

# **City of Gainesville**

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



## **Meeting Minutes**

**Thursday, July 14, 2005**

**10:00 AM**

**City Hall, Room 16**

## **Community Development Committee**

*Commissioner Craig Lowe, Chair  
Mayor-Commissioner Pro Tem Chuck Chestnut, 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 10:07 A.M.*

**ROLL CALL**

Present: Chuck Chestnut and Craig Lowe

**ADOPTION OF THE AGENDA**

*Approved with recommended changes.*

**APPROVAL OF MINUTES****041275 Minutes of May 2, 2005 (B)**

**RECOMMENDATION** *The Committee approve the minutes of May 2, 2005.*

**Approved as Recommended**

**DISCUSSION OF PENDING REFERRALS****041082 Redevelopment (NB)**

*Tom Saunders, Community Development Director, stated that the item was referred from the City Commission on March 14, 2005 to the Community Development Committee to: 1) revisit the historic districts' policies in the College Park/University Heights area; and 2) include the College Park/University Heights Advisory Board, the Historic Preservation Board and the Fifth Avenue/Pleasant Street Advisory Board in the discussion. He noted that a citizen had expressed concerns about the ability to develop properties within the historic district.*

*Mr. Saunders explained that the issue had been under discussion by the College Park/University Heights Advisory Board and the Historic Preservation Board for some time. He indicated that the City Commission funded an update of the Historic Preservation Design Guidelines for the districts, and Peter Prugh, a consultant from the University of Florida, had drafted that update. He noted that staff will present those guidelines to the College Park/University Heights Advisory Board and Historic Preservation Board for their review. The other guidelines for the earlier three districts are going to the Historic Preservation Board. He indicated that the City Commission will soon have the guidelines before them for adoption by resolution.*

*D Henrichs, Preservation Planner, explained that the Historic Preservation Board has*

*approved six large-scale projects in the district.*

*Kate Parmelee, CRA Project Coordinator, stated that the College Park/University Heights Advisory Board was in agreement with the proposed guidelines, however, there might be concerns if there were changes. She explained that the College Park/University Heights Advisory Board raised questions with regards to a few parcels on S.W. 2nd Avenue.*

**RECOMMENDATION** *Community Development Committee - Staff to report back in September with recommendations regarding the Historic Preservation Guidelines from the College Park/University Heights Advisory Board, the Historic Preservation Board, and the Fifth Avenue/Pleasant Street Advisory Board.*

**Approved as Recommended**

### **002555**

#### **Design Review Process (NB)**

*Mr. Saunders stated that the City Commission had initiated the development review process amendments petition in January. He indicated that the petition increased DRB thresholds to 10,000 square feet for commercial and 50 units for multi-family, and created a consent agenda for all projects between the current thresholds and new thresholds. He noted that the petition also changed the procedure for neighborhood meetings, and for projects in the urban core (special area plans and redevelopment districts) changed the process to provide early advisory input from a landscape architect and architect.*

**RECOMMENDATION** *Community Development Committee - Staff to report back in August after the Plan Board meets, for one more update on the design review process.*

**Approved as Recommended**

### **040187**

#### **Community Wide Plan to End Homelessness (NB)**

*Mr. Saunders suggested that the item be discussed in conjunction with the Comprehensive Homeless Shelter Facilities item.*

*Jim Hencin, Block Grant Manager, stated that the Community-Wide Homeless Summit was held on March 31, 2005 and was very well attended. He noted that several committees were formed to develop a 10-year homeless plan. The four committees are: 1) Law Enforcement, Courts, Jail and Institutional Discharge Committee; 2) Mental Health/Substance Abuse Treatment Committee; 3) Service Committee; and 4) Sustainable Housing Committee. He indicated that there were 150 different individuals serving on the committees and their goal was to complete the work and provide reports by December 1, 2005 when Summit II would be held at the MLK Center. Mr. Hencin noted that Ann Arbor, Washtenaw County, Michigan and numerous other communities across the country had embarked on the same process.*

*Ken McGurn, citizen who served on many of the homeless committees, stated that the Community Development Committee should not make any recommendations until after the Summit report was complete.*

**RECOMMENDATION** *The Community Development Committee hear a report from staff after the four summit committees make their final reports to the City and County Commissions; and to only report back if there is an issue that the Committee needs to deal with.*

**Approved as Recommended**

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**040186**

**Comprehensive Homeless Shelter Facilities (NB)**

*Discussed with the Community Wide Plan to End Homelessness item.*

**RECOMMENDATION** *The Community Development Committee hear a report from staff after the four summit committees make their final reports to the City and County Commission; and to only report back if there is an issue that the Committee needs to deal with.*

**Approved as Recommended**

**050040**

**Oak View Neighborhood Association Parking Regulations (NB)**

*Chair Lowe explained that the Oakview Neighborhood approached him at a neighborhood meeting and requested that their neighborhood have the same yard parking regulations as the University Context Area. He indicated that the Oakview neighborhood was bounded by N.W. 16th Avenue on the north, N.W. 13th Street on the west, N.W. Avenue on the south, and N.W. 6th Street on the east. He noted that the boundaries were not contiguous to the existing University Context Area.*

*Mr. Saunders stated that the University of Florida was in the process of updating their Master Plan and the proposed Context Area includes Oakview. He explained that the University had agreed to add a large area east of the existing Context Area. He stated that one approach to the situation would be for the City to look at a number of neighborhoods north of N.W. 8th Avenue and to do a field study to compare the level of parking in yards to the Context Area.*

*John Wachtel, Neighborhood Planner, showed a map of the proposed Context Area to the Committee.*

*Ralph Hilliard, Planning Manager, explained that the original study would have to be reviewed and a new study done next with similar criteria. He stated that in 2002/2003, Oakview did not fall within the criteria required to have a designation and*

*a new study would be needed for the Oakview neighborhood.*

**RECOMMENDATION** *Community Development Committee - Staff explore parking regulations with legal staff and report back in August.*

**Approved as Recommended**

### **040911**

#### **Length of Time to Complete Home Construction (NB)**

*Doug Murdock, Building Official, stated that staff met with the Builder's Association to discuss amending the code so that: 1) building permits for single-family residences and accessory uses would expire and become null and void at the end of 30 months from the date of issuance; and 2) building permits for all other construction expire and become null and void at the end of five years from the date of issuance. He stated that the Builder's Association had agreed to the proposed changes.*

**RECOMMENDATION** *The Community Development Committee recommended the City Commission: 1) authorize the City Attorney to prepare and the Clerk to advertise an ordinance stating that building permits for single-family residences and accessory uses shall expire and become null and void at the end of 30 months from the date of issuance and building permits for all other construction shall expire and become null and void at the end of five years from the date of issuance; and 2) to remove this item from the referral list.*

**Approved as Recommended**

### **040068**

#### **Development Projects Cut-Off Dates (B)**

*Mr. Saunders stated that the item was related to the proposed development review process changes. He explained that the development community had asked staff to place very specific timeframes on the review for plats and staff is proposing clear time frames and review cycles. He noted that the principal issue raised by the Builders' Association is whether projects would have to go to the Development Review Board (DRB) if they are larger than 20 units.*

*Mr. Stuart Cullen requested on behalf of the Builders' Association that design plats not be reviewed by DRB and only by the Commission. He pointed out that it could be dealt with at the City Commission level. He provided a handout of BANCF's proposal.*

*Commissioner Lowe stated that he liked the idea of the DRB reviewing plats. He indicated that he found it helpful to see the DRB review before a petition came to the Commission. He noted that he had concerns about the impact on the Commission if the changes were implemented. Mr. Saunders indicated that staff needed to draft the petition such that all developments over 20 units would go to the DRB for design plat (the cutoff is 5 units now).*

**RECOMMENDATION**    *Community Development Committee - Staff to report back in August with a flowchart on the concept process, in order to make some comparisons with what exists now and what is proposed from the BANCF.*

**Approved as Recommended**

**NEXT MEETING DATE**

*August 4, 2005 10:00 AM*

**ADJOURNMENT**

*The meeting adjourned at noon.*