

# **Community Development Committee**

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

## **Meeting Minutes**

**Thursday, April 6, 2006**

**10:00 AM**

**City Hall, Room 16**

*Commissioner Craig Lowe, Chair  
Mayor-Commissioner Pro Tem Chuck Chestnut, 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

*The meeting was called to order at 11:05 AM*

## ROLL CALL

Present: Chuck Chestnut and Craig Lowe

## ADOPTION OF THE AGENDA

*The Committee recommended that the Over-Occupancy item be discussed first.*

## APPROVAL OF MINUTES

### 051176 Minutes of March 2, 2006 (B)

**RECOMMENDATION** *The Community Development Committee approve the minutes of March 2, 2006.*

**Approved as Recommended**

## DISCUSSION OF PENDING REFERRALS

### 040912 Transportation Concurrency Exception Area (TCEA) Review (NB)

*This item was postponed to a future date.*

**RECOMMENDATION** *Staff report back to the Committee on County and City impact fees, and the TCEA, at a later date when the Mayor could attend the meeting.*

**Postponed**

### 050635 Over-Occupancy in Single Family Neighborhoods (B)

*Discussion of over-occupancy in single-family neighborhoods. (No quorum)*

*Tom Saunders, Community Development Director, gave a report on the problems of over-occupancy in single-family neighborhoods. He indicated that a list of possible changes to regulations for different types of rentals in single-family neighborhoods was distributed to the Community Development Committee and Public Safety Committee. He explained that a new fee schedule had been proposed, as well as changes to the landlord point system. He stated that there had been meetings with staff and the public for their input. He noted that a handout had been provided*

*showing UPNA's questions and comments.*

*Dr. Chalmers, President of the Golfview Neighborhood Association, spoke about dealing with over-occupancy. He indicated that he would like the committee to define over-occupancy. He suggested that, until it could be defined, there would not be much success resolving other problems.*

*Jimmy Harnsberger, citizen, asked about an increase in staff for the Code Enforcement Division.*

*Mr. Garrett, Code Enforcement Manager, stated that the proposal was for an increase of two full-time permanent Code Enforcement Officers, one full-time permanent Field Collector, and one temporary (2- year) Code Enforcement Officer.*

*Mr. Harnsberger asked if points accrued for offenses could stay with the owner of the property.*

*Ms. Dana Crosby, Assistant City Attorney II, explained that points must accrue with the permit, rather than the property.*

*A resident of the Forest Ridge Neighborhood, asked about outdoor lighting regulations. She noted there was a rental unit in the neighborhood that had lights strung all around the outside, which might be a violation of the Code. She requested that staff look into the issue.*

*Joe Schmidt, UPNA Chair, asked about the extension of the points so that each point stays with the property for three years. Mr. Saunders stated that one of the proposals is to achieve this depending on when an automation database package can be implemented to track each point for two (or three) years from when it was generated. Mr. Schmidt asked about suspension of a landlord license being automatic for six months with accumulation of six points, but with the right of appeal to the Code Enforcement Board. Ms. Crosby stated that state statutes authorize the Code Enforcement Board, so the Code Enforcement Board cannot be an appeal board for a local landlord permits process.*

*A resident of the Forest Ridge Neighborhood asked about the role of the University of Florida in over-occupancy problems. He indicated that he was interested in having yard parking regulations enforced in his neighborhood.*

*Jennifer Whiting, resident of the Sugarfoot Neighborhood, asked about neighborhood parking regulations outside the Context Area.*

*Mr. Saunders stated that there were no parking regulations for neighborhoods outside the context area but described the proposal for neighbors to opt in.*

*Discussion with a quorum.*

*Mr. Saunders reviewed possible changes to enforcement of rentals in single-family neighborhoods with the Committee. He noted that staff was recommending three new Code Enforcement Officers (one temporary two-year, two permanent) and one Field*

*Collector because of increased workloads. He explained that the increase of the landlord permit fee would fund the new positions.*

*Mr. Ed Poppell, Vice President for Finance and Administration from the University of Florida, provided a letter to the Committee supporting a number of issues with regards to over-occupancy.*

*Paige Crandall, Associate Dean of Students at the University of Florida, stated that the University was looking for an apartment locator software program that would help students find living accommodations. She noted that the proposal was to not to allow landlords who had points or had not responded to tenants access to the site. She explained that it would ensure that landlords understand the importance of the point system. She indicated that they were trying to find students who live in certain areas to act as ambassadors for the University. She noted that the ambassador would work in their neighborhood or management company to have programs and other information that would help students become good neighbors, as well as recognizing students for being good neighbors.*

**RECOMMENDATION** *The Community Development Committee recommended that this item be continued to the joint Public Safety/Community Development Committee meeting to be held on April 20th.*

#### **Approved as Recommended**

**040180**

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

*Discussion on the principles of sustainability in significant decisions. (No quorum)*

*Pete Backhaus, Chair of the Sustainability Committee, indicated that he had received a vision statement from Assistant City Manager Barbara Lipscomb. He stated that the vision statement would be presented to the Sustainability Committee for their review. He noted that the Committee had been working on internal practices within the City. The Committee will report back to the Assistant City Manager with recommendations.*

**RECOMMENDATION** *The Community Development Committee recommended keeping this item active for periodic updates. Staff to report back in October 2006.*

#### **ADJOURNMENT**

*The meeting adjourned at 12:15 PM.*