

F. EMORY SPRINGFIELD
JENNIFER BURDICK SPRINGFIELD
CERTIFIED MEDIATOR

DENNIS B. GUNSON
(1960-1993)

TELEPHONE (352) 371-9909

FACSIMILE (352) 377-4077

SPRINGFIELD LAW, P.A.
ATTORNEYS AT LAW
605 NORTHEAST FIRST STREET
SUITE C
GAINESVILLE, FLORIDA 32601

SOCIAL SECURITY DISABILITY
PERSONAL INJURY
CRIMINAL DEFENSE
WORKERS' COMPENSATION
NURSING HOME NEGLIGENCE
ENVIRONMENTAL
LAND USE
MEDIATION

August 14, 2008

VIA HAND DELIVERY

Mr. Kurt M. Lannon
Clerk of Commission
P.O. Box 490, Sta. 18
Gainesville, FL 32602-0490

Re: Petition 89TCH-08 PB
Proposed Amendment to Five Points Special Area Plan

Dear Mr. Lannon:

Enclosed are eight copies of the exhibits Christian Prison Ministries intends to introduce into the record at the August 21, 2008, City Commission meeting regarding the above-referenced petition. Please distribute these exhibits to the City Commissioners.

Thank you for your assistance and cooperation.

Sincerely,


Jennifer B. Springfield, Esq.

JBS/ajm

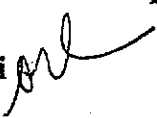
Enclosure: As stated above

2008 AUG 14 PM 3:53

COMPOSITE EXHIBIT "A"

1. Inter-Office Communication dated June 3, 1998, to City Plan Board from Onelia R. Lazzari regarding Concurrency Review for 95SUP-98PB
2. Inter-Office Communication dated June 25, 1998 to City Plan Board from Planning Division Staff regarding Petition 95 SUP-98 PB
3. Letter dated July 27, 1998, to Mr. Ed Jennings from Lawrence Calderon regarding Petition 95 SUP-98 PB
4. Warranty Deed acknowledged on September 9, 1998, between Edward Jennings, Jr. and Christian Prison Ministries.
5. The Gainesville Bridge Zoning Compliance Permit No. 23ZCP-00

CITY
----- OF ----- INTER-OFFICE COMMUNICATION
GAINESVILLE

TO: City Plan Board **DATE:** 6/3/98
FROM: Onelia R. Lazzari 
SUBJECT: Concurrency Review for 95SUP-98PB

The Cross Creek Bridge facility development, located at 1604 SE 3rd Avenue and 1530 SE Hawthorne Road, meets all the Community Development Department requirements for a Certificate of Preliminary and Final Concurrency. See the Public Works Comments sheet for information about stormwater management concurrency. There is a net reduction in trips due to the change of use from an office use to a social service (residential) use.

96SPA-98CD
+ 95SUP-98PB

CITY OF GAINESVILLE
DEPARTMENT OF COMMUNITY DEVELOPMENT

Application for Concurrency Certification

TYPE OF CERTIFICATION REQUESTED:

- ☐ Concurrency Determination (non-binding)
☒ Certificate of Preliminary Concurrency
☒ Certificate of Final Concurrency
☐ Certificate of Conditional Concurrency Reservation

Owner Name(s) Mental Health Services

Agent Name(s) Ed Jennings, Jr.
(Attach notarized authorization for agent to act on owner's behalf.)

Mailing Address 4707 NW 53rd Ave., Suite A
Gainesville 32606

Owner/Agent Phone 377-2240

PROJECT INFORMATION

Project Name Cross Creek Bridge Phase I

Location of Project (attach an 8 1/2" x 11" map showing location)

1. Street address 1604 SE 3rd Ave, + 1530 SE Hawthorne Rd.

2. Legal description (may be attached) Attached

3. Tax parcel number 11627-0017 4. Map Number 11627

PHASING

Is this project (phase) part of a larger project? ☐ Yes ☒ No

If yes, enumerate each phase, number of units or square footage in each phase and beginning/completion date.

Total Project: Residential SF SFA MF

Non-residential Social Service Home for 70 residents

Mixed use (describe mix) 24,000 sq ft.

STOP HERE AND SIGN CERTIFICATION IF YOU ARE REQUESTING
ONLY A CONCURRENCY DETERMINATION

Required Information for Certificates of Preliminary, final, and
Conditional Concurrency (Attach sheets to application.)

1. Attach the peak hour, peak direction trip generation for the project based on the latest edition of the ITE Trip Generation Manual. In cases where the City and the applicant show differences in projected trips, the applicant's calculations must be signed and sealed by a professional engineer.
2. Provided by City
Is the proposed project within the Gainesville Interim Central City Transportation Concurrency Management Area (see attached map)? If yes, please be aware that special level of service standards may apply in this area. NO
3. Indicate whether the proposed project will be eliminating any existing recreation facilities. If yes, detail the number and type being eliminated. NO
4. Submit a complete stormwater management plan for water quantity and water quality review by the City's Public Works Department. (Do not submit with this application, submit with site plan.) NA
5. Does this application involve demolition or re-use of any structure(s)? ✓ Y N

If yes, what is the size of the structure(s) to be demolished or re-used? 24,000 sq. ft. (unit(s) or square footage)

What is the last current use of the structure to be demolished or re-used? City Codes Enforcement Office

Are you claiming public facility impact credits for the demolition or re-use of a structure(s)? ✓ Y N

If yes, provide estimates of credits for each public facility.
(Attach sheet with calculations.)

Certification

The undersigned has read the above application and is familiar with the information submitted herewith. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 2 and 3 is/are the true and proper identification of the area for which the

Estimated credits for demolition/redevelopment/re-use:

Potable water NA peak gallons per day
Wastewater NA peak gallons per day
Solid Waste NA pounds per day (resid. only)
Traffic Circulation 41.3 peak hour, peak direction trips

Trip Credits for previous use - Code Enforcement Office
Land Use 715 Single Tenant Office Building
 $1.72 \times \frac{24000}{1,000} = 41.3$ p.m. peak hr. trips

Proposed Use - Land Use 220 Apartment using Persons
as the generation factor, p. 311 - Closest use

$40 \times 70 = 28$

net reduction in trips to site

Potable Water calculation
 $200 \times 70 = 14,000$ peak gallons
Wastewater $113 \times 70 = 7,910$ average gallons
Solid Waste
 $4.2 \text{ lbs} \times 70 = 294 \text{ lbs}$

This development meets all relevant Community Development Department LOS standards for concurrency. Please see the Public Works comments sheet for information about Stormwater Management concurrency.

Signed

Shelia R. Lazzari

Date

6/3/98

(concurrency only)

Cross Creek Bridge Facility

Program

Bridges of America is statewide vendor for the Department of Corrections(DOC). They provide a variety of programs for DOC clients ranging from: Outpatient Drug Education Groups, Outpatient Drug-Free, Intensive Out Patient(Day/Night Treatment), In Prison Tier Counseling, Supervised Housing With Drug Treatment, and Aftercare/Medium Intensity Residential. The local Bridge, Cross Creek services clients in the Aftercare/Medium Intensity Residential Program only. It is a 6-month/3-Phase program serving 35 male clients presently and is located at 3361 NE 39th Avenue. The local DOC office is requesting that they increase their client pool to 70 males. This growth is not possible on their existing site. As a result the Bridges program is looking to move to a new facility to meet this demand. It is also quite desirable for this facility to be housed in the community and not in a traditional institutional area. The purpose of this program is to successfully integrate the graduates of the program into the community as full-time working employees

Site

Address: 1604 SE 3rd Avenue, Mental Health Services

Zoning: MU1

Lot size: 1.47 acres

Building Size: 24,000 sq. ft.

Residential: It is our understanding that the MU1 classification allows for the maximum multifamily development of 15units/acre @ 3 BR/unit. This calculation would provide 22.5 units/ 67.5 BR on the property. This calculation meets the present needs of the DOC request @ 70 persons.

Attachment to Special Use Permit

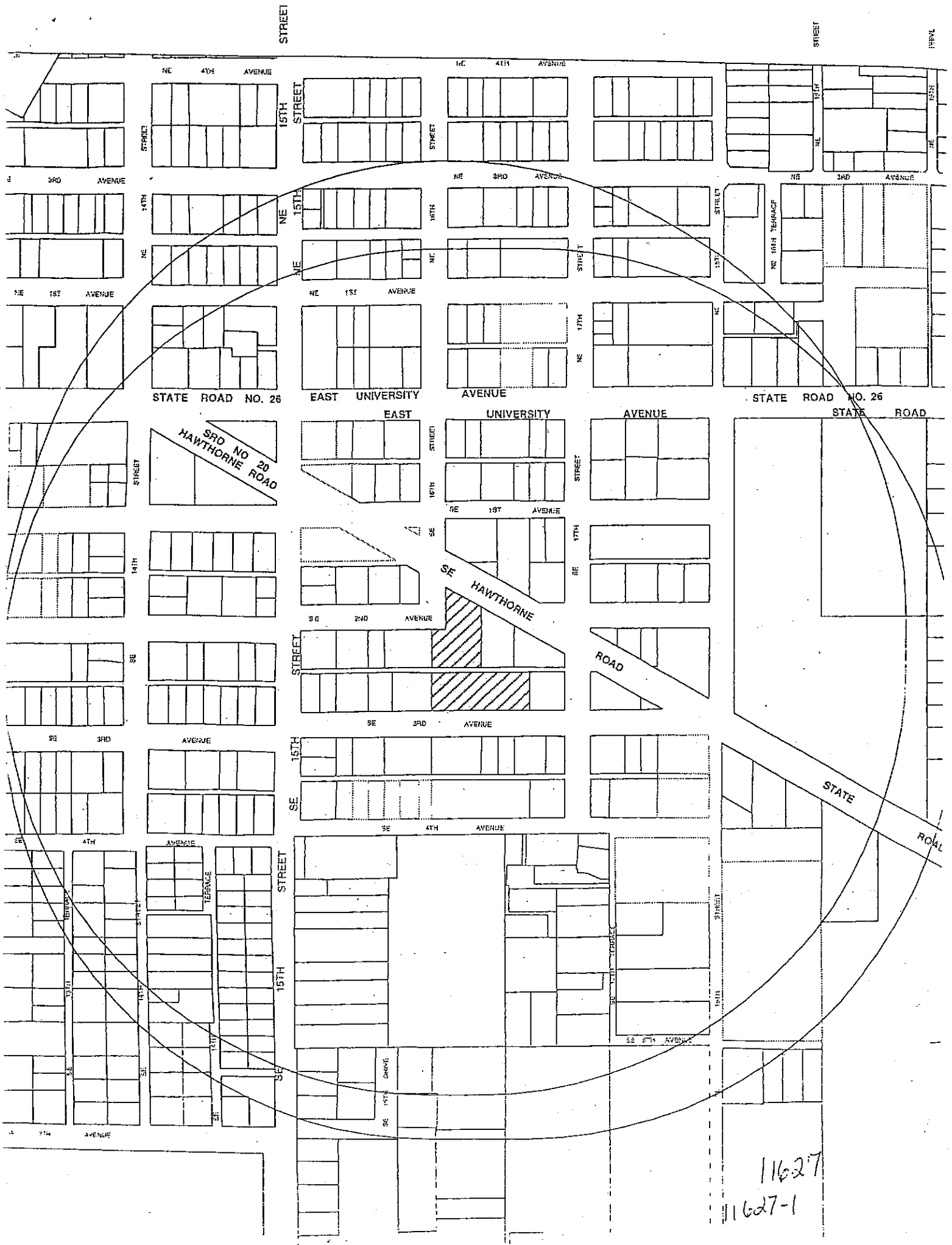
Legal Descriptions of Property

1604 SE 3RD AVENUE/11627-001-000

NEW GAINESVILLE PE A-65 LOTS 8 TO 12 INCLUDING BLK 37 & E1/2 OF 16TH
STREET ADL OR 1996/0678

1530 SE HAWTHORNE RD.

NEW GAINESVILLE PE A-65 LOTS 6 & 7 BK 37 & E1/2 OF 16TH ST ADJ & BK 34
OF HWY OR 1996/0678





**Inter-Office Communication
Department of Community Development
Station #11 • Extension 5022**

Date: June 25, 1998

To: City Plan Board

From: Planning Division Staff

Subject: Petition 95 SUP-98 PB. Ed Jennings, Jr., agent for Mental Health Services, Inc. A special use permit to allow an Aftercare/Medium Intensity Residential Program for 70 clients. Zoned BA (Business Automotive district) and MU-1 (Mixed Use Low Intensity district). Located at 1604 SE 3rd Avenue.

Recommendation

Staff finds the petition approvable, subject to Condition 1 in Item 4 below, and to the recommendation in Item 5 below.

Explanation

The above-referenced petition involves a 1.47-acre parcel of land located at 1604 SE 3rd Avenue. The paved off-street parking for the site is zoned BA (Business Automotive district) and has a C (Commercial) land use. The 24,000 square foot building within which the use is proposed is zoned MU-1 (Mixed Use Low Intensity district) and has an MUL (Mixed Use Low) land use. Social service homes are permitted by special use permit in the MU-1 zoning district in accordance with Article VI of the Land Development Code. The building was last occupied by the City Code Enforcement and Solid Waste offices. This special use permit request with development plan review is for the purpose of establishing the social service home as a special use in compliance with land development code requirements for the MU-1 zoning district, which requires that a special use permit be obtained, and to renovate the building for use as a social service home.

City Plan Board approval of a special use permit must be based upon findings of fact, which staff has listed below and followed with an explanation and recommended conditions:

- 1. That the use or development complies with all required regulations and standards of Chapter 30 of the Gainesville Code of Ordinances and all other applicable regulations.**

Staff finds that the petition complies with all required regulations and standards, subject to compliance with the conditions provided within this report.

Sec. 30-109 of the Land Development Code contains a requirement that social service homes be no closer than 1,320 feet from any other social service home, halfway house, community residential homes for 21 or more persons, or rehabilitation center. Currently, there are two such facilities in the area: Green Group Home II at SE 10th Street and Allen's Group Home at 29 SE 21st Street. However, the former is 2,760 feet from the proposed social service home, and the latter is 1,840 feet away.

2. That the proposed use or development will have general compatibility and harmony with the uses and structures on adjacent and nearby properties.

The subject property fronts SE 3rd Avenue, a local road. The surface parking lot behind the building fronts SE Hawthorne Road, a four-lane arterial road. Property to the east is zoned BA and MU-1, and currently contains an existing used car dealership, a church, and an auto service establishment. Property to the west is zoned BUS (General Business District), BA, and MU-1, and currently contains two auto body and repair shops. Property to the south across SE 3rd Avenue is zoned RMF-5 (Residential Low Density, 12 units/acre), and currently contains single-family homes. Property to the north across SE Hawthorne Road is zoned MU-1, and also contains a single-family home.

3. The necessary public utilities are available to the proposed site and have adequate capacity to serve the proposed use and the development.

The petition has been considered approvable as submitted by Gainesville Regional Utilities.

4. That the use or development is serviced by streets of adequate capacity to accommodate the traffic impacts of the proposed use.

The proposed development has been issued a Certificate of Preliminary and Final Concurrency for traffic circulation. The existing facility exceeds the number of allowable access points to/from Hawthorne Road. It has been determined that one such access point is adequate to serve the facility.

Condition 1: The westernmost driveway along Hawthorne Road must be closed, and the sidewalk and curb restored at that location.

5. That screening and buffers are proposed of such type, dimension and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.

Special use permit criteria for a social service home include a requirement that the use be landscaped based on what is called for in the Buffer Matrix for offices, education, and places of religious assembly. Since the adjacent land uses are commercial and mixed use, this criterion calls for the use of Buffer Matrix A. However, staff recommends exempting the use from the buffer requirements, as specified under 30-253, based on a finding that auto service, auto body shops, and used car dealerships do not require significant buffering, and the buffer areas already contain some trees and understory.

6. That the use or development conforms with the general plans of the city as embodied in the city comprehensive plan.

Within the City Comprehensive Plan, the Mixed Use Low Intensity land use category allows "community facilities." Staff believes that a social service home can fall under this designation. The siting or expansion of these facilities is regulated by the Land Development Code as a means of establishing performance measures that ensure compatibility with the surrounding area. Staff finds that the compatibility of the development site with the surrounding area will be adequately addressed by the requirements of the Land Development Code, and the conditions recommended as part of the special use permit.

June 17, 1998

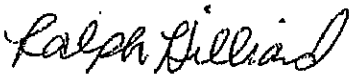
Page 3

7. That the proposed use or development meets the level of service standards adopted in the comprehensive plan and conforms with the concurrency management requirements of this chapter, as specified in Article III, Division 2.

Staff has determined that the petition conforms with all applicable concurrency management requirements.

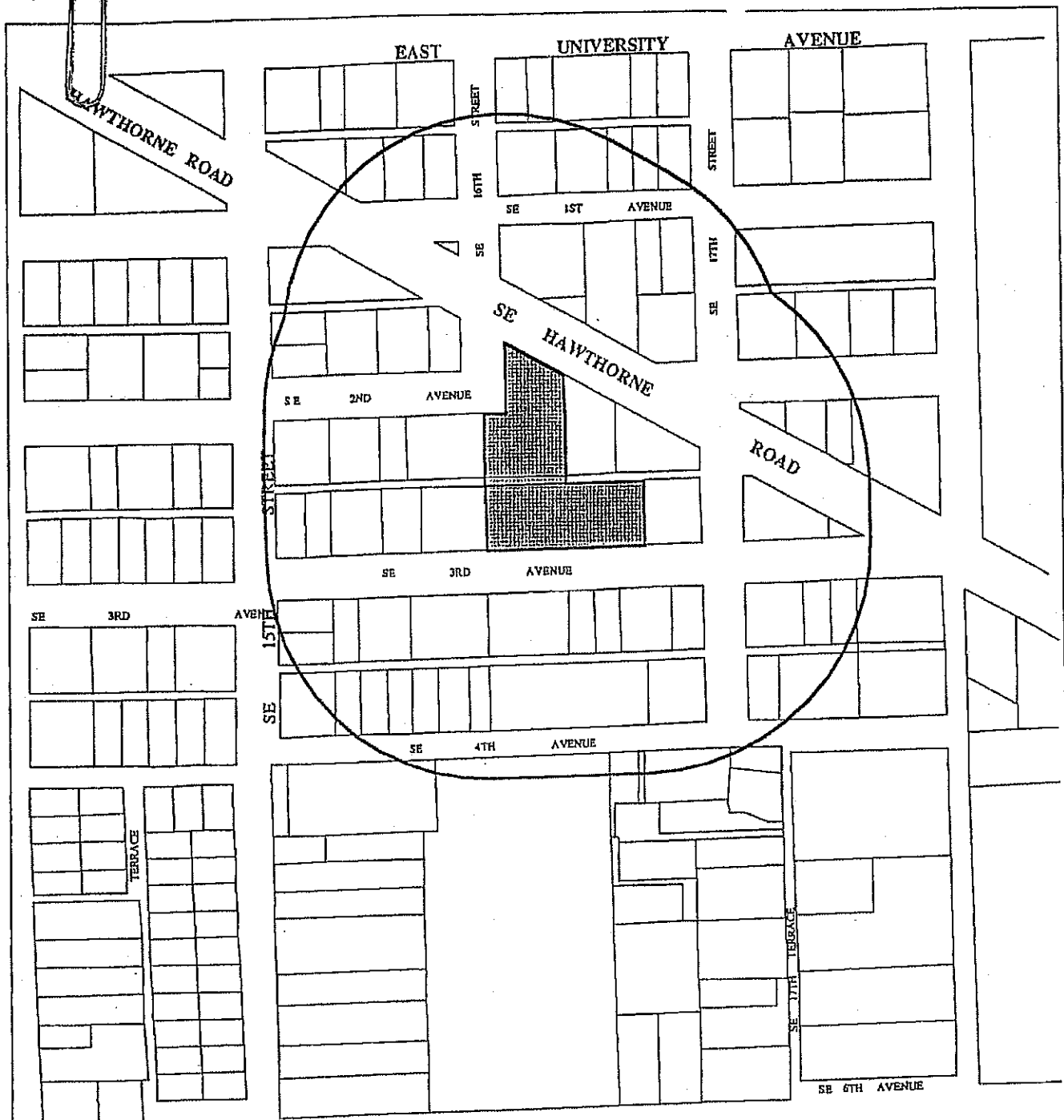
A minor plan showing "as built" conditions has been reviewed and approved by the Technical Review Committee. One of two driveways on Hawthorne Road will be closed in connection with this development.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Ralph Hilliard".

Ralph Hilliard
Planning Manager

RH:DN



Petition 95SUP-98PB

Parcels #11627 & 11627-1

400-Foot Notification Radius

Prepared by: Dept. of Community Development
City of Gainesville

5/14/98



Scale: 1" = 245'

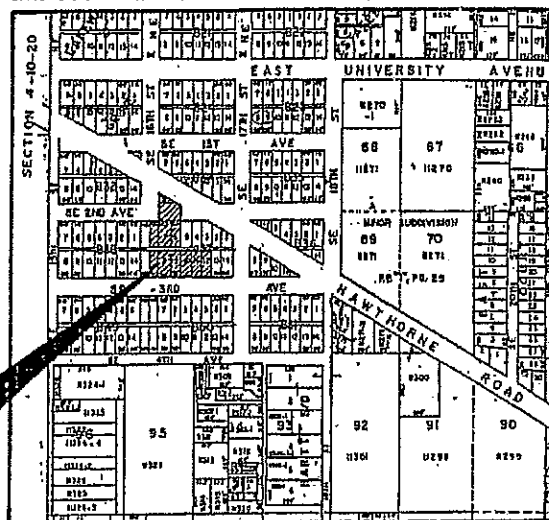
BLOCK- 33

S. E. 2nd AVENUE
(80' R/W)

16th STREET
MEET JACENT
PLUS
137 AND
STREET
"VILLE",
E 65,
UA

PROPERTY

IMPROVEMENT SURVEY



LOCATION MAP

n.l.s.

LEGEND

- DENOTES FOUND REBAR NO. LD.
- DENOTES FOUND REBAR & CAP.
- ◐ DENOTES SET REBAR & CAP, (P.L.S. 222B).
- ◑ DENOTES FOUND IRON PIPE.
- ◒ DENOTES FOUND CONCRETE MONUMENT.
- ◓ DENOTES SET CONCRETE MONUMENT, (P.L.S. 222B).
- ◔ DENOTES FOUND HAIL & DISK.
- ◕ DENOTES SET HAIL & DISK, (P.L.S. 222B).
- (P) DENOTES RECORD PLAT DATA.
- DENOTES FIELD MEASURED DATA.
- DENOTES FURNISHED LEGAL DESCRIPTION DATA.

BLOCK- 38 OF
"NEW GAINESVILLE"

S.E. 17th STREET

REPRODUCTIONS OF THIS SURVEY
PLAT ARE NOT VALID UNLESS
SIGNED AND EMBOSSED WITH THE
SURVEYOR'S SEAL.

CERTIFIED TO:

1. JOHN GEBHARDT - SWEETWATER REDEVELOPMENT INC.
2. SOUTHEAST BANK
3. JAMES D. SALTER
4. ATTORNEYS TITLE INSURANCE FUND, INC.

CERTIFICATE OF SURVEYOR - NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

I DO HEREBY CERTIFY THAT THE SURVEY DATA SHOWN HEREON, IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION OF THE HEREON DESCRIBED PROPERTY, AND IT MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND RULE.

2/24/98 G.F.A.C.

BY: *James W. Flowers*
REG. LAND SURVEYOR FLA. CERT. NO. 222B

DATE: *DEC. 26, 1989*

J.W. BROWN INC., LAND SURVEYOR	
507 N.W. 50 th STREET, SUITES C & D	
GAINESVILLE, FLORIDA 32603, PH. (800) 551-7543	
SCALE: 1" = 20'	APPROVED BY: _____
DATE: _____	DATE: _____
FIELD WORK COMPLETED ON 12-22-1989.	
FIELD BOOK, 1 SKETCH 1.	
PREPARED FOR: JOHN GEBHARDT	DRAWING NUMBER: 0566-09

NOTE:

BEARINGS SHOWN HEREON, ARE REFERRED TO AN ASSUMED VALUE OF 3.89° 57' 32" N. FOR THE NORTH RIGHT-OF-WAY LINE OF S.E. 3rd AVENUE. SAID BEARING IS BASED ON A PREVIOUS SURVEY OF THIS AREA DONE BY W.K. FLOWERS & ASSOC., P.L.S. 2115, JOB NO 138 - 86.

RECEIVED

1. 2 0 1993

PLANNING
DIVISION

FLOOD
INSURANCE
NUMBER
IS
FLOOD

Monday, July 27, 1998

Mr. Ed Jennings
4707 NW 53rd, Avenue, Suite A
Gainesville, Fla. 32606

Ref.: Petition 95SUP-98PB Special Use Permit and 96SPA-98CD Development
Plan for Property located at 1604 SE 3rd, Avenue, Gainesville, FL.
32614-1750

Dear Mr. Jennings:

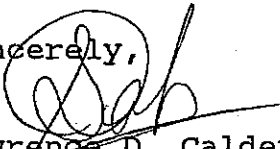
I am pleased to inform you that on June 25th, 1998, the City Plan Board approved your request for a Special Use Permit, Petition 95SUP-98PB, with one condition. The condition requires that "only one driveway be allowed along Hawthorne Road. The westernmost driveway along Hawthorne Road must be closed and the sidewalk and curb must be restored at that location". This condition must be reflected on the associated development plan which must also be approved. In order to obtain a development order and to obtain a building permit, the conditions must be reflected on revised plans and resubmitted for final approval by staff. Please submit six (6) sets of revised plans incorporating all conditions of the Special Use Permit.

Approval of the Special Use Permit is valid until June 25th, 1999. You must implement the Special Use Permit prior to the expiration date; otherwise, the permit becomes invalid. Implementing the Special Use Permit requires that you apply for a permit through the Building Division or that you commence action on the permit. The board may, at a public hearing, extend the expiration date of the Special Use Permit based on a demonstration of good cause and the ability to satisfy concurrency requirements.

If any conditions of the Special Use Permit are violated, the permit issuing authority may revoke the permit after giving proper notice to the grantee. The permit may be reinstated by the department of Community Development if the circumstances leading to the revocation are corrected.

Any modifications to the activity or development plan may require a new Special Use Permit. If you have any questions, please do not hesitate to contact me at (904) 334-2031.

Sincerely,


Lawrence D. Calderon
Chief of Current Planning
Current Planning, Community Development

This instrument prepared by
and return to:
Mary W. Monaco, P.A.
Post Office Box 147050
Gainesville, Florida 32614-7050
(Statutory Form 689.02 F.S.)

3,500.00
10.50

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 09/10/1998 15:32
Document ID 1560933
Book/Page 2190/ 2167
DTAX 3,500.00

THIS WARRANTY DEED, made and entered
into on this 9th day of September, 1998, by
and between

EDWARD L. JENNINGS, JR., conveying non-homestead property,
whose address is 1003 N.E. 23rd Street, Gainesville, FL 32641
hereinafter called Grantor*, and

CHRISTIAN PRISON MINISTRY, INC., a Florida non-profit
corporation,

whose address is 2055 Mercy Drive, Orlando, Florida 32808
hereinafter called Grantee*

WITNESSETH, that said Grantors, for and in consideration of the sum of Ten and
No/100 Dollars (\$10.00) and other valuable consideration to said Grantors in hand
paid by said Grantee, the receipt whereof is hereby acknowledged, has granted,
bargained and sold to the said Grantee, the following described land, situated,
lying and being in Alachua County, Florida, to-wit:

See Exhibit "A" attached hereto and by reference made a part
hereof.

SUBJECT TO taxes for 1998 and all subsequent years;
SUBJECT TO easements and restrictions of record, if any;

Tax Parcel Numbers: 11627-000-000 and 11627-001-000

and said Grantors do hereby fully warrant the title to said land, and will defend
the same against the lawful claims of all persons whomsoever.

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this
instrument and the heirs, legal representatives and assigns of individuals, and the successors
and assigns of corporations)

IN WITNESS WHEREOF, the Grantors have executed this deed under seal on the day
and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

Jennifer Hussey
Witness
Printed Name: Jennifer Hussey

Edward L. Jennings, Jr. (Seal)
EDWARD L. JENNINGS, JR.

Mary W. Monaco
Witness
Printed Name: Mary W. Monaco

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing Warranty Deed was acknowledged before me this
9th day of September, 1998, by EDWARD L. JENNINGS, JR., who is
personally known to me.

Mary W. Monaco
Notary Public, State of Florida



EXHIBIT "A"

Lots 6 through 12 inclusive of Block 37 of New Gainesville, a subdivision recorded in Plat Book "A", page 65 of the Public Records of Alachua County, Florida.

Also: That part of Lots 8 and 9, Block 34, New Gainesville, which lies South of the Southerly border of State Road #20;

Also: That area formerly known as SE Second Avenue lying South of said Lots 8 and 9 of Block 34, New Gainesville and South of the Southerly border of State Road #20;

Also: The East one-half of that portion of SE 16th Street, formerly known as "G" Street which bounds on and is contiguous to Lots 7 and 8 of Block 37, New Gainesville, a subdivision as recorded in Plat Book "A", page 65 of the Public Records of Alachua County, Florida.

ZONING COMPLIANCE PERMIT

Mailing address: City of Gainesville, Station 12
P.O. Box 490, Gainesville, FL 32602
phone: 352/334-5023 fax: 352/334-3259
Physical address: 306 NE 6th Avenue, Bldg. B, Room 158

RECEIVED

JAN 06 2000

PLANNING
DIVISION

ZCP No. 23 ZCP-00 1/18/00
☒ Approved ☐ Denied ☐ Approved w/conditions

Do not write in this space

Applicant Name: The Gainesville Bridge
Mailing Address: ~~3361 Ave~~ 1604 SE 3rd Ave. City/State: Gainesville Zip: 32641
Daytime Phone Number: (352) 334-3866 Date: _____
Name of Business: The Gainesville Bridge
Address of Business: 1604 SE 3rd Avenue

(Location for which Zoning Compliance determination is requested)

Present or last use of building or unit: Day Stay Drug Treatment
Proposed use of building or unit (BE SPECIFIC): Residential Drug Treatment
Number of striped parking spaces on site: 0 Full parking lot, but NO stripes
Gross square footage of building: 24,000 Unit/Suite square footage: _____

NOTE: If your business is in a building with multiple uses where the parking is shared by all businesses, you may or may not be required to provide data on type of use and square footage of each business. Please ask Planning Staff for further information. An incomplete application will not be processed and will be returned to you.

The information which I have supplied is true and correct. I understand I must obtain an occupational license from the Finance Department of the City of Gainesville, and meet all requirements of the Standard Building Code through the Building Department prior to operating the business.

SIGNATURE OF APPLICANT: [Signature]

(please check one) Pick up ☐ Mail ☒

SUITE/UNIT #	SQ. FOOTAGE	TYPE OF USE (BE SPECIFIC)	FOR STAFF USE ONLY: Required Parking
		entire building used for residential drug treatment	

THIS PAGE FOR STAFF USE ONLY

Map No. 4054

Tax Parcel No. 11627-001-000

Existing Zoning/SIC: MU-1 / MG-83 (?)

Initial review date: 1/6/99 ~~2000~~

Reviewed by: Trace Gienell (Staff Member)

Signature/Code Enforcement _____ Date 1/1/

COMMENTS: Last use: _____ No. of parking spaces: _____

Signature/Building Division Brenda S. Strickland Date 1/10/00

COMMENTS: Change of Use Permit Required: YES ☒ NO ☐

Change of use permit has been issued 9903428 - 9-1-99
C.O. required prior to occupancy.

Signature/Planning Division K.C. Winburn Date 1/11/00

Parking standard used: _____

COMMENTS: Required parking: vehicle _____ / bicycle _____

VB Ref: 95SUP-98 PB + 96SPA-98 CD

- Petition 95 SUP-98 PB permits social service homes on the property, either resident or non-resident

- Use of the property must be in compliance with petitions 95SUP-98 PB + 96SPA-98 CD.