

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Minutes

Wednesday, December 2, 2015

1:00 PM

Roberta Lisle Kline Conference Room

Community Development Committee

*Mayor-Commissioner Pro Tem Craig Carter, Chair
Commissioner Randy 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

Meeting called to order at 1:05pm.

ROLL CALL

Present 2 - Commissioner Wells, and Carter

ADOPTION OF THE AGENDA

The Community Development Committee approved the agenda as circulated.

Adopted

APPROVAL OF MINUTES

The CDC approved the minutes as submitted.

Adopted

[150556.](#) Community Development Committee Meeting Minutes of October 14, 2015 (B)

Attachments: [150556_October 14 CDC Minutes_20151202.pdf](#)

RECOMMENDATION *The Community Development Committee approve the minutes of the October 14, 2015 meeting as submitted.*

DISCUSSION OF PENDING REFERRALS

The minutes are a summary of the meeting and are not verbatim discussion. A copy of the meeting recording will be provided upon request.

[140680.](#) **Water/Wastewater Connection Program Guidelines (B)**

Attachments: [140680 Draft Report 20150127](#)
[140680 Draft Agenda Item for Final Report 20150127](#)
[140680 BRFA SUMMARY REPORT_FINAL 20150305](#)
[140680 BRFA Report Presentation 20150305](#)
[140680 Policy Direction on Alternative Budget for FY16 20150402](#)
[140680 Water-Wastewater Connection Program presentation 20150902.pdf](#)
[140680 Water presentation 20151202.pdf](#)

Assistant City Manager Fred Murry introduced this as a program for low-income residents and asked that the Committee consider recommending to the City Commission that we try the program for 18 months and then have staff return with results for long-term consideration. Rick Hutton of Gainesville Regional Utilities

explained the proposed program and answered questions along with Jackie Richardson from Housing and Community Development. Commissioner Wells recommended that the committee accept the proposed median income level for "low income" at 80% but that staff be given the flexibility to make decisions regarding income-level eligibility, the selection of the grant rather than the recapture loan, the threshold for notification to the City Commission of major project of \$50K or more, and the cap for neighborhood projects being set at potential customers and 60% participation, and that staff report back in eighteen months with results up to that point.

Commissioner Wells suggested that septic tank repair is something that should be discussed separately, as he doesn't feel it relates to Connect Free, and Commissioner Carter agreed. Commissioner Wells asked that, if possible, staff return with a report on the scope of potential septic repair issues and an explanation of how the City discovers septic tank repair needs among low-income citizens.

RECOMMENDATION *The Community Development Committee review the Water/Wastewater Connection Program Guidelines and take appropriate action concerning the development of the program.*

Discussed

140292.

Landlord Permits (B)

Attachments: [140292_Landlord Permit Review_20150304.pdf](#)
[140292_FY14 GAINESVILLE \(FL\) - LL CAP FINAL_20150902.pdf](#)
[140292A_Landlord Permit Program_20150917.pdf](#)
[140292B_fee study_20150917.pdf](#)
[140292C_3-4-15 CDC Minutes_20150917.pdf](#)
[140292_Landlord Permit PPT_20151014.pdf](#)
[140292_Landlord Permit presentation_20151119.pdf](#)
[140292_LL P presentation_20151202.pdf](#)

Assistant City Manager Fred Murry introduced the continuation of this topic from the previous CDC meeting and stated that one of the items staff was tasked with researching, the permit revocation process, requires more time before discussion, but that the Special Magistrate should continue to make determinations as necessary in the meantime.

Chris Cooper presented some updates on this topic. The Committee has already made some significant progress, including revision to the late fee, reduction of the permit fee overall, and multiple-unit discounts. Mr. Cooper then recommended that an amendment be made to the ordinance stating that no permit is necessary if the unit is occupied by the owner (as verified by homestead exemption) and if the unit is occupied by immediate family members (excluding cousins, nieces, and nephews), if unrelated roommates move in to a home where the owner does not live but a relative of the owner does, a permit is required. There was no consensus on this point but the Committee is comfortable with this moving forward to the Commission.

The Committee would like to have the City Commission consider giving a discount to landlords who rent to HUD, Section-8, Meridian voucher clients. The Committee would also be interested in having the Commission consider inclusion of "nieces" and

"nephews" as part of the inclusive family definition. Stakeholders will need to provide relevant numbers for both these considerations.

It was agreed that a special CDC meeting should be held to discuss only the maximum occupancy issue.

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

Discussed

150580.

Cycle Pubs (B)

Attachments: [150580_Cycle_Pub_Presentation_20151202.pdf](#)
[150580_The_Spins_20151208.pdf](#)

Citizen Erica Husak provided an informational presentation on the business concept of the cycle pub and the benefits it could bring to the City of Gainesville. She requested that some city ordinances be amended to include regulation of "pedibuses", similar to the way they are regulated in other cities such as St. Petersburg, St. Augustine, and Miami. After some discussion, the Committee requested a special CDC meeting to be held as soon as possible to address this new business venture, as the entrepreneurs are ready to get started.

RECOMMENDATION *The Community Development Committee hear an informational item on a new type of business.*

150167.

Review of Tree Ordinance (B)

This item requests the Community Development Committee hear a presentation by staff regarding the City of Gainesville's tree ordinance.

Attachments: [150167A_TreeList_20151014.pdf](#)
[150167B_CondGuide_20151014.pdf](#)
[150167C_Ord090878_20151014.pdf](#)
[150167D_Sec20-254_20151014.pdf](#)
[150167E_Sec30-251_20151014.pdf](#)
[150167F_PRCA_PoITreeMit_20151014.pdf](#)
[150167G_RegSum_20151014.pdf](#)
[150167H_PermitAgrmt_20151014.pdf](#)
[150167I_Formula_20151014.pdf](#)
[150167J_TreeOrdPPT_20151014.pdf](#)
[150167_Tree_Ordinance_presentation_20151202.pdf](#)

City Arborist, Mark Siburt, brought forward the continuation of this item from the previous month's meeting. After significant discussion and citizen comment, Commissioner Carter stated that the problem with the tree ordinance is inconsistency between rules for commercial property and residential property; it is confusing and unfair for the City to actively court business but then penalize developers with fees and penalties. He would like staff to come up with ordinance changes that provide carrots for developers and better language.

RECOMMENDATION

The Community Development Committee hear a staff presentation regarding the City of Gainesville's tree ordinance.

Discussed

MEMBER COMMENT

CITIZEN COMMENT

**NEXT SPECIAL MEETING DATE -- Tuesday, December 8, 2015 at 3:00pm
(Cycle Pubs)**

NEXT REGULAR MEETING DATE -- Wednesday, January 6, 2016

ADJOURNMENT

Meeting was adjourned at 3:46 pm.