

APPLICATION - CITY PLAN BOARD  
 Planning & Development Services

<b>OFFICE USE ONLY</b>	
Petition No. <u>PB-09-120(ZON)</u>	Fee: \$ <u>2790.00</u> <u>JW</u>
1 <sup>st</sup> Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-670-6710-3401 <input checked="" type="checkbox"/>	
Account No. 001-670-6710-1124 (Enterprise Zone) <input type="checkbox"/>	
Account No. 001-670-6710-1125 (Enterprise Zone Credit) <input type="checkbox"/>	

Owner(s) of Record (please print)	
Name:	William and Jo Beaty
Address:	PO Box 357703 Gainesville, Florida 32653
Phone:	(352)352-4121 Fax: (352)338-9229
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name:	Brown & Cullen Inc.-Stuart I. Cullen
Address:	3530 NW 43 <sup>rd</sup> Street Gainesville, FL 32606
Phone:	(352) 375-8999 Fax: (352)375-0833

*Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.*

**REQUEST**

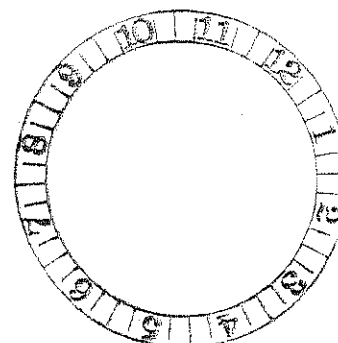
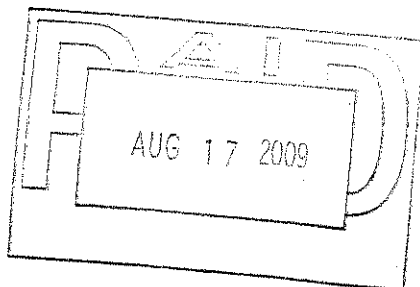
Check applicable request(s) below:

<input type="checkbox"/> Future Land Use Map	<input checked="" type="checkbox"/> Zoning Map	<input type="checkbox"/> Master Flood Control Map
Present designation:	Present designation: BUS	Other <input type="checkbox"/> Specify:
Requested designation:	Requested designation: BA	

**INFORMATION ON PROPERTY**

1. Street address: 4306 and 4322 NW 13 <sup>th</sup> Street, Gainesville, Florida
2. Map no(s): 3449
3. Tax parcel no(s): 07925-000-000
Tax parcel No(s): 07910-000-000 (Portion)
4. Size of property: <u>3.0+/- total</u> acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i>

Certified Cashier's Receipt:



090487C

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
  - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser’s Office, etc.
  - c. Must correctly describe the property being submitted for the petition.
  - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340’); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. **INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES** (NOTE: All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.)

A. What are the existing surrounding land uses?

Direction	Future Land Use	Zoning	Property Use
North	Commercial	BA	Business
South	Commercial	BA	Business - Automotive
East	Mixed Use	MU-1	Business
West	Residential Low Density	RSF-1	Single Family Residences

B. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO  YES  If yes, please explain why the other properties cannot accommodate the proposed use?

*See attached Rezoning Report for additional information.*

C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets

Noise and lighting

*See attached Rezoning Report.*

D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO  YES  (If yes, please explain below)

*See attached Rezoning Report for additional information.*

E. Does this request involve either or both of the following?

090487C

- a. Property in a historic district or property containing historic structures?  
NO X YES \_\_\_\_\_
- b. Property with archaeological resources deemed significant by the State?  
NO X YES \_\_\_\_\_

F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

- Redevelopment \_\_\_\_\_ Urban Infill X
- Activity Center \_\_\_\_\_ Urban Fringe \_\_\_\_\_
- Strip Commercial \_\_\_\_\_ Traditional Neighborhood \_\_\_\_\_

Explanation of how the proposed development will contribute to the community.

**See attached Rezoning Report.**

G. What are the potential long-term economic benefits (wages, jobs & tax base)?

**See attached Rezoning Report.**

H. What impact will the proposed change have on level of service standards?

- Roadways
- Recreation
- Water and Wastewater
- Solid Waste
- Mass Transit

**See attached Rezoning Report.**

I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO \_\_\_\_\_ YES X (please explain)

**See attached Rezoning Report for additional information.**

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. 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 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	William and Jo Beaty
Address:	PO Box 357703 Gainesville, Florida 32653
Phone:	(352)352-4121 Fax: (352)338-9229
Signature:	

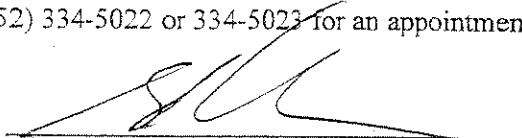
Owner of Record	
Name:	Elizabeth Beaty Life Estate
Address:	4322 NW 13 <sup>th</sup> Street Gainesville, FL 32609
Trustee:	William Beaty
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

  
Owner/Agent Signature

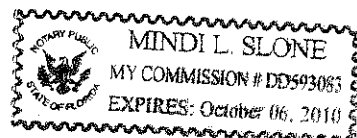
8/14/09  
Date

STATE OF FLORIDA  
COUNTY OF Alachua

Sworn to and subscribed before me this 14 day of August 2009, by  
(Name) Stuart Cullen

  
Signature of Notary Public

Personally Known  OR Produced Identification  (Type) \_\_\_\_\_



090487C

August 1, 2009

To: Regulatory Agencies

From: William and Jo Beaty

Re: Tax Parcel Numbers 07910-000-000 and/or 07925-000-000

By copy of this letter, we are authorizing Brown & Cullen Inc. to act as our agent to assemble, file, coordinate, and act regarding submittals and applications as well as to represent our interests in the above referenced tax parcel numbers.

Sincerely,

*Jo Lee R. Beaty*

Jo Beaty  
P. O. Box 357703  
Gainesville, FL 32653

*William E Beaty*

William Beaty  
Trustee for the Elizabeth Beaty Life Estate  
P. O. Box 357703  
Gainesville, FL 32653

STATE OF FLORIDA  
COUNTY OF ALACHUA

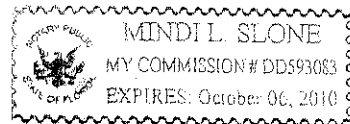
Sworn to and subscribed before me this 14 day of August 2009, by (Name)

Jo Beaty & William Beaty

*Mindi L. Slone*

Signature - Notary Public

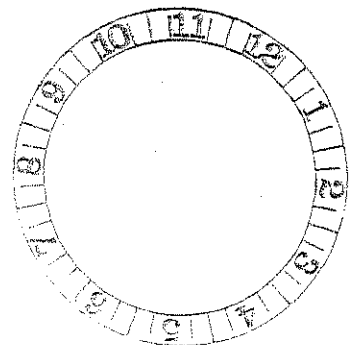
Personally Known  OR Produced Identification  (Type)



090487C

Legal Description for a Portion of Tax Parcel 07910

The East half (E. 1/2) of Lot Number Thirty Four (34) and the South Quarter (S. 1/4) of Lot Number Thirty Three (33) of Paradise, a Subdivision in Section Nineteen (19), Township Nine (9) South, Range Twenty (20), East. As shown on the plat of said Paradise Subdivision, which said plat is recorded on page four (4) of Plat Book A of the Public Records of Alachua County, Florida. Reserving and excepting, however, from the above described tract or parcel of land and from the operation of this deed the right of way heretofore conveyed to the State of Florida for State Highway No. 2.



090487C

Legal Description For Tax Parcel 07925

Commence at the Northeast corner of Block Forty-eight, (48) of Paradise, in Section 19, Township 9 South, Range 20 East, according to plat recorded in Plat Book "A", Page 4, of the Public Records of Alachua County, Florida, and from said point of beginning run thence South 150 feet, thence run West 400 feet, thence run North 150 feet, thence run East 400 feet to the point of beginning. Lying and being in Alachua County, Florida.

ALSO

Begin at the Southeast corner of Lot Thirty-three (33) of Paradise, a subdivision as per Plat recorded in Plat Book "A", Page 4, of the Public Records of Alachua County, Florida, and run West 400 feet, thence run North 10 feet, thence run East 400 feet, thence run South 10 feet to the point of beginning. All lying and being in Alachua County, Florida.

ALSO

Commence at an existing railroad spike that is locally accepted as the Southeast corner of Section 19, Township 9 South, Range 20 East, for a point of reference; thence run North  $00^{\circ}10'37''$  East, a distance of 1995.11 feet to a point that lies South  $00^{\circ}10'31''$  West, at a distance of 662.69 feet from an existing railroad spike that is locally accepted as the Northeast corner of the Southeast Quarter (SE 1/4) of said Section 19; thence run North  $89^{\circ}48'53''$  West, a distance of 49.56 feet to an intersection with the Westerly edge of a concrete sidewalk for the point of beginning, which point is marked by a placed concrete reference monument with a survey disk stamped PRM 2115, at a distance of 0.14 foot West of Westerly edge of said sidewalk, from the said point of beginning, thence run South  $00^{\circ}16'08''$  West along the said Westerly edge of said sidewalk, a distance of 5.0 feet to a point that lies 0.05 foot East of the center point of a found and accepted three-quarter inch pipe; thence run North  $89^{\circ}48'25''$  West along a line as per existing monumentation that is shown by a previous survey by the Perry C. McGriff Company, dated 23 August 1957 and revised 12 September 1957, a distance of 134.46 feet to an intersection with a 6.0 foot high chain link fence; thence run North  $00^{\circ}48'33''$  East along the said chain link fence, a distance of 5.02 feet to a placed concrete monument with a survey disc stamped PRM 2115; thence run South  $89^{\circ}48'53''$  East, a distance of 134.27 feet to the said placed concrete reference monument; thence continue South  $89^{\circ}48'53''$  East, a distance of 0.14 feet to an intersection with the said Westerly edge of the concrete sidewalk and the said point of beginning.

ALSO

Page 2 of 2

Commence at an existing railroad spike that is locally accepted as the Southeast corner of Section 19, Township 9 South, Range 20 East, for a point of reference; thence run North  $00^{\circ}10'31''$  East, a distance of 1995.11 feet to a point that lies South  $00^{\circ}10'31''$  West, a distance of 662.69 feet from an existing railroad spike that is locally accepted as the Northeast corner of the Southeast Quarter (SE 1/4) of said Section 19; thence run North  $89^{\circ}48'53''$  West a distance of 183.97 feet to a placed concrete monument with a survey disc stamped PRM 2115 at an intersection with a 6.0 foot high chain link fence for the point of beginning; from the said point of beginning, thence run South  $00^{\circ}48'33''$  West along the said chain link fence, a distance of 5.02 feet to an intersection with a line of existing monumentation that is shown on a previous survey by the Perry C. McGriff Company dated 23 August, 1957 and revised 12 September, 1957; thence run North  $89^{\circ}49'25''$  West along the said McGriff survey line, as per existing monumentation, a distance of 263.63 feet to an intersection with a 6.0 foot high chain link fence; thence run North  $00^{\circ}12'07''$  East along the said chain link fence, a distance of 14.46 feet to the center point of an existing metal fencepost, which is referenced by a placed concrete monument with a survey disc stamped PRM 2115 at a distance of 0.54 foot Northerly of the said metal fencepost center point; thence run South  $89^{\circ}36'43''$  East, a distance of 263.77 feet to the center point to an existing metal fencepost, which is referenced by a placed concrete monument with a survey disc stamped PRM 2115, at a distance of 0.95 foot Easterly of the said metal fencepost center point; thence run South  $00^{\circ}48'33''$  West along the said chain link fence, a distance of 8.46 feet to the aforementioned placed concrete monument and the said point of beginning.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY DESCRIBED AS FOLLOWS: COMMENCE AT A RAILROAD SPIKE THAT IS LOCALLY ACCEPTED AS THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE AND RUN SOUTH  $00^{\circ}10'13''$  WEST, 662.69 FEET; THENCE RUN NORTH  $89^{\circ}48'53''$  WEST, 49.56 FEET TO AN INTERSECTION WITH THE WESTERLY EDGE OF A CONCRETE SIDEWALK; THENCE RUN SOUTH  $00^{\circ}10'52''$  WEST ALONG SAID EDGE OF SIDEWALK 146.37 FEET TO AN INTERSECTION WITH THE CENTERLINE OF A 6 FOOT CHAINLINK FENCE LINE RUNNING WEST AND THE TRUE POINT OF BEGINNING; THENCE RUN NORTH  $89^{\circ}29'05''$  WEST ALONG THE CENTER LINE OF SAID 6 FOOT CHAINLINK FENCE LINE, 358.76 FEET; THENCE RUN SOUTH  $00^{\circ}20'46''$  WEST 21.55 FEET TO  $3/4$ " IRON PIPE; THENCE RUN SOUTH  $89^{\circ}55'09''$  EAST, 358.82 FEET TO A 1" IRON PIPE AT THE WESTERLY EDGE OF A CONCRETE SIDEWALK; THENCE RUN NORTH  $00^{\circ}10'52''$  EAST ALONG SAID SIDEWALK EDGE 18.83 FEET TO THE TRUE POINT OF BEGINNING.



# Neighborhood Meeting

for the

4306 NW 13<sup>th</sup> Street

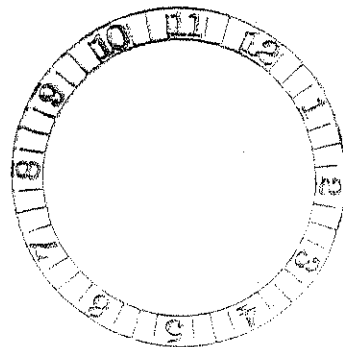
4322 NW 13<sup>th</sup> Street

Prepared by:

Brown & Cullen Inc.

Submitted To:

City of Gainesville  
Current Planning Division  
August 17, 2009



**BROWN &  
CULLEN  
INC.**

CIVIL ENGINEERS  
and  
LAND PLANNERS

3530 N.W. 43<sup>rd</sup> Street  
Gainesville, FL 32606  
Phone: (352) 375-8999 Fax: (352) 375-0833  
E-mail: bci@brown-cullen.com

State of Florida Board of Professional Engineering  
Certificate of Authorization No. 8263

Stuart I. Cullen, P.E. (FL. Registration No. 51337)



090487C

CIVIL ENGINEERS and LAND PLANNERS

3530 N.W. 43rd Street • Gainesville, Florida 32606

Tel. (352) 375-8999

Fax (352) 375-0833

---

### Neighborhood Workshop Summary

August 12, 2008

The neighborhood workshop for the Beaty NW 13<sup>th</sup> Street property rezonings was advertised for August 12, 2009 at 6:00 pm at 4322 NW 13<sup>th</sup> Street. Stuart Cullen, P.E. of Brown & Cullen Inc. was in attendance to present the project at 6:00 pm. The property Owner's were also in attendance.

No neighbors of the project attended the meeting. The neighborhood meeting was adjourned at 6:30 pm.

090487C

### Neighborhood Workshop

A neighborhood workshop will be held to discuss rezoning of Parcels # 07910 and 07925 located at 4306 and 4322 NW 13th Street. The proposal consists of rezoning the parcels from general business to business automotive.

Date: Wednesday, August 12th, 2009

Time: 6:00 PM

Place: 4322 NW 13th Street  
Gainesville, Florida 32609

Contact person: Stuart Cullen, P.E. (352) 375-8999

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you at the meeting.

Mailed: July 29th, 2009

090487C

WEDNESDAY, JULY 29, 2009 | THE GAINESVILLE SUN | 5B

## PUBLIC NOTICE

A neighborhood workshop will be held to discuss the rezoning of Parcels #07910 and 07925, located at 4306 and 4322 NW 13th Street. The proposal consists of rezoning the parcels from general business to business automotive. This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the nature of the proposal and to seek their comments. The meeting will be held on Wednesday, August 12th at 6:00 pm at 4322 NW 13th Street, Gainesville, Florida 32609.  
Contact person: Stuart Gullen, P.E. (352) 375-8999



090487C

INSPECTION HISTORY

CASE NUMBER: 2009-03181
TAX NUMBER: 07925-000-000
LOCATION: 4306 NW 13 ST
ADDRESS: 4306 NW 13 ST GNSV
OWNER: BEATY WILLIAM E/JO LEE R
OWNER ADDRESS: 3212 NW 36TH ST, GAINESVILLE FL, 32605
INSPECTOR: Joseph W. Hatt
DATE CASE OPENED: 07/08/2009
DATE NOV ISSUED: 07/14/2009
DATE NOV EXPIRES: 07/29/2009
NATURE OF COMPLAINT: Zoning Compliance Permit Violations - Illegal Use

Inspections

Item: 00100 Initial Investigation
07/14/2009 By: jwh Action: NC Comments: This case is a re-issue of APD #
2009-00413 which was originally issued on Jan. 27, 2009.
Item: 00105 Open and Closed
Item: 00110 Site Visit
Item: 00120 Follow-up Investigation
Item: 00125 Supervisor followup inspection
Item: 00130 Warning Citation
Item: 00140 Citation
Item: 00145 Warning Sticker on Vehicle
Item: 00150 Site Posting
Item: 00160 Sent Letter (Not an NOV)
Item: 00165 Email (Sent or Received)
Item: 00170 Phone Call
Item: 00180 Report
07/23/2009 By: Connie Action: RPT Comments: Added 7/22/09 property zoning
application received 7/23/09 in Planning Division to IMAGES.
09/08/2009 By: jwh Action: RPT Comments: Plan Board Agenda for 24 Sept.
2009. Item 5 concerns William and Jo Beaty.
City Hall Auditorium
200 East University Avenue

September 24,
Thursday, 6:30

- I. ROLL CALL
II. APPROVAL OF AGENDA
III. APPROVAL OF MINUTES - August 27, 2009
IV. REQUEST TO ADDRESS THE BOARD
V. OLD BUSINESS
VI. NEW BUSINESS

- 1. Petition PB-09-95 SUP. Eng, Denman, and Associates, Inc., agent for SunState Federal Credit Union. Modification of special use permit with associated minor development plan review for a bank with a drive-thru. Zoned: BUS (General business district). Located at 2516 Northwest 43rd St. Related to Petition AD-09-97 SPA.
2. Petition PB-09-114 PSZ. Causseaux, Hewett, and Walpole, Inc., agent for ADC Development and Investment Group, LLC. Rezone to PS (Public services and operations district) from I-2 (General industrial district) to establish permitted uses and development standards for construction of a one-stop homeless assessment center with residences, health care, and food distribution. Located at 820 Northwest 53rd Ave.
3. Petition PZ-09-02 TCH. City of Gainesville. Text change to the Land Development Code to add Southeast Gainesville Renaissance Initiative (SEGRI) Special Area Plan. Related to Petition PZ-09-03 ZON.
4. Petition PZ-09-03 ZON. City of Gainesville. Rezoning of multiple properties to apply Southeast Gainesville Renaissance Initiative (SEGRI) Special Area Plan.

Related to Petition PZ-09-02 TCH.

5. Petition PB-09-120 ZON. Brown & Cullen Inc, agent for William & Jo Beaty. Rezone property from BUS (General business district) to BA (Automotive- oriented business district) Located at 4306 & 4322 Northwest 13th Street.

6. Petition PB-09-124 TCH. City of Gainesville. Amend the Land Development Code by revising the definitions, criteria and standards for regulating sexually oriented businesses, distinguishing between retail and entertainment type uses, allowing retail uses in the BT (Tourist-oriented business district), BUS (General business district) and I-2 (General industrial district), and allowing entertainment type uses in the BT (Tourist-oriented business district) and I-2 (General industrial district).

7. Petition PB-09-125 TCH. City of Gainesville. Amend the Land Development Code to implement regulations to protect and preserve significant environmental and natural resources.

VII. DEVELOPMENT REVIEW BOARD REFERRALS: NONE

VIII. INFORMATION ITEMS: EAR Major Issues

IX. COMMENTS FROM BOARD MEMBERS

X. ADJOURNMENT

For further information, please call 334-5022.

If any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings, and for such purposes it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities who require assistance to participate in the meeting are requested to notify the Equal Opportunity Department at 334-5051 (TDD 334-2069) at least 48 hours prior to the meeting date.

Item: 00185 Prep Power Point Presentation

Item: 00190 Co-Investigation

Item: 00195 City Towed Vehicle

Item: 00200 Final Outcome/Review

10/06/2009 By: jwh Action: APPR Comments: The zoning of the property has been changed from BUS to BA. The business which is operating at this location is now in compliance with the zoning. City Plan Board hearing 24 Sept. 2009, Petition PB-09-120 ZON. This case will be closed.

Item: 00205 CEB Compliance Date

Item: 00210 Requested Hearing With CEB

Item: 00211 Adjudication of Guilt

Item: 00220 Review Case (Review Date)

Item: 00230 Issued NOV

07/14/2009 By: jwh Action: PROC Comments: 30-45 and 30-357 15 Days

Item: 00235 Proof of Service / Affidavit

Item: 00240 Reissued Notice

Item: 00250 Issued Affidavit of Compliance

Item: 00260 Issued Affidavit of Noncomply

Item: 00270 Photo Taken

07/14/2009 By: jwh Action: PROC Comments: See photos from APD 2009-00413

Item: 00280 Researched Public Record

07/14/2009 By: jwh Action: PROC Comments: ACPA, Clerk, MPS

### Conditions

Cond: 30-357

(Zoning Compliance Permit) Violation of Section 30-357(a), City of Gainesville Code of Ordinances; It shall be unlawful to begin a new development, or an addition to an existing development, until the city manager or his/her designee has issued for such action a zoning compliance permit, certifying that such development complies with the applicable provisions of this chapter.

It shall also be unlawful to make a change of use, as the term is defined in section 30-23 of this chapter, of any land or structure, or to extend any use or any lot on which exists a nonconforming use, until the city manager or his/her designee has issued a zoning compliance permit certifying that such intended uses comply with the applicable provisions of this chapter.

It shall also be unlawful to establish any business, profession or occupation, or to change the location of a business, profession or occupation which is subject to occupational license tax as provided for in sections 25-41 through 25-43 of the Code of Ordinances, until the city manager or his/her designee has issued a zoning compliance permit certifying that such intended business, profession or occupation complies with the applicable provisions of this chapter.

Entry: 07/14/2009 By: jwh Action: BLAN An approved zoning compliance permit for the specific business, which is in current operation at this address, is not on file. The current zoning compliance permit which is on file specifically states the proposed use of building or unit as a sporting goods store and bicycle shop, and does not permit any sales of any gasoline powered internal combustion engines, parts, and/or servicing of such equipment. The current zoning of BUS also does not provide for such sales or business. The business currently in operation at this address, Southern Scooters and ATV's, is in violation of both the current zoning compliance permit and zoning requirements. CORRECTIVE ACTION: Cease and desist all operations at this address which are in violation of the zoning requirements of a business zoned (BUS) district and which are in violation of the approved zoning compliance permit. Maintain this property in accordance with the City of Gainesville Code of Ordinances, which are available for viewing in entirety at [www.Municode.com](http://www.Municode.com). Entry: 10/06/2009 By: jwh Action: ABAT The zoning of the

property has been

changed from BUS to BA. The business which is operating at this location is now in compliance with the zoning. City Plan Board heaing 24 Sept. 2009, Petition PB-09-120 ZON. This case will be closed.

Cond: 30-45

(Permitted Use) Violation of Section 30-45, City of Gainesville Code of Ordinances; Any use not permitted by right, by zoning compliance permit, by special use permit, as a special exception or an accessory use in a zoning district shall be prohibited in such district.

Entry: 07/14/2009 By: jwh Action: BLAN CORRECTIVE ACTION: The business operations currently operating from this address are in violation of the zoning requirements of a business (BUS) zoned parcel. CORRECTIVE ACTION: Cease and desist all operations at this address which are in violation of the zoning requirements of a business zoned (BUS) district and which are in violation of the approved zoning compliance permit. Maintain this property in accordance with the City of Gainesville Code of Ordinances, which are available for viewing in entirety at [www.Municode.com](http://www.Municode.com). Entry: 10/06/2009 By: jwh Action: ABAT The zoning of the

property has been

changed from BUS to BA. The business which is operating at this location is now in compliance with the zoning. City Plan Board heaing 24 Sept. 2009, Petition PB-09-120 ZON. This case will be closed.