

080817

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Minutes

Wednesday, August 18, 2010

10:00 AM

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 at 10:00AM

080817

ROLL CALL

Present: Jack Donovan, Thomas Hawkins and Randy Wells

ADOPTION OF THE AGENDA

The Community Development Committee adopted the August 18, 2010 agenda as circulated

DISCUSSION OF PENDING REFERRALS**090366. Provide a Forum for Review: Alachua General Hospital Site Redevelopment Plans (B)**

The Community Development Committee heard an overview of this pending referral from the Director of Planning and Development Services, Erik Bredfeldt. Mr. Bredfeldt summarized that in moving forward, discussion of this referral addresses the future development of the Innovation Hub area. One of the things staff has discussed with the EDUCC and also followed up with the petitioner, was that we felt that we had gone through the process reviewing the Innovation Hub and knew that it needed some waivers from the Special Area Plan that governs that area and we felt it was appropriate that once we got through a sort of template with you of the Innovation Hub, that we all come back to the table and say OK, we have 12 acres that are going to be developed long term and could be a game changer in terms of Economic Development propositions over time. We really need to think through where we are with the plan, how does it apply to this particular site, and then as staff, we would like to get some direction from the Community Development Committee and the City Commission as to: do we need to make approach changes to the plan, is the plan fine or do just we continue as is?

Erik Bredfeldt introduced Robert Walpole, PE, LEED, AP, Vice President of Engineering, Causseaux, Hewett, & Walpole, Inc., to give a presentation to discuss the waiver situation of the site and basically, give us their opinion of some of the issues that were raised in review of the Innovation Hub and then where they suggest we go long term for the site. Mr. Walpole addressed the Innovation Square Hub issues of waivers for building width, frontage, parking width & screening, and finishing materials. Mr. Walpole concluded his presentation with a recap of hub waivers, design alternatives and options to allow redevelopment.

The Community Development Committee heard the Innovation Square Hub presentation and for the benefit of discussion and those attending, Chair Hawkins summarized the presentation discussion stating there are three things suggested by Robert Walpole and company to do of either: 1) shrinking the special area plan; 2) amending the special area plan; or 3) going with a brand new base zoning category that doesn't have an overlay.

Chair Hawkins commented that of those three the one that makes the most sense is the third one, creating a new category.

Robert Walpole replied, when we say new category it would remain inside the special area plan, it could be a third building type. And we see it as not necessarily called an innovation but a large lot building type so there is potential. When you have a 12 acre lot there is a potential to have that redeveloped within that as a different category of different building type uses, it could be something as a third category. We wanted to give you an idea of what you need to be thinking about so it could be fully thought out.

Chair Hawkins commented that he likes the idea of a PD for two reasons. One is there are two components to a PD ordinance that are powerful tools that applicants don't always take advantage of but if they do, gives the applicant an unbelievable amount of flexibility and gives the City an unbelievable amount certainty of what we are getting. Those two tools are the lay out plan which you analogize to form base coding is like a regulating plan, it says here is our lot that we can put structures on. And the second is the requirement to the architecture guidelines to the PD report. Most applicants that are doing a single building just submit their elevation to the architect for the building but a much better approach to the architecture guidelines is the one that would work better for a site like this, is here's the general building mass we are working with, on any building here is how we are going to position the front door, the main horizontal lines of the facade, the pallet of materials and the pallet of architecture features. Essentially you create your own menu to develop the site, it would allow this but also if you had a private developer come in and say, I want lot 5 and I want to do same facade appearance but take out the courtyard or I want to go four stories instead of eight, or eight stories instead of six, that flexibility is already built in there. Is that consistent with what you are thinking?

Robert Walpole commented to answer the second part of the question first, we have been retained for our firm architects and landscape architects put together a master plan which will eventually roll into developments standards for the quadrant. So Shands being the land owners is not going to be the developer but will be selling parcels off and want to maintain control architecturally and so this plan comes to fruition. The only way to do that is to design development standards around what the common space areas will be required to look like. So we will be putting that plan together over the next few months. So those will be in place. The PD aspect from that, I don't think from a legal aspect the PD doesn't take away the University Heights overlay plan so those will have to be applied. Staff or legal work can answer that question but that is my understanding, and again if MU2 can't do it, I don't know how a PD zoning can do it when you have an overlay district. Overlay is the top layer as I understood and then from that perspective, this is more than just the 12 acres, we have to keep that in mind. This is the 12 acres that you are seeing Shands and other developers owns large tracks of land that surrounds this parcel, it is not just Shands who owns the parcels and we see that when this happens redevelopment is going to occur around that peripheral as well and they will face the exact same challenges that are faced on the square itself. So a PD is difficult when you don't have common ownership and everybody on board day one. We can have master plans on day one and we don't need a consent to do that but we need the consent for a PD.

City staff who spoke to the matter:

Ralph Hilliard, Planning Manager

Lawrence Calderon, Chief of Current Planning

Erik Bredfeldt, Director of Planning & Development Services

Russ Blackburn, City Manager

Darlene (D) Henrichs, Planner - Historic Preservation

Citizens who spoke to the matter:

Robert Walpole, Vice President of Engineering, Causseaux, Hewett, & Walpole, Inc, Gainesville, FL

Bruce Delaney, Assistant Vice President - Real Estate, University of Florida

Brad Pollitt, VP of Facilities Development, University of Florida

John Fleming, President, Trimark Properties, LLC, Gainesville, FL

Chair Hawkins, Commissioner Wells and Commissioner Donovan spoke to the matter further.

MOTION: Chair Donovan moved that as soon as possible the staff presents the Community Development Committee's view to the City Commission that the special area plan should be modified to allow greater flexibility on development at the Alachua General Hospital site in general accord with the ideas presented to the consultant and that also extends to surrounding other acreage.

Commissioner Wells seconded the Motion and amended the Motion to additionally include incorporation of concern for density and building height.

As part of the discussion on the motion, the Committee provided staff with further informational suggestions and comments to reflect their views.

Vote: 3-0, Motion passed.

RECOMMENDATION *The Community Development Committee hear an updated summary of this item from staff and a Shands Medical Center representative and provide direction as appropriate.*

Approved, as shown above - See Motion(s)

080817.

Citizen Comment - Robert Pearce - Street Lights Causing Road Glare (NB)

The Community Development Committee heard a presentation from Robert Pearce reporting specific problems with various City lighting fixtures and fixture locations that needs to be reviewed as to compliance with City code. Mr. Pearce first contacted the City Commission in 2009 and is asking the help from the City to:

- 1) Cease to issue and approve electrical permits for improperly shielded lighting;*
- 2) Direct GRU to cease installing improperly shielded lighting;*
- 3) Direct GRU to replace or properly shield non-conforming fixtures that have been installed; and,*
- 4) Notify property owners in violation of the code to replace or properly shield*

non-conforming fixtures, per Section 30-345.1, Gainesville Code of Ordinances.

GRU staff spoke to the matter and reviewed City requirements in accordance with City code.

Chair Hawkins, Commissioner Wells and Commissioner Donovan spoke to the matter.

MOTION: Chair Hawkins moved to send to the City Manager and General Manager of Utilities the issue of lighting glare violations to be resolved by GRU, Parks and Recreation, Code Enforcement and the CRA directing them to take appropriate steps and report back to the Community Development Committee what they assess to resolve light glare trespasses that are not properly angle ling shine glare on private or public property including CRA installed fixtures, CRA design fixtures, street lights on private business property, street /park lights on city property.

Vote: 3-0, Motion Passed.

As part of the discussion on the motion, the Committee expressed an interest in the Building Inspection department to review procedures regarding the issuance of electric permits.

RECOMMENDATION *The Community Development Committee hear Robert Pearce speak to the matter and provide direction as appropriate.*

Approved, as shown above - See Motion(s)

090737.

Historic Preservation Issues - Referral to the Community Development Committee (B)

The Community Development Committee heard an overview presentation of the City's Historic Preservation program from Darlene (D) Henrichs, Planner of Historic Preservation, City of Gainesville.

The Committee recommended that the City Manager receive and present additional information of the Main Street Program and that staff enter into conversation with representatives from College Park, Golfview and 5th Avenue /Pleasant neighborhoods for the implementation of future historic districts.

This item was recommended for removal from the Community Development Committee's pending referral list.

RECOMMENDATION *The Community Development Committee hear staff introduce a presentation on the City Historic Preservation Program presented by D Henrichs, Historic Preservation Planner with the City's Planning Division and provide direction as appropriate.*

Approved as Recommended

REFERRALS

The Community Development Committee recommended that the following referral item be reported out to the City Commission and be removed from the CDC Referral List: 1) 090366 - Provide a Forum for Review: Alachua General Hospital Redevelopment Site; 2) 080817 - Citizen Comment - Robert Pearce - Street Lights Causing Road Glare; and, 3) 090737 - Historic Preservation Issues.

NEXT MEETING DATE

ADJOURNMENT - 1:45 PM