

City of Gainesville

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



Meeting Minutes

Monday, May 3, 2004

1:00 PM

City Hall Room 16

Community Development Committee

*Mayor-Commissioner Pro Tem Chuck Chestnut, Chair
Commissioner Craig Lowe, Member*

CALL TO ORDER

Present: Chuck Chestnut and Craig Lowe

ADOPTION OF THE AGENDA

A motion was made by Lowe, seconded by Chestnut. The motion carried unanimously.

APPROVAL OF MINUTES

031148 Minutes of April 5, 2004 (B)

RECOMMENDATION *The Committee approve the minutes of April 5, 2004.*

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

DISCUSSION OF PENDING REFERRALS

001198 Graffiti Abatement (NB)

Tom Saunders, Community Development Director, stated that Public Works has entered into a contract with Keep Alachua County Beautiful (KACB) for graffiti removal. He noted that the CRA also had a contract for various types of cleanup, including graffiti removal, in three of its four districts.

Ms. Karen Slevin, CRA Manager, presented the committee with before and after photographs of abatement. She explained that a contract had been signed with Oasis Landscaping for the areas of University Avenue, 17th Street, 16th Street, College Park, Fifth Avenue, and the downtown core. She noted that Oasis Landscaping provides the CRA with photos of all abatement. Ms. Slevin stated that the CRA has an agreement it enters into with interested business owners to remove graffiti from their buildings. She explained that, when a business utilized the façade grant program, the CRA provided information on the graffiti abatement program.

Paul Alcantar, Solid Waste Manager, stated the City had a yearly contract (\$20,000) with KACB for graffiti abatement. He stated that KACB is understaffed and is not able to keep up with all of the graffiti. He stated that, after evaluating the program for nine months, he feels that the agreement was not cost effective for the City. He explained that his proposed budget included funds for an inmate crew to take care of graffiti abatement.

RECOMMENDATION *The Committee recommended keeping this item as an active referral for periodic updates.*

Approved as Recommended**031022****Landlord Licensing Fee Schedule (NB)**

Tom Saunders stated that the referral was discussed at the last meeting because in a few cases landlords were avoiding the landlord license point system by getting their landlord license late in the year and paying a late fee so they weren't subject to the landlord license point system.

Dana Crosby, Assistant City Attorney, stated that staff had considered a number of options, but it was not possible to retroactively assess points on a license that a person doesn't have.

Commissioner Lowe asked legal staff if the City could charge a higher fine for those who are in violation of the landlord permit requirement.

RECOMMENDATION *The Committee recommended that staff contact Eric Kelly, a consultant from Duncan & Associates, to see if he knows of any way to avoid the loophole; staff report back on possibly increasing the late fee beyond the current \$320 charge at 90 days (another \$80/month for each additional month, beyond the third month for up to one year); and report back next month.*

Approved as Recommended**NEW BUSINESS****031225****Special Area Plan for Ironwood Area (NB)**

Tom Saunders stated that the City Commission referred this item to the Committee to consider whether a special area plan should be created for the Ironwood area. He stated that it was a question of whether the City should do a special area plan, which would create regulatory changes in the Land Development Code, or develop a neighborhood action plan funded with neighborhood improvement grants. Mr. Saunders discussed examples of what Special Area Plans can do (generally regulating building placement, styles, etc.) and what the Neighborhood Action Plans can do (focusing more on creating physical improvements, landscaping enhancements, etc. to enhance the area).

The Committee heard and discussed public comment on the matter.

Mr. Saunders suggested that during the next application process for CACCD funding, the City could seek applications for affordable housing development on the west side. He stated that affordable housing was funded at different levels and reached people with different needs, with different definitions used to define those needs levels

(moderate-income, low-income and very-low-income.

Jim Hencin, Block Grant Manager, indicated that it would take a different approach than the current way CDBG and HOME funds are allocated, and would be, in essence, a request at the beginning of the application cycle for affordable housing proposals on the west side and with a greater commitment of funds to be available to such developments.

RECOMMENDATION *Staff to prepare a map of the area (including at least portions of Highland Court Manor, the area south of N.W. 39th Avenue and all parts of N.E. 15th Street) with options for what a special area plan might include; and report back next month.*

Approved as Recommended

031226

NHDC Subsidized Housing Requirements (B)

Mr. Saunders stated that the City Commission referred the item to the Committee because a homeowner who used SHIP down payment funds had vacated the home. He indicated that the Housing Division had sent a letter of default to the property owner.

Representatives from NHDC stated that the homeowner believed she was forced out of her home by discrimination from neighbors.

RECOMMENDATION *The Committee hear a presentation from staff and discuss the issue.*

Approved as Recommended

NEXT MEETING DATE

ADJOURNMENT

The meeting adjourned at 2:50 P.M.