

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Minutes

Monday, February 11, 2013

5:30 PM

City Hall, Room 16

Community Development Committee

*Commissioner Thomas Hawkins, Chair
Commissioner Randy Wells, Member
Commissioner Yvonne Hinson-Rawls, 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 5:35 PM

ROLL CALL

Present 3 - Hawkins, Wells, and Hinson-Rawls

ADOPTION OF THE AGENDA

The agenda was adopted by consensus.

APPROVAL OF MINUTES

[120783.](#) Community Development Committee Minutes of January 14, 2013 (B)

Note: Handouts from the January 14, 2013 Meeting are attached for the record.

RECOMMENDATION *The Community Development Committee approve the Minutes of January 14, 2013 as circulated.*

Approved by Consensus

DISCUSSION OF PENDING REFERRALS

These minutes are a summary of the meeting, not a verbatim discussion. A copy of the meeting recording may be provided upon request.

[120740.](#) Review of Pending CDC Referrals (B)

The Committee discussed hearing items #080467 – SI Affordable Housing, #100220 - Neighborhood Parking Decal Fees, #110259 – Historic Structure Protection and the new CDC referral related to parking permits that was added at the February 7th City Commission meeting at the next CDC in March. Item #110937 - Options for Land Use and/or Zoning Changes in the N. Main Street Charrette Area is to be heard during the April CDC meeting.

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

Discussed

[090322.](#) Greenbelt Study for City Perimeter (B)

This item involves analyzing existing plans and policies designed to establish and maintain a Greenbelt around the City of Gainesville's incorporated perimeter.

The Community Development Committee received an update on this item from Planning Manager Ralph Hilliard. The Committee discussed setting a goal to create a loop or series of loops of pedestrian and bike trails with connectivity. This can

include existing trails and pathways, although they may not be sanctioned or improved. To have further discussions, the Committee asked that staff come back with more information from the GRU land management department; the Parks, Recreation, and Cultural Affairs (PRCA) Department; and the Public Works Department. Information requested included an inventory of park trails, GRU right-of-ways and easements, and pedestrian and/or bike trails that may already be in use in approximately 60 days. Specifically, the questions for PRCA will be related to their land access and control issues, and whether they can add this to our trails network. The main question for Public Works will be how to integrate the on street bike paths, and the question for GRU will be related to land rights. The Committee also considered focusing on a smaller area at first for implementation rather than trying to look at the entire network at once, but left that up to staff for suggestions on areas of opportunities. After discussion, Commissioner Hinson-Rawls made the motion below, with a second by Commissioner Wells and the motion passed unanimously.

MOTION: Staff is to bring back for further discussion with the Committee an inventory of current park trails, GRU right of ways and easements, and bike paths as it relates to the discussion in this item.

RECOMMENDATION *The Community Development Committee review the information and provide direction to staff.*

Approved as shown above (See Motion)

[090392.](#)

Vision for East University Avenue to Hawthorne Rd Corridor - 5 points area (B)

This item involves a request for the Community Development Committee to hear an update from GRU and Planning staff on the Hawthorne Road Corridor - 5 points area.

The Community Development Committee received an update on this item from Planning Manager Ralph Hilliard, Supervising Engineer Utility Designer Rick Hutton, and Engineer Utility Designer IV Jennifer McElroy. Mr. Hilliard presented options on how to resolve the problems identified in the Chen/Moore Report (study prepared for the CRA) with 5 parcels zoned MU1 on Hawthorne road due to sub-standard size, adjacency issues, or other restrictions. Planning Staff recommended that the land use and zoning of properties abutting parcels 1, 4 and 5 not be changed and instead implement new setback standards during the update of the land development code. Staff also indicted that parcel 4 was recently developed with single family homes and changing the land use and zoning would not resolve the setback issues, and parcel 5 may not be developable due to a creek that bisects the property. There was further discussion about the irregular shapes of parcel 2 and 3, and the difficulty of developing those two parcels as stand alone parcels. After discussion, Commissioner Wells made the motion below, with a second by Commissioner Hinson-Rawls and the motion passed unanimously.

MOTION (Part 1): The Committee asked staff to check into the possible acquisition of the properties (parcels 2 and 3) Mr. Hilliard identified in his memo and report back to the Committee at a later date.

The second portion of the presentation was made by GRU staff regarding the current and future capacity of Lift Station 7 including the budgeted funding for design in FY14 and construction in FY15. GRU staff was asked to conduct a sub-basin study and check on certain areas identified on the map they brought to the meeting that the

Commission may be interested in trying the annex into the City. After discussion, Commissioner Hinson-Rawls made the motion below, with a second by Commissioner Wells and the motion passed unanimously.

MOTION (Part 2): The Committee asked GRU staff to conduct a sub-basin study and report back to the Committee with the results at a later date.

After additional discussion, Commissioner Wells made the motion below, with a second by Commissioner Hinson-Rawls and the motion passed unanimously.

MOTION (Part 3): The Committee asked that this item be added to the discussions on the Strategic Initiative on Annexation.

RECOMMENDATION *The Community Development Committee: 1) receive an update from staff; and 2) provide feedback and direction to staff as appropriate.*

Approved, as shown above - See Motion(s)

MEMBER COMMENT

Commissioner Wells updated the Committee and let them know that he did some follow-up with Wal-Mart on their community grant.

ADJOURNMENT

The meeting was adjourned 7:04 PM