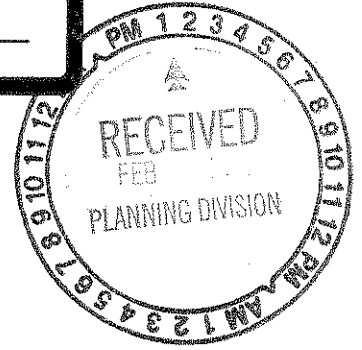


EXHIBIT  
tabbles  
A-1

120908C



LEGISLATIVE #

~~100668~~

The regulations and provisions of this section apply to any property that is in a RMF-5, RMF-6, RMF-7, RMF-8, RH-1, RH-2, UMU-1, UMU-2, RMU, OR, or O zoning district and is located within the University of Florida Context Area.

The provisions of this section only apply to properties that never required a development plan approval by the City of Gainesville or Alachua County, or those properties which are exempt from the development approval process or the development pre-dates such requirements. The property owner shall be responsible for providing proof of a development plan approval by the City of Gainesville or Alachua County. At no time should this section be construed to allow for parking in addition to an approved development plan or allow a property owner to circumvent other required city processes or approvals.

- by deleted*
- A. Access to all parking areas must be from an approved or existing legal driveway connection. All parking spaces must be clearly defined, and must be accessed from an approved driveway. Parking that allows for jumping the curb will not be allowed. Parking in rear yards may also be allowed in accordance with the standards listed above.
  - B. A minimum of one parking space per each 250 square feet of space within the primary structure.
  - C. At least 10% of the yards along public streets excluding alleys, shall be maintained as open space with no parking allowed.
  - D. All unpaved parking areas must be covered with gravel, wood chips, mulch, or other erosion preventing materials clearly defining the parking area, and have side borders of plants, pressure treated landscape timbers, railroad ties, pressure treated wood, composite "plastic wood," brick, concrete or similar border materials.
    - a. Erosion preventing material
      - i. Where mulch or wood chips are used, they shall cover the entire surface of the parking area with a layer that is at least two inches thick. They shall be distributed evenly within the borders and shall be free of bare spots and vegetations.
      - ii. Where gravel is used, it shall cover the entire surface of the parking area with a layer that is at least one inch thick. The gravel shall be evenly distributed within the borders and shall be free of bare spots and vegetation. The material used for a gravel parking area shall be rock, or crushed stone, or recycled crushed concrete and be maintained in good condition.



- iii. Leaves, pine needles, grass clippings, canvas, plastic sheets, poly sheets, or other similar rolled sheeting shall not be used as an erosion preventing material.
- iv. Other types of erosion prevention materials may be used only after approval from the City Manager or designee. The erosion preventing material shall be clearly stated on the submitted parking plan and approved by the City Manager or designee prior to its use.

b. Borders

- i. Plant borders shall be a one-gallon minimum size at the time of planting, spaced no greater than 36 inches apart. Plants shall be a minimum of 12 inches high when planted and shall be maintained at no less than 12 inches high.
- ii. Wood borders shall be pressure treated or be treated to prevent the decomposition of the wood when the wood is applied to the ground surface. The minimum size of any wood borders or composite plastic wood borders shall be 3 ½ inches wide by 3 ½ inches high and shall be continuous around the border. Multiple pieces can be stacked to achieve the required size. Where railroad ties are used, the ties shall be structurally sound and fully intact and shall be continuous around the border. All wood borders or composite plastic wood borders must be affixed to the ground by driving a metal stake through the wood/plastic into the ground. At least two stakes must be driven into each wood or composite plastic wood border segment. The distance between stakes shall not be more than four feet. The metal stake must be a minimum of three-eighths of an inch in diameter and driven a minimum of 12 inches below the ground surface. The metal stake must be driven flush with the surface of the wood/plastic.
- iii. Brick curbing shall be set in a mortar base and shall be a minimum of 3 ½ inches wide by 3 ½ inches high. Concrete curbing may be pre-cast, formed or machine extruded and shall be a minimum of six inches wide by six inches high and consist of a concrete mix with a minimum strength of 3,000 pounds per square inch. Brick and concrete curbing shall be continuous around the border. Pre-cast concrete curbing must be affixed to the ground by driving a metal stake through the curbing into the ground. At least two stakes must be driven into each piece of pre-cast concrete. The distance between stakes shall not be more than four feet. The metal stake must be a minimum of three-eighths of an inch in



- diameter and driven a minimum of 12 inches below the ground surface. The metal stake must be driven flush with the surface of the curbing.
- iv. Other borders may be used only after approval of the city manager or designee. All parking plans shall include a full description, including specifications of the proposed border.
- E. Each owner of property regulated by this section must provide a parking plan showing the parking areas. The parking plan must be submitted upon request of the city manager or designee within 30 days of receiving a written request for a parking plan from the city manager or designee. Within 45 days of the city manager or designee's approval of the new parking plan, the new plan shall be implemented and the parking area shall be constructed in a manner in this approved parking plan. When the new plan is implemented, the city manager or designee shall inspect the parking area for compliance.
  - F. Effective Dates
  - G. The city manager or designee may exempt a property from the parking area limitations if all of the following are found:
    - a. The parking area is clearly defined; and
    - b. The parking area is maintained in a safe, sanitary and neat condition; and
    - c. The parking area does not contribute to soil erosion; and
    - d. The requirements of this section would impose an inordinate burden on the landowner due to topographical road configuration constraints or other significant design constraints.
  - H. No parking area regulated by this section may be leased, rented or otherwise provided for consideration.
  - I. If a property is found by the city manager or designee to not be in compliance with one or more of the provisions of the existing parking plan for that property, as approved by the city manager or designee, the owner of that property may be required to submit to the city manager or designee a new, modified parking plan which is in compliance with the requirements of this section. The modified parking plan for the non-compliant property must be received by the city manager or designee within 30 days of the owner's receipt of a written request for the new parking plan. Within 45 days of the city manager or designee's approval of the new parking plan, the new plan shall be implemented and the parking area shall be constructed in the manner in this approved parking plan. When the new plan is implemented, the city manager or designee shall inspect the parking are for compliance.



# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## Meeting Minutes

Tuesday, April 26, 2011

5:15 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 5:15 PM.*

**ROLL CALL**

Present: Scherwin Henry, Thomas Hawkins and Randy Wells

**ADOPTION OF THE AGENDA**

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

**APPROVAL OF MINUTES****100923. Community Development Committee Minutes of December 14, 2010 (B)**

*The Community Development Committee approved the Minutes of December 14, 2010 as circulated.*

**RECOMMENDATION** *The Community Development Committee approve the December 14, 2010 Minutes as circulated.*

**Approved as Recommended**

**100924. Community Development Committee Minutes of January 25, 2011 (B)**

*The Community Development Committee approved the Minutes of January 25, 2011 as circulated.*

**RECOMMENDATION** *The Community Development Committee approve the January 25, 2011 Minutes as circulated.*

**Approved as Recommended**

**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.*

**100922. Review of Discussion Items and Pending Referrals (B)**

*The Community Development Committee reviewed the memo dated April 21, 2011 regarding the discussion items for the meeting, and discussed the pending referral list.*

**RECOMMENDATION** *The Community Development Committee: 1) review the memo*

*dated April 21, 2011 regarding the discussion items for the April 26, 2011 meeting; and 2) approve the pending referral list and proposed action schedule prepared by staff.*

**Approved as Recommended**

080469

**Status Update on the City Commission Strategic Initiative to Continue Implementation of the 10 Year Plan to End Homelessness (B)**

**This item is a request for the Community Development Committee to receive an update on the progress of Strategic Initiative 3.1.**

*The Community Development Committee received a brief history and update from Planning and City Attorney staff and Attorney Mark White (White & Smith, LLC) on this item.*

*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. Planning and City Attorney staff consulted with Attorney Mark White (White & Smith, LLC), associated with Planning Works on several occasions regarding this item.*

*Note: Commissioner Henry entered the meeting at 5:43 pm.*

*Note: Commissioner Nielsen entered the meeting at 5:56 pm.*

*Mr. White reviewed his draft report with the Committee via phone conference. Staff did not request any specific direction from the Committee at this time as this was a first draft, but noted that if the Committee had any comments or input, staff would incorporate that into a future iteration to be brought forward to the Committee and ultimately the City Commission.*

**RECOMMENDATION** *The Community Development Committee receive an update on the progress of Strategic Initiative 3.1.*

**Approved as Recommended**

100686.

**Pet Sitting in Single Family Neighborhoods (NB)**

*The Community Development Committee heard a brief history and update from Planning & Development Director Erik Bredfeldt, which included a list of ten staff comments related to Ms. Randon's letter to the Committee dated March 15, 2011. The Committee discussed the comments and received additional input at the meeting*

from staff and citizens including Mr. Baber's Attorney, Ms. Randon. Commissioner Henry made the Motion: Direct City staff to bring this item to the City Commission with all ten of the staff recommendations with the exception of changing number four from "7 am - 7 pm" to "Monday through Friday 7 am - 7 pm, and Saturday and Sunday 9 am - 7 pm".

The Committee received comments on the motion on the floor from staff and citizens.

Commissioner Wells suggested amending the motion to direct City staff to bring this item to the City Commission with all ten of the staff recommendations with the exception of changing point number four to limiting pick-ups and drop-offs between the hours of "Monday through Friday 7 am - 7 pm, and Saturday and Sunday 9 am - 7 pm", and restricting the use of outdoor space overnight rather than limiting overnight stays of the animals indoors.

The Committee received additional comments on the motion amendment as suggested by Commissioner Wells.

Chair Hawkins reiterated that the original motion on the floor by Commissioner Henry is to: Direct City staff to bring this item to the City Commission with all ten of the staff recommendations with the exception of changing number four from "7 am - 7 pm" to "Monday through Friday 7 am - 7 pm, and Saturday and Sunday 9 am - 7 pm", and asked the other Commissioners for any additional comments or whether they wanted to vote on the motion or amend it.

Commissioner Henry noted that the thing to keep in mind is that the Committee is making a recommendation to the City Commission and as this comes before the Commission, the different points can be debated, so the recommendation from the Committee is not necessarily the final decision.

Chair Hawkins stated that he was comforted by Mr. Bredfeldt's comment that point four is suggesting that overnight stays may be problematic and this is something to address during the ordinance, but doesn't necessarily prohibit overnight stays. Commissioner Henry agreed and also noted that based on comments staff can look at a points system and bring that to the City Commission meeting with this item where more dialogue can be had between all the Commissioners.

Chair Hawkins asked Nicolle Shalley of the City Attorney's office to clarify the Ordinance process for all present, which she did. The Committee also briefly discussed Special Use Permitting and renewal timelines. Chair Hawkins restated the original motion by Commissioner Henry before bringing it to a vote.

**MOTION:** Direct City staff to bring this item to the City Commission with all ten of the staff recommendations with the exception of changing number four from "7 am - 7 pm" to "Monday through Friday 7 am - 7 pm, and Saturday and Sunday 9 am - 7 pm".

Chair Hawkins noted that he appreciated the way Code Enforcement staff responded properly to the complaint and how Planning staff looked proactively at potential problems with allowing this, and how to address the problems, and he fundamentally



*supported this as he had received input from citizens who feel that this is beneficial to neighborhoods.*

*The motion passed unanimously.*

*Commissioner Henry noted that at the same time of supporting one citizen and neighborhood that was supportive, that the City Commission also does not govern in a vacuum and should not necessarily force this on other neighborhoods that may not be supportive.*

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

**Approved as shown above (See Motion)**

**100668. Vehicle Parking in Multi-Family Residential Zoning Districts within the University Context Area (B)**

**This item was referred by the City Commission to the Community Development Committee to review the issue of vehicle parking conditions on private property located in Multi-Family residential zoning districts.**

*The Community Development Committee heard a presentation from Chair Hawkins and discussed the issue of regulating vehicle parking on private property located in Single-Family zoning districts. Commissioner Wells made the motion that included 5 points.*

*MOTION: 1) direct staff to develop a draft ordinance that would apply parking regulations for multi-family properties in all the University context areas, 2) approach UF to discuss the applicability of the campus development plan to the parking situation and their enforcement thereof, 3) encourage Code Enforcement, Gainesville Police Department, and the Public Works staff to develop an enhanced enforcement plan for this area which includes an initial notification/communication process to encourage behavior change of illegal parking and provides a window for compliance and increases enforcement, 4) request that staff provide an inventory of existing buildings where this is a problem, and 5) direct staff to report back on a procedure for placing barriers to parking where appropriate.*

*Motion passed unanimously.*

**RECOMMENDATION** *The Community Development Committee: 1) review the presentation provided by Chair Hawkins; 2) discuss if a course of action should be set to address current conditions; and 3) provide feedback and direction to staff as appropriate.*

**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 a presentation from Community Redevelopment staff on Eastern Gainesville - Vision, Infrastructure, and Achieving Results.**

*The Community Development Committee heard a presentation from CRA Project Coordinator Malcolm Kiner on three potential redevelopment sites in East Gainesville; the former Kennedy Homes redevelopment site, the GTEC properties, and the Shands property. The Committee reviewed and discussed the challenges and opportunities of each site.*

*Commissioner Henry asked that staff look into using ConnectFree dollars for expenses such as new lift stations that may be required for the development needs being discussed; he specifically asked staff to discuss this with GRU Manager Bob Hunzinger and General Government Administrative Services Director Becky Rountree. After reviewing the "Moving Forward" slide in Mr. Kiner's presentation, Commissioner Henry asked that the 5th bullet, "Identify what types of development can be achieved on parcels", be moved up to the 3rd bullet position. He stressed that he would like to see the energy and resources put into moving these East Gainesville projects forward, similar to the way it was for the Innovation Square project.*

*MOTION: 1) The Committee accepts the report from staff, and 2) congratulate staff on fulfilling the vision.*

*Motion passed unanimously.*

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

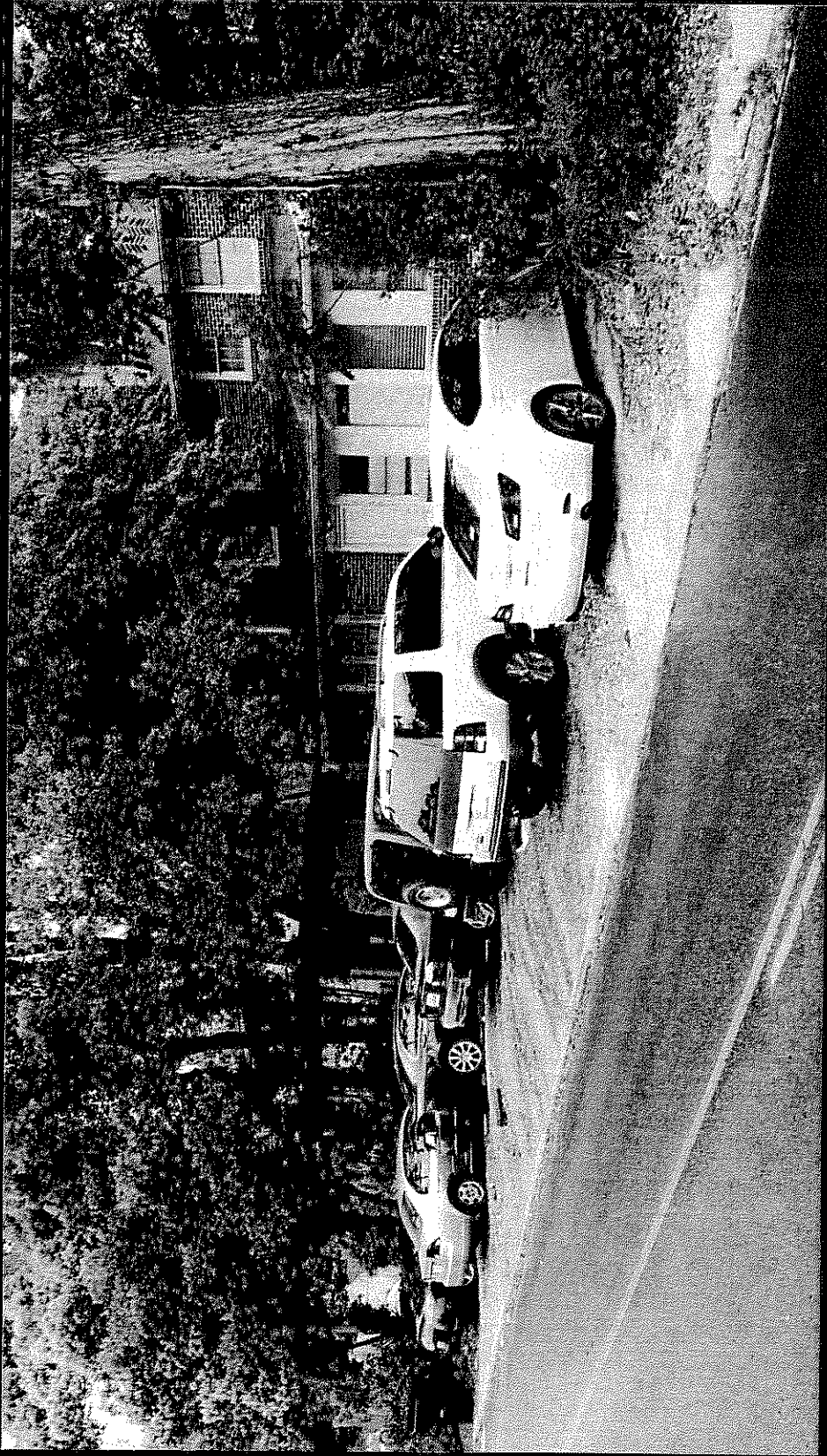
**Approved as shown above (See Motion)**

## **ADJOURNMENT**

*The meeting adjourned at 7:59 PM.*

Parking on University  
Context Area properties not  
zoned single-family  
residential

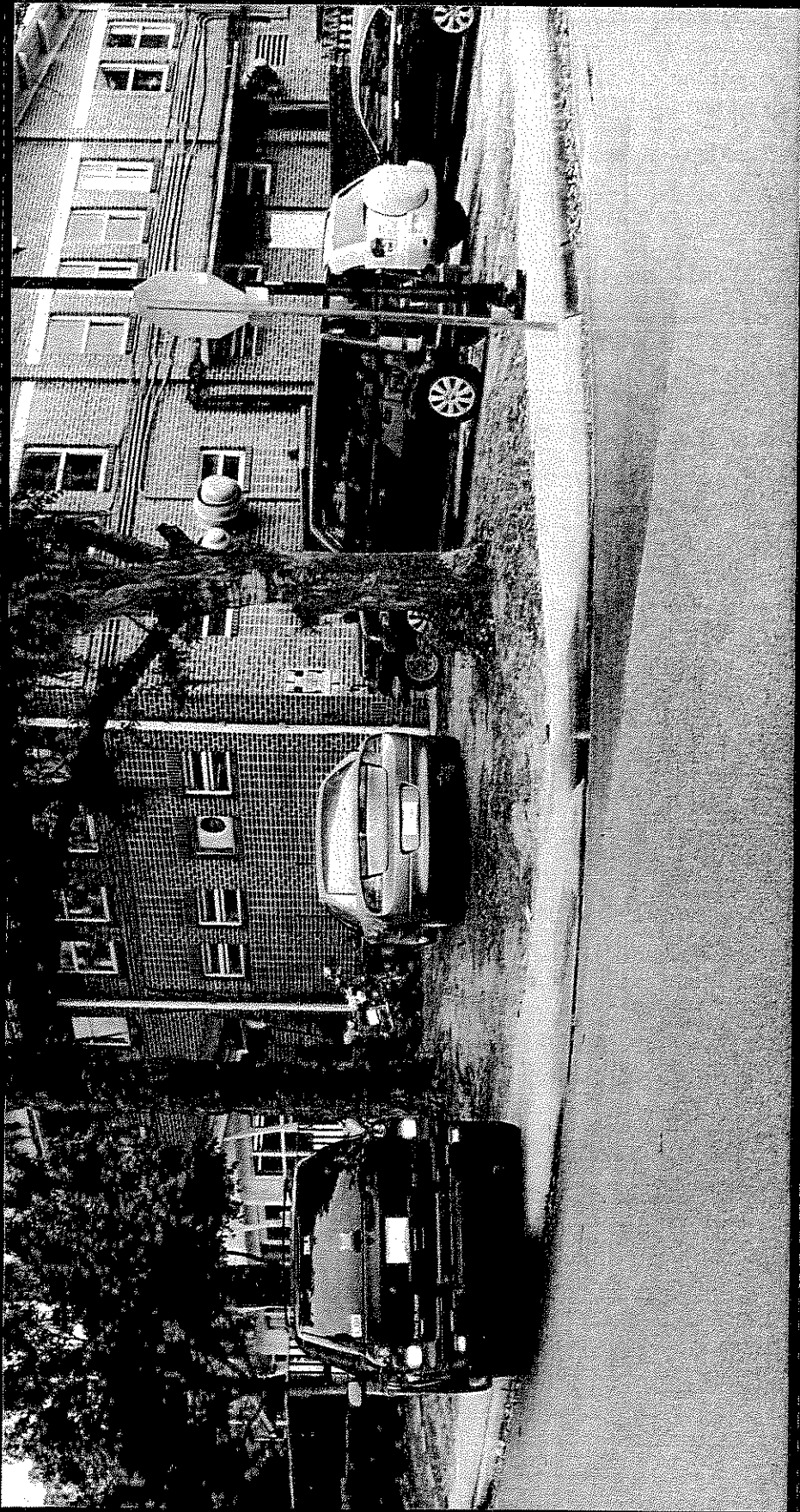
Legistar 100668



# 1106 SW 4th Avenue

Land Use: Residential High-Density

Zoning: Residential high density 2



# 1938 W. University Avenue

Land Use: Urban Mixed-Use 1

Zoning: Urban mixed-use district 1

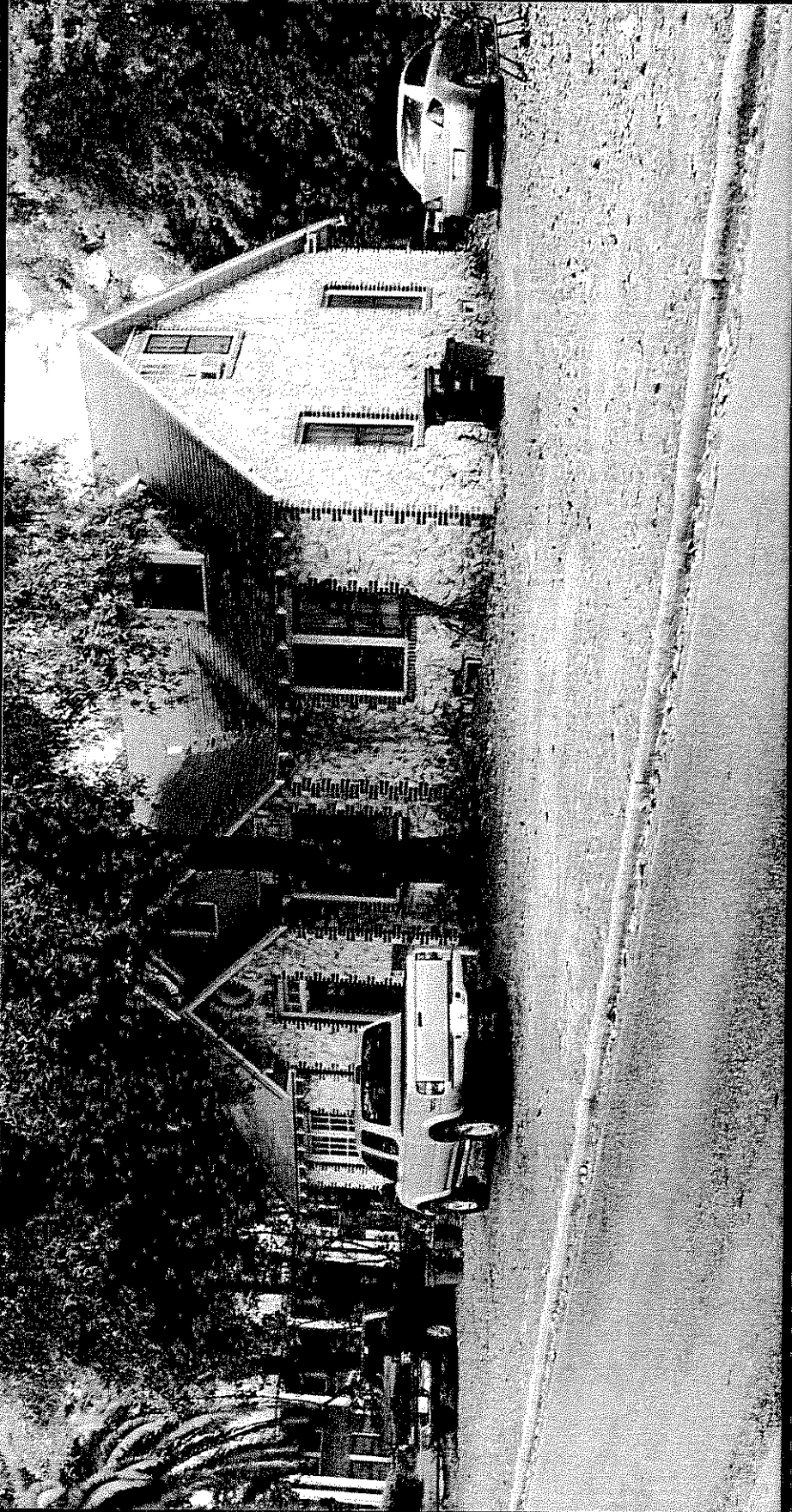
*College Park*



# 820 W. Panhellenic Drive

Land Use: Residential High-Density

Zoning: Residential high density 2



# 222 SW 10th Street

Land Use: Residential High-Density

Zoning: Residential high density 1

07

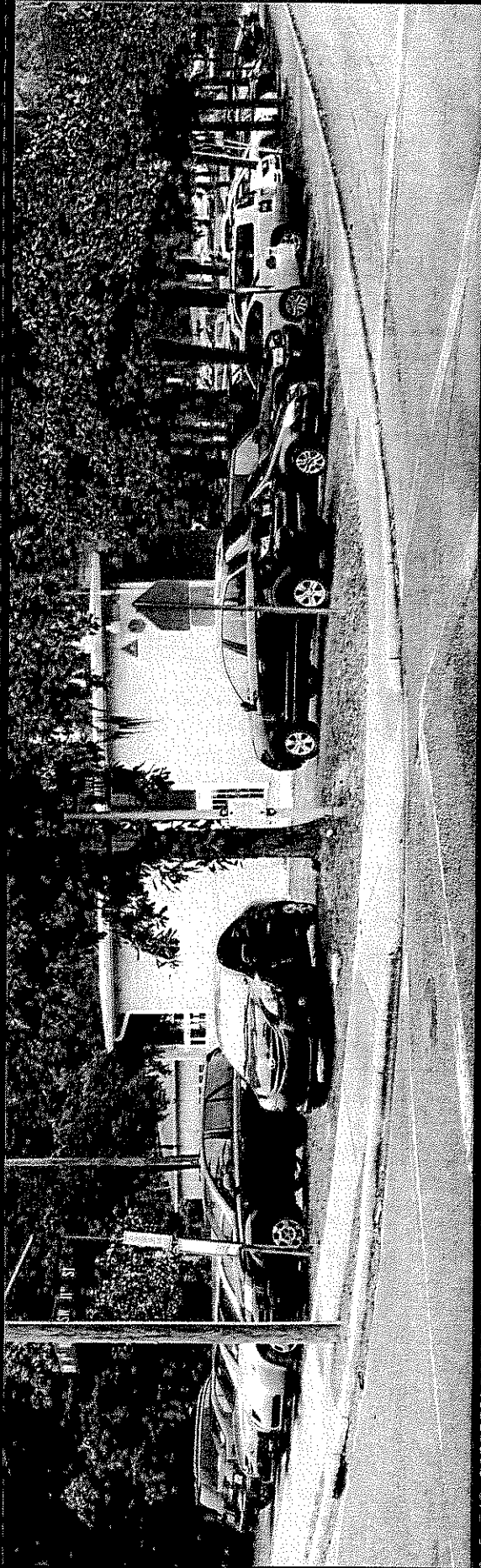


# 403 SW 10th Street

Land Use: Office

Zoning: General office





# 1115 SW 9th Avenue

Land Use: Residential High-Density

Zoning: Residential high density 2

VH



# 1926 W. University Avenue

Land Use: Urban Mixed-Use 1

Zoning: Urban mixed-use district 1

*College Park*



# 1738 W. University Avenue

Land Use: Urban Mixed-Use 1

Zoning: Urban mixed-use district 1

*College Park*



# 1113 SW 2nd Avenue

Land Use: Office

Zoning: Office residential

UH

# Problems caused by unregulated parking

- Soil erosion
  - Damage to curbs and sidewalks
- Dangerous driving conditions
  - Undermines Campus Development Agreement
- Poor driver visibility of pedestrians and bicyclists
  - Undermines residential parking program
- Unacceptable sidewalk conditions (mud, erosion)
  - Aesthetics

# City of Gainesville

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



## Meeting Minutes

Tuesday, July 26, 2011

5:15 PM

City Hall, Room 16

## Community Development Committee

*Commissioner Thomas Hawkins, Chair  
Commissioner Susan Bottcher, Member  
Commissioner Scherwin Henry, 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.*

**private property located in Multi-Family residential zoning districts.**

*The Community Development Committee received a brief history on this item from Assistant City Manager Fred Murry, and an update from Interim Code Enforcement Manager Chris Cooper as outlined in the memo to the Committee dated July 26, 2011.*

*Mr. Cooper provided a draft of parking ordinances for the Committee to review, discuss, and provide direction to staff. The Committee discussion included simplifying the draft and making the ordinance clear and easy for citizens to understand and follow, determining what the regulatory impact is for existing parking, creating an implementation plan and time frame for properties to come into compliance, how closely the draft regulations should or should not resemble the regulations for residential zoning, and adding office/residential and general office districts to the zoning categories.*

*Commissioner Henry clarified the intent is for staff to discuss only the parts of the campus development plan with UF that affect parking in particular off-campus zoning area, and not the entire campus parking plan. Commissioner Henry made the motion below.*

*MOTION: The Community Development Committee directed staff to: 1) continue working on the draft based on the discussion and bring the item back to the Committee in August; 2) speak to UF officials concerning campus parking affecting the zoning areas in the University Context Area; and 3) add the office/residential and general office districts to the zoning categories. The motion passed unanimously.*

**RECOMMENDATION** *The Community Development Committee: 1) hear a brief update from staff on this item; 2) discuss if a course of action should be set to address current conditions; and 3) provide feedback and direction to staff as appropriate.*

**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 a presentation from Community Redevelopment staff on Eastern Gainesville - Vision, Infrastructure, and Achieving Results.**

*Assistant City Manager Fred Murry opened the discussion, noted that the presentations are the same covered the previous day by the Eastside and Central City Development Committee, apologized to Chair Hawkins and Commissioner Henry for the repetition and duplication of presentations, and stated staff would attempt to have a joint meeting to avoid duplication in Committees in the future.*

*The Community Development Committee heard an update and presentation from CRA Project Coordinator Malcolm Kiner on the former Kennedy Homes site, and CRA Project Manager Kelly Fisher provided an update and presentation on the GTEC property.*

*The Committee discussion included exploring the opportunities to purchase additional property neighboring the Kennedy Homes site or exploring a public/private development partnership with owners of nearby parcels, and the feasibility of undergrounding the utilities around the GTEC property.*

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

**Discussed**

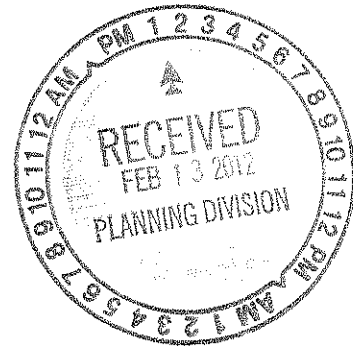
## **ADJOURNMENT**

*The meeting adjourned at 6:51 PM.*



# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## Meeting Minutes

Tuesday, August 23, 2011

5:15 PM

City Hall, Room 16

## Community Development Committee

*Commissioner Thomas Hawkins, Chair  
Commissioner Susan Bottcher, Member  
Commissioner Scherwin Henry, 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 - 5:20PM****ROLL CALL**

Present: Scherwin Henry, Thomas Hawkins and Susan Bottcher

**ADOPTION OF THE AGENDA**

*The Community Development Committee approved the August 23, 2011 agenda as circulated.*

**APPROVAL OF MINUTES****110272. Community Development Committee Minutes of July 26, 2011 (B)**

*The Community Development Committee approved July 26, 2011 minutes as circulated.*

**RECOMMENDATION** *The Community Development Committee approve the July 26, 2011 Minutes as circulated.*

**Approved as Recommended**

**DISCUSSION ITEMS****100922. Review of Pending Referrals (B)**

*The Committee Development Committee heard an overview report of all the Committee Development Committee referrals from staff Erik Bredfeldt, Director of Planning and Development Services.*

***MOTION:***

*Commissioner Henry moved and Commissioner Bottcher seconded: Remove referral item number 061025 - Landlord License Fees for Non-Conforming Uses from the pending referrals list.*

*Vote: 3 Ayes and the Motion passed.*

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

**Approved as shown above (See Motion)**

**090737. Historic Preservation Issues - Referral to the Community Development Committee (B)**

*The Committee Development Committee heard an overview report from D Henrichs, Historic Preservation Planner, City of Gainesville, on several items regarding the status of future historic districts and prospects for a community Main Street Program. Supplementary information was reviewed by the Committee regarding the City's Historic Preservation program as well.*

*Commissioner Bottcher indicated to staff to further look into more sidewalk bronze plaques in the Civil War Downtown area.*

*Commissioner Hawkins expressed to staff to pursue the Chert Structures (construction in 1910s and 1920s) for further evaluation in the local nomination process. This collection of nearly 150 structures are in the City's most historic neighborhoods as College Park, University Heights, University Park, Golfview Estates and Hibiscus Park to name a few.*

**MOTION:**

*Commissioner Henry moved, Commissioner Bottcher seconded: To direct staff to explore pursuing a thematic historic district based upon the existing community's stock of Chert Structures.*

*Vote: 3 Ayes and the Motion passed.*

**MOTION:**

*Commissioner Bottcher moved, Commissioner Henry seconded: To direct staff to pursue the placement of Civil War commemoration plaques in areas around downtown and Depot Avenue in order to bring attention to the Battle of Gainesville.*

*Vote: 3 Ayes and the Motion passed.*

**MOTION:**

*Commissioner Bottcher moved, Commissioner Henry seconded: This item be removed from the referral list.*

*Vote: 3 Ayes and the Motion passed.*

**RECOMMENDATION** *The Community Development Committee hear an update from staff and provide direction as appropriate.*

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

**100668. Vehicle Parking in Multi-Family Residential Zoning Districts within the University Context Area (B)**

**This item was a referred by the City Commission to the Community Development Committee to review the issue of vehicle parking conditions on private property located in Multi-Family residential zoning districts.**

*The Committee Development Committee heard an overview report and a presentation from staff, Chris Cooper, Interim Code Enforcement Manager regarding the regulations and provisions of this section apply to any property that is a RMF-5,*

*RMF-6, RMF-7, RMF-8, RH-1, RH-2, UMU-1, UMU-2, RMU, OR or O Zoning district and is located within the University of Florida Context Area. Staff handed out a three page synopsis explaining code enforcement issues vs zoning.*

*Chair Hawkins, Commissioner Bottcher and Commissioner Henry and staff spoke to the matter. The Community Development Committee directed staff what to strike, and what to add to the summary presented.*

*Citizen Mr. Daley and Mrs. Daley spoke to the matter urging the Committee not to over regulate for the mass resulting in adverse consequences for the residences that are currently in compliance.*

*MOTION: By consensus the Committee agreed to close discussion for now in the absence of further comments.*

**RECOMMENDATION** *The Community Development Committee: 1) receive a draft of vehicle parking regulations; and 2) approve vehicle parking regulations with a recommendation to the City Commission to initiate a petition to the Plan Board.*

**No Action Taken**

## MEMBER COMMENT

*Commissioner Henry expressed his concerns about comments to staff at last Thursday's City Commission meeting regarding the MU, Mixed Use Districts zoning comments, (Legistar item 110205).*

*Commissioner Henry recognized the hard work that staff put into this project and commended staff's performance, however, he further suggested that since the item came out of the Community Development Committee, that the Committee is the place where issues about an item should be hashed out to reach a definitive solution.*

*Chair Hawkins thanked Commissioner Henry for his comments and offered an apology to staff if that was the case at the last City Commission meeting.*

*Commissioner Henry requested that the agenda item come back to the Community Development Committee for evaluation as to what is not being done to reach a resolution satisfactory to all.*

*MOTION: By consensus the Committee agreed to bring back the Mixed Use Districts - Activity Center agenda item (110205) referral back to the Community Development Committee's referral list for further review.*

## CITIZEN COMMENT

**NEXT MEETING DATE - Tuesday, September 27, 2011 @ 5:15 PM**

**ADJOURNMENT - 6:50PM**

**CLERK OF THE COMMISSION, CONSENT AGENDA ITEMS****EQUAL OPPORTUNITY DIRECTOR, CONSENT AGENDA ITEMS****COMMITTEE REPORTS, CONSENT AGENDA ITEMS****COMMUNITY DEVELOPMENT COMMITTEE, CONSENT****100668.****Vehicle Parking in Multi-Family Residential Zoning Districts within the University Context Area (B)**

**This item was referred by the City Commission to the Community Development Committee to review the issue of vehicle parking conditions on private property located in Multi-Family residential zoning districts.**

*Explanation: 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.*

*This item was discussed by the Community Development Committee on April 26, 2011, July 26, 2011, and August 23, 2011. On August 23, 2011, the Community Development Committee approved draft regulations for vehicle parking in Multi-Family residential zoning districts within the University Context Area which are provided as backup. These regulations and provisions will apply to any property that is in a RMF-5, RMF-6, RMF-7, RMF-8, RH-1, RH-2, UMU-1, UMU-2, RMU, OR, or O zoning district and is located within the University Context Area. The provisions will only apply to properties that never required a development plan approval by the City of Gainesville or Alachua County, or those properties which are exempt from the development approval process or the development pre-dates such requirements.*

*Fiscal Note: None*

**RECOMMENDATION**

*The Community Development Committee to the City Commission: 1) receive the recommended regulation*

*for vehicle parking in Multi-Family residential zoning districts within the University Context Area and 2) direct staff to submit a petition to the Plan Board.*

Legislative History

2/17/11	City Commission	Approved as Recommended (6 - 0 - 1 Absent)
4/26/11	Community Development Committee	Approved as shown above (See Motion)
7/26/11	Community Development Committee	Approved as shown above (See Motion)
8/23/11	Community Development Committee	No Action Taken

100668\_PPT from Chair\_20110426.pdf  
 100668A\_Memo to CDC\_20110726.pdf  
 100668B\_Map\_20110726.pdf  
 100668\_Draft Regulations\_20110823.pdf  
 100668\_Draft Regulations\_20120119.pdf

**END OF CONSENT AGENDA**

**ADOPTION OF THE REGULAR AGENDA**

**CHARTER OFFICER UPDATES**

**CLERK OF THE COMMISSION**

**CITY MANAGER**

**GENERAL MANAGER FOR UTILITIES**

**CITY ATTORNEY**

**CITY AUDITOR**

**EQUAL OPPORTUNITY DIRECTOR**

**COMMITTEE REPORTS (PULLED FROM CONSENT)**

**EQUAL OPPORTUNITY COMMITTEE**

**110436.**

**Promise Neighborhood Initiative (B)**

*MODIFICATION - Remove from the agenda.*

[Sign In](#)

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Details



File #: 100668    Version: 4  
 Type: Staff Recommendation  
 Name: Scherwin Henry  
 Status: Passed  
 Result: Pass  
 Agenda note: Staff Recommendation  
 File created: 1/19/2012  
 Minutes note:  
 On agenda: Action: Approved as Recommended    Final action: 1/19/2012  
 Title: Vehicle Parking in Multi-Family Residential Zoning Districts within the University Context Area (B) This item was a referred by the City Commission to the Community Development Committee to review the issue of vehicle parking conditions on private property located in Multi-Family residential zoning districts.

Attachments: [100668 PPT from Chair 20110426.pdf](#), [100668A Memo to CDC 20110726.pdf](#), [100668B Map 20110726.pdf](#), [100668 Draft Regulations 20110823.pdf](#), [100668 Draft Regulations 20120119.pdf](#)

Date	Ver.	Action	Result	Action Details	Meeting Details	Video
1/19/2012	4	Scherwin Henry City Commission	Approved as Recommended	<a href="#">Action details</a>	<a href="#">Meeting details</a>	Not available
8/23/2011	3	Susan Bottcher Community Development Committee		<a href="#">Action details</a>	<a href="#">Meeting details</a>	Not available
7/26/2011	2	Thomas Hawkins Community Development Committee		<a href="#">Action details</a>	<a href="#">Meeting details</a>	Not available
4/26/2011	1	Community Development Committee	Approved as shown above (See Motion)	<a href="#">Action details</a>	<a href="#">Meeting details</a>	Not available
2/17/2011	0	City Commission	Approved as Recommended	<a href="#">Action details</a>	<a href="#">Meeting details</a>	Not available