



# City of Gainesville Meeting Minutes

City Hall  
200 East University Avenue  
Gainesville, Florida 32601

## Community Development Committee

*Commissioner Craig Lowe, Chair  
Mayor-Commissioner Pro Tem Chuck Chestnut, 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.*

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Thursday, October 6, 2005

10:00 AM

City Hall, Room 16

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### 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 agenda as recommended.*

### APPROVAL OF MINUTES

#### **050440 Minutes of September 15, 2005 (B)**

**RECOMMENDATION** *The Committee approve the minutes of September 15, 2005.*

**Approved as Recommended**

### DISCUSSION OF PENDING REFERRALS

#### **001198 Graffiti Abatement (NB)**

*Tom Saunders, Community Development Director, stated that this is before the Committee for a six-month update on graffiti abatement.*

*Karen Slevin, CRA Manager, reported on the graffiti abatement program. She indicated that the CRA had contracted with Oasis for graffiti abatement. She explained how Oasis works with the businesses to remove graffiti and stickers. She explained that the Community Redevelopment Agency staff was attempting to get new businesses involved with the Façade Grant Program. Ms. Slevin stated that the graffiti abatement program appeared to be successful from all perspectives.*

**RECOMMENDATION** *The Community Development Committee recommended that Solid Waste Manager, Paul Alcantar, report back next month on the Keep Alachua County Beautiful Program.*

**Approved as Recommended****050040 Oak View Neighborhood Association Parking Regulations (NB)**

*Mr. Saunders noted that the University Context Area is the area covered by yard parking regulations, but the existing Context Area does not extend to Florida Park or the Oak View neighborhoods. He indicated that the University of Florida was proposing to expand the Context Area to the north and east. John Wachtel, Neighborhood Planning Coordinator, presented a map showing the new Context Area expansion, which included the Oak View neighborhood, but not Florida Park.*

*There was much discussion on exploring a community/character-based approach for parking regulations.*

*Mr. Saunders explained that, to consider a community/character-based parking regulations, Community Development and Legal staff would need to meet to consider whether the regulations could be based on community character.*

**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; and 2) staff meet with the City Attorney's office and report back to the Community Development Committee on creating a community/character based approach.*

**Approved as Recommended****040180 Principles of Sustainability in Significant Decisions (NB)**

*Mr. Saunders stated that the Committee requested that staff provide periodic updates on the principles of sustainability in significant decisions.*

*Pete Backhaus, Chair of the Sustainability Committee, stated that he met with the Acting City Manager to discuss ways the City could take advantage of programs that were offered by the University such as Greenbuilding. He noted that information could be provided to various City departments about greenbuilding certification.*

**RECOMMENDATION** *The Community Development Committee recommended keeping this item active for periodic updates. Staff to report back in April 2006.*

**Approved as Recommended****041082 Redevelopment (NB)**

*Mr. Saunders indicated that the Committee requested that staff report back with recommendations from the College Park/University Heights Advisory Board, the Historic Preservation Board, and the Fifth Avenue/Pleasant Street Advisory Board, on the new College Park/University Historic District preservation guidelines.*

*D. Henrichs, Preservation Planner, stated that the Historic Preservation Board and*

*the Fifth Avenue/Pleasant Street Advisory Board recommended favorably on the new guidelines, with several specific recommendations provided by the College Park/University Heights Advisory Board.*

**RECOMMENDATION** *Community Development Committee to the City Commission: 1) staff provide a report to the City Commission when the resolutions are ready for adopting the guidelines; and 2) remove this item from the referral list.*

**Approved as Recommended**

**040068            Development Projects Cut-Off Dates (NB)**

*Mr. Saunders stated that the Committee requested that staff report on City Plan Board (CPB) recommendations regarding the subdivision platting process. He noted that the CPB recommendations would be forwarded to the City Commission once the Commission took action on a separate development review process petition that proposed to raise the thresholds for the site plan review process.*

*Ralph Hilliard, Planning Manager, stated that the subdivision process petition had been heard by the CPB. He noted that staff was holding the petition until the development thresholds petition and other subdivision issues, such as fitting subdivisions into established neighborhoods, had been resolved.*

**RECOMMENDATION** *Community Development Committee to the City Commission: Remove this item from the referral list.*

**Approved as Recommended**

**040912            Transportation Concurrency Exception Area (TCEA) Review (NB)**

*Mr. Saunders stated that staff would provide more information for discussion of the TCEA at a future Community Development Committee meeting.*

**RECOMMENDATION** *Staff report back to the Committee on County and City impact fees, and the TCEA, at a later date when the Mayor could attend the meeting.*

**Approved as Recommended**

**002555            Design Review Process (NB)**

*Mr. Saunders stated that staff was requested to report back after the City Commission took action on the development review process. He stated that the Community Development Committee had kept the item active for some time as a forum for discussion of design review issues, the annual contract with the Florida Community Design Center, and as an opportunity to closely follow, discuss, and offer input on the proposed changes to the development review process. He suggested that, since the proposal had reached the City Commission for deliberation, the item should be removed from its referral list.*

**RECOMMENDATION** *Community Development Committee to the City Commission:*

*The City Commission remove this item from the referral list.*

**Approved as Recommended**

**050389**

**Board of Adjustment - Legislative No. 050389 (B)**

*Mr. Saunders stated that the Community Development Committee requested that staff report regarding the impact on other boards if the Commission were to transfer some of the Board of Adjustment's responsibilities. He noted that staff was also to bring back information on what action might be taken with regards to the house at 3 NW 24th Street and University Avenue that was affected by a decision of the Board of Adjustment. He provided the Committee with a list of options regarding the Board of Adjustment.*

*Dana Crosby, Assistant City Attorney II, presented a chart of the Board of Adjustment's responsibilities. She noted that some text in the Code regarding Board of Adjustment jurisdiction should be eliminated or updated.*

*The Committee discussed that the City Commission could initiate a petition to amend the Land Development Code to establish term limits for Board of Adjustment members; establish preferred (not required) backgrounds or experience in urban planning, architecture, landscape architecture, law, development or construction for three out of the five Board of Adjustment members; and amend the appeals process for appeals of administrative decisions, and for decisions of the Board of Adjustment.*

*Jimmy Harnesburger, citizen, stated that it was critical that the decisions of the Board of Adjustment be appealed to the City Commission. He suggested that the implementation of the requirements for new board members might deter citizens from volunteering.*

*There was discussion of the purchase of the property at 3 NW 24th Street and University Avenue, which was affected by a Board of Adjustment decision. It was noted that the property was listed for \$439,900 and the Committee agreed that it was too expensive for the City to purchase.*

**RECOMMENDATION** *Community Development Committee to the City Commission: 1) staff provide information to neighborhoods regarding vacancies on the BOA; 2) staff provide an orientation session for new BOA members and training for the BOA; 3) the City Commission initiate a petition to amend the Land Development Code to establish term limits for Board of Adjustment members; to establish preferred (not required) backgrounds or experience in urban planning, architecture, landscape architecture, law, development or construction for three out of the five Board of Adjustment members; to amend the appeals process for appeals of administrative decisions, so that after administrative appeal levels are exhausted, the appeal is to the City Commission; to amend the appeal process for decisions of the Board of Adjustment, so that they are appealed to the City Commission [Committee please review this language]; and to eliminate the opportunity for reestablishment of uses once the use becomes nonconforming*

*and then lapses for a period of nine months; 4) the City Commission authorize the City Attorney to prepare an ordinance to eliminate certain of the rarely used appeals to the BOA; 5) the City Attorney's office and staff prepare revised rules for the BOA consistent with the above changes once the City's codes are revised; and 6) remove this item from the referral list.*

**Approved as Recommended**

## **NEW BUSINESS**

### **050298 Update on Informal Negotiations for Modification of Urban Reserve Area (B)**

*Mr. Saunders stated that this was referred from the City Commission to the Community Development Committee for discussion on joint planning issues.*

*Becky Roundtree, OMB Director, stated that on September 12, 2005, there was an Urban Reserve Area update meeting between the City and County. She explained that the issue involved the areas east of Gainesville from Newnan's Lake to Hawthorne, and north to Waldo. She noted that one goal was to have a joint planning agreement between Gainesville, Waldo, Hawthorne, and Alachua County, with regard to the area on the east side of the County. She explained that the County agreed that a joint planning agreement would be a good idea to help protect the future of that area.*

**RECOMMENDATION** *Community Development Committee to the City Commission: 1) the City work with the County and other cities to begin putting together the joint-planning agreement for the eastside; and 2) Planning and OMB staff draft an interlocal agreement for approval by the Community Development Committee.*

**Approved as Recommended**

## **NEXT MEETING DATE**

*November 3, 2005 10:00 AM*

## **ADJOURNMENT**

*The meeting adjourned at 12:40 P.M.*