

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Minutes - Draft

Wednesday, January 7, 2015

1:00 PM

Roberta Lisle Kline Conference Room

Community Development Committee

*Commissioner 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 - 1:00 PM

ROLL CALL

Present 2 - Commissioner Wells, and Carter

ADOPTION OF THE AGENDA

Adopted

APPROVAL OF MINUTES

[140596.](#) Community Development Minutes of December 3, 2014 (B)

RECOMMENDATION *The Community Development Committee approve the Minutes of December 3, 2014 as circulated.*

Approved by Consensus

DISCUSSION OF PENDING REFERRALS

These minutes are a summary of the meeting, not a verbatim discussion. A copy of the meeting recording may be provided upon request.

[130591.](#) Review of Pending CDC Referrals (B)

The Community Development Committee heard from the Director of Planning and Development Services Steve Dush a review of the Referral List as follows:

130091 - GPD item needed more research and will report back at the February 4, 2015 Community Development Committee meeting.

121111 - Inter-City will be removed from the Community Development Committee referral list at the 1/15/15 City Commission meeting.

140190 - Food Trucks has an ordinance going to the Plan Board and City Commission in March.

140292 - Landlord Permits will report to the Community Development Committee at the March 4, 2015 meeting.

090648 - Contaminants from Cabot-Koppers Suerfund Site. Assistant City Manager Fred Murry gave an update on this item.

080980 - Design Charrette Future Use of the 39th Public Works Compound is ongoing and subject to updates.

At the December 3, 2014, The Community Development Committee recommended for removal from the referral list four pending referrals, consequently at the 1/15/15 the City Commission approved the Committee's recommendation with the following action.

I. REMOVE

- 1. Referral #130596, Affordable Housing Issues,*
- 2. Referral #140070, Commissioner Yvonne Hinson-Rawls-Proposal for Affordable*

Housing,

3. Referral #130506, Strategic Initiative 6.1-Ensure the quality and broad distribution of affordable housing throughout the City, and
4. Referral #130958, Small Affordable Apartments;

II. ADD Replacement Referral

1. Add Referral #140691 - ACHIEVABLE HOUSING, a new replacement referral entitled 'Achievable Housing' for the purpose of advancing Strategic Initiative 6.1: Ensure the quality and broad distribution of affordable housing throughout the City.

110937 - Options for Land Use and/or Zoning Changes in the North Main Street Charrette Area. The Committee will hear an update in March 2015.

130072 - Urban Walkways. The Committee will hear an update in March 2015.

090392 - Vision for East University Avenue to Hawthorne Rd Corridor - 5 Points Area. The Committee will hear an update in March 2015.

RECOMMENDATION

The Community Development Committee review and approve the pending referral list and proposed action schedule prepared by staff.

Discussed

MEMBER COMMENT

CDC CHARTER/SCOPE DISCUSSION

The Community Development Committee discussed what ideals and vision the CDC Charter and Scope should encompass. The Committee members directed staff to report back at the February 4, 2015 meeting with a draft scope statement for review.

CITIZEN COMMENT

Community Development Committee

January 7th, 2015

Landlord Permits Issues

1) Process is not business friendly. Why does each unit have to have a permit? Why can't a landlord obtain a business license and submit their list of properties to the city?

SOLUTION: Adopt an ordinance that charges a set price for 1 to 5 units, 6 to 10 units, 11-15 units Etc....

2) Fees have gone up 412% in 11 years. Outrageous!

SOLUTION: Charge fees based on the idea above. More people will be honest if the fees were lower.

3) I renewed my license in August, sold the property in December and was told I would not get a refund on the permit. I asked if I could transfer it to the new owner and was advised that was not permissible.

SOLUTION: Prorate the license and refund the difference. This would most likely be negated if the solution in number one was followed.

4) A couple of years ago, I got one house rented and forgot to get the permit. I REALLY FORGOT! I was told I would have to pay double and did pay to get the pennit. The LATE FEE is crazy for honest people who REALLY forget. Even credit card companies do not gouge people this much.

SOLUTION: Charge a reasonable late fee. Again may not be an issue if number one was enacted.

5) The point system is OK but the notification process is lame and costly. A certified letter must go out to the owners which are unnecessary costs. SOLUTION: There is contact info on the permit and a simple phone call or email would work great without having points accessed. Remember not ALL landlords are bad.

Other issues I wish the committee would review.

1) The reason given for the huge increase was to pay for more officers and equipment. Was this really done? How many worked there before it was enacted and how many work there now? Was equipment really purchased?

2) Solid Waste Division gets \$2.00 per permit. Is there a record of how this money is spent?

• 3) Technology Services also gets \$25.00 per permit. What do they do with all this money? Is it used solely for Code enforcement?

4) Why is there a built in 3% increase in the fees every 3 or 5 years? It would seem it should go down as you can now pay on line.

5) How many permits are issued every year?

6) How many are paid late?

7) How many are never issued? Vacant properties?

8) Why do only rentals that are single or duplexes pay this fee? I know zoning is used as the catalyst but isn't it unfair that Multi family properties don't pay?

9) It seems as everyone gets Code enforcement coverage but it is mostly funded by permit fees. Out of any given workday, how many hours are spent on properties that have permits? My point is Officers work on sign issues, alleged violations in multi family complexes (Horizon Apartments, Tree House Apartments, Pine Ridge Apartments), alleged violations in other apartment complexes, alleged violations on vacant properties, alleged violations on properties not required to get permits, parking issues, football game issues, abandoned cars, etc..... It seems if landlords are paying for 100% of the services and only get a fraction of the action. Shouldn't the city fund the majority of this if Code Enforcement only works on landlord issues a fraction of the time? If not, shouldn't every house and complex pay a fee if they are renting property? They are not denied the service.

10) What do Landlords get out of paying for the license? There are no pre-leasing inspections done by code enforcement. Not that we are asking for any but couldn't there be liability for the City for NOT inspecting homes that you issue permits for? You guys inspect cabs?

I'm sure there are countless additional issues I haven't addressed but I want to thank everyone for taking the time to review these issues. I hope there is some resolution to the issues I have brought forth.

I would be negligent if I did not acknowledge the hard work of our Code Enforcement Officers and I am fortunate to have a good working relationship with them. They answer my questions and I recognize their hands are tied based on the ordinance and its process. On a daily basis, I'm sure the men and women working in this office are subject to harassment, cursing and hear an abundant of frustration by the citizens who try to comply with the process and those who don't. I hope the committee recognizes that changes in some of these prickly issues will create a better work environment for them and foster better business relations with the public.

If I can be of further assistance, please feel free to call me.

Larry V. Seale

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NEXT MEETING DATE - 2/4/14 at 1:00 PM, City Hall

ADJOURNMENT - 2:00 PM