

Possible Changes to Enforcement of Rentals in Single-Family Neighborhoods

Changes to automation of point system

- Begin providing warning letters to the landlords when the first point is issued in addition to when 3 points have been issued (the 3-point warning letter is required by code).
- List the number of properties that received 1, 2, 3, 4, 5 or 6 points and show those on web.
- Upgrade the Accela tracking system so the database tracks point accumulations automatically.

Changes to point system rules

- Amend the landlord point system so that each point stays with the property for 24 months, rather than starting over with a clean slate every 12 months (CDC and PSC recommended changing to 3 years).
- Change permits so permit numbers continue when renewed (consistent with changing ordinance so points last longer than one year). (CDC and PSC recommended clarification that all landlords on lease stay responsible even if others no longer on lease.)
- Solid Waste to begin issuing points (has begun) and acquire software and equipment to be able to track their warnings, citations and points.

Increase Fine Levels and Landlord Permit Fees and Staff Resources

- Increase landlord permit fees to \$233 annually. (Original joint Committee recommendation was to increase to \$150 but to consider including technology costs, and followup CDC recommendation was raise fee to \$233 so that technology costs would be covered also, and so that \$50 discount could be provided for renewals for properties with no points.)
- Use additional fee revenue to add 3 FTE positions and one two-year position.
- Add overoccupancy to civil citation chart -- \$200 fine.
- Eliminate LLP fee reduction in Enterprise Zone
- Make LLP and Solid Waste violations enforceable to CEB.

Changes to How Information is Provided

- Automate review of all transfers of properties within the RSF-1, -2, -3 and -4 zoning districts (all the single-family districts) so that information can be provided regarding rental rules and landlord permit requirements whenever properties transfer.
- Request Realtors provide notices prior to or at closing regarding City rules regarding rental properties in single-family districts – legal indicates we cannot require. (Implement 2007.)
- Send annual packet regarding single-family rental rules to all Realtors and management organizations.
- As Solid Waste Includes “Lets Talk Trash” brochure with GRU bill mailings to new customers in single-family areas, include rental rules brochure.

Other Recommendations for Change

- Amend noise and other ordinances as appropriate so warnings last 365 days (making it easier for GPD to issue citations). (Staff recommendation had been noise warning be amended to last for 180 days.)
- Amend chapter 2 civil citation process to be modeled on chapter 15 language regarding citations after warnings.
- Strongly urge UF and Santa Fe to issue penalties to students based on off-campus violations (staff has met with UF and Santa Fe, and UF is discussing ways to participate in this for most extreme or most repeated violations, and UF/Santa Fe have discussed with staff the possibility of participating in mediation on most severe violations or repeated violations). (Ongoing.)

- Add laptops in cars to increase officer efficiency. (City Commission approved funding and laptops are in use.)
- Adopt a specific ordinance prohibiting indoor furniture on lawn or porch and anything on roof. (Staff has drafted and will submit agenda item during summer 2006.)
- Require landlord permits to include names of tenants and listing of vehicles and license plate numbers for each tenant (and require landlords to amend their permits anytime tenants change). Create user accounts so landlords can update information electronically.
- Monitor stricter Deland definition of single-family. (Ongoing)
- Add restitution and community service as additional sanctions for noise violations.
- Adjust CEB subpoena process by amending CEB rules.
- Make over-occupancy easier to enforce by changing the definition of guest to be 15 days out of 30 (presently guest can stay 30 days out of 90).

6/22 Update

Current Staff				Proposed Staff				Minimum Permit Fee Necessary to Meet This Level of Staffing		
		Each	Total			Each	Total			
1	Manager	\$65,570.00	\$65,570.00	1	Manager	\$65,570.00	\$65,570.00	\$156.65		
1	Senior Staff	\$39,306.00	\$39,306.00	1	Senior Staff	\$39,306.00	\$39,306.00			
2	Supervisor	\$54,528.00	\$109,056.00	2	Supervisor	\$54,528.00	\$109,056.00			
1	Staff II	\$35,830.00	\$35,830.00	1	Staff II	\$35,830.00	\$35,830.00			
10	Officer	\$49,001.20	\$490,012.00	13	Officer	\$49,001.20	\$637,015.60			
0	Permit Clerk	\$33,882.00	\$0.00	1	Permit Clerk	\$33,882.00	\$33,882.00			
15	EMPLOYEES		\$739,774.00	19	EMPLOYEES		\$937,659.60			
Current FY 2006 Budget				Proposed Budget					Additional \$ Needed to Fund Extra Staff	
Personnel	Operation	Capital	Total	Personnel	Operation	Capital	Total			
\$739,774.00	\$104,280.00	\$10,681.67	\$854,735.67	\$937,659.60	\$134,159.00	\$36,406.12	\$1,108,224.72		\$253,489.05	
Per Employee \$6,952.00 Per Employee \$712.11				Per Employee \$7,061.00 Per Employee \$1,916.11						
Current Funding for LLP vs. Non-LLP Issues				Proposed Funding for LLP vs. Non-LLP Issues						
Current Funding of Personnel from LLP Fee	Current Funding of Operation from LLP Fee	Current Funding of Capital from LLP Fee	Current Total Funding from LLP Fee	Proposed Funding of Personnel from LLP Fee	Proposed Funding of Operation from LLP Fee	Proposed Funding of Capital from LLP Fee	Proposed Total Funding from LLP Fee		Difference of Current vs. Proposed	
\$214,470.98	\$30,232.25	\$3,096.77	\$247,800.00	\$412,356.58	\$60,111.25	\$28,821.21	\$501,289.05		\$253,489.05	
				\$424,136.44	\$60,684.84	\$16,467.77	\$501,289.05			
Current Personnel Budget for Non-LLP Issues	Current Personnel Budget for Non-LLP Issues	Current Personnel Budget for Non-LLP Issues	Current Personnel Budget for Non-LLP Issues	Proposed Personnel Budget for Non-LLP Issues	Proposed Personnel Budget for Non-LLP Issues	Proposed Capital Budget for Non-LLP Issues	Proposed Total Budget for Non-LLP Issues	Difference of Current vs. Proposed		
\$525,303.02	\$74,047.75	\$7,584.90	\$606,935.67	\$525,303.02	\$74,047.75	\$7,584.90	\$606,935.67	\$0.00		
				\$513,523.16	\$73,474.16	\$19,938.35	\$606,935.67			
2006 Renewals	2006 Applications	Total LLP Issued	Total LLP Issued Outside of Enterprise Zone	Total LLP Issued in Enterprise Zone (1/2 off)	Current LLP Fee	Current LLP Fee in Enterprise Zone	Current Total Collected for Non-Enterprise Zone LLP Fee	Current Total Collected for Enterprise Zone LLP Fee	Current Total Collected for LLP Fee	
1700	2100	3200	2700	500	\$84.00	\$42.00	\$226,800.00	\$21,000.00	\$247,800.00	
2006 Renewals	2006 Applications	Total LLP Issued	Total LLP Issued	Total LLP Issued in Enterprise Zone (1/2 off)	Proposed LLP Fee	Proposed LLP Fee in Enterprise Zone	Proposed Total Collected for Non-Enterprise Zone LLP Fee	Proposed Total Collected for Enterprise Zone LLP Fee	Proposed Total Collected for LLP Fee	Additional \$ Available to Fund Personnel, Operations, & Capital for LLP Purposes
1700	2100	3200	3200	0	\$156.65	\$78.33	\$501,289.05	\$0.00	\$501,289.05	\$253,489.05

Program	Cost
Enhance Code Enforcement: This requires the addition of three officers (2 permanent and 1 full time for 2 years) and a full time permanent field collector plus the equipment (vehicles, PC tablets, etc).	\$150
Solid Waste Division is a key component of the points system and this enhancement would provide the necessary computer equipment to make their enforcement parallel to other City efforts. SW will be on Permits Plus and their data will function parallel to CE therefore allow real time evaluation of accrued landlord points. Also included is PC tables, software and license.	\$12
A technology fee would allow Computer Services to add an additional programmer to address such enhancements as automated point tracking allowing additional notification of landlords when points are assessed. This addition would also allow web enhancements and other support for code enforcement efforts.	\$25
Web access for landlords would allow landlords to provide information and updates to the CE database through the internet. Information such as the names of people on the lease (helpful in determining over occupancy, etc) vehicles of tenants and other information that could prove helpful to code enforcement officers in their investigations.	\$13.25
Good neighbors discounts would serve as positive reinforcement for good behavior. Landlords receiving no points on their permits would qualify for a \$50 reduced fee the following year. It is estimated that two thirds of landlords do not receive any points and therefore would qualify for this discount. Cost of this incentive is estimated at \$105,600.00 and would therefore require an additional fee of \$33 for each permit sold to fund this cost.	\$33
Proposed Permit Fee	\$233.00



UNIVERSITY OF FLORIDA

Division of Student Affairs
Office of the Vice President

PO Box 113250
Gainesville, FL 32611-3250
(352) 392-1265
Fax: (352) 392-7301
www.ufsa.ufl.edu/ovp

April 5, 2006

Tom Saunders
Community Development Director
P.O. Box 490
Station 11
Gainesville, FL 32602-0490

Dear Mr. Saunders,

The University of Florida appreciates the opportunity to continue to work with the city to address concerns about student residents in single family neighborhoods. After attending the joint meeting between the Public Safety and Community Development Committees, the University of Florida would suggest the city take the following actions:

- ❖ Extend landlord permitting to two years.
- ❖ Require landlords to keep permits updated with names and contact information for all tenants.
- ❖ Implement higher monetary penalties for code violations.
- ❖ Notify landlord of first and all subsequent violations of city codes.
- ❖ Increase the 90 day period for a warning to become a second violation and fine.
- ❖ Extend yard parking codes to communities outside the university context area.
- ❖ Add city codes about couches or house furniture not being permitted in yards, on porches, or roofs.
- ❖ Coordinate a community delegation to attend the Best Practices in Building University Relations conference in June 2006 in Fort Collins, Colorado.
- ❖ Provide UF Off-Campus Life with the names of landlords that have had tenant grievances filed against them.
- ❖ Provide UF Off-Campus Life with the names of landlords that have points on their license.

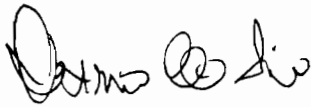
With the implementation of these items by the City of Gainesville, the University of Florida will be better able to assist the City in educating students and addressing concerns within single family neighborhoods. If these suggestions are implemented, the University of Florida would propose a pilot program to include the following initiatives.

- ❖ UF Off-Campus Life will expand the Community Advocates program and specifically target neighborhoods in the University Context Area for student participants.

- ❖ The University of Florida will fund the Director of Off-Campus Life to attend the Best Practices in Building University Relations Conference in June 2006 in Fort Collins, Colorado as part of the community delegation.
- ❖ Off-Campus Life will continue to follow up with students when community and city offices express concerns that warrant an educational discussion.
- ❖ Off-Campus Life will Track Party Patrol reports and will follow up with letters to students who are repeat offenders.
- ❖ Off-Campus Life will send educational letters to students who receive two city code violation warnings and subsequently a citation in a 24 hour period.

The University of Florida has taken the first step towards assisting the city by provided funding for a graduate student to work in the office of Off-Campus Life. We look forward to discussing these suggestions and initiatives as we continue to work together to address concerns regarding neighborhood issues within out community. We do plan to share these suggestions with our students and seek their input prior to any implementation.

Sincerely,



Patricia Telles-Irvin
Vice President for Student Affairs



Ed Poppell
Vice President for Finance and Administration

Current and Proposed Civil Citation Penalties

Section	Description	Class	Penalty	Class	Proposed Increase To
13-171	Insects, storage, trash and yard maintenance	I	\$125.00	II	\$200.00
13-181	Hazardous conditions on residential property	I	\$125.00	II	\$200.00
15	Noise violations	I	\$125.00	II	\$200.00
27-73	Solid waste violations except (4), (8) and (9)	I	\$125.00	II	\$200.00
30-56(b) and (c)	Residential parking	I	\$125.00	II	\$200.00
27-76(b)(1)b	Improper use of cart	I	\$50.00	I	\$125.00
5	Animal control	I	\$50.00	I	\$125.00
5-2(c)	Animal molesting or biting pedestrian or bicyclist	IV	\$200.00		
30-57(a)	Residential Leases - Overoccupancy	Not Applicable		II	\$200.00
17-2	Fliers on utility poles or other fixtures	I	\$50.00	I	\$125.00
19-34	Violation of permit requirements for commercial peddlers, solicitors, or canvassers	I	\$50.00	I	\$125.00
19-96	Operation of mobile food cart in prohibited area	I	\$50.00	I	\$125.00
19-97	Violation of regulations on permitted mobile food cart	I	\$50.00	I	\$125.00
30-315 et seq.	Violation of sign regulations	I	\$50.00	I	\$125.00
30-357	New business, expansion or change of use without zoning compliance permit	I	\$50.00	I	\$125.00
14-5-1	Not having landlord permit	II	\$125.00	II	\$200.00
16-19	Dangerous buildings/hazardous lands	I	\$125.00	II	\$200.00
26-137	Abandoned vehicles	I	\$125.00	II	\$200.00
30-86	Use, parking, storage and keeping of recreational vehicles	I	\$50.00	II	\$200.00
Article III of Chapter 13	Commercial building code	II	\$75.00	II	\$200.00
Chapter 10	All adopted fire prevention & protection codes, except NFPA 101 Chapters 5, 6, 7 and	II	\$75.00	II	\$200.00
19-127	Violation of prohibition on throwing or distributing handbills upon property displaying a	I	\$125.00		
21-58(a)	Failure to register alarm monitoring company	II	\$125.00		
21-58(c)	Failure to maintain records	II	\$125.00		
21-59	Failure to make alarm verified call	II	\$125.00		
21-60(a)	Failure to register--Alarm system contractors	II	\$125.00		
21-60(b)	Maintenance, repair, alter or service of system for compensation by noncontractor	II	\$125.00		
21-60(d)	Use of equipment or methods below minimum standards	II	\$125.00		
21-60(e)	Activation/servicing non-permitted alarm	II	\$125.00		
21-60(f)	Causing false alarm during servicing	II	\$125.00		
21-61(a)	Operating automatic dialing device	II	\$125.00		
21-62	Operating alarm system without auxiliary power	II	\$125.00		
30-45	Prohibited use in zoning district	I	\$125.00		
30-51(c)	Permitted uses in single family districts	II	\$125.00		
6-183(1)	False advertising	III	\$125.00		

Landlord Point Issues:

1. Amend the landlord point system so that each point stays with the property for 24 months, rather than starting over with a clean slate every 12 months

CE strongly supports this concept. Please note the table below which interpreted reflects the current 12 month process stops at a minimum 6 months short of being a strong tool for enforcement. Extending the process to a 24 month tracking is even more fruitful. It should be noted the table below is compiled to reflect the accumulation of points starting at a fixed and ending in the same manner. This is not thought to be the most efficient process but without the assistance of a professional programmer it reflects what a minimal change would produce in terms of increased fruit for enforcement effort. It is the division recommendation that further study by professionals should be considered.

Extending the time accessed points stay on a landlord permit must be believed to be a strong deterrent to continued unacceptable behavior. The table below looks at the points accessed on approximately 3800-rental properties citywide during the noted time frames.

TYPE OF NOTICE	SINCE 8/1/06	LAST 18 MONTHS	LAST 24 MONTHS
CIVIL CITATION WARNING	224	591	1254
CIVIL CITATION	0	0	4
VEHICLE TOWED (CODES IMPOUND)	0	0	16
VEHICLE STICKERED FOR TOW	6	14	42
NOIICE OF VIOLATION	731	1562	2139
ANNUAL TOTAL POINTS	961	2167	3455

The next table reflects the number of points accumulated in the noted time frames.

	1 PT	2PT	3PT	4PT	5PT	6 OR MORE PT
12 MONTH	123	818	3	52	16	1
18 MONTH	173	1081	3	82	0	53
24 MONTH	212	1391	4	108	0	73

Accumulated Points Over Varying Time Frames	
Total Properties Accumulating Points In A 12 Month Period	1013
Total Properties Accumulating Points In An 18 Month Period	1392
Total Properties Accumulating Points In A 24 Month Period*	1788
*It should be noted that this time frame incorporates the beginning of a new program and may therefore reflect less activity than would be normally anticipated under the current application of the ordinance.	

At this point given the current data and the current point in the research process it is the recommendation of Code Enforcement that 24 months be selected as the acceptable timeframe for point carry over.

Possible Changes to Enforcement of Rentals in Single-Family Neighborhoods

Changes to automation of point system

- Begin providing warning letters to the landlords when the first point is issued in addition to when 3 points have been issued (the 3-point warning letter is required by code).
- List the number of properties that received 1, 2, 3, 4, 5 or 6 points and show those on web.
- Upgrade the Accela tracking system so the database tracks point accumulations automatically.

Changes to point system rules

- Amend the landlord point system so that each point stays with the property for 24 months, rather than starting over with a clean slate every 12 months (CDC and PSC recommended changing to 3 years).
- Change permits so permit numbers continue when renewed (consistent with changing ordinance so points last longer than one year). (CDC and PSC recommended clarification that all landlords on lease stay responsible even if others no longer on lease.)
- Solid Waste to begin issuing points (has begun) and acquire software and equipment to be able to track their warnings, citations and points.

Increase Fine Levels and Landlord Permit Fees and Staff Resources

- Increase landlord permit fees to \$233 annually. (Original joint Committee recommendation was to increase to \$150 but to consider including technology costs, and followup CDC recommendation was raise fee to \$233 so that technology costs would be covered also, and so that \$50 discount could be provided for renewals for properties with no points.)
- Use additional fee revenue to add 3 FTE positions and one two-year position.
- Add overoccupancy to civil citation chart -- \$200 fine.
- Eliminate LLP fee reduction in Enterprise Zone
- Make LLP and Solid Waste violations enforceable to CEB.

Changes to How Information is Provided

- Automate review of all transfers of properties within the RSF-1, -2, -3 and -4 zoning districts (all the single-family districts) so that information can be provided regarding rental rules and landlord permit requirements whenever properties transfer.
- Request Realtors provide notices prior to or at closing regarding City rules regarding rental properties in single-family districts – legal indicates we cannot require. (Implement 2007.)
- Send annual packet regarding single-family rental rules to all Realtors and management organizations.
- As Solid Waste Includes "Lets Talk Trash" brochure with GRU bill mailings to new customers in single-family areas, include rental rules brochure.

Other Recommendations for Change

- Amend noise and other ordinances as appropriate so warnings last 365 days (making it easier for GPD to issue citations). (Staff recommendation had been noise warning be amended to last for 180 days.)
- Amend chapter 2 civil citation process to be modeled on chapter 15 language regarding citations after warnings.
- Strongly urge UF and Santa Fe to issue penalties to students based on off-campus violations (staff has met with UF and Santa Fe, and UF is discussing ways to participate in this for most extreme or most repeated violations, and UF/Santa Fe have discussed with staff the possibility of participating in mediation on most severe violations or repeated violations). (Ongoing.)

- Add laptops in cars to increase officer efficiency. (City Commission approved funding and laptops are in use.)
- Adopt a specific ordinance prohibiting indoor furniture on lawn or porch and anything on roof. (Staff has drafted and will submit agenda item during summer 2006.)
- Require landlord permits to include names of tenants and listing of vehicles and license plate numbers for each tenant (and require landlords to amend their permits anytime tenants change). Create user accounts so landlords can update information electronically.
- Monitor stricter Deland definition of single-family. (Ongoing)
- Add restitution and community service as additional sanctions for noise violations.
- Adjust CEB subpoena process by amending CEB rules.
- Make over-occupancy easier to enforce by changing the definition of guest to be 15 days out of 30 (presently guest can stay 30 days out of 90).

6/22 Update

Current Staff				Proposed Staff				Minimum Permit Fee Necessary to Meet This Level of Staffing		
	Each	Total		Each	Total					
1	Manager	\$65,570.00	\$65,570.00	1	Manager	\$65,570.00	\$65,570.00	\$156.65		
1	Senior Staff	\$39,306.00	\$39,306.00	1	Senior Staff	\$39,306.00	\$39,306.00			
2	Supervisor	\$54,528.00	\$109,056.00	2	Supervisor	\$54,528.00	\$109,056.00			
1	Staff II	\$35,830.00	\$35,830.00	1	Staff II	\$35,830.00	\$35,830.00			
10	Officer	\$49,001.20	\$490,012.00	13	Officer	\$49,001.20	\$637,015.60			
0	Permit Clerk	\$33,882.00	\$0.00	1	Permit Clerk	\$33,882.00	\$33,882.00			
15	EMPLOYEES		\$739,774.00	19	EMPLOYEES		\$937,659.60			
Current FY 2006 Budget				Proposed Budget					Additional \$ Needed to Fund Extra Staff	
Personnel	Operation	Capital	Total	Personnel	Operation	Capital	Total			
\$739,774.00	\$104,280.00	\$10,681.67	\$854,735.67	\$937,659.60	\$134,159.00	\$36,406.12	\$1,108,224.72		\$253,489.05	
Per Employee		Per Employee		Per Employee		Per Employee				
\$6,952.00		\$712.11		\$7,061.00		\$1,916.11				
Current Funding for LLP vs. Non-LLP Issues				Proposed Funding for LLP vs. Non-LLP Issues					Difference of Current vs. Proposed	
Current Funding of Personnel from LLP Fee	Current Funding of Operation from LLP Fee	Current Funding of Capital from LLP Fee	Current Total Funding from LLP Fee	Proposed Funding of Personnel from LLP Fee	Proposed Funding of Operation from LLP Fee	Proposed Funding of Capital from LLP Fee	Proposed Total Funding from LLP Fee			
\$214,470.98	\$30,232.25	\$3,096.77	\$247,800.00	\$412,356.58	\$60,111.25	\$28,821.21	\$501,289.05		\$253,489.05	
				\$424,136.44	\$60,684.84	\$16,467.77	\$501,289.05			
Current Personnel Budget for Non-LLP Issues	Current Personnel Budget for Non-LLP Issues	Current Personnel Budget for Non-LLP Issues	Current Personnel Budget for Non-LLP Issues	Proposed Personnel Budget for Non-LLP Issues	Proposed Operation Budget for Non-LLP Issues	Proposed Capital Budget for Non-LLP Issues	Proposed Total Budget for Non-LLP Issues	Difference of Current vs. Proposed		
\$525,303.02	\$74,047.75	\$7,584.90	\$606,935.67	\$513,523.16	\$73,474.16	\$19,938.35	\$606,935.67	\$0.00		
				\$513,523.16	\$73,474.16	\$19,938.35	\$606,935.67			
2006 Renewals	2006 Applications	Total LLP Issued	Total LLP Issued Outside of Enterprise Zone	Total LLP Issued in Enterprise Zone (1/2 off)	Current LLP Fee	Current LLP Fee in Enterprise Zone	Current Total Collected for Non-Enterprise Zone LLP Fee	Current Total Collected for Enterprise Zone LLP Fee	Current Total Collected for LLP Fee	
1700	2100	3200	2700	500	\$84.00	\$42.00	\$226,800.00	\$21,000.00	\$247,800.00	
2006 Renewals	2006 Applications	Total LLP Issued	Total LLP Issued	Total LLP Issued in Enterprise Zone (1/2 off)	Proposed LLP Fee	Proposed LLP Fee in Enterprise Zone	Proposed Total Collected for Non-Enterprise Zone LLP Fee	Proposed Total Collected for Enterprise Zone LLP Fee	Proposed Total Collected for LLP Fee	Additional \$ Available to Fund Personnel, Operations, & Capital for LLP Purposes
1700	2100	3200	3200	0	\$156.65	\$78.33	\$501,289.05	\$0.00	\$501,289.05	\$253,489.05

Program	Cost
Enhance Code Enforcement: This requires the addition of three officers (2 permanent and 1 full time for 2 years) and a full time permanent field collector plus the equipment (vehicles, PC tablets, etc).	\$150
Solid Waste Division is a key component of the points system and this enhancement would provide the necessary computer equipment to make their enforcement parallel to other City efforts. SW will be on Permits Plus and their data will function parallel to CE therefore allow real time evaluation of accrued landlord points. Also included is PC tables, software and license.	\$12
A technology fee would allow Computer Services to add an additional programmer to address such enhancements as automated point tracking allowing additional notification of landlords when points are assessed. This addition would also allow web enhancements and other support for code enforcement efforts.	\$25
Web access for landlords would allow landlords to provide information and updates to the CE database through the internet. Information such as the names of people on the lease (helpful in determining over occupancy, etc) vehicles of tenants and other information that could prove helpful to code enforcement officers in their investigations.	\$13.25
Good neighbors discounts would serve as positive reinforcement for good behavior. Landlords receiving no points on their permits would qualify for a \$50 reduced fee the following year. It is estimated that two thirds of landlords do not receive any points and therefore would qualify for this discount. Cost of this incentive is estimated at \$105,600.00 and would therefore require an additional fee of \$33 for each permit sold to fund this cost.	\$33
Proposed Permit Fee	\$233.00



UNIVERSITY OF FLORIDA

Division of Student Affairs
Office of the Vice President

PO Box 113250
Gainesville, FL 32611-3250
(352) 392-1265
Fax: (352) 392-7301
www.ufsa.ufl.edu/ovp

April 5, 2006

Tom Saunders
Community Development Director
P.O. Box 490
Station 11
Gainesville, FL 32602-0490

Dear Mr. Saunders,

The University of Florida appreciates the opportunity to continue to work with the city to address concerns about student residents in single family neighborhoods. After attending the joint meeting between the Public Safety and Community Development Committees, the University of Florida would suggest the city take the following actions:

- ❖ Extend landlord permitting to two years.
- ❖ Require landlords to keep permits updated with names and contact information for all tenants.
- ❖ Implement higher monetary penalties for code violations.
- ❖ Notify landlord of first and all subsequent violations of city codes.
- ❖ Increase the 90 day period for a warning to become a second violation and fine.
- ❖ Extend yard parking codes to communities outside the university context area.
- ❖ Add city codes about couches or house furniture not being permitted in yards, on porches, or roofs.
- ❖ Coordinate a community delegation to attend the Best Practices in Building University Relations conference in June 2006 in Fort Collins, Colorado.
- ❖ Provide UF Off-Campus Life with the names of landlords that have had tenant grievances filed against them.
- ❖ Provide UF Off-Campus Life with the names of landlords that have points on their license.

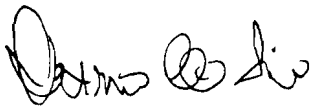
With the implementation of these items by the City of Gainesville, the University of Florida will be better able to assist the City in educating students and addressing concerns within single family neighborhoods. If these suggestions are implemented, the University of Florida would propose a pilot program to include the following initiatives.

- ❖ UF Off-Campus Life will expand the Community Advocates program and specifically target neighborhoods in the University Context Area for student participants.

- ❖ The University of Florida will fund the Director of Off-Campus Life to attend the Best Practices in Building University Relations Conference in June 2006 in Fort Collins, Colorado as part of the community delegation.
- ❖ Off-Campus Life will continue to follow up with students when community and city offices express concerns that warrant an educational discussion.
- ❖ Off-Campus Life will Track Party Patrol reports and will follow up with letters to students who are repeat offenders.
- ❖ Off-Campus Life will send educational letters to students who receive two city code violation warnings and subsequently a citation in a 24 hour period.

The University of Florida has taken the first step towards assisting the city by provided funding for a graduate student to work in the office of Off-Campus Life. We look forward to discussing these suggestions and initiatives as we continue to work together to address concerns regarding neighborhood issues within out community. We do plan to share these suggestions with our students and seek their input prior to any implementation.

Sincerely,



Patricia Telles-Irvin
Vice President for Student Affairs



Ed Poppell
Vice President for Finance and Administration

Current and Proposed Civil Citation Penalties

Section	Description	Class	Penalty	Class	Proposed Increase To
13-171	Insects, storage, trash and yard maintenance	I	\$125.00	II	\$200.00
13-181	Hazardous conditions on residential property	I	\$125.00	II	\$200.00
15	Noise violations	I	\$125.00	II	\$200.00
27-73	Solid waste violations except (4), (8) and (9)	I	\$125.00	II	\$200.00
30-56(b) and (c)	Residential parking	I	\$125.00	II	\$200.00
27-76(b)(1)b	Improper use of cart	I	\$50.00	I	\$125.00
5	Animal control	I	\$50.00	I	\$125.00
5-2(c)	Animal molesting or biting pedestrian or bicyclist	IV	\$200.00		
30-57(a)	Residential Leases - Overoccupancy	Not Applicable		II	\$200.00
17-2	Fliers on utility poles or other fixtures	I	\$50.00	I	\$125.00
19-34	Violation of permit requirements for commercial peddlers, solicitors, or canvassers	I	\$50.00	I	\$125.00
19-96	Operation of mobile food cart in prohibited area	I	\$50.00	I	\$125.00
19-97	Violation of regulations on permitted mobile food cart	I	\$50.00	I	\$125.00
30-315 et seq.	Violation of sign regulations	I	\$50.00	I	\$125.00
30-357	New business, expansion or change of use without zoning compliance permit	I	\$50.00	I	\$125.00
14.5-1	Not having landlord permit	II	\$125.00	II	\$200.00
16-19	Dangerous buildings/hazardous lands	I	\$125.00	II	\$200.00
26-137	Abandoned vehicles	I	\$125.00	II	\$200.00
30-86	Use, parking, storage and keeping of recreational vehicles	I	\$50.00	II	\$200.00
Article III of Chapter 13	Commercial building code	II	\$75.00	II	\$200.00
Chapter 10	All adopted fire prevention & protection codes, except NFPA 101 Chapters 5, 6, 7 and	II	\$75.00	II	\$200.00
19-127	Violation of prohibition on throwing or distributing handbills upon property displaying a	I	\$125.00		
21-58(a)	Failure to register alarm monitoring company	II	\$125.00		
21-58(c)	Failure to maintain records	II	\$125.00		
21-59	Failure to make alarm verified call	II	\$125.00		
21-60(a)	Failure to register--Alarm system contractors	II	\$125.00		
21-60(b)	Maintenance, repair, alter or service of system for compensation by noncontractor	II	\$125.00		
21-60(d)	Use of equipment or methods below minimum standards	II	\$125.00		
21-60(e)	Activation/servicing non-permitted alarm	II	\$125.00		
21-60(f)	Causing false alarm during servicing	II	\$125.00		
21-61(a)	Operating automatic dialing device	II	\$125.00		
21-62	Operating alarm system without auxiliary power	II	\$125.00		
30-45	Prohibited use in zoning district	I	\$125.00		
30-51(c)	Permitted uses in single family districts	II	\$125.00		
6-183(1)	False advertising	III	\$125.00		

Landlord Point Issues:

1. Amend the landlord point system so that each point stays with the property for 24 months, rather than starting over with a clean slate every 12 months

CE strongly supports this concept. Please note the table below which interpreted reflects the current 12 month process stops at a minimum 6 months short of being a strong tool for enforcement. Extending the process to a 24 month tracking is even more fruitful. It should be noted the table below is compiled to reflect the accumulation of points starting at a fixed and ending in the same manner. This is not thought to be the most efficient process but without the assistance of a professional programmer it reflects what a minimal change would produce in terms of increased fruit for enforcement effort. It is the division recommendation that further study by professionals should be considered.

Extending the time accessed points stay on a landlord permit must be believed to be a strong deterrent to continued unacceptable behavior. The table below looks at the points accessed on approximately 3800-rental properties citywide during the noted time frames.

TYPE OF NOTICE	SINCE 8/1/06	LAST 18 MONTHS	LAST 24 MONTHS
CIVIL CITATION WARNING	224	591	1254
CIVIL CITATION	0	0	4
VEHICLE TOWED (CODES IMPOUND)	0	0	16
VEHICLE STICKERED FOR TOW	6	14	42
NOTICE OF VIOLATION	731	1562	2139
ANNUAL TOTAL POINTS	961	2167	3455

The next table reflects the number of points accumulated in the noted time frames.

	1 PT	2PT	3PT	4PT	5PT	6 OR MORE PT
12 MONTH	123	818	3	52	16	1
18 MONTH	173	1081	3	82	0	53
24 MONTH	212	1391	4	108	0	73

Accumulated Points Over Varying Time Frames	
Total Properties Accumulating Points In A 12 Month Period	1013
Total Properties Accumulating Points In An 18 Month Period	1392
Total Properties Accumulating Points In A 24 Month Period*	1788
*It should be noted that this time frame incorporates the beginning of a new program and may therefore reflect less activity than would be normally anticipated under the current application of the ordinance.	

At this point given the current data and the current point in the research process it is the recommendation of Code Enforcement that 24 months be selected as the acceptable timeframe for point carry over.