

City of Gainesville

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



Meeting Agenda

September 15, 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**ROLL CALL****ADOPTION OF THE AGENDA**

The Community Development Committee approve the September 15, 2010 agenda as circulated.

APPROVAL OF MINUTES**100346.****Community Development Committee Minutes of July 28, 2010 (B)****RECOMMENDATION**

The Community Development Committee approve the July 28, 2010 Minutes as circulated.

100346_7-28-10 Minutes_20100915.pdf

DISCUSSION ITEMS**090310.****Sidewalk and Road Improvement Plan (NB)**

Explanation: This item involves developing a plan to build out sidewalks and make other road improvements throughout the portion of the City annexed in 1905. The Community Development Committee last heard an update on this item on April 5, 2010.

Staff has conducted field investigations to assist in establishing priorities however no progress has been made in actual construction of sidewalks. With the opening of the hiring freeze, the Public Works Department plans to be able to work on this project in the upcoming fiscal year.

RECOMMENDATION

The Community Development Committee continue this item until such a time that the Public Works Department has had an opportunity to hire additional staff for this project.

Legislative History

8/6/09	City Commission	Referred	Community Development Committee
9/14/09	Community Development Committee	Discussed	
4/5/10	Community Development Committee	Discussed	

090310a_Letter_20090914.pdf
 090310b_Comm Approval_20090914.pdf
 090310_Map for CDC Mtg_20100405.pdf

090322.**Greenbelt Study for City Perimeter (B)**

This item involves analyzing existing plans and policies designed to establish and maintain a Greenbelt around the City of Gainesville's incorporated perimeter.

RECOMMENDATION

The Community Development Committee review the information and provide direction to staff.

Legislative History

8/6/09	City Commission	Referred	Community Development Committee
2/1/10	Community Development Committee	Deferred	
4/5/10	Community Development Committee	Continued	

090322_Approval_20090924.pdf
 090322a_CDC Mtg_20100201.pdf
 090322_Memo CDC Mtg_20100201.pdf
 090322b_Map_20100201.pdf
 090322_CDC Mtg_Approval_20100405.pdf
 090322a_CDC Mtg_Analysis_20100405.pdf
 090322b_CDC Mtg_Memo_20100405.pdf
 090322c_CDC Mtg_Map_20100405.pdf
 090322a_Analysis_20100915.pdf
 090322b_Map_20100915.pdf

090795.**Nuisance Abatement (NB)**

The City Commission referred aspects of the City of Port St. Lucie, Florida's nuisance abatement program to the Community Development Committee for further review.

Explanation: The City Commission referred aspects of the City of Port St. Lucie, Florida nuisance abatement program to the Community Development Committee for further review. Like the City of Gainesville, Port St. Lucie utilizes a nuisance abatement program to address issues dealing with dangerous buildings and hazardous lands. Due to the health, safety, and aesthetic detriments to the community caused by dangerous buildings and hazardous lands, both cities have programs authorized by their code of ordinances that allow them to take action against the property owner to remedy the violation. Both programs allow for abatement of the violation by taking action up to demolition of dangerous building and clearing of hazardous lands.

The following aspects of the Port St. Lucie nuisance abatement program were brought forth as potential tools that may benefit the current City of Gainesville program:

Section 40.21 of the Port St. Lucie code of ordinances provides for an emergency order provision so that if a property is found to be an immediate threat to life, limb, health, welfare, or property, the city council may issue an immediate order and immediately abate the nuisance. Staff researched the need to implement such a program in the City of Gainesville and found that the current process in place is as expeditious as the Port St. Lucie emergency order provision. If Gainesville were to implement a Port St. Lucie style provision an emergency abatement would take approximately 45-60 days to complete. This timeframe includes placing approval on the next available City Commission or Code Enforcement Board agenda and providing a 30-day appeal period. Currently, Code Enforcement staff can complete this task in a similar timeframe by following existing Gainesville Code of Ordinances and Florida State Statute guidelines. Based on this information, staff recommends following current abatement provisions for emergency situations.

Another program feature utilized by Port St. Lucie that staff investigated as a possible tool for the City of Gainesville is the public nuisance abatement program trust fund which funds their nuisance abatement program. Any abatement assessments and associated costs that are recouped by the city are deposited into an interest bearing trust fund and are used to fund the program. Currently, Gainesville's nuisance abatement program is funded through the General Fund. If funds are expended to abate a property, the owner is billed for the cost and if the bill goes unpaid a lien is placed against the property. These liens generally go unpaid until the property is sold or changes hands by another means. Code Enforcement is provided approximately \$35,000 annually through the General Fund for nuisance abatement activities including building demolition and lot clearing. The amount collected through direct billing of the property owner or repayment of liens varies annually. In FY2009 the city was repaid \$3,000 and in FY2010 the city received \$14,000. Based on past year's collection rates it appears that an abatement program funded solely on repaid bills or liens would not be funded at current levels which would result in a reduction in service to the community.

***Fiscal Note:** The City of Gainesville budgets approximately \$35,000 annually from the General Fund to fund the nuisance abatement program. This program includes dangerous structure demolitions and lot clearing. In FY2009, the city was repaid \$3,000 for dangerous buildings and lot cleared by Code Enforcement, and in FY2010, the city was repaid \$14,000. Based on these figures, it would not seem feasible that the City of Gainesville's nuisance abatement program could be funded at its current level with repaid funds alone.*

Legislative History

2/18/10	City Commission	Referred (6 - 0 - 1 Absent)	Community Development Committee
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100057.**Dog Sitting Business in Single Family Neighborhoods (B)**

Explanation: On June 3, 2010 the City Commission referred the issue of operating a dog sitting service in single family neighborhoods to the Community Development Committee (CDC) for review and a report back. On August 30, 2010 staff provided the City Commission with a Memo and White Paper report regarding this matter in preparation for the September 15, 2010 CDC Meeting. On September 1, 2010 staff received a request from Ms. Sondra Randon, representing Mr. Bruce Baber, requesting that this item not be heard by the CDC on September 15, 2010 as it she was going to request that it be heard at the Board of Adjustment meeting in October.

RECOMMENDATION

The Community Development Committee continue this item pending the outcome of the Petition to the Board of Adjustment regarding this matter.

Legislative History

6/3/10	City Commission	Referred (6 - 0 - 1 Absent)	Community Development Committee
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100057_Memo & White Paper_20100915.pdf

100057_Citizen Request_20100915.pdf

PENDING REFERRALS

040180 -- Principles of Sustainability in Significant Decisions
050761 -- Energy Efficiency Standards and Requirements (GRU requested to present at October Meeting)
061025 -- Landlord License Fees for Non-Conforming Uses
070777 -- Removal of Lien Affecting 1245 SE 4th Ave & 1239 SE 3rd Ave
080465 -- Initiative 2.4: Ensure Transparent, Efficient and Consistent Regulation of Land Development in Furtherance of the Comprehensive Plan
080467 -- Increase the Amount of Affordable and Low Cost Housing Throughout the City - CCOM Strategic Initiative
080468 -- Improve Coordination with Alachua County in Order to More Effectively Plan And Develop Gainesville's Urban Reserve Area - CCOM Strategic Initiative
080469 -- Continue Implementation of the 10 Year Plan to End Homelessness (One Stop Center, Review Ordinances to Increase Beds, etc.) - CCOM Strategic Initiative
080473 -- Continue Annexation Effort In the Urbanized Area In Order to Maintain Social, Economic, and Financial Diversity - CCOM Strategic Initiative
080817 -- Citizen Comment - Robert Pearce - Light Trespass Issues
080980 - Design Charrette/Future Use of the 39th Avenue Public Works Compound
090303 - Request for Consideration of Providing Wastewater Service to the City of Waldo (Pending Removal)
090310 - Sidewalk & Road Improvement Plan
090311 - Utility Infrastructure to Support Small, Urbanized Areas
090322 - Greenbelt Study for City Perimeter
090392 - Vision for East University Avenue to Hawthorne Rd Corridor - 5 Points Area
090648 - Contaminants from the Cabot-Koppers Superfund Site (3/18/10 retitled to "Industrial Stormwater Pollution and Airborne Dust Pollution")
090679 - City of Gainesville Land Acquisition Process
090737 - Historic Preservation Issues
090795 - Nuisance Abatement Referral

090925 - Strategic Initiative 6.1 - Develop Creative Ways to Measure Progress in Code Enforcement

090934 - Neighborhood Meetings (Pending Removal)

100001 - Transfer of Development Rights

100002 - Food Stamp Program(Pending Removal)

100057 - Dog Sitting Business in Single Family Neighborhoods

100220 - Neighborhood Parking Decal Fees

MEMBER COMMENT

CITIZEN COMMENT

NEXT MEETING DATE

September 30, 2010 Special Meeting - Five Points Area

ADJOURNMENT