



City of Gainesville
Department of Doing
Planning Division

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
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CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: November 29, 2018

ITEM NO: 2

PROJECT NAME AND NUMBER: PB-18-138 ZON Nalbandian Barr Systems Rezone

RECOMMENDATION: Approve petition and recommend for City Commission

CITY PROJECT CONTACT: Megan Echols, Planner

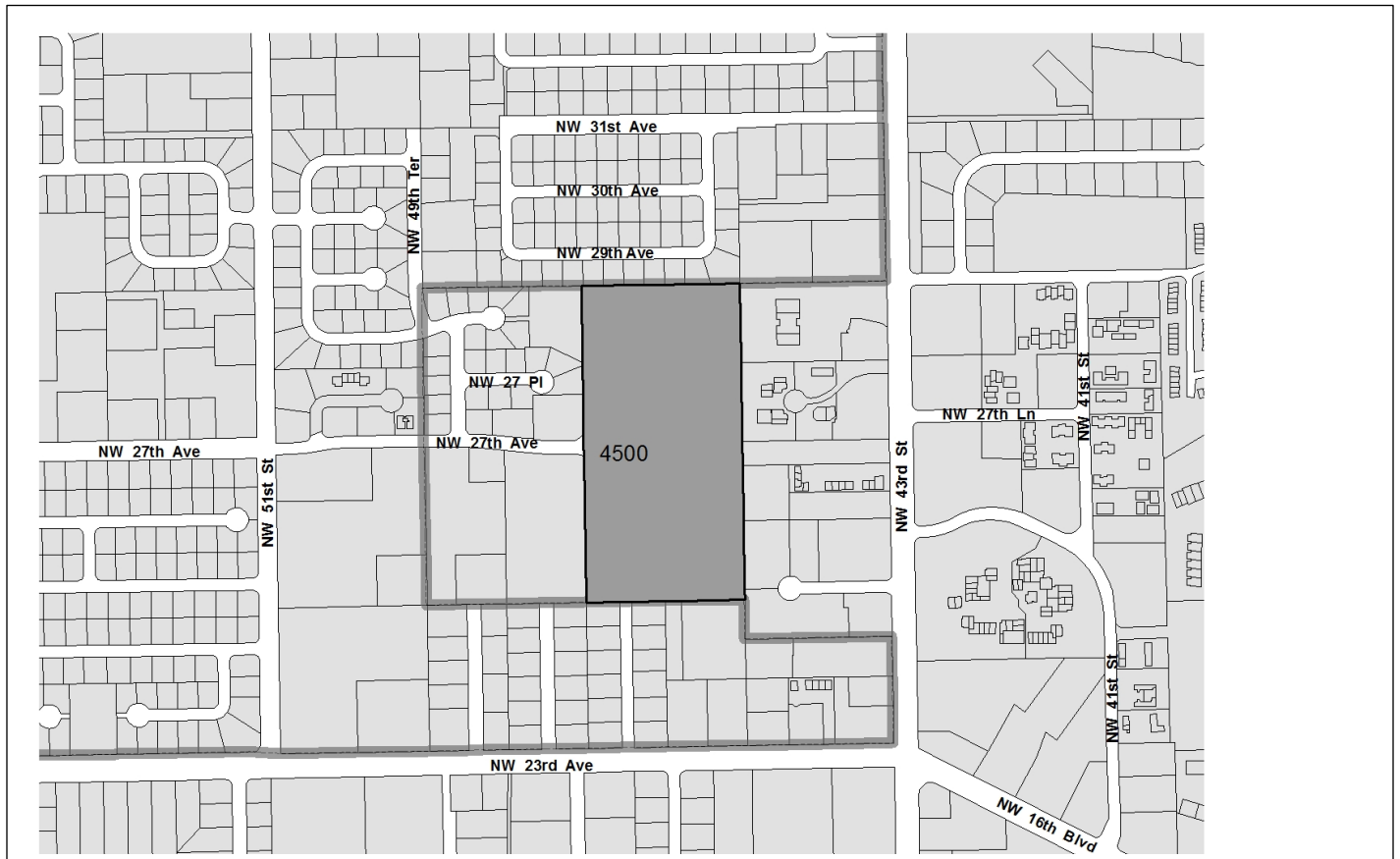


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: eda engineers-surveyors-planners, inc. /PK5 LLC

Property Owner(s): PK5 LLC

Related Petition(s): N/A

Legislative History: Annexation

Neighborhood Workshop: 6:00pm, September 27, 2018

SITE INFORMATION:

Address: 4500 NW 27th Avenue

Parcel Number(s): 06163-000-000

Acreage: 20 acres

Existing Use(s): Office

Land Use Designation(s): Office

Zoning Designation(s): Planned Development (PD)

Overlay District(s): N/A

Transportation Mobility Program Area (TMPA): Area B

Annexed: September 2002, Ordinance # 002394

ADJACENT PROPERTY CHARACTERISTICS:

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Single Family Residential	Low Density (1-4 du/acre)	R-1B
South	Office, Residential	Low Density/ Commercial	R-1A/ R-2
East	Office, Commercial	Office/Commercial	BUS General Business
West	SF Residential, GV CoHousing	Single Family	RSF-4

See Figures 2 and 3 for visual representation of chart*

PURPOSE AND DESCRIPTION:

The applicant is proposing to change the zoning from Planned Development to Office. The subject property is parcel 06163-000-000, which is located at 4500 NW 27th Avenue. The subject property is 20+/- acres. The current Planned Development zoning was originally approved by Alachua County; the PD zoning (Z-95-1) was adopted by the City of Gainesville, with no modifications to the PD language, after the annexation of the subject property in 2002.

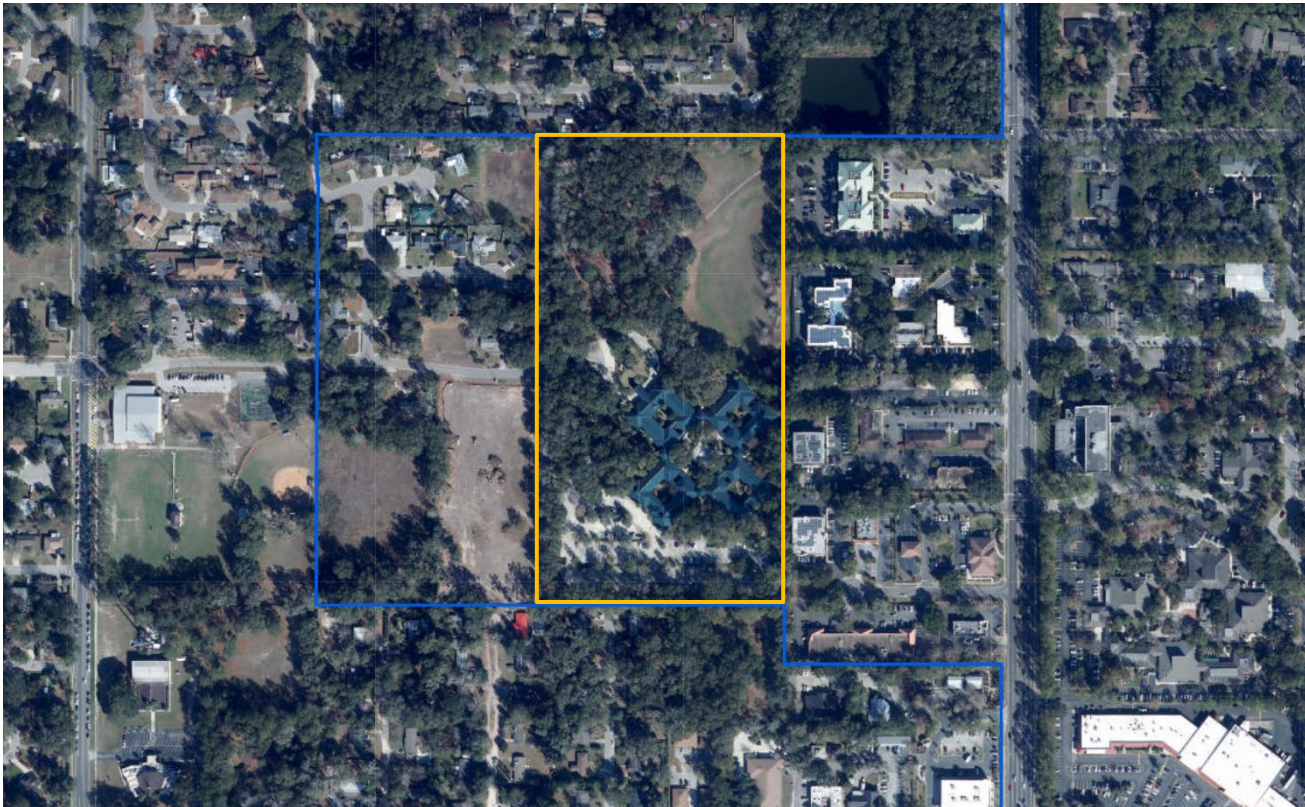


Figure 2: Satellite View of Site

The site currently exist as a one-story office park. Currently the site is 50% developed, according to the PD requirement that restricts building square footage and the site master plan. According to the Alachua County Property Appraiser's Office the structures on the site were constructed between 1997 and 1999.

The applicant determines that given the outdated nature of the PD, the PD's lack of connection with City of Gainesville Land Development Code and Comprehensive Plan a rezoning to the Office district would be better suited for future development of the site.

STAFF ANALYSIS AND RECOMMENDATION:**KEY ISSUES**

- Language in Planned Development is outdated; written for outdated County Land Use and Zoning while being applied to a City parcel
- Proposed zoning would allow current uses allowed under the PD and some additional uses including residential uses

LAND DEVELOPMENT CODE REZONING CRITERIA**A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.**

Currently the assigned PD zoning limits uses to those permitted in Alachua County's "AP" (Administrative/Professional) zoning districts (see Appendix B). Administrative/Professional zones limit uses to Business and Professional services, Medical clinics and labs, and civic organizations and places of worship. The PD regulates the intensity of development by square footage; PD limits gross floor areas to 160,000 ft². The City of Gainesville Office Zoning permits similar nonresidential service and office uses while also permitting single and multifamily dwelling uses. The City of Gainesville regulates development intensity through dimensional standards.

The surrounding existing development is most similar to the proposed City of Gainesville Office zoning as surrounding uses are commercial, office, and residential. Zonings adjacent to the subject property all include overlapping uses with the proposed Office zoning.

B. The character of the district and its suitability for particular uses.

The proposed Office zoning is suitable for the character of the district as it matches the existing constructed uses that are on the site and any future office uses that may be developed on the site.

C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.

The proposed zoning will serve as a buffer between the residential zoned areas to the west of the subject property and the more intense office and commercial properties to the east along NW 43rd Street. Additionally, Office zoning shares similar uses to the zoning of surrounding properties.

D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.

The property contains office buildings; it is unforeseen that changing the zoning of this property will create a change in the value of the building.

E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.

The proposed zoning is applicable to the current City Future Land Use category of Office. There is currently an office building on the site that is applicable to the existing neighborhood. There is currently stormwater management on site for existing structures.

F. The needs of the city for land areas for specific purposes to serve population and economic activities.

This property's use currently serves the population and economic activities as an Office. Resultantly, the proposed zoning change will not affect the overall needs of the city's land area.

G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.

Annexation of the property in 2002 and adoption of the PD into the City are substantial changes that have occurred to the property that give cause to consider rezoning. The PD, written in 1995, is out of date and is not suitable for development in the City of Gainesville today or in the future.

H. The goals, objectives, and policies of the Comprehensive Plan.

The proposed Office zoning is compatible with the existing Office Future Land Use category designated on the property. In addition, the proposed Office zoning will implement the Office land use category. This rezoning will promote infill development per the policies associated with Future Land Use Element Objective 2.1.

I. The facts, testimony, and reports presented at public hearings.

Facts, testimony, and reports will be presented at the November 29, 2018 Plan Board meeting.

ANALYSIS

Removing the Planned Development Zoning and updating the zoning to Office will affect allowable uses and dimensional requirements attached to zoning, it will also remove certain requirements that cannot be implemented through typical zoning categories such as layout requirements, stringent vegetation requirements, phasing and transportation connections that are included in the PD.

With the proposed zoning change, allowed uses will be similar to the existing zoning; the office oriented uses are allowed in Gainesville Office zoning with the addition of multi and single family residential (see Appendix B).

PD requirement four (4) has multiple buffering and fencing requirements (See Appendix C). With the removal of the PD, the setbacks will be reduced considerably. PD requirement 4 requires minimum buffering of 25 and 50 feet among the sites boundaries. In contrast, the Office zonings setbacks are a minimum of 10 feet on all sides.

Other requirements in the Planned Development such as the regulation of tree and shrub species, parking areas, road access, a currently constructed, mandatory pedestrian connection, and phasing of the site will be obsolete. Parking areas will be regulated by City Gainesville Land Development Code. Considering the level of development around site there will be no foreseen changes to roads or site access.

LIST OF APPENDICES:

Appendix A Application

Appendix B Land Development Code Regulations

Appendix C Planned Development Z-95-1

Appendix D Alachua County Land Development Code- Use Regulations

Appendix A-Application

Gainesville.
 Citizen centered
 People empowered

**APPLICATION FOR EXEMPTION
 REGULATED NATURAL RESOURCES
 [LDC 30-300 & 30-310]**

Petition No. _____ (Will be filled in by staff.)

OFFICE USE ONLY		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Approval expiration date _____
Signature: _____		Date: _____
Department of Planning & Development Services		

NOTICE: The applicant is responsible for supplying all information necessary to determine exemption from the City's natural resource regulatory requirements. Any evidence supporting a claim of exemption must be attached to this form. Failure to answer all questions will result in the application being returned to the applicant. Additional information may be requested in order to process this application. Verification/concurrence with this application for exemption will be provided in writing to the address shown on this form.

Owner Name(s) (please print)
Name(s): PK5 LLC
Mailing Address: 2627 NW 43rd St, Ste 300 Gainesville, FL 32606
Phone: 352-372-2222 Fax: N/A
(If additional owners, please include on separate sheet)

Applicant(s) Name (please print)
Name: eda engineers-surveyors-planners, inc.
Mailing Address: 2404 NW 43rd St Gainesville, FL 32606
Phone: 352-373-3541 Fax: 352-373-7249

PROJECT INFORMATION
Project name: Rezoning for former Barr Systems PD
Project location: 4500 NW 27th Ave
Tax parcel #(s): 06163-000-000
Type of development application to which exemption will apply: Rezoning

EXEMPTIONS: REGULATED SURFACE WATERS & WETLANDS (LDC 30-300)

Please check the box next to the reason(s) why you claim exemption. (Conditions apply. See full text of City Land Development Code 30-304 before checking exemption.)

1. No regulated surface water or wetland on or adjacent to the development parcel.
2. The proposed construction, development, or use is authorized by a valid building permit or approved development plan issued or approved before April 12, 2004. (Please attach a copy of the permit or approved plan.)
3. Public works or utilities project.
4. Repair or replacement of an existing site structure(s) that does not increase site impervious surface.
5. Addition or accessory structure(s) which does not add more than 100 square feet of impervious area, and meets the minimum setbacks from surface waters and wetlands.
6. The proposed construction or development was approved under a planned development prior to April 12, 2004.
7. Construction of public or private nature trails.
8. Reestablishment of native vegetation on single-family residential property.
9. The proposed activity is located in or adjacent to a human-built surface water or wetland which was not created as a mitigation project, and which was originally constructed in uplands.
10. Construction of a stormwater management facility within a wetland buffer.

EXEMPTIONS: REGULATED NATURAL & ARCHAEOLOGICAL RESOURCES (LDC 30-310)

Please check the box next to the reason(s) why you claim exemption. [Conditions apply. See full text of City Land Development Code 30-310(d) before checking exemption.]

1. Any parcel of record as of November 13, 1991, that is less than or equal to five (5) acres in size and does not contain listed species or an archaeological site identified by Florida Master Site file number.
2. Bona-fide agricultural/silvicultural activities.
3. Removal of invasive non-native vegetation on conservation lands.
4. Alteration of vegetation pursuant to an adopted management or restoration plan on government-maintained land.

- 5. Activities authorized by City-approved management plan.
- 6. Alteration of vegetation within existing utility, drainage or stormwater easements, and road right-of-ways.
- 7. Clearing and vegetation removal to construct a fence or wall, or establish a firebreak.
- 8. Vegetation alteration to conduct a survey or other required test.
- 9. Text Amendments to Planned Development zoning or Planned Use District land use ordinances that are unrelated to development activity.
- 10. Activities determined by the city manager or designee as having *de minimis* impact.
- 11. The County land use and zoning remains in effect and the development application will be reviewed under County regulations.
- 12. The property has a final master plan approved by the City prior to August 2, 2012; or has a valid Planned Development zoning ordinance approved by the City prior to August 2, 2012 that includes protection of natural and archaeological resources.
- 13. Sinkholes which pose threat of property loss or structural or functional damage to an existing building or facility.

I certify that I am the owner of the subject property and authorize the agent listed above to initiate this application for environmental exemption. (Signature by the owner on this application or in a letter is necessary.) I further certify that all of the information contained in this application is accurate and up-to-date.

Owner's signature: Paul Thde Was Date: 9/25/18

Applicant's signature: _____ Date: _____
(if not the same as owner)

Applications & Guidelines
Environmental exemptions



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-18-00138</u>	Fee: \$ <u>3,391.25</u>
1 st Step Mtg Date: _____	EZ Fee: \$ <u>N/A</u>
Tax Map No. _____	Receipt No. <u>79214</u>
Account No. 001-660-6680-3401 <input checked="" type="checkbox"/>	
Account No. 001-660-6680-1124 (Enterprise Zone)	
Account No. 001-660-6680-1125 (Enterprise Zone Credit)	

Owner(s) of Record (please print)
Name: PK5 LLC
Address: 2627 NW 43rd St. Ste 300
Gainesville, FL 32606
Phone: 352-372-2222 Fax: N/A
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: eda engineers-surveyors-planners, inc.
Address: 2404 NW 43rd St
Gainesville, FL 32606
Phone: 352-373-3541 Fax: 352-373-7249

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

INFORMATION ON PROPERTY

1. Street address: 4500 NW 27th Ave
2. Map no(s): N/A
3. Tax parcel no(s): 06163-000-000
4. Size of property: <u>20 (+/-)</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:

5. Legal description (attach as separate document, using the following guidelines):

- a. Submit on 8 1/2 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?

North Alachua County Low Density Residential
Benwood Estates subdivision

South Alachua County Commercial & Low Density Residential
Single Family Lots

East Commercial land use with professional offices

West Single Family Residential
Buckridge Unit 2 Subdivision and Gainesville Cohousing Subdivision

B. Are there other properties or vacant buildings within 1/2 mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO X

YES ___ If yes, please explain why the other properties cannot accommodate the proposed use?



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

See attached Justification Report

Noise and lighting

See attached Justification 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 X YES ____ (If yes, please explain below)

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

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 ____

Activity Center ____

Strip Commercial ____

Urban Infill X

Urban Fringe ____

Traditional Neighborhood ____

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

See attached Justification Report

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

See attached Justification Report

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

Roadways

See attached Justification Report

Recreation

See attached Justification Report

Water and Wastewater

See attached Justification Report

Solid Waste

See attached Justification Report

Mass Transit

See attached Justification Report

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

NO

YES (please explain)

See attached Justification Report

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:	PK5 LLC
Address:	2627 NW 43rd St, Ste 300 Gainesville, FL 32606
Phone:	352-372-2222 Fax: N/A
Signature:	

Owner of Record	
Name:	
Address:	
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.

Paul Theobald
 Owner/Agent Signature
9/25/18
 Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 25 day of September 2018, by (Name)
Jennifer L Poirier



Jennifer L Poirier
 Signature - Notary Public

Personally Known OR Produced Identification _____ (Type)

180559B

SEP 28 2018

Operator: Michael Hoge

Receipt no: 79214

Item	Description	Account No	Payment	Payment Reference	Paid
PB-18-00138 04500 NW 27TH AVE Nalbandian - Barr Systems	Zoning Map Change	001-660-6680-3401	CHECK	4326	\$3,391.25
Total:					\$3,391.25

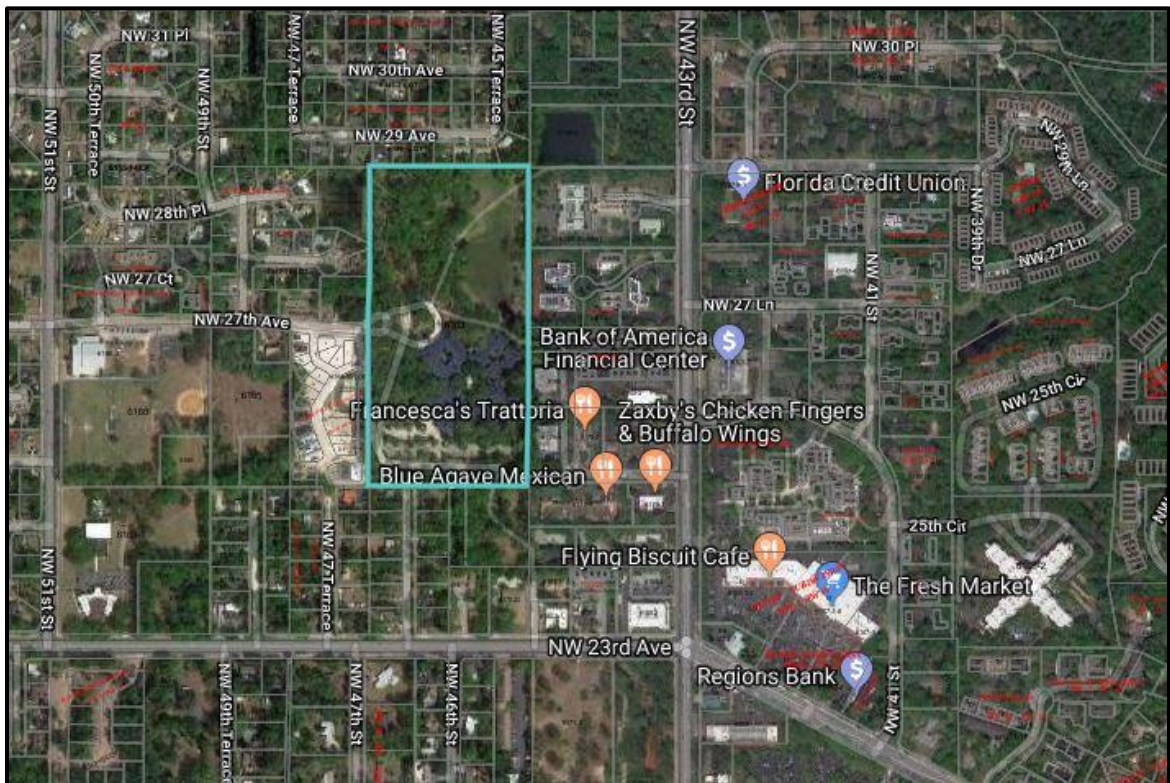
Transaction Date: 09/28/2018

Time: 09:45:53 EDT



Rezoning Justification Report

PK5, LLC



Submitted to:
City of Gainesville

Prepared by:
eda engineers-surveyors-planners, inc.

Agents for:
PK5, LLC

September 28, 2018

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Attachment 1: Alachua County Resolution Z-95-1
Attachment 2: Annexation Ordinance 002394
Attachment 3: City Resolution 020160
Attachment 4: City Ordinance 021177
Attachment 5: City Ordinance 030474
Attachment 6: Legal Description

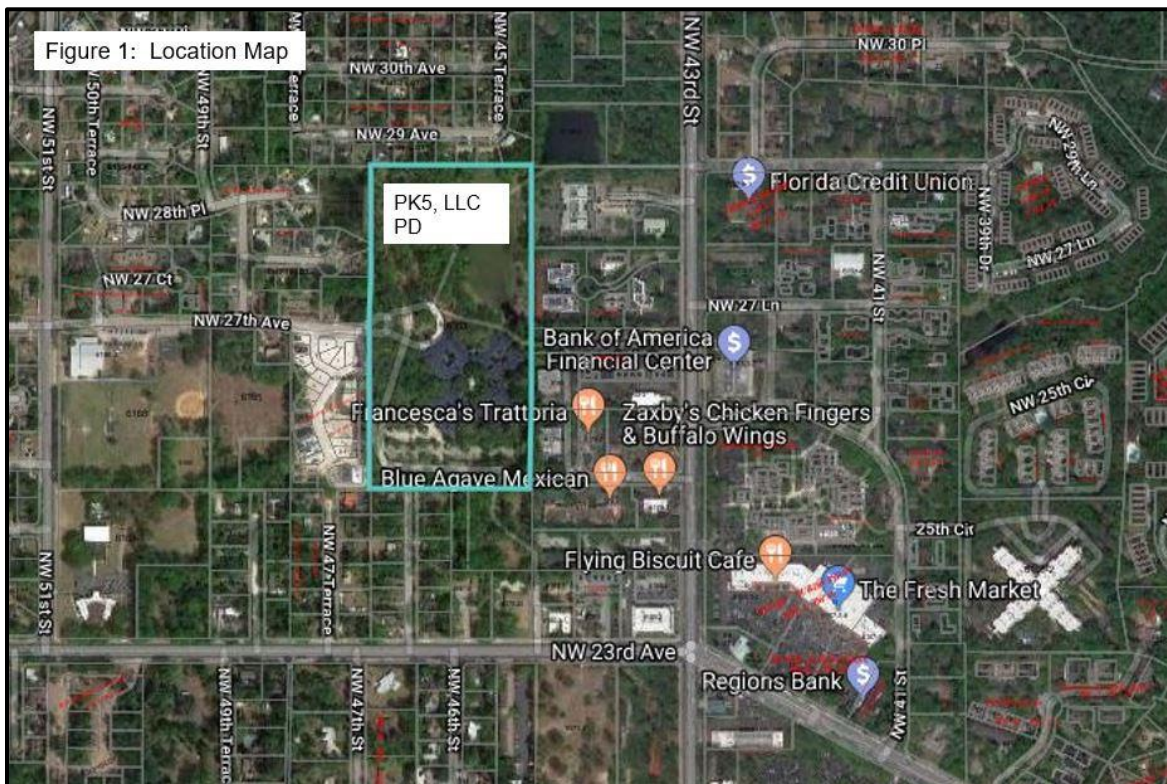
Background

The PK5, LLC Planned Development (PD) was formerly known as the Barr Systems PD. It is an older PD that was originally established as a non-residential Planned Unit Development (PUD) under Alachua County's jurisdiction (Resolution Z-95-1, adopted February 21, 1995; see Attachment 1). The property was annexed into the City of Gainesville as part of an annexation known as the Buckridge Annexation by Ordinance 002394 (see Attachment 2) with an effective date of September 1, 2002 (based on the positive result of a referendum special election held on June 25, 2002; see Resolution 020160 as Attachment 3). The City adopted future land use designations on the annexed properties on September 23, 2003 (see Ordinance 021177 as Attachment 4). An Office Future Land Use category was placed on the subject property at that time. The City adopted the Alachua County PUD as a PD in the City as the appropriate zoning for the property at that time (see Ordinance 030474 as Attachment 5, adopted October 27, 2003).

This PD was never updated to City of Gainesville terminology or regulations. It contains references to the Alachua County Land Development Code (LDC), zoning districts, and the Board of County Commissioners (many references are antiquated since the Alachua County LDC has been updated since adoption of the original Barr Systems PUD in 1995).

A Master Plan for the property was developed in 1995. The PD is partially built out with one-story office buildings. The Alachua County Property Appraiser's Office indicates that the buildings were constructed in 1997 and 1999. The building square footage is approximately 53,103 square feet.

The property is located at 4500 NW 27th Avenue. Figure 1 illustrates the PD location:



The subject property is 20 +/- acres in size. It is surrounded by developed properties. Since the site is partially developed (Phase 1 of the original Alachua County PUD) and surrounded by development, this would be considered an infill development site.

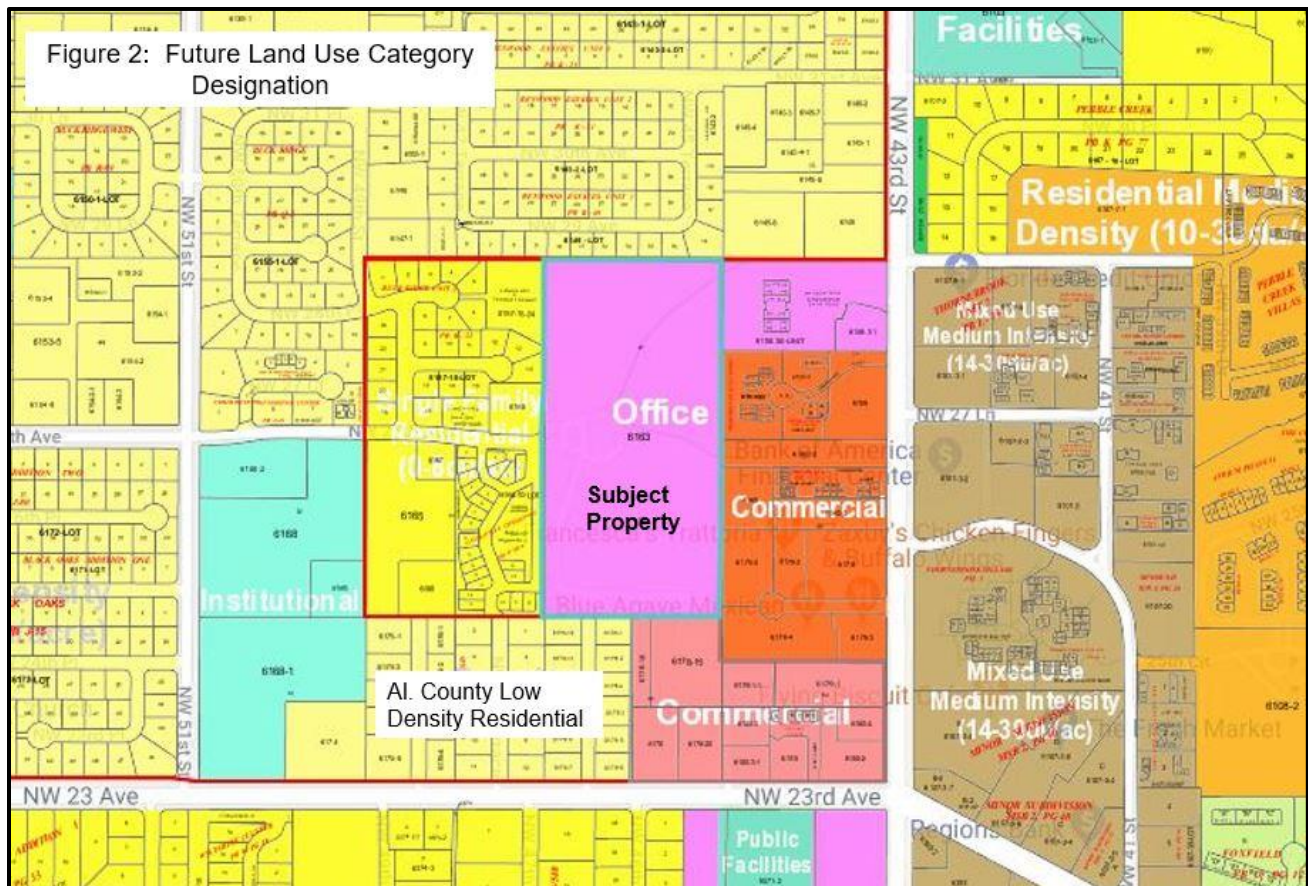
Attachment 6 contains the legal description for the the property.

Statement of Proposed Changes

This rezoning application proposes to amend the zoning from Planned Development (PD) to Office (OF). Based on consultation with the Department of Doing staff, it was determined that, given the outdated nature of the PD, the fact that it was never updated to City PD regulations, and the changing circumstances since the PD was adopted, a rezoning to the Office district would be better suited to future development of the site.

Existing Future Land Use Designation

The current Future Land Use designation on the site is Office as indicated on Figure 2 below:



Policy 4.1.1 of the Future Land Use Element defines the Office Land Use Category as follows:

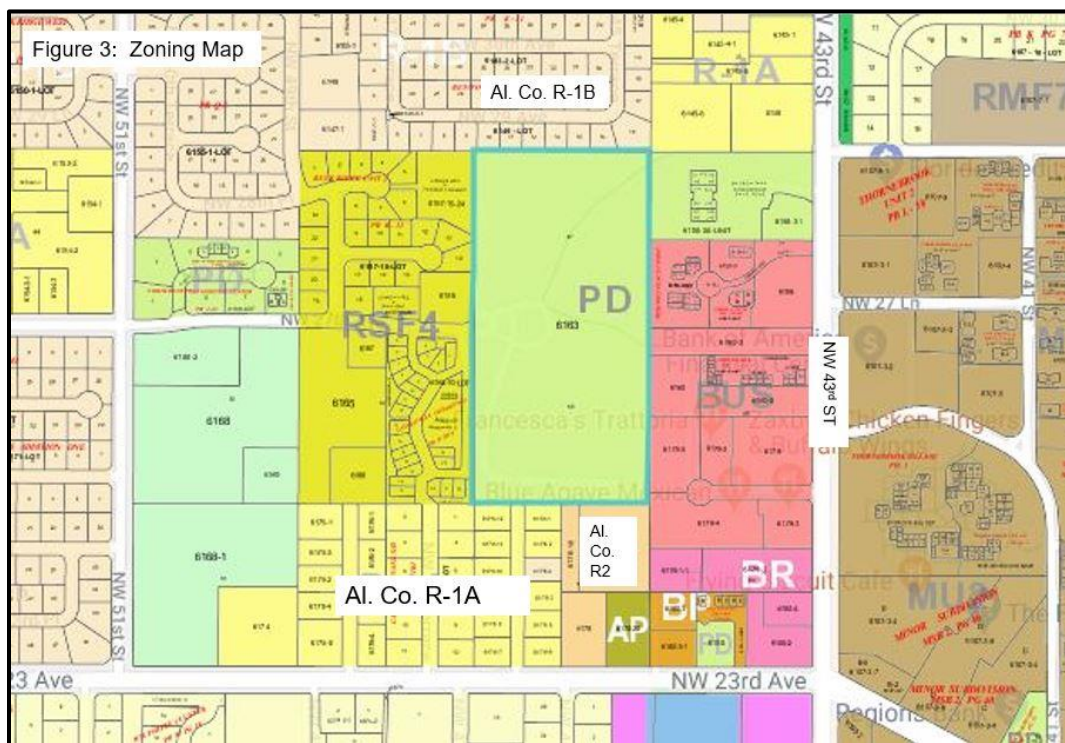
Office

The Office land use category identifies areas appropriate for office, residential, professional and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the Office zoning district. Some non-office type uses such as restaurants may be allowed in this land use category by a Special Use permit process established in the Land Development Code. Densities shall not exceed 20 units per acre. Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ration; however, height may be increased to a maximum of 8 stories by Special Use Permit. For hospitals and large-scale medical office facilities that are located in a Medical Services zoning district, the height may be increased to 14 stories by Special Use Permit.

As described above, the existing Office Future Land Use category is fully consistent with the proposed Office zoning district and the existing office uses at the site. And, it would allow for additional office uses as the remaining space on the site is developed.

Existing Zoning District

The current zoning designation of the site is Planned Development (PD), as indicated on Figure 3 below:



As indicated in the Background section of this report, the Planned Unit Development zoning for this property was approved by Alachua County in 1995. After annexation, the City adopted PD

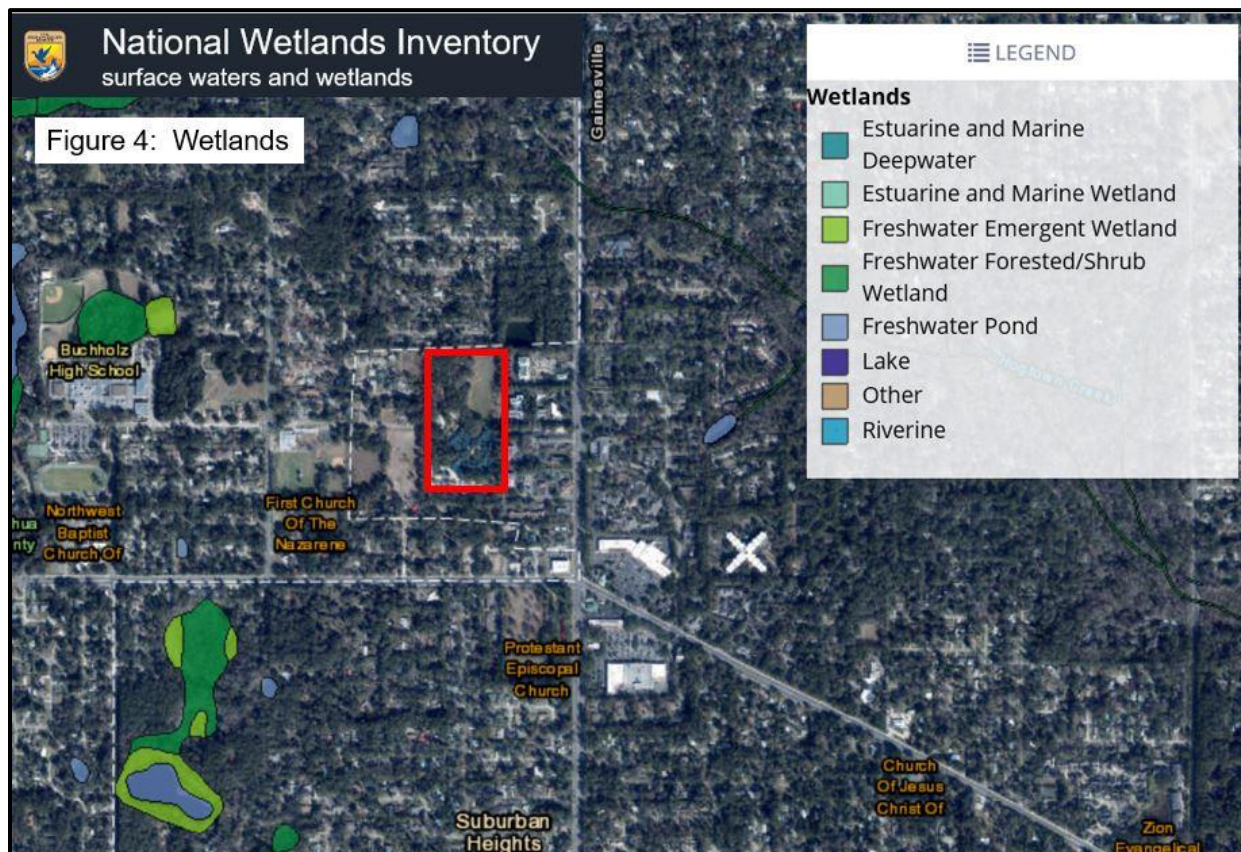
zoning on the site as adopted by Alachua County Resolution Z-95-1. No expiration date was stated in the original Alachua County Planned Unit Development.

Environmental Conditions

There are no regulated environmental features on the subject property. The site is partially developed with office buildings (approximately 53,103 square feet). No further development of the site is proposed at this time. As a result, an Application for Exemption Regulated Natural Resources has been submitted in association with the rezoning application. During the PUD rezoning by Alachua County, the entire site was considered and approved for the PUD, and, as adopted by the City of Gainesville, the PD remains valid for the entire property because there was no expiration date stated in the original County resolution or in the City's adoption of PD for the property.

The site does not contain wetlands, is not located in the floodplain, and is not located in the Strategic Ecosystem area. There are no sinkholes or archaeological resources on the site.

Figure 4 illustrates that there are no wetlands or surface waters on site.



In the future, if a development plan for the undeveloped portion of the site is submitted, a determination will be made concerning any additional environmental review.

Responses to City Application Questions

Impacts on Residential Streets

Vehicular access to the site is via NW 27th Avenue. This access has been established since the property's Alachua County PUD zoning in 1995 and subsequent building development in 1997. At this time, no additional development is proposed in association with the rezoning. As a result, there should be no change in impacts to NW 27th Avenue. There is pedestrian access from NW 43rd Street.

In the future, if development is proposed at the site, the City can determine if a traffic study is required. Any new development on the site would be required to meet the Transportation Mobility Program Area (TMPA) requirements in effect at the time of development.

Impacts on Noise and Lighting

The proposed rezoning will not impact noise and lighting because this is an existing office development at the site. Any new development at the site would be required to meet the noise and lighting standards specified in the Land Development Code during development plan review.

Contribution to the Community

The existing office development within the PK5, LLC (formerly Barr Systems) PD provides professional office space for the Gainesville urban area.

Potential Long-term Economic Benefits

The existing professional offices at the site provide employment and services in the Gainesville urban area. If additional development (build-out) occurs at the site, this will provide increased jobs and professional services for the area and increase the local tax base.

Impact on Level of Service Standards

Under the existing circumstances, there will be no impact on level of service standards because there are existing buildings with offices at the site that have operated there since 1997. There are no proposals for new development at the site associated with this rezoning application. If additional development occurs at the site, the proposed new development will be required to meet the applicable, adopted level of service standards and meet the Zone B Transportation Mobility Program Area criteria.

Site Accessibility

The site is accessible by transit, bicycle, and pedestrian facilities. Regional Transit Service Route 43 serves NW 43rd Street with service between Santa Fe College and Shands. Service is every 30 minutes Monday through Friday. There are transit stops on both sides of NW 43rd Street in the vicinity of the site.

NW 43rd Street has a painted bike path in the roadway. There are also sidewalks on both sides of NW 43rd Street in the vicinity of the site. There are no painted bike paths on NW 27th Avenue. There is a partial sidewalk along the south side of NW 27th Avenue that connects to the office buildings at the site. There is also a small section of sidewalk on the north side of NW 27th Avenue, east of NW 51st Street. Sidewalks are on both sides of NW 51st Street that connects to NW 27th Avenue.

Consistency with Land Development Code & Comprehensive Plan

Section 30-3.14 of the Land Development Code establishes the criteria for rezoning properties in the City of Gainesville. The criteria are listed below with responses to each criterion for this rezoning application:

Sec. 30-3.14. - Rezoning criteria.

Applications to rezone property shall be reviewed according to the following criteria:

A. *Compatibility of permitted uses and allowed intensity and density with surrounding existing development.*

Response: The permitted uses under the former Barr Systems PD were limited to office uses and business services as defined by Alachua County zoning regulations. The proposed Office zoning district in the City limits allows business services and various similar professional and medical office uses. In addition, the City's Office zoning district allows residential uses such as single-family and multi-family dwellings. These uses are all compatible with the existing surrounding residential and office development.

B. *The character of the district and its suitability for particular uses.*

Response: In this case, the PD being proposed for Office zoning contains existing professional office uses. The proposed Office zoning is suitable for the office-type uses that currently exist in the PD and for future office uses that may be added.

C. *The proposed zoning district of the property in relation to surrounding properties and other similar properties.*

Response: The Office zoning district is used as a transition zone between residential zoning and more intense Commercial zoning. The proposed Office zoning for this property serves the purpose of providing the transition between single-family residential uses west, north, and south of the site to the Commercial zoning east of the site along NW 43rd Street. There is an Office PD to the east of the site in the northern portion of the property.

D. *Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.*

Response: This property contains existing office buildings that were built under the Barr Systems PD. The Future Land Use Map designates this property for Office land use. Therefore, the Office zoning is appropriate for this property.

E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.

Response: The City's Future Land Use Map designates this property for Office development. There are existing office buildings on the site. As developed, there is an existing stormwater system for the current buildings on the site.

F. The needs of the city for land areas for specific purposes to serve population and economic activities.

Response: The City's Future Land Use Map designates this property for Office development. There are existing office buildings on the site. The existing offices on the site serve the needs of the community for professional offices and provide jobs in the area.

G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.

Response: Two substantial changes have occurred concerning this property. First, it was annexed into the City of Gainesville in September 2002. Second, the Alachua County PUD (adopted as a PD in the City) was adopted in 1995 (23 years ago). The provisions of the PD are outdated and do not reflect the recently adopted City Land Development Code.

H. The goals, objectives, and policies of the Comprehensive Plan.

Response: As indicated earlier, the proposed Office zoning district is fully compatible with the existing Office Future Land Use category designation on the property. In addition, the proposed Office zoning will implement the Office land use category. This rezoning promotes infill development per the policies associated with Future Land Use Element Objective 2.1.

I. The facts, testimony, and reports presented at public hearings.

Response: Noted. This justification report will become part of the record for the Plan Board and City Commission hearings on this proposed rezoning.

Conclusion

As stated in this report, the PK5, LLC (formerly Barr Systems) Planned Development is an antiquated PD (originally adopted in 1995) that was brought into the City as a result of an annexation in 2002. It is partially built out, but the provisions in the PD reflect old Alachua County regulations that were never brought up to the City's regulation standards. The City has recently adopted an updated Land Development Code. The provisions of the Office zoning district in that new Code are a good regulatory mechanism for the Office-type PD that was originally specified. There are no regulated environmental resources on the site. The proposed Office zoning district is fully compatible with the existing Office Future Land Use Map designation on this property. The rezoning to the Office district will allow for future development of the site that is fully consistent with the City's updated land development regulations.

Attachment 1

RESOLUTION Z-95-1

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, REZONING REAL PROPERTY FROM "A-1" (AGRICULTURE) TO NON RESIDENTIAL "PUD" (PLANNED UNIT DEVELOPMENT); PROVIDING CONDITIONS GOVERNING THE PUD; PROVIDING AN EFFECTIVE DATE.

RECEIVED
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WHEREAS, Zoning Application #ZOM-35-94 has been duly filed and was considered by the Alachua County Planning Commission at its meetings of November 16, 1994, and January 18, 1995; and,

WHEREAS, the Application was considered by the Alachua County Board of County Commissioners at its meeting of February 21, 1995;

NOW, THEREFORE, BE IT RESOLVED BY BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Zoning Application #ZOM-35-94, as summarized in Exhibit "A" of this Resolution, is hereby approved, and the real property described within the application shall, unless changed in accordance with law, hereafter bear the zoning district classification of Non-Residential "PUD" (Planned Unit Development), subject to the following conditions:

1. Development plan approval shall be required.
2. This planned unit development is designated for office uses, and is limited to those uses permitted in the "AP" (Administrative/Professional) zoning district, and business services as defined by Alachua County zoning regulations.

3. Gross floor area shall not exceed 160,000 ft.² The design shall demonstrate compatibility with adjacent residential development through use of a campus-style development with extensive buffers and landscaping, and appropriate building facades, in accordance with Future Use Element policies 2.1.6-2.1.12. Large parking lots are discouraged. The concept and design of the development shall be determined at the time of conceptual and preliminary development plan review; however, it is the intent of this approval that the parking, stormwater management facilities, and office buildings be integrated throughout the site.

4. The following buffers shall be required:

a. Along the northern boundary of the PUD, where adjacent to existing or planned residential use: a minimum 50'-wide high-density buffer (a high-density combination of fencing, canopy and understory trees, shrubs, and evergreens/conifers and earth berms) shall be maintained, excluding access points or where reduced as necessary for road right-of-way. Where a roadway reduces buffer width at any point to less than 50 feet, additional landscaping and screening shall be provided around the perimeter of any parking area, so that the total buffer width between residential use and the office development shall not be less than 50 feet.

b. Along the western boundary of the PUD, where adjacent to existing or planned residential or institutional use, a minimum 25'-wide high-density buffer (a high-density combination of canopy and understory trees, shrubs, and evergreens/conifers and earth berms) shall be maintained, excluding access points.

c. Along the western boundary of the roadway, a light-occluding fence shall be required.

d. Along the southern boundary of the PUD, where adjacent to existing or planned residential use: a minimum 50'-wide high-density buffer (a high-density

combination of fencing, canopy and understory trees, shrubs, and evergreens/conifers and earth berms) shall be maintained.

e. No buffering shall be required adjacent to land within the activity center designated for Commercial land use.

5. Parking areas shall be designed utilizing a "pod" concept with landscaped islands/strips designed to minimize large open parking facilities. Parking areas shall be screened and landscaped consistent with activity center plan standards, at a minimum. Parking lots shall be landscaped with xeric, native species canopy trees and shrubs. Strips and islands shall be sized and spaced so that in twenty years, fifty percent (50%) of the parking area will be under the mature canopy. Screening in the form of minimum 20'-wide landscaped strips, including landscaped berms a minimum of four feet in height, shall be provided in areas between adjacent residential subdivisions and the office development.

6. Paved public road access shall be required, constructed to Alachua County Road Standards. Access to Phase I shall be provided on N.W. 51st Street or N.W. 43rd Street. A traffic analysis shall be provided to the Alachua County Department of Public Works prior to Phase II final development plan approval. Based on that study, the Alachua County Department of Public Works shall determine whether access shall be provided from N.W. 51st Street or N.W. 43rd Street.

7. In lieu of a roadway connection (NW 45th Terrace) between the office park and NW 25th Place, a public pedestrian connection that will connect to NW 27th Avenue may be provided.

8. On-site well abandonment shall be performed by a certified licensed well contractor, in accordance with state and water management district standards.

9. This development shall be completed in a minimum of three phases. Phase I shall not exceed 60,000 ft.² each. Phases I and II shall not exceed 120,000 ft.² (cumulative total). Phase III (or subsequent phases) shall contain the remainder of the allowable gross floor area. A traffic impact re-analysis shall be submitted at the time of development plan review for Phase II.

10. All concurrency requirements must be addressed as part of the preliminary and final development plan review process, in order to obtain a certificate of level of service compliance, pursuant to Ordinance 92-7.

11. Any violation of the terms and conditions of this planned unit development may be grounds for review and possible reconsideration by the Board of County Commissioners.

The Board of County Commissioners approves and adopts the following findings:

1. The current "A-1" (Agriculture) zoning district is inconsistent with the Comprehensive Plan's future land use designation of this property as part of the Millhopper Activity Center, which is designated for Commercial land use.

2. Policy 2.6.2.e of the Millhopper Activity Center Plan stipulates that this property is limited to office use, which is to be implemented through the use of the Planned Unit Development (PUD) zoning district.

3. The conceptual planned unit development as submitted meets the intent of the applicable Future Land Use Element and Millhopper Activity Center Plan policies. The development plan approval process through the Development Review Committee will ensure full compliance with all applicable policies, regulations, and ordinances.

4. Concurrency requirements for roads, parks, drainage, stormwater management, solid waste, water and sewer, and mass transit shall be met as a condition of final development plan approval.

Upon adoption of this Resolution, the Alachua County Director of Codes Enforcement, his designee or other authorized agent of Alachua County, shall make such change on the Alachua County Zoning Atlas as is necessary to effect this Resolution.

This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 21st day of February, A.D., 1995.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: Charles S. Chestnut III
Charles S. Chestnut III, Chairman

ATTEST:

J. K. "Buddy" Irby
J. K. "Buddy" Irby, Clerk

(SEAL)

APPROVED AS TO FORM

David W. Wayne
Alachua County Attorney

EXHIBIT A**Application #ZOM-35-94 (Rezoning):**

A request by Buffington Associates, agent for Barr Systems, Inc., owner, to rezone from "A-1" (Agriculture) District to Non-Residential "PUD" (Planned Unit Development) District on approximately 20 acres located approximately in the 4500 block of N.W. 25th Place and the 2700 block of N.W. 46th Terrace. (Located in the Urban Cluster). This request brings the zoning into compliance with the Comprehensive Plan.

Legal Description:**PARCEL A 6158-1**

The North 1/2 of Lot 47 of that Plat of Subdivision of Section 27, Township 9 South, Range 19 East of Arredondo Grant, as recorded in O.R. Book 451, Page 174 of the Public Records of Alachua County, Florida.

PARCEL B 6158-2

Commence at the South East (SE) corner of Section 27, T9S, R19E; thence run north along center line of R/W of NW 43rd Street a distance of 1320 feet ± to a point at the SE corner of Lot 48; thence run West 660 feet ± along South Lot line of Lot 48 to a point at the SE Corner of Lot 47 and the Point of Beginning; thence run North 330 feet; thence run West 660 feet ±; thence run South 330 feet ±; thence run East 660 feet ± to the Point of Beginning. Said tract having approximately 5 acres and being known as the South 1/2 of Lot 47, as per plat thereof recorded in Plat Book "A", page 55, of the public records of Alachua County, Florida, all lying and being in Section 27, Township 9 South, Range 19 East, Alachua County, Florida.

PARCEL C 6162-0

Commence at the South East (SE) corner of Section 27, T9S, R19E; thence run north along center line of R/W of NW 43rd Street a distance of 1320 feet ± to a point at the NE corner of Lot 49; thence run West 660 feet ± along North Lot line of Lot 49 to a point at the NE corner of Lot 50 and the Point of Beginning; thence run South 330 feet; thence run West 660 feet ±; thence run North 330 feet ±; thence run East 660 feet ± to the Point of Beginning. Said tract having approximately 5 acres and being known as the North 1/2 of Lot 50, as per plat thereof recorded in Plat Book "A", page 55, of the public records of Alachua County, Florida, all lying and being in Section 27, Township 9 South, Range 19 East, Alachua County, Florida.

(continued on next page)

EXHIBIT A

Application #ZOM-35-94 (Rezoning):

Legal Description (continued):

PARCEL D 0103-0

Commence at the South East (SE) corner of Section 27, 19S, R19E; thence run north along center line of R/W of NW 43rd Street a distance of 1320 feet ± to a point at the NE Corner of Lot 49, thence run West 660 feet ± along North Lot line of Lot 49 to a point at the NE Corner of Lot 50, thence run South along East Lot line 330 feet to the point of beginning; thence run South 330 feet; thence run West 660 feet ±; thence run North 330 feet ±; thence run East 660 feet ± to the Point of Beginning. Said tract having approximately 5 acres and being known as the South 1/2 of Lot 50, as per plat thereof recorded in Plat Book "A", page 55, of the public records of Alachua County, Florida, all lying and being in Section 27, Township 9 South, Range 19 East, Alachua County, Florida.

Attachment 2

ORDINANCE NO. 002394

0-02-09

An Ordinance of the City of Gainesville, Florida, annexing a portion of the City of Gainesville Reserve Area Pursuant to Chapter 90-496, as amended, by Special Acts, Laws of Florida, known as the Alachua County Boundary Adjustment Act; making certain findings; including within the corporate limits of the City of Gainesville, Florida, that certain compact and contiguous area generally north of NW 23rd Avenue, east of NW 51st Street, south of NW 39th Avenue and west of the city limits in the vicinity of NW 43rd Street; providing for inclusion of the area in Appendix I of the City Charter; providing for a referendum election; providing directions to the City Manager and Clerk of the Commission; providing ballot language; providing for land use plan and zoning regulations; providing for enforcement of Alachua County land use plan, zoning and subdivision regulations; providing for persons engaged in any occupation, business, trade or profession; providing a severability clause; and providing effective dates.

WHEREAS, Chapter 90-496, Special Acts, Laws of Florida, as amended by Chapter 91-382 and Chapter 93-347, Special Acts, Laws of Florida, created the "Alachua County Boundary Adjustment Act" (hereinafter collectively referred to as "the Act") which sets forth procedures for the annexation of contiguous, compact, unincorporated territory within a municipality's reserve area; and

WHEREAS, on January 13, 1998, the Board of County Commissioners of Alachua County designated the Reserve Area for the City of Gainesville pursuant to the Act; and

WHEREAS, on February 11, 2002, the City Commission of the City of Gainesville adopted Ordinance No. 002282 which adopted the Urban Services Report setting forth the plans to provide urban services to that portion of the Reserve Area proposed to be annexed in accordance with the procedures provided in the Act; and

1 **WHEREAS**, a copy of the Urban Services Report was filed with the Alachua County
2 Board of County Commissioners; and

3 **WHEREAS**, the City of Gainesville desires to annex a certain portion of its Reserve Area
4 which is compact and contiguous to the present corporate limits of the City; and

5 **WHEREAS**, pursuant to law, at least seven days notice has been given once by publication
6 in a newspaper of general circulation notifying the public of the first Public Hearing of this
7 proposed Ordinance to be held in the City Commission meeting room, First Floor, City Hall, in the
8 City of Gainesville; and

9 **WHEREAS**, pursuant to law, at least five days notice has been given once by publication
10 in a newspaper of general circulation notifying the public of the second Public Hearing of this
11 proposed Ordinance to be held in the City Commission meeting room, First Floor, City Hall, in the
12 City of Gainesville; and

13 **WHEREAS**, Public Hearings were held pursuant to the published notice described above at
14 which hearings the parties in interest and all others had an opportunity to be and were, in fact,
15 heard.

16 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
17 **CITY OF GAINESVILLE, FLORIDA:**

18 **Section 1.** The City Commission finds that the Area described in Section 2 of this
19 Ordinance (hereinafter referred to as the "Area") is contiguous and reasonably compact to the
20 present corporate limits of the City of Gainesville, and that no part of the Area is within the
21 boundary of another municipality or county. The City Commission finds the Area to be within its
22 Reserve Area and the annexation does not create an enclave. The City Commission finds that part

1 or all of the Area is developed for urban purposes because it is developed so at least 60% of the
2 total number of lots and tracts in the area at the time of annexation are used for urban purposes, and
3 it is subdivided into lots and tracts so that at least 60% of the total acreage, not counting the acreage
4 used at the time of annexation for nonresidential urban purposes, consists of lots and tracts 5 acres
5 or less in size.

6 **Section 2.** The following described Area is annexed and incorporated within the corporate
7 limits of the City of Gainesville, Florida:

8 See Legal Description attached hereto as Exhibit "A", and
9 made a part hereof as if set forth in full.

10
11 **Section 3.** Subject to the provisions of Section 4 of this Ordinance, the corporate limits of
12 the City of Gainesville, Florida, as set forth in Article 1, Charter Laws of the City of Gainesville,
13 are amended and revised to include the Area described in Section 2 within the corporate limits of
14 the City of Gainesville, Florida.

15 **Section 4.** Pursuant to Section 8 of the Act, this Ordinance shall be submitted to a vote of
16 the registered electors of the Area described in Section 2 of this Ordinance at a special election
17 called for the purpose of holding the referendum. The referendum election shall be held on
18 Tuesday, June 25, 2002. The referendum shall be conducted by the Alachua County Supervisor of
19 Elections "Supervisor" in accordance with the provisions of the Act and Chapter 9, Gainesville
20 Code of Ordinances, as applicable. The Supervisor is requested and authorized to conduct a mail
21 ballot election in this referendum in accordance with the provisions of the Mail Ballot Election Act
22 as codified in Chapter 101, Florida Statutes. The City Manager is authorized and directed to pay all
23 lawful expenses associated with the election.

1 **Section 5.** The Clerk of the Commission is authorized to publish notice of the referendum
2 on annexation as prescribed by law.

3 **Section 6.** Pursuant to Section 8 of the Act, the language to appear on the ballot of the
4 referendum election called in Section 4 shall be:

5 "For annexation of property described in Ordinance Number ____ of
6 the City of Gainesville"

7
8 "Against annexation of property described in Ordinance Number
9 of the City of Gainesville"

10
11 **Section 7.** In accordance with Section 171.062, Florida Statutes, the Alachua County land
12 use plan and zoning or subdivision regulations shall remain in full force and effect in the Area
13 described in Section 2 of this Ordinance until the City adopts a comprehensive plan amendment
14 that includes the annexed area. The Gainesville Code Enforcement Board and code enforcement
15 officers shall have jurisdiction to enforce these regulations during the interim period through the
16 Gainesville Code Enforcement Board process as described in Division 8 of Chapter 2 of the Code
17 of Ordinances of the City of Gainesville. During the interim period, the City may rezone properties
18 in the annexed area to an Alachua County Zoning classification/category that conforms with the
19 Alachua County Comprehensive Plan.

20 **Section 8.** (a) Except as provided in subsection (b) below, all persons who are lawfully
21 engaged in any occupation, business, trade or profession within the area described in Section 2 of
22 this Ordinance as of Tuesday, September 1, 2002, shall have the right to continue such occupation,
23 business, trade or profession.

24 (b) Except as provided in subsection (c) below, all persons who are lawfully
25 engaged in any construction trade, occupation or business within the Area described in Section 2 of

1 this Ordinance as of September 1, 2002, and who possess a valid certificate of competency issued
2 by Alachua County shall have the right to continue the construction trade, occupation, or business
3 within the entire corporate limits of the City of Gainesville, including the Area described in Section
4 2 of this Ordinance, subject to the terms, conditions and limitations imposed on the certificate by
5 Alachua County, and provided such persons register the certificate with the Building Inspections
6 Department of the City of Gainesville and the Department of Business and Professional Regulation
7 of the State of Florida, if applicable, on or before 4:00 p.m. on September 1, 2003.

8 (c) All persons lawfully engaged in any occupation, business, trade or
9 profession within the Area described in Section 2 of this Ordinance on or after October 1, 2002,
10 shall obtain an occupational license from the City of Gainesville for the term commencing on
11 October 1, 2002, which license shall be issued upon payment of the appropriate fee in accordance
12 with the Gainesville Code of Ordinances in effect on October 1, 2002.

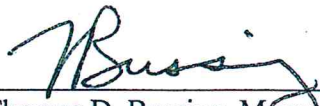
13 **Section 9.** If any portion of this Ordinance is declared by a court of competent jurisdiction
14 to be invalid or unenforceable, such declaration shall not be deemed to affect the remaining
15 portions of this Ordinance.

16 **Section 10.** The Clerk of the Commission is directed to submit a certified copy of this
17 Ordinance to: 1) the Executive Office of the Governor; 2) the Florida Department of State; and 3)
18 the Clerk of the Circuit Court of the Eighth Judicial Circuit in and for Alachua County, Florida.

19 **Section 11.** Sections 1, 4, 5, 6, 8, 9, 10 and 11 of this Ordinance shall become effective
20 immediately upon adoption. Sections 2, 3 and 7 shall become effective at 12:01 a.m. on September
21 1, 2002, unless there is a tie vote or majority vote against the annexation at the special election
22 called in Section 4 of this Ordinance.

1 PASSED AND ADOPTED this 11th day of March, 2002.


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Thomas D. Bussing, Mayor

ATTEST:

Approved as to form and legality



KURT LANNON,
CLERK OF THE COMMISSION



MARION J. RADSON, MAR 12 2002
CITY ATTORNEY

This Ordinance passed on first reading this 25th day of February, 2002.

This Ordinance passed on second reading this 11th day of March, 2002.

Exhibit "A"

A parcel of Land lying in the Southeast one quarter (SE 1/4) of Section 27, Township 9 South, Range 19 East, Alachua County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 27 and run North 00° 06' 52" East along the East line of said Section a distance of 495.00 feet; thence run North 89° 55' 11" West, a distance of 50.00 feet to the existing City of Gainesville limit on the West right of way line of State Road S-329 (NW 43rd Street) and the Point of Beginning; thence continue North 89° 55' 11" West, a distance of approximately 613.12 feet to a point on the East line of Lot 63 of the "Subdivision of Section 27, Township 9 South, Range 19 East, Arredondo Grant" as per the plat thereof as described in Plat Book "A" at page 55 of the Public Records of Alachua County, Florida; thence run North, a distance of approximately 165.07 feet to the Northeast corner of said Lot 63; thence run West, along the North line of said Lot 63 also being the South line of Lot 50 of said "Arredondo Grant" a distance of approximately 663 feet to the Southwest corner of said Lot 50; thence continue West along the south line of Lot 51 of said "Arredondo Grant" a distance of approximately 663 feet to the Southwest corner of said Lot 51; thence run North along the West line of said Lot 51, a distance of approximately 663 feet to the Northwest corner of said Lot 51 said corner also being the Southwest corner of "Buck Ridge Unit-2" a subdivision as recorded in Plat Book "R", at page 31 of the Public Records of Alachua County, Florida; thence run along the West line of said "Buck Ridge Unit-2", North 00° 15' 19" East a distance of 663.36 feet to the Northwest corner of said "Buck Ridge Unit-2"; thence run along the North line of said "Buck Ridge Unit-2", South 89° 42' 46" East, a distance of 662.41 feet to the Northeast corner of said "Buck Ridge Unit-2", said corner also being the Northwest corner of Lot 47 of said "Arredondo Grant"; thence run East along the North line of said Lot 47 and along the North line of Lot 48 of said "Arredondo Grant" a distance of approximately 1276 feet to a point on the existing City of Gainesville limit on the West right of way line of State Road S-329 (NW 43rd Street); thence run South along said existing City of Gainesville limit and Westerly right of way line a distance of approximately 1,485.00 feet to the Point of Beginning. Containing 61 and one-quarter acres more or less.

Attachment 3

RESOLUTION NO. 020160

PASSED JULY 8, 2002

A resolution of the City Commission of the City of Gainesville, Florida, accepting the report of the Board of Canvassers for the City of Gainesville, Florida, annexation referendum held June 25, 2002; and providing an immediate effective date.

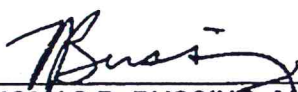
WHEREAS, on June 25, 2002, a referendum for annexation was held in the City of Gainesville, Florida; and

WHEREAS, the Board of Canvassers has now reported that the referendum for annexation has passed;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA:

1. The City Commission does hereby receive, accept and approve the report of the Board of Canvassers for the City of Gainesville, Florida, referendum held on June 25, 2002, which report shows that the referendum for annexation has passed.
2. The Report of the Board of Canvassers for the City of Gainesville, Florida, referendum held June 25, 2002, is attached and made part of this resolution by reference.
3. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 8th day of July, 2002.



 THOMAS D. BUSSING, MAYOR

ATTEST:



 KURT M. LANNON
 CLERK OF THE COMMISSION

Approved as to form and legality



 MARION J. RADSON
 CITY ATTORNEY

JUL - 9 2002

**CERTIFICATE OF RESULTS AND
REPORT OF BOARD OF CANVASSERS
CITY OF GAINESVILLE, FLORIDA
ANNEXATION REFERENDUM HELD JUNE 25, 2002**

CERTIFICATE OF RESULTS

I hereby certify the following results for the referendum for the Buckridge II annexation (ordinance 002394):

	Votes from polls	Absentee votes	Total
FOR annexation of property described in Ordinance No. 002394 of the City of Gainesville	/	16	16
AGAINST annexation of property described in Ordinance No. 002394 of the City of Gainesville	/	7	7

Beverly Hill
Beverly Hill, Supervisor of Elections

REPORT OF BOARD OF CANVASSERS

As indicated by the above certified results, the annexation proposed by ordinance 002394 (Buckridge II) passed/failed by referendum.

BOARD OF CANVASSERS

Ysleta McDonald
County Judge Ysleta McDonald

Penelope Wheat
Commissioner Penelope Wheat

Beverly Hill
Beverly Hill, Supervisor of Elections

Attachment 4

**ORDNANCE NO. 021177
0-03-51**

An Ordinance amending the City of Gainesville 2000-2010 Comprehensive Plan, Future Land Use Map; by changing the land use categories of certain properties annexed into the City from the Alachua County land use categories of "LOW, Low Density Residential", "INST, Institutional, "OFF, Office", and "COMM, Commercial" to the City of Gainesville land use categories of "Single Family (up to 8 units per acre)", "Office", and "Commercial"; as more specifically shown on the maps attached to this ordinance; generally located West of N.W. 43rd Street, North of N.W. 23rd Avenue, South of N.W. Avenue 29th Avenue and East of N.W. 49th Terrace; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, publication of notice of a public hearing that the Future Land Use Map be amended by changing the land use categories of certain properties annexed into the City from the Alachua County land use categories of "LOW, Low Density Residential", "INST, Institutional", "OFF, Office", and "COMM, Commercial" to the City of Gainesville land use categories of "Single Family (up to 8 units per acre)", "Office" and "Commercial"; and

WHEREAS, notice by the Plan Board was given and publication made as required by law and a Public Hearing was held by the City Plan Board on January 16, 2003; and

WHEREAS, pursuant to law, an advertisement no less than two columns wide by 10 inches long was placed in a newspaper of general circulation notifying the public of this proposed ordinance and of the Public Hearing to be held in the City Commission Meeting Room, First Floor, City Hall, in the City of Gainesville at least seven (7) days after the day the first advertisement was published; and

1 **WHEREAS**, pursuant to law, after the public hearing at the transmittal stage, the City of
2 Gainesville transmitted copies of this proposed change to the State Land Planning Agency; and

3 **WHEREAS**, a second advertisement no less than two columns wide by 10 inches long was
4 placed in the aforesaid newspaper notifying the public of the second Public Hearing to be held at
5 the adoption stage at least five (5) days after the day the second advertisement was published; and

6 **WHEREAS**, Public Hearings were held pursuant to the published and mailed notices
7 described above at which hearings the parties in interest and all others had an opportunity to be and
8 were, in fact, heard; and

9 **WHEREAS**, prior to adoption of this ordinance the City Commission has considered the
10 comments, recommendations and objections, if any, of the State Land Planning Agency.

11 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
12 **CITY OF GAINESVILLE, FLORIDA:**

13 **Section 1.** The Future Land Use Map of the City of Gainesville 2000-2010 Comprehensive
14 Plan is amended by changing the land use categories of the following described properties from the
15 Alachua County land use categories from "LOW, Low Density Residential", "INST, Institutional",
16 "OFF, Office", and "COMM, Commercial", as shown on Exhibit "A" to the City of Gainesville
17 land use categories of "Single Family (up to 8 units per acre)", "Office" and "Commercial", as
18 shown on Exhibit "B":

19 See maps attached hereto as Exhibits "A" and "B" and made a part
20 hereof as if set forth in full.
21

22 **Section 2.** The City Manager is authorized and directed to make the necessary changes in

1 maps and other data in the City of Gainesville 2000-2010 Comprehensive Plan, or element, or
2 portion thereof in order to comply with this ordinance.

3 **Section 3.** If any section, sentence, clause or phrase of this ordinance is held to be invalid
4 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect
5 the validity of the remaining portions of this ordinance.

6 **Section 4.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of
7 such conflict hereby repealed.

8 **Section 5.** This ordinance shall become effective immediately upon passage on second
9 reading; however, the effective date of this plan amendment shall be the date a final order is issued
10 by the Department of Community Affairs finding the amendment to be in compliance in accordance
11 with Chapter 163.3184, F.S.; or the date a final order is issued by the Administration Commission
12 finding the amendment to be in compliance in accordance with Chapter 163.3184, F.S.


13 **PASSED AND ADOPTED** this 22nd day of September, 2003.

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Thomas D. Bussing, Mayor

APPROVED AS TO FORM AND LEGALITY:

ATTEST:


Kurt Lammert,
Clerk of the Commission



Marion J. Radson, City Attorney

SEP 23 2003

1 This ordinance passed on first reading this 12th day of May, 2003.

2

3 This ordinance passed on second reading this 22nd day of September, 2003.

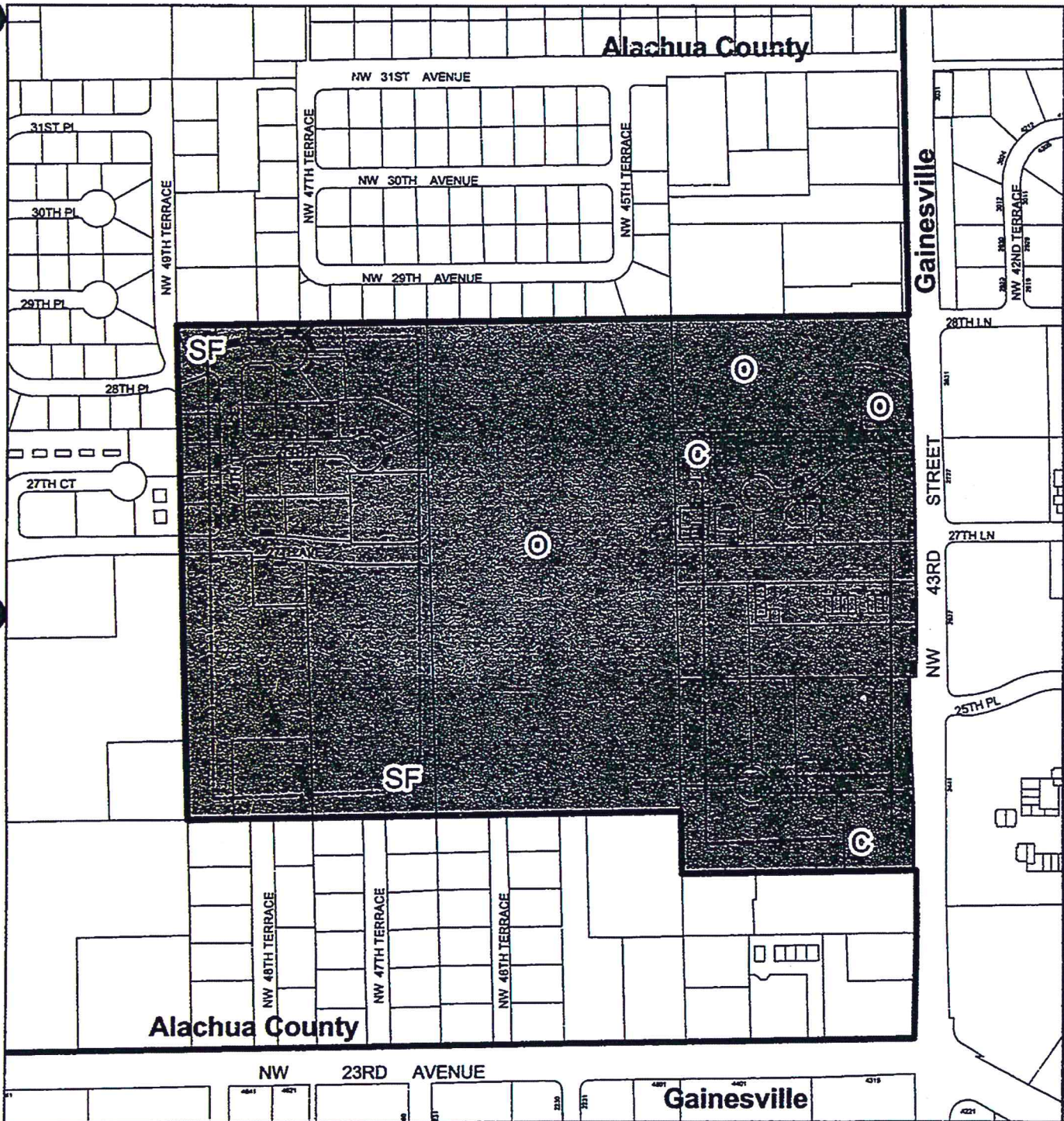
4

5 MJR/afm

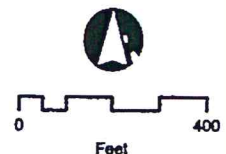
6

7 H:\Marion Radson\Planning\130LUC Buckridge.DOC

CITY LAND USE CATEGORIES



SF, Single-Family (up to 8 units per acre)
 O, Office
 C, Commercial
 — City Limits



This map is intended to indicate the zone

EXHIBIT "B"

For more information, please contact the City of Gainesville, Florida.

#180559B
#021177



CITY OF GAINESVILLE

Clerk of the Commission

I hereby certify that a true record of this ordinance was made by me in

Ordinance Book No. 68 on this 26th day of

September, 2008.

Kurt M. Lannon, Jr.
Clerk of the Commission

Attachment 5

**ORDINANCE NO. 030474
0-03-52**

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain properties annexed into the City from various Alachua County zoning categories to various City of Gainesville zoning categories, as more specifically shown on the maps attached to this ordinance; generally located West of N.W. 43rd Street, North of N.W. 23rd Avenue, South of N.W. 29th Avenue and East of N.W. 49th Terrace; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

WHEREAS, publication of notice of a public hearing was given that the Zoning Map Atlas be amended by rezoning certain properties annexed into the City from various Alachua County zoning categories to various City of Gainesville zoning categories; and

WHEREAS, notice was given and publication made as required by law and a Public Hearing was held by the City Plan Board on January 16, 2003; and

WHEREAS, the City Commission finds that the rezoning of the property described herein will be consistent with the City of Gainesville 2000-2010 Comprehensive Plan; and

WHEREAS, pursuant to law, an advertisement no less than two columns wide by 10 inches long was placed in a newspaper of general circulation and of the Public Hearing to be held in the City Commission Meeting Room, First Floor, City Hall, in the City of Gainesville at least seven (7) days after the day the first advertisement was published; and

WHEREAS, a second advertisement no less than two columns wide by 10 inches long was placed in the aforesaid newspaper notifying the public of the second Public Hearing to be held at the adoption stage at least five (5) days after the day the second advertisement was published; and

-1No.

131ZQN-02PB

1 **WHEREAS**, Public Hearings were held pursuant to the published and mailed notices
2 described above, at which hearings the parties in interest and all others had an opportunity to be and
3 were, in fact, heard.

4 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
5 **CITY OF GAINESVILLE, FLORIDA:**

6 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
7 following described properties from various Alachua County zoning categories as shown on
8 Exhibit "A" to various City of Gainesville zoning categories as shown on Exhibit "B":

9 See maps attached hereto as Exhibits "A" and "B", and made a part
10 hereof as if set forth in full.

11 **Section 2.** The City Manager is authorized and directed to make the necessary changes in
12 the Zoning Map to comply with this Ordinance.

13 **Section 3.** If any section, sentence, clause or phrase of this ordinance is held to be invalid
14 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way
15 affect the validity of the remaining portions of this ordinance.

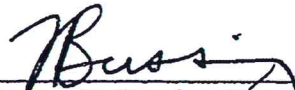
16 **Section 4.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of
17 such conflict hereby repealed.

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Section 5. This ordinance shall become effective immediately upon final adoption.

PASSED AND ADOPTED this 27th day of October, 2003.



Thomas D. Bussing, Mayor

ATTEST:

Approved as to form and legality:



KURT LANNON
CLERK OF THE COMMISSION

By: 

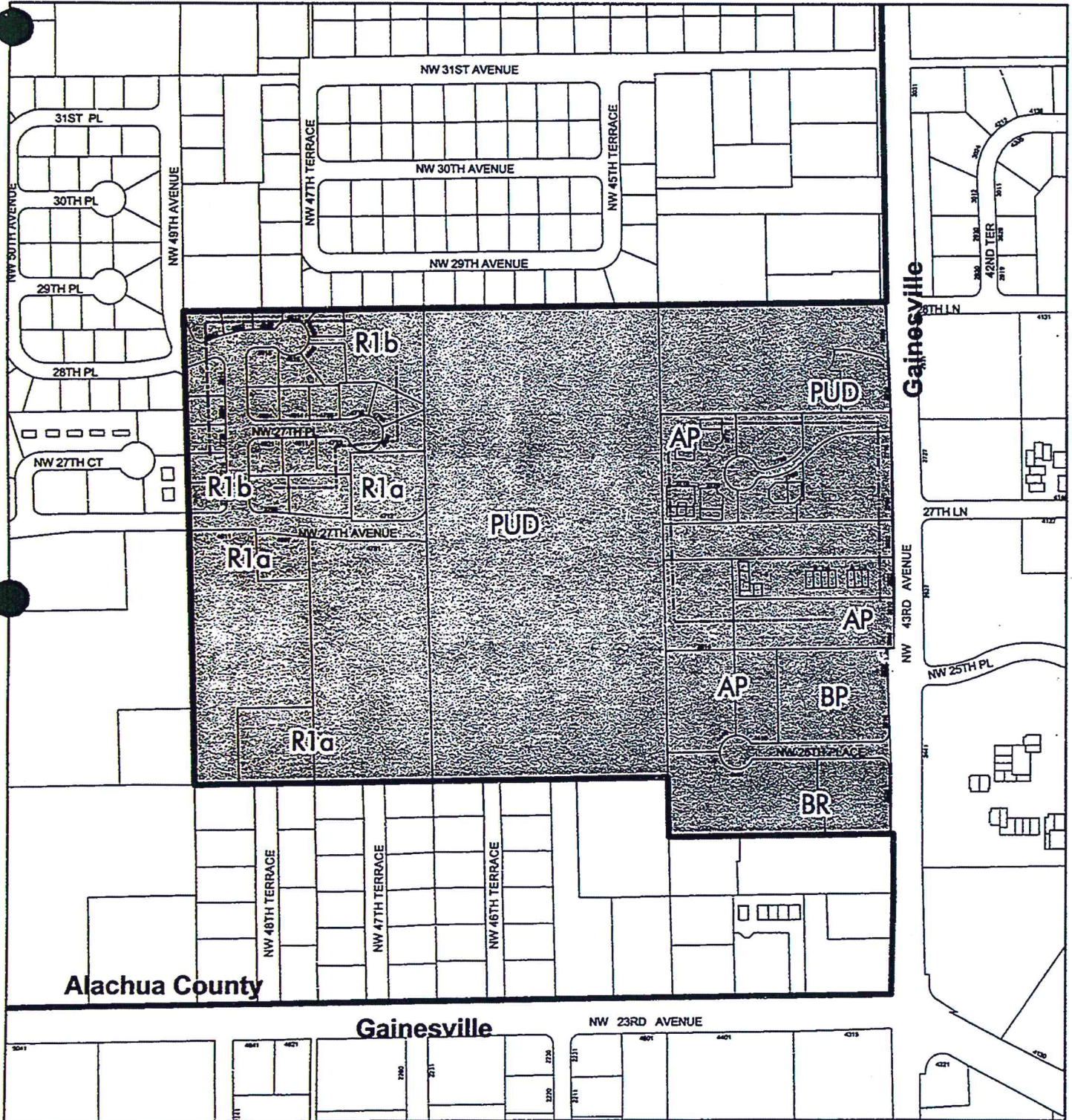
MARION J. RADSON, CITY ATTORNEY
OCT 28 2003

This ordinance passed on first reading this 13th day of October, 2003.

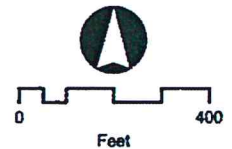
This ordinance passed on second reading this 27th day of October, 2003.

H:\Marion Radson\Planning\131zon Buckridge.DOC

EXISTING ALACHUA COUNTY ZONING CATEGORIES



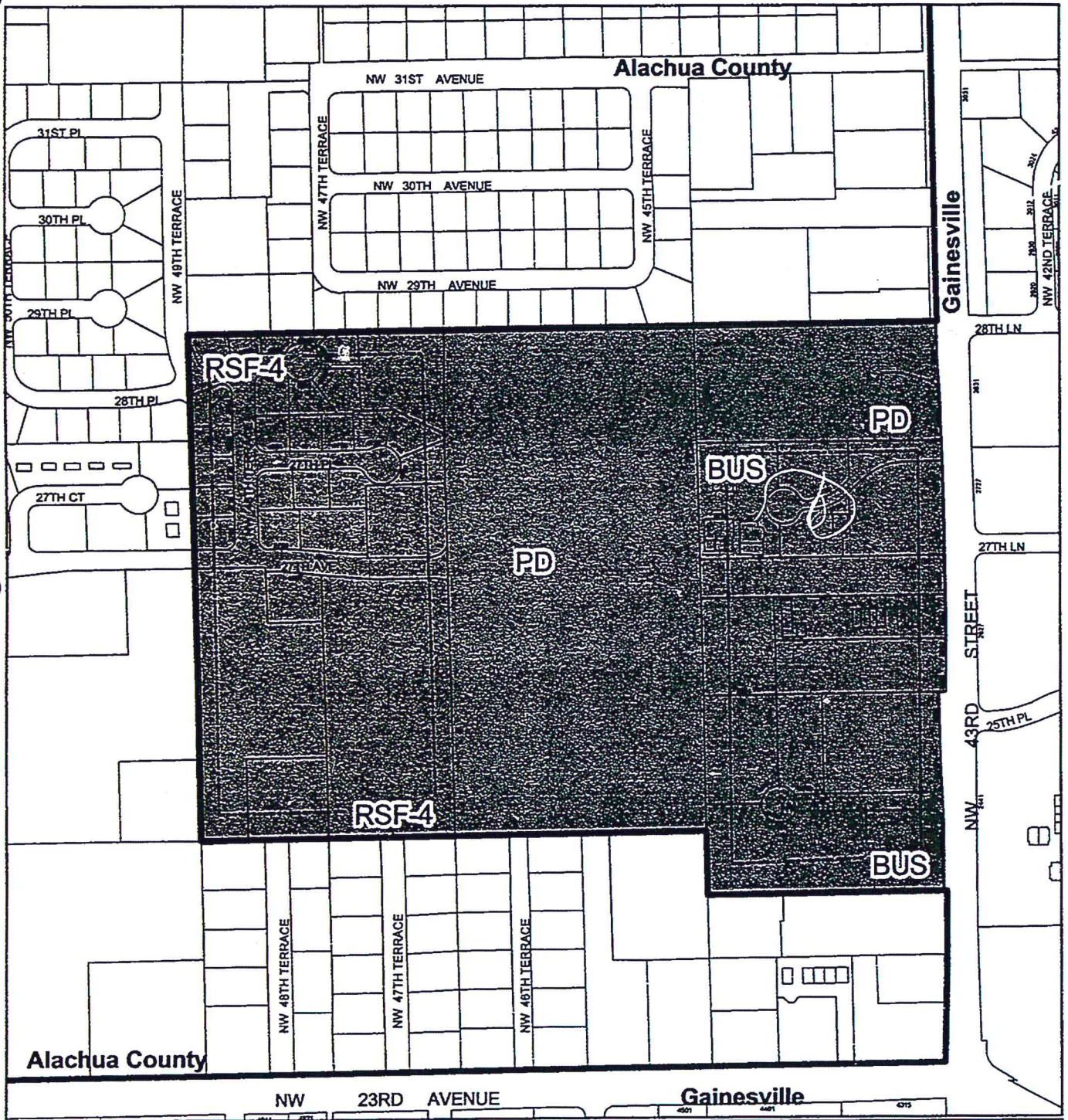
- R-1a, single-family, low density (1-4 du/ac)
- R-1b, single-family, medium density (4-8 du/ac)
- PUD, planned unit development
- AP, administrative/professional
- BR, business, retail
- City Limits



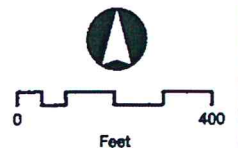
This map is intended to indicate the zoning categories.

EXHIBIT "A"

CITY ZONING CATEGORIES



RSF-4: 8 units/acre single-family residential district
 PD: Planned development district
 BUS: General business district
 — City Limits



This map is intended to indicate the zoning

EXHIBIT "B"


For more information, contact the City of Gainesville, Florida



CITY OF GAINESVILLE

Clerk of the Commission

I hereby certify that a true record of this ordinance was made by me in
Ordinance Book No. 69 on this 30th day of
October, 2003 and that the title of this ordinance was published in
the Gainesville Sun.


Kurt M. Lannon, Jr.
Clerk of the Commission

Attachment 6

LEGAL DESCRIPTION

All of Lots 47 and 50, of a subdivision of Section 27, Township 9 South, Range 19 East Arredondo Grant, according the Plat thereof recorded in Plat Book "A" Page 55, of the Public Records of Alachua County, Florida.

NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, September 27, 2018

Time: 6:00 PM

Place: Bank of America
2627 NW 43rd St
3rd Floor
Gainesville, FL 32606

Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541

A neighborhood workshop will be held to discuss a proposed rezoning from Planned Development (PD) to Office (OF) on tax parcel number 14916-000-000, located at 4500 NW 27th Ave. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed application and to seek their comments.



Neighborhood Workshop Notice

06179-001-001 Barr Systems rezoning
2404 INC
3930 NW 32ND PL
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06160-011-003 Barr Systems rezoning
ADAMS & GUITERMAN
2622 NW 43RD ST #A3
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06177-008-000 Barr Systems rezoning
ADAMS ROBERT
2307 NW 47TH TER
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06180-003-000 Barr Systems rezoning
ADHAMI EFTIM
945 NW 114TH WAY
GAINESVILLE FL 32606-0404

Neighborhood Workshop Notice

06180-001-002 Barr Systems rezoning
AGUIRRE FAMILY LIMITED PARTNE
3540 NW 30TH BLVD
GAINESVILLE FL 32605-2609

Neighborhood Workshop Notice

06145-008-000 Barr Systems rezoning
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

06164-010-005 Barr Systems rezoning
APLIN MARY SAXE
932 NW 36TH TER
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06177-004-000 Barr Systems rezoning
ARNETT & RATLIFF
2405 NW 47TH TER
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06143-002-000 Barr Systems rezoning
BENNIE SHEAROUSE CONSTRUCTION
3214 NW 43RD ST
GAINESVILLE FL 32606-6694

Neighborhood Workshop Notice

06145-004-000 Barr Systems rezoning
BEVIS GERALD C & KATHY L
6424 NW 47TH PL
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06178-009-000 Barr Systems rezoning
BOOTH & THORNTON H/W
2306 NW 46TH TER
GAINESVILLE FL 32606-6505

Neighborhood Workshop Notice

06146-026-000 Barr Systems rezoning
BOTKA ALBERT RICHARD
4706 NW 29TH AVE
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06167-000-000 Barr Systems rezoning
BROWN RUTH LEE
4807 NW 27TH AVE
GAINESVILLE FL 32606-6524

Neighborhood Workshop Notice

06178-000-000 Barr Systems rezoning
BUBBACAT LLC & HENDERSON &
HENDERSON CO-TRUSTEES
PO BOX 357218
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06159-101-001 Barr Systems rezoning
BUILDINGS 32606 INC % SAUL SILBER
PROPERTIES LLC
3434 SW 24TH AVE #A
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06157-010-010 Barr Systems rezoning
BURGOS & NARANJO W/H & NARANJO &
NARANJO
4814 NW 27TH PL
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06145-004-001 Barr Systems rezoning
CAMPBELL & CAMPBELL ET AL
31 CLYN ST
PROVODENCE RI 02908

Neighborhood Workshop Notice

06157-010-014 Barr Systems rezoning
CANNON & FACEY & FACEY
4703 NW 27TH PL
GAINESVILLE FL 32606-6095

Neighborhood Workshop Notice

06157-010-015 Barr Systems rezoning
CATTERTON ERMAL EUGENE TRUSTEE
4723 NW 27TH PL
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06157-010-016 Barr Systems rezoning
CHALKER JOHN C & NANCY L
4811 NW 27TH PL
GAINESVILLE FL 32606-6095

Neighborhood Workshop Notice

06176-002-000 Barr Systems rezoning
CHAMBERS BERGMAN LLC
4408 NW 70TH TER
GAINESVILLE FL 32606-4202

Neighborhood Workshop Notice

06164-010-012 Barr Systems rezoning
CHRISTIANSON ROBERT A
4026 NW 33RD AVE
GAINESVILLE FL 32606-6160

Neighborhood Workshop Notice

06180-001-001 Barr Systems rezoning
CIESLA & SAHLER LIFE ESTATE
4400 NW 23RD AVE #A
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06180-001-003 Barr Systems rezoning
CIESLA & SAHLER LIFE ESTATE
PO BOX 358539
GAINESVILLE FL 32635

Neighborhood Workshop Notice

06177-010-025 Barr Systems rezoning
CITY OF GAINESVILLE
PO BOX 490 STATION 58
GAINESVILLE FL 32627

Neighborhood Workshop Notice

06177-005-000 Barr Systems rezoning
CLARK & CLARK
2403 NW 47TH TER
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06178-015-000 Barr Systems rezoning
CLARK & JONES & JOHNSON ET AL %
ESTELLE CLARK
200 SE 70TH ST
GAINESVILLE FL 32641

Neighborhood Workshop Notice

06146-006-000 Barr Systems rezoning
CORBETT HEATHER
1545 LIBERTY TREE RD
TITUSVILLE FL 32796

Neighborhood Workshop Notice

06145-005-000 Barr Systems rezoning
COSSEY'S FARM LLC
5532 NW 43RD ST
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06164-010-015 Barr Systems rezoning
CRAIG DIANE D
4229 NW 43RD ST #J79
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06145-000-000 Barr Systems rezoning
CULLARS LAFAYETTE & PAULINE
1268 ASHLAND AVE
SAINT PAUL MN 55104-6910

Neighborhood Workshop Notice

06146-018-000 Barr Systems rezoning
CUSHARD EDGAR MASON JR & SHIRLEY
ANN
2929 NW 45TH TER
GAINESVILLE FL 32606-6060

Neighborhood Workshop Notice

06164-010-007 Barr Systems rezoning
DALEY & VANESS
711 THIRD AVE
REDWOOD CITY CA 94063

Neighborhood Workshop Notice

06158-030-170 Barr Systems rezoning
DAVID K CRAPPS INC
2850 NW 43RD ST #170
GAINESVILLE FL 32606-6966

Neighborhood Workshop Notice

06143-002-038 Barr Systems rezoning
DENTON PHILIP A & RUTH F
11208 SW 183RD DR
ARCHER FL 32618

Neighborhood Workshop Notice

06146-006-001 Barr Systems rezoning
DENTON & DENTON
11208 SW 183RD DR
ARCHER FL 32618

Neighborhood Workshop Notice

06164-010-021 Barr Systems rezoning
DETWEILER NANCY LOGAN
4830 NW 43RD ST #C45
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06159-002-001 Barr Systems rezoning
DLH SIXTH STREET LLC
6731 NW 81ST BLVD
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06146-009-000 Barr Systems rezoning
DRESSEL CAELER R
4701 NW 29TH AVE
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06177-001-000 Barr Systems rezoning
DUNBAR THOMAS & HILDEGARD N
2407 NW 47TH TER
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06159-003-000 Barr Systems rezoning
EOP LLC
2790 NW 43RD ST
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06146-008-000 Barr Systems rezoning
EVERITTE DAVID W & ROSINA M
4711 NW 29TH AVE
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06178-001-000 Barr Systems rezoning
FENG CHAO-HUNG
2407 NW 46TH TER
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06164-010-017 Barr Systems rezoning
FIELD SUSAN H
25679 SW 20TH PL
NEWBERRY FL 32669

Neighborhood Workshop Notice

06157-010-003 Barr Systems rezoning
FISHER CARL G & LORI B
4822 NW 28TH PL
GAINESVILLE FL 32606-6088

Neighborhood Workshop Notice

06143-002-034 Barr Systems rezoning
FOEUNG & NGUYEN W/H
4623 NW 30TH AVE
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06178-004-000 Barr Systems rezoning
FOLKEN BOCK V & KATHLEEN I
12732 SW 14TH AVE
NEWBERRY FL 32669

Neighborhood Workshop Notice

06179-002-000 Barr Systems rezoning
FRANCESCA LLC
23777 NW 3RD AVE
NEWBERRY FL 32669

Neighborhood Workshop Notice

06160-012-001 Barr Systems rezoning
FREEMAN TEAM LLC
2622 NW 43RD ST #C1
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06157-010-013 Barr Systems rezoning
FREIRE & LUPI H/W
4706 NW 27TH PL
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06177-006-000 Barr Systems rezoning
FROCK CATHERINE FRANCES
2402 NW 47TH TER
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06178-016-000 Barr Systems rezoning
FURMAN & HENDERSON & HENDERSON
CO-TRUSTEES
PO BOX 357218
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06164-010-035 Barr Systems rezoning
GAINESVILLE COHOUSING LLC
2240 NW 14TH AVE
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06179-001-000 Barr Systems rezoning
GAINESVILLE LANDSCAPE CONTRAC
2406 NW 43RD ST
GAINESVILLE FL 32606-6602

Neighborhood Workshop Notice

06146-027-000 Barr Systems rezoning
GANSTER MICHELE L
4716 NW 29TH AVE
GAINESVILLE FL 32606-6061

Neighborhood Workshop Notice

06143-002-035 Barr Systems rezoning
GARBARINO LISA LYNN
4633 NW 30TH AVE
GAINESVILLE FL 32606-6082

Neighborhood Workshop Notice

06159-002-002 Barr Systems rezoning
GEIER TRUSTEE & PRICE TRUSTEE %
DON GEIER
1013 SW 2ND AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

06164-010-006 Barr Systems rezoning
GOVE & MILJEVICH W/H
932 NW 36TH TER
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06178-005-000 Barr Systems rezoning
GROOMS G P & SUSAN
2905 NW 12TH PL
GAINESVILLE FL 32605-5047

Neighborhood Workshop Notice

06160-003-000 Barr Systems rezoning
GROUP 2610
502 NW 16TH AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

06146-022-000 Barr Systems rezoning
HALDEMAN LEE D & DIANA L
4604 NW 29TH AVE
GAINESVILLE FL 32606-6061

Neighborhood Workshop Notice

06157-010-018 Barr Systems rezoning
HARRIS REGINALD D JR & KATHLEEN L
2709 NW 48TH TER
GAINESVILLE FL 32606-6091

Neighborhood Workshop Notice

06178-010-000 Barr Systems rezoning
HEATER LUANN
2402 NW 46TH TER
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06157-010-012 Barr Systems rezoning
HEATHMAN RODNEY B
4716 NW 27TH PL
GAINESVILLE FL 32606-6095

Neighborhood Workshop Notice

06164-010-024 Barr Systems rezoning
HERNANDEZ & HORSEMAN
4830 NW 43RD ST #K162
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06157-010-024 Barr Systems rezoning
HOMEOWNERS'S ASSOCIATION INC %
KIMBERLY L BROWNE
PO BOX 358273
GAINESVILLE FL 32635-8273

Neighborhood Workshop Notice

06146-005-000 Barr Systems rezoning
IP LENA M
100 SHORE COURT #108
NORTH PALM BEACH FL 33408

Neighborhood Workshop Notice

06158-000-000 Barr Systems rezoning
JONES ALBERTA
4712 NW 27TH AVE
GAINESVILLE FL 32606-6525

Neighborhood Workshop Notice

06164-010-014 Barr Systems rezoning
KAPLAN ANDREW P & CHERYL A
537 NE 1ST ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

06164-010-013 Barr Systems rezoning
KEMPNER BURT & GALE
8932 SW 67TH PL
GAINESVILLE FL 32608

Neighborhood Workshop Notice

06146-025-000 Barr Systems rezoning
KIENZ NEIL R
2109 NW 22ND ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06164-010-022 Barr Systems rezoning
KIMBERLY & SANFORD
5002 NW 64TH LN
GAINESVILLE FL 32653-3383

Neighborhood Workshop Notice

06164-019-000 Barr Systems rezoning
KLOSS STANLEY M & SHARON L
3003 NW 45TH TER
GAINESVILLE FL 32606-6058

Neighborhood Workshop Notice

06164-010-002 Barr Systems rezoning
KOLB HENRY ROBERT
12928 SW 89TH AVE
ARCHER FL 32618

Neighborhood Workshop Notice

06164-010-011 Barr Systems rezoning
KOOPMAN BENJAMIN L & JOYCE LYNN
1816 NW 57TH TER
GAINESVILLE FL 32605-3357

Neighborhood Workshop Notice

06159-002-003 Barr Systems rezoning
KRUEGER SCOTT D & PAULA R
2750 NW 43RD ST #C
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06146-011-000 Barr Systems rezoning
KRUPP & KRUPP
4621 NW 29TH AVE
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06160-002-000 Barr Systems rezoning
LAND TITLE PLAZA INC
2632 NW 43RD ST #2164
GAINESVILLE FL 32606-7437

Neighborhood Workshop Notice

06143-002-033 Barr Systems rezoning
LANDRY NADINE M
4615 NW 30TH AVE
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06146-016-000 Barr Systems rezoning
LARSON JACOB & JACQUELINE
4507 NW 29TH AVE
GAINESVILLE FL 32606-6083

Neighborhood Workshop Notice

06146-010-000 Barr Systems rezoning
LEAVELL & WORSHAM
4631 NW 29TH AVE
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06164-010-020 Barr Systems rezoning
LEONE MARGARET A
414 NW 36TH DR
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06164-010-016 Barr Systems rezoning
LOGAN MARY ANN LIFE ESTATE
2801 NW 23RD BLVD #B15
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06158-030-110 Barr Systems rezoning
MADISON PARK LLC
502 NW 16TH AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

06157-010-007 Barr Systems rezoning
MANDERINO MICHELLE
4815 NW 28TH PL
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06160-011-002 Barr Systems rezoning
MANN DONNA
2622 NW 43RD ST #A2
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06146-021-000 Barr Systems rezoning
MARTIN JOHN D JR & DEBORAH L
4530 NW 29TH AVE
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06143-002-030 Barr Systems rezoning
MCCUTCHEON K P & JACKIE
4521 NW 30TH AVE
GAINESVILLE FL 32606-6081

Neighborhood Workshop Notice

06157-010-006 Barr Systems rezoning
MCKENNA LORRAINE TRUSTEE
4805 NW 28TH PL
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06177-003-000 Barr Systems rezoning
MCLARTY HERBERT D
2404 NW 47TH TER
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06143-002-036 Barr Systems rezoning
MCWILLIAMS MICHAEL J & PAYTON C
4703 NW 30TH AVE
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06176-001-000 Barr Systems rezoning
MEISS HARRIET K TRUSTEE
2405 NW 48TH TER
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06159-001-000 Barr Systems rezoning
MERIDIEN CENTRE OWNERS' ASSOC
2700 NW 43RD ST #A
GAINESVILLE FL 32606-7416

Neighborhood Workshop Notice

06146-024-000 Barr Systems rezoning
MIDDLETON HANK & ALLISON
4129 NW 136TH ST
NEWBERRY FL 32669-2130

Neighborhood Workshop Notice

06157-010-005 Barr Systems rezoning
MILLER IV & NGUYEN
4802 NW 28TH PL
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06159-002-004 Barr Systems rezoning
MITCHELL LAURIE D TRUSTEE
7818 NW 22ND LN
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06157-010-004 Barr Systems rezoning
NAJAFI WIDA & FAZIL T
4812 NW 28TH PL
GAINESVILLE FL 32606-6088

Neighborhood Workshop Notice

06157-010-011 Barr Systems rezoning
OBLON PHOEBE MATHES
4726 NW 27TH PL
GAINESVILLE FL 32606-6095

Neighborhood Workshop Notice

06178-012-000 Barr Systems rezoning
O'NEAL WALLACE E
2406 NW 46TH TER
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06146-023-000 Barr Systems rezoning
ORTEGA V M & LIGIA
4614 NW 29TH AVE
GAINESVILLE FL 32606-6061

Neighborhood Workshop Notice

06178-002-000 Barr Systems rezoning
OVERMAN & OVERMAN TRUSTEES
1925 NW 46TH ST
GAINESVILLE FL 32605-3450

Neighborhood Workshop Notice

06159-000-000 Barr Systems rezoning
PARK PLACE
2700 NW 43RD ST #1
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06178-003-000 Barr Systems rezoning
PASCUAL MICHAEL JR & ALMA JO
355 CROSSVILE CT
ROSWELL GA 30076

Neighborhood Workshop Notice

06163-000-000 *** Barr Systems rezoning
PK5 LLC
2627 NW 43RD ST #300
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06160-012-002 Barr Systems rezoning
PLAZA BUILDING B UNITS (THE)
2622 NW 43RD ST #C1
GAINESVILLE FL 32606-6679

Neighborhood Workshop Notice

06160-011-001 Barr Systems rezoning
PLAZA PARTNERSHIP A-1
2622 NW 43RD ST #C1
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06146-014-000 Barr Systems rezoning
POLVERE ROBERT
10262 SW 25TH PL
GAINESVILLE FL 32607

Neighborhood Workshop Notice

06146-020-000 Barr Systems rezoning
RAMIREZ DAVID A
2920 NW 45TH TER
GAINESVILLE FL 32606-6059

Neighborhood Workshop Notice

06146-015-000 Barr Systems rezoning
REITZEL REBECCA L
4517 NW 29TH AVE
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06146-012-000 Barr Systems rezoning
RICHEY JANE E
17858 PINE NEEDLE TER
BOCA RATON FL 33487

Neighborhood Workshop Notice

06159-003-001 Barr Systems rezoning
ROBERT M PERRY ESQUIRE LLC
601 REID ST
PALATKA FL 32177

Neighborhood Workshop Notice

06143-002-037 Barr Systems rezoning
ROGERS CHRISTOPHER J
4713 NW 30TH AVE
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06164-010-004 Barr Systems rezoning
SALZBURG DIANA LYNNE
12221 NW 148TH AVE
ALACHUA FL 32615

Neighborhood Workshop Notice

06178-011-000 Barr Systems rezoning
SANDERS J D JR & CHERYL
2404 NW 46TH TER
GAINESVILLE FL 32606-6585

Neighborhood Workshop Notice

06160-013-003 Barr Systems rezoning
SANTA FE INVESTMENTS
2622 NW 43RD ST #C1
GAINESVILLE FL 32606-6679

Neighborhood Workshop Notice

06143-002-032 Barr Systems rezoning
SHUPE KATHY S
4605 NW 30TH AVE
GAINESVILLE FL 32606-6082

Neighborhood Workshop Notice

06146-028-000 Barr Systems rezoning
SLONE & SLONE TRUSTEES
4726 NW 29TH AVE
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06160-013-005 Barr Systems rezoning
SMITH BRUCE M
PO BOX 357005
GAINESVILLE FL 32635

Neighborhood Workshop Notice

06177-002-000 Barr Systems rezoning
STAFFORD HEATHER L
2406 NW 47TH TER
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06146-017-000 Barr Systems rezoning
STEEN JOSEPH P & TERESA E
2919 NW 45TH TER
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06160-012-003 Barr Systems rezoning
STOP! CHILDRENS CANCER INC
2622 NW 43RD ST #B3
GAINESVILLE FL 32606-7428

Neighborhood Workshop Notice

06164-010-001 Barr Systems rezoning
SUNDARAM ANITA
4520 NW 17TH PL
GAINESVILLE FL 32605

Neighborhood Workshop Notice

06179-000-000 Barr Systems rezoning
SUNSTATE FEDERAL CREDIT UNION
ACCOUNTS PAYABLE
14520 NW US HWY 441
ALACHUA FL 32615

Neighborhood Workshop Notice

06178-008-000 Barr Systems rezoning
TSACRIOS AHREN
2304 NW 46TH TER
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06165-000-000 Barr Systems rezoning
VILLAS AT BUCKRIDGE LLC
7520 SE 80TH AVE
NEWBERRY FL 32669

Neighborhood Workshop Notice

06160-000-000 Barr Systems rezoning
WARREN FAMILY HOLDINGS II LLC
502 NW 16TH AVE
GAINESVILLE FL 32601-4201

Neighborhood Workshop Notice

06178-020-000 Barr Systems rezoning
WATSON W A JR % WATSON REALTY
CORP
7821 DEERCREEK CLUB RD #200
JACKSONVILLE FL 32256-3698

Neighborhood Workshop Notice

06146-007-000 Barr Systems rezoning
WATTS CLARENCE L & SHIRLEY ANN
4721 NW 29TH AVE
GAINESVILLE FL 32606-6084

Neighborhood Workshop Notice

06180-001-005 Barr Systems rezoning
WEBB HERBERT M P.A.
4400 NW 23RD AVE
GAINESVILLE FL 32606-6580

Neighborhood Workshop Notice

06143-002-031 Barr Systems rezoning
WEST ASHLEY N
4531 NW 30TH AVE
GAINESVILLE FL 32606-6081

Neighborhood Workshop Notice

06146-013-000 Barr Systems rezoning
WILLIAMS M G & THERESA
4603 NW 29TH AVE
GAINESVILLE FL 32606-6062

Neighborhood Workshop Notice

5th Avenue
ROBERTA PARKS
616 NW 8 ST
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

CITY OF GAINESVILLE
ATTN: MIKE HOGE
PO BOX 490 MS 11
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Azalea Trails
MARIE SMALL
1265 SE 12 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

REGINA HILLMAN
506 NW 30 STREET
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Carol Estates South
BECKY RUNNESTRAND
1816 NE 16 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Cedar Grove II
HELEN HARRIS
1237 NE 21 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Creekwood
HELEN SCONYERS
2056 NW 55 BLVD.
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

Northwood at Possum Creek
WES WHEELER
4728 NW 37 WAY
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval
GILBERT S MEANS, SR
2153 SE HAWTHORNE RD, #111
PO BOX 7
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Edgewood Hills
BONNIE O'BRIAN
2329 NW 30 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

LEE NELSON
DIRECTOR OF REAL ESTATE – UF
PO BOX 113135
GAINESVILLE, FL 32611-3135

Neighborhood Workshop Notice

Gateway Park
HAROLD SAIVE
1716 NW 10 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Greater Northeast Community
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Grove Street
MARIA HUFF-EDWARDS
1102 NW 4 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Hibiscus Park
CAROL BISHOP
2616 NW 2 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Hidden Lake
GEORGE KASNIC
2116 NW 74 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kensington Park
MAXINE HINGE
5040 NW 50 TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Kingswood Court
JOHN ORTON
5350 NW 8 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Kirkwood
JANE BURMAN-HOLTON
701 SW 23 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Lampighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Landmark Woods
JACK OSGARD
4332 NW 12 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Woodland Terrace
PETER PRUGH
207 NW 35 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Lincoln Estates
DORIS EDWARDS
1040 SE 20 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Mason Manor
JOANNA LEATHERS
2550 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
North Lincoln Heights
ANDREW LOVETTE SR.
430 SE 14 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Northeast Neighbors
SHARON BAUER
1011 NE 1 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Northwest Estates
VERN HOWE
3710 NW 17 LN
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Pine Park
DELORES BUFFINGTON
721 NW 20 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Pleasant Street
DOTTY FAIBISY
505 NW 3 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Porters Community
GIGI SIMMONS
712 SW 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Rainbows East
JOE THOMAS
5014 NW 24 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Rainbows End
SYLVIA MAGGIO
4612 NW 21 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Royal Gardens
DOUGLAS BURTON
2720 NW 27 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Shadow Lawn Estates
CONNIE SPITZNAGEL
3521 NW 35 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
South Black Acres
DEANNA MONAHAN
14 SW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Southeast Evergreen Trails
MAUREEN RESCHLY
1208 SE 22 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
Springhill/Mount Olive
VIVIAN FILER
1636 SE 14 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Stephen Foster
ROBERT PEARCE
714 NW 36 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Suburban Heights
BETH GRAETZ
4321 NW 19 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Sugarfoot Community/Anglewood
HEATHER REILLY
426 SW 40 TERRACE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Sutters Landing
PETER REBMAN
3656 NW 68 LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
ATTN: URBAN DIRECTOR
8620 NW 13 ST
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
1710 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
JUANITA CASAGRANDE
1911 NW 22 DRIVE
GAINESVILLE, FL 32605-3953

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
ASHTON HOMEOWNERS ASSOC
5200 NW 43 ST STE 102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Front Porch Florida, Duval
JUANITA MILES HAMILTON
2419 NE 8 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Porters
RUBY WILLIAMS
237 SW 6 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board
VICK McGRATH
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

University of Florida
LINDA DIXON
PO BOX 115050
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

University Park
MEL LUCAS
620 E UNIVERSITY AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
13840 W NEWBERRY RD
NEWBERRY, FL 32669

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
MARIA PARSONS
439 NW 37 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Bivens North Association
PENNY WHEAT
2530 SW 14 DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

BELLINGTON'S CUSTOM SERVICE
% BRAXTON LINTON
1907 SE HAWTHORNE RD
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

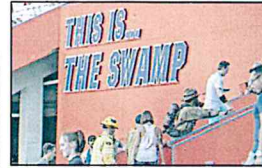
KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

B4 Wednesday, September 12, 2018 | Gainesville Sun | www.gainesville.com

A CLIMB TO REMEMBER



People take part in the UF Collegiate Veterans Society's 2nd annual 9/11 Memorial Stair Climb at Ben Hill Griffin Stadium on Tuesday. The event honors first responders who made the ultimate sacrifice during the terrorist attacks on Sept. 11, 2001. Participants climbed 1,500 steps, equivalent to the number of steps in one of the World Trade Center towers. (STAFF PHOTOS BY ALAN YOUNG/LOOQ)



Alachua County Fire Rescue firefighters make the walk in full bunker gear at Ben Hill Griffin Stadium.



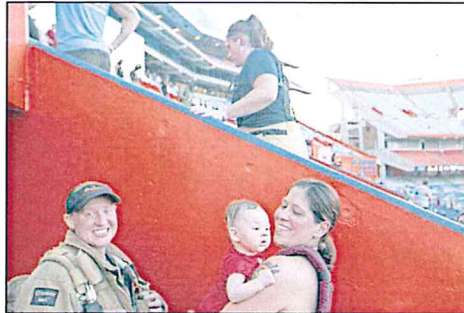
City of Gainesville firefighter Amanda James, left, along with Alex James and Ethan James take a short break during the stair climb on Tuesday.

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed rezoning from Planned Development (PD) to R-1a (Single Family) on approximately 38 acres on tax parcels 04229-000-000 and a portion of 04229-001-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed application and to seek their comments.

The meeting will be held at 6:00 p.m. on September 24, 2018 at First Baptist Church, 14105 NW 20th Avenue.

Contact: Clay Sweager, ACP, LEED AP
eda engineers - surveys - planners, inc.
(352) 373-3541



Please recycle this newspaper.

NOTICE OF CHANGE TO COMPREHENSIVE PLAN

The City of Gainesville, Florida, proposes to adopt the following ordinance amending the Comprehensive Plan as more fully set forth in the ordinance, the title of which appears below. A first reading/transmittal hearing for the ordinance will be held on Thursday, September 20, 2018 at 6:00 PM or as soon thereafter as may be heard. The meeting will be held in the City Hall Building, First Floor Auditorium, 200 E. University Avenue, Gainesville, Florida. A copy of the ordinance may be inspected by any member of the public at the office of the Clerk of the Commission located at 200 East University Avenue, Gainesville, Florida during regular business hours. Interested parties may appear at the meeting and be heard regarding the amendment.

Ordinance No. 180199

An ordinance of the City of Gainesville, Florida, amending Objective 1.1 and its policies and Policy 4.1.1 of the Future Land Use Element of the City of Gainesville Comprehensive Plan to address and incentivize the provision of affordable housing; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

"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 proceeding, 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 NEEDING SPECIAL ACCOMMODATION SHOULD CONTACT THE EQUAL OPPORTUNITY DEPARTMENT AT 352-334-5051 (TDD 352-334-2069) AT LEAST 48 HOURS PRIOR TO THE MEETING DATE.

NOTICE OF CHANGE TO COMPREHENSIVE PLAN

The City of Gainesville, Florida, proposes to adopt the following ordinance amending the Comprehensive Plan as more fully set forth in the ordinance, the title of which appears below. A second reading/adoption hearing for the ordinance will be held on Thursday, September 20, 2018 at 6:00 PM or as soon thereafter as may be heard. The meeting will be held in the City Hall Building, First Floor Auditorium, 200 E. University Avenue, Gainesville, Florida. A copy of the ordinance may be inspected by any member of the public at the office of the Clerk of the Commission located at 200 East University Avenue, Gainesville, Florida during regular business hours. Interested parties may appear at the meeting and be heard regarding the amendment.

Ordinance No. 170749

An ordinance of the City of Gainesville, Florida, amending the Comprehensive Plan of the City of Gainesville to provide for water supply planning by adding Policy 2.3.12 to the Conservation, Open Space and Groundwater Recharge Element; amending Objective 1.1 and its policies of the Potable Water and Wastewater Element; amending Objective 1.5 and its policies of the Potable Water and Wastewater Element; amending Policy 1.6.2 of the Intergovernmental Coordination Element; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

"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 proceeding, 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 NEEDING SPECIAL ACCOMMODATION SHOULD CONTACT THE EQUAL OPPORTUNITY DEPARTMENT AT 352-334-5051 (TDD 352-334-2069) AT LEAST 48 HOURS PRIOR TO THE MEETING DATE.

NOTICE OF PUBLIC HEARING

The Alachua County Development Review Committee will hold a public hearing Thursday, September 20, 2018 at 1:30 pm in the John R. "Jack" Durrance Auditorium, room 209, 12 S.E. 1st Street, Gainesville, Florida, to consider the following items:

Project 2018081301 - Revised Final Development Plan Review - Watson C&D Debris Disposal Facility - (construction and demolition debris fill operation on approximately 44.50 acres) - Section 19-111-R18 - Located on Tax Parcel Number 05104-002-002 at 20103 SW Archer Road - eda engineers-surveys-planners, inc. - agents; Rural/Agriculture (1 dwelling unit per 5 acres) Future Land Use Designation; Agricultural (A) Zoning District, ZOS-04-17

Project 2018081103 - Preliminary and Final Development Plan and Plat Review - West End Planned Development - Tara West End Phases 1 and 2 - (56 attached townhouses on approximately 8.79 acres) - Sections 35 & 02-109 & 10-R18 - Located on Tax Parcel Number 04333-001-001 in the 12400 Block of West Newberry Road - Geuser Engineering, LLC. - agents; Low Density Residential (1 to 4 dwelling unit per 1 acre) Future Land Use Designation; Planned Development (PD) Zoning District, ZOM-03-17

Project 2018081304 - Revised Final Development Plan Review - Fletcher Center West - (approximately 2,482 sq. ft. addition to existing building on approximately 5.82 acres) - Section 03-110-R18 - Located on Tax Parcel Numbers 04345-008-000, 04344-007-001 and 04345-008-001 at 14029 West Newberry Road - Causeaux, Hewell and Walpole, Inc. - agents; Jonesville Activity Center and Commercial Future Land Use Designation; Highway Oriented Business (BH) Zoning District

All interested persons are invited to attend and be heard. Written comments may be filed with the Office of Planning and Development for consideration, in addition to any other comments. Interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need 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.

If you have a disability and need an accommodation in order to participate in a program or service of the Growth Management Department, please contact the Growth Management Department at 352-374-5249 at least 2 business days prior to the event. TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

General Information: Staff Reports on the above item will be available on Friday of the week preceding the meeting at the Office of Planning and Development, 10 S.W. 2nd Avenue, 3rd Floor, Gainesville, FL 32601. For further information call (352) 374-5249.



Neighborhood Meeting - Sign-in Sheet

Project: Proposed rezoning from Planned Development (PD) to Office (OF) on tax parcel number 14916-000-000, located at 4500 NW 27th Ave.

Date & Time: Thursday, September 27, 2018 at 6:00 PM

Location: Bank of America
2627 NW 43rd St
3rd Floor
Gainesville, FL 32606

NAME	ADDRESS	PHONE	EMAIL
Rebecca Reitzel	4517 NW 29th Ave	602-751-7413	tribeca3@gmail.com
Rebecca Heath	4716 NW 27 PL	352-538-3420	RSK380@BELLSOUTH.NET
Mary Ann	932 NW 36th Ave / House under construction in Cumulus COHO	352-339-9897	phymate@gmail.com
Nadine Landy	4615 NW 30th Ave.	352-317-4445	N1Andry03@gmail.com
David Alexander	2542 NW 47th Ter.	352-357-1239	dealexander@yahoo.com
Andy Kaptan	2572 NW 47 Ter	329-6893	kaptanavilited@cox.net
Susan Gator	2542 NW 47 Ter.	954-224-2435	susan.gator@yahoo.com
Marla Brown	4807 NW 27th Ave	(39) 371-2573	
M Manderino		352-262-1515	
Henry Kih	- 47th Ter	352-747-727	KolSTAR@FL.EDU
Deborah Pais	- 47th Ter	352-514-8560	dkpais@gmail.com
Sally Kimbrell	4725 NW 25th PL	334-3438	Skimbrell@icloud.
Mary Gove	12676 NW 27th	440-223-0169	marygove87@gmail.com
Teresa Facey	4703 NW 27th PL	335-7719	tfacey89@cox.net

Neighborhood Meeting Minutes

Project: PK5 / Barr Systems Rezoning

Meeting Date & Time: September 27, 2018 - 6:00pm

Location: Bank of America
2627 NW 43rd St
3rd Floor
Gainesville, FL 32606

Community Participants: 14

Attendees: As listed on attached Sign-in-Sheet

Project Representatives: Clay Sweger, Sergio Reyes, Audra Burrell, eda

Meeting Minutes:

Clay Sweger gave a brief presentation outlining the proposed rezoning from Planned Development (PD) to Office (OF) on tax parcel number 14916-000-000, located at 4500 NW 27th Ave. He also indicated that the request, at this time, is only to rezone the property. He outlined the process of review of the rezoning moving forward. He then opened the meeting up for questions:

Q. Is there existing stormwater retention basin on site?

A. Clay Sweger – Yes, it is in the northeast section of the property.

Q. Is there a requirement as to how high they could build? Since, there is no proposal at this time, will we be notified again, if they decide to build?

A. Clay Sweger – 3 stories is the maximum per the proposed zoning. If they decide to build any building 10,000 sq. ft. or larger, you will be notified via the neighborhood meeting / public hearing process. A smaller building (below 10,000 sq. ft.) will just go through the City Administrative Process.

Q. On the map, the green portion to the right (east), is that part of the PD or separate? What is the red zone?

A. Clay Sweger – No, that is a separate PD. The red zone on the land use and zoning maps to the east are commercial.

Q. The three story height, is that in the PD also?

A. Clay Sweger – The new zoning is 3 stories. The existing plan doesn't have a reference to a height maximum.

Q. Is the property split, now, between the City and the County?

A. Clay Sweger – The property is all in the City. Part of Buckridge to the west is in the City. It is right on the edge of the City limits.

Q. Who are the new owners?

A. Clay Sweger – PK5, LLC - they own office buildings here in town, they are local.

Q. What is the specific zoning that you are looking for?

A. Clay Sweger – ‘Office.’

Q. The property where Maddison Park is, will there be a new road, egress, more accessibility for traffic? Will there be one road in and one road out from 27th?

A. Sergio Reyes – At Madison Park, there are no proposed changes to accessibility.

Q. Will the path on the south end be maintained? Is a road included in the PD?

A. Sergio Reyes – That path is on property that is owned by a different property owner. They may decide to come back later and close access to it if they want to. There isn’t an easement. No, there isn’t a road included in the original PD.

Q. The existing retention pond on site – is it pumping water into the Buck Ridge basin? Who maintains the Buck Ridge basin? It is holding water.

A. Sergio Reyes – There is no water from our property being pumped into the Buck Ridge basin. The City is responsible for maintenance of Buck Ridge basin. If you have concerns, you should direct them to City Public Works.

Q. What does the new zoning designation give that the PD did not give? Does it allow more density and development?

A. Clay Sweger – The PD and Office permitted uses are very similar. One difference, however, is that residential uses are permitted in the City office designation.

Q. What kind of business is PK5? Are they real estate?

A. Clay Sweger – They own land and buildings. They are a property management group of mostly offices and real estate, real estate and property management kind of go hand in hand.

Q. Are they going to put apartment complexes in?

A. Clay Sweger – No.

Q. Is there going to be road access to 43rd?

A. Sergio Reyes – No, there are no plans to do that at this time.

Q. What is the timeline for development?

A. Clay Sweger – There is no proposed development at this time. No timeline at this time. This is just a rezoning request.

Q. The buildings that are already there, will they be torn down?

A. Sergio Reyes – No, the offices that there are very nice and there is no desire by the property owner to remove them.

Q. What are the setbacks? How far can they build from the existing subdivisions?

A. Clay Sweger – New zoning requirement include 10 ft. setbacks, but that doesn't include any additional landscape buffers that may expand the setback requirements. There were larger landscape buffers that were required and applied as part of the original site plan approval.

Q. Does the code have any requirements as to setbacks when you are near single family homes?

A. Sergio Reyes – Yes, there is a setback requirement and a buffer requirement. The tree buffers are sometimes larger than the setbacks. There are Heritage trees on the property and the City has significant code to protect those trees.

Q. The home on the right side of the road before you get to the rezoning property. It hasn't been cleaned up, the roof is caving in. Is anyone going to clean that up or tear down the house?

A. Sergio Reyes – No, that is not on the property. Different owner.

Q. We have concerns about 27th and traffic, is there any plan to put speed bumps in? Is there going to be walking access or sidewalks to 43rd?

A. Sergio Reyes – There are no development plans at this time. However, as part of development in the future (if it occurs), sidewalks are commonly required and transportation impact fees are collected to upgrade the transportation network. Speed bumps could be something that the City could install.

Q. There are trails that many people use, kids from the High School, there is a disc golf, are there any plans to remove those?

A. Clay Sweger – There are no plans to stop these activities.

Q. How long is the process?

A. Clay Sweger – Typically, the whole process is about 4 or 5 months.



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 <input type="checkbox"/>	
Account No. 001-660-6680-1124 (Enterprise Zone) <input type="checkbox"/>	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) <input type="checkbox"/>	

Owner(s) of Record (please print)
Name: PK5 LLC
Address: 2627 NW 43rd St, Ste 300 Gainesville, FL 32606
Phone: 352-372-2222 Fax: N/A
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: eda engineers-surveyors-planners, inc.
Address: 2404 NW 43rd St Gainesville, FL 32606
Phone: 352-373-3541 Fax: 352-373-7249

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:

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

INFORMATION ON PROPERTY

1. Street address: 4500 NW 27th Ave
2. Map no(s): N/A
3. Tax parcel no(s): 06163-000-000
4. Size of property: <u>20 (+/-)</u> acre(s)

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.

Certified Cashier's Receipt:

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?

North Alachua County Low Density Residential

Benwood Estates subdivision

South Alachua County Commercial & Low Density Residential

Single Family Lots

East Commercial land use with professional offices

West Single Family Residential

Buckridge Unit 2 Subdivision and Gainesville Cohousing Subdivision

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 X

YES _____ If yes, please explain why the other properties cannot accommodate the proposed use?

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

See attached Justification Report

Noise and lighting

See attached Justification 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 X YES ____ (If yes, please explain below)

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

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 ____

Activity Center ____

Strip Commercial ____

Urban Infill X

Urban Fringe ____

Traditional Neighborhood ____

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

See attached Justification Report

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

See attached Justification Report

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

Roadways

See attached Justification Report

Recreation

See attached Justification Report

Water and Wastewater

See attached Justification Report

Solid Waste

See attached Justification Report

Mass Transit

See attached Justification Report

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

NO

YES (please explain)

See attached Justification Report

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:	PK5 LLC
Address:	2627 NW 43rd St, Ste 300 Gainesville, FL 32606
Phone:	352-372-2222
Fax:	N/A
Signature:	

Owner of Record	
Name:	
Address:	
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.

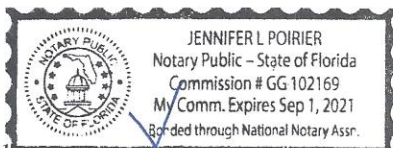
To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

Paul Theobald
 Owner/Agent Signature
9/25/18
 Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 25 day of September 2018, by (Name)

Jennifer L Poirier



Jennifer L Poirier
 Signature - Notary Public

Personally Known OR Produced Identification (Type) _____

Appendix B- Land Development Code Regulations

- Section 30-3.14 Rezoning Criteria
- Sec. 30-4.19. - Permitted uses.

Sec. 30-3.14. - Rezoning criteria.

Applications to rezone property shall be reviewed according to the following criteria:

- A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.
- B. The character of the district and its suitability for particular uses.
- C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.
- D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.
- E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.
- F. The needs of the city for land areas for specific purposes to serve population and economic activities.
- G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.
- H. The goals, objectives, and policies of the Comprehensive Plan.
- I. The facts, testimony, and reports presented at public hearings.
- J. Applications to rezone to a transect zone shall meet the following additional criteria:
 - 1. The proposed T-Zone shall provide a logical extension of an existing zone, or an adequate transition between zones.
 - 2. The area shall have had a change in growth and development pattern to warrant the rezoning to a more or less urban T-Zone.
 - 3. The request shall be consistent with the overall City of Gainesville vision for growth and development as expressed in the City of Gainesville Comprehensive Plan.
 - 4. If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of ten acres.

DIVISION 4. - MIXED-USE AND NONRESIDENTIAL

Sec. 30-4.19. - Permitted uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section shall be allowed.

Table V-7: Permitted Uses in Mixed-Use and Nonresidential Districts.

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
RESIDENTIAL													
Single-family house		P	-	P	P	-	-	-	-	-	P	-	-
Attached dwellings		P	P	P	P	-	-	-	-	-	-	-	-
Multi-family dwellings		P	P	P	P	S	-	-	-	-	P	-	-
Accessory dwelling units	30-5.33	A	A	A	A	-	-	-	-	-	P	-	-
Adult day care homes	30-5.2	P	P	P	P	P	P	-	-	P	-	-	-
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (more than 14 residents)	30-5.6	-	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (7 to 14 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-
Dormitory, large	30-5.8	-	-	-	S	-	-	-	-	-	-	-	-
Dormitory, small	30-5.8	S	S	S	P	-	S	-	-	-	-	-	-
Family child care homes	30-5.10	P	-	P	P	-	-	-	-	-	P	-	-
NONRESIDENTIAL													

Health services		P	P	P	P	P	-	-	-	-	P	-	-
Hotels and motels		S	S	-	-	S	P	-	P	P	S	-	-
Ice manufacturing/vending machines	30-5.38	-	-	-	-	-	S	S	S	A	A	A	A
Industrial	30-5.14	-	-	-	-	-	-	-	-	-	-	P	P
Job training and vocational rehabilitation services		-	P	-	-	-	P	-	-	P	P	P	-
Junkyard/Salvage Yard	30-5.15	-	-	-	-	-	-	-	-	-	-	S	P
Laboratories, medical and dental		P	P	P	P	P	P	-	-	P	P	P	P
Large-scale retail		-	P	-	-	-	P	P	P	P	-	-	-
Libraries		-	P	-	-	P	-	-	-	-	P	-	-
Light assembly, fabrication, and processing	30-5.16	P	P	-	S	S	S	P	-	P	P	P	P
Liquor stores		P	P	-	-	-	P	P	P	-	P	-	-
Medical marijuana dispensing facility		P	P	A ¹	A ¹	S	P	P	P	P	P	S	S
Microbrewery Microwinery Microdistillery ³	30-5.17	S	P	-	-	-	P	-	P	P	P	P	P
Mini-warehouses, self-storage		-	-	-	-	-	-	-	-	P	P	P	P
Museums and art galleries		P	P	P	P	P	P	-	P	P	P	-	-
Offices		P	P	P	P	P	P	P	P	P	P	P	P
Offices, medical and dental		P	P	P	P	P	P	-	P	-	P	-	-
Outdoor storage, principal use	30-5.19	-	-	-	-	-	-	-	-	S	P	P	P

Parking, surface (as a principal use)	30-5.20	-	S	-	-	-	S	P	-	P	P	-	-
Passenger transit or rail stations		S	S	-	-	P	P	P	P	P	P	P	-
Personal services		P	P	P	P	P	P	P	P	P	P	P	P
Places of religious assembly	30-5.21	P	P	P	P	P	P	P	P	P	P	-	-
Public administration buildings		P	P	P	P	P	P	P	P	P	P	P	-
Public maintenance and storage facilities		-	-	-	-	-	-	-	-	P	P	P	P
Public parks		S	S	S	S	P	P	P	P	P	P	P	P
Recreation, indoor		P	P	P	P	P	P	P	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	S	P	P	S	-	P	P
Recycling centers		-	S	-	-	-	S	-	-	-	S	S	P
Rehabilitation centers	30-5.24	S	S	S	S	-	S		-	S	-	S	
Research, development and testing facilities		-	-	-	-	P	P	-	-	P	P	P	P
Residences for destitute people	30-5.22	S	S	S	S	-	S	-	S	-	-	-	-
Restaurants		P	P	-	S	P	P	P	P	P	P	P	P
Retail nurseries, lawn and garden supply stores		P	P	-	-	-	P	P	-	P	P	P	-
Retail sales (not elsewhere classified)		P	P	-	-	S	P	P	P	P	P	S	S
Schools, elementary, middle & high (public & private)		P	P	S	S	-	P	-	-	-	P	-	-
Schools, professional		P	P	P	P	P	P	P	-	P	P	P	P

Schools, vocational and trade		-	P	P	P	-	P	P	-	P	P	P	P
Scooter or electric golf cart sales		P	P	-	-	-	P	P	-	P	-	P	-
Sexually-oriented cabarets	30-5.23	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented motion picture theaters	30-5.23	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented retail store	30-5.23	-	-	-	-	-	P	-	P	-	-	-	P
Skilled nursing facility		P	P	-	P	P	P	-	-	-	P	-	-
Social service facility	30-5.25	S	S	S	S	-	-	-	-	-	P	S	S
Solar generation station	30-5.27	-	-	-	-	-	-	-	-	P	-	P	P
Truck or bus terminal/maintenance facilities		-	-	-	-	-	-	P	P	P	P	P	P
Vehicle repair	30-5.28	-	-	-	-	-	-	P	P	P	-	P	P
Vehicle rental		-	-	-	-	-	P	P	P	P	P	P	-
Vehicle sales (no outdoor display)		-	-	-	-	-	P	P	P	P	-	P	-
Vehicle sales (with outdoor display)		-	-	-	-	-	-	P	-	P	-	P	P
Vehicle services	30-5.28	S	S	-	-	-	P	P	P	P	S	P	P
Veterinary services	30-5.29	P	P	P	P	P	P	P	P	P	P	P	P
Warehouse/distribution facilities (<100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Warehouse/distribution facilities (>100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Waste management facilities		-	-	-	-	-	-	-	-	S	-	P	P

Wholesale trade		-	-	-	-	-	-	S	-	P	P	P	P
Wireless communication facilities	30-5.30												

LEGEND:

P = Permitted by right; S = Special use permit; A = Accessory; Blank = Use not allowed.

1 = Only when accessory to and in the same building as health services or offices of physicians, dentists, and other health practitioners.

2 = Accessory to and in the same building as health services and comprising less than 25 percent of the gross floor area of the building.

3 = Prohibited where adjacent to single-family zoned property.

(Ord. No. [160685](#), § 3, 3-15-18)

Sec. 30-4.20. - Dimensional standards.

The following tables contain the dimensional standards for the various uses allowed in each district:

Table V-8: Mixed-Use and Nonresidential Districts Dimensional Standards.

	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	W	BI	I-1	I-2
DENSITY/INTENSITY												
Residential density (units/acre)												
Min. ¹	8	12	None	None	10	None	None	None	8	None	None	None
Max.	30	30	20	20	30	None	None	None	30	None	None	None
Nonresidential building coverage	60%	75%	40%	50%	50%	None	None	None	None	None	None	None
Nonresidential GLA (max)	100,000 ²	None ²	None	None	None	None	None	None	None	None	None	None
LOT STANDARDS												

Min. lot area (sq. ft.)	None	None	6,000	6,000	None	None	None	6,000	None	None	None	None
Min. lot width (ft.)	None	None	60	60	None	None	None	60	None	None	None	None
Min. lot depth (ft.)	None	None	90	90	None	None	None	90	None	None	None	None
SETBACKS (ft.)												
Front	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.	15 min.	10 min. 100 max.	25 min.	25 min.	25 min.	25 min.
Side-street (min)	15	15	10	10	10	10	15	10	25	20	25	25
Side-interior (min)	10	10	10	10	10	10	10	10	10 ⁴	10	10 ⁴	20 ⁴
Rear (min)	10	10	10	10	10	10	15	10	10 ⁴	20	10 ⁴	10 ⁴
MAXIMUM BUILDING HEIGHT (stories)												
By right	5	5	3	3	5	5	5	5	5	5	5	5
With building height bonus	8	8	-		8	8	-	8	-	-	-	-

LEGEND:

1 = Lots that existed on November 13, 1991, as recorded in the city and that are less than or equal to 0.5 acres in size are exempt from minimum density requirements.

2 = Developments of 50,000 sq. ft. or more of gross leasable area shall be located along arterials or collectors, as defined in the official roadway map.

3 = Where the yard abuts and is used for access to a railroad siding, the minimum setback shall be zero feet.

4 = Where the rear or side yard abuts U1 or single-family residential zoning or a historic district, section 30-4.8 development compatibility standards shall apply.

Sec. 30-4.21. - Design standards.

A. *Parking.*

1. Motor vehicle parking is required in accordance with article VII. All motor vehicle parking except a double-loaded row of parking shall be located in the rear and/or interior side of the building, unless such a location is prevented by topography, stormwater retention or significant trees, as determined by the appropriate reviewing board, city manager or designee. In no case shall more than 50 percent of the parking be located between the front facade and the primary abutting street, unless modified by the appropriate reviewing board, city manager or designee. However, driveway entrances and exits to parking areas shall be allowed on the front side of the building. There shall be no limit on the number of parking spaces in parking structures.
2. Bicycle parking spaces shall be installed as required by article VII. Such parking may encroach into the public right-of-way and may be located within the building frontage and/or landscape zones. Bicycle parking requirements may be waived if public bicycle parking exists to serve the use.

B. *Sidewalks.*

1. All developments, unless provided otherwise in this chapter, shall provide sidewalks along all street frontage. All developments shall provide pedestrian connections from the public sidewalk to the principal building. Entrance sidewalks shall be a minimum of five feet of clear width.
2. *Minimum sidewalk widths.*

Multi-Family Residential/Industrial	Commercial/Institutional/Office/Mixed-Use
7 feet	8 feet

The minimum unobstructed width shall be two feet less than the required sidewalk width, as long as at least five feet of unobstructed width is retained. At transit stops, the minimum width is eight feet of unobstructed width.

- C. *Building orientation.* The main entrance of buildings or units shall be located on the first floor on the more primary street.
- D. *Glazing.* Building walls facing the more primary street shall have non-reflective, transparent windows or glazed area covering at least 25 percent of their surface at pedestrian level (between three feet and eight feet above grade) on the first floor. Operable transparent entrance doors may be included in the calculation of total facade surface area.
- E. *Mechanical equipment.* All mechanical equipment shall be placed on the roof, in the rear or side of the building, and shall be screened with parapets or other types of visual screening.

(Ord. No. [170831](#), § 5, 4-5-18)

Appendix C- Planned Development Z-95-1

RESOLUTION Z-95-1

MAP 3643

ANNEXED

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, REZONING REAL PROPERTY FROM "A-1" (AGRICULTURE) TO NON RESIDENTIAL "PUD" (PLANNED UNIT DEVELOPMENT); PROVIDING CONDITIONS GOVERNING THE PUD; PROVIDING AN EFFECTIVE DATE.

RECORDED
1995 MAR -1 P 3

WHEREAS, Zoning Application #ZOM-35-94 has been duly filed and was considered by the Alachua County Planning Commission at its meetings of November 16, 1994, and January 18, 1995; and,

WHEREAS, the Application was considered by the Alachua County Board of County Commissioners at its meeting of February 21, 1995;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Zoning Application #ZOM-35-94, as summarized in Exhibit "A" of this Resolution, is hereby approved, and the real property described within the application shall, unless changed in accordance with law, hereafter bear the zoning district classification of Non-Residential "PUD" (Planned Unit Development), subject to the following conditions:

1. Development plan approval shall be required.
2. This planned unit development is designated for office uses, and is limited to those uses permitted in the "AP" (Administrative/Professional) zoning district, and business services as defined by Alachua County zoning regulations.

3. Gross floor area shall not exceed 160,000 ft.² The design shall demonstrate compatibility with adjacent residential development through use of a campus-style development with extensive buffers and landscaping, and appropriate building facades, in accordance with Future Use Element policies 2.1.6-2.1.12. Large parking lots are discouraged. The concept and design of the development shall be determined at the time of conceptual and preliminary development plan review; however, it is the intent of this approval that the parking, stormwater management facilities, and office buildings be integrated throughout the site.

4. The following buffers shall be required:

a. Along the northern boundary of the PUD, where adjacent to existing or planned residential use: a minimum 50'-wide high-density buffer (a high-density combination of fencing, canopy and understory trees, shrubs, and evergreens/conifers and earth berms) shall be maintained, excluding access points or where reduced as necessary for road right-of-way. Where a roadway reduces buffer width at any point to less than 50 feet, additional landscaping and screening shall be provided around the perimeter of any parking area, so that the total buffer width between residential use and the office development shall not be less than 50 feet.

b. Along the western boundary of the PUD, where adjacent to existing or planned residential or institutional use, a minimum 25'-wide high-density buffer (a high-density combination of canopy and understory trees, shrubs, and evergreens/conifers and earth berms) shall be maintained, excluding access points.

c. Along the western boundary of the roadway, a light-occluding fence shall be required.

d. Along the southern boundary of the PUD, where adjacent to existing or planned residential use: a minimum 50'-wide high-density buffer (a high-density

combination of fencing, canopy and understory trees, shrubs, and evergreens/conifers and earth berms) shall be maintained.

e. No buffering shall be required adjacent to land within the activity center designated for Commercial land use.

5. Parking areas shall be designed utilizing a "pod" concept with landscaped islands/strips designed to minimize large open parking facilities. Parking areas shall be screened and landscaped consistent with activity center plan standards, at a minimum. Parking lots shall be landscaped with xeric, native species canopy trees and shrubs. Strips and islands shall be sized and spaced so that in twenty years, fifty percent (50%) of the parking area will be under the mature canopy. Screening in the form of minimum 20'-wide landscaped strips, including landscaped berms a minimum of four feet in height, shall be provided in areas between adjacent residential subdivisions and the office development.

6. Paved public road access shall be required, constructed to Alachua County Road Standards. Access to Phase I shall be provided on N.W. 51st Street or N.W. 43rd Street. A traffic analysis shall be provided to the Alachua County Department of Public Works prior to Phase II final development plan approval. Based on that study, the Alachua County Department of Public Works shall determine whether access shall be provided from N.W. 51st Street or N.W. 43rd Street.

7. In lieu of a roadway connection (NW 45th Terrace) between the office park and NW 25th Place, a public pedestrian connection that will connect to NW 27th Avenue may be provided.

8. On-site well abandonment shall be performed by a certified licensed well contractor, in accordance with state and water management district standards.

9. This development shall be completed in a minimum of three phases. Phase I shall not exceed 60,000 ft.² each. Phases I and II shall not exceed 120,000 ft.² (cumulative total). Phase III (or subsequent phases) shall contain the remainder of the allowable gross floor area. A traffic impact re-analysis shall be submitted at the time of development plan review for Phase II.

10. All concurrency requirements must be addressed as part of the preliminary and final development plan review process, in order to obtain a certificate of level of service compliance, pursuant to Ordinance 92-7.

11. Any violation of the terms and conditions of this planned unit development may be grounds for review and possible reconsideration by the Board of County Commissioners.

The Board of County Commissioners approves and adopts the following findings:

1. The current "A-1" (Agriculture) zoning district is inconsistent with the Comprehensive Plan's future land use designation of this property as part of the Millhopper Activity Center, which is designated for Commercial land use.

2. Policy 2.6.2.e of the Millhopper Activity Center Plan stipulates that this property is limited to office use, which is to be implemented through the use of the Planned Unit Development (PUD) zoning district.

3. The conceptual planned unit development as submitted meets the intent of the applicable Future Land Use Element and Millhopper Activity Center Plan policies. The development plan approval process through the Development Review Committee will ensure full compliance with all applicable policies, regulations, and ordinances.

4. Concurrency requirements for roads, parks, drainage, stormwater management, solid waste, water and sewer, and mass transit shall be met as a condition of final development plan approval.

Upon adoption of this Resolution, the Alachua County Director of Codes Enforcement, his designee or other authorized agent of Alachua County, shall make such change on the Alachua County Zoning Atlas as is necessary to effect this Resolution.

This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 21st day of February, A.D., 1995.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: Charles S. Chestnut III
Charles S. Chestnut III, Chairman

ATTEST:

J. K. "Buddy" Irby
J. K. "Buddy" Irby, Clerk

(SEAL)

APPROVED AS TO FORM

David W. Wilson
Alachua County Attorney

EXHIBIT AApplication #ZOM-35-94 (Rezoning):

A request by Buffington Associates, agent for Barr Systems, Inc., owner, to rezone from "A-1" (Agriculture) District to Non-Residential "PUD" (Planned Unit Development) District on approximately 20 acres located approximately in the 4500 block of N.W. 25th Place and the 2700 block of N.W. 46th Terrace. (Located in the Urban Cluster). This request brings the zoning into compliance with the Comprehensive Plan.

Legal Description:**PARCEL A 0158-1**

The North 1/2 of Lot 47 of that Plat of Subdivision of Section 27, Township 9 South, Range 19 East of Arredondo Grant, as recorded in O.R. Dook 451, Page 174 of the Public Records of Alachua County, Florida.

PARCEL B 0158-2

Commence at the South East (SE) corner of Section 27, T9S, R19E; thence run north along center line of R/W of NW 43rd Street a distance of 1320 feet ± to a point at the SE corner of Lot 48; thence run West 660 feet ± along South Lot line of Lot 48 to a point at the SE Corner of Lot 47 and the Point of Beginning; thence run North 330 feet; thence run West 660 feet ±; thence run South 330 feet ±; thence run East 660 feet ± to the Point of Beginning. Said tract having approximately 5 acres and being known as the South 1/2 of Lot 47, as per plat thereof recorded in Plat Book "A", page 55, of the public records of Alachua County, Florida, all lying and being in Section 27, Township 9 South, Range 19 East, Alachua County, Florida.

PARCEL C 0182-0

Commence at the South East (SE) corner of Section 27, T9S, R19E; thence run north along center line of R/W of NW 43rd Street a distance of 1320 feet ± to a point at the NE corner of Lot 49; thence run West 660 feet ± along North Lot line of Lot 49 to a point at the NE corner of Lot 50 and the Point of Beginning; thence run South 330 feet; thence run West 660 feet ±; thence run North 330 feet ±; thence run East 660 feet ± to the Point of Beginning. Said tract having approximately 5 acres and being known as the North 1/2 of Lot 50, as per plat thereof recorded in Plat Book "A", page 55, of the public records of Alachua County, Florida, all lying and being in Section 27, Township 9 South, Range 19 East, Alachua County, Florida.

(continued on next page)

EXHIBIT A

Application #ZOM-35-94 (Rezoning):

Legal Description (continued):

PARCEL D 0103-0

Commence at the South East (SE) corner of Section 27, 19S, R19E; thence run north along center line of R/W of NW 43rd Street a distance of 1320 feet ± to a point at the NE Corner of Lot 49, thence run West 660 feet ± along North lot line of Lot 49 to a point at the NE Corner of Lot 50, thence run South along East lot line 330 feet to the point of beginning; thence run South 330 feet; thence run West 660 feet ±; thence run North 330 feet ±; thence run East 660 feet ± to the Point of Beginning. Said tract having approximately 5 acres and being known as the South 1/2 of Lot 50, as per plat thereof recorded in Plat Book "A", page 55, of the public records of Alachua County, Florida, all lying and being in Section 27, Township 9 South, Range 19 East, Alachua County, Florida.

Application **ZOM-35-94**

PC Meeting: November 16, 1994
January 18, 1995

BCC Meeting: December 6, 1994
February 21, 1995

=====

Application #ZOM-35-94 (Rezoning):

A request by Buffington Associates, agent for Barr Systems, Inc., owner, to rezone from "A-1" (Agriculture) District to Non-Residential "PUD" (Planned Unit Development) District on approximately 20 acres located approximately in the 4500 block of N.W. 25th Place and the 2700 block of N.W. 46th Terrace. (Located in the Urban Cluster). This request brings the zoning into compliance with the Comprehensive Plan.

Parcel Number: 06158-001-000, 06158-002-000, 06162-000-000, 06163-000-000

Section 27 Township 9 Range 19

Planning District: 16

Present Land Use Category: Commercial; Milhopper Medium Activity Center/Retail

Present Zoning: A-1

Permitted Uses - Present Zoning:

"A-1" (Agricultural) District (Section 6.1, Zoning Regulations) - Minimum lot size of five acres. Uses Permitted: Single-family dwellings, including manufactured homes on the basis of one dwelling per five acres; registered and licensed family day care homes; commercial agricultural pursuits, and structures incidental thereto, including products, livestock, poultry, and poultry products, crops, horticultural specialties, agriculture, forestry, including naval stores operations; processing, packaging, and sale of agricultural products and commodities which are raised on the premises; public parks and recreational areas, golf courses, game preserves, historical areas. Special Exceptions: Processing and packaging of raw agricultural products and commodities grown off the premises; rural conference center on minimum 50 acres; accessory recreational uses; assembly and processing of forestry products such as truss manufacturing; repair of automobiles, light trucks, farm machinery and other small vehicles or machines as a home occupation; farmworker housing; agricultural services not to exceed three acres; commercial dairies. (See Section 6 for other lot/building requirements and additional lot/building requirements.)

Permitted Uses - If Rezoned:

"PUD" (Planned Unit Development) District (Section 8.0, Zoning Regulations) - Permitted Uses: Non-residential Planned Unit Developments: Including, but not limited to, commercial or retail establishments, industrial facilities, office parks, and institutional uses, or any combination of commercial, industrial, office, or institutional uses. Mixed Use Planned Unit Developments: Single-family attached and detached dwellings, two-family dwellings, and multiple-family dwellings (three or more dwelling units per building). Churches, schools, community or club buildings, and similar public and semi-public facilities. Group homes and nursing homes. Non-residential uses, including commercial or retail establishments, office parks, and institutional uses or any combination of the aforementioned uses, provided that such non-residential uses are permitted only in conformance with the adopted Comprehensive Plan.

(continued on next page)

Application **ZOM-35-94** (continued)

Previous Requests: CPA-18-92 - Request for amendment to change land use from low density residential to commercial, approved by Board 6/21/94.

=====

Staff Recommendation: Approval with conditions.

P.C. Recommendation: Continued to January 18, 1994 Planning Commission meeting, (*Commissioner Fried absent*) 6-0 (11/16/94).

Approval with conditions as amended, 4-0 (1/18/95):

Revise condition #4.b.: "Along the western boundary of the PUD, where adjacent to existing or planned residential or institutional use, a minimum 25'-wide high-density buffer (a high-density combination of ~~fencing~~; canopy and understory trees, shrubs, and evergreens/conifers and earth berms) shall be maintained, excluding access points."

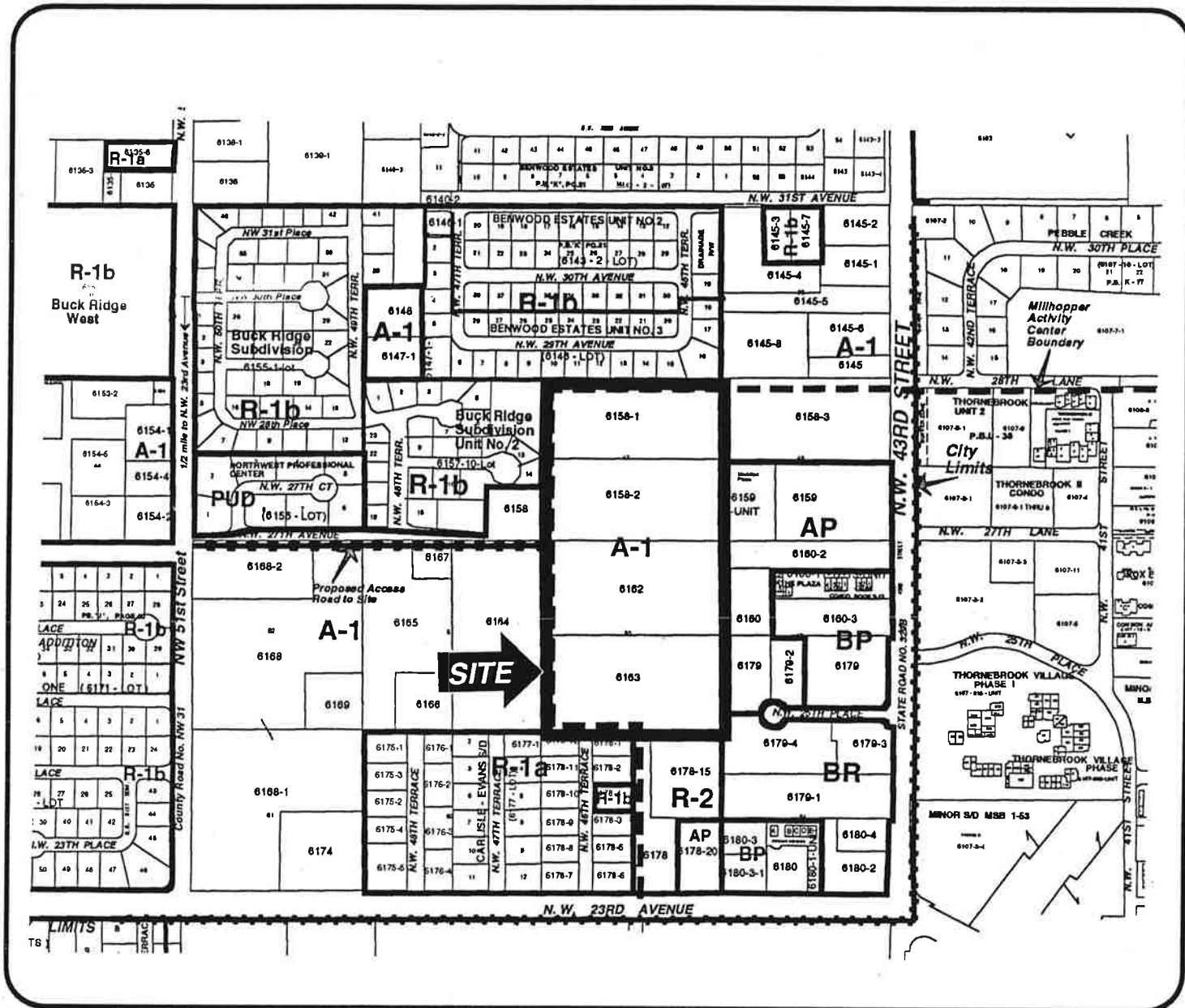
Add new condition #4.c.: "Along the western boundary of the roadway, a light-occluding fence shall be required."

Change old condition #4.c. to #4.d.; change old condition #4.d. to #4.e.

Revise condition #6: "Paved public road access shall be required, constructed to Alachua County Road Standards. ~~Initial access to the site shall be provided via NW 43rd Street.~~ Access to Phase I shall be provided on N.W. 51st Street or N.W. 43rd Street. A traffic analysis shall be provided to the Alachua County Department of Public Works prior to Phase II final development plan approval. Based on that study, the Alachua County Department of Public Works shall determine whether access shall be provided from N.W. 51st Street or N.W. 43rd Street."

Board Action: Approved revised Staff recommendation with Planning Commission's recommendations, 4-0; adopted Resolution #Z-95-1 (2/21/95).

SUBJECT PROPERTY, WITH SURROUNDING ZONING



ZOM-35-94

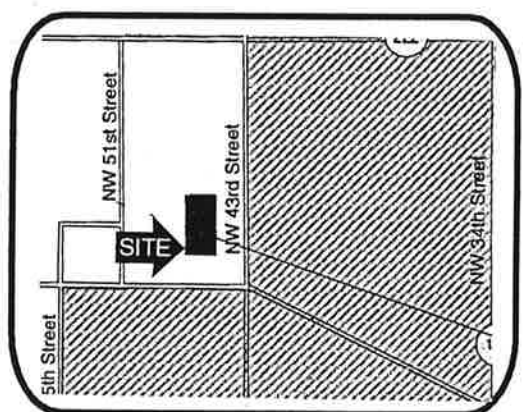
SEC 27 TWP 09 RNG 19

APPLICATION FOR:

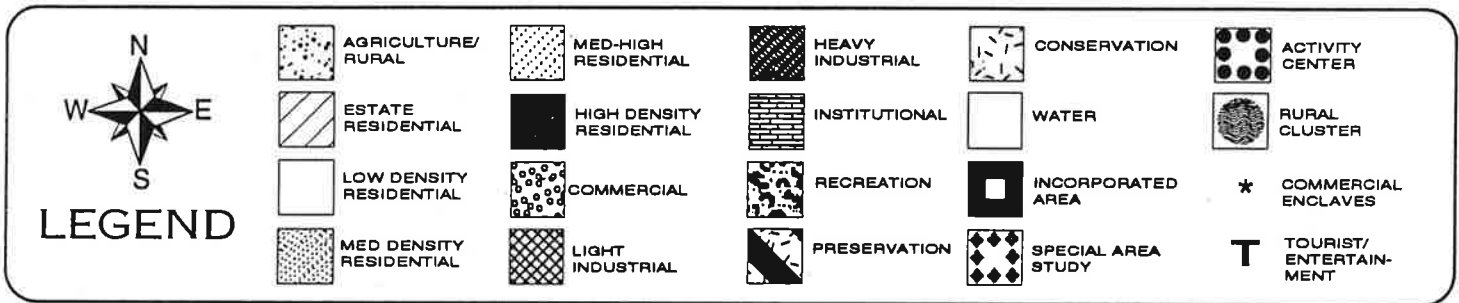
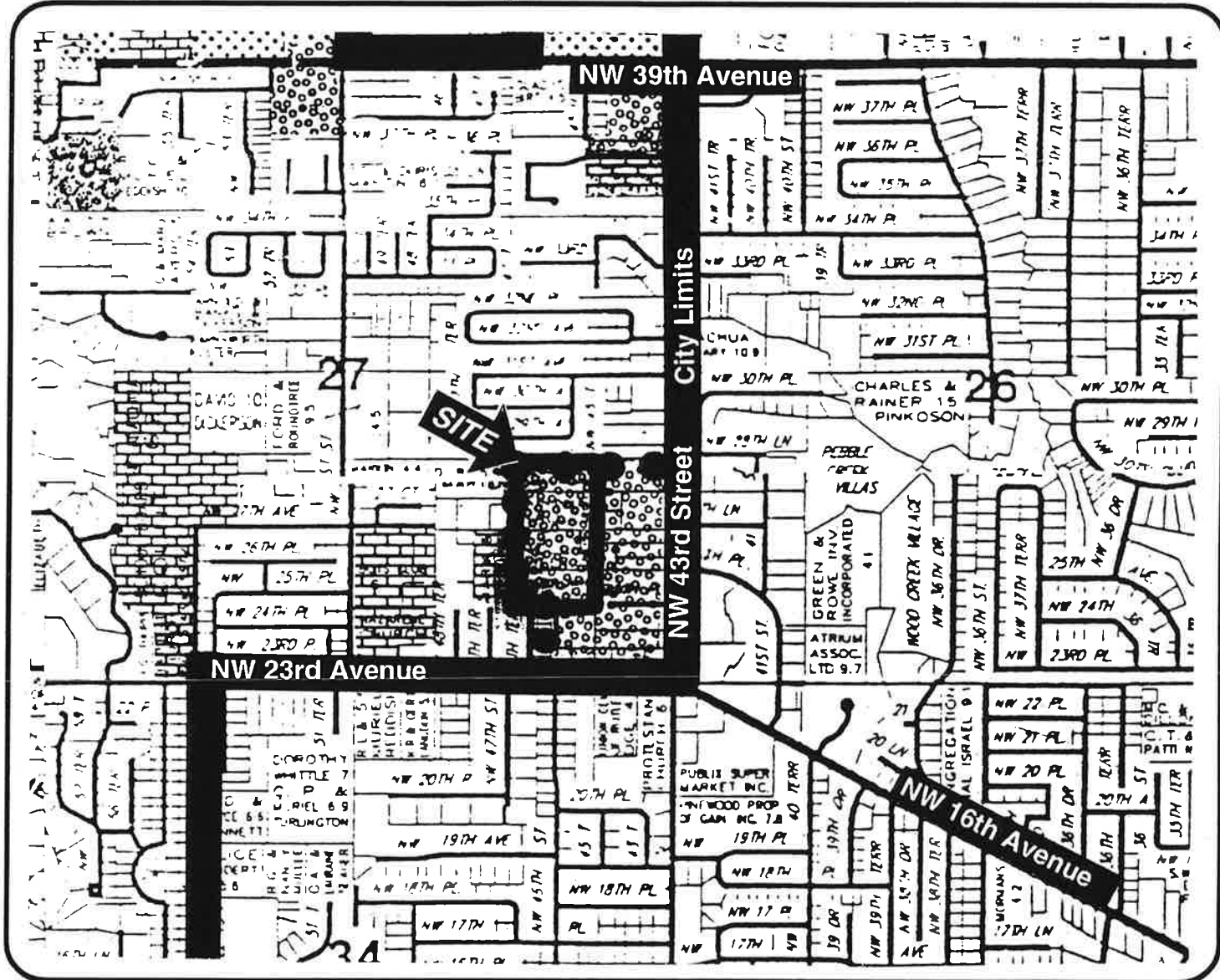
REZONING FROM "A-1" (AGRICULTURAL A-1) DISTRICT TO
"PUD" (PLANNED UNIT DEVELOPMENT) DISTRICT.

PLANNING COMMISSION HEARING DATE

NOVEMBER 16, 1994



SUBJECT PROPERTY, WITH FUTURE LAND USE 2011



APPLICATION FOR:
 REZONING FROM "A-1" (AGRICULTURAL A-1) DISTRICT TO
 "PUD" (PLANNED UNIT DEVELOPMENT) DISTRICT.

PLANNING COMMISSION HEARING DATE 11/16/94

SEC 27 TWP 09 RNG 19
ZOM-35-94

REZONING/LAND USE APPLICATION 180559B
ALACHUA COUNTY, FLORIDA

1. APPLICANT/AGENT
 Name: Buffington Associates Phone No.: 904-373-8459
 Address: 4420 N.W. 36th Ave., Suite B, Gainesville, Florida 32606-7204
 Applicant IS NOT the owner of record. *The Affidavit MUST be attached to this application.*

3. PROPERTY OWNER(S)
 Name: Barr Systems, Inc. Phone No.:
 Address: 4131 N.W. 28th Lane, Gainesville, Florida 32606

4. PROPERTY DESCRIPTION *NOTE: If application includes more than one parcel, complete the table on the back of this page.*
 Section-Township-Range: S27, T9S, R19E Total Area (acres): 20
 Tax Parcel Number(s): 6158-1, 6158-2, 6162-0, 6163-0
 Legal Description: (See Attached) #2 *Must be attached to this application by the applicant.*
 Location: (On Back of this Sheet) *Provide detailed directions on the back of this page.*

5. TYPE OF REQUEST: (circle the applicable letter/s) *Attach description of request to this application.*
 a. Change Zoning from: Agricultural to: Planned Unit Development Zoning District
 b. Special Use Permit to allow:

CHECK ONE IF APPROPRIATE	Amend ZOS - () - ()	
	Home Occupation	
	Day Care	
	Boat Dock	

 c. Temporary Use Permit to allow: In a () Zoning District
 d. Special Exception to allow: In a () Zoning District
 f. PUD Amendment
 g. Other

6. CERTIFICATION:
 I, the undersigned applicant, hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief. I hereby grant the appropriate County personnel permission to enter the subject property during reasonable hours so that they may investigate and review this land use request.
 Leonard W. Buffington
 Signature (Agent or Owner) 9/15/94
 Date

-----DO NOT WRITE BELOW THIS LINE-----PLANNING OFFICE USE ONLY-----

REVIEW FEE	RECEIVED	APPLICATION NO.		
BASE: \$750.00	DATE: 9-19-94	ZOM-35-94		
AREA: 25 ⁰⁰ /ac 10 acres	RECEIPT NO.: 12888			
VIOLATION:				
TOTAL: \$1,000.00				
ITEMS ATTACHED:	YES	NO	N/A	COMMENT
LEGAL DESCRIPTION	<input checked="" type="checkbox"/>			
ZONING CERTIFICATION (Office of Codes Enforcement) It is the applicant's responsibility to obtain the Zoning Certificate from the Office of Codes Enforcement with the signature of the Zoning Administrator prior to submitting this application to the Office of Planning.	<input checked="" type="checkbox"/>			Submitted to Codes Enf.
AFFIDAVIT (Required for all)	<input checked="" type="checkbox"/>			
DETAILED DIRECTIONS			<input checked="" type="checkbox"/>	
SITE-PLAN (5 SETS) (required for ZOS, ZOX, PUD, RM, & RM-1)	<input checked="" type="checkbox"/>			
REDUCED SITE PLAN (8 1/2" X 11")	<input checked="" type="checkbox"/>			
PUD APPLICATION INFORMATION	<input checked="" type="checkbox"/>			
DESCRIPTION OF REQUEST	<input checked="" type="checkbox"/>			
OTHER:				
APPLICATION RECEIVED AND CHECKED BY: <i>Dorenda J. Cochrane</i>				

LOCATION

The project site is located approximately in the 2500 to 2800 block of NW 45th Street. Access is available from NW 51st Street via NW 27th Avenue and by means of an existing office parking lot located approximately in the 4500 block on NW 23rd Avenue. Also, access is possible from NW 43rd Street via a graded road along the NW 28th Lane right-of-way.

PROPERTY DESCRIPTION

S-T-R	PARCEL NO.	ACRES*	PROPOSED ZONING	PROPOSED LAND USE	EXISTING ZONING	ADOPTED LAND USE	COMMENT
1	27-9-19E	5	PUD	Commercial	Agric.	Comm.	Office Use Only
2	27-9-19E	5	PUD	Commercial	Agric.	Comm.	Office Use Only
3	27-9-19E	5	PUD	Commercial	Agric.	Comm.	Office Use Only
4	27-9-19E	5	PUD	Commercial	Agric.	Comm.	Office Use Only
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							

Shaded area to be completed by Development Services Staff.

*NOTE: Indicate in the "Comment" column if only part of the area of a tax parcel is included in the request. If a tax parcel has more than one proposed land use/zoning, use one line for each different use.

Copy this table if there are more than 15 tax parcel numbers.

ATTACHMENT: # 1**1. PURPOSE**

The approval process for this project began with amending the County's Comprehensive Plan's Future Land Use Map: 2011 and the Millhopper Activity Center boundary to include this 20 acre project site. Approvals were given for expanding the Activity Center's boundaries and to change the land use from Low Density Residential to Commercial through the implementation of the activity center "office" land use designation through the Planned Unit Development District (per Policy 1.2.c. Millhopper Activity Center Plan). As a result of these approvals, the applicant is proceeding forward with the process for locating approximately 174,240 square feet of office space that will serve as the corporate offices for Barr Systems, Incorporated.

Since the beginning of Barr Systems, Inc. the Millhopper Activity Center (MAC) has efficiently and conveniently provided the needs and services for the business and it's employees. Consequently, their office expansion program will include building their new offices in a location that allows the continued utilization of the MAC as a Central node for personal and professional services.

CHARACTER

The proposed 20 acre site for the location of Barr System's corporate office is situated between NW 43rd Street and NW 51st Street, directly west of offices along NW 43rd Street. The site has a mixed vegetation coverage ranging from majestic oaks to approximately 2 acres of open field. The topographical change on the site slopes from the southwest corner to the Northeast corner with approximately 14 feet of gradual change in grade. Therefore, placement of building(s) and parking will be site sensitive to the existing conditions. Special consideration will be given to the design of the development, ensuring that it is compatible and in harmony with adjacent residential developments and natural site characteristics. Additionally, the designer and the developer intend to work closely with staff to see that these considerations are met and that this proposed use will be compatible in the Millhopper Activity Center (M.A.C.).

- * 1. Name of proposed PUD BARR SYSTEMS CORPORATE OFFICE
- * 2. Location or Address of Property Approx. in the 2500 - 2800 block of N.W. 45th Street,
20 Acre property is located between N.W. 43rd Street and N.W. 51st Street
- * 3. Land Use Category: Present: Low Density Residential Requested: Commerical
- * 4. Zone Classification: Present: Agricultural Requested: PUD
- * 5. Previous request for rezoning, land use changes, and variances, (Historical) on the subject property; (See Attached Item #5)

The following information must be supplied in addition to the maps and drawings required by Article VIII of the Alachua County Zoning Regulations.

- * 6. Attach a Statement of Objectives of the PUD, including: (a) General purpose, (b) General character, and (c) Unique characteristics of the PUD which make it differ from conventional zoning districts and/or subdivisions.
SEE ATTACHMENT #1
- * 7. Attach a legal description of the property.
SEE ATTACHMENT #2
- * 8. Surrounding Land Uses: East Commercial/offices
West Vacant/Single family residential
North Single family residential
South Single family residential
- * 9. From the PUD Plan, provide the following information:
(a) TABLE 1: Complete for each category of land use.

LAND USE	ACRES	% TOTAL SITE	NO. OF UNITS	DENSITY
Developed Recreation				
Common Open Space				
Detention Areas/PARKING	13.24	66.2%		
Natural Areas, Buffers	1.37	6.85%		
Streets	1.72	8.6%		
Other Land Uses:*				
Building	3.67	18.35%		
TOTAL	20 AC	100%		

*Provide subtotals for categories such as single family, duplex, multi-family, commercial, etc.

ITEM:

- 5.) 9/14/92 - Requested amendment of 15 ac. from Low Density Residential to commercial. Recommended approval (4-1) by LPA.

9/29/92 - Meeting was deferred (5-0) by BOCC to next Comprehensive Plan Amendment cycle as per applicant's request.

1/13/94 - Requested amendment of 20 ac. from Low Density Residential to Commercial, meeting was rescheduled to 2/10/94. Recommended approval (4-0) by LPA.

1/18/94 - BOCC meeting was cancelled due to LPA error and rescheduled for 2/15/94.

2/15/94 - Project was approved (5-0) by BOCC for transmittal to the Florida Department of Community Affairs for review.

9.f.) **DEVELOPMENT COMMITMENTS:**

The property owner has committed to provide for necessary extensions of road, central water and sanitary sewer facilities as needed to service the Planned Unit Development. The developer shall also provide right-of-way along their property, between NW 43rd and 51st Streets. Adequate water and sewer capacity exists to service the proposed development. In addition, the owner will establish site design and development standards for the P.U.D.'s architectural, landscape, site planning, signage, irrigation, lighting, maintenance and grounds management.

- 9.g.) These offices will be the corporate office of Barr Systems, Inc., and will be occupied by Barr Systems, Inc.

* (b) TABLE 2: Complete for each category of land use (see next page).

* (c) Name the facilities which are to be provided in the developed recreation area(s): N/A

* (d) Roads or Streets are to be private? _____ Roads or Streets are to be dedicated to the County? X
 Length and Acreage of roads or streets: _____ Road = 1,225 L.F.
 Length _____ Acreage _____ Row 1,555 L.F. X 60' = 2.14 Ac.
 Type of roadway to be constructed: C-1

* (e) Storm Water Drainage: Increased runoff will flow to: _____

via _____ easements _____ ditches _____ canals _____ basins X other(explain) _____

* (f) State or attach list of Development Commitments not otherwise covered which will be important to the success of the project: _____

(See attached 9.f)

* (g) Attach economic justification for Proposed Commercial PUD's.
 (See attached 9.g.)

* (h) TABLE 3: Complete the following:

	AVAILABLE	SUPPLIER
Central Water	X	GRU
Central Sewer	X	GRU
Natural Gas	X	GRU
Telephone	X	GRU
Electricity	X	GRU
Other:		

* 10. What type of legal instruments will be created for the management of common use areas? Common use areas will be maintained by office owner, Parr Systems, Inc.

ITEM ¹	SINGLE FAMILY	MULTI-FAMILY BY TYPE		CLUSTER	PATIO	OTHER RES.	COMMER-CIAL	OFFICE	INDUS-TRIAL	OTHER NON-RES.
min. lot area (in sq. feet)								5,000		
min. lot width (at bldg line)								50 ft		
min. lot depth								100 ft		
min. front yard								25 ft		
min. rear yard								10 ft		
min. side yard (interior)								5 ft		
min. side yard (street)								25 ft		
max.% lot coverage								20 %		
max.% rear yard coverage								N/A		
max. bldg height								35'		
# living units/bldg.								N/A		
min. setback/accessory bldgs:										
-rear								N/A		
-side								N/A		
building spacing:										
-front to front								"		
-front to rear								"		
-rear to rear								"		
-front to side								"		
-rear to side								"		
-side to side								"		
building setbacks from:										
-centerline of rivers, streams or canals								N/A		
-high waterline of lakes								N/A		
-other man-made or natural features which would be affected by encroachment								N/A		
floor area ratios ²								.2		
maximum ground coverage ²										
area in 100 year flood plain								124,240 SF		
								NONE		

*NOTES: 1. If an item is not applicable to your proposed PUD, please mark "N/A"
 2. For non-residential uses only.



STAFF REPORT

Application #ZOM-35-94

A request by Buffington Associates, agent for Barr Systems, Inc., owner, to rezone from "A-1" (Agriculture) District to Non-Residential "PUD" (Planned Unit Development) District on 20 acres located in approximately the 4500 block of N.W. 25th Place and the 2700 block of N.W. 46th Terrace. (Located in the Urban Cluster). This request brings the zoning into compliance with the Comprehensive Plan.

BACKGROUND

The purpose of this request is to bring the zoning into compliance with the comprehensive plan land use designation, and policies contained in the Millhopper Activity Center Plan. On June 21, 1994, the Board of County Commissioners approved Application #CPA-18-92, an amendment to the Future Land Use Map, which expanded the Millhopper Activity Center by (1) including 20 acres adjacent to the western boundary and changing its land use designation from "Low-density Residential" (1-4 DU/acre) to "Commercial"; (2) amending policies in the Millhopper Activity Center Plan, limiting the use to office uses, and (3) requiring use of the PUD (Planned Unit Development) zoning district to implement the land use designation. The Florida Department of Community Affairs reviewed the request and had no objections, recommendations, or comments, and on August 18, 1994 issued its finding that the amendment was in compliance.

This application is specifically for the purpose of allowing the construction of Barr Systems, Inc. corporate offices. Barr Systems is a computer software company that has been located in offices throughout the Millhopper Activity Center; continued growth and expansion prompted the company to seek one site where the entire operation could be accommodated. The subject property consists of a twenty-acre tract adjacent to the northwest boundary of the Millhopper Activity Center. The property lies west of developments that have frontage on NW 43rd Street (Meridian Place, Ridgell Office Building, The Plaza office condominiums, and other office complexes). The purpose of the recently approved plan amendment was to allow approximately 120,000-160,000 square feet (a floor area ratio of 14-18%) of office development to expand to the west of the present activity center boundary. The plan amendment limited the site to office uses such as those permitted in the AP (Administrative/Professional) zoning district, developed in the form of a planned unit development (which may be approved with conditions as deemed necessary by the Board of County Commissioners).

o Surrounding Land Use

The site consists of four five-acre parcels, occupied by single-family residences. The property is now under the ownership of Barr Systems; the buildings will be demolished. The subject property is adjacent to and surrounded by the following land uses:

North: Benwood Estates single-family residential subdivision, zoned R-1b.

East: Millhopper Activity Center - Meridian Place, Ridgell Office Building, The Plaza office condominiums, and other office complexes, zoned AP.

South: single-family residential, zoned R-1a; Millhopper Activity Center - apartments, zoned R-2.

West: Church, zoned Agriculture; Buckridge single-family residential subdivision, zoned R-1b. 660 feet west of the subject property - Northwest Professional Office Center, zoned PUD.

o Levels of Service



Traffic

Access is from NW 28th Lane and NW 27th Avenue, via NW 43rd and 51st Streets. The 1992 Average Daily Traffic (ADT) count and associated Level of Service (LOS) for the area is as follows:

<u>LOCATION</u>	<u>ADT</u>	<u>LOS</u>	<u>VOL AT MIN LOS</u>
NW 43rd Street (4-lane urban arterial) from NW 23rd Avenue to NW 39th Avenue	17,530	C	27,930 at D

<u>LOCATION</u>	<u>ADT</u>	<u>LOS</u>	<u>VOL AT MIN LOS</u>
NW 51st Street (2-lane urban arterial) from NW 23rd Avenue to NW 39th Avenue	8,887	C	13,400 at D

The traffic impact study submitted by the applicant estimates 1,632 ADT (weekday) based on 120,000 ft.² of office space. The report recommends the extension of NW 27th Avenue from NW 51st Street to the site. A traffic signal is being installed by the County at the intersection of NW 27th Avenue and NW 51st Street.



Water and Sewer

This site will be served by public water and sewer. Capacity exists to meet the requirements for service.



Public Protection

Fire protection and emergency medical services are provided from GFR Station #7, located at 5601 NW 43rd St., approximately two miles away.



Drainage

The drainage LOS for non-residential developments requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation or the development must be floodproofed.



Mass Transit

The mini-bus system is currently operating at acceptable LOS standards for purposes of concurrency (eight or more buses). The Coordinated Transportation System (CTS) is currently providing 24-hour ambulatory and wheelchair service, and thus is operating at an acceptable LOS.

ANALYSIS

o Comprehensive Plan

The County's Comprehensive Plan identifies the subject area as being within the Millhopper Activity Center, and is designated for Commercial land use, pursuant to policies approved

through Application #CPA-18-92. The following general policies from the Future Land Use Element apply to this request:

- 2.1.2. *Development intensity within Activity Centers shall be greatest at the centroid, gradually decreasing towards the fringe to a point where it is compatible with surrounding land uses.*
- 2.1.6. *All Activity Centers shall be designed to minimize the effects of lighting, noise and signing on adjacent existing and planned residential areas, based on the following guidelines:*
 - a. *Unified signage shall be designed to avoid unsightly intrusions into any adjacent existing or planned residential areas.*
 - b. *Fencing, berms, and appropriate landscaping shall be used to screen views of loading and service areas and to reduce noise and light infiltration into any adjacent existing or planned residential areas.*
- 2.1.7. *Landscaping requirements shall be consistent with the standards of all pertinent County ordinances. Within Activity Centers:*
 - a. *Parking lots shall be landscaped with xeric, native species canopy trees and shrubs. Strips and islands shall be sized and spaced so that in twenty years, fifty percent (50%) of the parking area will be under the mature canopy.*
 - b. *Grasses and flowers shall not be sufficient to satisfy the minimum landscaping requirements, but may be used for additional optional site landscaping.*
- 2.1.8. *Architectural design should use massing, proportion, and scale to define space, to create harmony with adjacent buildings and open spaces and to provide human scale with the Activity Center. Specific approaches include:*
 - a. *Use of a series of smaller, proportional forms to create facades and features that are related to the adjacent smaller buildings if a building will be substantially larger than adjacent buildings.*
 - b. *Use of building massing, proportion, and scale to define the entrances to the Activity Center and the transition between different land use types within the Activity Center.*
 - c. *Various design features should be employed by each land use type within each Activity Center to convey a clear sense of entry, and organization and uniform style. These design features may include, but are not limited to signage, lighting, provision for screening of adjacent land uses from areas such as loading and service areas, clearly defined edges and entrances, and the use of walls; arches, columns, and change of paving type to signify a change in use function or ownership.*
- 2.1.9. *Internal traffic circulation systems within an Activity Center shall be designed to maximize use of common access drives and minimize the points of ingress to and egress from the Activity Center to arterial, collector and local roads carrying through traffic.*

- 2.1.10 *Provision shall be made in development plans for safe pedestrian circulation within the Activity Center and from adjacent, existing and planned residential areas. Mass Transit to provide access to Activity Centers shall be encouraged in accordance with Policy 1.4.3 in the Mass Transit Element.*
- 2.1.11 *Reduction of parking areas shall be encouraged wherever practicable through measures such as provision of parking to serve multiple uses. Large expanses of pavement shall be discouraged.*
- 2.1.12 *Where practicable, retention areas shall be designed and used as part of the landscaping/buffering system throughout the Activity Center and should be treated as design elements and enhancements to the overall appearance of the Activity Center.*

In addition, the following Millhopper Activity Center plan policy applies to this request:

- 2.6.2.e. *Parcels #6158-3, 6158-1, 6158-2, 6162, and 6163 are designated for office uses. Development of these parcels shall be in the form of a Planned Unit Development which shall include the requirement of buffering (a high-density combination of canopy and understory trees, shrubs, and evergreens/conifers and earth berms) along the northern, and western, and southern boundaries of the activity center, excluding access, to protect adjacent residential uses. The extension of NW 28th Lane shall be constructed by the developer concurrent with development and shall be located along the northern property line to align with existing NW 28th Lane on the east side of NW 43rd Street. The road shall be required to be constructed from NW 43rd Street to the second access drive into parcel #6158-3. Access to Parcel 6158-3 shall be from NW 28th Lane only. In lieu of a roadway connection between the office park (parcels 6158-1, 6158-2, 6162, and 6163) and NW 25th place, a public pedestrian connection that will connect to NW 27th Avenue may be provided.*

Because of the location of the subject property along the perimeter of the activity center, adjacent to existing and planned residential uses, the PUD (Planned Unit Development) District was required by the plan, rather than the "AP" (Administrative/Professional Office) zoning district as now exists along the boundary of the activity center adjacent to residentially designated land. The intent was to ensure a more orderly transition of land uses. The use of the PUD district will ensure consistency with the general activity center plan policy that requires that development intensity be greatest at the centroid of the activity center (in this case, the intersection of NW 43rd Street and NW 16th Boulevard/23rd Avenue), gradually decreasing towards the fringe to a point where it is compatible with surrounding land uses. A PUD may also allow for wider setbacks, retention of tree canopy areas and open spaces through flexibility at the development plan review stage, and more buffering than if the site were developed under the provisions of the AP zoning district.

Zoning Regulations

The following excerpts from the Alachua County Zoning Regulations apply to this request:

Definition:

- 3.60 *Planned Unit Development.*** *An area of land developed as a single entity for a number of dwelling units, or commercial and industrial uses in accordance with a plan which*

does not necessarily comply with the provisions of Section 7 through 13, with respect to lot size, lot coverage, setbacks, off-street parking, height, bulk or type of dwelling, and other restrictions.

Purpose and Intent:

Section 8. Planned Unit Development District.

It is the purpose of this Section to permit Planned Unit Developments which are intended to encourage the development of land as planned communities, planned commercial and industrial complexes, or planned mixed-use developments; encourage flexible and creative concepts of site planning; preserve the natural amenities of the land by encouraging scenic and functional open area; concentrate development; accomplish a more desirable environment than would be possible through the strict application of the minimum zoning requirements; provide for an efficient use of land resulting in a smaller network of utilities and streets and thereby lowering development and housing costs; and provide a stable environmental character compatible with surrounding areas.

Planned Unit Developments shall conform to the policies and standards of the adopted Comprehensive Plan of Alachua County, including all of the elements thereof, and shall be designed and developed so as to prevent traffic congestion, provide for the most efficient use of public facilities and services, promote compatibility with surrounding land uses, and preserve the integrity of the neighborhoods within which they are located.

8.2 Development Standards for Planned Unit Developments.

- a. *A Planned Unit Development may be developed in phases. Each phase may be approved separately through the development review process and shall be designed to embody proper access, traffic circulation, stormwater management, open space, and utilities to ensure viability at all stages of development.*
- b. *Commercial and industrial development shall comply with the performance standards set forth in subsection 10.8 and subsection 11.4 of these regulations.*
- c. *Relation to Zoning Districts. An approved Planned Unit Development shall be considered to be a separate zoning district in which the development plan, as approved, establishes the restrictions and regulations according to which the development shall occur. Upon approval, the official Zoning Map will be changed to indicate the area as a Planned Unit Development.*
- d. *Density. The average density permitted in each residential and mixed use Planned Unit Development shall be established as part of the zoning master plan approval process. The density permitted shall be based upon compatibility with the zoning and development within adjoining areas, the density range identified by the Comprehensive Plan, the adequacy of existing and proposed public facilities and services and site characteristics. (Ord. 92-5, §1.)*
- e. *Dimensional and Bulk Restrictions. The location of all proposed building sites shall be shown on the final development plan, subject to the minimum lot sizes, setback lines, lot coverage or floor area, specified in the zoning master plan as approved by the Board of County Commissioners.*

- f. *Common Open Space. At least ten per cent (10%) of the area covered by a final development plan shall be usable, common open space, provided that, in establishing the density per gross acre, the Board of County Commissioners may increase the percentage of common open space in order to carry out the intent and purpose as set forth herein. In the instance of commercial or industrial complexes, a landscaped or natural area of ten per cent (10%) shall be provided in lieu of common open space required. All developments shall meet the standards of the Tree Ordinance. ... Upon written request made at the time the zoning application is submitted, the County Commission may waive or modify these requirements.*
- g. *Access and Parking. All streets, thoroughfares, and accessways shall be designed to effectively relate to the major thoroughfares plan of Alachua County. The provision for through roads to provide for future road extensions to adjacent properties and/or alternative access should be addressed in the zoning master plan. Adequate off-street parking shall meet the off-street parking as set forth in these regulations unless otherwise approved by the County Commission.*
- h. *Perimeter Requirements. The County Commission may impose the requirement that structures, buildings, and streets located at the perimeter or the development be permanently screened to protect the privacy of the adjacent existing uses. The method of screening shall be stated on the zoning master plan.*
- ...
- j. *Relation to Comprehensive Plan. All features of a Planned Unit Development, including uses, arrangement of uses, density or intensity of development, and provision of public facilities shall be consistent with the adopted Comprehensive Plan of the County.*

o Development Plan/Design Considerations

Activity center policies state that architectural design should use massing, proportion, and scale to define space, to create harmony with adjacent buildings and open spaces and to provide human scale with the Activity Center. Also recommended are a series of smaller, proportional forms to create facades and features that are related to the adjacent smaller buildings if a building will be substantially larger than adjacent buildings, and use of building massing, proportion, and scale to define the transition between different land use types within and outside the Activity Center. Benwood subdivision (single-family) is adjacent to the site to the north; Phase II of the Buck Ridge subdivision (single-family) is adjacent to the site to the west; and other single-family residential is adjacent to the site to the south. These areas require high-density buffering including screening, and use of the techniques described above to ensure an orderly transition between the office complex and the residential areas.

The subject property lies within a half-section bounded on the east and west by NW 43rd and NW 51st Streets, and on the north and south by NW 39th and NW 23rd Avenues. This area has been a source of concern over the years because of access problems for interior lots, those parcels without frontage along the four major streets. In July, 1990, the County Commission adopted an access plan to ensure that future development along the major streets would not

further landlock such parcels. The development of this site will improve internal access to this area. The activity center plan policies require the developer of the parcels to provide the planned roadways.

o **Comments From Other Agencies**

Environmental Protection

Received 10/31/94:

At the time of development review the applicant should indicate the locations of existing potable water wells.

Public Works

Received 11/9/94:

A traffic impact analysis was included with this application. This office concurs with the limits of the area studied and the methods used in this report. However, the conclusions reached were based on the extension of NW 27 Avenue west from the property to NW 51 Street. The existing Right-of-Way (R/W) for NW 27 Avenue shown on the submitted plan is not accurate. R/W has not been obtained to the western limits of the subject property. The traffic impact analysis concluded that no improvements were needed for Phase 1 other than providing paved access to the site. The traffic report states that a re-analysis should be provided for Phase 2. We concur with this recommendation. We have had discussions with the owner of the property northeast of this site regarding the R/W acquisition of NW 28 Lane which will connect to NW 43 Street. We further recommend that initial access to this site be provided via NW 43 Street.

In July of 1990, the Board of County Commissioners adopted a future roadway network (see attachment) for the area bounded by NW 43 Street, NW 51 Street, NW 23 Avenue and the southern boundaries of the Benwood and Kimberly Woods Subdivisions. Two of the proposed road alignments, NW 27 Avenue and NW 45 Terrace, fall within the limits of this property.

The applicant has proposed realigning the east-west alignment, NW 27 Avenue, to run along the western and northern boundaries of this property and connect to the future extension of NW 28 Lane, which would run west from its signalized intersection with NW 43 Street. The realignment of this roadway would be acceptable to this office. The applicant has committed to dedicating these R/W's.

The applicant also proposes the elimination of the north-south alignment, NW 45 Terrace, that runs along the eastern boundary of the property. NW 45 Terrace was proposed to connect to NW 25 Place, providing additional access to NW 43 Street. The elimination of NW 45 Terrace has potential to further landlock Tax Parcel 6178-15, a 2 acre parcel located south of this property. Parcel 6178-15 currently has access in a southerly direction to NW 23 Avenue through the parking lot on the property south of it and could be considered landlocked at this time. In lieu of NW 45 Terrace, the applicant has proposed a pedestrian connection between the end of NW 27 Avenue and NW 25 Place. The proposal to eliminate NW 45 Terrace will be acceptable to this

office if the proposed pedestrian access is a public facility and if the applicant will allow an ingress-egress easement to Parcel 6178-15 through the PUD.

Any other concerns of this department can be addressed during the site plan approval process.

Fire/Rescue Services

Received 11/10/94:

This area has access to water and sewer and will be required to put in fire hydrants. Specific occupancy requirements to be made upon permitting. Moderate to low impact on emergency services.

Sheriff's Department

Received 11/2/94:

Increase traffic and law enforcement call load due to increase in activity.

Water Management District

No comments received as of 11/9/94.

Gainesville Fire-Rescue

No comments received as of 11/9/94.

City of Gainesville

No comments received as of 11/9/94.

STAFF RECOMMENDATION

Recommendation:

That Application #ZOM-35-94 be approved, subject to the following conditions:

Conditions:

1. Development plan approval shall be required.
2. This planned unit development is designated for office uses, and is limited to those uses permitted in the "AP" (Administrative/Professional) zoning district, and business services as defined by Alachua County zoning regulations.
3. Gross floor area shall not exceed 160,000 ft.² The design shall demonstrate compatibility with adjacent residential development through use of a campus-style development with extensive buffers and landscaping, and appropriate building facades, in accordance with Future Use Element policies 2.1.6-2.1.12. Large parking lots are discouraged. The concept and design of

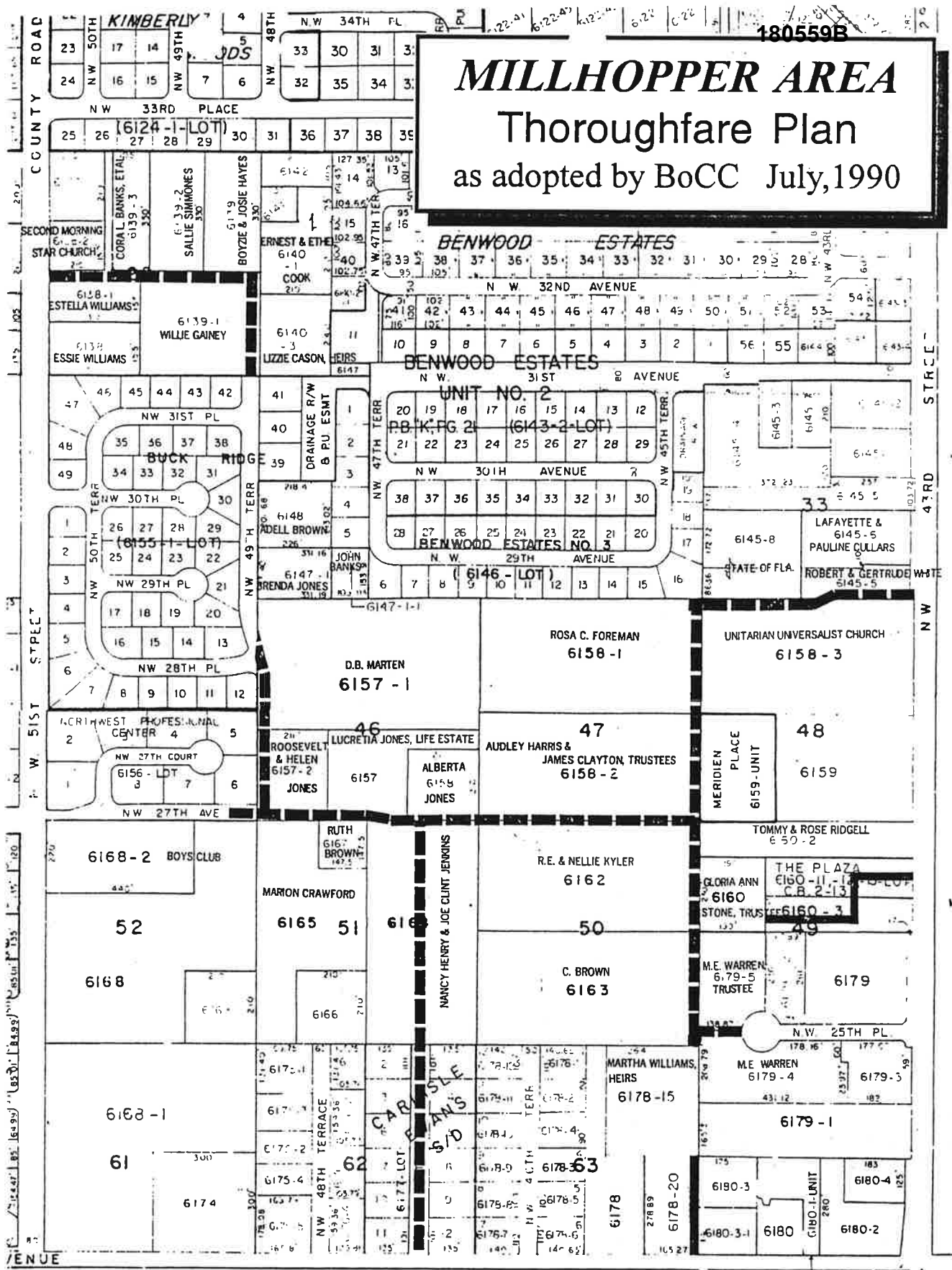
the development shall be determined at the time of conceptual and preliminary development plan review; however, it is the intent of this approval that the parking, stormwater management facilities, and office buildings be integrated throughout the site.

4. The following buffers shall be required:
 - a. Along the northern boundary of the PUD, where adjacent to existing or planned residential use: a minimum 50'-wide high-density buffer (a high-density combination of fencing, canopy and understory trees, shrubs, and evergreens/conifers and earth berms) shall be maintained, excluding access points or where reduced as necessary for road right-of-way. Where a roadway reduces buffer width at any point to less than 50 feet, additional landscaping and screening shall be provided around the perimeter of any parking area, so that the total buffer width between residential use and the office development shall not be less than 50 feet.
 - b. Along the western boundary of the PUD, where adjacent to existing or planned residential or institutional use, a minimum 25'-wide high-density buffer (a high-density combination of fencing, canopy and understory trees, shrubs, and evergreens/conifers and earth berms) shall be maintained, excluding access points.
 - c. Along the southern boundary of the PUD, where adjacent to existing or planned residential use: a minimum 50'-wide high-density buffer (a high-density combination of fencing, canopy and understory trees, shrubs, and evergreens/conifers and earth berms) shall be maintained.
 - d. No buffering shall be required adjacent to land within the activity center designated for Commercial land use.
5. Parking areas shall be designed utilizing a "pod" concept with landscaped islands/strips designed to minimize large open parking facilities. Parking areas shall be screened and landscaped consistent with activity center plan standards, at a minimum. Parking lots shall be landscaped with xeric, native species canopy trees and shrubs. Strips and islands shall be sized and spaced so that in twenty years, fifty percent (50%) of the parking area will be under the mature canopy. Screening in the form of minimum 20'-wide landscaped strips, including landscaped berms a minimum of four feet in height, shall be provided in areas between adjacent residential subdivisions and the office development.
6. Paved public road access shall be required, constructed to Alachua County Road Standards. Initial access to the site shall be provided via NW 43rd Street.
7. In lieu of a roadway connection (NW 45th Terrace) between the office park and NW 25th Place, a public pedestrian connection that will connect to NW 27th Avenue may be provided.
8. On-site well abandonment shall be performed by a certified licensed well contractor, in accordance with state and water management district standards.
9. This development shall be completed in a minimum of three phases. Phase I shall not exceed 60,000 ft.² each. Phases I and II shall not exceed 120,000 ft.² (cumulative total). Phase III (or subsequent phases) shall contain the remainder of the allowable gross floor area. A traffic impact re-analysis shall be submitted at the time of development plan review for Phase II.

MILLHOPPER AREA




Thoroughfare Plan

as adopted by BoCC July, 1990



IS, R 19E

LEGEND:

-  PROPOSED STREET
-  EXISTING ROAD OR DRIVEWAY
-  ACCESS THROUGH PARKING LOT



10. All concurrency requirements must be addressed as part of the preliminary and final development plan review process, in order to obtain a certificate of level of service compliance, pursuant to Ordinance 92-7.
11. Any violation of the terms and conditions of this planned unit development may be grounds for review and possible reconsideration by the Board of County Commissioners.

Bases:

1. The current "A-1" (Agriculture) zoning district is inconsistent with the Comprehensive Plan's future land use designation of this property as part of the Millhopper Activity Center, which is designated for Commercial land use.
2. Policy 2.6.2.e of the Millhopper Activity Center Plan stipulates that this property is limited to office use, which is to be implemented through the use of the Planned Unit Development (PUD) zoning district.
3. The conceptual planned unit development as submitted meets the intent of the applicable Future Land Use Element and Millhopper Activity Center Plan policies. The development plan approval process through the Development Review Committee will ensure full compliance with all applicable policies, regulations, and ordinances.
4. Concurrency requirements for roads, parks, drainage, stormwater management, solid waste, water and sewer, and mass transit shall be met as a condition of final development plan approval.

Appendix D- Alachua County Land Development Code- Use Regulations

Use Categories	Specific Uses	A	A-RB	C-1	RE, RE-1	R1-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	TOD/TND	Standards	
		Key: P = Permitted Use L = Limited Use SE = Special Exception SU= Special Use A = Accessory Use NA = Not Applicable																								
AGRICULTURAL AND CONSERVATION USES																										
Agriculture	Agricultural uses, except as listed below	P	P	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	\$404.09	
	Agricultural processing, offsite	L	L																		L	L	L	L	\$404.10	
	Produce stand	L	L														L	L	L	L				L	\$404.11	
	Agricultural services	SE	P																							
	Poultry or livestock raising on parcels less than 5 acres	L	L		L	A	A	A																	\$404.13	
	Community garden	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	\$404.13.5	
	Farmers market	L	L										L	L	L	L	L	L	L	L	L	L			\$404.13.6	
	Mobile farmers market	L	L	A	A	A	A	A	A	A	A	L	L	A	L	L	L	L	L	L	L	A	A	A	\$404.13.3	
	Dairy, commercial	SE																								\$0
	Commercial livestock market	SE	P																							
	Rural event center or arena	SE																								\$404.14.5
	Slaughter plant	SE																								
	Farm machinery and lawn and garden equipment repair	L	P																					P	P	\$404.15
	Wood processing facilities	SE																								\$404.16
	Feed & agriculture supply sales		P														P	P	P	P	P					
	Kennel, Cattery or Private Animal Shelter	L SE				L SE																				\$404.18
Animal Sanctuary	SE		SE																						\$404.18.5	

Chapter 404. Use Regulations

Article 2. Use Table

Use Categories	Specific Uses	A	A-RB	C-1	RE, RE-1	R1-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	TOD/TND	Standards		
Key: P = Permitted Use L = Limited Use SE = Special Exception SU= Special Use A = Accessory Use NA = Not Applicable																											
Resource-based Recreation	Farmworker housing	SE	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		\$404.19		
	Resource-based recreation, except as listed below	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
	Dock	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	\$404.108	
	Hunting or fishing camp	L SE		L SE																				L SE		\$404.109	
	Marina																							P SE		\$404.110	
	Residential recreational camp	SE		SE																				SE		\$404.111	
Conservation	Public Wildlife Refuge	P		P																							
	Public Park or Historic Site	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
RESIDENTIAL USES																											
Household Living	Single-family detached dwelling	P	A	P	P	P	P	P	P			P												A	P		
	Single-family attached dwelling					P	P	P	P			P														P	
	Manufactured home	L	A					L		L																\$404.21	
	Mobile home	L						L		L																\$404.22	
	Manufactured or mobile home park									L																\$404.23	
	Accessory living unit	A			A	A	A	A																A		\$404.24	
	Security quarters	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		\$404.25
	Model Home	A			A	A	A	A	A																A		\$404.26
	Multiple-family dwelling								P			P													P		
	Residential over commercial											P	P	P	P	P	P									P	
Group Housing	Assisted living facility								L			L		L											L	\$404.27	
	Nursing home													P	P										P		
	Dormitory								P					P													

Use Categories	Specific Uses	A	A-RB	C-1	RE, RE-1	R1-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	TOD/TND	Standards	
Key: P = Permitted Use L = Limited Use SE = Special Exception SU= Special Use A = Accessory Use NA = Not Applicable																										
Group Housing	Fraternity or sorority house								P																	
	Community residential home, small	L			L	L	L	L	L			L												L	§404.28	
	Community residential home, large	SE							L			L												L	§404.29	
PUBLIC AND CIVIC USES																										
Adult and Child Care	Adult or child care center	SE	SE		SE	SE	L	SE	L			L	L	L	L	L	L	L	L	L	L	L	L	L	§404.31	
	Family child care home	L			L	L	L	L	L			L												L	§404.32	
Educational Facilities	Educational facility, private (pre-K-12)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	SU	§404.34	
	Educational facility, public (pre-K-12)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	L	§404.34	
	Educational facility, vocational, business or technical school; college or university	A													P	P	P	P	P	P	P	P		P		
Community Services	Government Buildings and facilities	SU	SU	SU	L	L	L	L	L	L	SU	L	L	L	L	L	L	L	L	L	L	L	L	L	P	§404.35
	Cemetery	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L		§404.36
	Funeral home											SE			P										P	§404.37
	Homeless shelter, principal use				SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	§404.38
	Homeless shelter, accessory	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§404.39
	Soup kitchen, principal use				SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	§404.40

Chapter 404. Use Regulations

Article 2. Use Table

Use Categories	Specific Uses	A	A-RB	C-1	RE, RE-1	R1-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	TOD/TND	Standards	
Key: P = Permitted Use L = Limited Use SE = Special Exception SU= Special Use A = Accessory Use NA = Not Applicable																										
Community Services	Soup kitchen, accessory	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	\$404.41	
	Civic organizations and places of worship	L	P	SE	L	L	L	L	L	L	L	P	P	P	P	P	P	P	P	P	P	P	P	P	\$404.42	
	Museum	L	L		L	L	L	L	L			L	L		L	P	P	P	P	L	L	L	L	P	\$404.43	
	Commercial Animal Boarding or Training Facility		SE																SE	SE		SE	SE		\$404.44	
	Pet rescue organization	L															L	L	L	L					L	\$404.44.5
Health and Medical Facilities	Hospital													P												
	Medical clinic or lab	SE	P									P	P	P	P	P	P	P	P	P	P	P		P		
	Medical marijuana dispensary													L		L	L	L	L						\$404.45	
	Veterinary clinic or hospital	SE	L										L		L	L	L	L	L	L		L		L	\$404.46	
	Massage therapist															L	L	L	L	L					L	\$404.47
Transportation Terminals	Bus or train station																		SE	SE	SE	SE	SE		P	
	Airport																				SE	SE				
	Helicopter landing pad													SE							SE	SE			\$404.48	
	Private landing strip	SE																								
Utilities	Major Utilities, except as listed below	SE	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			
	Minor Utilities, except as listed below	P	P		L	L	L	L	L	L	L	P	P	P	P	P	P	P	P	P	P	P	P	P	\$404.49	
	Broadcasting or communications tower	SE																	SE	SE	SE	SE	SE		SE	\$404.50
	Amateur radio tower	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

Use Categories	Specific Uses	A	A+RB	C-1	RE, RE-1	R1-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	TOD/TND	Standards	
Key: P = Permitted Use L = Limited Use SE = Special Exception SU= Special Use A = Accessory Use NA = Not Applicable																										
Personal Wireless Service Facilities	Personal wireless service facility	L SU	L SU		L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	Article 12
COMMERCIAL USES																										
Home-based businesses	Home-based business, general	A			A	A	A	A	A	A	A	A													A	\$404.62
	Home-based business, rural	A																								\$404.63
Entertainment and Recreation	Entertainment and Recreation, except as listed below																P	SE	P	SE					P	
	Outdoor recreation	L SE		L SE							L SE						L SE	L SE	L SE	L SE				L SE		\$404.64
	Motorized sports																SE									\$404.65
	Private Motorized Practice Facility	SE																								\$404.66
	Amusement or theme park																	SE								
	Zoo																	SE	SE							
	Golf course	L				L	L	L																		\$Error! Reference source not found..5
Theater or Cabaret, sexually oriented																			L							\$404.67
Food and Beverage	Restaurant	L														P	P	P	P	P	A	A	P	P		\$404.67.5
	Restaurant, with drive-through															SE	L	L	L	L		A		L		\$404.68
	Incidental food and beverage sales		A													A	A	A	A	A	A	A	A	A		\$404.69
	Cocktail lounge, bar, tavern or nightclub										SE								P	P	P			SE	P	
	Mobile food sales		L													L	L	L	L	L	L	L	L	L		\$404.69.1

Chapter 404. Use Regulations

Article 2. Use Table

Use Categories	Specific Uses	A	A-RB	C-1	RE, RE-1	R1-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	TOD/TND	Standards
Key: P = Permitted Use L = Limited Use SE = Special Exception SU= Special Use A = Accessory Use NA = Not Applicable																									
Business and Professional Services	Business and professional services, except as listed below											P	P	P	P	P	P	P	P	P	P	P		P	
	Bank or financial institution														P	P	P	P	P					L	\$404.107
Business and Professional Services	Radio or television station, excluding towers																	P	P	P	P	P		P	
Personal Services	Personal Services, except as listed below														P	P	P	P	P	P				P	
	Gym or fitness center														P	P		P	P	P	SE			P	
	Indoor sports training facility															P	P	P	P	P	L	L		P	\$404.106
	Dance, art or similar studio											P			P	P					P	SE			P
Overnight Accommodations	Hotel or Motel													P		P	P	P	P				SE	L	\$404.69.5
	Bed and breakfast	L			L	L	L					L												L	\$404.70
	Rooming House								P			P		P											
	RV Park/ Campground										L														
Retail Sales and Service	Retail Sales and Service, except as listed below															P	P	P	P					P	
	Neighborhood convenience center															L	L	L	L		L	L			\$404.72
	Convenience store															L	L	L	L	L			L	P	\$404.73
	Pharmacy													L		L	L	L	L					L	\$404.74
	Dry cleaners															P	P	P	P					L	\$404.74.5
	Furniture store															P	P	P	P	P				P	
	Media sales and rental															L	L	L	L					L	\$404.75
	Large-scale retail																		L	L	L			P	\$404.75.5

Use Categories	Specific Uses	A	A-RB	C-1	RE, RE-1	R1-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	TOD/TND	Standards	
Key: P = Permitted Use L = Limited Use SE = Special Exception SU= Special Use A = Accessory Use NA = Not Applicable																										
	Flea market																		SE							
Retail Sales and Service	Media, sexually oriented																	L	L						\$404.67	
	Sex shop																			L					\$404.67	
Commercial Animal Raising	Commercial Animal Raising	SE																								
Self-Service Storage Facilities	Self-Service Storage Facilities																		L		L	L	L		L	\$404.76
Vehicle Sales and Service	Vehicle sales and service																		P	SE		P	L	L	\$404.77	
	Vehicle and trailer rental																	A	P			P			\$404.78	
	Service station																	P	P	SE				L	\$404.78.5	
	Vehicle repair																		L			P			\$404.79	
	Fuel Sales		A														SE	A	A	A	SE			A	A	\$404.80
Outdoor Storage and Display	Outdoor storage		A											A					A	A	A		A	A	\$404.81	
	Outdoor display		A													A	A	A	A	A		A	A	A	\$404.82	
INDUSTRIAL USES																										
Wholesaling, Warehousing, Storage and Distribution	Wholesaling, Warehousing, Storage and Distribution, except as listed below	SE	SE																		P	P	P		\$404.82.6	
	Building supply and lumber sales																		P	P		P				
	Manufactured and mobile home sales																						P			
	Parking of trucks, recreational vehicles and trailers	A	A		A	A	A	A	A	A	A														\$404.82.5	

Chapter 404. Use Regulations

Article 2. Use Table

Use Categories	Specific Uses	A	A+RB	C-1	RE, RE-1	R1-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	TOD/TND	Standards	
Key: P = Permitted Use L = Limited Use SE = Special Exception SU= Special Use A = Accessory Use NA = Not Applicable																										
	Storage yard																						L SE		\$404.83	
Light Industrial	Light Industrial, except as listed below																					P	P		L	\$404.83.5
	Research, development or experimental lab													L								P	P		P	\$404.84
	Heavy machinery and equipment sales and repair																			SE				P		
	Cab company or limousine service																				P	P		P		
Heavy Industrial	Heavy Industrial, except as listed below																							P		
	Asphalt or concrete batching plant																							SE		
Waste-Related Service	Waste-Related Service, except as listed below																							SE		
	Junk, salvage or recycled metal yard																							SE		\$404.85
	Solid waste transfer station	L																						L		\$404.86
	Package Treatment Plant	SU	SU		SU	SU	SU	SU	SU	SU	S	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	\$404.87
	Spray irrigation	L	L		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	\$404.88
	Land application of biosolids	SE																								\$404.89
	Materials Recovery, Recycling and Composting																							SE		\$404.89.5

Use Categories	Specific Uses	A	A-RB	C-1	RE, RE-1	R1-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	TOD/TND	Standards
Key: P = Permitted Use L = Limited Use SE = Special Exception SU= Special Use A = Accessory Use NA = Not Applicable																									
	Storage, transfer or treatment of hazardous waste																								
Mining, Excavation and Fill Operations	Mining, Excavation and Fill Operations	SU																							Article 24
Public Fairground	Public Fairground																					L			Article 25

Petition PB-18-138 ZON. eda engineers-surveyors-planners, inc., agent for PK5, LLC. Rezone property from Planned Development (PD) to Office (OF). 4500 block of NW 27th Ave.

Megan Echols, Planner gave the staff presentation.

-Clay Sweger, agent for the applicant, gave a presentation for eda engineers-surveyors-planners, inc., in regards to the petition.

-Lorraine McKenna spoke in regards to the petition.

-Robert Christianson spoke in regards to the petition.

Plan Board Vice-Chair Stephanie Sutton stated that she is recusing herself from voting on this petition, and that she submitted Form 8B (Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers)

Motion By: Dave Ferro	Seconded By: Terry Clark
Moved To Approve	Upon Vote: 4-0 (Sutton recused)