



TO: All Buck Bay Residents
FROM: The Buck Bay Owners
DATE: October 31, 2006

We have had various correspondence with you over the last year and a half about our long term plans to upgrade Buck Bay over time using modular or site-built homes as lots became available. This was to be a gradual transition, using first the existing vacant lots.

When this was proposed, we had a neighborhood meeting and several public hearings on the issue, to which ever resident was invited. Unfortunately, only about ten people showed up. We told those who did, and the City Commission, that Buck Bay was not "for sale", and we had no plans for any big changes. We assured those in attendance that even though the state statutes only require six months notice, we would make no changes which would affect current residents without one full year's notice, and no such changes would take place prior to September, 2008 under any circumstances.

The Buck Bay owners have, over the past two years, received no less than 20 unsolicited offers to purchase Buck Bay. We turned down all of these offers because they were made by out-of-town and out-of-state institutional buyers who had no ties to Gainesville, no loyalty to the current residents, and all management would also have been out-of-town.

Late this summer, however, we received an unsolicited offer through a local Realtor from a local investor. We interviewed him, and found he was born and raised in Gainesville, has a huge amount of experience in local property ownership and management, and most importantly, agreed with our overall vision for the future of Buck Bay. He readily agreed to honor the commitment we made in the public meetings and to the residents that no changes which would displace current residents would be made any sooner than September, 2008, and that, in fact, his plans included, as ours did, a gradual additional to modular or site-built homes, which would remain in the "affordable" classification.

Based on what is stated in the above paragraph and that he will be in this for the long term, we agreed to sell Buck Bay, and, in fact, are closing on the property today, October 31st. The new owner is Edwin Dix, of Edix Properties, and Buck Bay management functions are being taken over by Bossahrdt Management Services, also a local firm with years of experience. They will no doubt be contacting you regarding rent collection and management issues.

Ed is a young guy (while we are all approaching retirement age) and has a very good reputation in the community. We have no doubts this is a good thing for Buck Bay residents since ownership and management will stay local, and that we have left you in good hands. We thank you for living in our property, and offer our sincere best wishes for the future.

Location: 7700 N.W. 34th Street Extension
Mailing Address: 2321-A2 N.W. 41st Street · Gainesville, FL 32606
(352) 372-7700

EXHIBIT

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Continued at approval of the agenda.

- 5. **Petition 12PDA-06 PB** Buck Bay, Ltd. Text amendment to allow "site-built" homes to be constructed within the existing Buck Bay development. Zoned: PD (Planned development). Located at 7700 Northwest 22nd Street.

Mr. Jason Simmons was recognized. Mr. Simmons presented a map of the site and described it in detail. He explained that the existing PD was unique among mobile home communities in that it involved individual platted subdivision lots rather than being a single, large site. He noted that, although the individual lots were leased for the mobile homes, they did meet the minimum lot size requirements for single-family homes. Mr. Simmons noted that the proposal would allow actual site built homes on the individual lots and limit the size of any additional impervious areas. He explained that manufactured homes were still allowed as a use by right in the PD. Mr. Simmons indicated that staff recommended approval of the petition.

Mr. Tom Spain, agent for the petitioner, was recognized. Mr. Spain explained that 'manufactured home' was a general term applied to homes built in a factory. He noted that if a manufactured home was built to the national HUD Code, it was considered a mobile home, and if built to the State of Florida Code it was considered a modular home. He presented a photo of what the new site built modular homes would look like. Mr. Spain indicated that, gradually, as the current residents in mobile homes moved out, site built modular homes would be constructed to replace them. He stated that, for the record, there were no plans to sell or change the mobile home park, only to upgrade the type and quality of homes. He noted that there were currently 10 vacant lots and site built modular homes would be placed on those lots. He offered to answer any questions from the board.

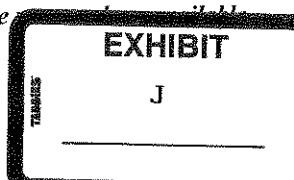
Chair Cole opened the floor to public comment.

Ms. Lisa Evans, resident of Buck Bay, was recognized. Ms. Evans indicated that she and other residents living in mobile homes in the park had concerns that they would be forced to move from the lots they have leased if permanent modular homes were erected. She noted that there were also concerns about increases in property value that might increase the rent, and flooding from additional stormwater. She asked if the current residents would be offered the first opportunity to purchase the lots on which their mobile homes were located, or if they would be evicted when the modular site built homes were constructed.

Mr. Spain noted that Chapter 723 of the Florida Statutes dealt with the issues of mobile homes. He stated that Chapter 723 allowed the property owner to give 6 months notice and vacate the mobile home park. He explained that it was not his or the other property owner's intent to remove the existing mobile homes, but to slowly renovate the park as the mobile home owners moved on. He noted that, while he could not speak for events in the future, none of the current residents were being asked to leave. He indicated that it was written in the prospectus that current lot lease holders would be given first right of refusal should the individual lots be sold, and could purchase the lots at a 10 percent discount should they choose to do so.

<u>Motion By:</u> Mr. Gold	<u>Seconded By:</u> Mr. Polshek
<u>Moved to:</u> Approve Petition 12PDA-06 PB.	<u>Upon Vote:</u> Motion Carried 6 – 0 Aye: Polshek, Reiskind, Gold, Tecler, McDonell, Cole

These minutes are not a verbatim account of this meeting. Tape recordings from which the minutes were taken are available from the Community Development Department of the City of Gainesville



PLAN BOARD PETITIONS

050911. Amendment to Buck Bay Planned Development. (B)

Petition 12PDA-06 PB. Buck Bay, Ltd. Text amendment to allow "site-built" homes to be constructed within the existing Buck Bay development. Zoned: PD (Planned development). Located at 7700 Northwest 22nd Street.

City of Gainesville Planner Jason Simmons and Community Development Director Tom Saunders gave presentations.

Chair Hanrahan recognized Walter Willard who spoke to the matter.

NOTE: It was requested by the City Commission, that a number of the questions that were raised during the discussion, be addressed before the petition is brought back for first reading of the ordinance.

RECOMMENDATION *City Plan Board to City Commission - The City Commission approve Petition 12PDA-06 PB. Plan Board vote 6-0.*

Staff to Plan Board - Approve

Alternative Recommendation: Disapprove

A motion was made by Mayor-Commissioner Pro Tem Lowe, seconded by Commissioner Bryant, that this matter be Approved (Petition). The motion carried by the following vote:

Votes: Aye: Pegeen Hanrahan, Pegeen Hanrahan, Edward Braddy, Rick Bryant, Craig Lowe, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

051019 Significant Ecological Communities Overlay District on 178 acres in Southeast Gainesville (B)

(Formal Quasi-Judicial) Petition 23ZON-06 PB. City of Gainesville. Amend the City of Gainesville Land Development Code by overlaying the Significant Ecological Communities District on property zoned RMF-5 (12 units/acre single-family/multiple-family residential district), RMF-6 (8-15 units/acre multiple-family residential district), RMF-7 (8-21 units/acre multiple-family residential district), RSF-1 (3.5 units/acre single-family residential district), RSF-4 (8 units/acre single-family residential district) CON (Conservation district) and MU-1 (8-30 units/acre mixed use low intensity) on approximately 178 acres. Generally located east of Southeast 24th Street (between East University Avenue and Southeast Hawthorne Road), west of TB McPherson Park, and south of the South Main Street Wastewater Treatment Plant.

Chair Hanrahan recognized Parker Lawrence who raised questions regarding this petition.