

### **COMPOSITE EXHIBIT "C"**

1. Letter to Jennifer Hochberger from Onelia Lazzari, Senior Planner, City of Gainesville dated December 1, 2004
2. Page 5, paragraph 6, of the May 17, 2007, City Plan Board Meeting regarding Petition 50TCH-07 PB
3. City of Gainesville Legislative File ID 06119, introduced April 23, 2007, regarding prohibition on social service uses in the Five Points Area
4. Page 5 of the April 23, 2007, City Commission Meeting Agenda regarding Legislative File 06119 – Request by Doris Edwards to amend the Five Points Special Area Plan to prohibit social service uses
5. Page 16 and 17 of the April 23, 2007, City Commission meeting minutes regarding Legislative File 06119 recommending the City Commission initiate a petition to the City Plan Board to prohibit social service uses in the Five Points Area.
6. City of Gainesville Legislative File 06119 regarding February 12, 2007 appearance of Doris Edwards before the City Commission



## CITY OF GAINESVILLE

*Department of Community Development*

December 1, 2004

Jennifer Hochberger  
1000 Legion Place, Suite 1700  
Orlando, FL 32801

RE: Parcel Numbers: 11627-000-000 & 11627-001-000 located in Gainesville,  
Florida (1530 SE Hawthorne Road, The Gainesville Bridge, Inc.)

Dear Ms. Hochberger:

Per your November 17, 2004 request for information about The Gainesville Bridge, Inc., please be advised of the following information:

1. Parcel 11627-000-000 is zoned BA (Automotive-oriented business). This is the parking lot for The Gainesville Bridge, Inc.) and Parcel 11627-001-000 is zoned MU-1 (Mixed Use low intensity). This parcel contains the building housing The Gainesville Bridge.
2. Parcel 11627-000-000 has a commercial future land use designation; and parcel 11627-001-000 has a Mixed Use Low future land use designation.
3. In 1998 the City Plan Board approved a Special Use Permit for Parcel 11627-001-000 for a Social Service Home, which is required in the MU-1 zoning district. Attached are copies of: the letter concerning the issuance of the Special Use Permit; a copy of the petition letter concerning the Special Use Permit; and the minutes of the Plan Board meeting.

Please feel free to contact me at (352) 334-5022 if you have further questions.

Sincerely,

Onelia Lazzari, AICP  
Senior Planner

Enclosures

*Planning Division*  
P.O. Box 490 • Gainesville, FL 32602-0490  
(352) 334-5023 • FAX (352) 334-3259

The Board had further discussion regarding different types of scenarios that would constitute a household or a family.

Mr. Reiskind withdrew his motion.

Motion By: Bob Cohen	Seconded By: Jon Reiskind
Moved To: Approve as presented.	Upon Vote: 6 - 0.

*The Board would like to make a comment to Staff and ask that they look at the issue of removing the entire section of "Domestic Servants" and examine any unanticipated consequences.*

**4. Petition 42SUP-07 PB** Brown and Cullen, Inc., agent for Alarion Bank. A Special Use Permit with development plan review for construction of a bank with a drive-thru facility and associated infrastructure. Zoned: MU-1(Mixed-use low intensity district). Located at 4200 Southwest 34<sup>th</sup> Street. (Quasi-judicial)

Continued per Staff report.

**5. Petition 52PDA-07 PB** City of Gainesville. Amend ordinance number 050911, a planned development, commonly known as "Buck Bay Planned Development" to establish a phasing schedule for the removal and replacement of mobile homes, with manufactured or stick built homes located in the vicinity of the 7700 block of Northwest 22<sup>nd</sup> Avenue.

Continued per Staff report.

**6. Petition 50TCH-07 PB** City of Gainesville. Amend Appendix A, Section 8(f)(9) of the City of Gainesville Land Development Code (Five Points) to add Rehabilitation Center and Social Service Home or halfway house to the list of prohibited uses.

John Wachtel, Neighborhood Planner gave a brief presentation. Mr. Reiskind asked for the definition of a Rehabilitation Center. Mr. Wachtel stated that the key point for this petition is that it is non-resident only, as the Social Service Home or halfway house is resident or non-resident.

Citizen Doris Edwards and Patricia Lee, Executive Director of East Gainesville Development Corporation gave brief presentations of Plan East Gainesville and stated that they are looking for more positive uses for this property to benefit the youth and children.

Mr. Reiskind inquired from Staff if there are any legal ramifications with changing the regulation. Mr. Mimms stated it is a legislative act for the Five Point Special Area Plan.

Motion By: Bob Cohen	Seconded By: Laura High
Moved To: Approve.	Upon Vote: 6 - 0.



**City of Gainesville**

**City Manager**

**Legislative File ID 061119.**

original  
version  
print

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Type: **Staff Recommendation** Status: **Passed**

Title: **Prohibition on Social Service Uses in the Five Points Area (NB) This is a request by a citizen, Doris Edwards, asking the City Commission to amend the Five Points Special Area Plan to prohibit social service uses.**

Introduced: **4/23/2007** Version: **0**

Final Action: **4/23/2007** Contact:

Enactment Date: Enactment Number:

Name: **Prohibition on Social Service Uses in the Five Points Area (NB)**

Requester:

Sponsors:

Attachments: **Legislative File Text**

Next Meeting:

**Legislative History**

Date	Acting Body	Action Taken	Motion
4/23/2007	City Commission	Approved as Recommended	Pass (7:0)
<i>Notes: Community Development Director Tom Saunders gave a presentation.</i>			

Last Updated On: 4/16/2007 11:54:58 AM

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personnel and contact points will have to be negotiated in order for the City to develop a satisfactory contract, but staff does not envision any difficulties in such negotiations.

*Fiscal Note:* The fiscal effects of the contract were evaluated based on net cost to the City which, in the case of our banking partner, is actually a net benefit. Staff tallied the costs enumerated by vendors based on our average monthly activity (which was enumerated in the RFP), and then added back the potential investment income for overnight and similar deposits based on the estimated average cash on hand (also enumerated in the RFP). This net benefit/cost had been approved by the City Manager as a 20% ranking factor, because reliability was deemed to be a more important aspect of a banking partner, in that timely wire transfers of debt payments are the most important fiscal activity of the City.

**RECOMMENDATION**

The City Commission approve the rankings of the final three proposers as listed above and authorize the City Manager and General Manager or designees to: 1) negotiate with the top-ranked firm to develop a final contract or, if the City and the top-ranked proposer cannot agree on contractual elements, then to negotiate with the second-ranked firm for a final contract, and so on, subject to approval by the City Attorney; and 2) execute the contract.

**061119.**

**Prohibition on Social Service Uses in the Five Points Area (NB)**

This is a request by a citizen, Doris Edwards, asking the City Commission to amend the Five Points Special Area Plan to prohibit social service uses.

*Explanation:* On February 12, 2007, Doris Edwards appeared before the City Commission and expressed concerns about a proposal to place a social service use at 1604 Southeast 3rd Avenue (formerly occupied by a food stamp service). Following Ms. Edwards' comments, the City Commission asked staff to review the potential to amend the Five Points Special Area Plan to prohibit or restrict social service use in the Five Points Area. Staff's review of the Special Area Plan indicated that the Plan can be amended to prohibit social service and rehabilitation service uses. Section (f)(9), Prohibited Uses, could be amended to add rehabilitation centers and social service homes (half-way houses) as a use that would not be allowed in the area.

*Fiscal Note:* None

**RECOMMENDATION**

The City Commission initiate a petition to the City Plan Board to prohibit social service uses in the Five Points Area.

**061146.**

**Release of Mineral Rights within Tax Parcels: 0859-010-001;**

*Commission: approve extension of the option on Lot 10 for a period not to exceed 12 months, ending June 17, 2008, and authorize the City Manager to execute all appropriate documents.*

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

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

Absent: Edward Braddy

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**061152.**

**Request for City Commission Contingency Funds for the Kiwanis Club of the University City (B)**

**This item is a request for City Commission Contingency Funds for the Kiwanis Club of the University City in support of the annual World's Greatest Baby Shower .**

*University City Kiwanis Club Representative Thomas Weller gave a presentation.*

*MOTION: The City Commission co-sponsor the annual World's Greatest Baby Shower by allocating \$2,500.00 from the City Commission Contingency Fund.*

**RECOMMENDATION**      *The City Commission consider the request for funds and take action as appropriate*

**A motion was made by Mayor-Commissioner Pro Tem Lowe, seconded by Commissioner Henry, that this matter be Approved as shown above (See Motion). The motion carried by the following vote:**

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

Absent: Edward Braddy

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**File #060987 - Transition Policies for Mobile Home Parks**

*NOTE: The rules were waived in order to hear this item at 6:30 PM.*

*WAIVER OF RULES: Commissioner Henry moved and Commissioner Bryant seconded to waive the rules to take up this item at 6:30 PM this evening.*

*(VOTE: 6-0, Commissioner Braddy - Absent, MOTION CARRIED)*

**061119.**

**Prohibition on Social Service Uses in the Five Points Area (NB)**

**This is a request by a citizen, Doris Edwards, asking the City Commission to amend the Five Points Special Area Plan to prohibit social service uses.**

*Community Development Director Tom Saunders gave a presentation.*

**RECOMMENDATION**      *The City Commission initiate a petition to the City Plan Board to prohibit social service uses in the Five Points Area.*

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

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

**GENERAL MANAGER FOR UTILITIES**

**CITY ATTORNEY**

**CITY AUDITOR**

**EQUAL OPPORTUNITY DIRECTOR**

**COMMITTEE REPORTS (PULLED FROM CONSENT)**

**COMMUNITY DEVELOPMENT COMMITTEE**

**ADVISORY BOARDS/COMMITTEES (APPOINTMENTS/REPORTS)**

**OUTSIDE AGENCIES**

**MEMBERS OF THE CITY COMMISSION**

**COMMISSION COMMENTS (if time available)**

**RECESS - 4:59 PM**

**RECONVENE - 5:40 PM**

**PLEDGE OF ALLEGIANCE (5:30pm)**

**PROCLAMATIONS/SPECIAL RECOGNITIONS**



City of Gainesville

Legislative File Number 061119. (version 0)

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Prohibition on Social Service Uses in the Five Points Area (NB)

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On February 12, 2007, Doris Edwards appeared before the City Commission and expressed concerns about a proposal to place a social service use at 1604 Southeast 3<sup>rd</sup> Avenue (formerly occupied by a food stamp service). Following Ms. Edwards' comments, the City Commission asked staff to review the potential to amend the Five Points Special Area Plan to prohibit or restrict social service use in the Five Points Area. Staff's review of the Special Area Plan indicated that the Plan can be amended to prohibit social service and rehabilitation service uses. Section (f)(9), Prohibited Uses, could be amended to add rehabilitation centers and social service homes (half-way houses) as a use that would not be allowed in the area.

None