

Five Points Special Area Plan
Text Amendment
Petition 89TCH-08PB

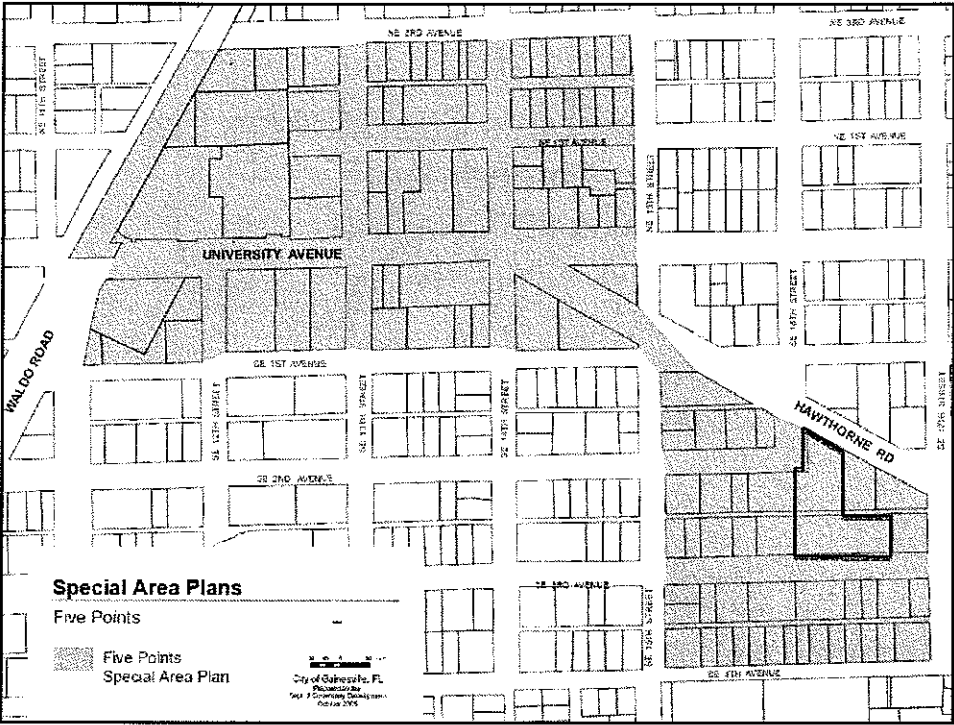
City Commission
August 21, 2008

Elizabeth Nix
GIS and Land Planning Manager

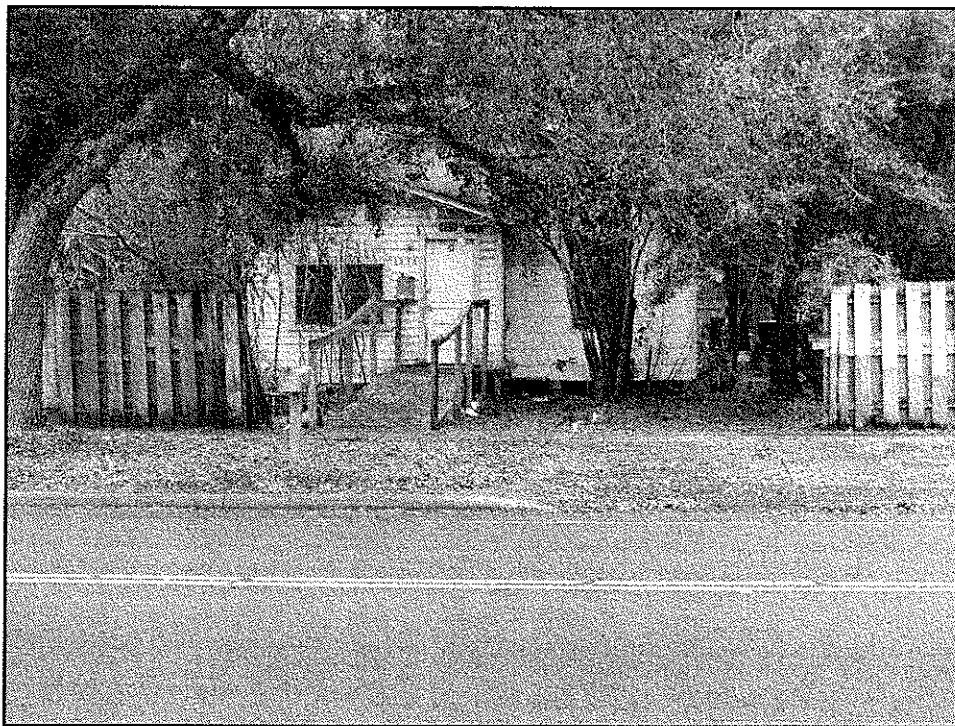
Environmental Consulting & Design, Inc.

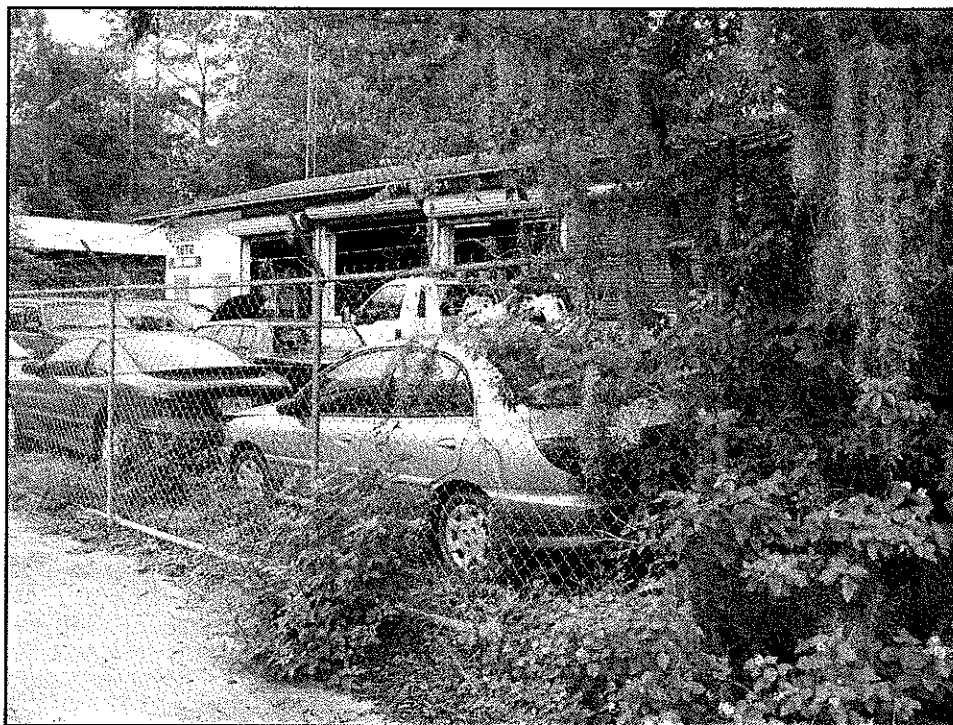
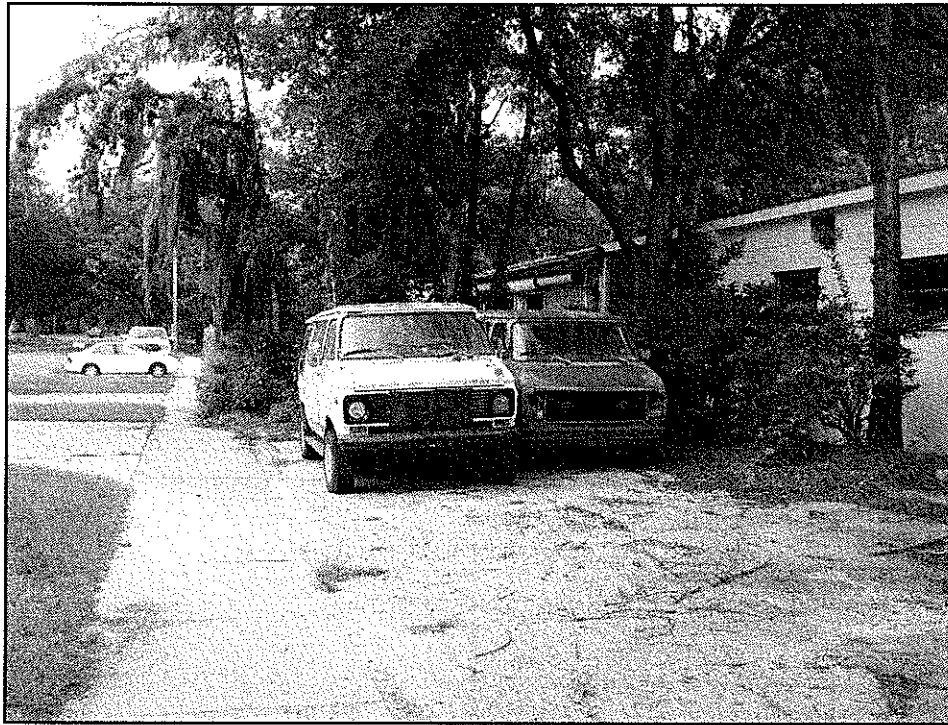
Catalyst for Text Amendment

- Christian Prison Ministries Property
- Located off of Hawthorne Road
Just east of SE 15th Avenue
- Zoned MU-1
- Contains 25,000 sq. ft. building
- Obtained Zoning Compliance Permit for an
intermediate care facility for the Veteran's
Administration Project HONOR program



080227



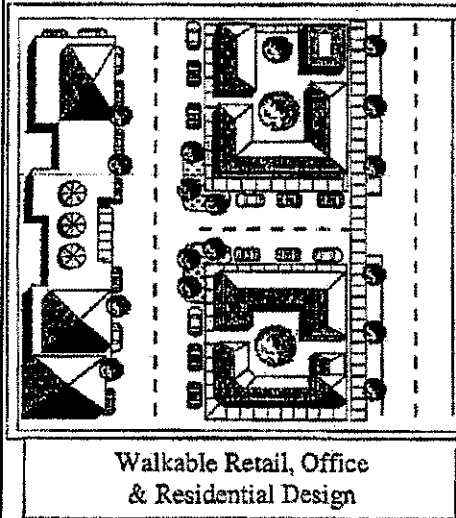




Five Points Special Area Plan

- Purpose of Plan is to 'accommodate redevelopment' that will transform the area 'using high-quality urban design'
- Specific focus is to reduce the suburban **automobile-dominated** development pattern

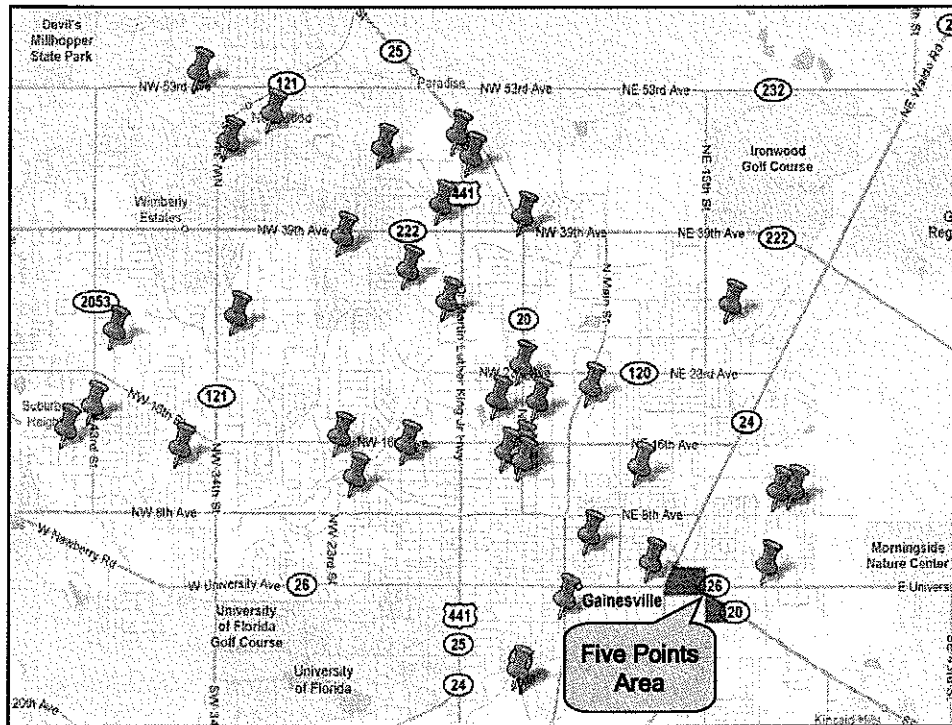
Urban Design Regulations



Walkable Retail, Office
& Residential Design

Amendment Lacks Basis

- ❑ Staff Report does not demonstrate why these uses are not appropriate for the area
- ❑ The proposed uses have not been proven detrimental to the goal of a new downtown or even automobile-related
- ❑ Data shows proposed uses are not concentrated in East Gainesville



Plan East Gainesville

- One goal is to encourage the 'development of compact, walkable mixed-use centers with easy access to public transportation'
- The land uses encouraged include '**professional office**, retail, **services**, restaurants, and multi-family residential'
- Vision Goal: 'Reflect the strength, quality and diversity of the people and neighborhoods by investing in the infrastructure and human potential'

Consequences of Amendment

Social Services Prohibited:

- ☐ Youth Centers
- ☐ Community Centers
- ☐ Job Training Centers
- ☐ Community Development Groups
- ☐ Advocacy Groups

Membership Organizations Prohibited:

- ☐ Better Business Bureaus
- ☐ Chambers of Commerce
- ☐ Labor Unions
- ☐ Bar, Medical, and Engineering Associations
- ☐ Alumni Associations
- ☐ Booster Clubs
- ☐ Art Councils
- ☐ Farm Bureaus
- ☐ Humane Societies
- ☐ Historical Societies
- ☐ Parent-Teacher Associations

Helping East Gainesville

- ☐ The proposed uses are not inherently bad for the community
- ☐ The Special Use Permit process allows the City to determine if uses are appropriate on a case-by-case basis

Helping East Gainesville

- Social service uses and membership organizations can be an asset to a diverse, vibrant downtown
- The urban design regulations in the Five Points Plan will ensure these uses fit into the community and create a new downtown
 - Encourage form-based regulation rather than use-based regulation

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Definitions

- **Rehabilitation center**
 - A facility providing professional care, nonresident only, for those requiring therapy, counseling or other rehabilitative services related to drug abuse, alcohol abuse, social disorders, physical disabilities, mental retardation or similar problems.
- **Social service home or halfway house**
 - A facility providing professional care, resident or nonresident, for those requiring therapy, counseling or other rehabilitative services related to drug abuse, alcohol abuse, social disorders, physical disabilities, mental retardation or similar problems.

Definitions

- **Social Services (MG-83)**
 - Establishments primarily engaged in providing one or more of a wide variety of individual and family social, counseling, welfare, or referral services, including refugee, disaster, and temporary relief services. This industry includes offices of specialists providing counseling, referral, and other social services. Government offices directly concerned with the delivery of social services to individuals and families, such as issuing of welfare aid, rent supplements, food stamps, and eligibility casework, are included here.
 - Establishments primarily engaged in providing manpower training and vocational rehabilitation and habilitation services for the unemployed, the underemployed, the handicapped, and to persons who have a job market disadvantage because of lack of education, job skill or experience. Included are upgrading and job development services, skill training, world-of-work orientation, and vocational rehabilitation counseling. This industry includes offices of specialists providing rehabilitation and job counseling. Also included are establishments primarily engaged in providing work experience for rehabilitees.

Definitions

- Social Services (MG-83)
 - Establishments primarily engaged in the provision of residential social and personal care for children, the aged, and special categories of persons with some limits on ability for self-care, but where medical care is not a major element. Included are establishments providing 24-hour year-round care for children.
 - Establishments primarily engaged in providing social services, not elsewhere classified, including establishments primarily engaged in community improvement and social change. Organizations primarily engaged in soliciting contributions on their own account and administering appropriations and allocating funds among other agencies engaged in social welfare services are also included.

Definitions

- Residences for destitute people
 - Establishments primarily engaged in the provision of temporary residences for those persons lacking residences, possessions or resources. Services include overnight accommodations and furnishing of meals to residents only. Revenue is derived only from charitable sources.
- Food distribution center for the needy
 - Any building or structure, or a portion thereof, or site which is regularly used to furnish meals without cost or at very low cost to needy and destitute persons. A food distribution center for the needy shall not be considered to be a restaurant. The preparation of meals in any building or structure, or portion thereof, for distribution at another site or location shall not be considered to be a food distribution center for the needy.

Definitions

- **Membership Organizations (MG-86)**
 - ▣ Membership organizations engaged in promoting the business interests of their members. Associations owned by their members but organized to perform a specific business function, such as common marketing of crops or joint advertising, are classified according to the function performed.
 - ▣ Membership organizations of professional persons for the advancement of the interests of their profession.
 - ▣ Membership organizations of workers for the improvement of wages and working conditions.
 - ▣ Membership organizations engaged in civic, social, or fraternal activities.
 - ▣ Membership organizations established to promote the interests of a national, State, or local political party or candidate. Also included are political groups organized to raise funds for a political party or individual candidates.

Definitions

- **Roominghouse**
 - ▣ A dwelling used, or intended to be used, for the furnishing of sleeping accommodations for pay to transient or permanent guests and in which no more than 2,500 gross square feet of space are used, or intended to be used, for such purpose. Meals or housekeeping facilities may also be provided such guests or tenants, but no roominghouse shall maintain a public eating or drinking place in the same building or in any building in connection therewith.
- **Dormitory**
 - ▣ A dwelling used, or intended to be used, for the furnishing of sleeping accommodations for pay to transient or permanent guests and in which more than 2,500 gross square feet of space is used, or intended to be used, for such purpose. Meals or housekeeping facilities may also be provided such guests or tenants, but no dormitory shall maintain an eating or drinking place, open to the public, in the same building or in any building in connection therewith.