

# **City of Gainesville**

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



## **Meeting Minutes**

**Thursday, February 2, 2006**

**10:00 AM**

**City Hall, Room 16**

## **Community Development Committee**

*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 10:20 AM.*

## ROLL CALL

Present: Chuck Chestnut and Craig Lowe

## ADOPTION OF THE AGENDA

*Approved with the following changes: Move Equity Stripping Scam to the first item.*

## APPROVAL OF MINUTES

### **050653 Minutes of November 3, 2005 (B)**

**RECOMMENDATION** *The Committee approve the minutes of November 3, 2005.*

**Approved as Recommended**

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### **050824 Minutes of January 5, 2006 (B)**

**RECOMMENDATION** *The Committee approve the minutes of January 5, 2006.*

**Approved as Recommended**

## NEW BUSINESS

### **050863 Equity Stripping Scam (NB)**

*Tom Saunders, Community Development Director, stated that this item was referred from the City Commission to the Community Development Committee and involved what was alleged to be an equity stripping scam. He noted that the referral included discussion of the definition of an owner of a property. He provided an update on enforcement action against Burgreen and stated that the Code Enforcement Board found Burgreen guilty of housing code violations.*

*Dana Crosby, Assistant City Attorney II, stated that the matter was in litigation and would be heard in Circuit Court on February 6, 2006. She indicated that she recommended that neither the Community Development Committee members nor staff*

*be involved in any discussion of the matter since it was pending litigation. She explained that allegations of equity stripping were issues that needed to be raised either as civil matters or with the Attorney General in the Economic Crimes Division. She indicated that staff or Committee members should refer Ms. Kennedy to the appropriate entity for help in pursuing any allegations. She stated it was a legal enforcement issue, and the City did not have any involvement with equity stripping.*

*Jim Garrett, Code Enforcement Manager, gave the definition of a property owner from Chapter 13 of the City of Gainesville Housing Code.*

*Ms. Crosby gave the definition of mobile home owner from Chapter 723 of the State Statutes. She stated that the City Attorney's office had evaluated the definition of owner from the City's code and felt comfortable with that definition.*

*Ms. Kennedy, citizen, stated that Chapter 723 of the State Statutes was too vague in several areas*

*Ms. Crosby stated that the State Statutes preempted local governments from regulation of Chapter 723.*

*Ms. Kennedy suggested that the City provide tougher enforcement of code violations.*

**RECOMMENDATION** *The Community Development Committee recommended keeping this item active, and for staff to report back when there is a resolution from the court.*

**Approved as Recommended**

## DISCUSSION OF PENDING REFERRALS

### 050040

#### **Oak View Neighborhood Association Parking Regulations (NB)**

*Mr. Saunders stated that staff was to report back to the Community Development Committee on creating a community character-based approach. He stated that staff met with the City Attorney's office and staff is supporting a recommendation for neighborhoods that can, by their choice, opt in to the yard parking regulations.*

*John Wachtel, Neighborhood Planning Coordinator, reviewed the draft opt-in procedures with the Committee.*

*Curtis Cooper, citizen, stated that he was in favor of extending the University Context Area, and while the opt-in approach was good, he didn't believe the approach should be pushed on property owners. He pointed out that another aspect of the problem was on-street parking.*

*Commissioner Lowe pointed out that the University of Florida set the boundaries for the University Context Area. He requested that staff obtain information from the Public Works Department regarding the initiation threshold for providing speed bumps throughout the City to determine if there was a less cumbersome alternative to*

*the opt-in procedures.*

*Ms. Crosby suggested that it should be noted that the associations are encouraged to work together, and the larger the district created, the easier it would be for administration and enforcement.*

**RECOMMENDATION** *The Community Development Committee recommended to the City Commission: 1) approve the proposed draft opt in procedures; and 2) remove this item from the Community Development Committee referral list.*

**Approved as Recommended**

### **040187**

#### **Community Wide Plan to End Homelessness (NB)**

*Jim Hencin, Block Grant Manager, updated the Community Development Committee on the homeless issues listed on the agenda. He stated that both Commissions approved the recommendations to refer the Community-Wide Plan to End Homelessness back to the respective managers to work with the Implementation Committee of the Plan. He explained that the Implementation Committee was made up of a group of chairs and co-chairs from each of the six initial committees that were involved in developing the Plan. He noted that a meeting had been held two weeks ago, and a second meeting had been scheduled to look at prioritizing the recommendations included in the Plan. He explained that, on March 20, 2006, the City and County would meet at a joint session to receive recommendations actions to be taken. He indicated that the City Commission had entered into a tri-party interlocal agreement with the County and the Alachua County Housing Authority, whereby the Housing Authority would take responsibility for heading up the implementation process.*

**RECOMMENDATION** *The Community Development Committee recommended that this item be kept active and to report back in six months.*

**Approved as Recommended**

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### **040186**

#### **Comprehensive Homeless Shelter Facilities (NB)**

*Refer to the information provided by Jim Hencin under the Community-Wide Plan to End Homelessness agenda item.*

**RECOMMENDATION** *The Community Development Committee recommended that this item be kept active and to report back in six months.*

**Approved as Recommended**

**NEXT MEETING DATE**

*March 2, 2006, 10:00 AM*

**ADJOURNMENT**

*The meeting adjourned at Noon.*