

City of Gainesville

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



Meeting Minutes

Thursday, July 6, 2006

1:00 PM

City Hall, Room 16

Community Development Committee

*Commissioner Scherwin Henry, Chair
Commissioner Jack Donovan, Member
Mayor-Commissioner Pro Tem Craig Lowe, Member/Alternate*

Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least two business days in advance.

CALL TO ORDER

The meeting was called to order at 1:10 PM

ROLL CALL

Present: Craig Lowe, Jack Donovan and Scherwin Henry

ADOPTION OF THE AGENDA

The Agenda was adopted.

APPROVAL OF MINUTES

060189 Minutes of June 1, 2006 (B)

RECOMMENDATION *The Community Development Committee approve the minutes of June 1, 2006.*

Approved as Recommended

DISCUSSION OF PENDING REFERRALS

050298 Update on Informal Negotiations for Modification of Urban Reserve Area (NB)

Tom Saunders, Community Development Director, presented a report on informal negotiations for modification of the Urban Reserve Area. He indicated that the County would be working on an interlocal agreement for the east side of the urban reserve area between Hawthorne, Waldo, Starke, and Gainesville. Mr. Saunders noted that a meeting had been scheduled for August 14, 2006 with Mr. Mark Hill from the County.

Marion Radson, City Attorney, stated that there had been discussions on how far the City urban reserve area should go toward Hawthorne and Waldo. He noted that there was a desire to keep a majority of the area as green/open space/conservation. Mr. Saunders agreed that the concept was to keep the area in conservation, with a rural vision for the area.

Commission Lowe suggested that there was a consensus vision regarding the urban reserve area among all the communities except Alachua. He stated that growth should be directed towards the city limits of the municipalities, and the urban reserve area should be kept as green as possible. He pointed out that it would involve mutual vision for the urban reserve areas of all communities involved. He noted that the municipalities in the visioning effort had generally wanted to keep the existing character of the communities and prevent urban sprawl. He stated that it was the goal and vision of the County-Wide Visioning Planning Process (CVPP). He

suggested that there be a follow-up meeting with local elected officials to consider visioning and planning for other urban reserves besides the east side.

Staff will report back after the August 14th meeting.

050635 Over-Occupancy in Single Family Neighborhoods (B)

Mr. Saunders stated that the Community Development Committee would be sending a recommendation to the City Commission on July 10th to adopt the proposed increase in civil citation penalties. He stated that the cost analysis of additional expenses for the Code Enforcement Division would be fine-tuned. He indicated that the 25 recommendations from the Community Development and Public Safety Committees would go forward to the City Commission on July 10th, with only the proposed fee increase proposal defined so the capital item calculations could be finalized with Budget staff. He noted that staff requested that the recommendation to adopt the proposed increase for civil citation penalties be eliminated to allow staff time to meet on the matter. He explained that the request would be noted with a revision to the City Commission July 10th agenda.

Commissioner Donovan indicated that the recommendations should proceed to the Commission so the public would be informed that the City was working on a coherent, overall strategy made up of a number of different parts.

Mr. Saunders stated that the Committee had also asked staff to report back with a clearer definition of occupancy as it related to parking, enforcement of regulations at night vs. day, and to invite Public Works to report on the on-street decal parking program.

Jim Garrett, Code Enforcement Manager, stated that the department's goal was to have staff work four ten-hour days in order to provide coverage seven days a week. He noted that a pilot program was implemented on Monday July 3rd.

Brian Kanely, Transportation Services Manager, reviewed the current Parking Decal Program for the Committee. He stated that the Golfview neighborhood was now included in the program. He noted that, at the time the Golfview neighborhood was included in the program, they had only asked for coverage on the northern half of NW 27th Street, and a section of NW 3rd place, which is south of the circle that goes towards the University of Florida golf course. He explained that, if the Golfview neighborhood desired to have the entire neighborhood in the City's Parking Decal Program, Public Works needed to hear from them in order to establish either decal parking or no parking on the streets. He stated that Public Works staff would need to work out the exact plan prior to implementation for signs, and to be sure that the neighborhood meets the criteria for establishment of the program. He explained that a large majority of the neighborhood had to approve the parking decal program. He presented the existing Parking Decal Map to the Committee and explained that the main purpose of the Parking Decal Program is to keep commuter parking out of neighborhoods. He noted that the program didn't limit the number of cars that could park on the street, and the number of visitor permits that were issued were also specified in the Parking Decal Program.

Commissioner Donovan asked if the program is subject to roam towing.

Mr. Kanely stated that there were no provisions for roam towing in the program. He indicated that the Parking Decal Program enforcement was done by the Police Service Technicians from GPD. He noted that Public Works communicated with GPD to be sure permits matched vehicles.

Commissioner Donovan asked if the permit was internal for the vehicle.

Mr. Kanely indicated that the permit could be either a decal or hang tag. He explained that in larger rental areas, the permit was tied to the actual vehicle, and in the single-family areas it involved a hang tag.

Commissioner Donovan asked how many parking permits were issued to a single-family residence.

Mr. Kanely stated that a single-family residence gets one decal (in areas 1, 2, and 5 shown on the existing parking decal map) and one decal per vehicle.

Commissioner Donovan asked if Public Works placed appropriate signage to make sure that roads are safe for site vision (90 degree curves).

Mr. Kanely indicated that they did.

Commissioner Lowe stated that the City needed to know what were the problems and to offer solutions for the Golfview neighborhood. He suggested that unregulated parking was facilitating over-occupancy in the neighborhood. He noted that one issue involved over-night parking, because those vehicles were parking on the streets. He suggested that the City contact as many Golfview neighbors as possible to determine the problems and to find solutions that they could agree upon. He noted that, in the interim, the PSTs should patrol the Golfview neighborhood and enforce violations in the no parking zones.

Mr. Jimmy Harnsberger asked if the use of parking permits was a way to control how many people were occupying a property.

Mr. Saunders replied that it would not. He explained that existing code allowed guests to park a vehicle up to 30 out of any 90 day period. He noted that one recommendation was to change that time to 15 days. He stated that staff was comfortable using date-stamped photos as evidence for violations.

Pubic Works staff is to contact the Golfview neighborhood with regards to the Parking Decal Program, and for staff to report back at the October meeting.

Code Enforcement staff is to report back at the October meeting with regards to an appeal approach to the 30-day grace period for landlord permits.

NEW BUSINESS

060167

City of San Francisco and the US Interagency Council on Homelessness (NB)

Jim Hencin, Block Grant Manager, stated that he researched the programs from the New Cities Project from the City of San Francisco and the U.S. Interagency Council on Homeless. He explained that staff had been instructed to review the programs used elsewhere and determine if they might be applicable to addressing homeless problems in Gainesville.

Mr. Hencin discussed the San Francisco "Homeward Bound" Family Reunification Program that paid to transport homeless individuals back to willing family members. He noted that he hadn't received much feedback on this program.

He also discussed the Advocacy for obtaining social security benefits for homeless individuals and recovering 12 months of retroactive social security and Medicaid reimbursements for those eligible. Mr. Hencin noted that program had been used locally by Volunteers of America, however, it ended on June 30, 2006. He stated that most of the local agencies involved provided case management services to the homeless, and helped their clients get into Social Security and Medicaid programs.

Mr. Hencin stated that he hadn't received much feedback on the use of Food Stamp Employment Raining Program (FSET), which provided supportive housing services for those individuals eligible for food stamps.

Mr. Hencin stated that the information had also been sent to Homeless Implementation Committee, and he would report back to the Community Development Committee.

Chair Henry cited a concern about the level of expectation of ending homelessness in 10-years.

Mr. Hencin stated that there was no expectation that homelessness would end. He explained that the idea was to provide all available resources to an individual who was motivated to improve their situation.

Staff is to investigate these programs in depth and report back in September, and to work in conjunction with the Homelessness Implementation Committee, in order to make recommendations to the City Commission.

060085

Administrative Appeals of Non-Conforming Uses (NB)

Commissioner Lowe indicated that the matter was referred to the Committee because there is no notice provided to neighbors allowing appeals on an existing nonconforming use. He suggested that if someone sought to reestablish a legal nonconforming use the neighbors should be notified, and those neighbors should be able to file an appeal to be heard by the Board of Adjustment.

Mr. Saunders stated that a petition going before the City Plan Board would modify the Board of Adjustment procedures.

Staff is to work with the City Attorney's office on whether notice can be provided to

neighbors whenever a nonconforming use is confirmed by staff, and report back in October.

060037 Development Process Review Team Interim Report (NB)

Barbara Lipscomb, Assistant City Manager, stated that the Development Process Review Team had met weekly since the beginning of January. She stated that the Team's review of the existing development review process did not identify any need for major modifications, but found that there may be some minor tweaks to the process. She indicated that the overall processes worked well. She noted that the Development Process Review Team favored automated integration to allow greater interaction among all development review entities throughout the City. She noted that the Team had interviewed automation vendors, and the outcome of the purchase would depend on the City budget in FY07.

Tony Cunningham, Engineer IV Utility Designer IV, stated that GRU had formed an internal committee and met with the development community, including developers and engineers. He noted that, as a result of those meetings, they have made a number of changes to their process. He stated that they have received positive feedback from the development community on their changes to the process. He noted that GRU would be recommending adding additional staff for the project plan review at the next budget.

RECOMMENDATION *Staff will report back to the Committee in October for an update.*

Approved as Recommended

NEXT MEETING DATE

September 7, 2006 1:30 PM

ADJOURNMENT

The meeting adjourned at 3:15 PM.