

City of Gainesville

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



Meeting Minutes

Thursday, June 24, 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 10:22 AM.

ROLL CALL

Present: Craig Lowe

ADOPTION OF THE AGENDA

The Committee modified the agenda to hear: 1) Cluster Subdivision Definitions and Criteria; 2) Special Area Plan for Ironwood; and 3) Design Plat Timeliness.

A motion was made by Lowe. The motion carried unanimously.

APPROVAL OF MINUTES

031271

Minutes of May 3, 2004 (B)

RECOMMENDATION *The Committee approve the minutes of May 3, 2004.*

A motion was made by Lowe that this matter be Approved as Recommended. The motion carried unanimously.

DISCUSSION OF PENDING REFERRALS

031180

Design Review Recommendations (NB)

Mr. Saunders noted that the Commission's direction had been to make the color palette advisory only, and would apply to all City zoning except Single-Family. He indicated that they would also encompass the CRA districts, as well other areas.

Dana Crosby indicated that there should not be any reference to any particular paint company's color palette, so Mr. Saunders agreed that staff would explore using available palettes not associated with paint businesses.

Commissioner Lowe recommended using pattern pages that show contrasts and verbiage to describe bright colors and combinations of bright colors, particularly on the body of the building.

RECOMMENDATION *Staff to report back with a recommendation on colors to encourage and those to discourage.*

Approved as Recommended

031022**Landlord Licensing Fee Schedule (NB)**

Mr. Saunders stated that he spoke with Eric Kelly, a consultant from Duncan and Associates, and Mr. Kelly did not have any ideas on how retroactive points could be applied to someone getting their landlord license later in the year. Mr. Saunders reported back to the Committee on the Committee's issue raised at the last meeting, as to whether the City should increase late fees each month throughout the year. He noted that staff had attempted to determine the true cost of processing and enforcing landlord permit fees.

Mark Benton, Finance Director, provided a handout showing time and effort associated with landlord permits. He noted that staff had determined that the additional fees would generate \$6,500 in additional revenue, which is justified by staff hours associated with landlord permits, but which would be a small revenue generator.

RECOMMENDATION *The Committee recommended decreasing (prorating) the points if the permit is obtained late that you can receive during the tenure of the landlord permit; and report back at the next meeting.*

Approved as Recommended

031225**Special Area Plan for Ironwood Area (NB)**

Mr. Saunders presented a land use map of the Ironwood area. He stated there had been questions as to what areas should be included, if the Commission directs staff to consider a special area plan for Ironwood. He explained that Ironwood had applied for the Neighborhood Planning Program, but two higher-ranked neighborhoods had submitted applications. He suggested that the City Commission could possibly add Ironwood to the program next year.

Kevin Claney, citizen, suggested that the City choose areas around the golf course and along major roads, including sections of land towards the airport. He indicated that the discussion should involve the appearance of buildings, how they address the street, and appearance of the frontage of industrial zoning. He suggested that Highland Court Manor be contacted to determine if they would like to be involved in the plan. He indicated that the University of Florida could also be contacted regarding conservation aspects of the special area plan.

RECOMMENDATION *The Committee recommended: 1) Omitting the western-most pieces from the map; 2) Omit Highland Court Manor from the map; 3) meet with the neighborhoods and discuss the outlying areas as possible areas for the Special Area Plan; and 4) report to the City Commission to see if they want to consider a Special Area Plan.*

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

RECOMMENDATION *Staff to schedule the changes in the bicycle parking requirements.*

Continued

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040007**Cluster Subdivision Definitions and Criteria (B)**

Tom Saunders, Community Development Director, stated that the cluster subdivision ordinance had been in place for a long time, and when it was first adopted, there were more limited buffer requirements around creeks and wetlands. He noted that, when the City adopted wetland surface water regulations on April 12, 2004, implementing the Conservation Element, a requirement which instituted that wetlands could not be within platted lots. Mr. Saunders indicated that there were two cluster subdivisions, Cottage Grove and Ironwood North, that had been reviewed and recommended for approval, by the Development Review Board, but had not gone to the City Commission. He indicated that the issue would be the determination that the subdivisions satisfied the objectives of the cluster subdivision ordinance. He also explained that staff was working on an update plat process, and that there had been discussion of giving a developer the option of going directly to the Commission with design plats, rather than going through DRB review, on design plats.

Mr. Saunders indicated that staff was working on an update to the Cluster Subdivision Ordinance to be clearer about objections and criteria.

Mr. Ewan Thomson, citizen, stated that the ecological value criteria in the Cluster Subdivision Ordinance should include that no regulated trees shall be removed.

RECOMMENDATION *The Committee recommended that the City revisit the criteria to clarify purpose and intent; consider alternate ways of including wetlands and undeveloped land; consider a range of options for calculating open space; options for implementing criteria; and bring back specific options to the next meeting.*

Approved as Recommended

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040060**Future Land Use of SW 34th Street Corridor Between Archer and Williston Roads (B)**

RECOMMENDATION *The City Commission refer this item to the Community Development Committee.*

Continued

040067

Design Plat Timelines (NB)

Staff discussed this item in connection with the Cluster Subdivision Definitions and Criteria item explaining that staff is preparing an update to the design plat process.

RECOMMENDATION *The Committee requested that this item be kept active so the Committee could provide input into the design plat process as it is being updated.*

Continued

040025

Update of City's Housing Code (B)

RECOMMENDATION *The City Commission refer the proposed housing code update to the Community Development Committee.*

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NEXT MEETING DATE

August 5, 2004 10:00 AM

ADJOURNMENT

The meeting adjourned at 12:10 P.M.