

City of Gainesville

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



Meeting Minutes

Thursday, November 4, 2004

10:00 AM

City Hall, Room 16

Community Development Committee

*Commissioner Chuck Chestnut, Chair
Commissioner Craig Lowe, 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 10:05 A.M.

ROLL CALL

Present: Craig Lowe

ADOPTION OF THE AGENDA

Commissioner Chestnut requested that Legislative File No. 040186, Comprehensive Homeless Shelter Facilities, be postponed until the next meeting in order for the service providers to participate. The Committee decided to hear only a brief update on this item.

A motion was made. The motion carried unanimously.

APPROVAL OF MINUTES

040525

Minutes of October 7, 2004 (B)

RECOMMENDATION *The Committee approve the minutes of October 7, 2004.*

Approved as Modified

DISCUSSION OF PENDING REFERRALS

040188

Increased Civic Engagement (NB)

Tom Saunders, Community Development Director, stated that this agenda item was a referral from the Mayor's transition team called "Helping Those in Need." He noted that one of the charges was to work on community design standards that consider needs of older adults and people with disabilities.

Jimmie Williams, Equal Opportunity Director, noted that the question was how to assure that people with disabilities and older adults have the opportunity to participate in community affairs. He suggested that as the City makes changes in design projects and design requirements, to consider the needs of the disabled and older adults. He suggested sending the minutes of the Community Development Committee, Public Works Committee, and CRA to the Disability Advisory Committee for their review.

RECOMMENDATION *Community Development Committee to the City Commission: 1) direct the Community Development Committee, Public Works Committee and the CRA to include the Disability*

*Advisory Committee on their mailing lists for all agendas; and
2) remove this item from the referral list.*

Approved as Recommended

040186

Comprehensive Homeless Shelter Facilities (NB)

Tom Saunders stated that Commissioner Lowe and several staff members had an opportunity to visit comprehensive homeless facilities in Leesburg and Clearwater. He noted that Leesburg's homeless issues were on a much smaller scale than those in Gainesville. He explained that in Clearwater a church has created a nonprofit entity operating a complex of facilities for the homeless, with 22 caseworkers on staff. He noted that an ID is required, and caseworker meetings are required in order to receive the ID and then to keep it. Only one meal is served a day in Clearwater's food distribution centers.

Commissioner Lowe stated that the facility in Clearwater was set up where the occupants paid some rent, with a portion of the rent held in an escrow account and given to them at the time that they become more independent. He indicated the police department is very active in the project. He explained that the Police Chief is on the Board of Directors and a police substation is located in the building.

Jim Hencin, Block Grant Manager, stated that staff would put together a slide presentation to get a better feel of what the facilities in Leesburg and Clearwater look like. He also stated that in both cities, the community hospital funded an on-site health clinic.

Mr. Saunders stated that a small working group would be working on short-term recommendations.

A representative from the Salvation Army was present and stated that a one-stop service center is a good idea and that the Salvation Army needs more community involvement.

RECOMMENDATION *Staff to report back next month in order for the service providers to participate in the discussion.*

Approved as Recommended

031180

Design Review Recommendations (NB)

Mr. Saunders stated that the matter involved a recommendation from the City Commission for staff to develop an approach to recommend color pallets during design review.

Dom Nozzi, Senior Planner, gave a detailed presentation on the Munsell Color System. He discussed potential options for color selections and pointed out those

recommended by staff, limiting the value and chroma ranges to 6 or below.

Tom Saunders noted that earth tones were not offered in the Munsell System, and suggested that a sentence be added that earth tones are allowed or encouraged.

Commissioner Lowe suggested including major trim (such as large lettering for signage) in the elements. He noted that there could be examples of what is good and bad, and examples from other cities using the Munsell System.

Commissioner Chestnut expressed the concern about colors being used in low-income areas, and their not enhancing or attracting other business owners to want to be in the area.

RECOMMENDATION *Community Development Committee to the City Commission: 1) staff report to the City Commission adding covering exterior walls, major trim, trim elements and major sign elements; 2) add a book of illustrations of do's and don'ts; 3) add a sentence that earth tones are encouraged; and 4) remove this item from the referral list.*

Approved as Recommended

040007

Cluster Subdivision Definitions and Criteria (B)

Mr. Saunders stated that the possibility of creating two different types of cluster subdivisions was discussed at the previous meeting. He noted that the discussion included the possibility of creating two different types of clustering, one to achieve environmental protection and the other for infill on smaller lots and better design. He reviewed the proposed cluster subdivision ordinance with the Committee.

Stewart Cullen, citizen, stated that he had some concerns with the proposed ordinance. His suggested changes are:

(b) Permitted districts; minimum size. Revise text to read "1 acre."

(e) Modification of street yard and lot requirements. Revise text to read: "Each cluster subdivision may use up to zero lot line." He suggested revising the text under Section (e) (3) and putting it in a different location.

(g) Cluster open space requirement. Revise text and take out drainage completely. Revise text under (4) and not use "must contain environmentally significant features..."

(i) Criteria for review of cluster subdivisions. Revise text under (1) to read: "healthy heritage trees." Do not define the definition of heritage trees because it is in the Landscape Code. Revise text under (3) so that boardwalks or gazebos will be allowed. Revise text under (8) to use the word "encourage" with regard to traditional neighborhood planning principals and delete the last sentence. Revise text under (10) last sentence, to say "including" principal and accessory structures.

Tom Spain, citizen, stated that he has a concern about proposed lot sizes, infill, and the definition of traditional neighborhoods. He suggested that a 75% maximum reduction was not enough. He presented an example of how a traditional neighborhood would work with cluster open space.

RECOMMENDATION *Community Development Committee to the City Commission: 1) Hear a report from staff; and 2) remove this item from the referral list.*

Approved as Recommended

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040411 Ironwood North Presentation by NHDC (NB)

RECOMMENDATION *Staff to report back on November 4, 2004, defining the boundaries, and what sort of preference would be established, including an option for setting aside amount of money for housing that could be provided.*

Continued

040025 Update of City's Housing Code (B)

RECOMMENDATION *Staff report back with final changes to the Housing Code.*

Continued

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031226 NHDC Subsidized Housing Requirements (B)

RECOMMENDATION *The Committee recommended staff to report back November 4, 2004 in order to research what the options could be for instituting additional penalties, short of foreclosure, based on the amount of the SHIP assistance.*

Continued

040299 Owner/Occupancy of Subsidized Housing (B)

RECOMMENDATION *Same issue as Legislative No. 031266 NHDC subsidized housing requirements.*

Continued

002555

Design Review Process (NB)

RECOMMENDATION *Staff to report back on November 4, 2004 with a summary of the original City Government and Economic Development/University Community Committee recommendations.*

Continued

NEW BUSINESS

040187

Community Wide Plan to End Homelessness (B)

RECOMMENDATION *Hear a report from staff regarding limits on beds and meals.*

Continued

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REMOVAL OF DUPLICATES

Continued

NEXT MEETING DATE

A Special Meeting to be held November 15, 2004, 10:00 A.M.

ADJOURNMENT

The meeting adjourned at Noon.