

# **City of Gainesville**

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



## **Meeting Minutes**

**Monday, January 5, 2004**

**1:00 PM**

**City Hall Room 16**

## **Community Development Committee**

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

## CALL TO ORDER

Present: Chuck Chestnut and Craig Lowe

## ADOPTION OF THE AGENDA

**A motion was made by Lowe, seconded by Chestnut, Approve as Recommended. The motion carried by the following vote:**

**Votes:** Aye: Chuck Chestnut and Craig Lowe

## APPROVAL OF MINUTES

### 030630 Minutes of November 3, 2003 (B)

**RECOMMENDATION** *The Committee approve the minutes of November 3, 2003.*

**A motion was made by Lowe, seconded by Chestnut, that this matter be Approved as Recommended. The motion carried by the following vote:**

**Votes:** Aye: Chuck Chestnut and Craig Lowe

## NEW BUSINESS

### 030568 Development Issues Referral (B)

*Ralph Hilliard, Planning Manager, reviewed the Development Review Process brochure with the Committee.*

*The Committee recommended that staff make the following changes to the brochure: 1) bold the telephone number; and 2) switch the seal and title.*

**RECOMMENDATION** *Community Development Committee to the City Commission: 1) approve the development review process brochure with changes; 2) the Committee provide a copy to the City Commission on January 26, 2004; and 3) the City Commission remove the item from the referral list.*

**Approved as Recommended**

### 030528

### Height Limits in RMF-6, -7, -8 Zones (B)

*Tom Saunders, Community Development Director, reviewed the general background information with the Committee. He stated that staff's recommendation is to allow*

*three stories by right, and five stories by Special Use Permit.*

**RECOMMENDATION**

*Community Development Committee to the City Commission: 1) initiate a petition to allow height limits for RMF-6, -7, -8 of three stories by right, and five stories by Special Use Permit; 2) the Committee report to the City Commission on January 26, 2004; and 3) the City Commission remove the item from the referral list.*

**Approved as Recommended**

**030749**

**Height Limits in College Park (B)**

*Mr. Saunders reviewed the general background information with the Committee. He stated that staff's recommendation is to allow five stories by right for Type I, and six stories by Special Use Permit for Type I. Allowing six stories by Special Use Permit will also require a comprehensive plan text change.*

*Bruce Delaney, citizen recommended that staff consider prohibiting the 6th story if adjacent to Type III designated property (designated for houses), or if adjacent property is built for a house, and suggested that a lower height limit be established for a viable single-family neighborhoods. Mr. Saunders noted the limited locations of Type I properties, along the two major corridors.*

**RECOMMENDATION**

*Community Development Committee to the City Commission: 1) the City Commission initiate a petition to allow five stories by right, and six stories by Special Use Permit, for Type I buildings in College Park; 2) the Committee report back to the City Commission on January 26, 2004; and 3) the City Commission remove the item from the referral list.*

**Approved as Recommended**

**030750**

**Taller Heights by Special Use Permit in Zones Other than CDC (NB)**

*Mr. Saunders reviewed the general background information with the Committee.*

**RECOMMENDATION**

*Community Development Committee to the City Commission: 1) the Committee recommends that other than those specifics in the previous items, there are no changes from height limits already covered in the referral list; 2) the Community Development Committee report back to the City Commission on January 26, 2004; and 3) the City Commission remove the item from the referral list.*

**Approved as Recommended**

**030751****Keeping or Eliminating Floor Area Ratios (NB)**

*Mr. Saunders reviewed the background information with the Committee.*

**RECOMMENDATION** *Staff has reviewed existing FARs, is recommending removal in certain districts through petitions before the City Plan Board and City Commission, recommends not establishing minimum FARs, and recommends removing this item from the referral list.*

**Approved as Recommended**

**NEXT MEETING DATE**

*April 5, 2004, 1:00 P.M.*

**ADJOURNMENT**

*The meeting adjourned at 2:40 P.M.*