

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## Minutes

Wednesday, February 19, 2014

5:00 PM

Roberta Lisle Kline Conference Room

## Community Development Committee

*Commissioner Thomas Hawkins, Chair  
Commissioner Randy Wells, Member  
Commissioner Todd Chase, 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 - 5:01 PM

## ROLL CALL

**Present** 2 - Chair Hawkins, and Member Wells

**Absent** 1 - Member Chase

## ADOPTION OF THE AGENDA

*The agenda was originally adopted by consensus.*

*Note: After discussing the referral list, the Committee later decided to amend the agenda order to hear items #130596, #130599, and then #090322.*

## APPROVAL OF MINUTES

[130715.](#) Community Development Committee Minutes of January 29, 2014 (B)

**RECOMMENDATION** *The Community Development Committee approve the Minutes of January 29, 2014, as circulated.*

**Approved by Consensus**

## DISCUSSION OF PENDING REFERRALS

*These minutes are a summary of the meeting, not a verbatim discussion. A copy of the meeting recording may be provided upon request.*

[130591.](#) Review of Pending CDC Referrals (B)

*The Committee reviewed the list and asked that item #090392, #110937, and #130072 be removed from the pending referral list. #090392 is being handled through the CRA, and #110937 and #130072 were handled through the Land Development Code updates.*

**RECOMMENDATION** *The Community Development Committee review and approve the pending referral list and proposed action schedule prepared by staff.*

**Discussed**

[130596.](#) Affordable Housing Issues

*Assistant City Attorney Sean McDermott and Assistant City Manager Fred Murry introduced this item and gave a brief history. The Committee heard from several citizens and discussed this item and related issues at length such as whether or not current incentives have been effective in creating affordable housing in the City. The Committee discussed asking staff to look at 1) zoning categories to see if they have any exclusionary effects, 2) accessory dwelling units, and 3) concentrations of poverty data. The AAFH (Affirmatively Advancing Fair Housing) initiative was also discussed.*

*After discussion, the following motion was made by Commissioner Wells, approved unanimously.*

*MOTION: Ask staff to: 1) obtain and review the HUD data and the current market report on the status of affordable housing in Gainesville; 2) evaluate the effectiveness of the existing State Housing Initiative Partnership program; 3) review data on the condition of the current housing stock; and 4) provide an update on the AAFH.*

**RECOMMENDATION**            *The Community Development Committee discuss Affordable Housing issues.*

**Approved, as shown above - See Motion(s)**

[130599.](#)

Historic Tax Exemption Criteria (B)

This item involves a recommendation from the Community Development Committee (CDC) to the City Commission to: a) retain the current method ad valorem tax exemption for historic properties based on committee findings; and, b) remove the item from the CDC referral list;

The CDC also discussed the possibility of the City Commission discussing the following items for further discussion: 1) direct the historic preservation staff to have neighborhood meetings to discuss expanding the districts; and, 2) direct the Community Redevelopment Agency (CRA) to consider a micro TIFF program in specific areas.

**\*ESTIMATED STAFF PRESENTATION 5 MINUTES\***

*Planning & Development Director Steve Dush briefly introduced, and D. Henrichs, Historic Preservation Planner, provided information on this item. The Committee heard from several citizens and discussed this item and related issues at length. The Committee discussed a list of the following seven (7) findings:*

- 1) that the preservation of mixed income, mixed use, walkable neighborhoods with irreplaceable character has value;*
- 2) this program is the tipping point to make improvements affordable;*
- 3) some historic structures are improved that would not be affordable without the tax exemptions;*
- 4) the Ad Valorem Tax Exemption for historic properties is the only incentive available in our downtown area;*
- 5) the exemption encourages high quality design and architecture matters;*
- 6) it is a very efficient way to provide these incentives because it cost the City no upfront money; and*
- 7) private investment spurred by the incentive begets additional private investment.*

*After discussion, the following motion was made by Commissioner Wells, and was approved unanimously.*

*MOTION: Make a recommendation to the City Commission to: 1) remove this item from the Community Development Committee referral list; 2) review the seven findings discussed in the meeting; 3) direct the historic preservation staff to have neighborhood meetings to discuss expanding the districts; and 4) direct the CRA to consider a micro TIFF program in specific areas.*

RECOMMENDATION            *The Community Development Committee discuss the issue of Historic Tax Exemption Criteria.*

**Approved, as shown above - See Motion(s)**

[090322.](#)

Greenbelt Study (B)

*Assistant City Manager Fred Murry briefly introduced this item, and Public Works Planning Manager Debbie Leistner gave a presentation with various options for trail connectivity. Staff recommended incorporating this item into the existing Strategic Initiative 5.1 - Assess neighborhoods to determine need for infrastructure improvements for bike/pedestrian use. Continue to expand the network by at least 1 mi/year & expand ADA access. The Committee asked that the recommendations be shared and discussed with the bike/ped board as well.*

*After discussion, the following motion was made by Commissioner Wells, and was approved unanimously.*

*MOTION: Recommend that the City Commission: 1) incorporate this item into the existing Strategic Initiative 5.1; 2) consider matching the County's commitment of using 5% of the Surtax for bike/ped infrastructure ; and 3) remove this item from the CDC referral list.*

RECOMMENDATION            *The Community Development Committee hear a presentation from staff.*

**Approved, as shown above - See Motion(s)**

**MEMBER COMMENT**

*None*

**CITIZEN COMMENT**

*None*

**NEXT MEETING DATE - Wednesday, March 12, 2014 4:00 PM**

**ADJOURNMENT - 7:39 PM**