

# **City of Gainesville**

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



## **Meeting Minutes**

**Monday, November 22, 2010**

**3:30 PM**

**City Hall, Room 16**

## **Community Development Committee**

*Commissioner Thomas Hawkins, Chair  
Commissioner Scherwin Henry, Member  
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

*The Community Development Committee was called to order at 3:37 PM.*

## ROLL CALL

Present: Thomas Hawkins and Randy Wells

Absent: Scherwin Henry

## ADOPTION OF THE AGENDA

*The Community Development Committee approved the agenda as circulated.*

## APPROVAL OF MINUTES

### **100527. Community Development Committee Minutes of September 30, 2010 (B)**

*The Community Development Committee approved the Community Development Committee Minutes of September 30, 2010 as circulated.*

**RECOMMENDATION** *The Community Development Committee approve the Special Meeting September 30, 2010 minutes.*

#### **Approved as Recommended**

100527\_CDC Minutes 9-30-10\_20101122.pdf

## DISCUSSION ITEMS

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

### **100057. Dog Sitting Business in Single Family Neighborhoods (NB)**

*Planning & Development Director Erik Bredfeldt gave a summary and history of this item. He gave an update on the decision of the Board of Adjustment action on this item. This item required no action from the Committee. As action has been taken in a different Committee, staff suggested removing it from the Community Development Committee pending referral list. The Committee discussed the issue with Mr. Baber's business and similar businesses in residential neighborhoods, as it relates to nuisance ordinances and Code Enforcement. The Committee discussed that this item could be discussed as part of the Livability discussion and Code Enforcement Strategic Initiative item.*

*MOTION: The Committee unanimously agreed to request that the City Commission remove this item from the Community Development Committee referral list.*

**RECOMMENDATION** *The Community Development Committee hear a brief update from staff on the outcome of the Petition to the Board of Adjustment regarding this matter.*

**Approved, as shown above - See Motion(s)**

100057\_Memo & White Paper\_20100915.pdf  
100057\_Citizen Request\_20100915.pdf  
100057A\_CDC 11-22-10 Agenda\_20101216.pdf  
100057B\_CDC 8-30-10 Memo\_20101216.pdf  
100057C\_CDC Ordinance Review\_20101216.pdf  
100057D\_Email 9-30-10\_20101216.pdf  
100057\_BOA Staff Rpt\_20101216.pdf

**080465.**

**Initiative 2.4: Ensure Transparent, Efficient and Consistent Regulation of Land Development In Furtherance Of The Comprehensive Plan (B)**

*Planning & Development Director Erik Bredfeldt and Planning Manager Ralph Hilliard gave a status report on the proposed revisions to the Comprehensive Plan and Land Development Code. At the October CDC meeting, the Committee requested that staff determine which parts of the remaining Code revisions are "salvageable" and ready to be moved on the City Commission, and bring suggestions back to the Committee on the approach for future Land Development Code revisions.*

*The Committee heard and reviewed staff's proposal to move the Planning Works deliverables forward to the Plan Board as a Petition. The proposed Petition would include changes to the Mixed Use zoning categories regarding Activity Centers utilizing the proposed Innovation Zoning District as a model for those changes as well as provisions regarding Large Scale Retail Uses.*

*In Committee discussion, members indicated support for changes to mixed use zoning categories that are based upon additional base zoning categories rather than an overlay approach; there was also support for revising multiple building provisions consistent with the redevelopment regulating plan concept.*

*MOTION: The Committee unanimously agreed to endorse the staff recommendation (as outlined in item #1 in the November 22nd memo to the CDC) to recommend that the City Commission refer this item to the Plan Board as a Petition with the aforementioned Committee discussed stipulations.*

**RECOMMENDATION** *The CDC: 1) hear a brief presentation from staff on the proposed revisions to the Comprehensive Plan and Land Development Code; and, 2) consider options identified in the memo dated November 22, 2010.*

**Approved, as shown above - See Motion(s)**

080465\_CDC Backup\_20090122.pdf  
080465a\_Initv 2.4 Updated\_20090930.pdf  
080465b\_CC Minutes 9-17-09\_20090930.pdf  
080465\_PPt CDC Sp Mtg Planning Wks\_20090930.pdf  
080465A\_Memo-Staff\_20100112.pdf  
080465b\_Strategic Init 2 pt 4\_20100112.pdf  
080465C\_Memo from Consultant\_20100112.pdf  
080465\_CDC Handouts #A\_20100112.pdf  
080465\_CDC Handouts #B\_20100112.pdf  
080465a\_Staff Memo-CDC Mtg\_20100301.pdf  
080465b\_CDC Mtg Bk-Up\_20100301.pdf  
080465c\_Consultant Memo-CDC Mtg\_20100301.pdf  
080465d\_Product Rpt - CDC Mtg\_20100301.pdf  
080465e\_Map-CDC Mtg\_20100301.pdf  
080465\_C Hawkins Comments\_20100301.pdf  
080465\_Memo to CDC\_20100602.pdf  
080465A\_Mixed Use Standards Draft\_20100602.pdf  
080465B\_Phase I Draft Rpt\_20100602.pdf  
080465c\_Updated Map\_20100602.pdf  
080465d\_CDC-Consultant Memo\_20100602.pdf  
080465\_6-21-10 Planning Consultant Rpt\_20100805.pdf  
080465e\_Hand-Out from Com Hawkins\_20100602.pdf  
080465\_MU Memo\_20101028.pdf  
080465\_MU PPT\_20101028.pdf  
080465\_Memo\_20101122.pdf  
080465\_Proposed Changes\_20101122.pdf  
080465\_Street Scape\_20101122.pdf  
080465A\_CDC 11-22-10 Agenda\_20101216.pdf  
080465B\_Planning Staff 11-22-10 Memo\_20101216.pdf  
080465C\_Mixed Use\_20101216.pdf  
080465D\_Street Scape\_20101216.pdf

## **PENDING REFERRALS**

*The Committee briefly discussed the pending referral list and requested that staff bring the issue of prorating landlord fees to the next CDC meeting for discussion and consideration.*

## **NEXT MEETING DATE**

*The next meeting is scheduled for December 15, 2010, but may be re-scheduled.*

## **ADJOURNMENT**

*The meeting adjourned at 4:36 PM.*