

City of Gainesville

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



Meeting Minutes

Thursday, January 6, 2005

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: Chuck Chestnut and Craig Lowe

ADOPTION OF THE AGENDA

Chair Chestnut suggested limiting discussion of Item No. 040186 "Comprehensive Homeless Shelter Facilities" to 15 minutes, and Item No. 040187 "Community-Wide Plan to End Homeless" to 30 minutes.

Approved as recommended.

APPROVAL OF MINUTES

040809 Minutes of December 6, 2004 (B)

RECOMMENDATION *The Committee approve the minutes of December 6, 2004.*

Approved as Recommended

DISCUSSION OF PENDING REFERRALS

002555 Design Review Process (B)

Mr. Saunders, Community Development Director, reviewed the City Government Committee's recommendations regarding changes to the development review process. He noted that the Economic Development/University Community Committee (EDUCC) was in agreement with all of the recommendations.

John Fleming, Chair of the City Government Committee, discussed the group's work on the design review process.

Chair Chestnut cited a concern that the citizens would not have an opportunity to voice their concerns about new development projects.

Commissioner Lowe cited a concern about eliminating the involvement of the residents who were not in the CRA or Special Area Plans jurisdictions. He recommended that notices be sent to neighborhoods outside the special area plans and CRA, and remove the requirement for a newspaper advertisement. He suggested modifying the required time for notices to be mailed. He also had a concern about using square footage, rather than acreage, for industrial cutoffs and about the

thresholds for single-family subdivisions.

Chair Chestnut suggested that citizens have a have a right to be heard regarding developments over 2,500 square feet and less than 10,000 square feet, and to have those items removed from the consent agenda for discussion if a citizen requests.

RECOMMENDATION *Community Development Committee to the City Commission: Approve with the following modifications: 1) use the nomenclature "restructure" the neighborhood meeting requirement rather than "eliminate" it, and for projects outside the special area plan/CRA areas that meet current criteria for requiring neighborhood meetings, send notices to those within 400 feet offering the meeting rather than requiring it automatically, eliminate the newspaper ad for the meeting, and use a modest notice period for the meeting; 2) require the DRB to move items from consent to discussion if there is a citizen request; 3) continue to require that all subdivision plats except minor subdivisions, as now, be reviewed by the DRB, rather than using a 20-lot threshold for single-family subdivisions; 4) use 25 units rather than 50 as the multi-family cut-off; 5) use 10,000 square feet rather than 5 acres for the industrial cutoff; 6) include natural scientist and citizen slots on the DRB, and 7) include all projects over current cutoffs but under the proposed cutoffs on the DRB consent agenda, and remove the item called "Advisory Boards and Committees - Review of Large Site Plan (030266) from the referral list.*

Approved as Recommended

040186

Comprehensive Homeless Shelter Facilities (NB)

Mr. Saunders stated that an Ad Hoc Committee had been formed to review possible short-term changes in homeless shelter facilities and services. He noted that the committee would also look at issues at the plaza. He suggested that there be more information with the public and media about the various organizations serving the homeless.

Mr. Jim Hencin, Block Grant Manager, stated that there are a number of grant applications pending to homeless needs. He noted that requests had been submitted and funded for 8 projects, 3 of which were new projects that increase the capacity of the shelters and allow the community to provide transitional and/or permanent housing to individuals. He explained that, in addition, the State of Florida had given funding for projects in the area, in particular the State Challenge Grant and Emergency Shelter Grants to St. Francis House and Peaceful Paths.

RECOMMENDATION *The Committee recommended that this item be kept active.*

Approved as Recommended

040187 Community-Wide Plan to End Homelessness (B)

Jim Boggs, Executive Director of St. Francis House, stated that the St. Francis House serve approximately 125-130 meals per day, depending on the time of the month. He stated that he did not believe that the City should impose limits on meals served to the homeless.

Mr. Saunders discussed the history of the Salvation Army. He explained that the site had been approved as a church, allowing the additional accessory uses. He indicated that, since then, the property has been rezoned to mixed use, which allows residences for destitute persons by special use permit. He noted, however, that the zoning did not permit food distribution centers. He indicated that the amount of service was limited to what was previously approved since it was a legal nonconforming use. He explained that the number of beds could be increased if the Salvation Army received a Special Use Permit.

Commissioner Lowe suggested implementation of a client access card system as a means of analyzing the needs and impacts. He suggested that after review, certain conditions might be attached to possession of a card. He indicated that he hoped that, with the increased number of authorized meals, St. Francis House would look for ways to manage operations so there is minimal impact on the surrounding areas. He suggested adding a satellite food distribution site in the city, perhaps on the west side close to the I-75 transportation corridor.

Joe Jackson, citizen, stated that he would urge the City to eliminate the limit on the number of meals currently served at St. Francis House. He suggested that the City would deter people from seeking services if they require an identity card. He indicated that in order to distribute food from St. Francis House, to satellite locations, current regulations would need to be amended.

Mr. Boggs urged the City not to require a card system because of the cost to St. Francis House. He explained that the cards would be hard to keep up with and would often have to be replaced.

Dana Crosby, Assistant City Attorney, recommended that staff review the City of Clearwater's ID system to determine their requirements and also research issues regarding the First Amendment. She noted that, should the Committee decide to change the bed limitation requirements, the referral should come from the City Plan Board to the City Commission.

Todd Cooper, citizen, cited concerns about the number of people traveling through his neighborhood, vehicular traffic, and illegal drug activity. He requested that the Committee address those issues.

Jeff Reese, GPD, stated that GPD is working on the fencing, minimization of traffic impacts, changes to on-street parking, and signage. He noted that it was an ongoing effort.

RECOMMENDATION Community Development Committee to City Commission:

raise the limit of meals served to 130.

Staff report to the Committee on its findings from the City of Clearwater with regards to how their access cards or service is managed.

Approved as Recommended

001198 Graffiti Abatement (NB)

Continued

030166 Bicycle Parking Requirements (B)

Mr. Saunders stated that the Committee had asked staff to recommend specific uses that would be eligible for reductions in required bicycle parking spaces, and the City Attorney's office to explore whether the City could establish a bicycle parking fund utilizing the gas tax revenue. The Committee discussed the issues.

Jason Simmons, Planner, discussed the matter and noted that auto-oriented uses where merchandise is typically carried to a car and less likely to need bicycle parking.

RECOMMENDATION *The Committee recommends the City Commission initiate a petition to the City Plan Board: 1) amending the draft regulations so the bicycle parking requirement is never reduced to less than 50% of the usual required amount; and 2) remove this item from the referral list.*

Approved as Recommended

040025 Update of City's Housing Code (B)

Jim Garrett, Code Enforcement Manager, reviewed the updates to the City's Housing Code with the Committee.

RECOMMENDATION *Community Development Committee to City Commission: 1) authorize the City Attorney to draft an update to the City's housing code; and 2) remove this item from the referral list.*

Approved as Recommended

040067 Design Plat Timelines (NB)

Continued

030266 Advisory Boards and Committees - Review of Large Site Plans (NB)

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

Approved as Recommended

031226 NHDC Subsidized Housing Requirements (NB)

RECOMMENDATION *The Community Development Committee invite NHDC to an
upcoming meeting to discuss the Committee's concerns; and
2) staff to meet with the County Attorney.*

Continued

040299 Owner/Occupancy of Subsidized Housing (NB)

RECOMMENDATION *Same issue as Legislative No. 031266 NHDC subsidized
housing requirements. The Committee may wish to request
the City Commission remove this item as redundant with
Legislative No. 031266*

Continued

REMOVAL OF DUPLICATES

Continued

NEXT MEETING DATE

February 17, 2005 10:00 AM

ADJOURNMENT

The meeting adjourned at 12:55 P.M.