

City of Gainesville

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



Meeting Minutes

Thursday, October 7, 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 10:10 A.M.

ROLL CALL

Present: Craig Lowe

ADOPTION OF THE AGENDA

The agenda was approved as circulated.

040449 Minutes of September 20, 2004 (B)

RECOMMENDATION *The Committee approve the minutes of September 20, 2004.*

APPROVAL OF MINUTES

Kevin Claney, citizen, would like the September 20, 2004 minutes to be amended under Item No. 031226 (NHDC Subsidized Housing Requirements): "Kevin Claney, a citizen, stated that it is his understanding that there are three people renting the home. He noted that the yard was not being kept up, and there were too many cars in the yard. He stated that the clauses in the agreement should be reviewed to be determined whether the home could not be rental."

A motion was made by Lowe Approved as Amended. The motion carried unanimously.

DISCUSSION OF PENDING REFERRALS

031225 Special Area Plan for Ironwood Area (NB)

Tom Saunders, Community Development Director, indicated that staff held a workshop on September 14, 2004. He explained that 90 notice letters were mailed out and 13 people attend. He noted that 7 of the 13 were from Ironwood Village. He indicated that the discussion involved Ironwood Village's entrance, sidewalks, drainage, safety, and landscaping along NE 15th Street and NE 39th Avenue. It was determined that there would be another workshop in January, but in the interim, other neighborhoods and neighborhood action plans would be studied by Ironwood residents.

RECOMMENDATION *The Committee recommended keeping this item active for periodic updates.*

Approved as Amended

040180**Principles of Sustainability in Significant Decisions (NB)**

Mr. Saunders stated that the matter was a referral from the Mayor Transition teams. He explained that on September 13, 2004, the City Commission directed the City Manager and General Manager to form an interdepartmental staff committee to examine all aspects of City government, including GRU. That staff committee is underway and a meeting has been scheduled for October 21, 2004, to discuss operations across the different departments.

Motion by Commissioner Lowe: The City Commission consider establishing an Environmental Protection Committee.

RECOMMENDATION *The Committee recommended: 1) Keeping this item active and report quarterly; and 2) report to the City Commission at the October 18, 2004 meeting to consider establishing an Environmental Protection Commission.*

Approved as Recommended

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040188**Increased Civic Engagement (NB)**

Mr. Saunders gave updates on three items: 1) Coordination with Gainesville Housing Authority on funding and implementation of Hope VI projects. He stated that staff would meet with Gainesville Housing Authority staff and then the City Commission with Gainesville Housing Authority; 2) coordination with Alachua County staff and private organizations on the Community Coalition for Older Adults initiative; and 3) establishing a relationship between the Community Development Committee and Disability Advisory Committee to better incorporate community design standards relevant to disability access. He explained that staff would monitor the older adults initiative to determine its progress. He recommended that Jimmie Williams, Equal Opportunity Director, be invited to the next Community Development Committee meeting.

RECOMMENDATION *The Committee recommended inviting Jimmie Williams to the next meeting to see if there is anything that the Committee needs to be doing differently.*

Approved as Recommended**030166****Bicycle Parking Requirements (B)**

Mr. Saunders stated that this item was referred from the City Commission to determine if there should be any flexibility on reduction on bike parking. He noted that the Committee had requested that staff report on some situations where bike

parking might be reduced.

Jason Simmons, Planner, stated that based on the current parking standards, most uses don't generate enough need for bicycle parking to warrant concern. He explained that some uses such as movie theaters, places of religious assembly, shopping centers and hospitals required a significant number of bicycle parking spaces.

Commissioner Lowe cited a concern about how much the levels of bicycle parking would be reduced. He indicated that he was concerned about the criteria for reduction of spaces and the explanation of how it would be applied for example, to hospitals. He suggested that, as more growth occurs in the suburban areas, higher density might increase the demand for bicycle parking. He requested that staff consider different approaches to the matter.

Ms. Reiskind, Chair of the Bicycle/Pedestrian Board, indicated that she would like to see some flexibility, but would also like to send a message for designing and designating safer bicycle routes. She stated that the Bicycle/Pedestrian Board recommended retaining the current regulations and retrofitting.

Ms. Crider stated that the City standards on bicycle parking have been exemplary. She proposed a new bike rack; and asked to see if a bicycle parking fund could be established.

Commissioner Chestnut stated that he would like to see the Commission use some of the gas tax funds to retrofit bike spaces as needed.

RECOMMENDATION *Community Development Committee to the City Commission:*
1) initiate a petition to the City Plan Board 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

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002555

Design Review Process (NB)

Mr. Saunders gave an update on the City Government Committee recommendations: 1) providing more information to applicants at First Step Meetings; 2) creating a cycle for minor reviews; 3) immediately eliminating the current requirement for neighborhood meetings; 4) creating a consent agenda process for the Development Review Board (DRB) or Plan Board; and 5) amending the process so thresholds as to what goes to DRB would increase -- only projects of 50 or more condominium or apartment units, 10,000 square feet of office (presumably or commercial), over 5 acres of industrial. Projects smaller than those thresholds would be minors reviewed in-house. All petitioners with projects in the CRA areas or overlay areas (mostly urban areas) would have to meet with an architect and landscape architect in the design center for suggestions (not requirements) on design, early in the application process. DRB would have 7 slotted positions with specific backgrounds.

He stated that the Economic Development/University Community Committee (EDUC) suggested the following changes to the City Government's recommendations: 1) allowing staff to bump in-house reviews up to DRB reviews if the project is controversial; 2) consider adding a required concept review by DRB (to get early input from DRB before the project is fully shaped); 3) allow a citizen-at-large position on the DRB if each background slot can't be filled; and 4) staff to meet with legal and come back to EDUC with any considerations about notice and about whether City Government's proposed threshold increases are too large.

Discussion by citizens, Committee members, and staff ensued on the recommendations about eliminating the current requirement for neighborhood meetings.

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

Approved as Recommended

NEW BUSINESS

040301

Voucher Program for Housing (NB)

RECOMMENDATION *The City Commission refer to the Community Development Committee the concept of a voucher program for housing.*

Continued

030266

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

Mr. Saunders stated that this item was a referral from the Clerk's office. The Committee discussed this item under the design review process referral.

RECOMMENDATION *Discuss this item under the design review process referral.*

Approved as Recommended

040411

Ironwood North Presentation by NHDC (NB)

Mr. Saunders stated that staff wishes to have City Commission approval on RFP-style language for the next block grant cycle, by January 2005. He explained that, at the July workshop on housing issues, there was a PowerPoint presentation on how to ensure that affordable housing was dispersed throughout the City.

Jim Hencin, Block Grant Manager, gave a brief review of the types of projects approved for funding in the past and the proposed preference language supporting mixed incomes and dispersal. He explained that the funding would apply to new developments containing five or more units, and would not affect rehab projects. He noted that preference could be given to two project types: 1) new affordable housing outside the target areas; and 2) affordable housing units that are part of a mixed-income redevelopment (the mix of income could not exceed 50% low or very-low income). This would create an incentive to develop mixed-income development in the target areas. He indicated that the City would begin the allocation process at the end of January, assuming the Congress approves HUD's budget. Staff will also amend the map to exclude from areas with a high concentration of low or very-low incomes based on recent development.

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.*

Approved as Recommended

NEXT MEETING DATE

November 4, 2004

ADJOURNMENT

The meeting adjourned at 12:18 P.M.