that at least one additional code enforcement officer may be needed in time to manage the additional enforcement needs. Other tasks associated with the proposal include verifying names on petitions, processing applications, and mapping overlay zones.

### ..Recommendation

Community Development Committee to the City Commission: 1) the City Commission approve an update to the parking regulations to correspond to the new Context Area expansion; 2) the City Commission approve the proposed draft opt in procedures; and 3) remove the item from the Community Development Committee referral list.

City Manager to the City Commission: 1) when the University of Florida Master Plan takes effect, initiate a petition to amend the Land Development Code to reflect the new Context Area boundaries, so that yard parking restrictions are effective within the updated boundary area; 2) initiate a petition to the City Plan Board to provide procedures in the Land Development Code allowing neighborhoods to opt in to the City's yard parking regulations; 3) remove this item from the Committee referral list.

## DRAFT OPT-IN PROCEDURES

### Purpose

Allow special parking regulations outside of the University of Florida Context Area

### Summary

Neighborhoods may apply to rezone to a “special parking regulations overlay district” if they first obtain a sufficient number of valid signatures on a petition requesting the overlay district

### Ordinance

City Commission adopts an ordinance creating and describing the overlay district;

The ordinance establishes procedures for the application process; and

The ordinance establishes criteria for applying the overlay district to neighborhoods

### Procedures

Staff develops a petition form

One person, the circulator, is in charge of the petition

Circulator must own property within with the proposed area

Circulator obtains the petition form from the City

Circulator must meet with staff about proposed boundaries

Circulator turns in the petition form with the signatures to the City for verification of signatures

If there are enough valid signatures (67 per cent of the owners within the proposed area), the Circulator may apply for a rezoning

From this point on, it is treated as a typical rezoning: public notice, public hearings, Plan Board, City Commission

If there are not enough signatures, staff returns the petition to the Circulator and identifies the valid and invalid signatures.

Who can sign the petition?

Parcel owners only

One vote per parcel; an owner may sign one time for each parcel owned

Any co-owner can sign

Boundaries

Minimum number of parcels (50)

All parcels must be entirely within the single-family zoning districts

Reasonable boundaries must be used for the proposed special parking regulations overlay district: streets, alleys, publicly owned right-of-way, platted subdivision boundaries, and/or creeks


Removal of areas from the special parking regulations overlay district

City staff will prepare a petition form allowing areas to petition to be removed from the special parking regulations overlay district, but only after five years

# City of Gainesville

## Inter-Office Communication

Department of Community Development  
Phone 334-5022, FAX 334-2282, Station 11

**To:** Thomas D. Saunders, Community Development Director  
**From:**  John Wachtel, Neighborhood Planning Coordinator  
**Date:** March 3, 2006  
**Subject:** Proposed Neighborhood Parking Regulations

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### Background

Disorderly yard parking in single-family areas, particularly near the University of Florida, has been an issue in Gainesville for some time. In 1997, the City Commission passed an ordinance regulating off-street parking in the University of Florida Master Plan Context Area (hereafter referred to as the Context Area) for properties with a single-family zoning district. The Context Area generally consists of the University of Florida's main campus and nearby areas.

That ordinance was updated on March 15, 2004. Major provisions of that ordinance require driveway and parking area borders to be permanent, clearly defined, affixed to the ground, and a minimum size. Under some conditions, the ordinance also requires the submittal of a parking plan.

Since being updated, the ordinance has been effective in reducing disorderly parking within the Context Area. In fact, some citizens have requested that these regulations be applied to areas outside the Context Area.

At a citizen's request, the City Commission referred this issue to the Community Development Committee (CDC) which discussed it received public comment on July 14, 2005; and October 6, 2005.

### The Community Development Committee's Proposal

The Community Development Committee (CDC) considered expanding the parking regulations to include the entire City, but determined that residents of some parts of the City, particularly the more rural-like areas at the edge of the City, did not want these regulations.

For that reason, the CDC developed a proposal (loosely based on a similar initiative in East Lansing, Michigan) that creates a Special Parking Regulation Overlay Zone, and allows neighborhoods that meet minimum criteria to request the City Commission apply the Overlay Zone to the neighborhood.

As proposed, the minimum criteria would apply to overlay district boundaries, number of parcels, percentage of property owners in favor of being in the overlay district, and other factors.

A standard petition form would be used to determine the number of property owners in favor of being in the overlay district. If a request met those minimum requirements, then the City Commission would consider the request through the standard rezoning process, including public notice and public hearings.

