



# City of Gainesville Meeting Minutes Community Development Committee

City Hall  
200 East University Avenue  
Gainesville, Florida 32601

*Commissioner Chuck Chestnut, Chair  
Commissioner Craig Lowe, Member*

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Thursday, February 17, 2005

10:00 AM

City Hall, Room 16

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## CALL TO ORDER

*The meeting was called to order at 10:07 A.M.*

## ROLL CALL

Present: Chuck Chestnut and Craig Lowe

## ADOPTION OF THE AGENDA

*Approved as recommended.*

## APPROVAL OF MINUTES

### 040884 Minutes of January 6, 2005 (B)

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

Approved as Recommended

## DISCUSSION OF PENDING REFERRALS

### 001198 Graffiti Abatement (NB)

*Karen Slevin, CRA Manager, provided the Committee with an update on the CRA's graffiti abatement program. She explained that the CRA was effectively dealing with abatement of smaller graffiti problems and was working with property owners. She noted, however, that there were several large-scale problems that required more extensive effort. She indicated that staff is working on an extensive graffiti abatement program similar to the façade grant program. Ms. Slevin stated that CRA expenditures covered sidewalk cleaning, landscaping, and graffiti abatement. She explained that one employee works three hours a week covering all districts, with a total budget of 60,000 a year.*

*Paul Alcantar, Solid Waste Manager, provided an update on KACB (Keep Alachua County Beautiful). He reported that graffiti abatement charges from KACB come to approximately \$200 an hour, and the KACB contract allowed \$20,000 a year.*

Commissioner Chestnut asked if there was a way for the City to take over the graffiti abatement program from KACB. Mr. Alcantar explained that he is going to try to reduce the costs by the use of inmate work crews.

Commissioner Lowe suggested that the City do a cost analysis on the KACB graffiti abatement program, and the City Commission then could revisit the KACB expense during the next budget cycle.

**RECOMMENDATION** The Committee recommended keeping this item active for six-month updates. Staff to report back in August 2005.

**Approved as Recommended**

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

John Wachtel, Neighborhood Planner, provided an update on the neighborhood plan for Ironwood. He explained that a survey had been mailed to residents of the area requesting comment on infrastructure, sidewalks, lighting, parking issues, recreation facilities, crime, and other issues. He noted that a web page to promote the neighborhood had been developed and a meeting was scheduled for February 26th to gather comments from the public. He indicated that, after the meeting, staff would draft a neighborhood plan for Ironwood.

Nancy Testa, Ironwood resident, gave an update on the Neighborhood Planning Program for the Ironwood area.

**RECOMMENDATION** The Committee recommended keeping this item active for periodic updates. Staff to report back in August 2005.

**Approved as Recommended**

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

Jim Hencin, Block Grant Manager, discussed the subsidized house located in the Ironwood area, and reported that it was the County Attorney's opinion to NHDC that the owner was not in violation of the principal residence occupancy requirement.

Nancy Testa suggested that safeguards be put in place to ensure that the neighborhood is made up of predominantly owner-occupied residences.

Tom Saunders, Community Development Director, explained that the City would be writing up new Local Housing Assistance Plan (LHAP) procedures within the next few months, and will include strict and immediate full repayment terms.

**RECOMMENDATION** The Community Development Commission to the City Commission: 1) Committee report to the City Commission; and 2) remove this item from the referral list.

**Approved as Recommended**

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

*This item is related to Legislative Item No. 031226 (NHDC Subsidized Housing Requirements) which was previously discussed.*

**RECOMMENDATION** *The Community Development Commission to the City Commission: 1) Committee report to the City Commission; and 2) remove this item from the referral list.*

**Approved as Recommended**

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

*Dave Watkins, Code Enforcement Officer, gave an update on delinquent landlord issues. He stated that staff had taken a more aggressive approach to violations by adding a part-time Code Enforcement Officer, prosecuting delinquent landlords, and collecting more fines. He noted that, in addition to those measures, additional software had been purchased to aid in the process. He pointed out that prosecution for delinquent landlords had increased 86.8% between 2003 and 2004, and the City was asking for recovery of the cost of that prosecution.*

*Maggie Conley, Code Enforcement Officer, indicated that there were 32 open accounts for the 2003 calendar year. She explained that those accounts had been pursued and forwarded to a collection agency. She noted that over 172 properties had been investigated in calendar year 2004.*

**RECOMMENDATION** *The Community Development Commission to the City Commission: 1) Committee report to the City Commission; and 2) remove this item from the referral list.*

**Approved as Recommended**

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

*Richard Williams, Fire Chief, gave an update on the Interdepartmental Committee on Sustainability. He indicated that the Committee met approximately six times with UF and County staff. He explained that the upcoming presentation to the City Commission envisioned requesting that the Commission commit to sustainability principles and incorporate them in the City's Mission Statement. He indicated that the Committee discussed low and mid-level sustainability. He noted that two major components should be followed through: 1) educate all City employees on sustainability and how it is applied; and 2) provide a sustained source of funding. He stated that the Committee would like to implement this with the least amount of impact to the City.*

**RECOMMENDATION** *The Committee recommended keeping this item active for periodic updates. Staff to report back in August 2005.*

**Approved as Recommended**

**040067 Design Plat Timelines (NB)**

*This item relates to Legislative Item No. 040068 (Development Projects Cut-Off*

Dates).

**RECOMMENDATION** *Community Development Committee to City Commission - remove this item from the referral list because the remaining issues will be discussed under Legislative Item No. 040068 (Development Projects Cut-Off Dates).*

**Approved as Recommended**

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

*Mr. Saunders stated that this was referred to the Committee to update the Subdivision Chapter of the Code of Ordinances.*

**RECOMMENDATION** *Staff to report back in June 2005 with a draft of the update to the Subdivision Chapter of the Code of Ordinances.*

**Approved as Recommended**

**NEW BUSINESS**

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

*John Wachtel presented a report on County and State regulations for child care homes. He stated that the State defined child care at residences as family child care homes, and large family child care homes. He explained that family child care homes were limited to 10 children and large family child care homes were limited to 12 children. He noted that the State required local government to allow family child care homes in all residential zoning districts. Mr. Wachtel indicated that the County regulated the entities with health department licenses and zoning. He noted that the County could require additional standards that went beyond State requirements. He explained that the County had chosen to regulate the two types of child care homes in the same manner.*

*Mr. Wachtel explained that the City needed to determine if it should allow large family child care homes and, if so, under what conditions. He noted that staff had developed three options for large family child care homes: 1) mimic the County regulations and allow large child care homes wherever family child care homes are allowed without any special conditions; 2) allow large child care homes in all residential zoning districts with conditions regarding parking and a drop-off plan; and 3) allow large family child care homes only in multi-family areas. Mr. Wachtel stated that staff recommended allowing the large family child care homes in all residential zoning districts, with conditions to ensure compatibility, and develop new definitions for family and large family child care homes. He indicated that staff was requesting that the Committee initiate a petition to the City Plan Board with language on definitions, and allowing large family child care homes with specific conditions.*

*Ralph Hilliard, Planning Manager, explained that staff's concern was to maintain the exterior of a residential structure housing a child care facility so that it did not change the residential appearance of the neighborhood.*

*Commissioner Chestnut cited a concern about the decline of neighborhoods with large family child care facilities.*

*Kenya Walker, child care provider, stated that the request was to take care of two additional children to help parents with multi-age children.*

**RECOMMENDATION** *Staff to report back at the March 17th meeting with recommendations on appropriate regulations for large family child care homes (standards and criteria about impacts).*

**Approved as Recommended**

**040911**

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

*Doug Murdock, Building Official, stated that a home located at N.W. 23rd Street had been under construction since 1997. He noted that the current permit would expire in August 2005.*

*Commission Lowe indicated that he would like to see if any modification could be made to the Building Code to prevent the situation from occurring again in the future.*

*Mr. Murdock cautioned the Committee about modifying the Building Code. He noted that it was a difficult area to change. He stated that the administrative section of the code can be changed, as long as the change is not restrictive.*

**RECOMMENDATION** *Staff to report back at the March meeting on: 1) administrative changes 2) identify what other cities do in this regard (what we would implement); and 3) invite the building community to the next meeting.*

**Approved as Recommended**

*March 17, 2005, 10:00 A.M., Room 201, Thomas Center B*

**ADJOURNMENT**

*The meeting adjourned at 12:24 P.M.*