

City of Gainesville

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



Meeting Agenda

February 17, 2005

10:00 AM

City Hall, Room 16

Community Development Committee

*Commissioner Chuck Chestnut, Chair
Commissioner Craig Lowe, 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****APPROVAL OF MINUTES****040884 Minutes of January 6, 2005 (B)**

RECOMMENDATION *The Committee approve the minutes of January 6, 2005.*

DISCUSSION OF PENDING REFERRALS**001198 Graffiti Abatement (NB)**

Explanation: At the April 9, 2001 City Commission meeting, the Commission referred this time to the Community Development Committee. The Committee has kept it active for periodic updates. At the last discussion on May 3, 2004, staff was asked to bring an update on December 6, 2004. That discussion has been continued twice.

Legislative History

| | | | |
|---------|---------------------------------|-------------------------|---------------------------------|
| 6/18/01 | Community Development Committee | Deferred | |
| 7/2/01 | Community Development Committee | Discussed | |
| 11/5/01 | Community Development Committee | Approved as Recommended | |
| 12/3/01 | Community Development Committee | Discussed | |
| 2/7/02 | Community Development Committee | Approved as Recommended | |
| 7/1/02 | Community Development Committee | Approved as Recommended | |
| 7/8/02 | City Commission | Referred | Community Development Committee |
| 10/6/03 | Community Development Committee | Approved as Recommended | |

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|---------|---------------------------------|-------------------------|
| 11/3/03 | Community Development Committee | Approved as Recommended |
| 5/3/04 | Community Development Committee | Approved as Recommended |
| 12/6/04 | Community Development Committee | Continued |
| 1/6/05 | Community Development Committee | Continued |

031225**Special Area Plan for Ironwood Area (NB)**

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

Legislative History

| | | | |
|---------|---------------------------------|----------------------------------|---------------------------------|
| 4/26/04 | City Commission | Referred (6 - 0 - 1 Absent) | Community Development Committee |
| 5/3/04 | Community Development Committee | Approved as Recommended | |
| 6/24/04 | Community Development Committee | Approved as Recommended | |
| 8/9/04 | City Commission | Approved, as shown above (7 - 0) | |
| 10/7/04 | Community Development Committee | Approved as Amended | |

031226**NHDC Subsidized Housing Requirements (NB)**

RECOMMENDATION *The Community Development Committee invite NHDC to an upcoming meeting to discuss the Committee's concerns; and 2) staff to meet with the County Attorney.*

Legislative History

| | | | |
|---------|---------------------------------|-----------------------------|---------------------------------|
| 4/26/04 | City Commission | Referred (6 - 0 - 1 Absent) | Community Development Committee |
| 5/3/04 | Community Development Committee | Approved as Recommended | |
| 9/20/04 | Community Development Committee | Approved as Recommended | |
| 11/4/04 | Community Development Committee | Continued | |

| | | |
|----------|---------------------------------|-------------------------|
| 11/15/04 | Community Development Committee | Approved as Recommended |
| 1/6/05 | Community Development Committee | Continued |

040299**Owner/Occupancy of Subsidized Housing (NB)****RECOMMENDATION**

Same issue as Legislative No. 031266 NHDC subsidized housing requirements. The Committee may wish to request the City Commission remove this item as redundant with Legislative No. 031266

Legislative History

| | | | |
|---------|---------------------------------|-----------------------------|---------------------------------|
| 8/9/04 | City Commission | Referred (6 - 0 - 1 Absent) | Community Development Committee |
| 9/20/04 | Community Development Committee | Continued | |
| 11/4/04 | Community Development Committee | Continued | |
| 1/6/05 | Community Development Committee | Continued | |

031022**Landlord Licensing Fee Schedule (NB)****RECOMMENDATION**

The Committee recommended staff to report back February 3, 2005.

Legislative History

| | | | |
|---------|---------------------------------|-----------------------------|---------------------------------|
| 3/15/04 | City Commission | Referred (6 - 0 - 1 Absent) | Community Development Committee |
| 5/3/04 | Community Development Committee | Approved as Recommended | |
| 6/24/04 | Community Development Committee | Approved as Recommended | |
| 9/20/04 | Community Development Committee | Approved as Recommended | |

040180**Principles of Sustainability in Significant Decisions (NB)****RECOMMENDATION**

Hear an update from the staff committee regarding principles of sustainability in significant decision-making.

Legislative History

| | | | |
|----------|---------------------------------------|----------------------------------|------------------------------------|
| 7/12/04 | City Commission | Referred (7 - 0) | Community Development Committee |
| 8/5/04 | Community Development Committee | Approved as Recommended | |
| 9/13/04 | City Commission | Referred (7 - 0) | City Manager |
| 9/14/04 | City Commission | Referred | General Manager for Utilities |
| 10/7/04 | Community Development Committee | Approved as Recommended | |
| 10/25/04 | City Commission | Approved, as shown above (7 - 0) | |

040067**Design Plat Timelines (NB)**

Explanation: At the June 14, 2004 City Commission meeting, the Commission referred this item to the Community Development Committee to clarify deadlines and involve the City Manager and City Attorney in this discussion. The Committee has kept this active for periodic updates. Staff will provide an update.

Legislative History

| | | | |
|---------|---------------------------------------|-----------|--|
| 6/24/04 | Community Development Committee | Continued | |
| 12/6/04 | Community Development Committee | Continued | |
| 1/6/05 | Community Development Committee | Continued | |

040068**Development Projects Cut-Off Dates (NB)**RECOMMENDATION

The Committee may wish to request this item be removed by the City Commission as redundant with Legislative No. 040067

Legislative History

| | | | |
|---------|---------------------------------------|-----------------------------|------------------------------------|
| 6/14/04 | City Commission | Referred (6 - 0 - 1 Absent) | Community Development Committee |
| 8/16/04 | City Commission | Referred | Community Development Committee |
| 9/20/04 | Community Development Committee | Approved as Recommended | |

NEW BUSINESS

040829**Family and Large Family Child Care Homes (B)**

Explanation: During the past few months there has been considerable conversation regarding whether the City should allow for Large Family Child Care Homes, as defined by State Statute. The County has recently amended its code to allow for Large Family Child Care Homes; however, the City currently does not allow for these establishments. Given the changes made by Alachua County and the State, this issue was brought up during Citizen Comment at the October 25, 2004 City Commission meeting and staff has researched this issue. Staff found that the main concern of Family Child Care Home operators is the lack of consistency between City and County codes, particularly in terms of the number of children that can be cared for. To address that issue, staff recommends that the City update the definition of Family Child Care Homes to be consistent with Alachua County.

Of the 112 Family Child Care Homes in Alachua County, 81 are located within the City, mostly in single-family neighborhoods. This is significant because the State requires the operator of a Large Family Child Care Home to have two years experience operating a Family Child Care Home. The implication is that many Family Child Care Homes will be converted to Large Family Child Care Homes. Staff is somewhat concerned that allowing Large Family Child Care Homes in single-family neighborhoods without special regulations may have a negative impact on the neighborhoods in which they are located. The current distribution of Family Child Care Homes indicates that these homes are locating in areas that may no longer be able to rely on deed restrictions to help control the use of property. Some of staff's concerns include parking issues, an overly heavy concentration of homes in one area, and noise issues.

RECOMMENDATION The City Commission referred to the Community Development Committee, due back on July 10, 2005.

Legislative History

1/10/05 City Commission Referred (7 - 0) Community Development Committee

040911**Length of Time to Complete Home Construction (NB)**

Explanation: Commissioner Lowe brought up the issue of a home being under construction since 1997.

RECOMMENDATION The City Commission refer the matter of the length of time to complete construction of a home to the Community Development Committee.

Legislative History

1/24/05 City Commission Referred (7 - 0) Community Development Committee

NEXT MEETING DATE

March 15, 2005 10:00 AM

ADJOURNMENT