

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## Minutes

Wednesday, March 11, 2015

5:00 PM

Roberta Lisle Kline conference room #16

## Economic Development/University Community Com

Commissioner Randy Wells, Chair

Mayor Ed Braddy, 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

*Commissioner Wells called the meeting to order at 5:00PM*

## ROLL CALL

*Commissioner Wells, Mayor Braddy  
Guest: Russ Blackburn, City Manager*

## ADOPTION OF THE AGENDA

**Adopted**

## APPROVAL OF MINUTES

### [140705.](#) **Economic Development/University Community Committee Meeting Minutes of December 17, 2014 (B)**

**Attachments:** [140705\\_12-17-14 Minutes\\_20150311.pdf](#)

**RECOMMENDATION** *The Economic Development/University Community  
Committee approve the minutes of the December 17, 2014  
meeting as submitted.*

**Approved as Recommended**

## DISCUSSION OF PENDING REFERRALS

*The minutes are a summary of the meeting and are not verbatim discussion. A copy  
of the meeting recording will be provided upon request.*

### [140623.](#) **Costs of Land Use Regulations (B)**

**Attachments:** [140623A Memo to EDUCC\\_20150311.pdf](#)  
[140623B Urban Services Report\\_20150311.pdf](#)  
[140623C Annexation Fiscal Analysis\\_20150311.pdf](#)  
[140623D Fiscal Impact Analysis\\_20150311.pdf](#)  
[140623E Economic Impact Analysis-Gville Downtown Complex\\_20150311.p](#)  
[140623F Goals Objectives and Policies\\_20150311.pdf](#)

*Economic Development and Innovation Director Erik Bredfeldt introduced this agenda  
item regarding how to evaluate the cost of land use regulations. The item was based  
upon a desire to gauge costs associated with land use/zoning actions.*

*Erik Bredfeldt described three different approaches to evaluate the cost of land use  
regulations (fiscal impact, economic impact and regulatory impact):*

- *Fiscal Impact Analysis is used to provide an idea of the revenue that will be generated, along with the expenses for City services and the fiscal impact on local government, for annexed property;*
- *Economic Impact Analysis is used in association with larger developments. The REMY model includes the type of uses from a particular project to assess the impact on the community for products, income, employment and population; and*
- *Regulatory Impact Analysis is the cost of regulation and how it impacts the community.*

*The Comprehensive Plan (Future Land Use Amendment under Policy 1.4.1.3) states the City will review proposed changes to future land use by considering eleven specific criteria. The applicable criteria for land use changes is included in staff reports. The City should adequately demonstrate the cost of following our regulations in all respects. The robust academic data available in our community should be incorporated in our conversations about development.*

*Committee members requested staff focus on the cost of regulatory oversight; explain how we measure affordability for both commercial and residential; and using Median Multiplier, compare Gainesville's affordability to peer cities.*

**RECOMMENDATION**

*The EDUCC members: 1) Hear a brief presentation from staff; and then 2) Provide staff with preliminary direction regarding the level and robustness of a proposed analysis mechanism for future research.*

**Discussed**

**NEXT MEETING DATE**

*To be Determined*

**ADJOURNMENT**

*Commissioner Wells adjourned the EDUCC meeting at 6:01PM.*