

**LEGISLATIVE #**

**110013D**



110013D

AERIAL PHOTOGRAPH

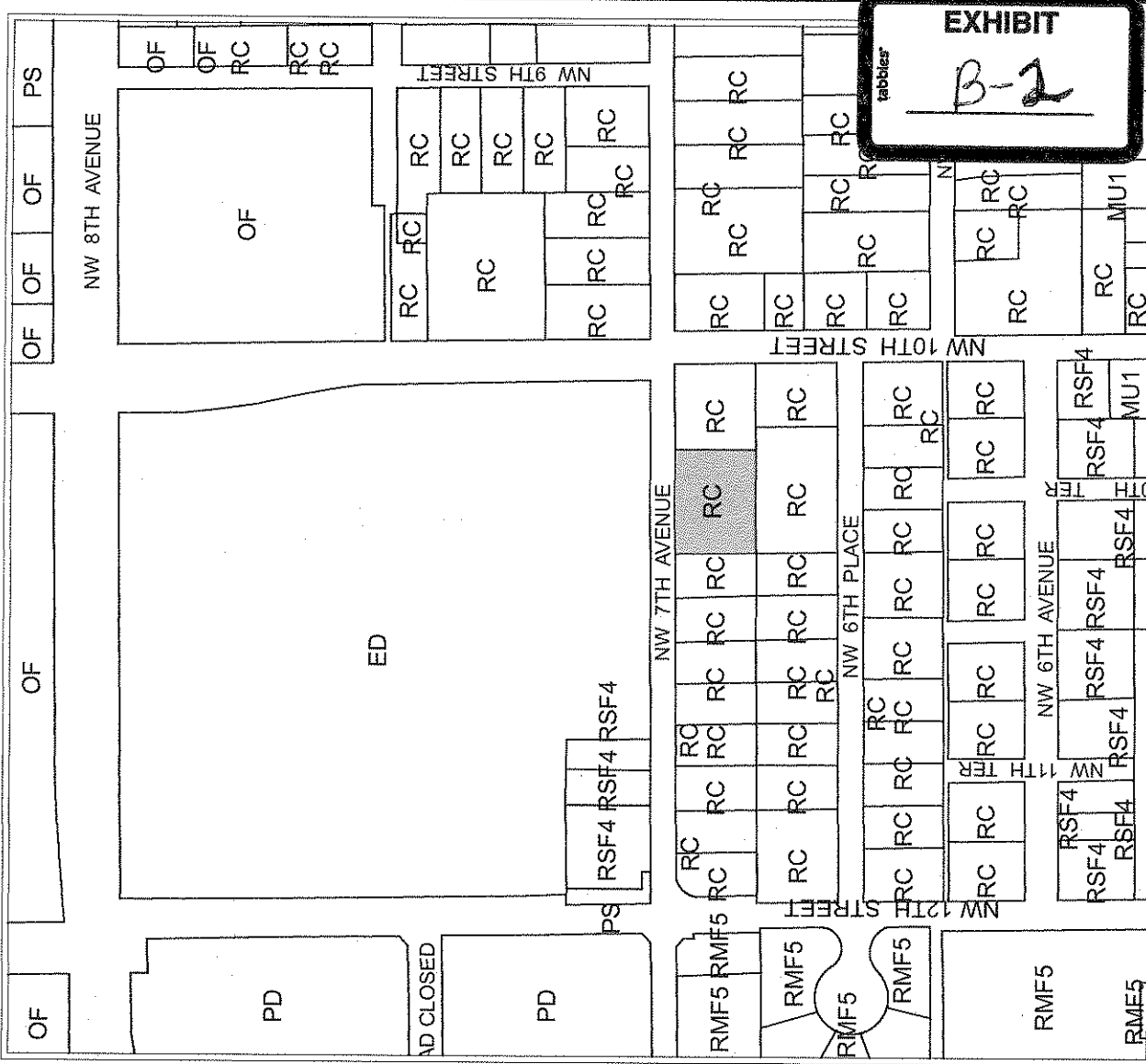
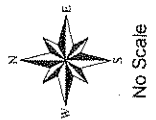
Name	Petition Request	Map(s)	Petition Number
CRA- agent for the City of Gainesville	Amend the FLUM from Res-Low (RL) to Public Facilities (PF). Rezone from RC to PS.	3950	PB-10-120 LUC PB-10-121 PSZ

# City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RSF-2 4.6 units/acre Single-Family Residential
- RSF-3 5.8 units/acre Single-Family Residential
- RSF-4 8 units/acre Single-Family Residential
- RSF-R 1 unit/acre Single-Family Rural Residential
- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RMF-6 8-15 units/acre Multiple-Family Residential
- RMF-7 8-21 units/acre Multiple-Family Residential
- RMF-8 8-30 units/acre Multiple-Family Residential
- RC 12 units/acre Residential Conservation
- MH 12 units/acre Mobile Home Residential
- RMU Up to 75 units/acre Residential Mixed Use
- RH-1 8-43 units/acre Residential High Density
- RH-2 8-100 units/acre Residential High Density
- OR 20 units/acre Office Residential
- OF General Office
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- MU-2 12-30 units/acre Mixed Use Medium Intensity
- CCD Up to 150 units/acre Central City
- UMU-1 Up to 75 units/acre Urban Mixed-Use
- UMU-2 Up to 100 units/acre Urban Mixed-Use
- BI Business Industrial
- W Warehousing and Wholesaling
- I-1 Limited Industrial
- I-2 General Industrial
- A Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park
- PD Planned Development

Area  
under petition  
consideration

Division line between two zoning districts



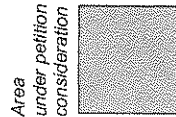
Name		Petition Request	Map(s)	Petition Number
CRA- agent for the City of Gainesville		Rezone from RC to PS.	3950	PB-10-121 PSZ

EXISTING ZONING  
110013D

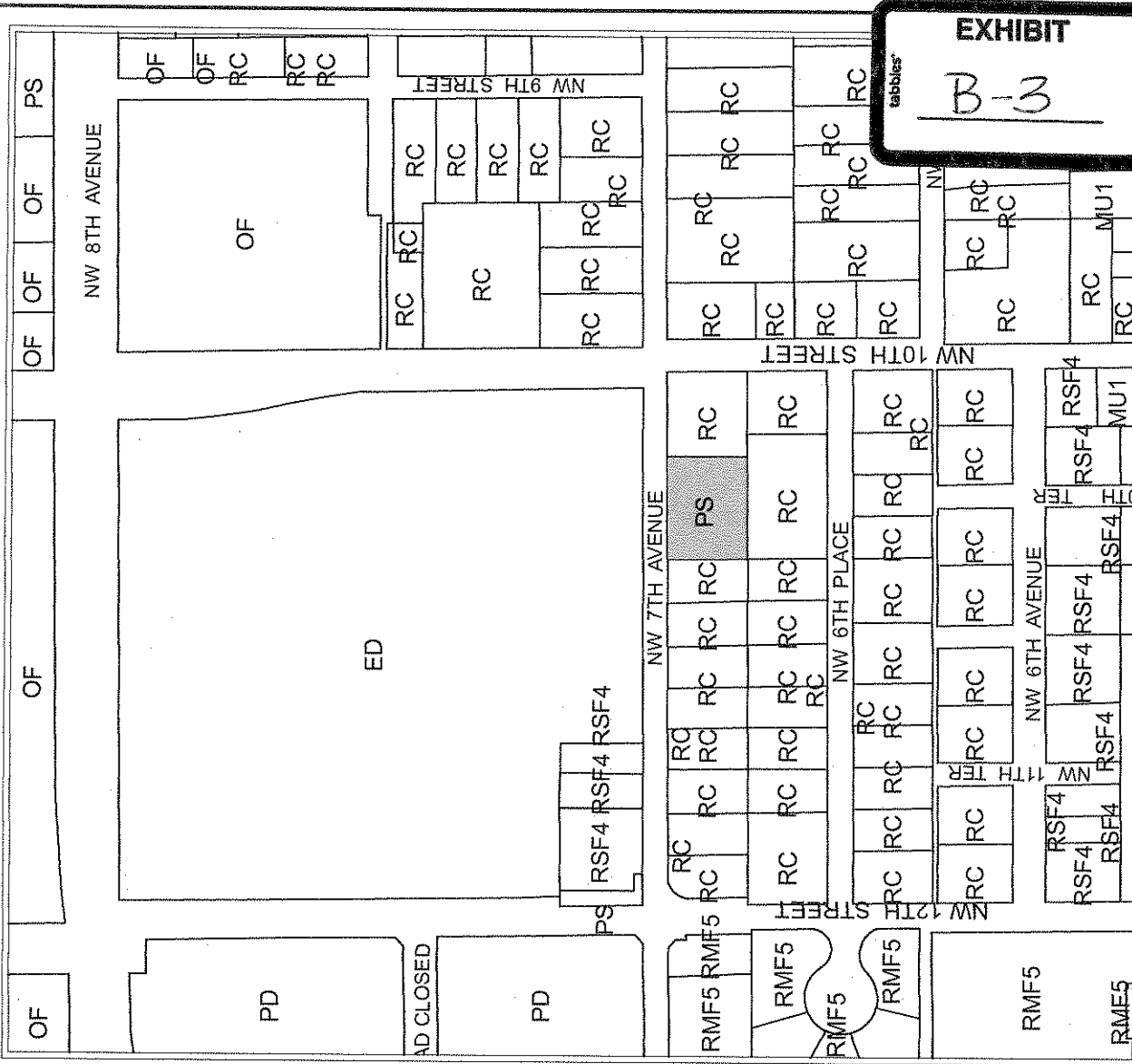
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Division line between two zoning districts



No Scale



**EXHIBIT**  
**B-3**

## PROPOSED ZONING

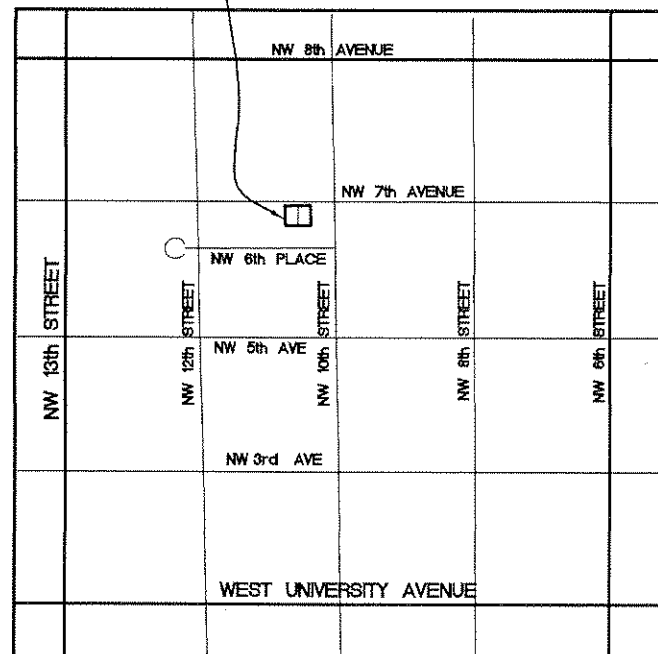
Name	Petition Request	Map(s)	Petition Number
CRA- agent for the City of Gainesville	Rezone from RC to PS.	3950	110013D
			PB-10-121 PSZ

## GENERAL DEVELOPMENT NOTES

1. USE & DESCRIPTION OF PROJECT: DEVELOPMENT OF A MUSEUM / CULTURAL CENTER AT THE HISTORIC RESIDENCE OF A. QUINN JONES. THE PROJECT INVOLVES INTERIOR BUILDING RENOVATIONS AND SITE INFRASTRUCTURE IMPROVEMENTS.
2. THE PROPERTY OWNER IS: CITY OF GAINESVILLE
3. THE PROPERTY TAX PARCEL NO IS: 13867-000-000
4. THE PROPERTY IS ZONED: RESIDENTIAL CONSERVATION, RC
5. THE PROPERTY LAND USE IS: RESIDENTIAL LOW DENSITY, RL
6. SITE ADDRESS: 1019 NW 7th AVENUE
7. SECTION/TOWNSHIP/RANGE: SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST
6. DEVELOPMENT DATA:
- A. TOTAL SITE AREA (LOT): 11,863 SF = 0.27 AC = 100.0%
- B. BUILDING AREA: 1,421 SF = 0.03 AC = 12.0%
- C. PAVEMENT & SIDEWALK AREA: 4,344 SF = 0.10 AC = 36.6%
- D. TOTAL IMPERVIOUS AREA: 5,765 SF = 0.13 AC = 48.8%
- E. OPEN AREA: 6,098 SF = 0.14 AC = 51.4%
7. PARKING: THE PARKING CRITERIA BEING USED IS THE CRITERIA FOR LIBRARIES. THIS CRITERIA IS BEING USED AS THE CITY LDR PARKING REQUIREMENTS DO NOT ADDRESS MUSEUMS. THE LIBRARY USE IS CONSIDERED THE CLOSEST REPRESENTATION OF THE PROPOSED MUSEUM USE.
- A. AUTOMOBILE PARKING CRITERIA = 1 SPACE/200 SF (PER LIBRARY PARKING CRITERIA)
- B. AUTOMOBILE PARKING REQUIRED = 1,421/200 = 7.10 OR 7 SPACES
- C. AUTOMOBILE PARKING PROVIDED = 7 SPACES
8. BUILDING INFORMATION: THE EXISTING BUILDING WILL REMAIN AND BE RENOVATED INTERNALLY
- A. NO. STORIES: 1
- B. BUILDING AREA: 1,421 SF
- C. BUILDING HEIGHT: 14'±
- D. OCCUPANCY CLASS: A-3
- E. TYPE OF CONSTRUCTION: TYPE V-B
- F. SPRINKLERED: NO
- G. THE EXISTING BUILDING HAS AN ASPHALT SHINGLE ROOF.
- H. THE SITE SHALL BE ACCESSED FROM NW 7th AVENUE.
9. THIS SITE IS LOCATED IN FEDERAL FLOOD ZONE "X".
10. THE SITE IS NOT LOCATED IN THE HISTORIC, GREENWAY, NATURE PARK, GATEWAY, OR WETFIELD DISTRICTS.
11. THIS SITE SHALL COMPLY WITH THE CITY OF GAINESVILLE'S REQUIREMENT FOR SAFETY AND THE PARKING LOT LIGHTING SHALL COMPLY WITH CITY ORDINANCE REQUIREMENTS.
12. STORMWATER: A STORMWATER MANAGEMENT SYSTEM WILL BE CONSTRUCTED ON THE SITE. THE SYSTEM WILL BE DESIGNED AS A RETENTION SYSTEM. THE CITY STORMWATER MANAGEMENT DESIGN CRITERIA IS TO BE ESTABLISHED. THE SITE IS A REDEVELOPMENT PROJECT WITH LESS THAN 4,000 SF OF IMPERVIOUS AREA. THEREFORE, IT IS PROPOSED THAT THE CITY REDEVELOPMENT CRITERIA FOR WATER QUALITY TREATMENT, ONLY, BE PROVIDED. THE PROJECT IS EXEMPT FROM SURFACED PERMIT REQUIREMENTS BASED ON AMOUNT OF IMPERVIOUS AREA.
13. ALL SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF GAINESVILLE LAND DEVELOPMENT REGULATIONS. THE SIGNAGE SHALL BE PERMITTED SEPARATELY WITH THE CITY OF GAINESVILLE BUILDING DEPARTMENT.
14. THIS SITE AND BUILDING COMPLY WITH THE STATE OF FLORIDA'S ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
15. GARBAGE COLLECTION AND RECYCLING: THE FACILITY WILL UTILIZE THE CURRENT CURB-SIDE PICKUP SERVICE. A LOCATION ON SITE WILL BE PROVIDED FOR THE STORAGE OF CURB-SIDE WASTE CONTAINERS AND RECYCLE CONTAINERS.
16. TREE PROTECTION: THE SITE PLAN SHOWS EXISTING TREES TO REMAIN. THE TREES TO REMAIN SHALL BE PROTECTED WITH TREE BARRICADES IN ACCORDANCE WITH CODE REQUIREMENTS.
17. ALL EXIT DOORWAYS SHALL OPEN ONTO A LANDING OF AT LEAST THE WIDTH OF THE DOOR AND SHALL BE THE SAME ELEVATION AS THE BUILDING FINISHED FLOOR. THIS CRITERIA WILL BE MET. THE DOORWAY LOCATIONS ARE SHOWN ON THE DESIGN DRAWINGS.
18. TRIP GENERATION DATA:
- A. ITE LAND USE = 495 RECREATION COMMUNITY CENTER
- B. BUILDING AREA = 1,421 SF
- C. AVERAGE DAILY TRIP GENERATION =  $22.88 \times (1,421 / 1000) = 32.5$  OR 33 TRIPS
- D. EXISTING TRIP CREDIT FOR 2 RESIDENCES =  $1.10 \times (9.55 \times 2) = 21$  TRIPS
- E. NET DAILY TRIP IMPACT =  $33 - 21 = 12$  TRIPS
- F. AM PEAK HOUR =  $1.62 \times (1,421 / 1000) = 2.3$  OR 2 TRIPS
- G. PM PEAK HOUR =  $1.45 \times (1,421 / 1000) = 2.1$  OR 2 TRIPS
19. CONCURRENCY MANAGEMENT: THIS SITE IS LOCATED WITHIN TCEA ZONE "A" AND WILL MEET THE PROVISIONS OF CONCURRENCY MANAGEMENT ELEMENT POLICY 1.1.4.
20. FIRE PROTECTION CONCERNS:
- A. THERE ARE NOT ANY SPECIAL FIRE PROTECTION CONCERNS RELATED TO THE USE OF THE NEW BUILDING.
- B. A FIRE HYDRANT IS LOCATED WITHIN 500 FEET OF THE PROPERTY AT THE NORTHEAST CORNER OF NW 7th AVE & NW 10th ST.
- C. SMOKE DETECTION SHALL COMPLY WITH NFPA 72 (2004).
- D. CONSTRUCTION SHALL COMPLY WITH 2007 FLORIDA FIRE PREVENTION CODE.
- E. CONSTRUCTION SHALL COMPLY WITH 2007 FLORIDA BUILDING CODE.
21. SETBACKS: THE MUSEUM BUILDING IS AN EXISTING BUILDING THAT IS NOT PROPOSED FOR RELOCATION. THE EXISTING BUILDING SETBACKS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- A. FRONT SETBACK = 16.2'±
- B. SIDE SETBACK = 10.3'±
- C. REAR SETBACK = 29.8'±
22. UTILITIES:
- A. EXISTING WATER AND WASTEWATER SERVICES ARE PROVIDED BY GRU AND WILL REMAIN UNCHANGED.
- B. EXISTING ELECTRIC SERVICES ARE PROVIDED BY GRU. PARKING LOT LIGHTING WILL BE ADDED.
- C. NO SIGNIFICANT CHANGES ARE PROPOSED TO THE EXISTING SITE UTILITY SERVICES.
- D. EXISTING UTILITY SERVICE CONNECTIONS TO THE RESIDENCE TO BE DEMOLISHED, SHALL BE DISCONNECTED AND REMOVED OR ABANDONED IN ACCORDANCE WITH GRU STANDARDS.
23. NON-NATIVE PLANTS: ALL EXOTIC (NON-NATIVE) CAMPHOR & CHINABERRY TREES SHALL BE REMOVED. NEW TREES SHALL BE PLANTED PER CITY LDR BUFFER REQUIREMENTS TO REPLACE TREES REMOVED.
24. CRA BOARD APPROVAL (3/21/2011): AT ITS 3/21/2011 BOARD MEETING, THE CRA BOARD AUTHORIZED CRA STAFF TO PURSUE RELOCATION OF THE EXISTING HOUSE AT 1019 NW 7th AVENUE, AND AUTHORIZED CRA STAFF TO PURSUE THE LAND USE CHANGE AND REZONING, ANTICIPATING THE CONSTRUCTION OF PARKING AT 1019 NW 7th AVENUE.

# PRELIMINARY DEVELOPMENT PLAN OF THE A. QUINN JONES CULTURAL CENTER FOR CITY OF GAINESVILLE COMMUNITY REDEVELOPMENT AGENCY

SITE LOCATION  
1019 NW 7th AVE



LOCATION MAP  
N.T.S.

No.	DATE	REVISION NOTE	BY	APPR.
5				
4				
3				
2	4/4/11	REVISIONS FOR CITY CORRECTED PLANS	TRH	AJB
1	12/13/10	REVISIONS FOR CITY CORRECTED PLANS	TRH	AJB

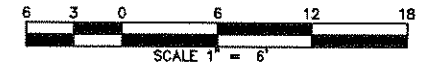
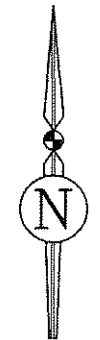
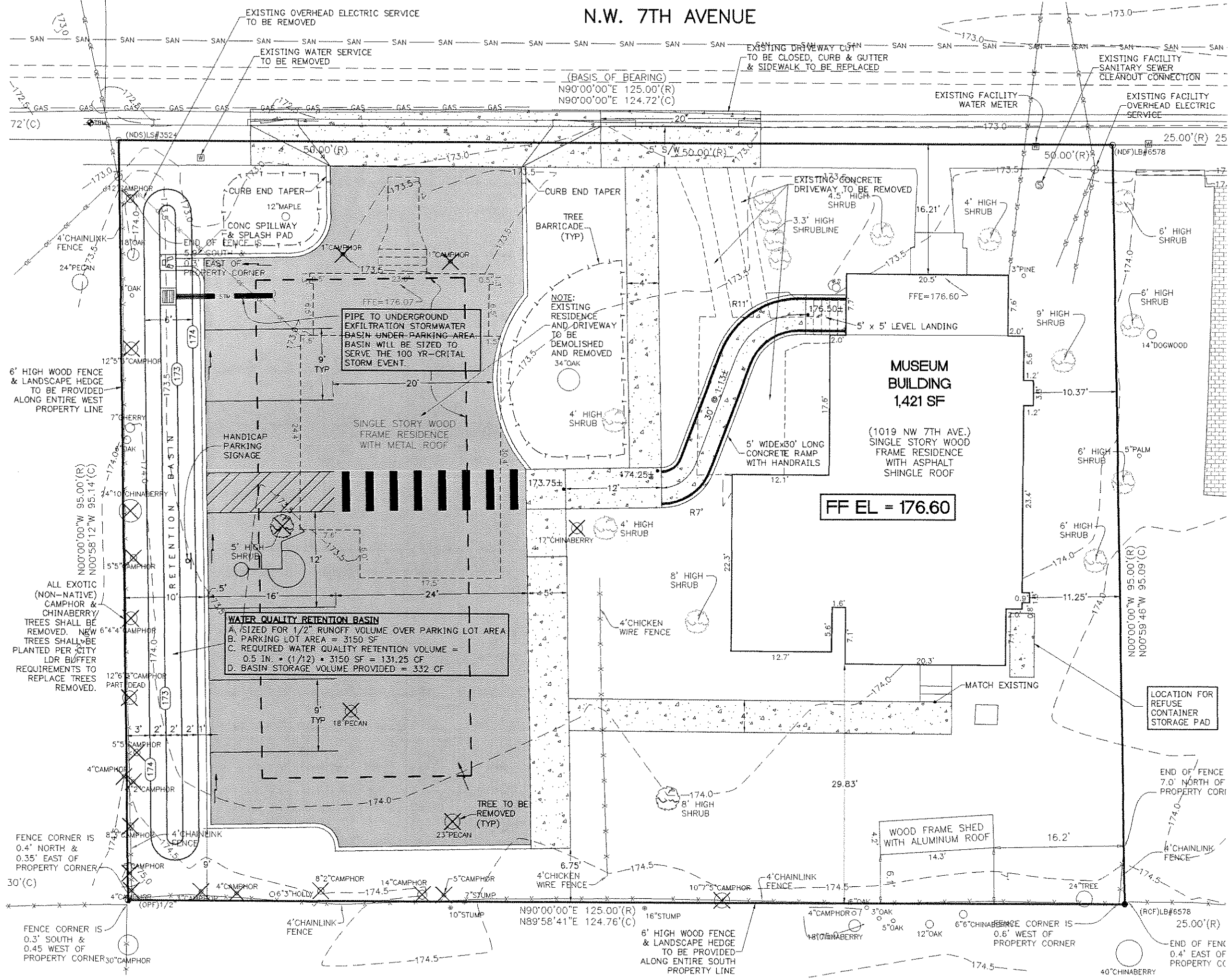
A. QUINN JONES CULTURAL CENTER SHEET INDEX	
SHEET NO.	TITLE
1	COVER SHEET
2	PRELIMINARY DEVELOPMENT PLAN
SUR-1	BOUNDARY AND TOPOGRAPHIC SURVEY

RECEIVED  
APR 5 2011  
PLANNING  
DIVISION

PETITION NO. PB-10-121ZON

<b>BROWN &amp; CULLEN INC.</b> CIVIL ENGINEERS and LAND PLANNERS 3530 N.W. 43rd Street Gainesville, Florida 32606 PHONE: (352) 375-8999 FAX: (352) 375-0833 E-MAIL: bc@brown-cullen.com St. of Fla. Bd. of Prof. Eng. Cert. of Auth. No. 8263	PROJECT ENGINEER A.J. "JAY" BROWN, JR., P.E. 43879	
	PROJECT NO. 301-09-02	DATE NOVEMBER, 2010
	PROJECT MGR. AJB	DRAWN BY RLW
	SHEET 1	OF 2

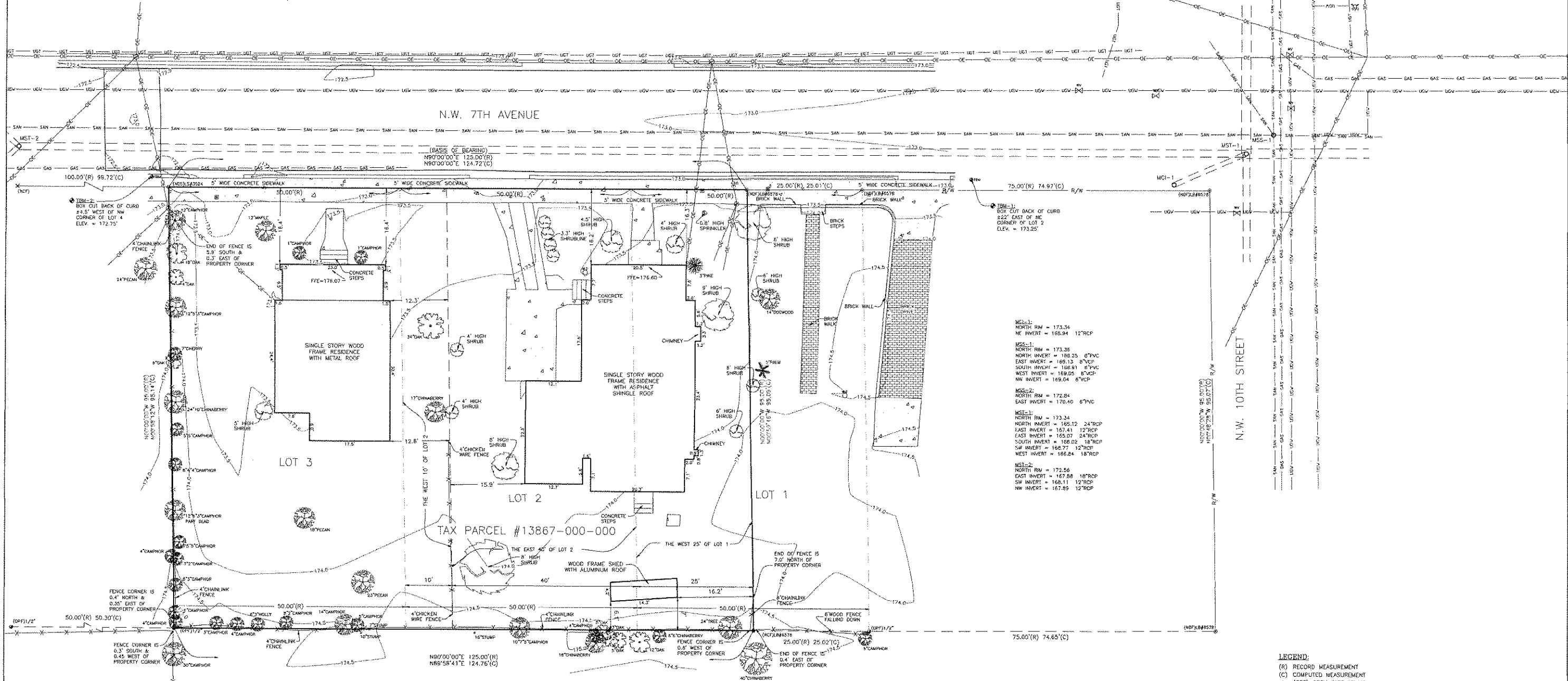




5					
4					
3					
2	4/4/11	REVISIONS FOR CITY CORRECTED PLANS	TRH	AJB	
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No.	DATE	REVISION NOTE	BY	APPR.	
CLIENT: CITY OF GAINESVILLE C.R.A.					
PROJECT: A. QUINN JONES CULTURAL CENTER					
SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN					
Brown & Cullen Inc. CIVIL ENGINEERS and LAND PLANNERS			PROJECT ENGINEER: A. J. JAY BROWN, JR., P.E. FL. REG. NO. 43679		
3530 N.W. 43rd Street, Gainesville, Florida 32606			DATE: NOVEMBER, 2010		
PHONE: (352) 375-8999 FAX: (352) 375-0833			PROJECT MGR: AJB		
E-MAIL: bcl@brown-cullen.com			DRAWN BY: RLW		
St. of Fla. Bd. of Prof. Eng. Cert. of Auth. No. 8263			SHEET: 2 OF: 2		

## BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 3, LOT 2 & WEST 25' OF LOT 1  
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA  
SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST



LAND DESCRIPTION: TAX PARCEL #13867-000-000 (OFFICIAL RECORDS BOOK 3823, PAGE 153)

LOT THREE (3) AND THE WEST TEN (10) FEET OF LOT TWO (2) OF S.J. JOHNSON SUBDIVISION OF THE NORTH HALF (N1/2) OF BLOCK TEN (10) OF BROWN'S ADDITION TO THE CITY OF GAINESVILLE, BEING SIXTY FEET EAST AND WEST BY NINETY FIVE FEET NORTH AND SOUTH ON THE SOUTH SIDE OF COLUMBIA STREET, GAINESVILLE, FLORIDA; AS PER PLAT RECORDED IN PLAT BOOK "A", PAGE 70 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; LYING AND BEING IN NORTHWEST QUARTER (NW1/4) OF SECTION FIVE (5), TOWNSHIP TEN (10) SOUTH, RANGE TWENTY (20) EAST.

AND

WEST TWENTY-FIVE (25) FEET OF LOT ONE (1) AND EAST FORTY (40) FEET OF LOT TWO (2) OF S.J. THOMAS' SUB-DIVISION OF NORTH HALF OF BLOCK TEN (10) BROWN'S ADDITION TO CITY OF GAINESVILLE, ACCORDING TO RECORDED PLAT THEREOF.

## SURVEYOR'S NOTES:

1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON PLAT BOOK "A", PAGE 70 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. BEARINGS ARE BASED ON AN ASSUMED CALL OF N80°00'00" EAST FOR THE SOUTH RIGHT-OF-WAY LINE OF N.W. 7TH AVENUE.
3. DESCRIPTION OF RECORD AS PER OFFICIAL RECORDS BOOK 3823, PAGE 153 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
4. VERTICAL DATUM IS BASED ON N.G.V.D. 1929 DATUM.
5. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SIGNED AND SEALED BY THE LAND SURVEYOR IN RESPONSIBLE CHARGE.
6. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
7. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
8. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
9. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF LOCATIONS AND ELEVATIONS OF UTILITIES PRIOR TO EXCAVATION OR "TIE-IN" CONSTRUCTION.
10. THE SURVEYOR'S LIABILITY FOR THIS SURVEY SHALL BE LIMITED TO THE ACTUAL COST OF THIS SURVEY.
11. NORTH ARROW IS BASED ON BEARING STRUCTURE.
12. CERTIFICATION IS NOT TRANSFERABLE.
13. TREE TRUNK DIAMETERS WERE SIZED AT CHEST HEIGHT, AND DIAMETER MAY VARY AT THE BASE OF THE TRUNKS. DO NOT DESIGN STRUCTURES, CURBS AND GUTTERS WITHIN 5 FEET OF LOCATED TREES WITHOUT FIRST CONTACTING THIS SURVEYOR.
14. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY AND TOPOGRAPHIC INFORMATION AND IMPROVEMENTS.
15. THIS SURVEY COMPLIES WITH THE FLORIDA MINIMUM TECHNICAL STANDARDS AND IS NOT INTENDED TO MEET A NATIONAL TECHNICAL STANDARD.

## FLOOD ZONE:

IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.L.R.M. PANEL No. 312 OF 640, COMMUNITY PANEL No. 125107 0312 D THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", MAP EFFECTIVE DATE JUNE 16, 2006.

## CERTIFICATION:

I, TERRENCE J. BRANNAN, DO HEREBY CERTIFY THAT A BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION AND SUPERVISION ON 7-30-2008 AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DATE OF FIELD WORK: 7-27-2008  
DATE OF DRAWING: 7-30-2008  
DATE OF SIGNATURE:

## LEGEND:

- (R) RECORD MEASUREMENT
- (C) COMPUTED MEASUREMENT
- (OPF) OPEN PIPE FOUND
- (RCF) REBAR & CAP FOUND
- (NDF) NAIL & DISK FOUND
- × (XCF) X-CUT FOUND
- ⊙ (NDS) NAIL & DISK SET
- ⊙ (TBM) TEMPORARY BENCHMARK
- ⊙ (WM) WATER METER
- ⊙ (WS) WATER SPICOT
- ⊙ (WV) WATER VALVE
- ⊙ (SH) SPRINKLER HEAD
- ⊙ (FH) FIRE HYDRANT
- ⊙ (WP) WOOD POWER POLE
- ⊙ (WL) WOOD LIGHT POLE
- ⊙ (MS) STORM MANHOLE
- ⊙ (SS) SANITARY SEWER MANHOLE
- ⊙ (MC) STORM MANHOLE
- FENCE
- UNDERGROUND WATER LINE
- GAS
- UNDERGROUND SANITARY SEWER
- OVERHEAD ELECTRIC WIRES
- UNDERGROUND TELEPHONE LINE

SUR-1

SCALE @  
1" = 10'



SCALE: 1" = 10'	PAGE 1 OF 1	1019 & 1013 NW 7TH AVENUE
BAR IS ONE INCH ON ORIGINAL DRAWING	DATE: 7-29-2008	
0 1"	DRAWN BY: GUY/USA	
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	REVISION NOTES:	
	COPYRIGHT © TERRENCE J. BRANNAN, LAND SURVEYOR INC.	
	SURVEY BY: REGISTERED LAND SURVEYOR FLAGLER, 3524	
	JOB NO. #09068	ACAD FILE: 09068

TERRENCE J. BRANNAN, P.L.S.  
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GAINESVILLE, FLORIDA 32607

PHONE: (352) 331-0010  
FAX: (352) 332-4411

TERRENCE J. BRANNAN  
LAND SURVEYOR  
INC.