

City of Gainesville

DRAFT

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



Meeting Minutes

Thursday, October 28, 2010

1:00 PM

City Hall, Room 16

Community Development Committee

*Commissioner Hawkins, Chair
Commissioner Donovan, Member
Commissioner Wells, 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 Community Development Committee meeting was called to order at 1:03 PM.

ROLL CALL

Present: Jack Donovan, Thomas Hawkins and Randy Wells

ADOPTION OF THE AGENDA

The Community Development Committee approved the agenda as circulated.

The Community Development Committee acknowledged and welcomed the presence of Commissioner Warren Nielsen.

APPROVAL OF MINUTES

Commissioner Donovan requested that a correction be made to the Minutes of August 18, 2010 page 4, correct typo of "Chair Donovan" to "Commissioner Donovan". The Committee unanimously agreed to have staff make the correction to the Minutes.

100458. Community Development Committee Minutes of August 25, 2010 (B)

The Community Development Committee approved the minutes of August 25, 2010 as circulated.

RECOMMENDATION *The Community Development Committee approve the August 25, 2010 Minutes as circulated.*

Approved as Recommended

100458_8-25-10 Minutes_20101028.pdf

DISCUSSION ITEMS

050761. Energy Efficiency Standards and Requirements (B)

This item involves hearing a presentation from GRU Staff on Energy Efficiency Standards and Requirements.

The Community Development Committee heard a presentation from GRU staff, Kathy Viehe and Bill Shepherd, on the history of this item, current incentives and programs, and what other models are being explored and/or implemented by other municipalities. Ryan Dennis, of Acceleration.net, also gave a brief demonstration on the Tools for Tenants website, and spoke about other similar projects such as the Gainesville Green project. After the formal presentations, there was a great deal of

discussion by the Committee, and they heard comments from City staff, GRU staff, and several members of the public. The Committee discussed several options to recommend to the City Commission, and Commissioner Donovan summarized them into the following Motion to the City Commission:

MOTION: Direct staff to bring back recommendations and information to the CDC for final review: 1) policies on minimum standards with a certificate of compliance including a grace period, 2) a set of energy efficiency standards at the time of sale, 3) required disclosure forms at the time of rental, and 4) an analysis of the opportunities and challenges related to a PACE program.

Motion passed unanimously.

RECOMMENDATION *The CDC hear a presentation on energy efficiency measures in single and multi-family rental units.*

Approved as shown above (See Motion)

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 050761_20070723.pdf
 050761_20080128.pdf
 050761_GRU PPT_20091116.pdf
 050761_GRU Agenda Item_20101028.pdf
 050761_CDC PPT_20101028.pdf
 050761_Vermont-PACE_20101028.pdf
 050761_Burlington Docs_20101028.pdf
 050761_IAMUInformer_20101028.pdf

090366. Provide a Forum for Review: Alachua General Hospital Site Redevelopment Plans (B)

Planning & Development Director Erik Bredfeldt gave a summary and history of this item. The Committee heard a presentation on the University Heights Special Area Plan as related to the future development of Innovation Square by Mr. Green of Perkins & Will, and heard comments from staff and citizens. Commissioner Wells made the following motion:

MOTION: Direct staff to 1) prepare a petition creating this as an underlying rather than overlay district, 2) authorize staff to seek changes as per the "University Heights Innovation District" summary comments presented to the Committee and discussed including possible boundary changes, 3) remove this item from the pending CDC referral list, and 4) prepare this item for presentation to the City Commission with a recommendation to refer it on to the Plan Board.

Motion passed unanimously.

RECOMMENDATION *The Community Development Committee hear an update on this item from staff and provide direction as appropriate.*

Approved, as shown above - See Motion(s)

090366_C-Donovan Hand Out_20090909.pdf
 090366_CDC Mtg Memo-EAB_20100818.pdf
 090366a_Shands Rep PPT_20100818.pdf
 090366b_CDC Mtg_Codes_20100818.pdf
 090366_CDC Minutes of 8-18-10_20101021.pdf
 090366_University Heights MU_20101028.pdf
 090366_Univ Hts Notes_20101028.pdf
 090366A_CRA Memo_20101202.pdf
 090366B_Zoning District_20101202.pdf

080465.

Initiative 2.4: Ensure Transparent, Efficient and Consistent Regulation of Land Development In Furtherance Of The Comprehensive Plan (B)

Planning & Development Director Erik Bredfeldt gave a status report on the proposed revisions to the Comprehensive Plan and Land Development Code. At the last CDC meeting, the Committee requested that staff perform some “proof of concept” tests on a few different sites through the City, and bring the “proof of concept” tests back to the CDC in October for further review and discussion.

Per the Committee's request from the last meeting, staff prepared concept models with new standards applied to recent development review sites to receive feedback from the Committee; sites reviewed included the Publix at Millhopper, NE 16th Avenue Dollar General, Main Street Family Dollar, and the Hwy 441 Super Wal-Mart.

The Committee reviewed the concept models and discussed additional suggestions/revisions with staff at length. Based on the discussion, Mr. Bredfeldt suggested that the staff determine which parts of the suggested changes are able to be adopted as they are, and which parts need additional work, and bring those suggestions back to the Committee in November. For instance, MU1 and large scale retail needed minor additional work, while the MU2 needs major work before being ready to go to the full Commission for adoption.

MOTION: Commissioner Wells moved that the Committee 1) direct staff to determine which parts of the remaining Code revisions are ready to be moved on the City Commission and report back to the Committee in November, and 2) direct staff to bring suggestions back to the Committee on the approach for future Land Development Code revisions at the November meeting.

Motion passed unanimously.

RECOMMENDATION *The CDC: 1) hear a status report and presentation from staff on the proposed revisions to the Comprehensive Plan and Land Development Code; and, 2) determine if the Committee wishes to move this referral to the City Commission with*

recommendation to initiate a Petition to the Plan Board.

Approved, as shown above - See Motion(s)

080465_CDC Backup_20090122.pdf
080465a_Initv 2.4 Updated_20090930.pdf
080465b_CC Minutes 9-17-09_20090930.pdf
080465_PPt CDC Sp Mtg Planning Wks_20090930.pdf
080465A_Memo-Staff_20100112.pdf
080465b_Strategic Init 2 pt 4_20100112.pdf
080465C_Memo from Consultant_20100112.pdf
080465_CDC Handouts #A_20100112.pdf
080465_CDC Handouts #B_20100112.pdf
080465a_Staff Memo-CDC Mtg_20100301.pdf
080465b_CDC Mtg Bk-Up_20100301.pdf
080465c_Consultant Memo-CDC Mtg_20100301.pdf
080465d_Product Rpt - CDC Mtg_20100301.pdf
080465e_Map-CDC Mtg_20100301.pdf
080465_C Hawkins Comments_20100301.pdf
080465_Memo to CDC_20100602.pdf
080465A_Mixed Use Standards Draft_20100602.pdf
080465B_Phase I Draft Rpt_20100602.pdf
080465c_Updated Map_20100602.pdf
080465d_CDC-Consultant Memo_20100602.pdf
080465_6-21-10 Planning Consultant Rpt_20100805.pdf
080465e_Hand-Out from Com Hawkins_20100602.pdf
080465_MU Memo_20101028.pdf
080465_MU PPT_20101028.pdf
080465_Memo_20101122.pdf
080465_Proposed Changes_20101122.pdf
080465_Street Scape_20101122.pdf
080465A_CDC 11-22-10 Agenda_20101216.pdf
080465B_Planning Staff 11-22-10 Memo_20101216.pdf
080465C_Mixed Use_20101216.pdf
080465D_Street Scape_20101216.pdf

MEMBER COMMENT

Commissioner Wells brought up that he is interested in looking into the feasibility of Livability Court, such as the one in Charleston. He will bring back more information to the Committee at a future date for consideration.

NEXT MEETING DATE

The next meeting is scheduled for November 22, 2010.

ADJOURNMENT

The meeting adjourned at 4:15 PM.