

City of Gainesville

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



Meeting Agenda

August 27, 2012

5:30 PM

City Hall, Room 16

Community Development Committee

*Commissioner Thomas Hawkins, Chair
Commissioner Randy Wells, Member
Commissioner Yvonne Hinson-Rawls, 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**ROLL CALL****ADOPTION OF THE AGENDA****DISCUSSION ITEMS****110747.****Review of Pending CDC Referrals (B)****RECOMMENDATION**

The Community Development Committee review and approve the pending referral list and proposed action schedule prepared by staff.

Legislative History

2/27/12	Community Development Committee	Approved as Recommended
3/27/12	Community Development Committee	Approved as Recommended
5/22/12	Community Development Committee	Approved as Recommended
6/11/12	Community Development Committee	Approved as Recommended

110747_Pending Referral List_20120227.pdf
 110747_Pending Referral List_20120327.pdf
 110747_Pending Referral List_20120522.pdf
 110747_Pending Referral Update_20120611.pdf
 110747_Pending Referral List_20120725.pdf
 110747_Pending Referral List_20120827.pdf

110259.**Historic Structure Protection (B)**

Explanation: On August 4, 2011, the Commission referred the issue of Historic Structure Protection to the Community Development Committee for review. The Committee last discussed this item on October 25, 2011.

RECOMMENDATION

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

Legislative History

8/4/11	City Commission	Referred (6 - 0 - 1 Absent)	Community Development Committee
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10/25/11 Community Development Committee Approved as shown above (See Motion)

110259A_Memo to CDC_20111025.pdf
 110259B_August 4 2011 CC Minutes_20111025.pdf
 110259C_PPT on Demo By Neglect_20111025.pdf
 110259D_NTTHP Info_20111025.pdf
 110259E_Final Dem by Neglect and Min Maintenance Ordinance_20111025.pdf
 110259F_Ordinance Flow Chart_20111025.pdf
 110259G_A Model for Other Cities_20111025.pdf
 110259H_Tallahassee HPGL_20111025.pdf
 110259_Demo by Neglect Memo_20120827.pdf

110937.**Options for Land Use and/or Zoning Changes in the North Main Street Charrette Area (B)**

Explanation: On May 17, 2012, the City Commission referred this item to the Community Development Committee for review of options for land use and zoning changes in the North Main Street Charrette area.

The Planning & Development Services Department held a charrette on February 15, 2011 to allow residents and businesses in the North Main Street area, along with other interested parties, to voice their recommendations and concerns regarding the charrette area. The North Main Street Charrette Area is bounded on the east by Northeast 2nd Street, on the north by North 23rd Avenue, and on the south by North 8th Avenue. Its western boundary is Northwest 6th Street between North 8th and North 16th Avenues, and is the Seaboard Coastal Railway right-of-way between North 16th and North 23rd Avenues. A map is included in the backup materials.

Subsequent to the charrette, there has been interest in changing land use and zoning for several properties within the area. Staff has identified five areas within the original charrette area where land use and/or zoning changes might assist in facilitating redevelopment consistent with the types of uses desired for the North Main Street area. The five areas are located north of NW/NE 8th Avenue, west of NE 2nd Street, south of NW 16th Avenue, and east of NW 6th Street. The areas are labeled as:

- * 10th Avenue PD*
- * Warehouse District*
- * Rail-Trail Commercial*
- * Main Street Commercial*
- * 10th Avenue Business Automotive*

Detailed options for land use and/or zoning changes for each of these areas are shown in the backup. All of the affected areas lie within the proposed Form-Based Code analysis area currently under review by the City's consultant. Staff believes it is advisable to await completion of the substantial work by the consultant prior to making recommendations regarding possible land use and/or zoning changes. Doing so would avoid duplication of efforts and would

preclude premature recommendations that would very likely need to be reconsidered.

Fiscal Note: None

RECOMMENDATION

The Community Development Committee hear a presentation from staff on options for land/use and or zoning recommendations in the charrette area, and specifically refer this area to the City's Land Development Code consultant for land use and/or zoning change recommendations consistent with the proposed Form-Based Code.

Legislative History

5/17/12 City Commission Approved as Recommended (7 - 0)

110937_2012 N Main St Charrette Rpt_20120517.pdf

110937_Presentation_20120827.pdf

MEMBER COMMENT

CITIZEN COMMENT

NEXT MEETING DATE - Tuesday, September 18, 2012 at 6:00 PM

ADJOURNMENT