

**LEGISLATIVE #**

**110222)**

Petition PB-11-63LUC  
May 26, 2011

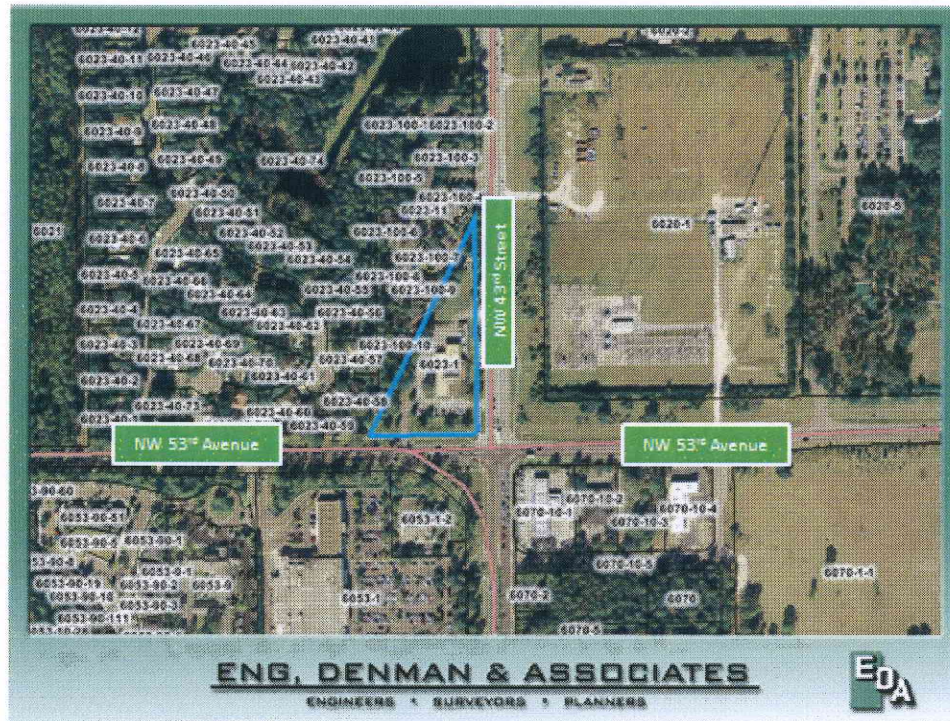
**Appendix C Application and Neighborhood Workshop information**



**ENG, DENMAN & ASSOCIATES, INC.**

ENGINEERS • SURVEYORS • PLANNERS

*Small Scale Comprehensive Plan Amendment  
Land Use Change Application*



**Project Request:** A small scale comprehensive plan amendment to amend the future land use map from Public Facilities to Mixed Use Low.

**Project Location:** 2.69 acres located at 4322 NW 53<sup>rd</sup> Avenue (parcel number 06023-001-000).

**Project Owner:** City of Gainesville / Gainesville Regional Utilities

**Submittal Date:** April 18, 2011

**Prepared By:** Clay Sweger, AICP, LEED AP  
Eng, Denman and Associates, Inc.



**APPLICATION—CITY PLAN BOARD**  
**Planning & Development Services**

**OFFICE USE ONLY**

Petition No. \_\_\_\_\_ Fee: \$ \_\_\_\_\_  
 1<sup>st</sup> Step Mtg Date: \_\_\_\_\_ EZ Fee: \$ \_\_\_\_\_  
 Tax Map No. \_\_\_\_\_ Receipt No. \_\_\_\_\_  
**Account No. 001-670-6710-3401 [ ]**  
**Account No. 001-670-6710-1124 (Enterprise Zone) [ ]**  
**Account No. 001-670-6710-1125 (Enterprise Zone Credit [ ]**

Owner(s) of Record (please print)
Name: <b>City of Gainesville (c/o GRU Gen. Mgr.)</b>
Address: <b>301 SE 4<sup>th</sup> Avenue</b>
<b>Gainesville, FL 32601</b>
Phone: <b>352-334-3400</b>
<b>(Additional owners may be listed at end of applic.)</b>

Applicant(s)/Agent(s), if different
Name: <b>Eng, Denman and Associates, Inc</b>
Address: <b>2404 NW 43<sup>rd</sup> Street</b>
<b>Gainesville, FL 32606</b>
Phone: <b>352-373-3541</b> Fax: <b>352-373-7249</b>

*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 [X]	Zoning Map [ ]	Master Flood Control Map [ ]
Present designation: <b>PF</b>	Present designation:	<b>Other [ ]</b> Specify:
Requested designation: <b>MUL</b>	Requested designation:	

**INFORMATION ON PROPERTY**

- Street address: **4322 NW 53<sup>rd</sup> Avenue**
- Map no(s): **N/A**
- Tax parcel no(s): **06023-001-000**
- Size of property: **Approximately 2.57 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):
- Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
  - 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.
  - Must correctly describe the property being submitted for the petition.
  - 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.*)

d

A. What are the existing surrounding land uses?

North: **Owner: Waterford Park, Inc.**  
**Use: Waterford Park Office Complex**  
**FLU: Office**  
**ZON: Office**

South: **(Across NW 53<sup>rd</sup> Avenue)**  
**Owners: Hydra Corporation & Wachovia Bank**  
**Uses: Hunter's Crossing Shopping Center & Wachovia Bank**  
**FLU: Mixed Use Low**  
**ZON: Planned Development**

East: **(Across NW 43<sup>rd</sup> Street)**  
**Owners: City of Gainesville / Gainesville Regional Utilities**  
**Use: Gainesville Regional Utilities Facility (Multiple Uses)**  
**FLU: Public Facilities**  
**ZON: Public Services**

West: **Owner: Waterford Park, Inc.**  
**Use: Waterford Park Office Complex**  
**FLU: Office**  
**ZON: Office**

**Owner: Mary Benson**  
**Use: Single Family Lot / Ashton Subdivision**  
**FLU: Single Family**  
**ZON: RSF-1**

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

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

**Please see Justification Report.**

- 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 – N/A

Noise and lighting – N/A

**Please see 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)

**Please see Justification Report.**

- 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 ____	Urban Infill <u>X</u>
Activity Center ____	Urban Fringe ____
Strip Commercial ____	Traditional Neighborhood ____

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

**Please see Justification Report.**

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

**Please see Justification Report.**

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

Roadways

**Please see Justification Report.**

Recreation

**Please see Justification Report.**

Water and Wastewater

**Please see Justification Report.**

Solid Waste

**Please see Justification Report.**

Mass Transit

**Please see Justification Report.**

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

NO \_\_\_\_

YES X (please explain)

**Please see 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: <b>City of Gainesville (c/o GRU Gen. Mgr.)</b>	
Address: <b>301 SE 4<sup>th</sup> Avenue</b>	
<b>Gainesville, FL 32601</b>	
Phone: <b>352-334-3400</b>	Fax:
Signature: <b>See Below</b>	

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.

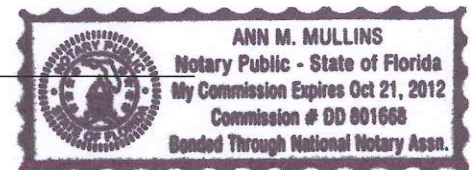
*Robert E. Hunzinger, SM*  
 Owner/Agent Signature  
 3/31/2011.  
 Date

STATE OF FLORIDA  
 COUNTY OF ALACHUA

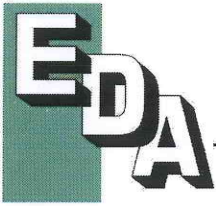
Sworn to and subscribed before me this 31 day of MARCH 2011, by (Name)  
ROBERT E. HUNZINGER.

*Ann M. Mullins*  
 Signature – Notary Public

Personally Known  OR Produced Identification  (Type)



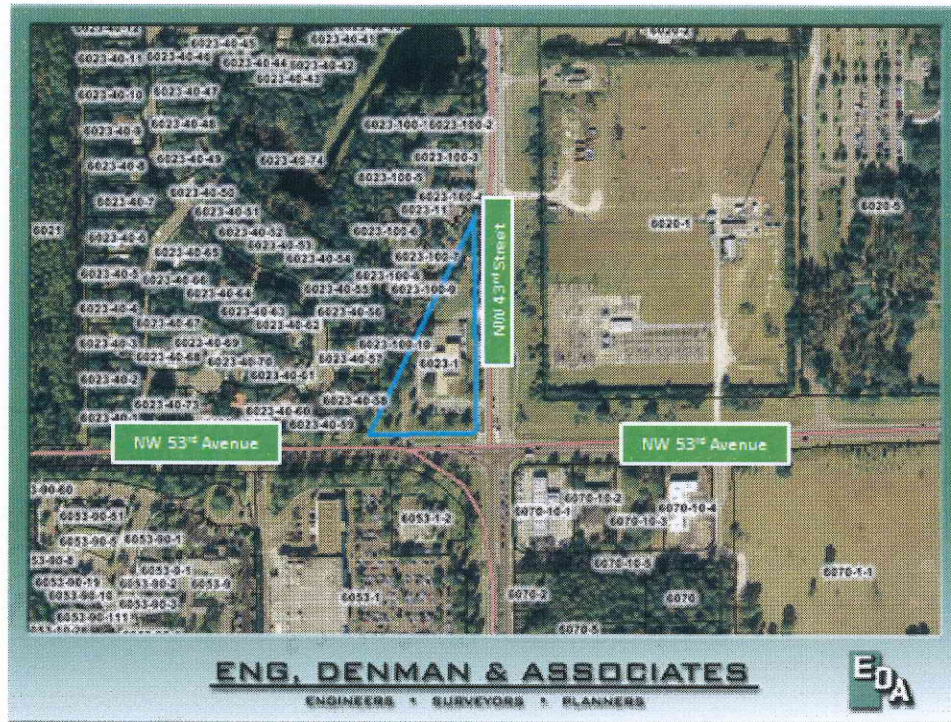




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**Submittal Date:** April 18, 2011

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## **Background**

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The subject property is approximately 2.7 acres in size and is located at 4322 NW 53<sup>rd</sup> Avenue (northwestern corner of NW 43<sup>rd</sup> Street and NW 53<sup>rd</sup> Avenue). The property is owned by the City of Gainesville and maintained by the Gainesville Regional Utilities (GRU). The site is the current home of the GRU Electrical Systems Control facility, which consists of an existing building and associated improvements, including a paved parking area, stormwater retention areas, etc.

The existing municipal utility use (GRU Electrical Systems Control) is scheduled to be moved to the new GRU Eastside Operations Center (EOC) on North Main Street upon the opening of the EOC estimated for later this year. The abandonment of the subject property will leave the site without any existing or scheduled municipal use and therefore, will become surplus land. Subsequently, GRU intends to put the subject property back on the tax rolls by selling the property to a private buyer and transferring the proceeds made from the sale to support the public utility.

Currently, the future land use designation on the property is Public Facilities and the zoning designation is Public Services. These designations allow uses and activities typically found in governmental complexes and utility operations, as currently seen on the subject property. However, these land use and zoning designations are not appropriate for private ownership and do not permit the uses typically found in a private development, including commercial, office, residential and any combination thereof.

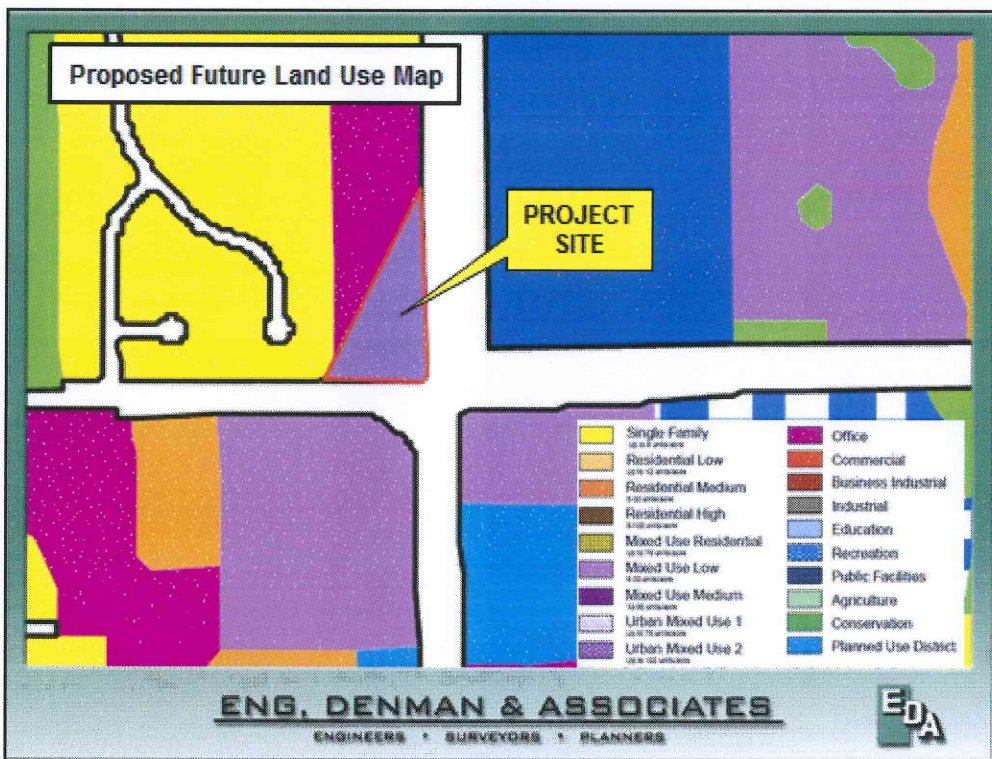
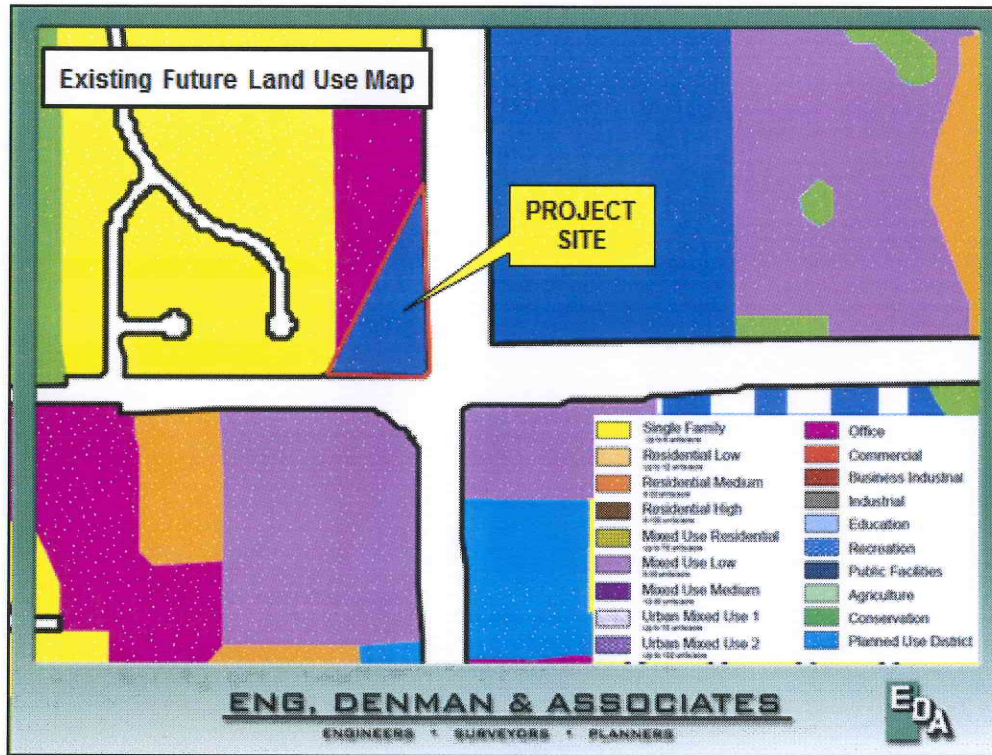
## **Statement of Proposed Change**

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### **Future Land Use Map Amendment**

Therefore, in preparation for the property to be sold to a private party, a change in future land use and zoning is necessary. The requested designation (Mixed Use Low) is the most appropriate designation for the subject property, which is located at a major arterial intersection and within one of the city-designated activity centers, which supports and encourages mixed use development in these areas. This report will elaborate on these main points.

The following maps illustrate the existing (Public Facilities) and proposed (Mixed Use Low) future land use designations:



The City of Gainesville Comprehensive Plan provides the following definitions for the existing Public Facilities and proposed Mixed Use Low future land use designations:

*Public Facilities*

*This category identifies administrative and operational governmental functions such as government offices, utility facilities and storage facilities. Maximum lot coverage in this district shall not exceed 80 percent.*

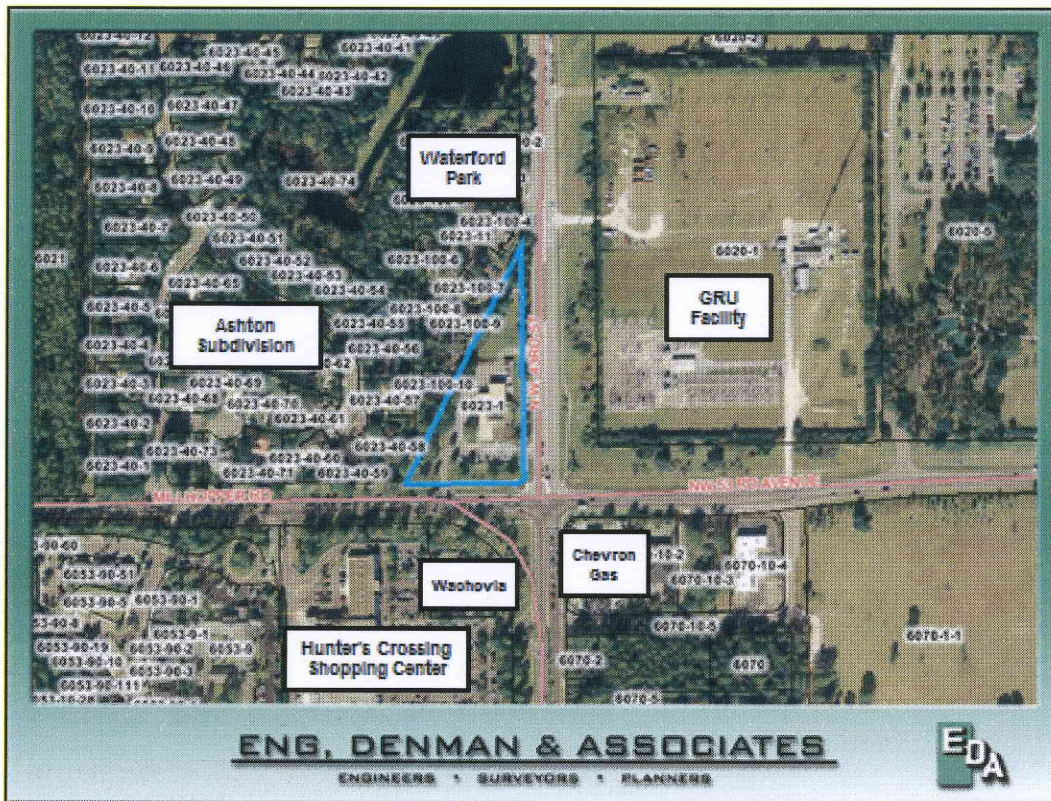
*Mixed Use Low*

*This category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses, and traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by special use permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within ¼ mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and other community civic uses. Buildings in this category shall face the street and have modest (or no) front setbacks.*

## Responses to City Land Use Change Application

### Surrounding Land Uses and Adjacent Land Use and Zoning

Direction	Property Use	Future Land Use Designation	Zoning Designation
North	Waterford Park (Office)	Office	Office
East	NW 43 <sup>rd</sup> Street GRU Substation	Public Facilities	Public Services (PS)
South	NW 53 <sup>rd</sup> Avenue Hunter's Crossing Shopping Ctr.	Mixed Use Low	Planned Development
West	Waterford Park (Office) Ashton (S.F. Neighborhood)	Office Single Family	Office RSF-1



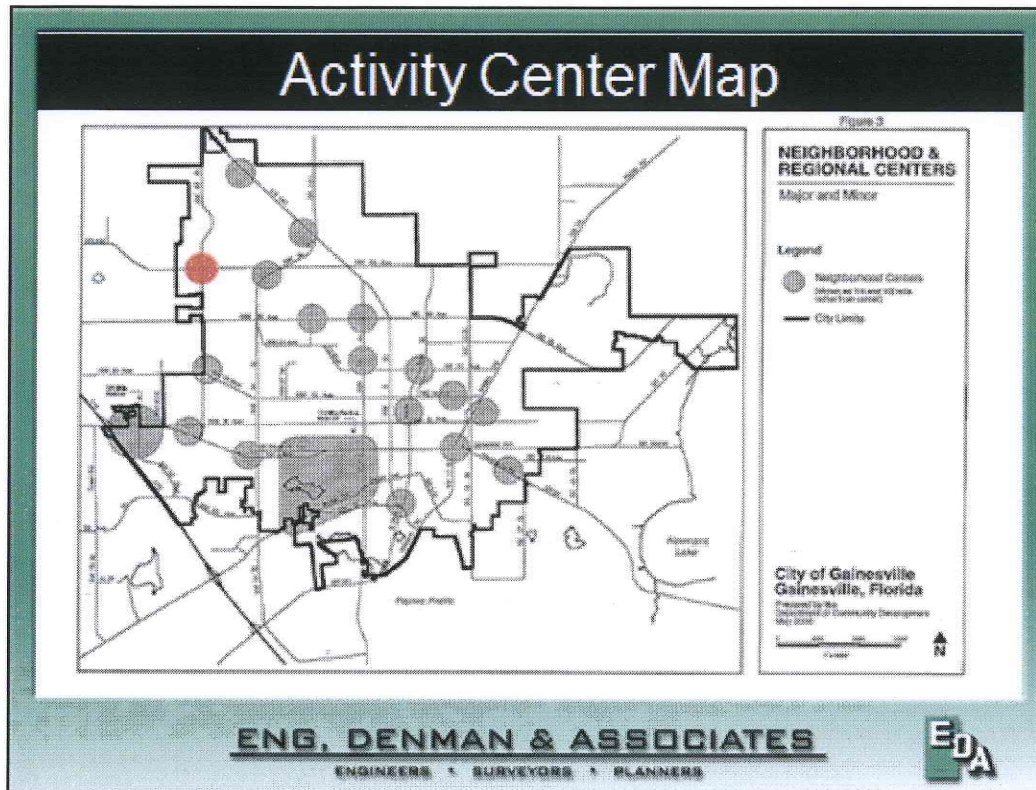
The redevelopment of the subject property under the regulations outlined in the proposed Mixed Use Low future land use designation will continue the existing urban development pattern in the immediate area, which includes a vibrant mix of commercial, office and residential uses. Further, the permitted uses in the requested Mixed Use Low future land use category are compatible with the existing land uses surrounding the subject property, as seen in the previous exhibit. A mix of urban uses (office, commercial, single family) bound the property to the north, west and south. These adjacent uses are compatible with and in fact all included as permitted uses in the proposed Mixed Use Low future land use designation. The Comprehensive Plan states the Mixed Use Low district ‘allows a mixture of residential and non-residential uses,’ and ‘offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood’ (FLUE Policy 4.1.1).

Comprehensive Plan Policy 4.1.1 further defines ‘A Mix of Uses’ as the following, which are supportive of the existing activity center located at intersection of NW 43<sup>rd</sup> Street and NW 53<sup>rd</sup> Avenue (including the subject property):

- Keeps a neighborhood center active and safe on weekends and evenings
- Buildings at least 2 stories create a pleasant ‘outdoor room’ feeling
- Creates places for work, residences, civic and recreation within compact, walkable distances
- Reduces the need for car travel
- Mixes uses vertically and horizontally
- Makes transit efficient and makes smaller retail more viable

The placement of the Mixed Use Low future land use designation on the subject property is the most compatible designation according to the Comprehensive Plan. Specifically, the Future Land Use Map, adopted as part of the Comprehensive Plan, includes a specific land use pattern circulating around the NW 43<sup>rd</sup> Street / NW 53<sup>rd</sup> Avenue intersection. This pattern includes the predominant land use pattern of Mixed Use Low, found on a majority of privately-owned properties at this intersection, including Hunter’s Crossing and the mix of commercial uses at the SE corner of the intersection.

Further, the Comprehensive Plan Future Land Use Element Data and Analysis labels this intersection (including the subject property) as a ‘Neighborhood & Regional Center,’ as seen on the following map (intersection outlined in red):



These designated Activity Centers are typically located at major intersections or employment centers throughout the City. The intent of these areas is to attract mixed-use, pedestrian friendly development and redevelopment. The Data and Analysis describes these areas as a planning tool for 'incorporating more mixed use, designing for transportation choice, increasing high-quality residential densities in appropriate locations...(and) creating a sense of place.' The proposed Mixed Use Low future land use designation will provide the mechanisms needed to redevelop the site as a high quality urban development that follows these design principles.

Additionally, on the City's future land use and zoning maps, neighborhood activity centers are implemented with mixed use categories, such as the proposed Mixed Use Low FLU and Mixed Use-1 Zoning designations. It is very likely that the subject property would already have these requested designations if it had been historically a privately owned property.

### **Impact on Residential Streets**

The proposed land use change application will not impact residential streets in any manner. The subject property is located at a major intersection of two arterial streets and no residential streets can be accessed by the property. The nearest residential streets within the Ashton subdivision will be unaffected and in fact, the redevelopment of the subject property may provide additional business services that the residents could easily walk to from their homes, thus reducing the need to drive for the same services.

### **Impact on Noise and Lighting**

The proposed land use change on the subject property from Public Facilities to Mixed Use Low will not create negative noise and lighting impacts on any surrounding uses. The existing and proposed land use designations are both urban in nature that permit a range of on-site uses, all of which must adhere to the City's adopted noise and light ordinances.

### **Environmental Factors**

The property is fully developed and does not contain any environmentally sensitive resources. Therefore, no environmental factors are related to the proposed land use and zoning changes.

### **Contribution to the Community & Long Term Economic Benefits**

As previously stated in this report, the subject property is city-owned and currently serves a public purpose by housing a GRU facility. However, this GRU operation will soon be relocated off-site, thus leaving an underutilized property with no public purpose. It is based on these facts that GRU intends to put the subject property back on the tax rolls by selling the property to a private buyer, thereby freeing up a prime piece of land for infill redevelopment and generating revenue made from the sale to support the public utility. Additionally, the City's Land Development Code's mixed use design criteria will help ensure that on-site development will be of a scale and quality that will serve as a value added project for the immediate area.



## Level of Service Report

The City of Gainesville has adopted Level of Service standards for roads, potable water, sanitary sewer, solid waste, schools, recreation and drainage. Consistency with these standards is demonstrated in this report.

## Roadways

The subject property will gain ingress/egress from NW 43<sup>rd</sup> Street and NW 53<sup>rd</sup> Avenue and is located within Transportation Concurrency Exception Area (TCEA) Zone B. The proposed land use change from Public Facilities to Mixed Use Low will not have an impact of the roadway level of services. However, at the time of redevelopment, a traffic impact analysis will be required as part of the development plan review process to assess any net impact to the local road network and to demonstrate compliance with Concurrency Management Element Policy 1.1.4 standards.

## Potable Water

According to Gainesville Regional Utilities, potable water currently serves the site and adequate capacity exists in the system to accommodate future development on the project site. In addition, any development to occur on this site shall be required to connect to the centralized system.

## Sanitary Sewer

According to Gainesville Regional Utilities, sanitary sewer currently serves the site and adequate capacity exists in the system to accommodate future development on the project site. In addition, any development to occur on this site shall be required to connect to the centralized system.

## Solid Waste

Solid waste generation disposal will not exceed the City's established level of service of 0.655 tons of solid waste per capita per year disposed (3.6 pounds of solid waste per capita per day disposed). Solid waste generation collection will not exceed the City's

established level of service of 1.07 tons of solid waste per capita per year collected (5.9 pounds of solid waste per capita per day collected).

### **Recreation**

The future redevelopment of this site will likely be non-residential in nature due to its location at an intersection of two major arterial roadways. Additionally, due to the small size of the property, residential development on the property would (best case) be at a very small scale. Therefore, no estimated recreation impacts are anticipated from the proposed amendment.

### **Fire and Emergency Services**

This site is served by Gainesville Fire Rescue Station 7 located at 5601 NW 53<sup>rd</sup> Street.

### **Stormwater Management**

On-site stormwater management facilities will be designed to provide stormwater treatment, so as to not degrade the water quality of the ultimate receiving water body. Post-development runoff will not contribute pollutants that will degrade water quality and will provide a level of treatment that meets or exceeds all state and local permitting regulations.

### **Public Schools**

The future redevelopment of this site will likely be non-residential in nature due to its location at an intersection of two major arterial roadways. Additionally, due to the small size of the property, residential development on the property would (best case) be at a very small scale. The proposed land use change should not have an impact on public school enrollment in Alachua County.

### **Access by Transit, Bikeways and Pedestrian Facilities**

The project site is located at the intersection of NW 43<sup>rd</sup> Street and NW 53<sup>rd</sup> Avenue. Both of these streets have an existing sidewalk and bike lane network that provide safe access from the subject property to the mix of uses in the immediate area that include shopping, a grocery store, restaurants, offices, single family residential subdivisions, a state park and churches.

Presently, this immediate area is not served by the Regional Transit System (RTS). The nearest route is Route #43 (Downtown RTS Station to Santa Fe) and is accessible near the intersection of NW 43<sup>rd</sup> Street and NW 39<sup>th</sup> Avenue.

## **Discouragement of Urban Sprawl**

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The following analysis examines urban sprawl indicators, as listed in Rule 9J-5.006(5)(g), Florida Administrative Code:

### **Rule 9J-5.006(5)(g) Urban Sprawl Indicators**

This amendment has been analyzed to determine the presence of urban sprawl primary indicators, as required by Rule 9-J5.006(5)(g), F.A.C. The primary indicators that a plan amendment promotes or does not promote urban sprawl are listed below. Perhaps the most common indicators of urban sprawl include leapfrog development, ribbon or strip development and large expanses so low density, single dimensional development. The proposed land use change application does not indicate the presence of urban sprawl based on the following indicators.

Included with each of these listed indicators is a site specific response and demonstrate that the proposed comprehensive plan amendment will not result in urban sprawl:

- 1. Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development of uses in excess of demonstrated need.*

Response: The proposed amendment place a mixed use future land use category on the property and it is this designation's very nature to promote higher density mix of development types.

- 2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.*

Response: The subject property is located in the center of the urbanized area within the city limits of Gainesville. The development of this property with the requested

urban future land use designation is infill in nature and will discourage a ‘leapfrog’ development pattern.

3. *Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.*

Response: No radial, strip, isolated or ribbon patterns will be created by this land use change. The development of the subject property as a urban mixed use development will not promote strip development as it is located adjacent to properties with similar urban future land use map designations in an area in which utilities are available.

4. *As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

Response: The subject property is presently developed and is located in the urban area and therefore, will not affect any rural lands or environmentally sensitive areas.

5. *Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmland and soils.*

Response: The redevelopment of the parcel as an urban use will not negatively affect agricultural uses as this type of activity is not presently located in the area proximate to the subject property.

6. *Fails to maximize use of existing public facilities and service.*

Response: Due to the location of the subject property within the urbanized area within the City of Gainesville, the subject property is in a prime location to maximize use of existing public facilities and service. Public facilities currently serve the subject property.

7. *Fails to maximize use of future public facilities and services.*

Response: As stated above, the subject property is located within the City of Gainesville's urbanized area and will be developed at an urban scale and intensity and will maximize the use of future existing public facilities and will utilize any future public facilities and urban services.

8. *Allows for land use patterns or timing which disproportionately increases the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, educational, health care, fire and emergency response, and general government.*

Response: Due to the location of the subject property within the urbanized area of the City of Gainesville that is surrounded by existing development and utilities, the development of this site will not result in a disproportionate burden on public facilities and services.

9. *Fails to provide a clear separation between urban and rural uses.*

Response: The subject property is currently developed and is located in the center of an existing mixed use activity center in the urbanized area and therefore, will not fail to provide a clear separation between urban and rural uses.

10. *Discourage or inhibits infill development or redevelopment of existing neighborhoods and communities.*

Response: The proposed amendment does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. The subject property is located in the center of an existing mixed use activity center. The redevelopment of this site under the City's mixed use criteria will be considered infill in nature based on the existing local development pattern and the patterns indicated on the existing future land use map.

11. *Fails to encourage an attractive and functional mix of uses.*

Response: The subject property is located in an area with a mix of future land use designations that encourage and support the development of non-residential and employment generating uses. Within one-quarter mile of the subject property, there is an active mix of commercial, office, residential and institutional uses. The conversion of the FLU designation to Mixed Use Low on the subject property will

provide buildable tract of land that will be very attractive to new businesses development as it is located in the center of an existing mixed use activity center. Therefore, the development of this site as a mix of non-residential uses will aid in encouraging an attractive and functional mix of business activities in the area.

*12. Results in poor accessibility among linked and related land uses.*

Response: The proposed amendment will not result in poor accessibility among linked and related uses. In actuality, the development of this parcel under the proposed Mixed Use Low future land use designation will provide interconnectivity options to parcels located to the north and west through future redevelopment. The site also has good accessibility as it fronts two arterial streets.

*13. Results in loss of significant amounts of functional open space.*

Response: The proposed amendment will not result in loss of significant amounts of functional open space. Currently, the property does not provide any functional open space as it is a fully developed site.

Property Search Results

Search Date: 4/13/2011 at 2:41:50 PM - Data updated: 04/13/11 Parcel: 06023-001-000

<b>Taxpayer:</b> CITY OF GAINESVILLE	<b>Legal:</b> COM AT SE COR RUN W 420 FT N 26 DEG 51 MIN E 929.80 FT S 829.6 FT TO POB AS PERORDER OF TAKING C-201-70 LESS E 50THEREOF PER OR 1151/192) LESS R/W AS PEROR 1464/0576)
<b>Mailing:</b> % LAND RIGHTS COORDINATOR PO BOX 490 MS 58 GAINESVILLE, FL 32602	
<b>Location:</b> NW 43RD ST Gainesville	
<b>Sec-Twn-Rng:</b> 15-9-19	
<b>Use:</b> MUNICIPAL	
<b>Tax Jurisdiction:</b> Gainesville	
<b>Area:</b> SEC 1-36 OF 9-19	
<b>Subdivision:</b>	

**Assessment History**

\*\* Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. \*\*

Year	Use	Land	Building	Misc	Total	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2010	MUNICIPAL	51400	0	1134700	1186100	881906	304194	304194	0	0
2009	MUNICIPAL	51400	0	1168700	1220100	943560	276540	276540	0	0
2008	MUNICIPAL	51400	0	200000	251400	0	251400	251400	0	0
2007	MUNICIPAL	51400	0	200000	251400	0	251400	251400	0	0
2006	MUNICIPAL	51400	0	200000	251400	0	251400	251400	0	0
2005	CTY INC NONMUNI	51400	0	200000	251400	0	251400	251400	0	0
2004	CTY INC NONMUNI	51400	0	200000	251400	0	251400	251400	0	0
2003	CTY INC NONMUNI	51400	0	200000	251400	0	251400	251400	0	0
2002	CTY INC NONMUNI	51400	0	200000	251400	0	251400	251400	0	0
2001	CTY INC NONMUNI	51400	0	200000	251400	0	251400	251400	0	0
2000	CTY INC NONMUNI	51400	0	200000	251400	0	251400	251400	0	0
1999	CTY INC NONMUNI	51400	0	200000	251400	0	251400	251400	0	0
1998	CTY INC NONMUNI	80000	0	200000	280000	0	280000	280000	0	0
1997	CTY INC NONMUNI	80000	0	200000	280000	0	280000	0	280000	7965.92

**Land**

Use	Zoning	Acres
MUNICIPALLY OWNED	Public Services & Oper	2.57
<b>2010 Certified Land Value: 51400</b>		

**Miscellaneous**

Description	Units
	1
	1
	1
	0
	1
	1
	0
	0
	1
<b>2010 Certified Miscellaneous Value: 1134700</b>	

**Permit**

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
09-4062	MISCELLANEOUS	08/19/2009	01/22/2010	12/25/2009	55 KW GENERATOR

# Alachua County Tax Collector

generated on 4/13/2011 2:42:42 PM EDT

## Tax Record

Last Update: 4/13/2011 2:42:41 PM EDT

### Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year			
06023-001-000	REAL ESTATE	2010			
<b>Mailing Address</b> CITY OF GAINESVILLE % LAND RIGHTS COORDINATOR PO BOX 490 MS 58 GAINESVILLE FL 32602		<b>Physical Address</b> 5601 NW 43RD ST  <b>GEO Number</b> 15-09-19-06023001000			
Exempt Amount	Taxable Value				
See Below	See Below				
<b>Exemption Detail</b> 89 304194	<b>Millage Code</b> 3700	<b>Escrow Code</b>			
<b>Legal Description</b> 5601 NW 43RD ST COM AT SE COR RUN W 420 FT N 26 DEG 51 MIN E 929.80 FT S 829.6 FT TO POB AS PER ORDER OF TAKING C-201-70 LESS E 50 THEREOF PER OR 1151/192) LESS R/W AS PER OR 1464/0576)					
<b>Ad Valorem Taxes</b>					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Amount</b>
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.3763	304,194	304,194	\$0	\$0.00
CNTY DEBT LL	0.2500	304,194	304,194	\$0	\$0.00
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.3638	304,194	304,194	\$0	\$0.00
LIBRARY BONDS	0.1098	304,194	304,194	\$0	\$0.00
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL GENERAL	5.4840	1,186,100	1,186,100	\$0	\$0.00
SCHL DISCRNRY & CN	0.9980	1,186,100	1,186,100	\$0	\$0.00
SCHL BOND 5	0.3750	1,186,100	1,186,100	\$0	\$0.00
SCHOOL VOTED	1.0000	1,186,100	1,186,100	\$0	\$0.00
SCHL CAP26 PROJECT	1.2500	1,186,100	1,186,100	\$0	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.4399	304,194	304,194	\$0	\$0.00
CITY OF GAINESVILLE	4.2544	304,194	304,194	\$0	\$0.00
<b>Total Millage</b>		23.9012	<b>Total Taxes</b>		\$0.00
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levying Authority</b>				<b>Amount</b>



<b>Total Assessments</b>		<b>\$0.00</b>
<b>Taxes &amp; Assessments</b>		<b>\$0.00</b>
<b>If Paid By</b>	<b>Amount Due</b>	
	<b>\$0.00</b>	

<b>Prior Year Taxes Due</b>	
NO DELINQUENT TAXES	





# ENG, DENMAN & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

GRU – NW 53<sup>rd</sup> Avenue Rezoning  
 4323 NW 53<sup>rd</sup> Avenue  
 Gainesville, Florida

## Neighborhood Meeting, March 22, 2011

**Meeting Started:** 6:00 PM

**Community Participants:** 16

**Location:** 2404 NW 43<sup>rd</sup> Street, Gainesville, Florida

<b><u>Attendees:</u></b>	<b>Edna Mound</b>	<b>5713 NW 45<sup>th</sup> Dr.</b>	<b>378-1460</b>
	<b>Freeman Bell</b>	<b>5329 NW 46<sup>th</sup> Terr.</b>	<b>376-3572</b>
	<b>George Snyder</b>	<b>5316 NW 46<sup>th</sup> Terr.</b>	<b>372-9872</b>
	<b>Eleanor Snyder</b>	<b>5316 NW 46<sup>th</sup> Terr.</b>	<b>372-9872</b>
	<b>Christina Costakis</b>	<b>5616 NW 45<sup>th</sup> Dr.</b>	<b>373-0028</b>
	<b>David Costakis</b>	<b>5616 NW 45<sup>th</sup> Dr.</b>	<b>373-0028</b>
	<b>Scott Knight</b>	<b>5831 NW 45<sup>th</sup> Dr.</b>	<b>373-0028</b>
	<b>Stephen Davis</b>	<b>6440 NW 46<sup>th</sup> Dr.</b>	<b>316-3601</b>
	<b>David Smock</b>	<b>5858 NW 45<sup>th</sup> Terr.</b>	<b>336-0355</b>
	<b>Esther Mauffray</b>	<b>4525 NW 53<sup>rd</sup> Lane</b>	<b>378-5635</b>
	<b>Bill Mauffray</b>	<b>4525 NW 53<sup>rd</sup> Lane</b>	<b>219-3141</b>
	<b>Jeff Montgomery</b>	<b>2357 NW 13<sup>th</sup> Place</b>	<b>376-3735</b>
	<b>Gilles Maillart</b>	<b>7106 NW 43<sup>rd</sup> Place</b>	<b>359-5442</b>
	<b>Rick Cain</b>	<b>5403 NW 45<sup>th</sup> Dr.</b>	<b>281-9393</b>
	<b>Carol Bosshardt</b>	<b>5542 NW 43<sup>rd</sup> St.</b>	<b>371-6100</b>
	<b>Norma Darnell</b>	<b>5443 NW 45<sup>th</sup> Dr.</b>	<b>262-2538</b>

### **Project Representatives:**

Engineer: **Sergio Reyes; (SR) EDA**  
 Land Planner: **Clay Sweger; (CS) EDA**

### **Meeting Minutes:**

**Clay Sweger** began the meeting with an introduction of the project and what is the current land use and zoning for the parcel and what land use and zoning changes are being proposed. It was mentioned that the services that are currently located at this facility are going to be moved to the GRU Eastside Operations Center on Main Street. There was reference made to a powerpoint presentation throughout the meeting that is included with these minutes. The meeting was then opened up for citizen discussion, questions, and comments.

- Q:** Does the proposed land use/zoning include religious gathering places?  
**CS:** Yes it does. Religious gathering places (i.e. churches, synagogues, etc.) are allowed in any zoning. They are protected under law.
- Q:** Is the GRU training center that is across the street staying?  
**CS:** There are no immediate plans for that parcel. Let me mention that the particular parcel that you are referring to is not a part of this petition.
- Q:** Is the City sure that it is appropriate to sell this parcel? Can they not find another use for it within the City?  
**CS:** The direction that GRU is taking, is to rezone this parcel and sell it.
- Q:** It has been said that the services that are located here are going to be relocated to the GRU Eastside Operations Center. Is it safe for all services to be located at the same facility?  
**CS:** These building are built to code to withstand earthquakes, hurricanes, etc. They also have security plans that will be put into place.
- Q:** Is there any concern that the City or GRU has beyond getting top dollar for the property?  
**CS:** Under the proposed zoning changes I have gone over what will be allowed there. In addition, we propose a land use and zoning that is appropriate and compatible with the existing development pattern in the area. Whoever purchases the property will have to go through a very rigorous process to obtain permitting. So, yes, there will be appropriate review as with any project coming before the commission for approval.
- Q:** Under the proposed zoning change, will a liquor store be allowed?  
**CS:** It will not be prohibited. A bar or nightclub where people come in and order drinks will not be allowed.
- Q:** Do you know the timeline of when all of this will occur?  
**CS:** We plan to submit this to the City of Gainesville Planning Department next month. The complete process, which includes the petition going before the plan board and commission should take approximately 4 months.
- Q:** Who was contacted about this meeting?  
**CS:** All property owners within 400 feet of the subject property. That includes surrounding business owners.
- Q:** If this was rezoned to MU-1, could an office park still go there?  
**CS:** Yes.
- Q:** What does MU-1 prohibit?  
**CS:** Industrial, sexually oriented business, highway (i.e. – oil change places, car repair shops, etc.), single family housing (unless it was two story building with housing above office buildings, etc.), and utility uses (as allowed in PS zoning).
- Q:** Could a bakery move there?  
**CS:** Yes.

- Q:** With MU-1 zoning, what are the regulations with it being near a subdivision in regards to lighting and size of building?
- SR:** There are light restrictions. There are only 0-1 foot candles allowed at the property line. Which in essence means that you will not have light coming from that parcel onto your property. There is also something called a 45° angle of light which would allow probably only a two story building to put on that parcel.
- Q:** Are there any regulated trees on that parcel? (i.e. – heritage trees)
- SR:** We are not at the point where the tree locations have been done.
- Q:** We have no surface drainage on the west side of the neighborhood property. Will there be anything done to cause there to be more drainage issues for the Ashton neighborhood?
- SR:** Redevelopment will ensure that there will be a new on site drainage system constructed and hopefully that will help resolve any current problems that you are having.
- Q:** We understand that this property is owned by the City of Gainesville but GRU is selling it. Who would take the profit from the sale of this property?
- CS:** The proceeds would go to GRU. As explained, GRU is an entity of the City of Gainesville.
- Q:** Can we have a copy of the presentation (referencing the powerpoint presentation)?
- CS:** The information that was given tonight along with the questions and answers will be part of the meeting minutes, all of which will be made part of the submittal to the City Planning Department. A request can be made for that information at the Planning Department.
- Q:** When the property is actually put up for sale, will it be made an open bid?
- SR:** GRU has its own process for bidding. They can be contacted for what their actual bid process is. This more than likely will all occur sometime near the end of the year.
- Q:** How many acres is this parcel?
- CS:** 2.57 acres
- Q:** Who would the contact be for GRU?
- CS:** It depends on what kind of question you have. We would like to offer help with that. If you have any questions that are GRU specific, we will gladly forward them to the appropriate person and get in contact with you as soon as we have an answer for you. I will be available after the meeting if you have any questions that you would like for me to get an answer on.
- Q:** Will there be more traffic with the zoning changes?
- SR:** That is hard to tell, it depends on what is actually built on the parcel. I can however tell you that one of the driveways (there currently being three) more that likely will likely be eliminated.

The residents of Ashton subdivision would like it to be made part of the record that they have concern over the fact that there may be more traffic with any zoning changes. They are concerned because of the number of children that walk and ride their bicycles to Talbot Elementary school located on NW 43<sup>rd</sup> Street just north of the current substation. They would also like to make it known that if there was to be development on this parcel in the future, they would very much like the aesthetics of the building to be much like the buildings that are located within Waterford Park.

**GRU NW 53<sup>rd</sup> Avenue Rezoning**  
**Neighborhood Meeting Sign-In Sheet**

Tuesday, March 22, 2011 ; 6:00 pm

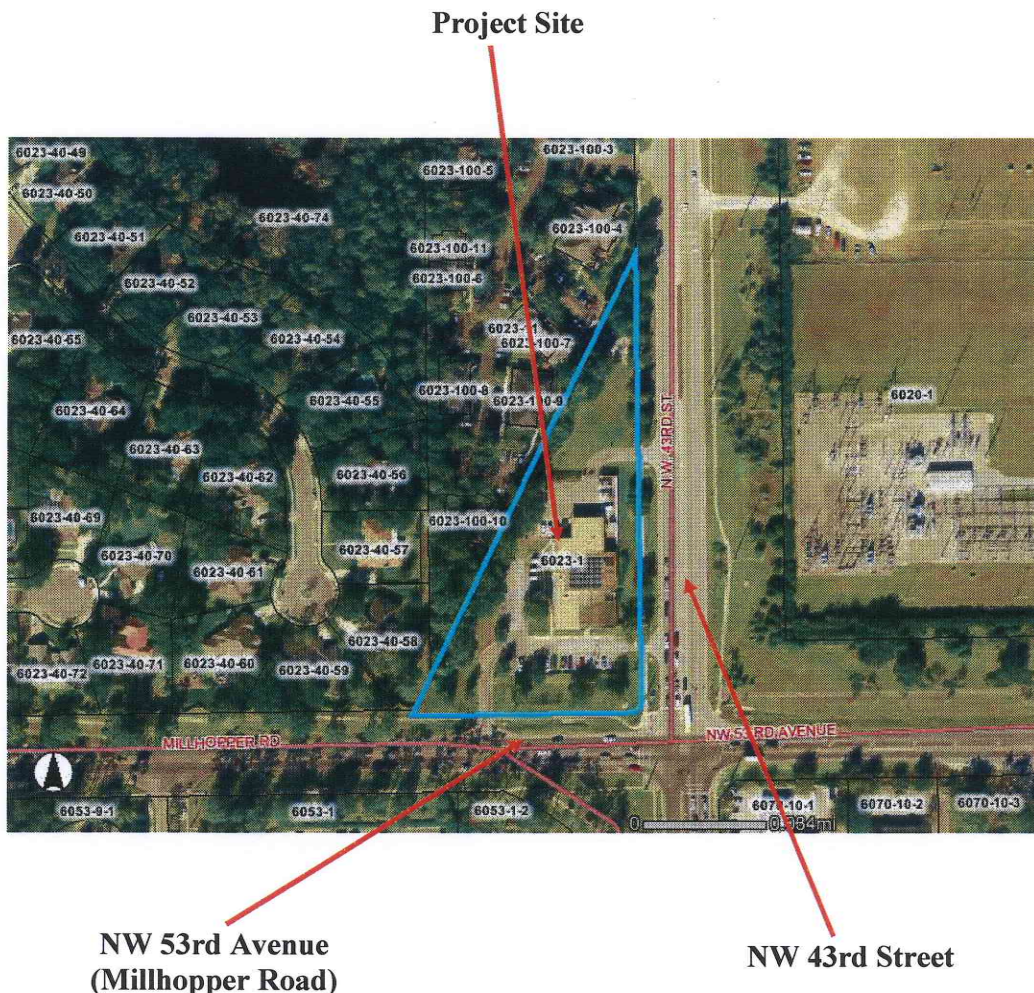
Name	Address	Phone	Email
Echa Lavelle Mound	5713 NW 45 Dr	378-1460	lavellem@cox.net
FREEMAN BELL	5329 NW 46 <sup>th</sup> Terr	374-3572	FREEMANBELL@YAHOO.COM
GEORGE SNYDER	5316 NW 46 <sup>th</sup> Terr SE	372-9872	G-SNYDER@BELLSOUTH.NET
ELEANOR SNYDER	5316 N.W. 46 Terr	372-9872	SAME AS ABOVE -
CHRISTINA Costakis	5616 NW 45 Dr	373-0028	
David Costakis	5616 NW 45 <sup>th</sup> Dr.	373-0028	costakis@cox.net
Scott Knight	5831 NW 45 <sup>th</sup> Dr.	352-388-1463	scottlknight@gmail
Steph Davis	6440 NW 46 <sup>th</sup> Dr.	316-3601	SDavis79@cox.net
DAVID SMOCK	5858 NW 45 <sup>th</sup> Terr	336-0355	DSMOCK721@BELL
Esther mauffray	4525 NW 53 <sup>rd</sup> Lane	378-5635	bmauffray@bellsouth.net
Bill mauffray	" "	219-3141	" "
JEFF MONTGOMERY	2357 N.W. 13 PLACE	376-3735	MONTGOMERYASSOCIATES@ME.COM
Gilles MAILLART	7104 NW 43 <sup>rd</sup> St.	359-5442	inc1051@bellsouth.net
Rick Cain	5403 NW 45 <sup>th</sup> Dr	281-9393	rickcain@bosshardtrealty.com
Carol Bosshardt	5542 NW 43 <sup>rd</sup> St	371-6100	carol@bosshardtrealty.com
NORMA DARNELL	5443 NW 45 Dr	262-2538	darnell.norma@gmail.com

## Neighborhood Workshop Notice

A neighborhood workshop will be held to discuss the proposed Land Use Map amendment and rezoning for the parcel located at  
4322 NW 53rd Avenue  
(Tax Parcel 06023-001-000).

Date: Tuesday, March 22, 2011  
 Time: 6:00 p.m.  
 Place: Eng, Denman & Associates, Inc.  
 2404 NW 43rd Street  
 Contact: Eng, Denman & Associates, Inc. at (352) 373-3541

The purpose of the workshop is to inform the neighboring property owners about the nature of the project and to seek comments.





Neighborhood Workshop Notice

06070-010-002 City Substation  
ARC CVGNVFL001 LLC  
% AMERICAN REALTY CAPITAL II  
405 PARK AVE 15TH FL  
NEW YORK, NY 10022

Neighborhood Workshop Notice

06023-100-001 City Substation  
AREY & WILLIAMS W/H  
5618 NW 43RD ST  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-040-074 City Substation  
ASHTON HOMEOWNERS ASSOC INC  
% ASSOCIATION MANAGEMENT  
5200 NW 43RD ST STE 102-217  
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

06023-040-070 City Substation  
CURTIS E BALL  
4514 NW 53RD LN  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-100-006 City Substation  
BARBARETTE & QUIRK  
5538 NW 43RD ST #A  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-040-058 City Substation  
MARY S BENSON  
5321 NW 45TH DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-100-003 City Substation  
BENTON & BENTON  
3641 NW 23RD PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06023-100-007 City Substation  
BOSSHARDT REALTY SERVICES INC  
5542 NW 43RD ST  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-040-057 City Substation  
GORDON S BURLESON  
5331 NW 45TH DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-040-056 City Substation  
PATRICK E CAIN  
5403 NW 45TH DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-100-005 City Substation  
CARPENTER & GODDARD P A  
5608 NW 43RD ST  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-001-000 \*\*\*\* City Substation  
CITY OF GAINESVILLE  
% LAND RIGHTS COORDINATOR  
PO BOX 490 MS 58  
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

06023-040-053 City Substation  
I ALEXIS DELL  
5433 NW 45TH DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-040-054 City Substation  
OSCAR B DEPAZ  
5423 NW 45TH DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-040-059 City Substation  
PAUL GREGORY DREXLER  
5310 NW 45TH DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-040-063 City Substation  
MATTHEW W GEIGER  
5432 NW 45TH DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06053-001-000 City Substation  
HYDRA CORPORATION  
1400 MARSH LANDING PKWY # 109  
JACKSONVILLE, FL 32250

Neighborhood Workshop Notice

06023-040-055 City Substation  
HAL A JR LACY  
5413 NW 45TH DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06070-010-001 City Substation  
JEFFREY M MONTGOMERY  
5221 NW 43RD ST  
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06023-040-060 City Substation  
CHARLES IRWIN NEWSOM  
5320 NW 45TH DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06070-010-005 City Substation  
POSSUM CREEK OWNER'S ASSOC INC  
101 SW 23RD TER  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06023-040-061 City Substation  
JACOB & ANNE RUSH  
5330 NW 45TH DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-040-062 City Substation  
JONATHAN RUWE  
5412 NW 45TH DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06053-009-001 City Substation  
STERLING PARK INC  
4707 NW 53RD AVE # A  
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06053-001-002 City Substation  
WACHOVIA BANK  
% THOMSON REUTERS  
PO BOX 2609  
CARLSBAD, CA 92018

Neighborhood Workshop Notice

06023-100-011 City Substation  
WATERFORD EQUITIES INC  
537 NE 1ST ST STE 5  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

06023-011-000 City Substation  
WATERFORD PARK INC  
5528 NW 43RD ST  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-040-071 City Substation  
NANCY SUE WHIDDON  
4515 NW 53RD LN  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-100-010 City Substation  
ISRAEL WINIKOR  
6424 NW 85TH TER  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-100-002 City Substation  
WILLIAM M WITT  
5622 NW 43RD ST  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-100-008 City Substation  
DWIGHT A WORTHINGTON  
5528 NW 43RD ST  
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree  
PAT BYRNE  
3510 NW 54 LN  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton  
DAVID L. SMOCK  
5858 NW 45 DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Black Acres  
ANNE MURRAY  
224 NW 28 TER  
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

Duckpond  
RANDY WELLS  
820 NE 5 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval  
GERALDINE NOBLE  
2247 NE 13 AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Elizabeth PL/Northwest 23rd ST  
GALE FORD  
715 NW 23 ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Forest Ridge  
MELODY MARSHALL  
1935 NW 22 ST  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Golfview  
DAVID CHALMERS  
2740 SW 7 PL  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Greater Northeast Community, The  
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

Highland Court Manor  
DAVID SOUTHWORTH  
3142 NE 13 ST  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Ironwood  
NANCY TESTA  
4207 NE 17 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kensington Park  
MASINE 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

Lamplighter  
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

Las Pampas  
PETER JANOSZ  
3418 NW 37 AVE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Libby Heights  
MARTIN McKELLAR  
3442 NW 13 AVE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Madison Park  
CHARLES FLOYD  
1911 N.W. 36 DR  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Mill Pond  
HAROLD HANEL  
309 NW 48 BLVD  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Northwood  
SUSAN W. WILLIAMS  
PO BOX 357492  
GAINESVILLE, FL 32653

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

Phoenix  
APRIL JONES  
3214-B SW 26 TER  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

Pinebreeze  
JUDITH MEDER  
3460 NW 46 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pineridge  
RICHARD GIAMBRONE  
C/O BRISTOL PARK REALTY  
4635 NW 53 AVE #201  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pleasant Street  
LARRY HAMILTON  
212 NW 3 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters Community  
JANIE WILLIAMS  
811 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 Neighborhood Association  
ROBERT PEARCE  
714 NW 36 AVE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Suburban Heights  
TAYLOR BROWN  
4421 NW 19 AVE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood  
JON REISKIND  
213 SW 41 ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Sugarhill  
CYNTHIA COOPER  
1441 SE 2 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

University Park  
JIMMY HARSBARGER  
402 NW 24 ST  
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

Woodland Terrace  
JERRY D. ROSE  
3415 NW 1 CT  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Eagle Eyes  
BEATRICE ELLIS  
316 NE 14 ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Porters  
INA HINES  
320 SW 5 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

LARRY SCHNELL  
2048 NW 7 LN  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

BOBBIE DUNNELL  
3118 NE 11 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

STEWART WELLS  
6744 NW 36 DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

University Village  
BRUCE DELANEY  
75 SW 23 Way  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc  
SANDRA WATTS KENNEDY  
514 NW 31 LANE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Duckpond  
STEVE NADEAU  
2821 NW 23 DR  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Millennium Bank  
DANNY GILLILAND  
4340 NEWBERRY RD  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

MAC McEACHERN  
1020 SW 11 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

JAMES WOODLAND  
225 SE 14 PL  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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% BRAXTON LINTON  
1907 SE HAWTHORNE RD  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn  
ATTN: Mary Forsyth  
8620 NW 13 ST, #210 CLUBHOUSE OFFICE  
GAINESVILLE, FL 32653

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

Duckpond  
MELANIE BARR  
216 NE 5 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters  
RUBY WILLIAMS  
237 SW 6 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Gateway Bank  
LAUDE ARNALDI  
4110 NW 37 PL, STE C  
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

KAREN BILLINGS  
2123 NW 72 PL  
GAINESVILLE, FL 32653

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**PUBLIC NOTICE**

A neighborhood workshop will be held to discuss a proposed Land Use Map amendment & rezoning for the parcel located at 4322 NW 53<sup>rd</sup> Avenue (parcel number 068023-001-000). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed project and to seek their comments.

The meeting will be held on Tuesday, March 22, 2011 at 6:00 p.m. at Eng, Demman & Associates, Inc. located at 2404 NW 43<sup>rd</sup> Street.

Contact: Clay Sweater, AICP  
Eng, Demman & Associates, Inc.  
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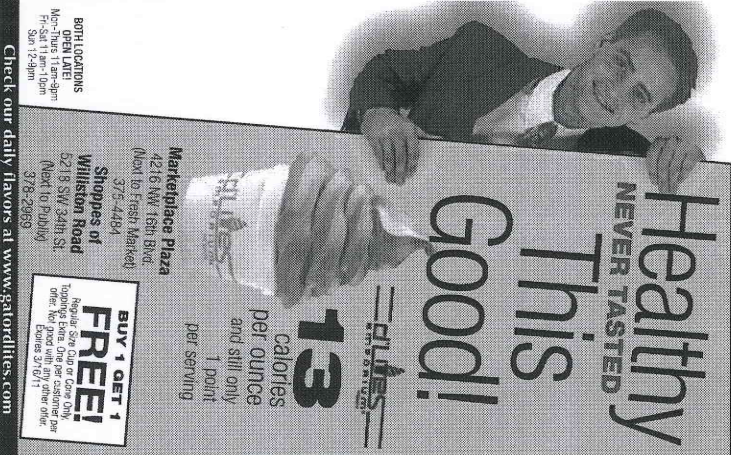
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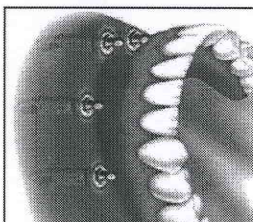
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3-7-11-19-40-41  
POWERBALL  
7-31-50-51-58-PB-6

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FANTASY 5 — Tuesday  
18-23-27-28-31  
Match Payoff ..... Winners  
5-of-5 \$177,785.71 ..... 3  
4-of-5 \$115, ..... 326  
3-of-5 \$10,500 ..... 9,670

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# Neighborhood Meeting

Proposed Land Use and Zoning Change Application

GRU Electric Systems Control Center

4322 NW 53<sup>rd</sup> Avenue

March 22, 2011

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**Project Site:  
4322 NW 53<sup>rd</sup> Avenue**

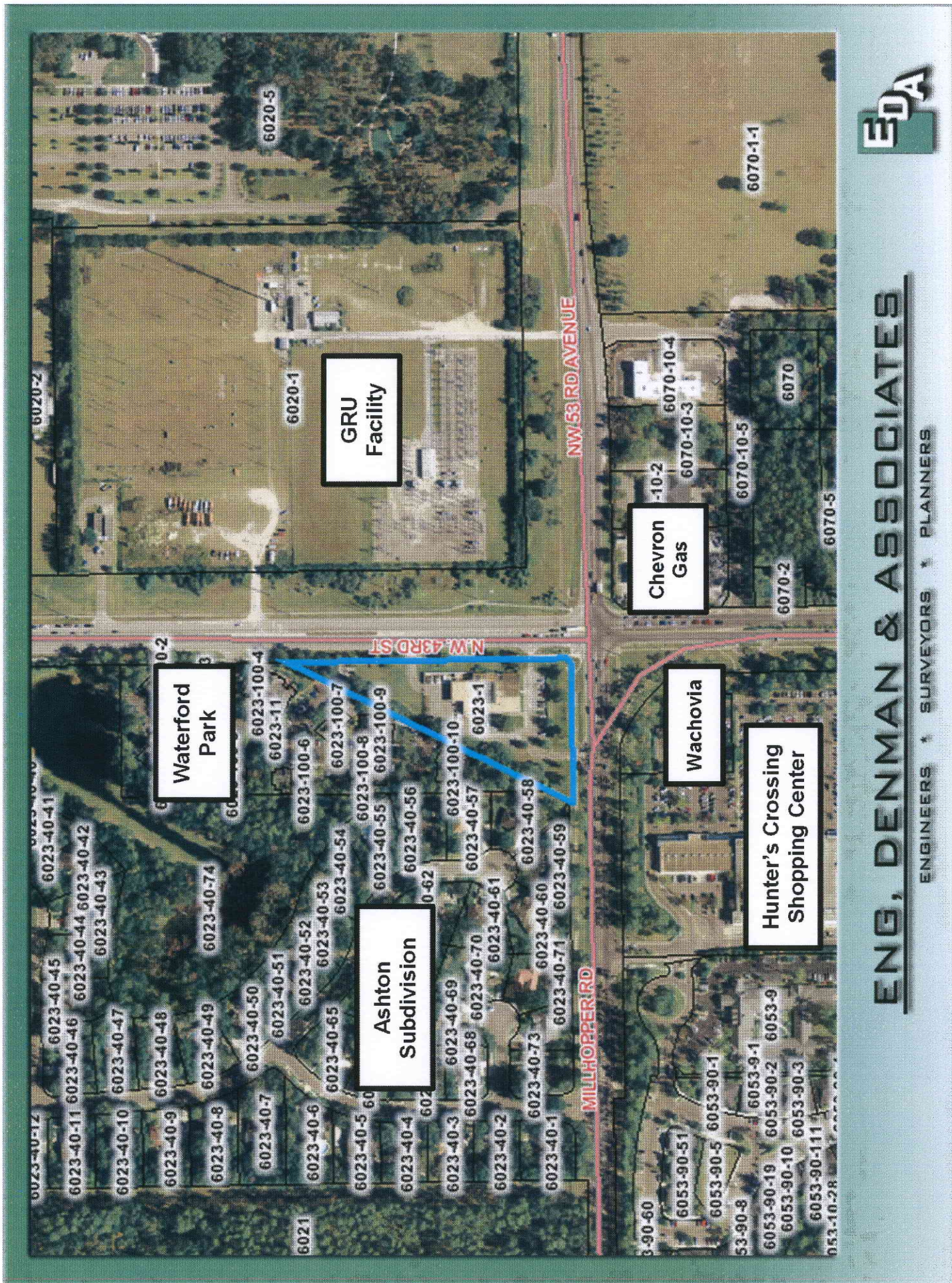






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# Project Background

- ❖ Address: 4322 NW 53<sup>rd</sup> Avenue
- ❖ Ownership: City of Gainesville
- ❖ Approximately 2.6 acres in size
- ❖ Current home of the GRU Electric Systems Control facility
- ❖ Existing facility is anticipated to be vacated this year and property will be available for private purchase



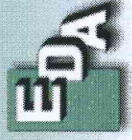
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# Project Request

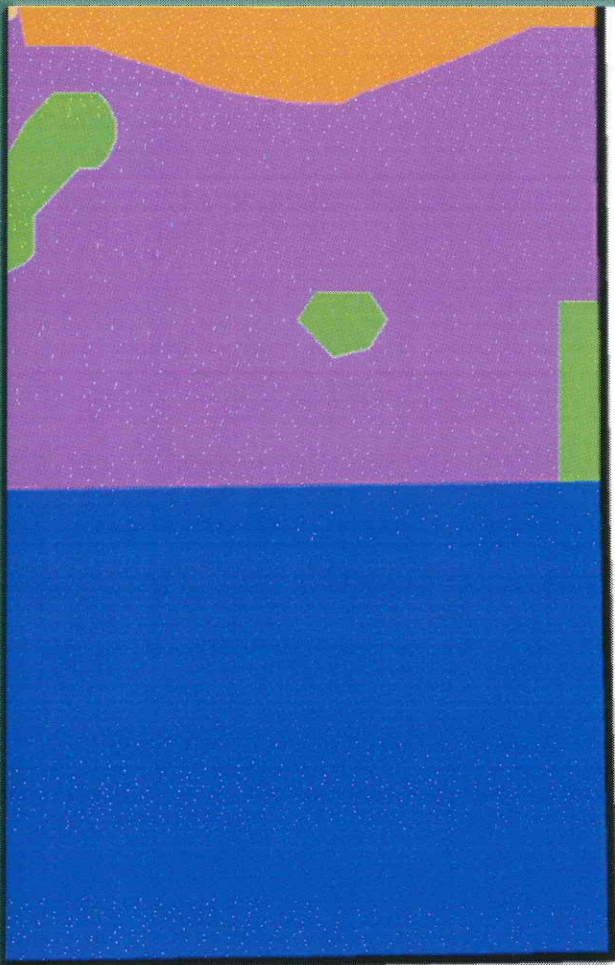
- ❖ Apply an appropriate future land use and zoning on the property for private ownership and future redevelopment
- ❖ Proposed Changes:
  - ❖ Future Land Use: 'Public Facilities' to 'Mixed Use Low'
  - ❖ Zoning: 'Public Services' to 'Mixed Use -1'






















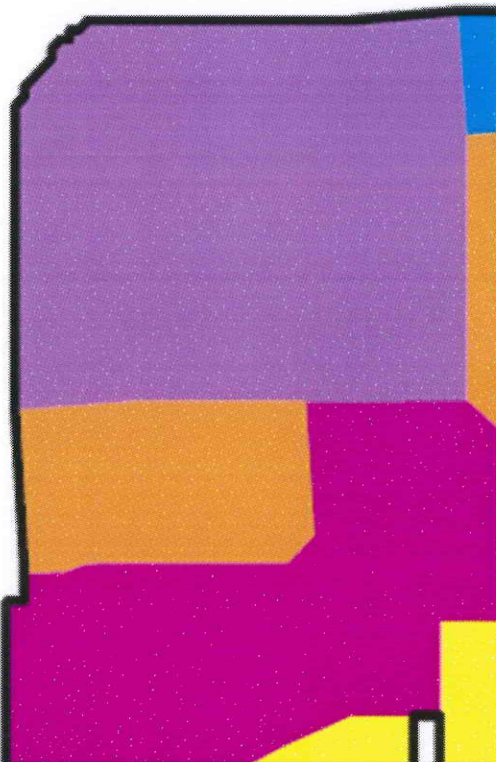
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**Existing Future Land Use Map**



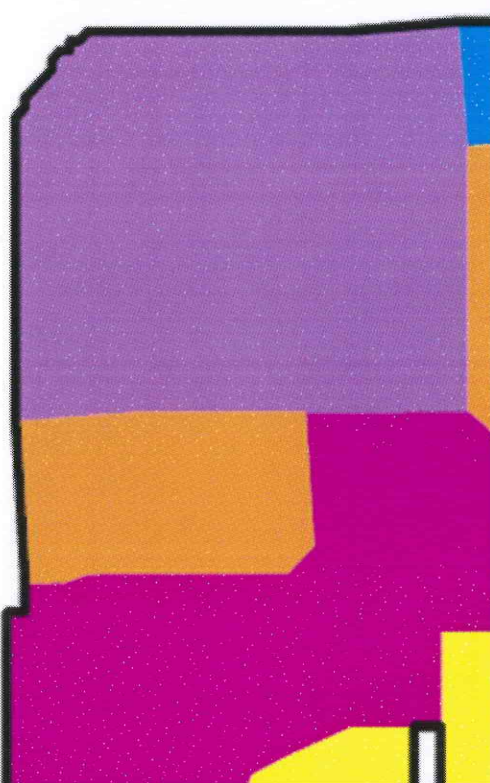
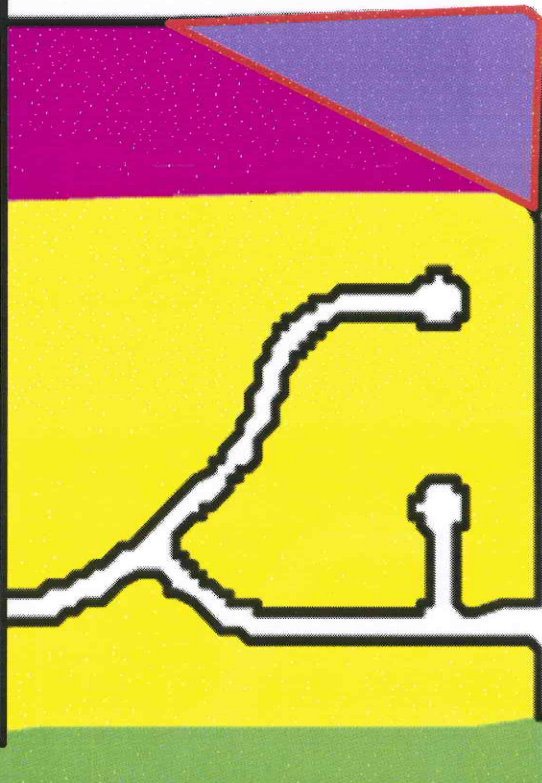
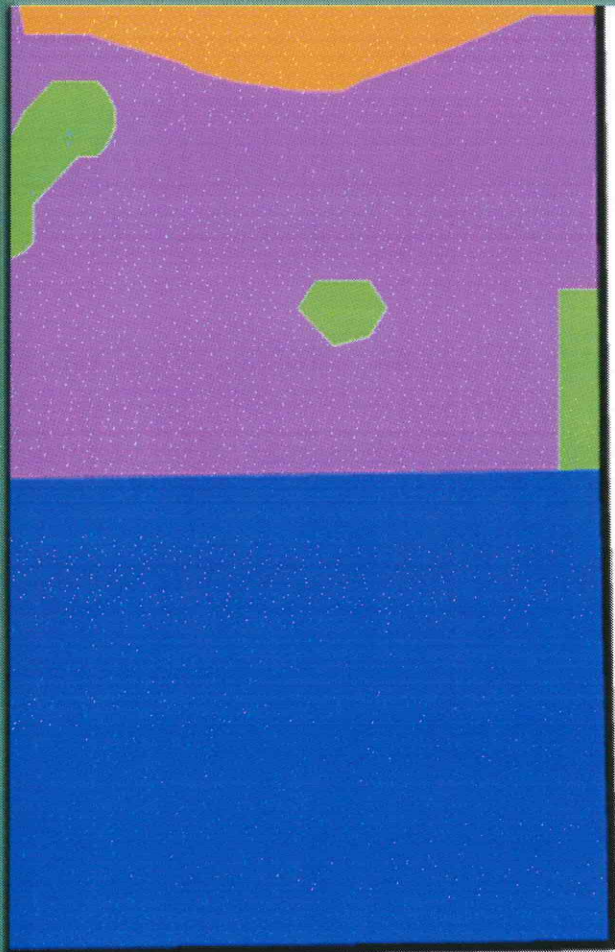
	<b>Single Family</b> Up to 8 units/acre		<b>Office</b>
	<b>Residential Low</b> Up to 12 units/acre		<b>Commercial</b>
	<b>Residential Medium</b> 9-30 units/acre		<b>Business Industrial</b>
	<b>Residential High</b> 9-100 units/acre		<b>Industrial</b>
	<b>Mixed Use Residential</b> Up to 75 units/acre		<b>Education</b>
	<b>Mixed Use Low</b> 9-30 units/acre		<b>Recreation</b>
	<b>Mixed Use Medium</b> 12-30 units/acre		<b>Public Facilities</b>
	<b>Urban Mixed Use 1</b> Up to 75 units/acre		<b>Agriculture</b>
	<b>Urban Mixed Use 2</b> Up to 100 units/acre		<b>Conservation</b>
			<b>Planned Use District</b>






















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# Proposed Future Land Use Map



	Single Family Up to 6 units/acre		Office
	Residential Low Up to 12 units/acre		Commercial
	Residential Medium 8-30 units/acre		Business Industrial
	Residential High 8-100 units/acre		Industrial
	Mixed Use Residential Up to 75 units/acre		Education
	Mixed Use Low 8-30 units/acre		Recreation
	Mixed Use Medium 12-30 units/acre		Public Facilities
	Urban Mixed Use 1 Up to 75 units/acre		Agriculture
	Urban Mixed Use 2 Up to 100 units/acre		Conservation
			Planned Use District

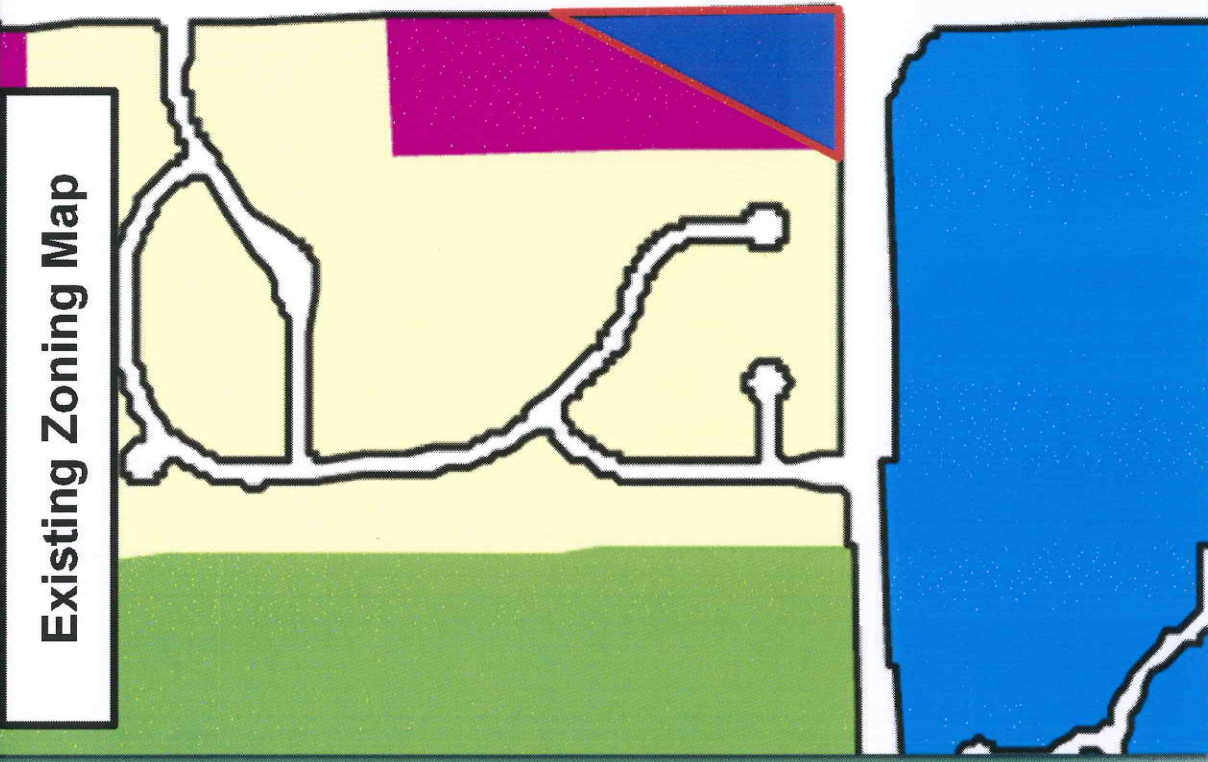
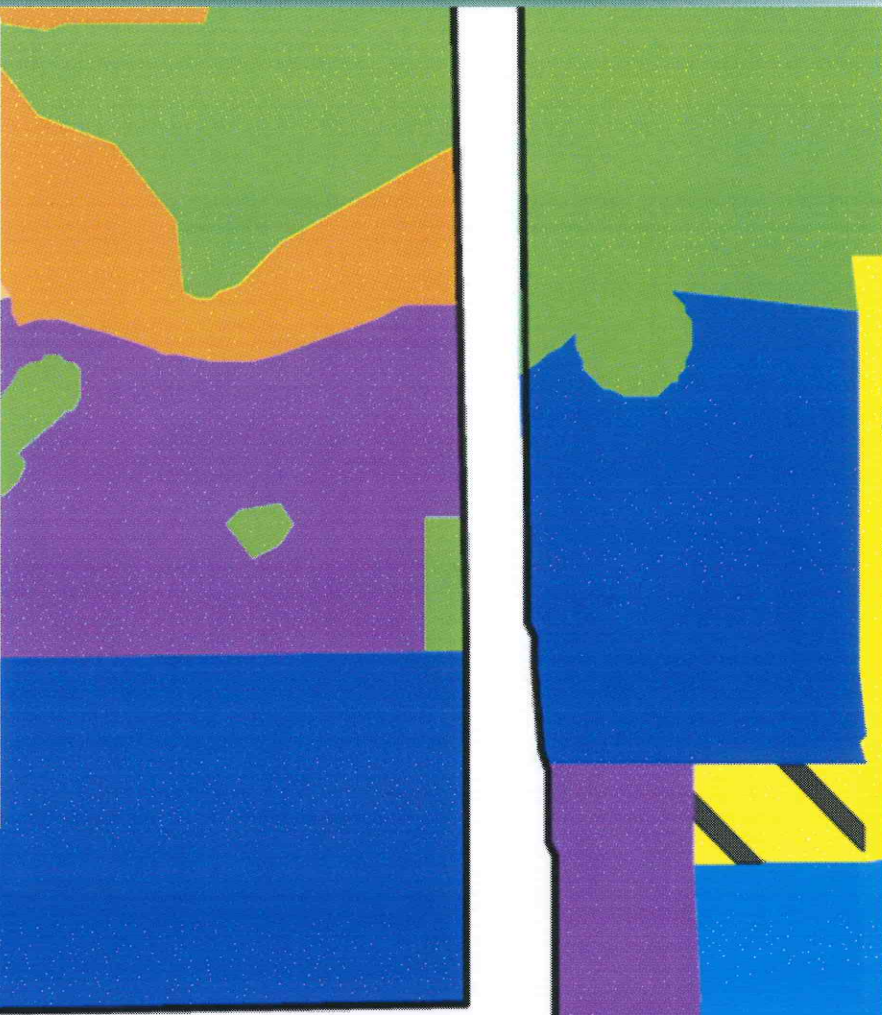
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# Existing Zoning Map

AGR	CON	PS	AF	ED	PD
BUS	BA	BT	BI	W	I-1
UMU-1	UMU-2	CCD	OR	MD	OF
RMF-6	RMF-7	RMF-8	RH-1	RH-2	RMU
RSF-1	RSF-2	RSF-3	RSF-4	RC	MH
RSF-R	RMF-5				

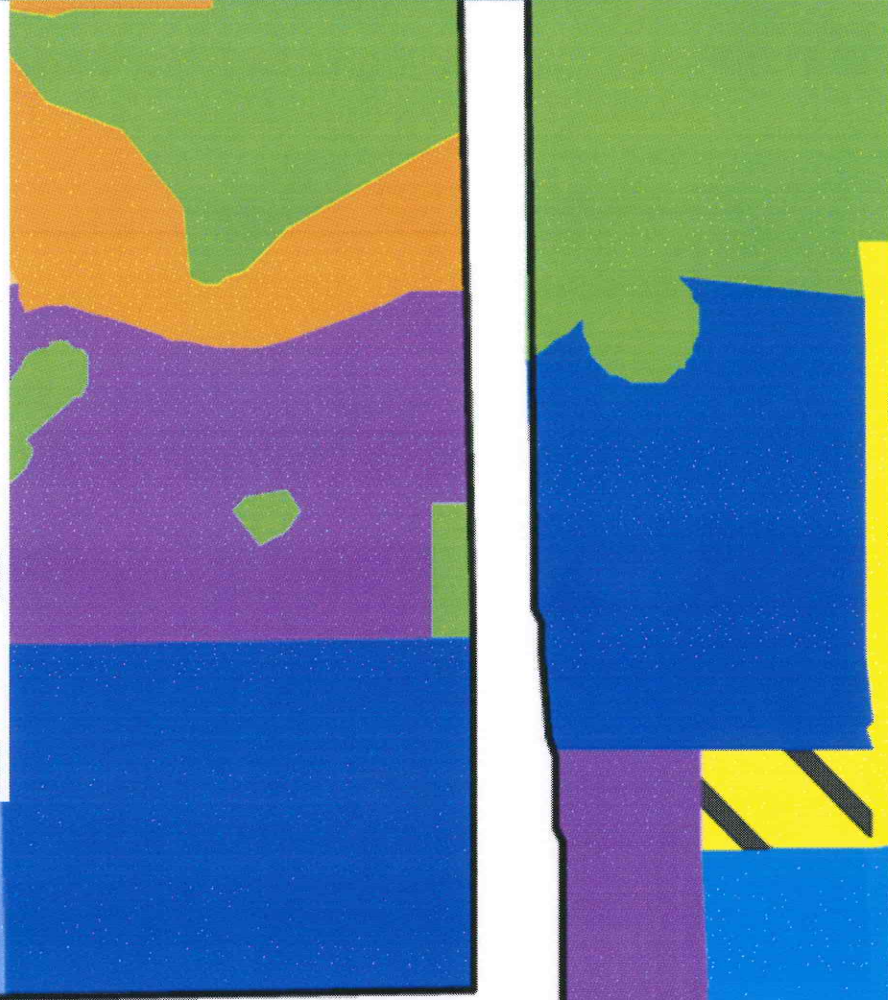


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# Proposed Zoning Map

AGR	CON	PS	AF	ED	PD		
BUS	BA	BT	BI	W	I-1	I-2	
UMU-1	UMU-2	CCD	OR	MD	OF	CP	
RMF-6	RMF-7	RMF-8	RH-1	RH-2	RMU	MU-1	MU-2
RSF-1	RSF-2	RSF-3	RSF-4	RC	MH	RSF-R	RMF-5

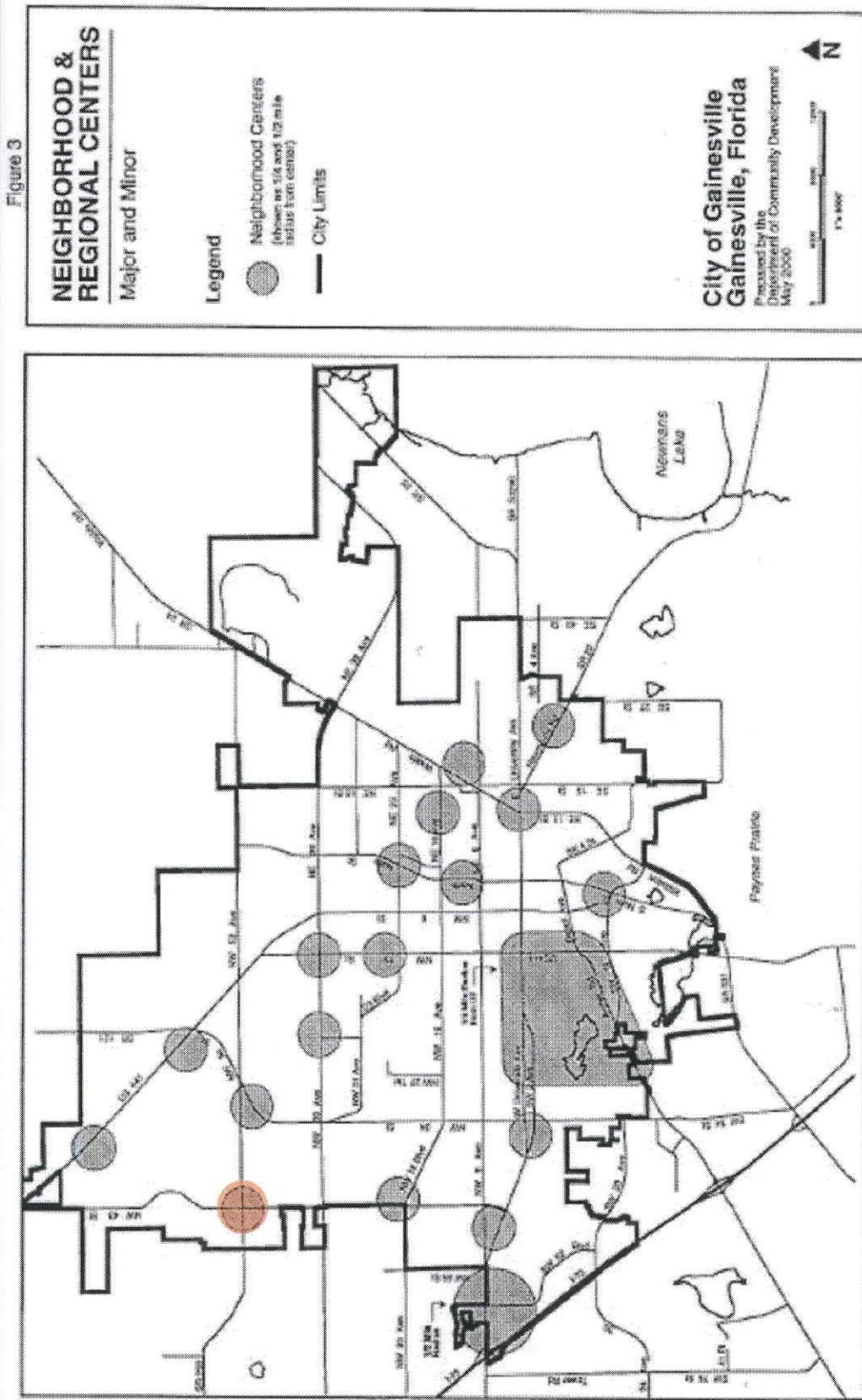


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# Activity Center Map



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# Permitted Uses – Public Services

Electric, gas and sanitary services	Public administration	Local and suburban transit and interurban highway passenger transportation
Public service vehicles	Utility lines	Transmitter towers
Pipelines, except natural gas	Camps and recreational vehicle parks	Cemeteries
Libraries and information centers	U.S. Postal Service	Museums, art galleries and botanical and zoological gardens
Public lands designated for open space or conservation	Places of religious assembly	Activity-based public parks and recreational facilities as defined by the comprehensive plan
Amusement parks	Public golf courses	Commercial sports
Membership sports and recreation clubs	Water conservation areas, water reservoirs and control structures, drainage wells and water wells	Golf driving ranges
Amusement and recreation services	Activity-based private recreational or open space lands	Any other use specified in the ordinance rezoning property to this classification



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# Permitted Uses – MU-1 Zoning

Eating places	Neighborhood shopping center	General merchandise stores
Family child care homes	Neighborhood convenience center	Residential (8 to 30 dwelling units per acre)
Miscellaneous retail	Places of religious assembly	Outdoor cafes
Community residential homes	Bed and breakfast establishments	Personal and business services
Food stores	Veterinary services	Apparel and accessory stores
Engineering, accounting, research management and related services	Personal fitting and sales of prosthetic or orthopedic appliances	Repair services for household needs
Gasoline service stations including the sale of alternative fuels for automobiles	Amusement and recreation services	U.S. Postal Service
Printing, publishing and allied industries	Home furniture, furnishings and equipment stores	Finance, insurance and real estate
Miscellaneous repair services	Motion pictures	Public administration
Hardware, paint, glass and wallpaper stores	Public service vehicles	Health, educational, legal and social services
Auto and home supply stores	Museums and art galleries	Painting and paper hangers
Building construction - General contractors and operative builders	Landscape and horticultural services	Plumbing, heating and air conditioning
Retail nurseries, lawn and garden supply stores	Radio and television broadcasting stations	Telephone, telegraph and other message communications
Alcoholic beverage establishments	Membership organizations	

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# Questions?



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