

TO: City Attorney's Office and Planning and Development Services Department

FROM: Historic Gainesville, Inc.

RE: Demonstration of Standing for Appeal AD-11-00095 Jacks Bar Development Plan

Definitions, Section 30-23 Gainesville Code of Ordinances:

Adversely affected person means any person who is suffering or will suffer an adverse effect to an interest protected or furthered by the local government comprehensive plan, including but not limited to: interests related to health and safety; densities or intensities of development; transportation facilities; recreational facilities; educational facilities; health care facilities, or services; and environmental or natural resources. The alleged adverse effect may be shared in common with other members of the community at large, but must exceed in degree the general interest in community good shared by all persons.

- Historic Gainesville, Inc. was established in 1972 and is a non-profit organization as demonstrated by the Florida Department of State Division of Corporations
- HGI is a non-profit organization under section 501(c)3 Internal Revenue Code
- On documents filed with the state and published on materials for HGI, the mission statement of the organization is to “foster knowledge and support of historic preservation in our community through education and community involvement and as further stated in the by-laws of said corporation”
- February 18, 2010 Michael Volk (then secretary, now president of HGI) spoke on historic preservation matters related to Jacks Bar during citizen comment to the City Commission
- April 1, 2010 Bill Warinner (member and past president of HGI) spoke on historic preservation matters related to Jacks Bar during citizen comment to the City Commission
- April 19, 2010 Bill Warinner (member and past president of HGI) presented information related to Jacks Bar to the Community Redevelopment Agency. The CRA responded with an authorization to fund \$10,000 for the façade stabilization of Jacks Bar
- June 9, 2011 Bill Warinner (member and past president of HGI) and Matt Wolfe (HGI board member) presented inconsistencies of the proposed project with the Traditional City Special Area Plan, the Comprehensive Plan, and the definition of principal and accessory uses to the Development Review Board
- June 16, 2011 Matt Wolfe (HGI board member) addressed the City Commission at citizen comment regarding the intention of HGI to appeal the DRB decision

and listed the inconsistencies of the project with the Comprehensive Plan and Zoning Code (minutes are not prepared yet)

- July 7, 2011 Bill Warinner (member and past president of HGI) addressed the City Commission at citizen comment regarding the use of the vacant lot as an outdoor café and accessory use to the office building (minutes are not prepared yet)
- July 9, 2011 *Gainesville Sun* article written by Michael Volk, Tim Gross, and Matt Wolfe demonstrates HGI's commitment to historic preservation issues in downtown Gainesville
- June 14, 2010 *Gainesville Sun* article demonstrates history of Jacks Bar property and efforts of historic preservation community including Bill Warinner of HGI
- June 28, 2010 *Gainesville Sun* article reports on impending demolition and unsuccessful efforts to save the building
- Urban Design Element of the Comprehensive Plan Policy 3.5.6 states:
 - The City shall encourage renovations of historic buildings downtown and new development or redevelopment that is sensitive to the context or scale of historic buildings near the new development or redevelopment
- The city has a Historic Preservation Element of the Comprehensive Plan Policy that generally defines historic preservation goals which are in-line with general historic preservation goals of HGI
- The Jacks Bar project site is currently vacant and the proposal will intensify the use of the existing office at 16 S Main Street as well as the now vacant property at 24 South Main Street which affects the surrounding historic context of buildings older than 50 years of age, listed on file with the Florida Master Site File, and potentially eligible for listing as a National and Local Register Historic District
- HGI has demonstrated a unique interest in this project, the preservation of historic resources downtown, the need to establish a Main Street program, and establishment of sound land development codes that encourage sensitive redevelopment in historic areas and demolition by neglect
- HGI represents community interests related to urban design and historic preservation which are specifically adversely affected by the proposed project at 16 and 24 S Main Street
- Historic architectural surveys are on file with the city that document the presence of historic resources downtown and evaluates the potential for establishing a local or National Register Historic District