

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 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

Owner(s) of Record (please print)
Name: City of Gainesville
Address: PO Box 490, Mail Station 58
Gainesville, FL 32601
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: eda engineers-surveyors-planners, inc.
Address: 2404 NW 43 rd Street
Gainesville, FL 32606
*On Behalf of CRA
Phone: 373-3541 Fax: 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 [X]	Zoning Map [X]	Master Flood Control Map []
Present designation: RM	Present designation: RMF-7	Other [] Specify:
Requested designation: RL	Requested designation: RMF-5	

INFORMATION ON PROPERTY

1. Street address: No address – 1600 block of SE 8 th Avenue
2. Map no(s): N/A
3. Tax parcel no(s): 16102-000-000
4. Size of property: <u>Approx. 15 acre(s)</u>
<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 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

Please see the attached Justification Report

South

Please see the attached Justification Report

East

Please see the attached Justification Report

West

Please see the attached Justification Report

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 the attached 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

Please see the attached Justification Report

Noise and lighting

Please see the 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 ___ YES X (If yes, please explain below)

Please see the attached 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 X
Activity Center ___
Strip Commercial ___

Urban Infill X
Urban Fringe ___
Traditional Neighborhood ___

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

Please see the attached Justification Report

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

Please see the attached Justification Report

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

Roadways

Please see the attached Justification Report

Recreation

Please see the attached Justification Report

Water and Wastewater

Please see the attached Justification Report

Solid Waste

Please see the attached Justification Report

Mass Transit

Please see the attached Justification Report

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

NO

YES (please explain)

Please see the 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:	City of Gainesville
Address:	PO Box 490, Mail Station 58 Gainesville, FL 32601
Phone:	352-334-2205
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.

Russ Blackburn
Owner/Agent Signature

8-27-15
Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 27th day of August 2015, by (Name)
Russ Blackburn



Helen J. Harris
Signature - Notary Public

Personally Known OR Produced Identification (Type) _____



APPLICATION FOR ENVIRONMENTAL REVIEW

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-4063	

CHECK ONE:

Basic Level 1 Level 2 Submittal: 1st 2nd 3rd

Basic Environmental Review – Submit general environmental assessment with application.
 Level 1 Environmental Review – Submit environmental studies with application.
 Level 2 Environmental Review – Submit mitigation and/or management plan.
 (Review fees are set in accordance with the most current fee schedule. The environmental review fee includes a maximum of three reviews within 2 years per project.)

Owner(s) of Record (please print)	Applicant(s)/Agent(s) (please print)
Name: City of Gainesville	Name: eda engineers-surveyors-planners, inc.
Address: PO Box 490, Mail Station 58 Gainesville, FL 32601	Address: 2404 NW 43rd Street Gainesville, FL 32606
E-mail: kinermc@cityofgainesville.org	E-mail: csweger@edafl.com
Phone: 352-334-2205 Fax: N/A	Phone: 352-373-3541 Fax: 352-373-7249
<i>(If additional owners, please include on back)</i>	

PROJECT INFORMATION

Project Name	Kennedy Homes Land Use Change and Rezoning
Check all regulated resources that apply to this development application:	
Regulated Surface Waters & Wetlands (LDC 30-300)	<input checked="" type="checkbox"/> Surface Waters and/or Wetlands
Regulated Parks & Conservation Areas (LDC 30-307)	<input type="checkbox"/> Nature Park and Public Conservation/Preservation Areas District
Regulated Natural & Archaeological Resources (LDC 30-310)	<input type="checkbox"/> Floridan Aquifer High Recharge Area
	<input type="checkbox"/> Significant Natural Communities
	<input checked="" type="checkbox"/> Listed Species
	<input type="checkbox"/> Strategic Ecosystems
	<input type="checkbox"/> Significant Archaeological Resources
	<input type="checkbox"/> Significant Geological Resource Features

I certify that the above statements are correct and true to the best of my knowledge.

Applicant's signature

Date

Certified Cashier's Receipt:

Current Planning
Planning Counter—158

Phone: 352-334-5023

Thomas Center B
306 NE 6th Avenue



**PUBLIC SCHOOL STUDENT GENERATION
CALCULATION FORM FOR RESIDENTIAL
DEVELOPMENT IN CITY OF GAINESVILLE**

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

(352) 334-5022

OFFICE USE ONLY	
Petition No. _____	Application Date: <u>08/31/2015</u>

Owner(s) of Record (please print)
Name: <u>City of Gainesville</u>
Address: <u>300 E. University Avenue</u>
<u>Mail Station 58</u>
<u>Gainesville, FL 32601</u>
E-mail Address: <u>kinermc@cityofgainesville.org</u>
Phone: <u>352-334-2205</u> Fax: <u>N/A</u>

Applicant(s)/Agent(s), if different
Name: <u>eda engineers-surveyors-planners, inc.</u>
Address: <u>2404 NW 43rd Street</u>
<u>Gainesville, FL 32606</u>
E-mail Address: <u>csweger@edafl.com</u>
Phone: <u>352-373-3541</u> Fax: <u>352-373-7249</u>
(Attach notarized authorization for agent to act on owner's behalf)

PROJECT INFORMATION
1. Project Name: <u>Kennedy Homes Land Use Change and Rezoning</u>
2. Street address: <u>1700 Block of SE 8th Avenue</u>
3. Tax parcel no(s): <u>16102-000-000</u>
4. Size of property: <u>15.09</u> acre(s)

Development Data

(If this is a phased development, attach a sheet showing the phasing schedule)

Single Family Residential
 Multi-Family Residential
 Exempt: _____
 Number of Units: 180
 Number of Units: _____
 (See exemptions on page 2)

Level of Review

Design Plat
 Final Plat
 Preliminary
 Final
 Revised
 Staff Review

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION:

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs can be obtained from the City of Gainesville Planning Division.

Elementary: East Gainesville Middle: Lincoln High: Eastside

EXPLANATION OF STUDENT GENERATION CALCULATION:

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS:

Elementary School: 180 units x 0.159* Elementary School Multiplier = 29 Student Stations
 Middle School: 180 units x 0.080* Middle School Multiplier = 15 Student Stations
 High School: 180 units x 0.112* High School Multiplier = 20 Student Stations

MULTI- FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS:

Elementary School: _____ units x 0.042* Elementary School Multiplier = _____ Student Stations
 Middle School: _____ units x 0.016* Middle School Multiplier = _____ Student Stations
 High School: _____ units x 0.019* High School Multiplier = _____ Student Stations

* Source: School Board of Alachua County: 2009-2010 Five Year District Facilities Plan

Exempt Developments:

- (a) Existing single-family legal lots of record eligible for a building permit.
- (b) Development that includes residential uses that received final development plan approval prior to the effective date for public school concurrency, or are actively being reviewed and have received preliminary plan approvals prior to 12/18/08, provided the development approval has not expired.
- (c) Amendments to final development orders for residential development approved prior to 12/18/08 and which do not increase the number of students generated by the development.
- (d) Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of Policy 2.4.2.4 of the Public Schools Facilities Element or the Interlocal Agreement (ILA).
- (e) Group quarters that do not generate public school students, as described in Policy 2.4.2.5 of the Public Schools Facilities Element.

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) shown in question 3 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 will be accepted only with notarized proof.

Owner/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____, 20____,
by (Name) _____.

Signature – Notary Public

Personally Known _____ OR Produced Identification _____ (Type) _____

Certification by School Board of Alachua County

This application for a determination of adequacy of public schools to accommodate the public school students generated by the subject development, has been reviewed by the School Board of Alachua County (designated staff representative). The following determinations have been made:

The application is **approved** based upon the following findings:

Elementary: Capacity Required _____ SCSA _____

- Capacity available Available Capacity _____
- Capacity available in three years Available Capacity _____
- Capacity Available in adjacent SCSA Available Capacity _____

Middle: Capacity Required _____ SCSA _____

- Capacity available Available Capacity _____
- Capacity available in three years Available Capacity _____
- Capacity Available in adjacent SCSA Available Capacity _____

High Capacity Required _____ SCSA _____

- Capacity available Available Capacity _____
- Capacity available in three years Available Capacity _____
- Capacity Available in adjacent SCSA Available Capacity _____

Denied for reasons stated

 Terry L. Tougaw
 Director of Community Planning
 School Board of Alachua County

Date



engineers • surveyors • planners, inc.

Land Use Change & Rezoning Justification Report

Prepared for Submittal to:

City of Gainesville

Prepared by:

eda engineers-surveyors-planners, inc.

Agents for:

Gainesville Community Redevelopment Agency

Submittal Date:

August 31, 2015

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- Attachment 2: Environmental Resource Inventory
- Attachment 3: Legal Description & Survey
- Attachment 4: Neighborhood Workshop Materials



Project Background & Statement of Proposed Change

The Gainesville Community Redevelopment Agency (CRA) proposes a Large Scale Comprehensive Plan Amendment (land use change) and rezoning for the former Kennedy Homes site located near the intersection of SE 8th Avenue and SE 15th Street (parcel number 16102-000-000). The project site is approximately 15 acres in size and is currently vacant.

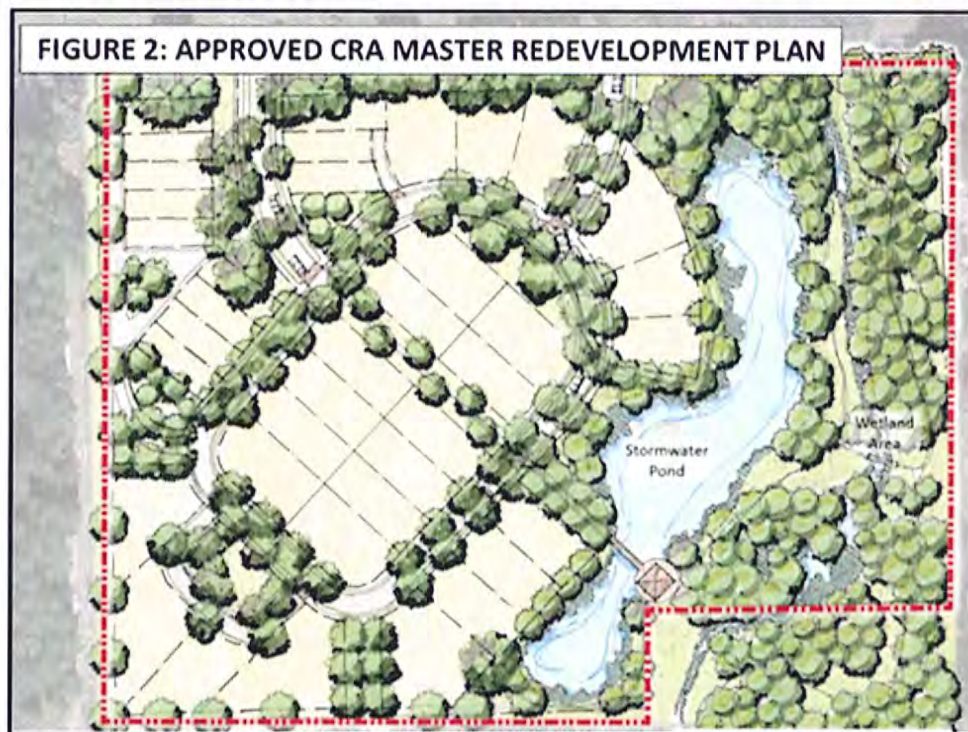
The following aerial photo (Figure 1) indicates the project limits:



A very important redevelopment project linked to the Southeast Gainesville Renaissance Initiative (SEGRI) is the redevelopment of the former Kennedy Homes property. In 2007, the City purchased and cleared the property, the CRA acting as an agent for the City of Gainesville is formulating plans to redevelop the site into a mixed-income community characterized by high quality housing, top level urban design, "green" features and community connectedness. Located within walking distance to

local schools, this new residential community will offer 38 new homes, tree-lined streets, and walking trails.

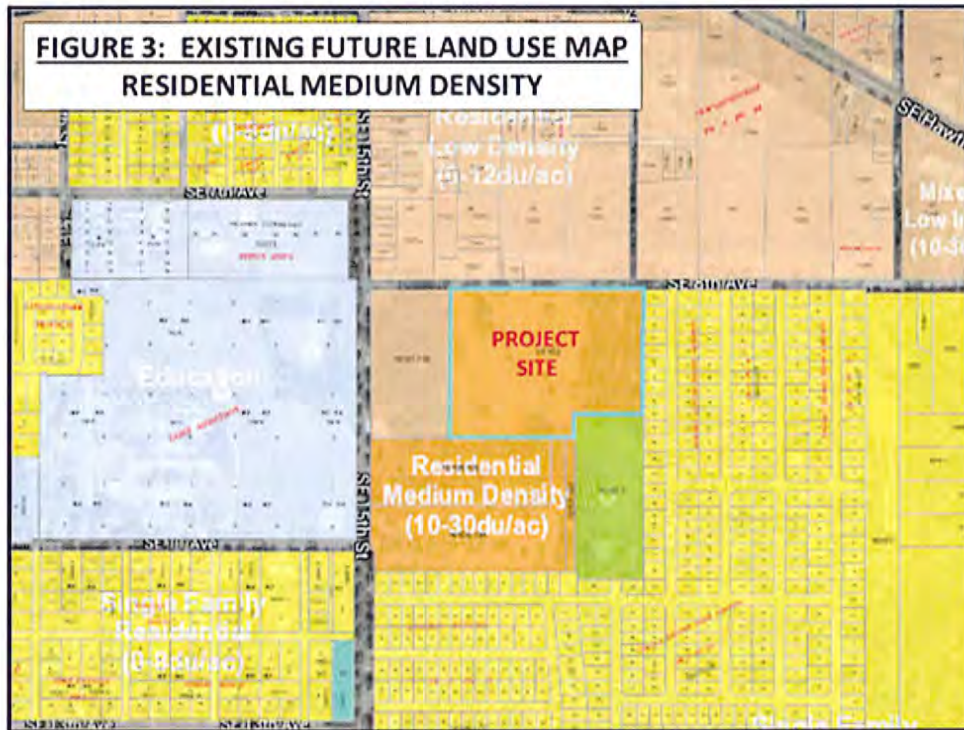
The following sketch (Figure 2) illustrates the approved Master Plan for the proposed redevelopment:



The current Future Land Use (FLU) and Zoning designations of parcel 16102-000-000 is Residential Medium Density and Multi-Family Medium Density Residential (RMF-7). The proposed FLU is Residential Low Density and the proposed zoning is Multi-family Low Density Residential (RMF-5). However, the proposed redevelopment of the Kennedy Homes site with 38 single family home sites is below the permitted density provided for in these existing future land use and zoning designations. Therefore, the Gainesville CRA proposes a change in future land use and zoning to lower density designations (Residential Low and RMF-5) to allow the proposed density associated with the approved redevelopment plan.

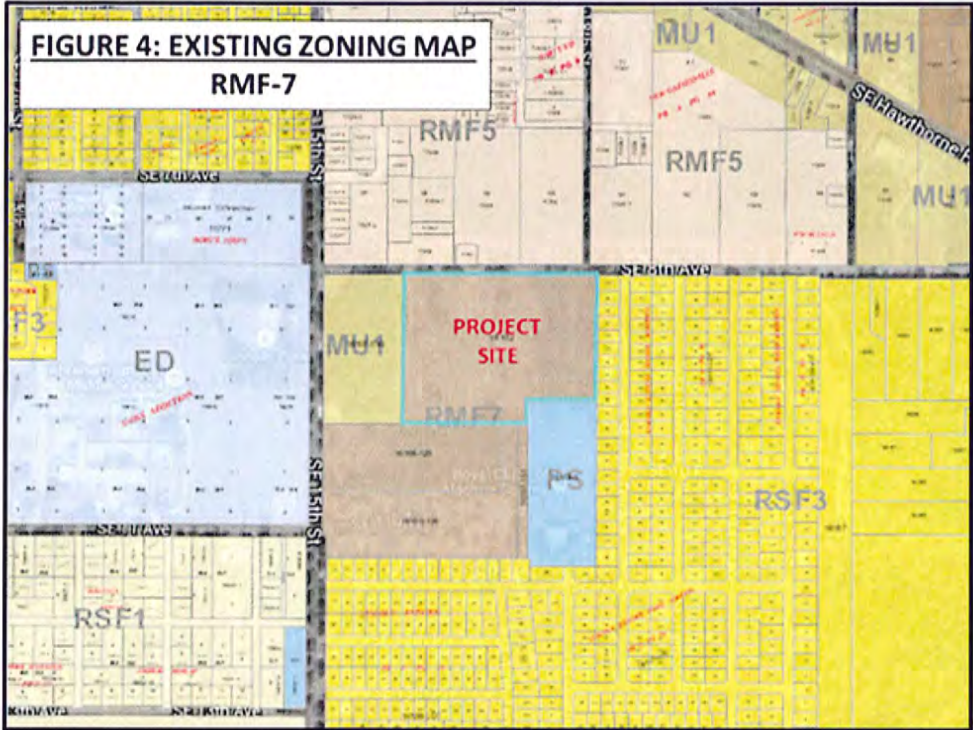
Existing Future Land Use and Zoning

The current FLU of parcel 16102-000-000 is Residential Medium Density. The current zoning is Multi-Family Medium Density Residential (RMF-7), as indicated on Figures 3 & 4 below:



The City of Gainesville Comprehensive Plan defines the Residential Medium future land use category as follows:

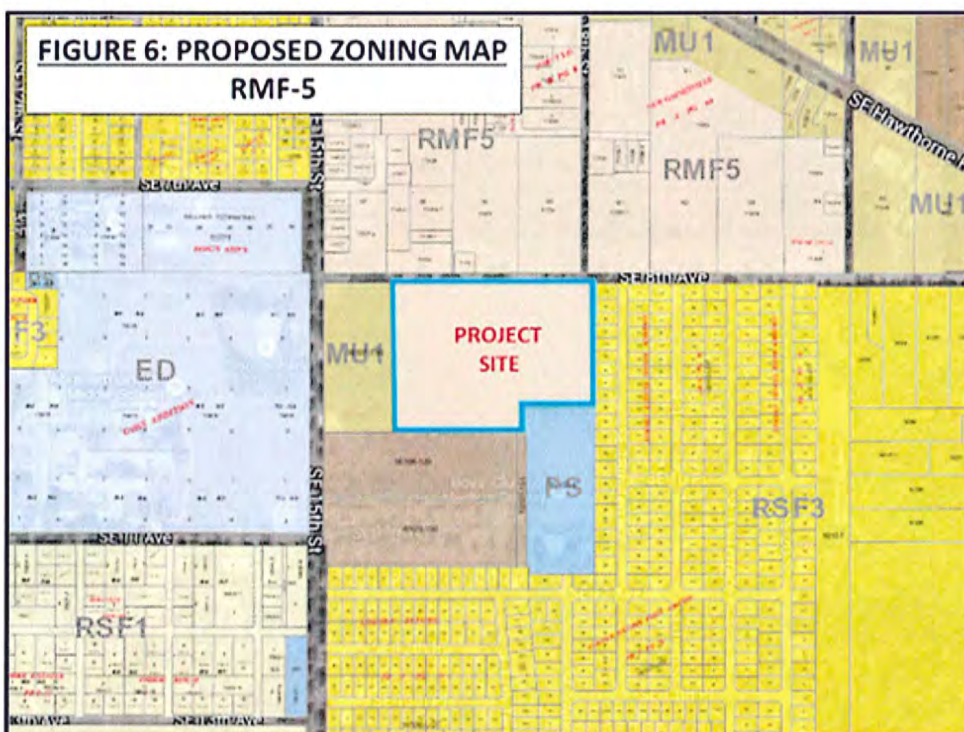
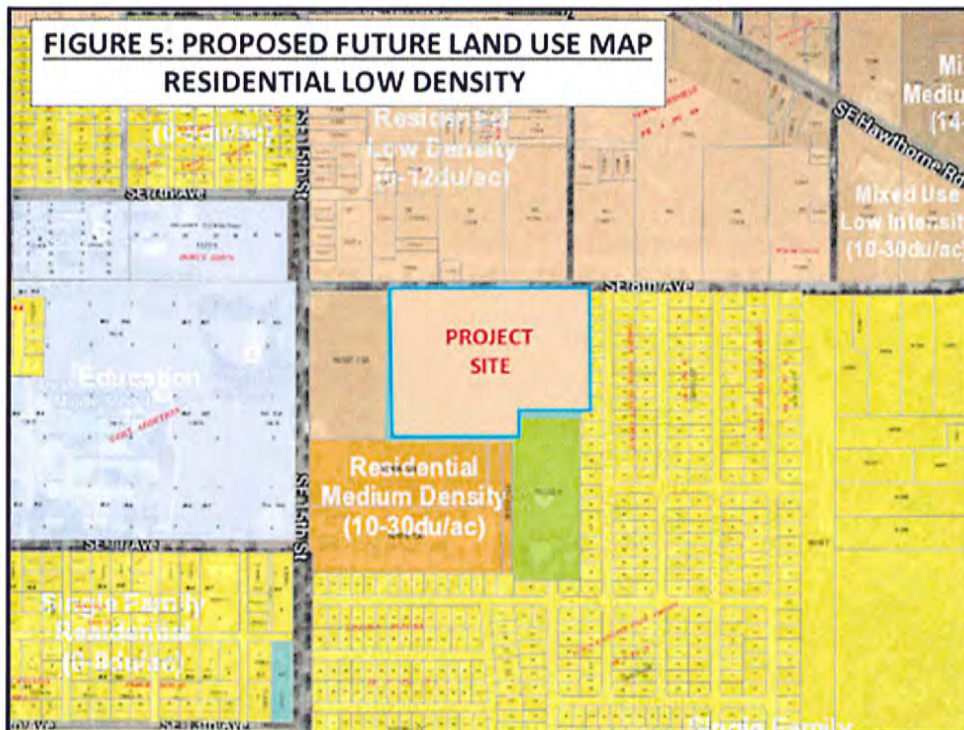
Residential Medium-Density (8-30 units per acre) This land use classification shall allow single-family and multi-family development at densities from 8 to 30 dwelling units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land shown as Residential Medium-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family, and medium-intensity multi-family development. Land development regulations shall determine gradations of density and specific uses. Land development regulations shall specify criteria for the siting of appropriate medium-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.



According to the City of Gainesville Land Development Code, the RMF-7 zoning district is appropriate for medium-density residential development between 8 to 21 units per acre.

Proposed Future Land Use and Zoning

The proposal will amend the future land use map to Residential Low and zoning map to Multi-Family Residential Low Density (RMF-5), as indicated in Figures 5 & 6 below:



The City of Gainesville Comprehensive Plan defines the Residential Low future land use category as follows:

Residential Low-Density (up to 12 units per acre) This land use category shall allow dwellings at densities up to 12 units per acre. The Residential Low-Density land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single family development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multifamily development. Land development regulations shall determine gradations of density, specific uses and performance measures. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.

Section 30-52 of the City's Land Development Code states that the RMF-5 zoning district is established to provide suitable areas for low density residential development with various dwelling unit types compatible with single-family dwellings. The district is designed and located so as to provide a desirable residential environment and transition between differing intensities of land use.

The RMF-5 zoning district includes the following objectives:

- *Encourage such development to locate near neighborhood convenience centers and neighborhood shopping centers;*
- *Create transition areas between low intensity land uses and other more intense land uses;*
- *Provide for a variety of dwelling unit types compatible with traditional single-family residential development;*
- *Provide for low density residential development in areas where such development could be logically integrated with or located near traditional single-family residential development or in transitional areas on land where the clustering of units would permit the most effective use of such land, while preserving open space and other natural features;*
- *Encourage privacy, internal stability, attractiveness, order and efficiency in these areas by providing for adequate light, air and usable open space for residential purposes through the careful design and consideration of the proper functional relationships among uses permitted; and*
- *Provide for such residential development to occur where public facilities and services are present.*

Because the project area is located within an urbanized residential area with access to necessary public facilities, the requested RL future land use and RMF-5 zoning are appropriate in order to facilitate redevelopment in this area in accordance with the goals of the City of Gainesville Comprehensive Plan. Specifically, the RL and RMF-5 future land-use and zoning will allow residential uses at a density level that will allow for the implementation of the proposed CRA redevelopment master plan. A complete list of allowed uses within the RMF-5 zoning district is included in LDC Sec. 30-52.

Responses to Application Questions

A. Surrounding Land Uses

The subject property is located within a highly urbanized portion of southeast Gainesville. The property is generally bounded to the west by a mix of compatible residential development. Therefore, it is the finding of this report that existing land uses surrounding the subject property will not be adversely affected by the proposed change in land use and zoning designations.

Figure 7: Surrounding Property Uses, Future Land Use and Zoning Designations

Direction	FLU Designation	Zoning	Existing Use
North	Residential Low Density	RMF-5	Vacant
South	Residential Medium Density	RMF-7	Vacant
	Recreation	Public Services	Boy's Club of Alachua County
East	Single Family	RSF-3	Lincoln Estates Subdivision
West	Mixed Use Low	MU-1	Vacant

B. Adjacent Land Uses

There are no other vacant properties within ½ mile of the same parcel size under common ownership (approximately 15 acres) that have the same land use/zoning as proposed in this application.

C. Development Impacts

a. Impact to Residential Streets

The project area is located in direct proximity to SE 8th Avenue and SE 15th Street, which are designed to accommodate residential development (as proposed). Primary access to any future development will come from SE 8th Avenue, which has adequate capacity to serve the increased traffic demands.

b. Impact on Noise and Lighting

The proposed Residential Low future land use designation and RMF-5 zoning will effectively allow similar uses that currently exist in the surrounding area (a mix of residential development types). Proposed redevelopment of the project site should not adversely impact noise and lighting to surrounding properties. Protections are provided by the City, such as the noise ordinance will be enforced as part of any activity within the area. In addition, light trespass restrictions provide standards for mitigation of impacts that are enforced as part of the development review process.

D. Environmental Resources

Included in this application is a report prepared by McAlpine Environmental Consulting, Inc. (Attachment 2) which documents the on-site resources. The Report Executive Summary is included below:

McAlpine Environmental Consulting, Inc. (MEC) has completed a listed fauna and flora species, and habitat study of the Kennedy Homes property. MEC also performed a preliminary analysis of the onsite wetlands. The project area is in Alachua County, Florida in Section 3, Township 10 South, Range 20. The site is identified by the Alachua County Property Appraisers as Parcel # 16102-000-000. The site inspections were performed on January 30, 2014 and February 12, 2014.

Of the thirteen (13) listed species with the possibility of occurring within the project area, one (1) was observed on the site. This species was the gopher tortoise, which is listed by the Florida Fish and Wildlife Conservation Commission (FWC) as threatened and is federally unlisted. The February 12, 2014 site survey observed 1 active and 1 inactive or 2 Potentially Occupied (PO) gopher tortoise burrows within the project area. The burrow locations and statuses are shown on Figure 3.

We recommend that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and if the gopher tortoises are within the project area that a permit be obtained from the FWC to be relocated out of harm's way. Gopher tortoise burrow surveys are valid for 90 days, according to the FWC guidelines.

All the wetlands within the project area are extremely disturbed from excessive dewatering and lowering of the water table. All the wetlands and surface waters on the site have a low wetland value. Based on a cursory evaluation, using the State of Florida's Chapter 62-345, F.A.C., Uniform Mitigation Assessment Method (UMAM), MEC estimates wetlands and surface waters would score between 1 and 2 on a scale of 1 to 10, 1 being the lowest of value.

These resources shall be regulated and protected by the current City of Gainesville environmental regulations codified in the Land Development Code. Based on the adopted redevelopment Master Plan prepared by the Gainesville CRA, these resources will be avoided to the greatest extent possible.

E. Historic Resources

The project area does not contain any historic structures or any identified archaeological resources deemed significant by the state.

F. Development Pattern and Community Contribution

In accordance with the City of Gainesville Comprehensive Plan, the proposal promotes urban infill and redevelopment within the urbanized core Gainesville. The site is currently undeveloped and is ripe for future redevelopment and improvement. The

proposed RL future land use and RMF-5 zoning district will support and encourage quality redevelopment in this area on a property that has been specifically targeted by the Gainesville CRA.

G. Long-Term Economic Benefits

The proposed land use and zoning change applications to Residential Low and RMF-5 will be consistent with the development pattern found in the surrounding area. New development activity and investment will support the City’s Economic Development goals to promote redevelopment, offer high quality of living opportunities, support compact urban development and raise the tax base.

H. Level of Services Standards

The proposed change in future land use and zoning will result in a decrease in permitted residential density (and subsequent impacts to public services). The following describes the permitted density change between the existing and proposed future land use and zoning designations:

Figure 8: Existing vs. Proposed Density Comparison

Existing FLU/Zoning	Maximum Density	Proposed FLU/Zoning	Maximum Density	Net Change
RM/RMF-7	21 UPA x 15 AC=315 Units	RL/RMF-5	12 UPA x 15 AC=180 Units	-135 units

The table above indicates that the proposed change in FLU/Zoning will result in a 43% reduction of permitted residential units (-135 Units).

a. Roadways

The project is located within the Transportation Concurrency Exception Area (TCEA) Zone A of the City’s Transportation Mobility Program Area (TMPA). Development within Zone A is not required to meet Level of Service standards for concurrency but will be required to comply with Policies 1.1.4 of the Comprehensive Plan Concurrency Management Element. The trip generation for the proposed change is presented in *Figure 9*. It should be noted, however, that due to the proximity to existing RTS bus service (Routes 2, 3 & 7), proposed peak traffic flow is expected to be lower than shown in *Figure 9*.

Figure 9: Estimated Trip Generation (Existing FLU & Zoning)

Proposed Traffic Demand-Single Family (ITE 210)						
Units: 315						
Category	Rate	Trips	Directional Distribution In		Direction Distribution Out	
PM Peak	1.00	315	0.63	198	0.37	117
Average Daily Trips	9.52	2,999	.05	1,500	0.5	1,499
Proposed Traffic Demand-Single Family (ITE 210)						
Units: 180						
Category	Rate	Trips	Directional Distribution in		Directional Distribution Out	
PM Peak	1.00	180	0.63	113	0.37	67
Average Daily Trips	9.52	1,714	0.5	857	0.5	857

1-All trips calculated using the ITE 9th Edition

Net Reduction in PM Peak Trips	-135
Net Reduction in Average Daily Trips	-1,285

As indicated above the estimated maximum trip generation comparison between existing vs. proposed FLU and Zoning designations result in a reduction of 135 PM Peak trips and 1,285 daily trips. This reduction will result in reduced impacts on the local transportation network.

b. Recreation

The City of Gainesville is currently meeting all LOS standards for recreation. The proposed amendment will not significantly affect the required LOS.

c. Water and Wastewater

The property is currently served with both water and wastewater by Gainesville Regional Utilities and is not expected to adversely impact the level of service. The proposed land use and zoning change application will result in a reduction of permitted residential units (-135 units). However, based on the permitted maximum density of 180 residential units, the following tables indicate the potential demand for potable water and wastewater:

Figure 10: Potable Water

Development Scenario	Use	Size	Rate	Total (gpd)
	Single Family	180 units	200 gpd per unit	36,000 gpd

Figure 11: Wastewater Flow

Development Scenario	Use	Size	Rate	Total (gpd)
	Single Family	180 units	113 gpd per unit	20,340 gpd

d. Solid Waste

Solid waste will not exceed Gainesville’s established Level of Service Standard of 0.655 tons of solid waste per capita per year disposed (3.6 pounds solid waste per capita per day disposed). Collection of solid waste will not exceed Gainesville’s established Level of Service Standard of 1.07 tons of solid waste per capita per year collected (5.9 pounds of solid waste per capita per day collected).

e. Mass Transit

The site is served directly by Routes 2, 3 & 7 of the City’s Regional Transit System.

f. Schools

The proposed land use and zoning change application will result in a reduction of permitted residential units (-135 units). However, based on the permitted maximum

density of 180 residential units, when using standard multipliers, the land use and zoning change may result in up to 29 elementary school students, 14 middle school students and 20 high school students.

I. Site Accessibility

The location of the site is ideal for promoting residential redevelopment. The property is in close proximity to public facilities, including Williams Elementary School, Lincoln Middle School, TB McPherson Recreational Complex and Cone Park. In addition, the project site is served directly by Routes 2, 3 & 7 of the City's Regional Transit System.

Comprehensive Plan Consistency

The proposed Residential Low future land use and RMF-5 zoning designations are consistent with the City's Comprehensive Plan. The following objectives and policies are the applicable to the proposed applications:

Objective 4.1

The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility and institutional uses at appropriate locations to meet the needs of the proposed population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

Consistency: As discussed throughout this report, the proposed future land use and zoning designations are proposed to be located in an appropriate location that will allow for the flexibility to redevelop an urban area with an appropriate density that is consistent with the existing development pattern in the area. The project site is located within an urbanized area with public services available to serve the site.

Policy 4.1.1

Land use categories on the Future Land Use Map shall be defined as follows:

Residential Low-Density (up to 12 units per acre)

This land use category shall allow dwellings at densities up to 12 units per acre. The Residential Low-Density land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single family development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multifamily development. Land development regulations shall determine gradations of density, specific uses and performance measures. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.

Consistency: Because the project site is located in the urbanized core of the City with adequate public facilities and the properties are currently underutilized and ripe for redevelopment, the requested future land use and zoning designations are appropriate in order to support and facilitate compatible infill redevelopment in a targeted area in accordance with the goals of the City of Gainesville Comprehensive Plan.

Policy 4.2

The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

Consistency: The proposed Residential Low and RMF-5 zoning designations result in a reduction in permitted residential density and is consistent with the surrounding future land use map and the adjacent uses allowed therein.

Conclusion

According to the Future Land Use Element Policy 4.1.3, the City will review proposed changes to the Future Land Use Map by considering the overall compatibility of the proposal; surrounding land uses; environmental impacts and constraints; whether the change promotes urban infill; and whether the best interest, community values or neighborhood support is achieved. The proposed land use change and rezoning applications are compatible with the existing development pattern in the immediate area, the City's Comprehensive Plan and Land Development Code.

The proposed uses permitted within the Residential Low future land use and RMF-5 zoning designations are compatible with the existing surrounding land uses and shall promote urban infill by allowing for the redevelopment of this key property in southeast Gainesville.



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Attachment 1

CRA Redevelopment Plan for Kennedy Homes

A New Community

1717 SE 8th AVENUE PLAN

100% Final Master Plan

December 2014







Contents

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Planning Process	2-3
Guiding Principles	4-5
Final Master Plan	6-26

"The beginning is the most important part of the work."

-Plato

We have taken the first steps toward an opportunity and an obligation to shape what once was into what can be, to create a new neighborhood, a new place that embraces its rich history while it boldly sets out to transform and reinvent its future.

This document encompasses the hopes and aspirations of this new community, a place where residents and neighbors thrive and enjoy quality of life they so richly deserve.

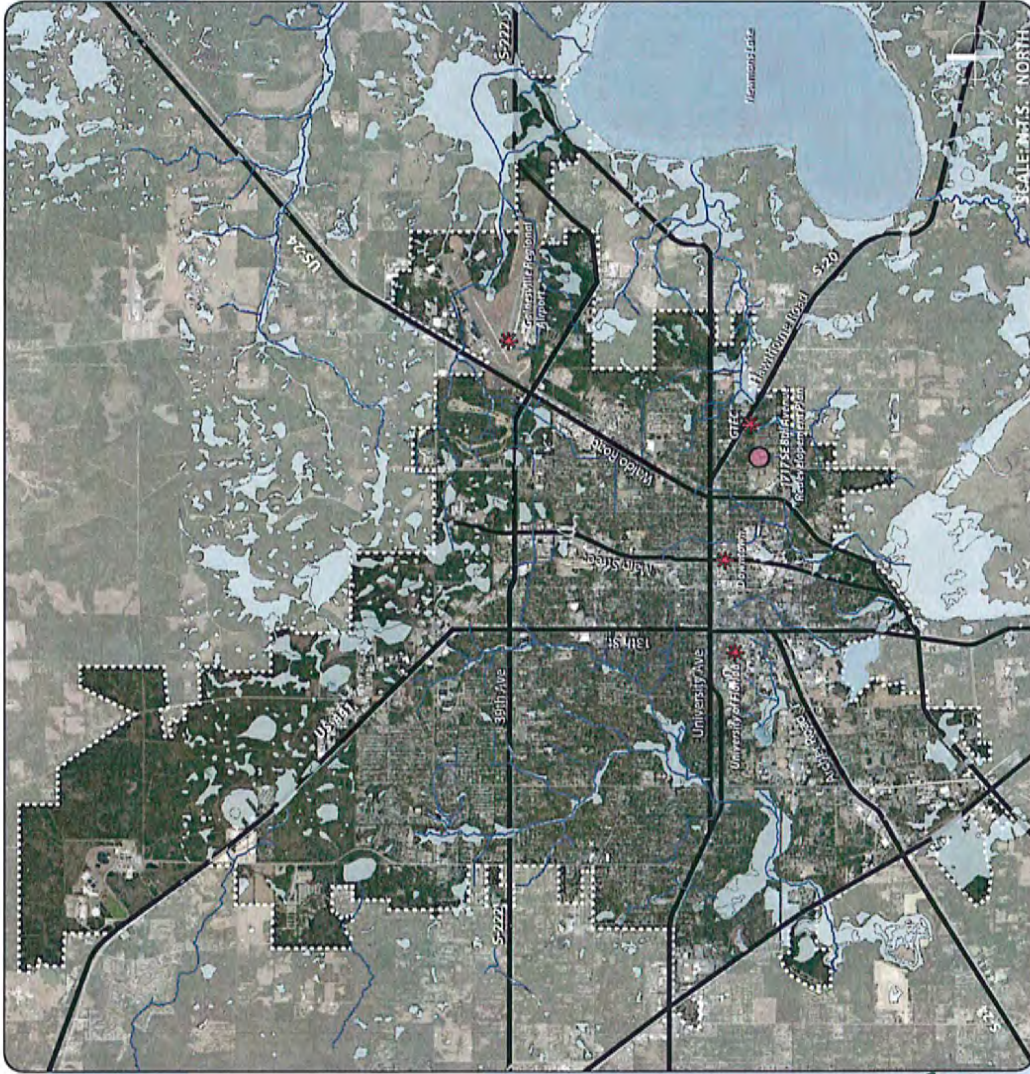
The redevelopment Master Plan will serve as the road map to the new development, and throughout the phasing, the Master Plan will provide the overall concept and layout of the site. Nestled in the heart of the Gainesville Community Redevelopment Agency's Eastside Redevelopment District, the vacant 15 acre parcel is conveniently located near schools, parks, bike trails, and other natural amenities. Along with this development the CRA has embarked on the development of new commercial offerings at the GTEC site located just blocks from the site, and together these developments will also serve the community by adding an additional layer of a live, work, and play environment. Through community outreach and consensus building we have gathered the community's thoughts, reflections and visions. This Master Plan document reflects the first step in making this new neighborhood a reality.

Location

The site is a 15.1 acre parcel located at 1717 SE 8th Avenue within the city limits of Gainesville, Florida. This site is a part of the Gainesville CRA's Eastside Redevelopment Area and is centrally located between downtown Gainesville to the West, Newnan's Lake to the East, Paynes Prairie to the South, and Gainesville Regional Airport to the North.



State of Florida



City of Gainesville

Planning Process

Each assignment must begin with a clear understanding of the goals for the development, opportunities and constraints of the site as well as the needs, preferences, and habits of the ultimate homeowners.

After the site analysis, steps are taken to determine development alternatives. Concept diagrams begin to create the vision for the development and the locations of project elements within the site. These conceptual plans are then reviewed by the team, client, community and government agencies, and decisions can then be made.

During the next stage, one concept or elements from multiple concepts are selected. This plan is refined and further developed based on feedback gained. The character of the development starts to become more apparent. More in depth engineering studies are conducted. These factors come together to create the Preliminary Plan. This plan along with additional studies is combined into a cohesive design package.

During the next step, an Illustrative Master Plan is created offering more detail, regarding the special characteristics of the development, and specific locations of buildings and other project elements. This plan and other documents are assembled into a Master Plan Report, including sketches to show the character and theme.

Once the Master Plan is completed, the design is taken to various governmental agencies for review and approvals.

After agency approvals have been obtained and funding is in place, projects typically enter detailed design phases. The construction documents are then produced and, finally, the construction process begins.



2 - 1717 SE 8th Avenue Plan

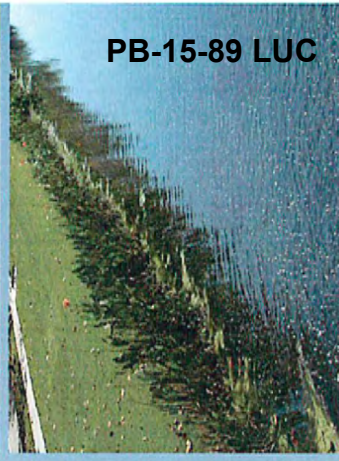


*“Where there is
no vision, there
is no hope.”*

*-George
Washington
Carver*

Guiding Principles

- » Facilitate social interaction and a rich and diverse **community** fabric.
- » Create a **sustainable** community.
- » Provide opportunities to promote **wellness** and active lifestyles.
- » **Create connectivity** throughout the community, to nature, and the developments in the surrounding area.
- » Utilize this blank canvas to create **future** opportunities and help improve quality of life in East Gainesville.



PB-15-89 LUC



150444E
Exhibit C-1

PB-15-89 LUC

150444E
Exhibit C-1





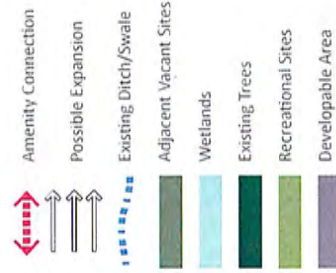
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Final Master Plan

150444E
Exhibit C-1
A New Community - 1717 SE 8th Avenue Pl
Final Master Plan (100% Review) - December 201

Site Analysis - Opportunities

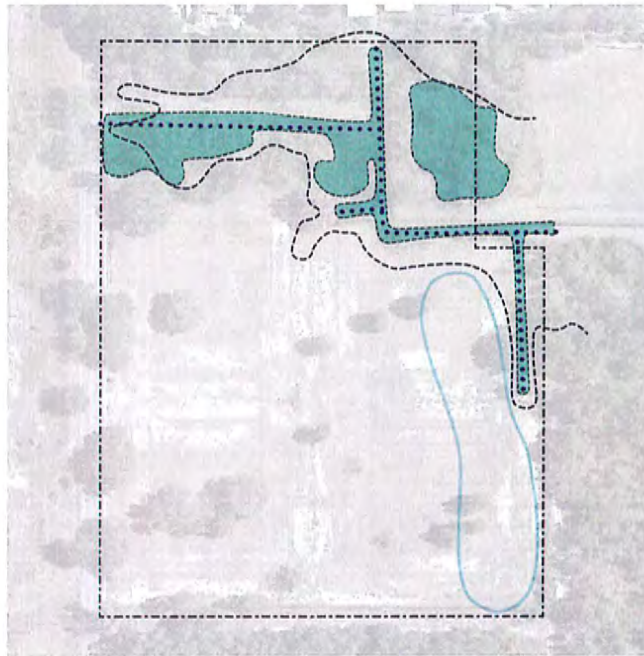
- Existing oak trees provide mature vegetation and can become a feature for the development
- Nearby sports field and future linear park provide potential recreational connections
- Surrounding land provides potential for future expansion
- Welcoming, inviting place due to strong sense of community in the area
- New UF Eastside Campus in East Gainesville
- Rich wildlife
- Considerable surrounding green areas
- Affordable land
- Proximity to educational facilities and religious institutions a plus for potential families
- Proximity to GTEC
- Many natural resources
- Opportunity to introduce businesses to the area
- Natural wetlands on-site provides a natural amenity to the development
- Minimal topographic changes allow flexibility for future development



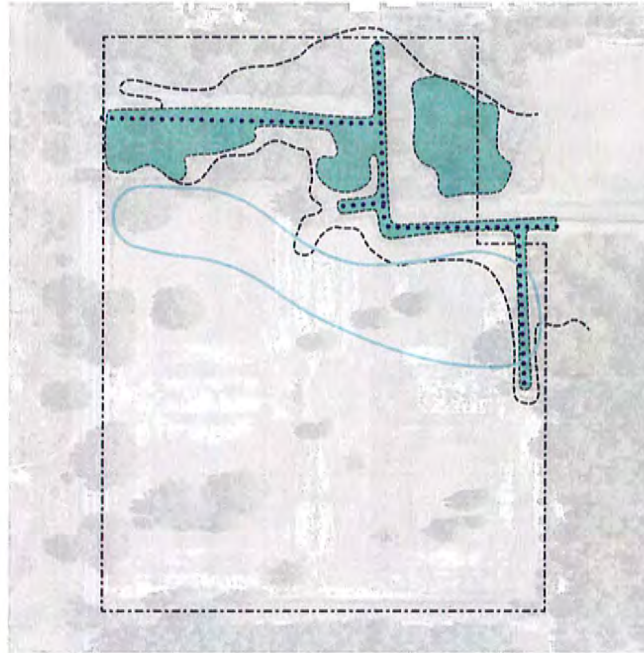
Site Context



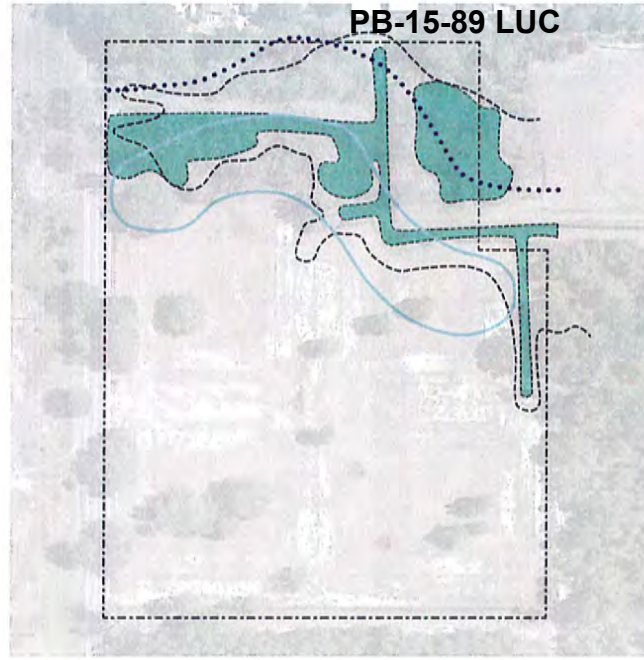
Option 1



Option 2



Option 3



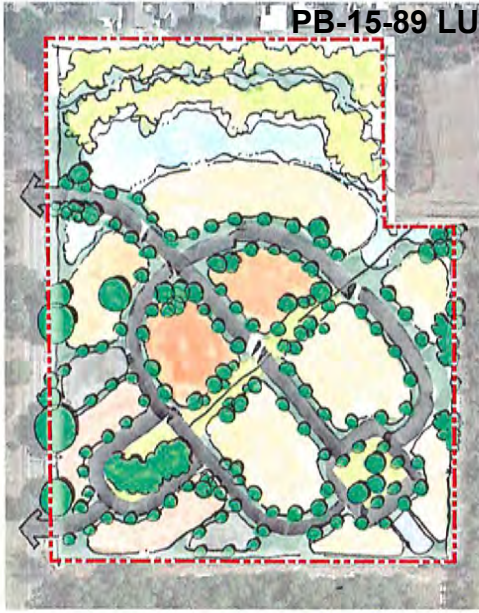
Stormwater and Wetlands

The existing natural wetlands and man-made ditches are an important natural feature of the development. Due to historical conditions the wetlands are in serious decline. The project aims to make improvements to the natural features if at all feasible. The new development will require stormwater management improvements for water quality and flood protection. The project aims to holistically address both the natural wetlands and improved stormwater facilities to find the best mix to serve the needs of the project. Options will be evaluated for new stormwater basins, wetland buffering, and wetland improvements. Through careful design effort by the engineers, landscape architects, and ecologists, and an attentive coordination and permitting approach with the regulatory agencies, the best solution will be developed to serve the new community.



Concept Comparison

PB-15-89 LUC



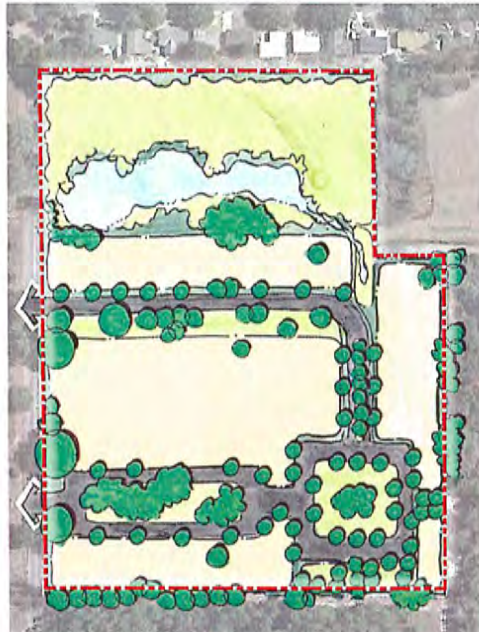
Concept Three

- Walkable
- Central Green Spine
- Preserve Mature Oak Trees
- Wetland Restoration



Concept Two

- Natural Experience
- Amenity Lake
- Preserve Mature Oak Trees



Concept One

- Strong Axis
- Large Boulevard
- Preserve Mature Oak Trees
- Central Square

Community Poll - 4.9.14

- Concept #1 - 10% of Votes
- Concept #2 - 45% of Votes
- Concept #3 - 45% of Votes

CRA Board Meeting - 4.21.14

- Potential for future expansion
- Mix of income levels
- Multi-generational housing
- Co-housing features

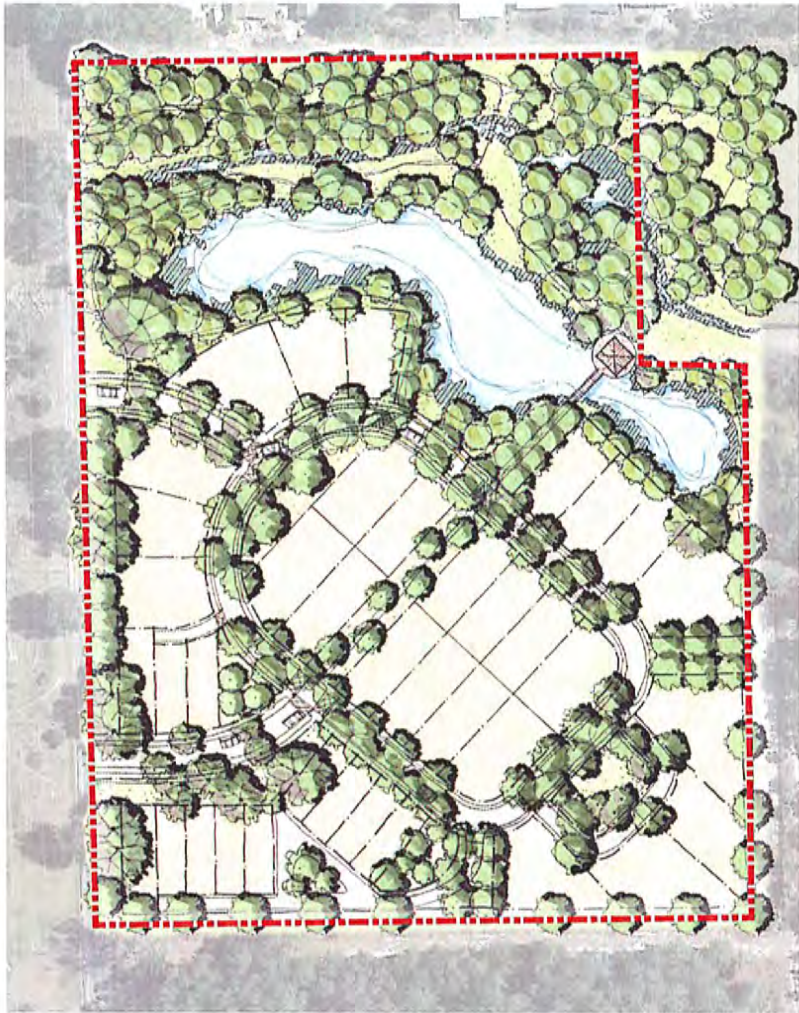
Stakeholder Notes - 4.9.14

- New beginning
- Fit within the local fabric yet provide unique feel
- Variety of living options
- Option 3 stormwater and wetlands
- Central park/green
- Concept 2 & 3 preferred
- Provide 2 entrances
- Mixed-Use

Market Review Meeting - 5.8.14

- Front loaded product
- Alley loaded uncommon in East Gainesville
- Great Marketing Campaign and branding
- Create Architectural Design Standards
- Affordability
- 1st Time Homebuyers
- Great looking neighborhood
- Consider maintenance and utilities

Preliminary Plan



Combined Concept Two/Three

- Natural Experience
- Amenity Lake
- Preserve Mature Oak Trees
- Walkable
- Central Green Spine
- Wetland Restoration

CRA Board Meeting - 10.20.14

- Approved the overall layout of the 60% Preliminary Master Plan

Community Input - 10.15.14

- Potential for rear loaded product
- Variety of lot sizes
- Walking trails
- Flexible green space
- Potential maintenance plan/ HOA
- Energy Efficient Product

Narrative

Nestled among the historic neighborhoods and the natural landscape of Gainesville sits a vibrant and walkable new community.

The design of the community ties together a traditional form seen in the surrounding neighborhoods with a fluid layout. This provides a variety of opportunities for walkable pathways, both along the vehicular thoroughfares and the neighborhood parks. The design maximizes the development potential while modifying the wetland and creating a stormwater facility that is also a strong amenity for the community.

Many natural landscape features were preserved creating a network of green spaces and connectivity within the community and surrounding areas. These green spaces provide a launching point within the surrounding network including the future greenway to GTEC and adjacent open spaces.

By embracing the history, a variety of ages, cultures and backgrounds this new community helps to reinvent and invigorate East Gainesville.



Vicinity Plan

Property Line

SE 8th Avenue



Plan Site Area Calculations

Site Calculations

Residential	5.53 Acres	38 Units
Open Spaces/Parks	1.68 Acres	
Nature Preserve/Wetland /Stormwater	5.57 Acres	
Roads	2.32 Acres	
TOTALS	15.1 Acres	38 Units



Legend

- 30' Residential Town House Unit Type
- 35' Residential Town House Unit Type
- 50' Residential Single Family Unit Type
- 60' Residential Single Family Unit Type

Note:

Lot widths are an average dimension based on the frontage along the right-of-way.



Scale: N.T.S.

Property Line

Circulation Plan

Legend

- Vehicular Circulation
- Pedestrian Sidewalk
- Walking Trails

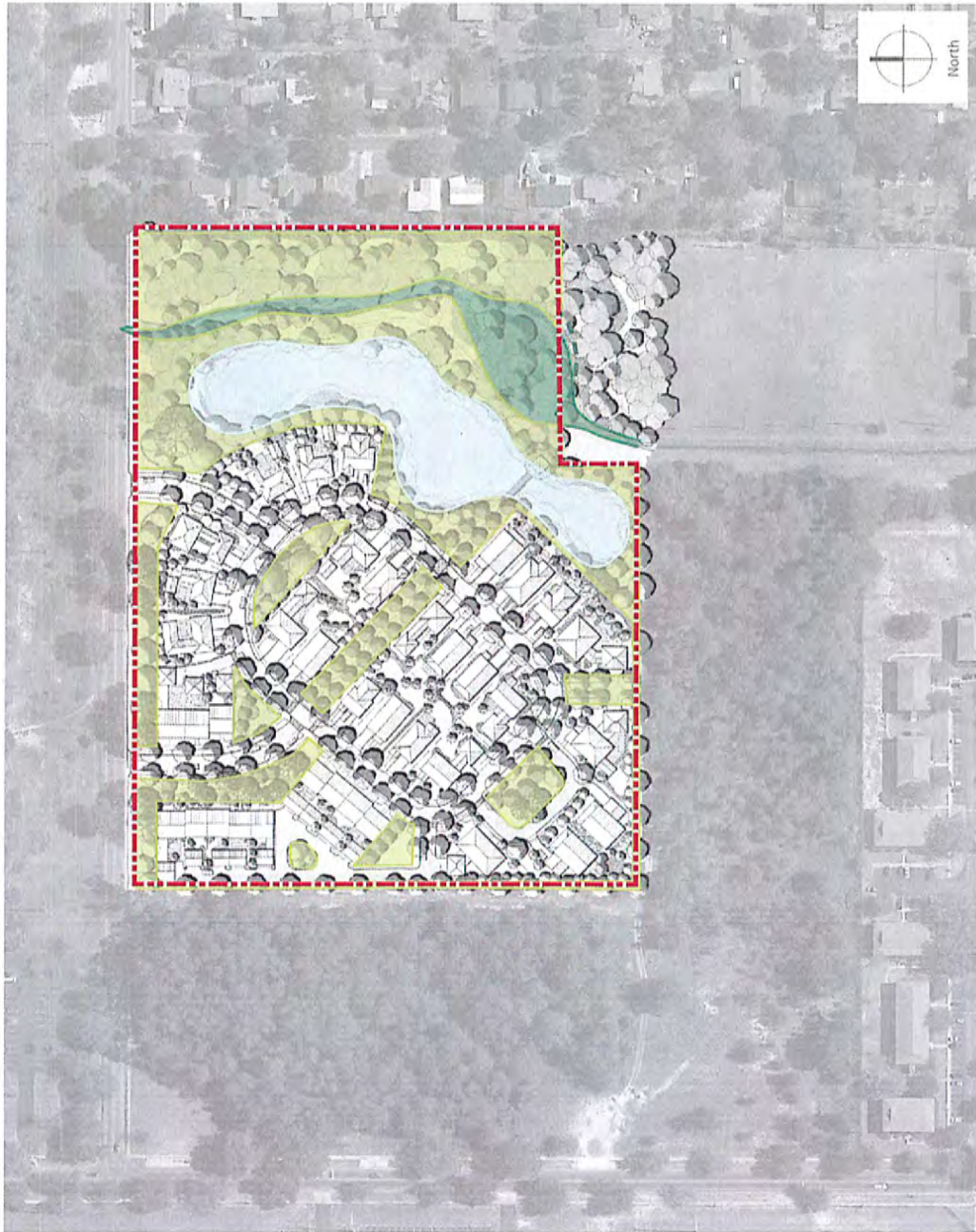


Property Line

Map created by: [illegible]

Legend

- Green Space
- Stormwater
- Wetland



Scale: N.T.S.

Property Line

Open Space Plan

Legend

- Green Space
- Nature Preserve, Wetland, Stormwater
- Setback



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Phase One

Phase one will include wetland restoration, stormwater mitigation and a sampling of residential product. It will also include amenity space to aid the marketability of phase one of the development.

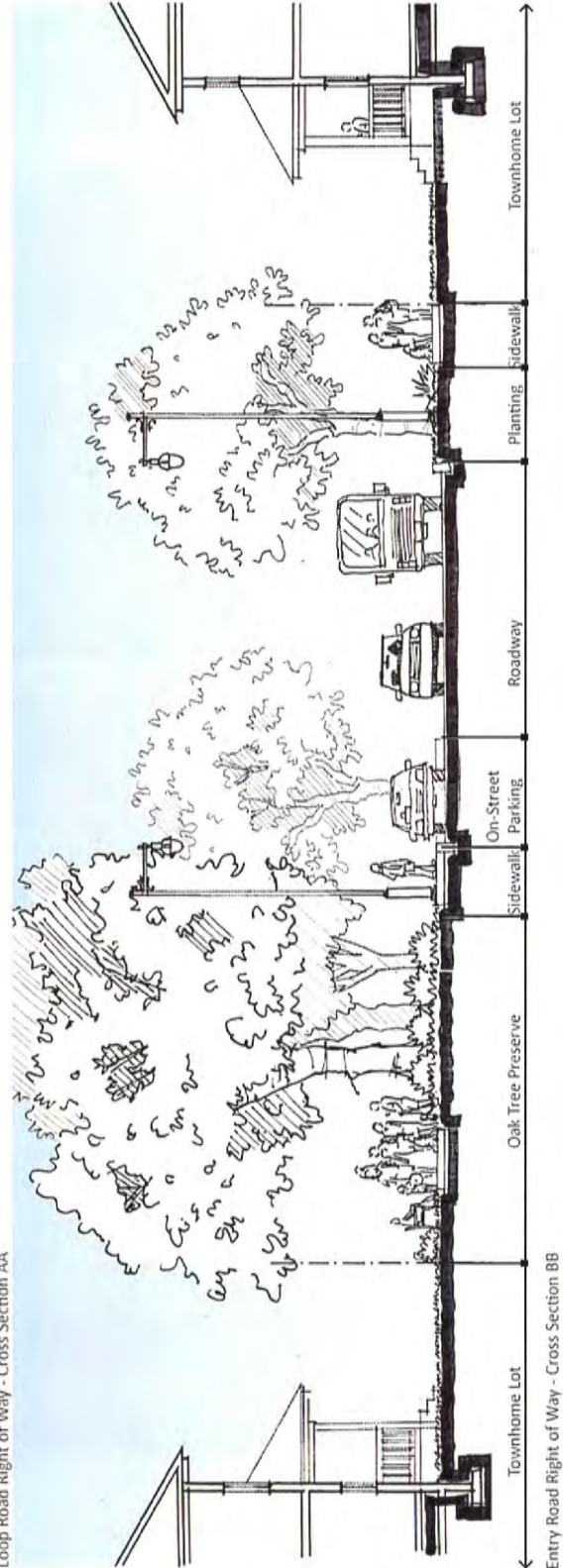
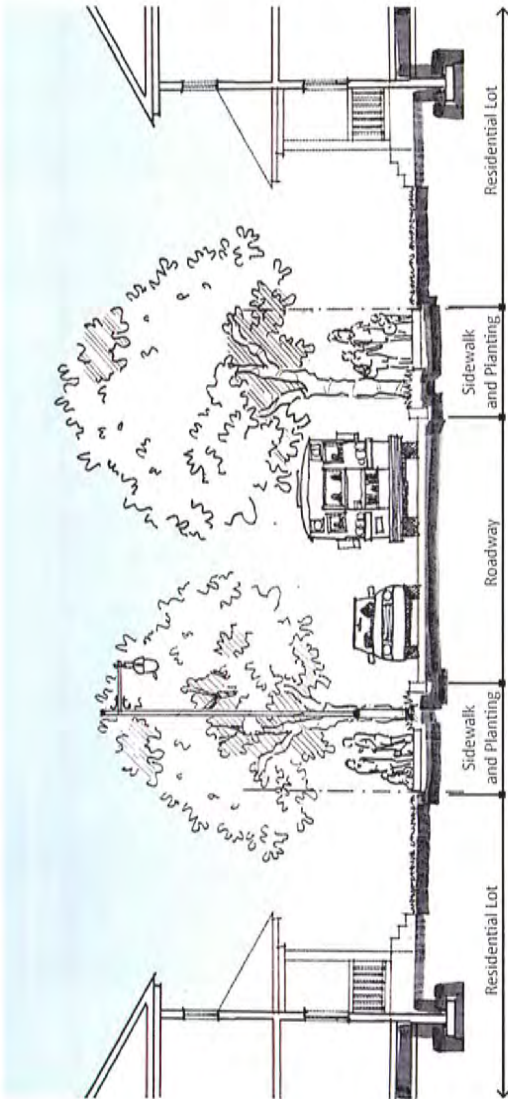
Phase Two

Once the first phase of development is complete and product is being sold, the remainder of the development should commence construction. This phase will include more housing of each type and additional amenity space. At this point the product type can be adjusted based on market response during phase one.

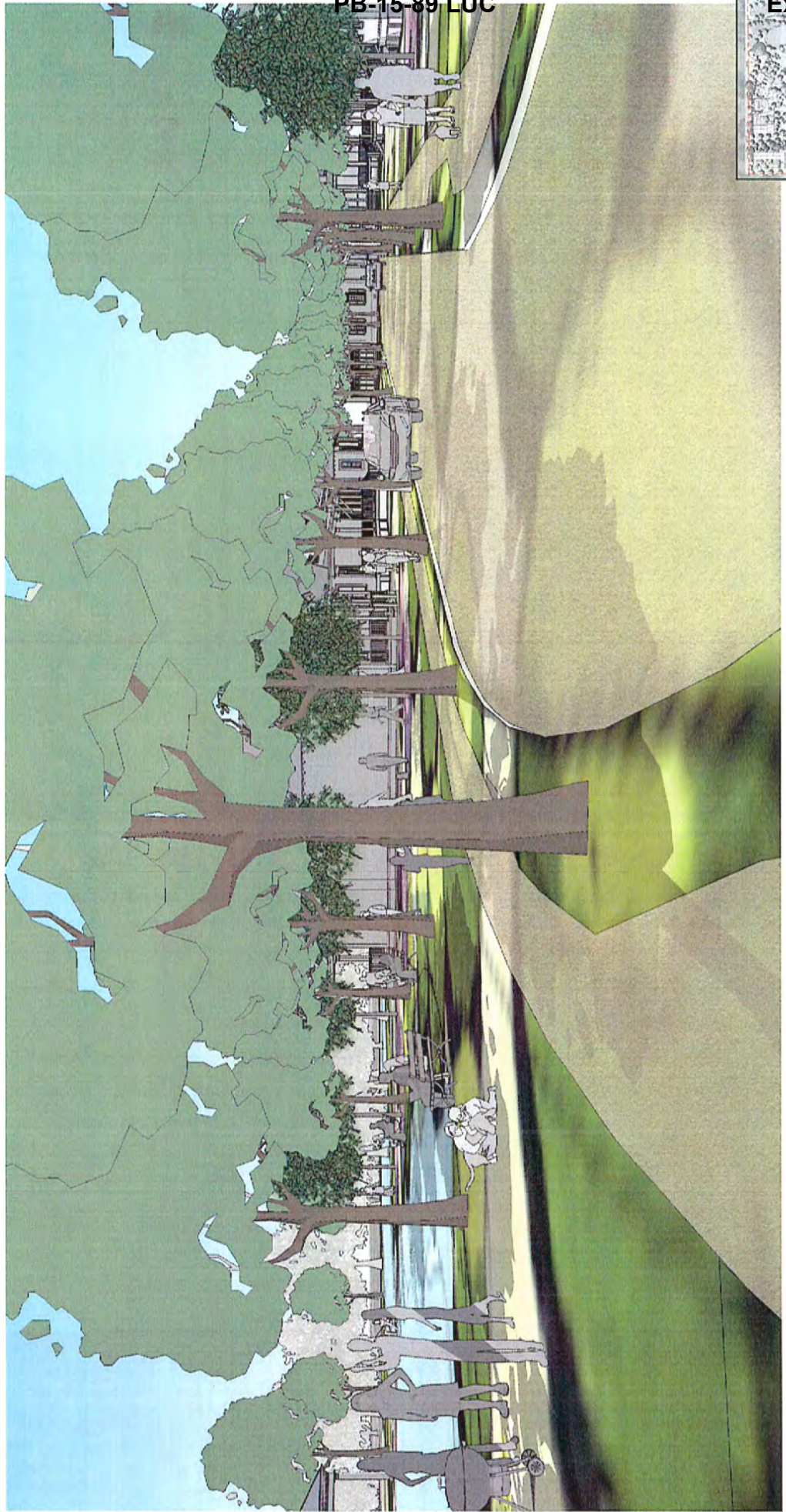
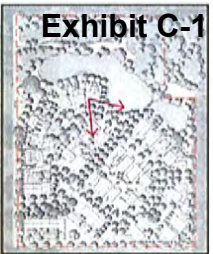




Final Sections







Views



Final Master Plan, 2015







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Attachment 2

Environmental Resource Inventory

Environmental Assessment

A Listed Fauna and Flora Study

and

A Preliminary Wetland Analysis

*conducted on
the*

Kennedy Homes Property

located in

Section 3, Township 10 South, Range 20 East
Alachua County, Florida
City of Gainesville

Prepared for:

Mr. Jay Brown, P.E.
Brown & Cullen, Inc.
3530 NW 43rd Street
Gainesville, FL 32606

Prepared by:

McAlpine Environmental Consulting, Inc.

March 12, 2014

EXECUTIVE SUMMARY

McAlpine Environmental Consulting, Inc. (MEC) has completed a listed fauna and flora species, and habitat study of the Kennedy Homes property. MEC also performed a preliminary analysis of the onsite wetlands. The project area is in Alachua County, Florida in Section 3, Township 10 South, Range 20. The site is identified by the Alachua County Property Appraisers as Parcel # 16102-000-000. The site inspections were performed on January 30, 2014 and February 12, 2014.

Of the thirteen (13) listed species with the possibility of occurring within the project area, one (1) was observed on the site. This species was the gopher tortoise, which is listed by the Florida Fish and Wildlife Conservation Commission (FWC) as threatened and is federally unlisted.

The February 12, 2014 site survey observed 1 active and 1 inactive or 2 Potentially Occupied (PO) gopher tortoise burrows within the project area. The burrow locations and statuses are shown on Figure 3.

We recommend that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and if the gopher tortoises are within the project area that a permit be obtained from the FWC to be relocated out of harm's way. Gopher tortoise burrow surveys are valid for 90 days, according to the FWC guidelines.

All the wetlands within the project area are extremely disturbed from excessive dewatering and lowering of the water table. All the wetlands and surface waters on the site have a low wetland value. Based on a cursory evaluation, using the State of Florida's Chapter 62-345, F.A.C., Uniform Mitigation Assessment Method (UMAM), MEC estimates wetlands and surface waters would score between 1 and 2 on a scale of 1 to 10, 1 being the lowest of value.

McALPINE ENVIRONMENTAL CONSULTING, INC.



DAVID McALPINE
President

INTRODUCTION

McAlpine Environmental Consulting, Inc. has completed a listed fauna and flora species, and habitat study of the Kennedy Homes property. MEC also performed a preliminary analysis of the onsite wetlands, which is covered on Page 3 of this report. The project area is in Alachua County, Florida in Section 3, Township 10 South, Range 20. The site is identified by the Alachua County Property Appraisers as Parcel # 16102-000-000. A Vicinity Map (Figure 1), a Quad Map (Figure 2), a Project Aerial (Figure 3), and a Soil Map (Figure 4) are attached.

The purpose of this report was to document whether fauna and flora species federally listed or listed by the State of Florida as endangered, threatened, or species of special concern, are present; or their potential for using the subject property. This report also describes onsite habitats. This study should be considered preliminary and an overview, and not considered a complete study for any one listed fauna or flora species, except for the gopher tortoise. A 100% coverage gopher tortoise survey of the project area was performed in accordance with the latest version of the FWC's latest guidelines.

Additional studies may be required by state, federal, and local agencies. Conditions may occur on the site that may change the results of this report.

SITE OVERVIEW

The site is in a somewhat urbanized area of Gainesville. The project area is adjacent to SE 8th Avenue woodlands to the north, a ditch and woodlands to the west, residential property to the east, and woodlands, recreational (Boys Club), and residential property to the south. A 150'± wide overhead power transmission right-of-way is just north of the property. A ditch bisects the east portion of the site. A razed apartment complex area exists in the main portion of the project area. The complex was demolished in 2007±. This area mainly now consists of grass and remnant asphalt and concrete, dotted with a few oak, pine, and cedar trees.

SOILS

The following table summarizes soil series, drainage classifications, and depth of water table each onsite soil type.

Series #	Soil Type	Drainage	Depth to Water Table	Acres*
9	Millhopper-Urban land complex	Moderately well	42 to 72 inches	9.3
15	Pompano sand	Poor	0 to 6 inches	3.3
18	Wauchula-Urban land complex	Poor	12 to 18 inches	NA**
20	Tavares sand	Moderately well	42 to 72 inches	0.1
21	Newman sand	Somewhat poor	18 to 60 inches	1.9
Total				14.6

* South project area (south of 8th Ave) only.

** North project area (north of 8th Ave).

A Soil Map depicting the soil types is attached as Figure 4.

TOPOGRAPHY

According to an Alachua County Department of Growth Management topographical map (Figure 6) at 2 foot intervals, elevations on the site range from approximately 128 feet in the western portion of the site in the former apartment complex area to approximate 119 feet in the ditches in the eastern portion of the site. The elevations in the existing and former wetlands areas range from approximately 122 to 124 feet.

METHODOLOGY

This report was performed in general accordance with FWC and Alachua County standards and guidelines.

The subject property was surveyed for the occurrence and potential for occurrence of species protected or listed by either the Florida Fish and Wildlife Conservation Commission (FWC), the U.S. Fish and Wildlife Service (USFWS), and the Florida Department of Agriculture (FDA)

based on known habitat preferences and geographical distribution. The latest edition of Florida's Endangered Species, Threatened Species and Species of Special Concern, Official List published by the FWC, was used to establish state and federal status of species. This list was cross referenced with a list from the Florida Natural Areas Inventory (FNAI) Biodiversity Matrix Query Report of listed/protected flora and fauna species reported, confirmed, or having the potential to occur within or near the project area. A copy of the FNAI report is attached. Attached also is Table 1 which show listed fauna species with the potential of being present on the site. Land cover use or habitat coverage was mapped using the Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999) manual. Figure 3 exhibits habitat types within the project area using FLUCFCS manual.

A 100% coverage gopher tortoise survey of the project area was performed in accordance with the latest version of the FWC's latest guidelines. The site inspections were performed on January 30, 2014 and February 12, 2014. During the February 12 inspection, MEC met with Ms. Barbara Hatchitt of the St. Johns River Water Management District, Ms. Shannon White of the U.S. Corps of Engineers, and Mr. John Hendrix, the City of Gainesville's Environmental Coordinator, to review and approve the wetlands and surface waters delineations. A Wetland Delineation Aerial, which shows the approximate wetland lines is attached as Figure 5.

Literature Reviewed

Literature sources were referred to in preparation of this report to determine habitat preferences of listed species, status of listed species, and other information that pertains to the scope of this report. A list of literature used for this report is attached.

HABITAT CHARACTERIZATION

Four (4) habitat types were identified within the study site in accordance with the Florida Land Use, Cover and Forms Classification System (FLUCFCS). The following table summarizes onsite habitat types and acreages within the project area:

<u>FLUCFCS Code*</u>	<u>Habitat Type</u>	<u>Acres**</u>
110	Open Land (Former Apt. Complex)	11.0
400	Upland Forest (Disturbed)	2.1
500	Ditch	1.0
600	Wetlands (Disturbed)	1.6
832	Power Lines	<u>3.0</u>
	Total	18.7

* Florida Land Use, Cover and Forms Classification System (FDOT 1999).

** Approximate. Based on aerial digitization.

Site-specific descriptions of these habitat types and FLUCFCS code are as follow:

110: Open Land (Former Apt. Complex)

This area is mainly in the western and central portion of the site where the former apartment complex was located and has since been razed. A narrow slither of open area also exist in the eastern portions of the site between the ditch and wooded area. Vegetation in the former apartment complex area consisted of Bahiagrass, Bermudagrass, tickseed, and other herbaceous species typically found in open, disturbed, and occasionally mowed areas. A few live oak, pine, and red cedar trees dot the former apartment complex area.

400: Upland Forest (Disturbed)

This area was observed in the eastern portion of the project area adjacent to the ditching system that bisects the site north to south. This area was apparently former forested wetland that have lost their wetland characteristics from excessive dewatering and lowering of the water table from the ditching system. Extreme root exposure was observed on many of the wetland trees in this area, apparently caused by oxidation of the soils due to many years of a lowered water table. Vegetation in this area mainly consisted of laurel oak, slash pine, cabbage palm, sweet gum, black gum, and sweet bay, blackberry, and cat-briar.

500: Ditch (Surface Waters)

This area consisted of a ditching system that bisects the eastern portion of the project area. Based on Figure 7, the water flowing from the ditches and the project area, eventually terminates at Calf Pond, which is approximately 1.5 miles southeast of the project area.

600: Wetlands

Forested and non-forested wetlands were included under this description. In the forested wetland system, extreme dewatering was evident, as noted above in the Upland Forest (former wetlands) areas. The onsite forested wetland areas marginally met wetland criteria. Vegetation observed in this area mainly consisted of laurel oak, slash pine, cabbage palm, sweet gum, black gum, and sweet bay, elderberry, blackberry, and cat-briar.

The non-forested wetland areas were located within the powerline right-of-way north of 8th Avenue. Vegetation in this area mainly consisted of wetland grasses, sedges, and forbs.

WETLAND AND SURFACE WATERS DELINEATION AND WETLAND PERMITTING

The wetlands and the surface waters (ditch system) were delineated by MEC in accordance with Chapter 62-340, F.A.C., *Delineation of the Landward Extent of Wetlands and Surface Waters* and with the U.S. Corps of Engineers *1987 Wetlands Delineation Manual*.

During the February 12 inspection, MEC met with Ms. Barbara Hatchitt of the St. Johns River Water Management District, Ms. Shannon White of the U.S. Corps of Engineers (Corps), and Mr. John Hendrix, the City of Gainesville's Environmental Coordinator, to review and approve the wetlands and surface waters delineations. A Wetland Delineation Aerial, which shows the approximate wetland lines is attached as Figure 5. Based on Figure 7, the water flowing from the project area, eventually terminates at Calf Pond, which is approximately 1.5 miles southeast of the project area. Ms. White tentatively agreed that the wetlands and surface waters on the site are exempt from Corps permitting, since they are not connected to wetlands or Waters of the United States that they regulate. Ms. White said that documentation would be required to be

submitted to obtain a formal determination. Documentation required to be submitted to obtain the jurisdictional determination would include data sheets, hydrological maps, aerial maps, soil maps, wetland surveys and other information.

The wetlands have almost lost all of their wetland characteristics from excessive dewatering and lowering of the water table from the ditching system. Extreme root exposure was observed on many of the wetland trees in this area, apparently caused by oxidation of the soils due to many years of a lowered water table. Vegetation in the forested wetland areas mainly consisted of laurel oak, slash pine, cabbage palm, sweet gum, black gum, and sweet bay, blackberry, and catbriar.

Based on a cursory evaluation, using the State of Florida's Chapter 62-345, F.A.C., *Uniform Mitigation Assessment Method* (UMAM), MEC estimates wetlands and surface waters would score between 1 and 2 on a scale of 1 to 10, 1 being the lowest of value.

RESULTS

Fauna

Thirteen (13) species of fauna listed by FWC and/or USFWS have the potential to occur on the site based on habitat preference and known geographical distribution.

These species included gopher tortoise, Florida mouse, Florida gopher frog, eastern indigo snake, American bald eagle, Florida burrowing owl, southeastern American kestrel, white ibis, tricolored heron, little blue heron, snowy egret, wood stork, and Florida sandhill crane. Table 1 summarizes listed fauna species with the probability to occur within the project area and their listed status.

One (1) listed species was observed on the site. This species was the gopher tortoise, which is listed by the FWC as threatened and is federally unlisted.

The February 12, 2014 site survey observed 1 active and 1 inactive or 2 Potentially Occupied (PO) gopher tortoise burrows within the project area. The burrow locations and statuses are shown on Figure 3.

Unlisted Fauna Species

Unlisted wildlife species observed using the site, or noted by other evidence, included downy woodpecker, gray squirrel, white-tailed deer, black vulture, mourning dove, hermit thrush, American crow, armadillo, mocking bird, and blue jay.

Flora

No listed flora species were observed on the site.

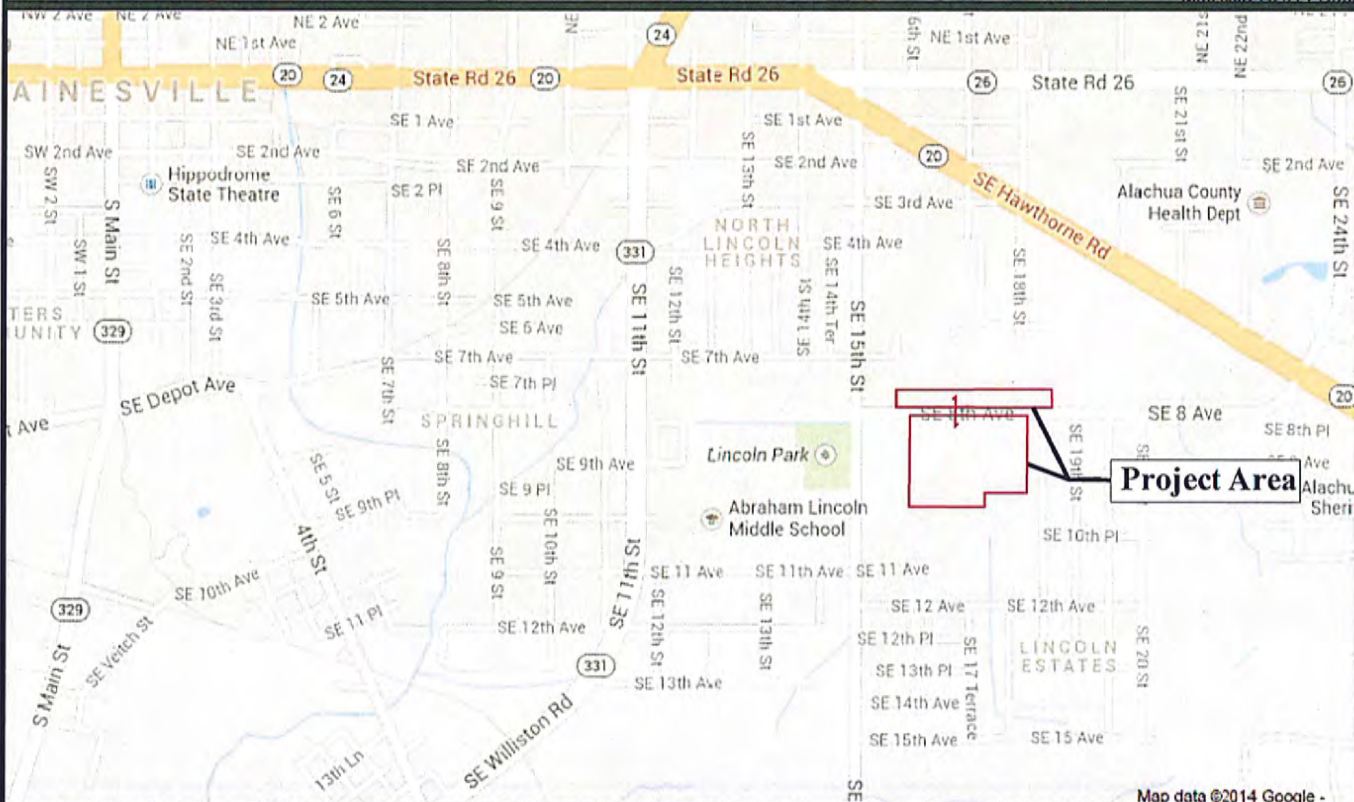
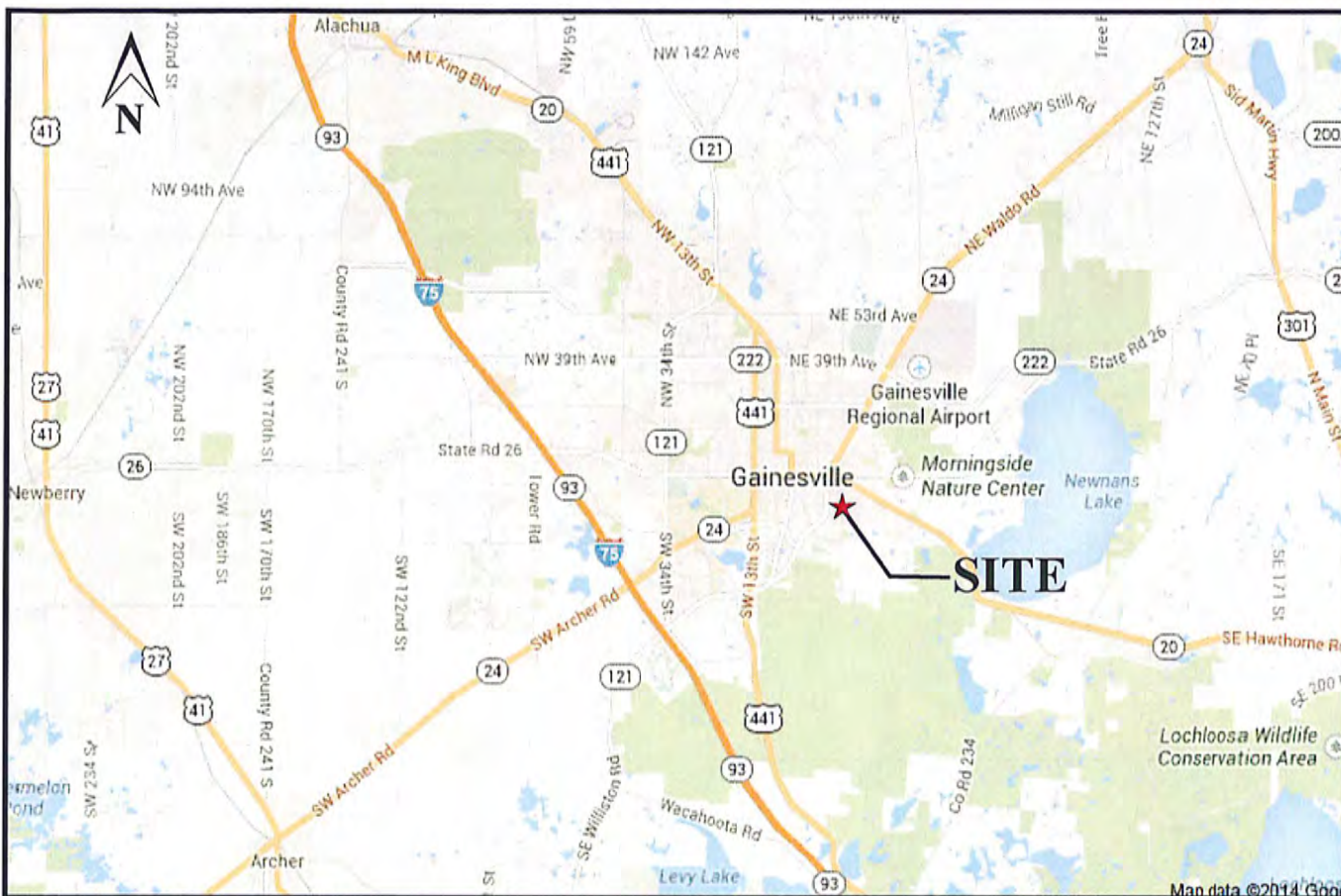
FINDINGS

Of the thirteen (13) listed species with the possibility of occurring within the project area, one (1) was observed on the site. This species was the gopher tortoise, which is listed by the FWC as threatened and is federally unlisted.

We recommend that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and if the gopher tortoises are within the project area that a permit be obtained from the FWC to be relocated out of harm's way. Gopher tortoise burrow surveys are valid for 90 days, according to the FWC guidelines.

All the wetlands within the project area are extremely disturbed from excessive dewatering and lowering of the water table. All the wetlands and surface waters on the site have a low wetland value. Based on a cursory evaluation, using the State of Florida's Chapter 62-345, F.A.C., Uniform Mitigation Assessment Method (UMAM), MEC estimates wetlands and surface waters would score between 1 and 2 on a scale of 1 to 10, 1 being the lowest of value.

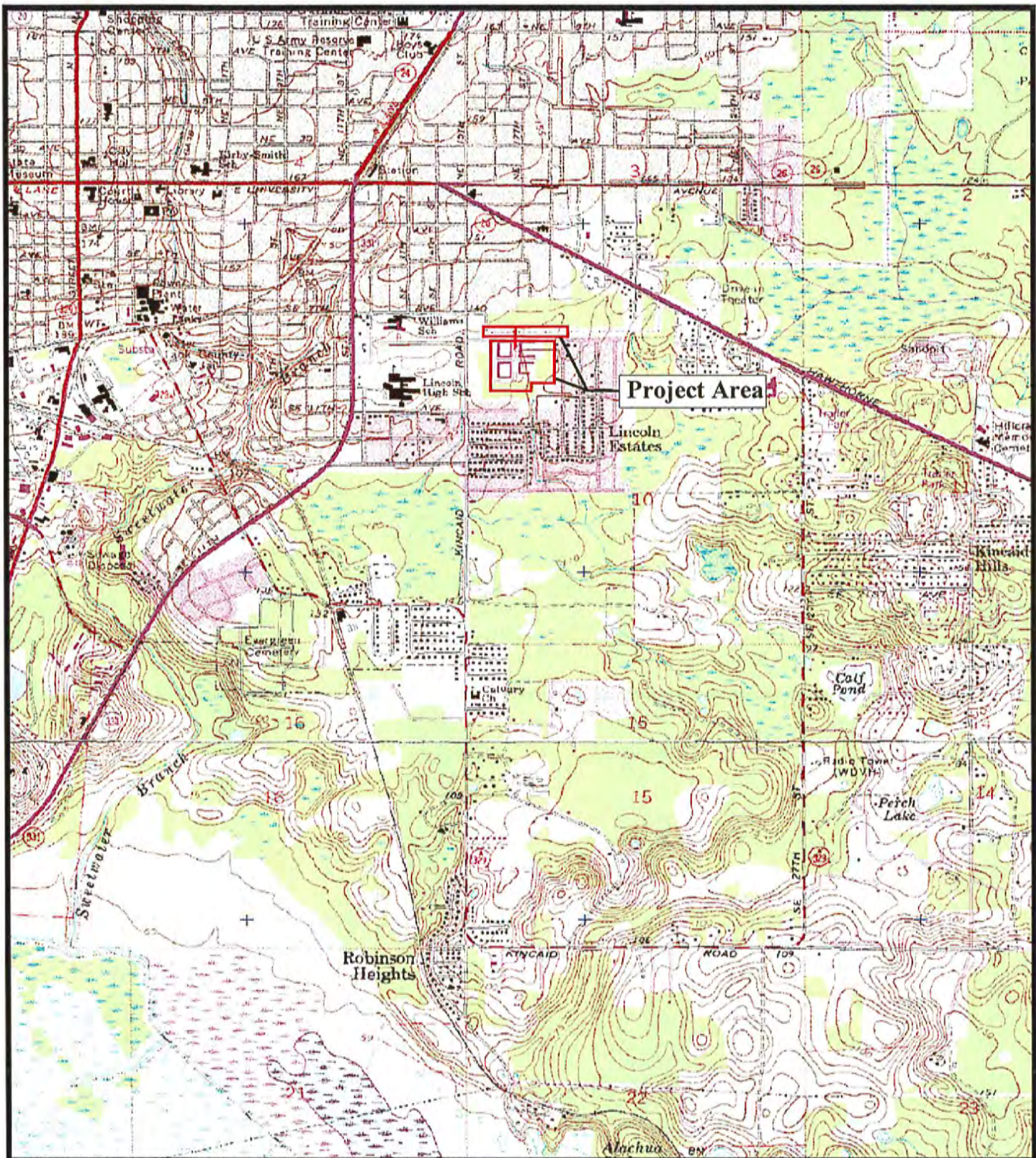
Attachments



McAlpine Environmental Consulting, Inc.
18312 Cortez Boulevard, Brooksville, FL 34601
352-585-2033 (Cell)
davidmec7@gmail.com

Gainesville Community Redevelopment Agency
Kennedy Homes
Alachua County

Figure 1: Vicinity Map



3-D TopoQuads Copyright © 1999 DeLorme Yarmouth, ME 04096 Source Data: USGS | 1000 ft Scale: 1 : 25,000 Detail: 13-0 Datum: WGS84

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18312 Cortez Boulevard, Brooksville, FL 34601
352-585-2033 (Cell)
davidmec7@gmail.com

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Figure 2: Quad Map
Sec. 3, T-10S, R-20E

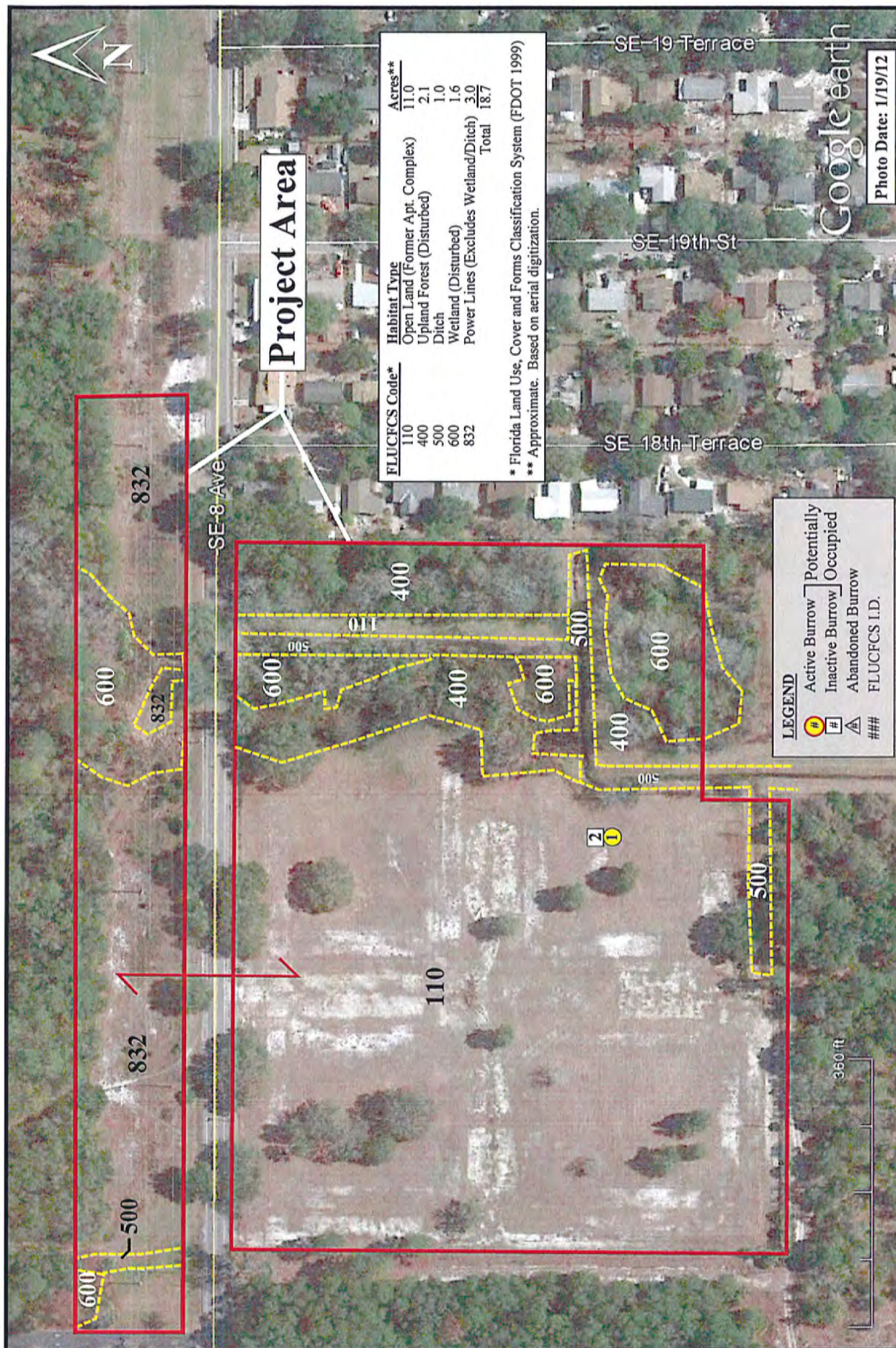


Figure 3: Project Aerial

*Gainesville Community Redevelopment Agency
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18312 Cortez Boulevard, Brooksville, FL 34601
352-585-2033 (Cell)
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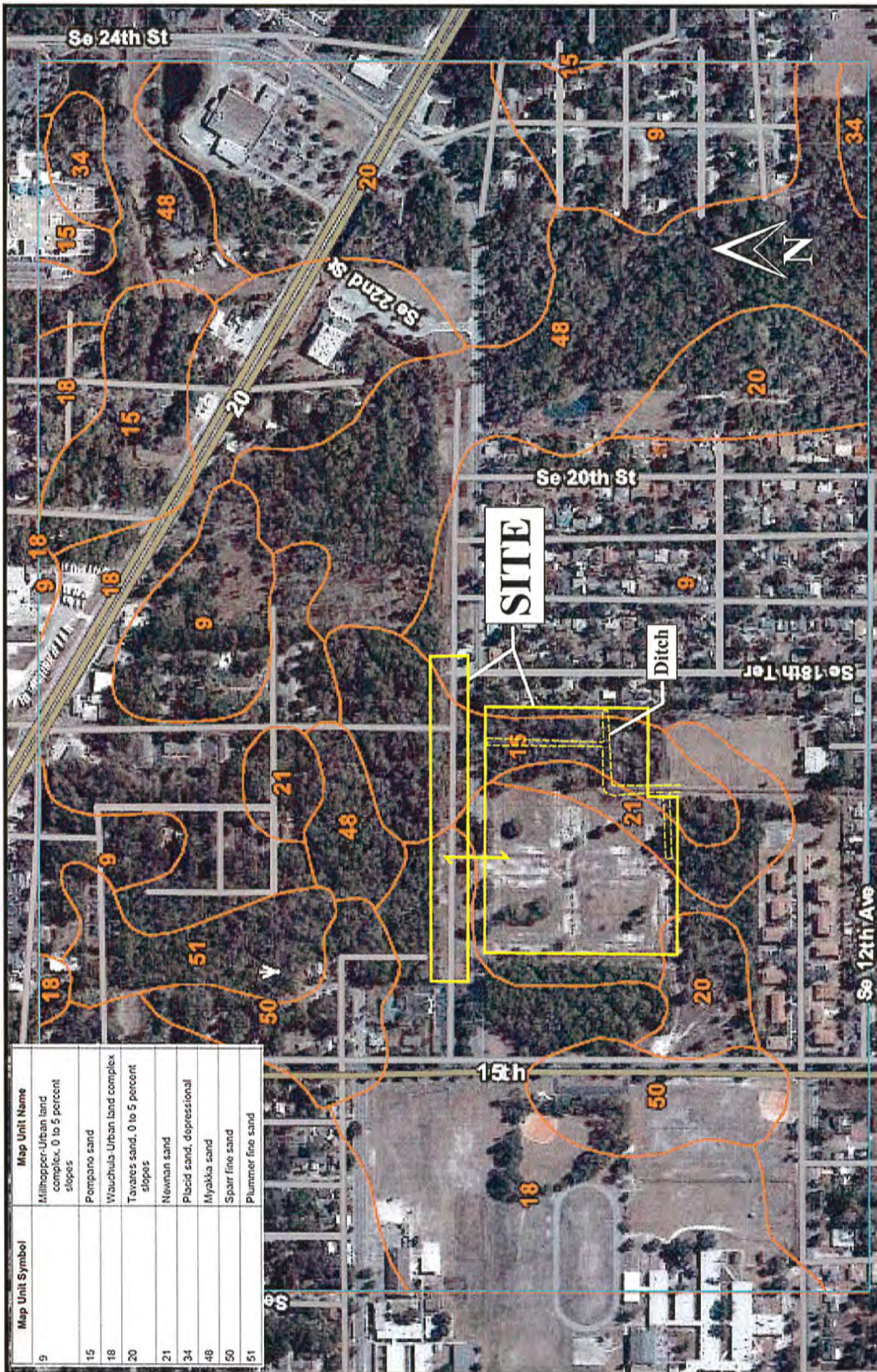


Figure 4: Soil Map

From: USDA-NRCS Web Soil Survey

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Alachua County*

McAlpine Environmental Consulting, Inc.
Cortez Boulevard, Brooksville, FL 34601
352-585-2033 (Cell)
davidmec7@gmail.com



Figure 5
Wetland Delineation Aerial

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McAlpine Environmental Consulting, Inc.
18312 Cortez Boulevard, Brooksville, FL 34601
352-585-2033 (Cell)
davidmec7@gmail.com

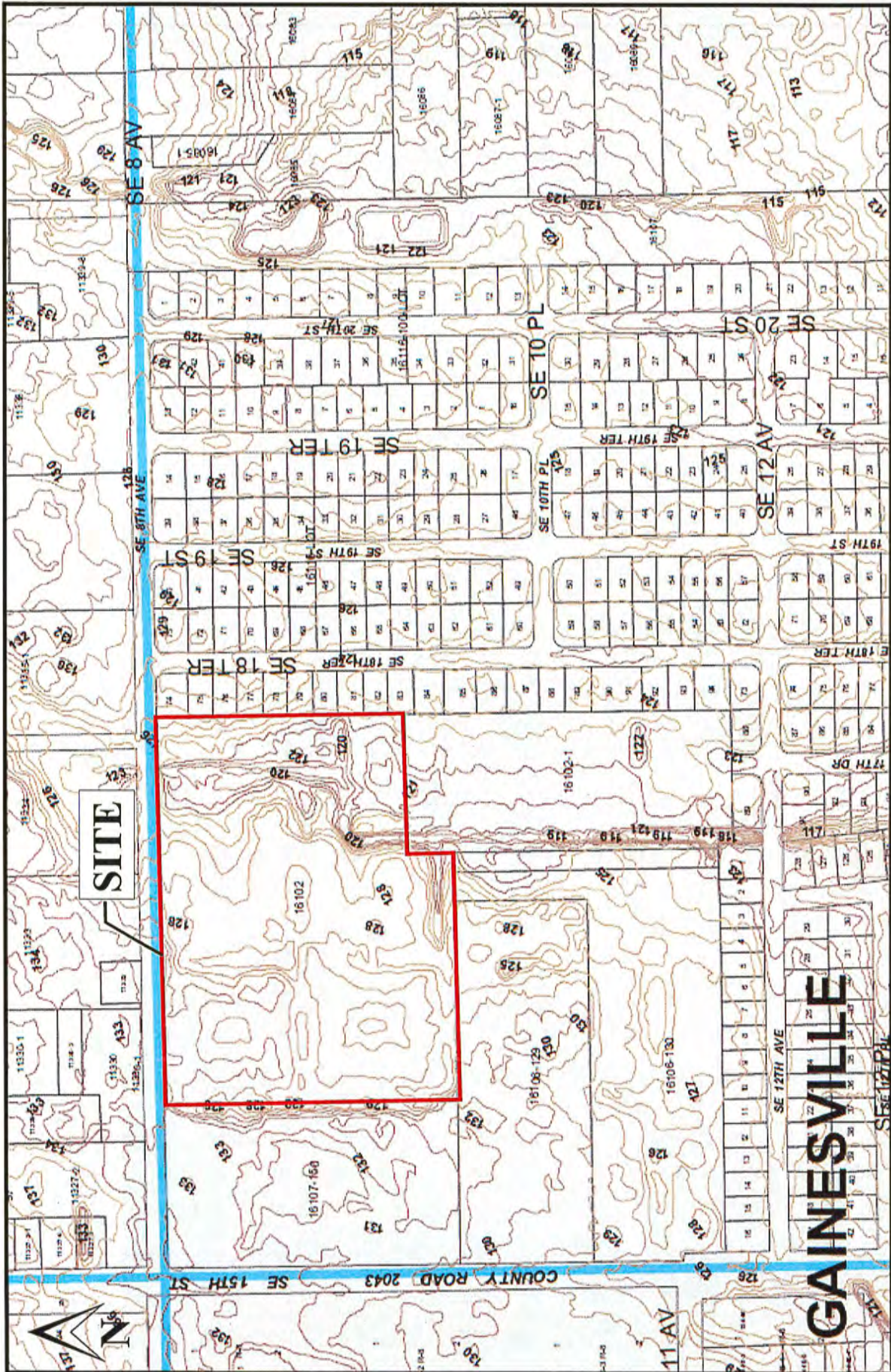
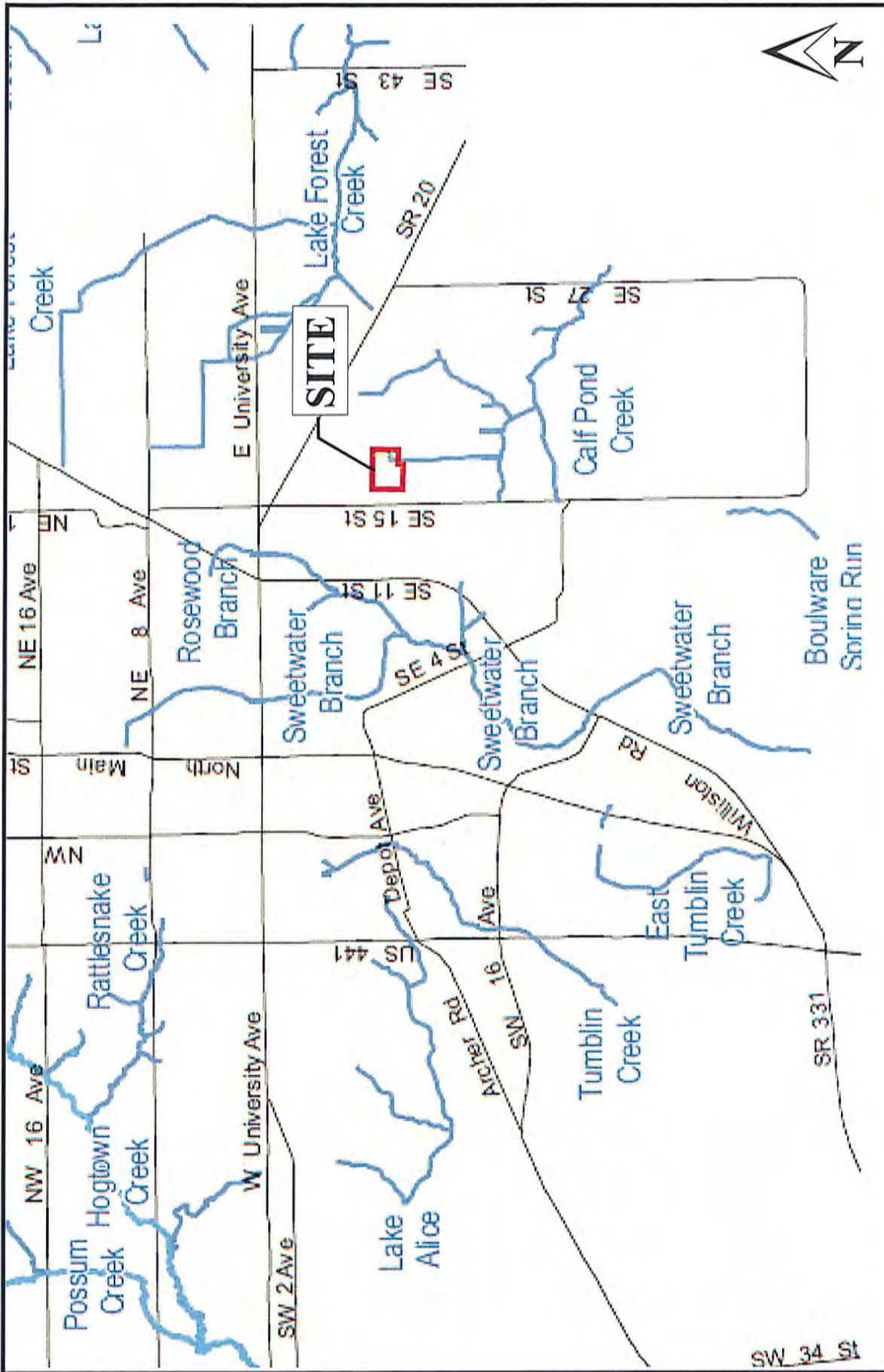


Fig 6: Topo Map (2' Intervals)
Source: Alachua County Online GIS Map Atlas

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McAlpine Environmental Consulting, Inc.
Cortez Boulevard, Brooksville, FL 34601
352-585-2033 (Cell)
davidmec7@gmail.com



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McAlpine Environmental Consulting, Inc.
 Cortez Boulevard, Brooksville, FL 34601
 352-585-2033 (Cell)
 davidmec7@gmail.com

Fig 7: Creeks of Gainsville
 Source: City of Gainesville Mapping Library

Table 1: Probability of Occurrence of Listed Wildlife Species

Common Name	Scientific Name	Status FFW/USFWS ¹	Estimated Probability of Occurrence			Comments
			Observed	Possible	Unlikely	
BIRDS						
Wading Birds	Little Blue Heron	SSC/---		X		Feeding habitat present in ditch. Not typical nesting habitat (estuarine). The remaining wetland habitat is severely drained and provide little to none feeding and nesting habitat for all wading birds species.
	Snowy Egret	SSC/---		X		Feeding habitat present in ditch. No nests observed. Nesting usually occurs in March or April. No shrub wetlands onsite, preferred nesting habitat.
	Tricolored Heron	SSC/---		X		Feeding habitat present in ditch. Nesting usually occurs February through April. No shrub wetlands onsite, preferred nesting habitat.
	White Ibis	SSC/---		X		Feeding habitat present in ditch. Nesting usually occurs March through May. No preferred nest habitat present.
	FL. Sandhill Crane	T/---		X		Feeding habitat present in wetlands. Nesting usually occurs January through May. No nests observed. No marsh onsite, preferred nesting habitat.
	Wood Stork	E/E		X		Feeding habitat present in wetlands. Wetland non-suitable for nesting, prefer cypress and mangrove. Nesting usually occurs November through April.
	Southeastern Amer. Kestrel	T/---		X		Possible feeding and nesting habitat in open area. No kestrels or nesting sites observed.
	Bald Eagle	NL/NL			X	Minimal feeding and nesting habitat on and adjacent to site. No open water within or near site. No nests or eagles observed. No nests recorded in area.
	Burrowing Owl	SSC/--		X		Potential habitat present, open low grassland. No owls or their burrows observed.
	MAMMALS					
Florida Mouse	<i>Podomys floridanus</i>	SSC/--		X		Possible, since gopher burrows noted onsite, a known preferred dwelling.
REPTILES						
Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	T/T			X	Marginal habitat exist on and adjacent to site. Area too urbanized. A reclusive snake.
Gopher Tortoise	<i>Gopherus polyphemus</i>	T/---		X		2 tortoises burrows noted onsite.
AMPHIBIANS						
Florida Gopher Frog	<i>Rana capito aesopus</i>	SSC/--		X		Tortoise burrows onsite, known preferred dwelling.

1. FFW = Florida Fish & Wildlife Conservation Commission; USFWS = United States Fish and Wildlife Service; E = Endangered; T = Threatened; T(S/A) = Similarity of Appearance; T(E/P) = Threatened (Experimental Population); SSC = Species of Special Concern.



1018 Thomasville Road
 Suite 200-C
 Tallahassee, FL 32303
 850-224-8207
 850-681-9364 fax
 www.fnai.org

FLORIDA
Natural Areas
 INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

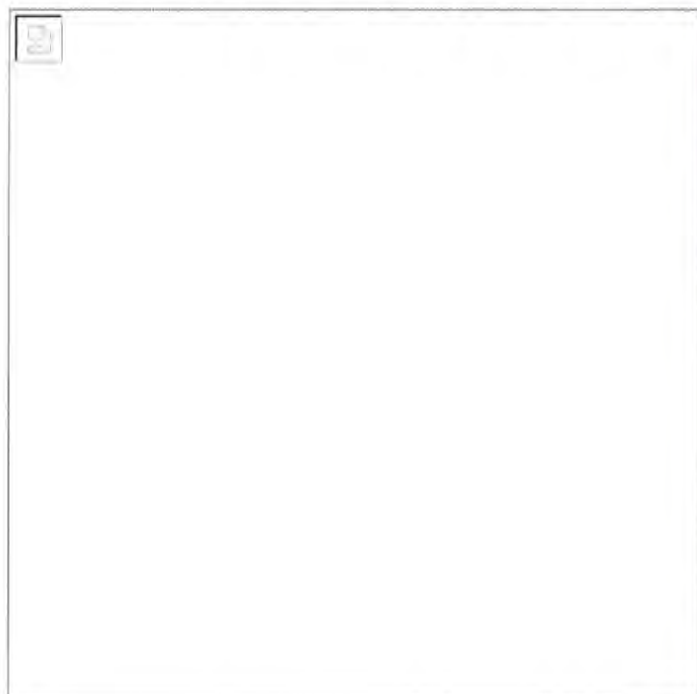
UNOFFICIAL REPORT

Created 2/7/2014

(Contact the FNAI Data Services Coordinator at 850.224.8207 for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 4 Matrix Units: 27813 , 27814 , 28101 , 28102



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 27813

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

8 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S3	LT	FT
<i>Forestiera godfreyi</i> Godfrey's Swampprivet	G2	S2	N	LE
<i>Geological feature</i>	GNR	SNR	N	N
<i>Heterodon simus</i> Southern Hognose Snake	G2	S2	N	N
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Mycteria americana</i> Wood Stork	G4	S2	LE	FE

Pituophis melanoleucus mugitus Florida Pine Snake	G4T3	S3	N	SSC
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 27814

0 Documented Elements Found

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Mesic flatwoods	G4	S4	N	N
Pituophis melanoleucus mugitus Florida Pine Snake	G4T3	S3	N	SSC

Matrix Unit ID: 28101

0 Documented Elements Found

0 Documented-Historic Elements Found

6 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Forestiera godfreyi Godfrey's Swampprivet	G2	S2	N	LE
Heterodon simus Southern Hognose Snake	G2	S2	N	N
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	LE	FE
Pituophis melanoleucus mugitus Florida Pine Snake	G4T3	S3	N	SSC

Matrix Unit ID: 28102

0 Documented Elements Found

0 Documented-Historic Elements Found

5 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	LE	FE
Pituophis melanoleucus mugitus Florida Pine Snake	G4T3	S3	N	SSC
Sandhill	G3	S2	N	N

Matrix Unit IDs: 27813 , 27814 , 28101 , 28102

48 Potential Elements Common to Any of the 4 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Agrimonia incisa</i> Incised Groove-bur	G3	S2	N	LE
<i>Ambystoma cinquatum</i> Frosted Flatwoods Salamander	G2	S2	LT	FT
<i>Ambystoma tigrinum</i> Tiger Salamander	G5	S3	N	N
<i>Aphodius troglodytes</i> Gopher Tortoise Aphodius Beetle	G2G3	S2	N	N
<i>Ardea alba</i> Great Egret	G5	S4	N	N
<i>Arnoglossum diversifolium</i> Variable-leaved Indian-plantain	G2	S2	N	LT
<i>Asplenium heteroresiliens</i> Wagner's Spleenwort	GNA	S1	N	N
<i>Asplenium plenum</i> Ruffled Spleenwort	G1Q	S1	N	N
<i>Asplenium x curtissii</i> Curtiss' Spleenwort	GNA	S1	N	N
<i>Ataenius brevicollis</i> An Ataenius Beetle	G3G5	S1S2	N	N
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	SSC
<i>Bolbocerosoma hamatum</i> Bicolored Burrowing Scarab Beetle	G3G4	S3	N	N
<i>Brickellia cordifolia</i> Flyr's Brickell-bush	G2G3	S2	N	LE
<i>Calopogon multiflorus</i> Many-flowered Grass-pink	G2G3	S2S3	N	LE
<i>Ceratocanthus aeneus</i> Shining Ball Scarab Beetle	G2G3	S2	N	N
<i>Copris gopheri</i> Gopher Tortoise Copris Beetle	G2	S2	N	N
<i>Corynorhinus rafinesquii</i> Rafinesque's Big-eared Bat	G3G4	S2	N	N
<i>Ctenium floridanum</i> Florida Toothache Grass	G2	S2	N	LE
<i>Dasymutilla archboldi</i> Lake Wales Ridge Velvet Ant	G2G3	S2S3	N	N
<i>Eudocimus albus</i> White Ibis	G5	S4	N	SSC
<i>Falco sparverius paulus</i> Southeastern American Kestrel	G5T4	S3	N	ST
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Grus canadensis pratensis</i> Florida Sandhill Crane	G5T2T3	S2S3	N	ST
<i>Hartwrightia floridana</i> Hartwrightia	G2	S2	N	LT
<i>Heterodon simus</i> Southern Hognose Snake	G2	S2	N	N
<i>Lampropeltis extenuata</i> Short-tailed Snake	G3	S3	N	ST
<i>Litsea aestivalis</i> Pondspice	G3?	S2	N	LE
<i>Matelea floridana</i> Florida Spiny-pod	G2	S2	N	LE
<i>Mustela frenata olivacea</i> Southeastern Weasel	G5T4	S3?	N	N
<i>Myotis austroriparius</i> Southeastern Bat	G3G4	S3	N	N
<i>Neofiber alleni</i> Round-tailed Muskrat	G3	S3	N	N
<i>Notophthalmus perstriatus</i> Striped Newt	G2G3	S2S3	C	N
<i>Onthophagus polyphemi polyphemi</i> Punctate Gopher Tortoise Onthophagus Beetle	G2G3T2T3	S2	N	N

<u><i>Pandion haliaetus</i></u> Osprey	G5	S3S4	N	SSC*
<u><i>Peltotrupes profundus</i></u> Florida Deepdigger Scarab Beetle	G3	S3	N	N
<u><i>Peucaea aestivalis</i></u> Bachman's Sparrow	G3	S3	N	N
<u><i>Phyllophaga clemens</i></u> Clemens' June Beetle	G2	S1	N	N
<u><i>Phyllophaga elongata</i></u> Elongate June Beetle	G3	S3	N	N
<u><i>Picoides borealis</i></u> Red-cockaded Woodpecker	G3	S2	LE	FE
<u><i>Podomys floridanus</i></u> Florida Mouse	G3	S3	N	SSC
<u><i>Pteroglossaspis ecrinata</i></u> Giant Orchid	G2G3	S2	N	LT
<u><i>Pycnanthemum floridanum</i></u> Florida Mountain-mint	G3	S3	N	LT
<u><i>Rana capito</i></u> Gopher Frog	G3	S3	N	SSC
<u><i>Sciurus niger shermani</i></u> Sherman's Fox Squirrel	G5T3	S3	N	SSC
<u><i>Sideroxylon alachuense</i></u> Silver Buckthorn	G1	S1	N	LE
<u><i>Ursus americanus floridanus</i></u> Florida Black Bear	G5T2	S2	N	ST*
<u><i>Verbesina heterophylla</i></u> Variable-leaf Crownbeard	G2	S2	N	N
<i>Wet flatwoods</i>	G4	S4	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

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Attachment 3

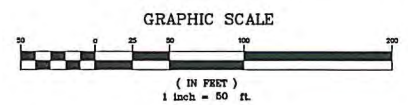
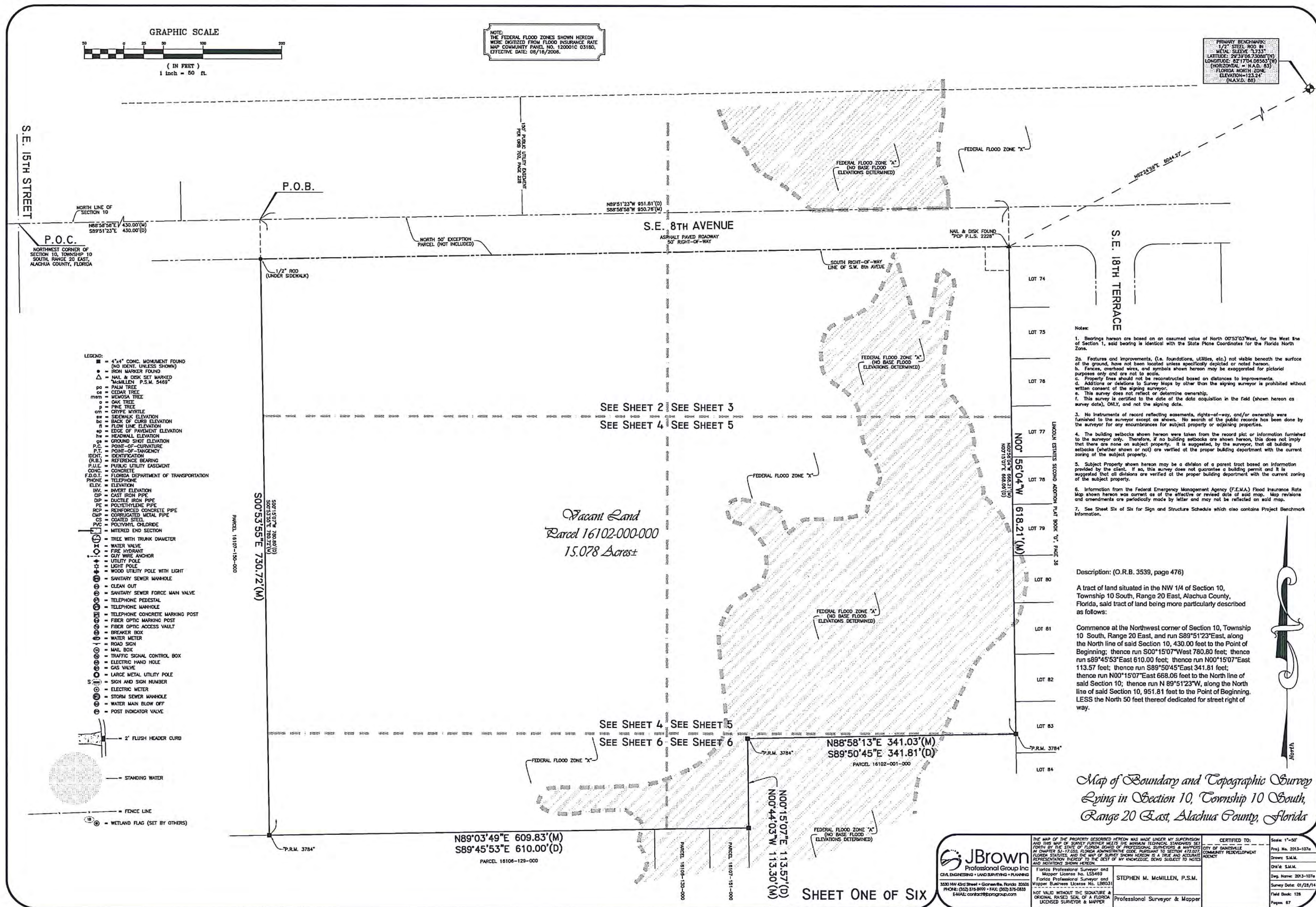
Legal Description and Survey

Legal Description, Parcel 16102-000-000

Description: (O.R.B. 3539, page 476)

A tract of land situated in the NW 1/4 of Section 10, Township 10 South, Range 20 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Northwest corner of Section 10, Township 10 South, Range 20 East, and run S89°51'23"East, along the North line of said Section 10, 430.00 feet to the Point of Beginning; thence run S00°15'07"West 780.80 feet; thence run s89°45'53"East 610.00 feet; thence run N00°15'07"East 113.57 feet; thence run S89°50'45"East 341.81 feet; thence run N00°15'07"East 668.06 feet to the North line of said Section 10; thence run N 89°51'23"W, along the North line of said Section 10, 951.81 feet to the Point of Beginning. LESS the North 50 feet thereof dedicated for street right of way.



NOTE:
THE FEDERAL FLOOD ZONES SHOWN HEREON
WERE DISTILLED FROM FLOOD INSURANCE RATE
MAP COMMUNITY PANEL NO. 120001C 0315D,
EFFECTIVE DATE: 06/16/2006.

PRIMARY BENCHMARK
1/2" STEEL ROD IN
METAL SLEEVE 7.131"
LATITUDE: 29°33'06.73000"(N)
LONGITUDE: 82°17'04.08300"(W)
(HORIZONTAL = N.A.S.D. 83)
FLORIDA NORTH ZONE
ELEVATION=123.41'
(M.A.S.D. 85)

S.E. 15TH STREET

S.E. 8TH AVENUE

S.E. 18TH TERRACE

P.O.C.
NORTHWEST CORNER OF
SECTION 10, TOWNSHIP 10
SOUTH, RANGE 20 EAST,
ALACHUA COUNTY, FLORIDA

P.O.B.

SEE SHEET 2 SEE SHEET 3
SEE SHEET 4 SEE SHEET 5

Vacant Land
Parcel 16102-000-000
15.078 Acres

SEE SHEET 4 SEE SHEET 5
SEE SHEET 6 SEE SHEET 6

- LEGEND:
- = 4"x4" CONC. MONUMENT FOUND (NO IDENT. UNLESS SHOWN)
 - = IRON MARKER FOUND
 - ▲ = NAIL & DISK SET MARKED "MCMILLEN P.S.M. 5469"
 - PA = PALM TREE
 - CA = CEDAR TREE
 - ME = MEMPHIS TREE
 - OK = OAK TREE
 - PT = PINE TREE
 - CR = CRYPE MYRTLE
 - SE = SEWERMAN ELEVATION
 - BE = BACK OF CURB ELEVATION
 - FL = FLOW LINE ELEVATION
 - PE = EDGE OF PAVEMENT ELEVATION
 - HE = HEADWALL ELEVATION
 - GS = GROUND SURF ELEVATION
 - PC = POINT-OF-CURVATURE
 - PA = POINT-OF-ANGENCY
 - IDENT = IDENTIFICATION
 - REB = REFERENCE BEARING
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - CONC. = CONCRETE
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - PHONE = TELEPHONE
 - ELEV. = ELEVATION
 - INV. = INVERT ELEVATION
 - CI = CAST IRON PIPE
 - DI = DUCTILE IRON PIPE
 - PE = POLYETHYLENE PIPE
 - RC = REINFORCED CONCRETE PIPE
 - CM = CORRUGATED METAL PIPE
 - CS = COATED STEEL
 - PC = POLYVINYL CHLORIDE
 - M.E.D. = METERED END SECTION
 - T.W. = TREE WITH TRUNK DIAMETER
 - W.V. = WATER VALVE
 - F.H. = FIRE HYDRANT
 - Q.W.A. = OUT WIRE ANCHOR
 - U.P. = UTILITY POLE
 - L.P. = LIGHT POLE
 - W.U.P. = WOOD UTILITY POLE WITH LIGHT
 - S.S.M. = SANITARY SEWER MANHOLE
 - C.O. = CLEAN OUT
 - S.S.F.M.V. = SANITARY SEWER FORCE MAIN VALVE
 - T.P. = TELEPHONE PEDESTAL
 - T.M. = TELEPHONE MANHOLE
 - T.C.M.P. = TELEPHONE CONCRETE MARKING POST
 - F.O.M.P. = FIBER OPTIC MARKING POST
 - F.O.A.V. = FIBER OPTIC ACCESS VAULT
 - B.B. = BREAKER BOX
 - W.M. = WATER METER
 - R.S. = ROAD SIGN
 - M.B. = MAIL BOX
 - T.S.C.B. = TRAFFIC SIGNAL CONTROL BOX
 - E.H.H. = ELECTRIC HAND HOLE
 - G.V. = GAS VALVE
 - L.M.U.P. = LARGE METAL UTILITY POLE
 - S.S.N. = SIGN AND SIGN NUMBER
 - E.M. = ELECTRIC METER
 - S.S.M.H. = STORM SEWER MANHOLE
 - W.M.B.O. = WATER MAIN BLOW OFF
 - P.I.V. = POST INDICATOR VALVE

- Notes:
- Bearings hereon are based on an assumed value of North 07°32'03" West, for the West Line of Section 10, said bearing is identical with the State Plane Coordinates for the Florida North Zone.
 - Features and improvements, (i.e. foundations, utilities, etc.) not visible beneath the surface of the ground, have not been located unless specifically depicted or noted hereon.
 - Fences, overhead wires, and symbols shown hereon may be excepted for pictorial purposes only and are not to scale.
 - Property lines should not be reconstructed based on distances to improvements.
 - Additions or deletions to Survey Maps by other than the signing surveyor is prohibited without written consent of the signing surveyor.
 - This survey does not reflect or determine ownership.
 - This survey is certified to the date of the dots acquisition in the field (shown hereon as survey date), ONLY, and not the signing date.
 - No instruments of record reflecting assessments, rights-of-way, and/or ownership were furnished to the surveyor except as shown. No search of the public records has been done by the surveyor for any encumbrances for subject property or adjoining properties.
 - The building setbacks shown hereon were taken from the record plat or information furnished to the surveyor only. Therefore, if no building setbacks are shown hereon, this does not imply that there are none on subject property. It is suggested, by the surveyor, that all building setbacks (whether shown or not) are verified at the proper building department with the current zoning of the subject property.
 - Subject Property shown hereon may be a division of a parent tract based on information provided by the client. If so, this survey does not guarantee a building permit and it is suggested that all divisions are verified at the proper building department with the current zoning of the subject property.
 - Information from the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map shown hereon was current as of the effective or revised date of said map. Map revisions and amendments are periodically made by letter and may not be reflected on said map.
 - See Sheet Six of Six for Sign and Structure Schedule which also contains Project Benchmark Information.

Description: (O.R.B. 3539, page 476)

A tract of land situated in the NW 1/4 of Section 10, Township 10 South, Range 20 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Northwest corner of Section 10, Township 10 South, Range 20 East, and run S89°51'23" East, along the North line of said Section 10, 430.00 feet to the Point of Beginning; thence run S00°15'07" West 780.80 feet; thence run S89°45'53" East 610.00 feet; thence run N00°15'07" East 113.57 feet; thence run S89°50'45" East 341.81 feet; thence run N00°15'07" East 668.06 feet to the North line of said Section 10; thence run N 89°51'23" W, along the North line of said Section 10, 951.81 feet to the Point of Beginning, LESS the North 50 feet thereof dedicated for street right of way.

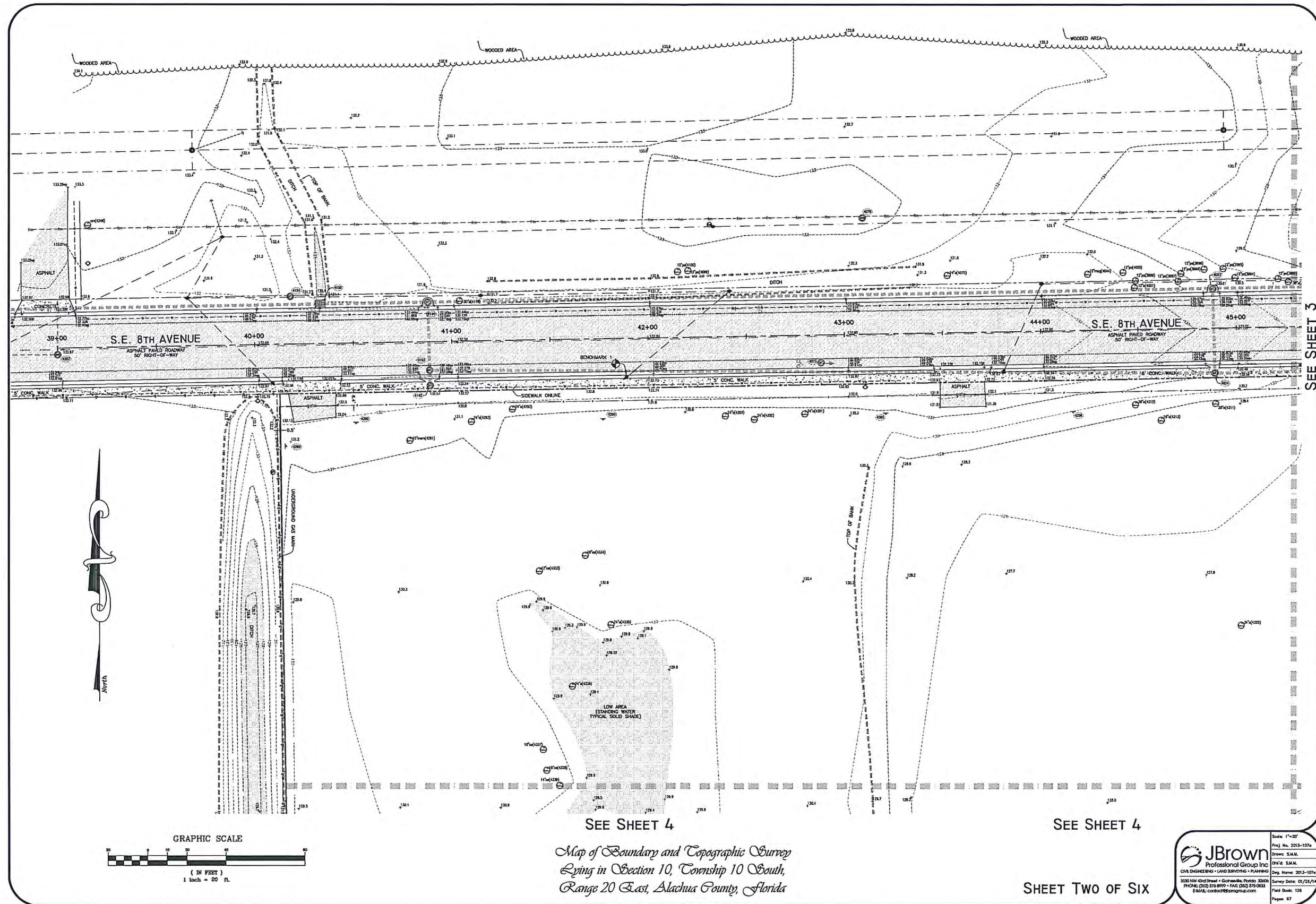
Map of Boundary and Topographic Survey
Lying in Section 10, Township 10 South,
Range 20 East, Alachua County, Florida

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3330 NW 43rd Street • Gainesville, Florida 32605
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CERTIFIED TO:
CITY OF DANESVILLE
COMMUNITY DEVELOPMENT
AGENCY

Surveyor: STEPHEN M. MCMILLEN, P.S.M.
Professional Surveyor & Mapper

Scale: 1"=50'
Proj. No. 2013-1076
Drawn: S.M.M.
Date: 2013-1076
Survey Date: 01/28/14
Field Book: 128
Page: 67



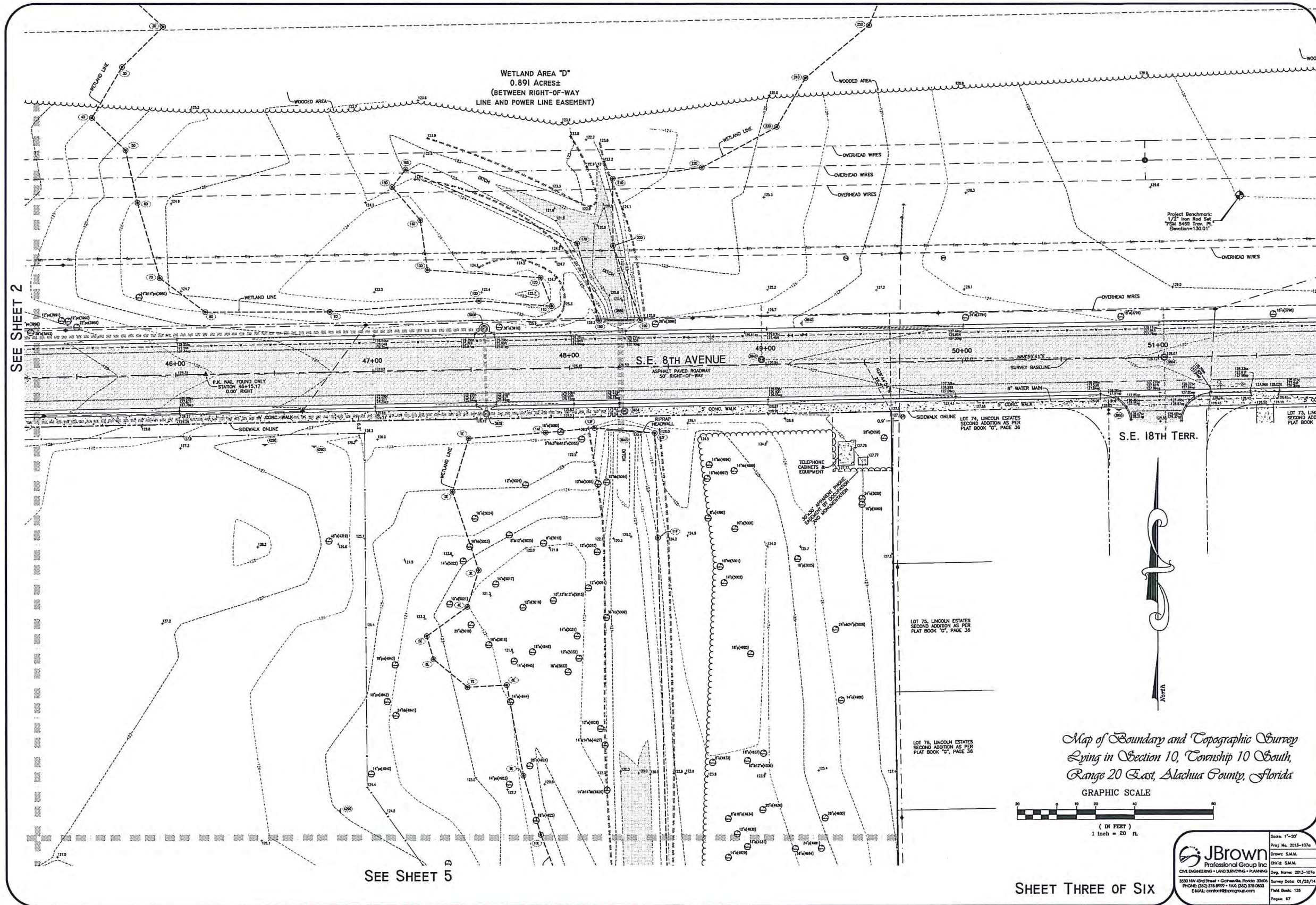
SEE SHEET 4

Map of Boundary and Topographic Survey
Lying in Section 10, Township 10 South,
Range 20 East, Alachua County, Florida

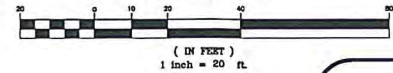
SEE SHEET 4

SHEET TWO OF SIX

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	Drawn: S.K.M.
	Checked: S.K.M.
	Dep. Name: 2013-107e
Survey Date: 01/28/14	
Field Book: 126	
Page: 67	



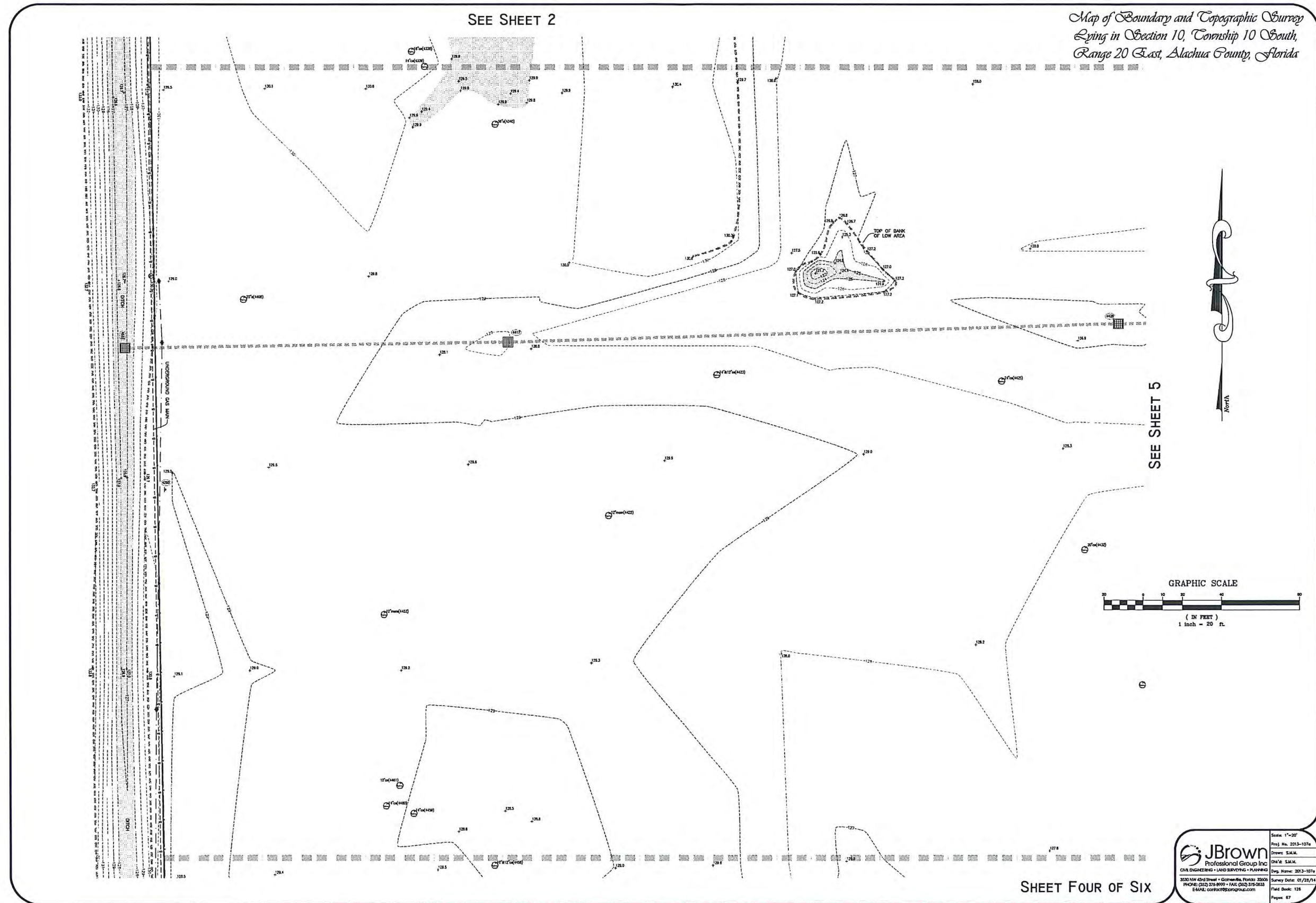
Map of Boundary and Topographic Survey
Lying in Section 10, Township 10 South,
Range 20 East, Alachua County, Florida



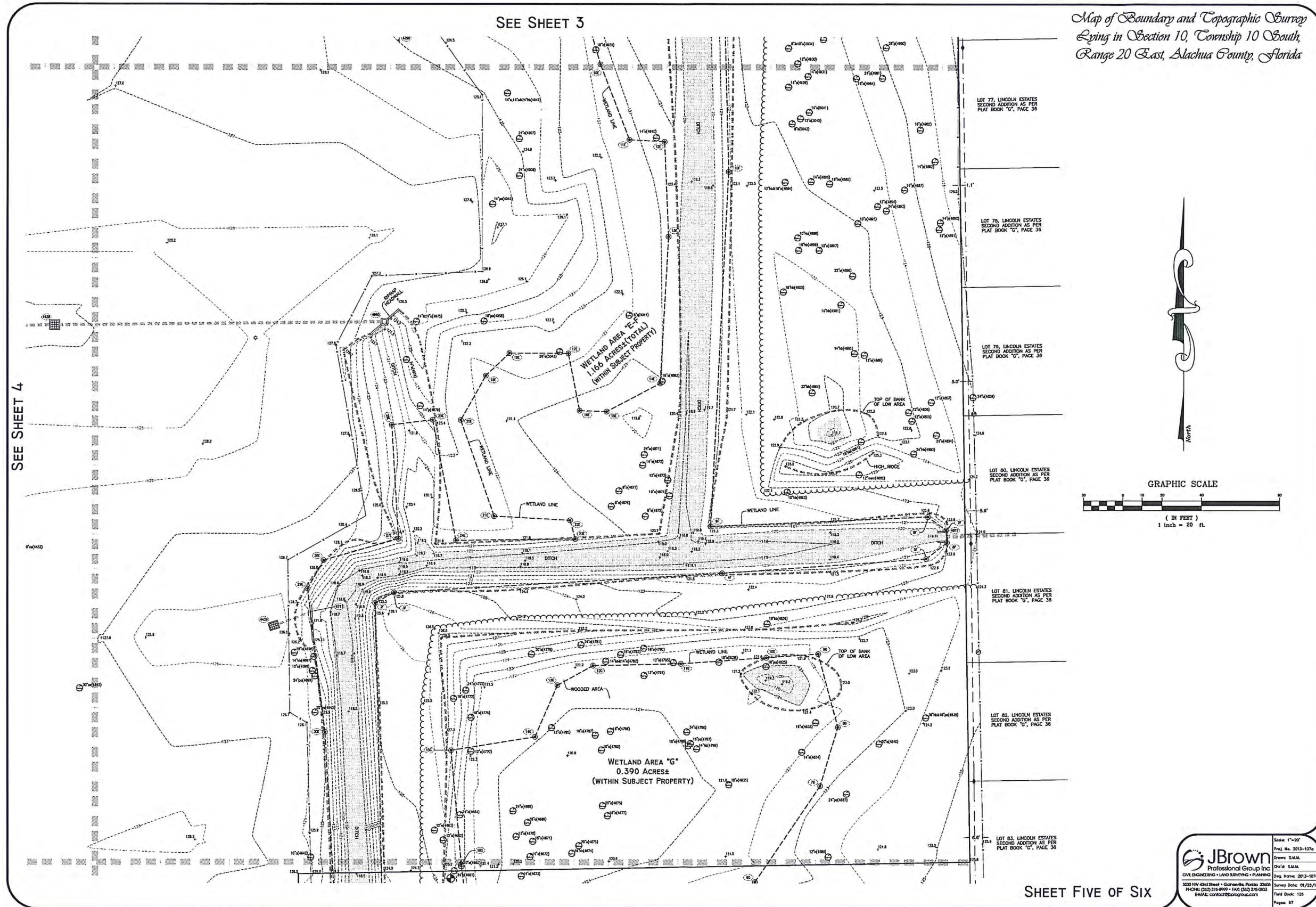
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Proj. No. 2013-107a
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CHK'd: S.M.M.
Dep. Name: 2013-107a
Survey Date: 01/28/14
Field Book: 125
Page: 87



Map of Boundary and Topographic Survey
Lying in Section 10, Township 10 South,
Range 20 East, Alachua County, Florida



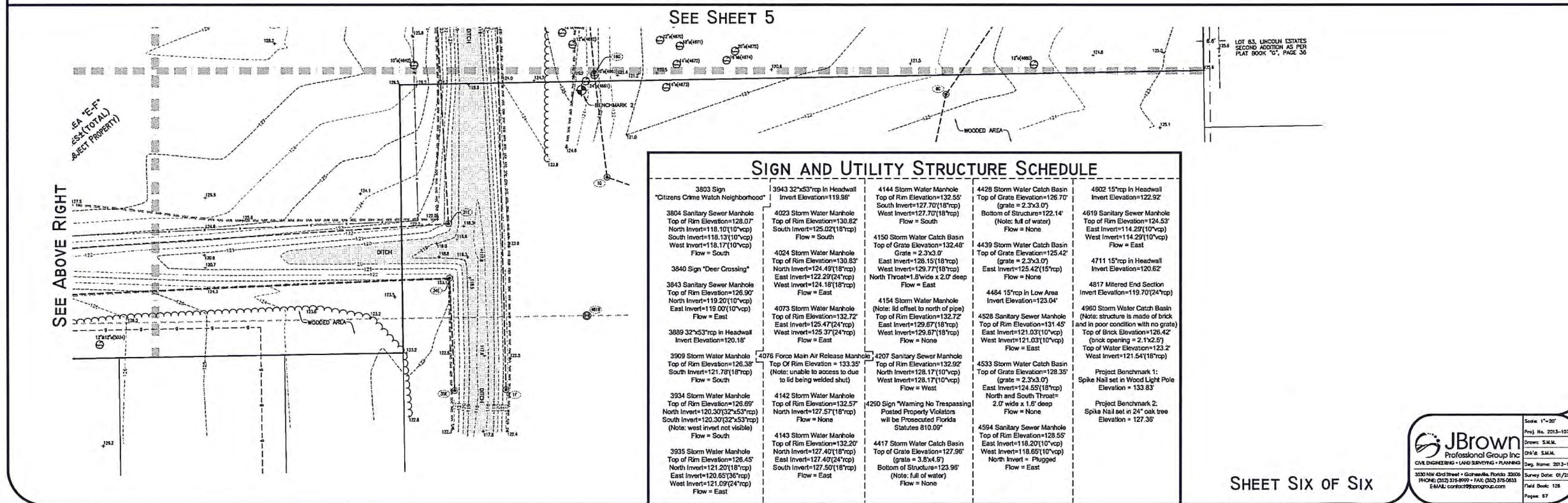
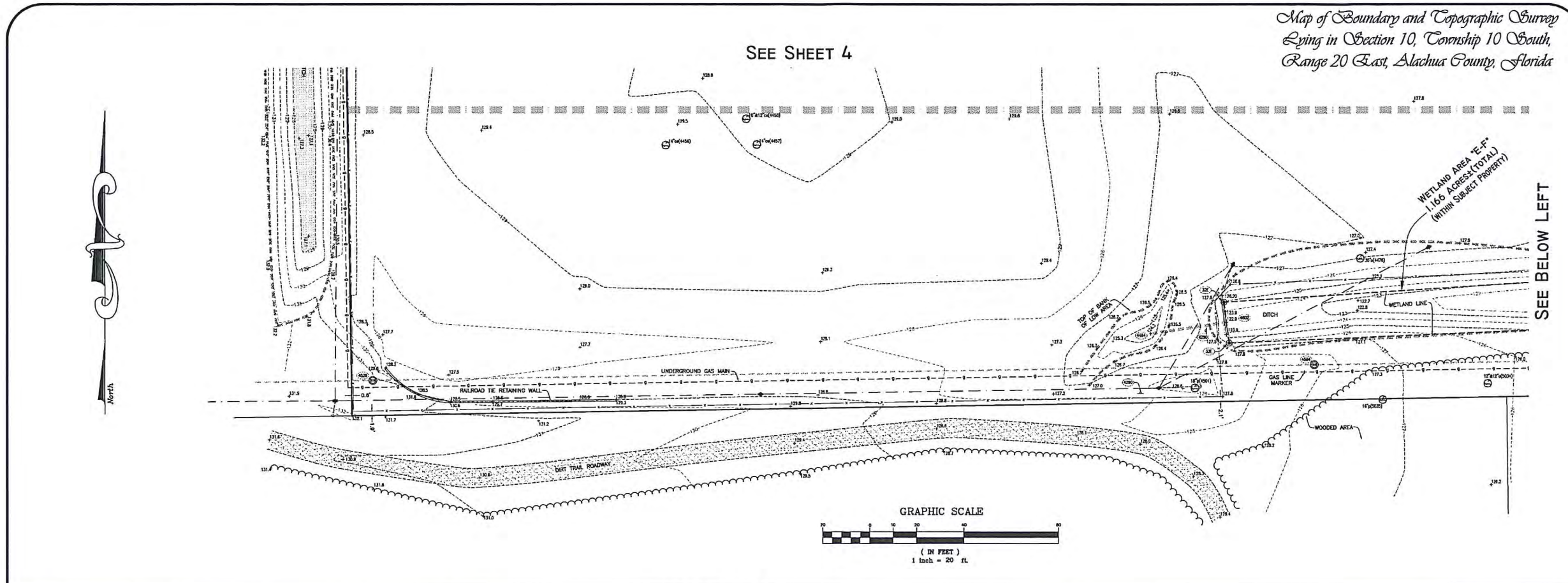
SHEET FIVE OF SIX

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Proj. Name: 2013-1074
Survey Date: 01/23/14
Field Book: 128
Page: 67

Map of Boundary and Topographic Survey
Lying in Section 10, Township 10 South,
Range 20 East, Alachua County, Florida



SIGN AND UTILITY STRUCTURE SCHEDULE

3803 Sign "Citizens Crime Watch Neighborhood"	3943 32"x53" In Headwall Invert Elevation=119.96'	4144 Storm Water Manhole Top of Rim Elevation=132.55' South Invert=127.70'(18"rtp) West Invert=127.70'(18"rtp) Flow = South	4428 Storm Water Catch Basin Top of Grate Elevation=126.70' (grate = 2.3x3.0') Bottom of Structure=122.14' (Note: full of water) Flow = None	4902 15"rtp In Headwall Invert Elevation=122.92'
3804 Sanitary Sewer Manhole Top of Rim Elevation=128.07' North Invert=118.10'(10"vcp) South Invert=118.13'(10"vcp) West Invert=118.17'(10"vcp) Flow = South	4023 Storm Water Manhole Top of Rim Elevation=130.82' South Invert=125.02'(18"rtp) Flow = South	4150 Storm Water Catch Basin Top of Grate Elevation=132.48' Grate = 2.3x3.0' East Invert=128.15'(18"rtp) West Invert=129.77'(18"rtp) North Throat=1.8'wide x 2.0' deep Flow = East	4439 Storm Water Catch Basin Top of Grate Elevation=125.42' (grate = 2.3x3.0') East Invert=125.42'(15"rtp) Flow = None	4619 Sanitary Sewer Manhole Top of Rim Elevation=124.53' East Invert=114.29'(10"vcp) West Invert=114.29'(10"vcp) Flow = East
3840 Sign "Deer Crossing"	4024 Storm Water Manhole Top of Rim Elevation=130.53' North Invert=124.49'(18"rtp) East Invert=122.29'(24"rtp) West Invert=124.18'(18"rtp) Flow = East	4154 Storm Water Manhole (Note: lid offset to north of pipe) Top of Rim Elevation=132.72' East Invert=129.57'(18"rtp) West Invert=129.67'(18"rtp) Flow = None	4484 15"rtp In Low Area Invert Elevation=123.04'	4711 15"rtp In Headwall Invert Elevation=120.62'
3843 Sanitary Sewer Manhole Top of Rim Elevation=126.90' North Invert=119.20'(10"vcp) East Invert=119.00'(10"vcp) Flow = East	4073 Storm Water Manhole Top of Rim Elevation=132.72' East Invert=125.47'(24"rtp) West Invert=125.37'(24"rtp) Flow = East	4207 Sanitary Sewer Manhole Top of Rim Elevation=132.92' North Invert=128.17'(10"vcp) West Invert=128.17'(10"vcp) Flow = West	4533 Storm Water Catch Basin Top of Grate Elevation=128.35' (grate = 2.3x3.0') East Invert=124.55'(18"rtp) North and South Throat= 2.0' wide x 1.6' deep Flow = None	4817 Mitered End Section Invert Elevation=119.70'(24"rtp)
3889 32"x53"rtp In Headwall Invert Elevation=120.18'	4076 Force Main Air Release Manhole Top Of Rim Elevation = 133.35' (Note: unable to access to due to lid being welded shut)	4200 Sign "Warning No Trespassing / Posted Property Violators will be Prosecuted Florida Statutes 810.09"	4594 Sanitary Sewer Manhole Top of Rim Elevation=128.55' East Invert=118.20'(10"vcp) West Invert=118.55'(10"vcp) North Invert = Plugged Flow = East	4960 Storm Water Catch Basin (Note: structure is made of brick and in poor condition with no grate) Top of Brick Elevation=126.42' (brick opening = 2.1x2.5') Top of Water Elevation=123.2' West Invert=121.54'(18"rtp)
3909 Storm Water Manhole Top of Rim Elevation=126.39' South Invert=121.78'(18"rtp) Flow = South	4142 Storm Water Manhole Top of Rim Elevation=132.57' North Invert=127.57'(18"rtp) Flow = None	4417 Storm Water Catch Basin Top of Grate Elevation=127.96' (grate = 3.8x4.8') Bottom of Structure=123.96' (Note: full of water) Flow = None	Project Benchmark 1: Spike Nail set in Wood Light Pole Elevation = 133.93'	4969 Storm Water Catch Basin (Note: structure is made of brick and in poor condition with no grate) Top of Brick Elevation=126.42' (brick opening = 2.1x2.5') Top of Water Elevation=123.2' West Invert=121.54'(18"rtp)
3934 Storm Water Manhole Top of Rim Elevation=126.69' North Invert=120.30'(32"x53"rtp) South Invert=120.30'(32"x53"rtp) (Note: west invert not visible) Flow = South	4143 Storm Water Manhole Top of Rim Elevation=132.20' North Invert=127.40'(18"rtp) East Invert=127.40'(24"rtp) South Invert=127.50'(18"rtp) Flow = East	4594 Sanitary Sewer Manhole Top of Rim Elevation=128.55' East Invert=118.20'(10"vcp) West Invert=118.55'(10"vcp) North Invert = Plugged Flow = East	Project Benchmark 2: Spike Nail set in 24" Oak tree Elevation = 127.39'	
3935 Storm Water Manhole Top of Rim Elevation=126.45' North Invert=121.20'(18"rtp) East Invert=120.63'(36"rtp) West Invert=121.09'(24"rtp) Flow = East				

SHEET SIX OF SIX

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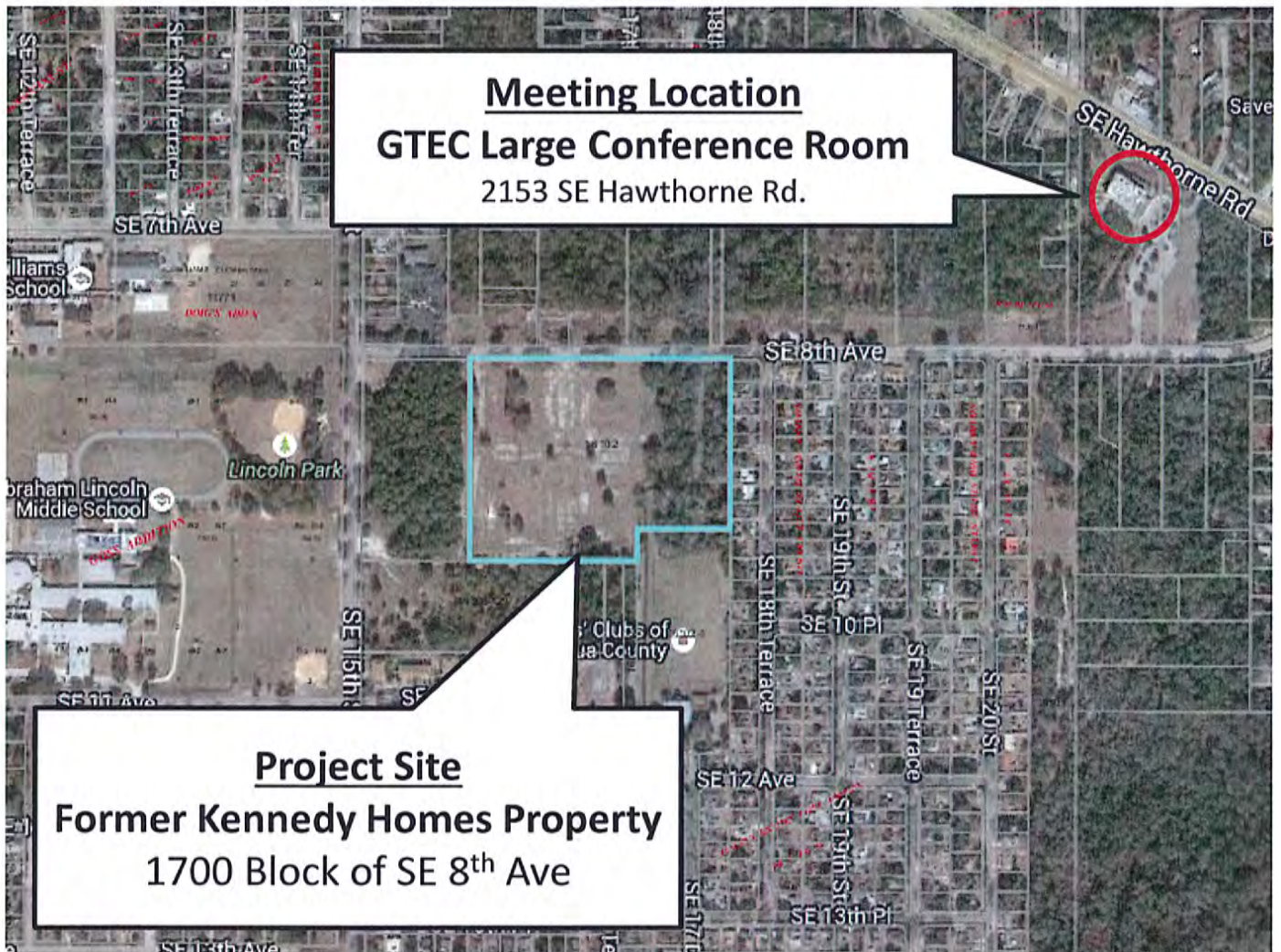
Attachment 4

Neighborhood Workshop Materials

Neighborhood Workshop Notice

Date: September 17, 2015
 Time: 6 p.m.
 Place: GTEC large conference room
 2153 SE Hawthorne Road, Gainesville, FL.
 Contact: **eda** engineers – surveyors – planners, inc. at (352) 373-3541

A neighborhood workshop will be held to discuss a proposed land use change from Residential Medium Density to Residential Low Density and a change in zoning from RMF-7 to RMF-5 on parcel 16102-000-000, located at the 1700 block of SE 8th Avenue. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.





eda engineers • surveyors • planners, inc.

Memorandum

To: Pam **DATE:** 8/27/2015
FROM: Brenna French
SUBJECT: Neighborhood Meeting, former Kennedy Homes site

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed land use change from Residential Medium Density to Residential Low Density and a change in zoning from RMF-7 to RMF-5 on parcel 16102-000-000, located at the 1700 block of SE 8th Avenue. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held on Thursday, September 17, 2015 at 6:00 p.m. in the large conference room at GTEC, at 2153 SE Hawthorne Road, Gainesville, FL.



Contact: Clay Sweger, AICP, LEED AP
eda engineers – surveyors – planners, inc.
(352) 373-3541



eda engineers • surveyors • planners, inc.

Neighborhood Meeting Minutes

Location: GTEC
Large Conference Room
2153 SE Hawthorne Road
Gainesville, Florida

Meeting Date & Time: September 17, 2015 at 6:00pm

Community Participants: 0

Project Representatives:

Engineer: David Sowell - DRMP
Planner: Clay Sweger - eda

Meeting Minutes:

No community participants attended meeting.

JOB

From Page B1

Stephanie Clark, recruiting coordinator for The Village Retirement Community located near the main campus of Santa Fe College, said they received resumes from promising candidates and will be scheduling interviews.

Clark praised the job fair.

"It's extremely well organized and we've seen a large number of people," Clark said.

Brian David White, insurance agent with Bankers Life Co., said Bankers Life received more than 30 resumes and he plans to schedule a group interview to provide more information in a more relaxed atmosphere.

White also had good things to say about the job fair.

"There is plenty of parking, lots of people, and lunch is being provided," White said. "They (organizers) have done well."

Delphine Jackson, business community liaison at the Job

Corps Center, said the center has openings for a registered nurse instructor, a safety manager, a GED instructor, counselors and other positions. The Job Corps openings are also listed on www.indeed.com, www.employflorida.com and www.gainesville.job-corps.gov.

"We're taking resumes and some (applicants) will get call-backs," Jackson said.

Paul Britkiewicz, senior recruiter at Sandvik, a global engineering company founded in Sweden, said Sandvik's mining division in Alachua has positions available in engineering and production, including electrical, welding and assembly.

"We're talking and getting resumes," Britkiewicz said. "We have candidates that will be contacted."

Victoria Crow, senior tax adviser with H&R Block, said H&R Block is getting ready for the tax season and recruiting for tax adviser classes, as well as office managers and receptionists. She said those applying for a tax

adviser position must go through a 60-hour class unless they have tax experience, in which case, they take a tax assessment to determine eligibility. The class fee is \$199 and those who do well in the class will be eligible for an interview and are usually hired.

Larrisa Garcia, human resources manager for Lowe's, said the home improvement chain has full-time and part-time positions in Gainesville and Ocala. She said part-time employees also receive benefits, including paid vacations.

"We've seen great candidates with a lot of different skills," Garcia said.

In a conference room at the King Center, job-seekers honed their resume-building skills. The one-hour workshop was offered by Paul Forte Jr., diversity recruiter for the city of Gainesville, and Nancy Halbrook, dual career program manager for the Gainesville Chamber of Commerce.

Miriam Dnadili, one of about 10 people who attended, said the workshop was well worth her time.



Job-seekers and vendors attend the 2015 Job Fair at the MLK Multipurpose Center. DOUG FINGER/STAFF PHOTOGRAPHER

"It has helped me with tips on how to brush up my resume and what to add and remove," Dnadili said.

Rob Gwyn, claims customer service supervisor at Nationwide, said the insurance company has positions in the commercial processing unit — but only for people with nice dispositions.

"There are no special requirements, just be a nice person and we will train you," Gwyn said. "We

can't train you to be nice, but we can train you to do the job."

"We received 50 resumes," Gwyn said. "I anticipate getting a few employees out of this job fair."

Nina West, who lost her job recently when Gainesville HIPPO closed its doors, said she was at the job fair to learn about jobs and opportunities. She hopes to land a customer service job.

"I want to work in a job where I'm helping people," she said.

BUDGET

From Page B1

And while Darnell objects to her budget being "cut," county leaders say she hasn't lost money. The county manager's budget shows she is expected to receive \$71.7 million and that's more than the \$70.8 million she got last year for the four components of her budget: law enforcement, the jail, court security and the combined communications center.

That \$71.7 million however, is less than the \$72.2 million the sheriff requested.

"If no additional funds are allocated today, we are not cutting the sheriff's budget," Commissioner Ken Cornell said. "Only in government can an increase from the prior year be sold as a budget cut. That's a false narrative."

He said perhaps an appeal would reset everyone's expectations.

After the shooting at Sandy Hook Elementary School in 2012 in Newtown, Connecticut, the Sheriff's Office transferred 12 of its deputies from their regular duty to Alachua County elementary schools. The school district and Sheriff's Office split the salaries of the school resource deputies. This year, in an effort to balance its budget, the School Board chose to only contribute state funding to the program. To help offset the cost, other local law enforcement agencies will step up and cover the position in their own cities.

During Tuesday's meeting, several members of the public, mostly veterans, former law enforcement or current law enforcement spoke in support of Darnell.

Many of the commissioners individually

expressed support for law enforcement, but stopped short of offering more money.

Commissioner Mike Byerly said he heard nothing during Darnell's presentation Tuesday he hadn't already heard. In many ways, the commission has treated Darnell's budget more favorably than other departments, he said.

Tuesday, commissioners heard during the public comment portion from a member of the public and a ASO sergeant who said those in need of assistance could face wait times of up to 20 minutes.

"The sheriff did not make the case in her certified budget that there was a desperate need for more law enforcement presence," Byerly said. The commissioner said the issue is not about cops vs. the County Commission, "it's about how the public's money should be spent providing services."

Byerly said other departments found money within their budgets for raises, and the only one that didn't was the Sheriff's Office.

"If raises for personnel are not a top priority, own it, own that and don't make the County Commission the scapegoat," he said.

Commissioner Robert Hutchinson said a new compensation study is looking at county employees — including the Sheriff's Office — and would recommend what the pay rate should be. He said the report will be in progress in the coming months and could spark a significant budget adjustment in the future. As for the current problem, he said as the budget approaches finality in the coming weeks, he doesn't think there is any extra money to give Darnell.

Hearings on the final budget are set for Sept. 8 and Sept. 22.

DIRECTOR

From Page B1

Jose serves as vice-chair on the board of directors for the national Association of Performing Arts Presenters, on which Blachly serves as chair. According to his APAP bio, he "fervently

believes that success in the future will belong to today's young people who engage in creative experience."

Jose is married and has four school-age children.

Auer said she hopes to introduce Jose to the board when it meets Sept. 18 at the Phillips Center via Skype.

"University of Florida Performing Arts is one of the most storied presenting programs in the country," Jose said. "I have followed it for years."

Jose said it's an honor to continue the traditions begun by Blachly, and also expand into other areas. He said he wants

to carry events into non-traditional venues, and expand the offerings by international artists.

He also wants to bring puppetry to Gainesville and increase the comedic offerings.

"I like comedy," Jose said. "You might see things that are more comedic."

EMERY

From Page B1

describing that push as a "slap in the face to working class families who need tax breaks."

Emery also supports efforts to increase the minimum wage to \$15. While opponents of that increase argue such a move might kill jobs, Emery feels the higher wages will protect individuals and families from being "one simple life event" away from being on public assistance.

On another economic issue, Emery said he supports eliminating interest on federal student loans, with required repayments determined as a percentage of income.

Speaking on the long-term solvency of two large social programs — Medicare and Social Security — Emery said the federal government has spent some \$2.7 trillion generated by federal payroll taxes on other areas over the decades and needs to start paying money back to cover

Social Security benefits. He also said higher income individuals should pay more tax into Medicare.

Emery said calls from some to do away with Social Security or Medicare were a point of contention for him.

"One of my pet peeves is that a lot of people who call for Social Security to be done away with are rich individuals who qualify for and receive Social Security," he said. "We have a way of funding what we value and I happen to value Social Security and Medicare. They are probably the two best social programs we have as a nation. If you don't know anybody who relies on Social Security or Medicare to live, it's probably hard to understand. But I know many people who do."

Emery said that, working as a federal probation officer for two decades, he witnessed the war on drugs firsthand and feels it has left too many nonviolent drug offenders incarcerated, where they cost the taxpayer money and do not receive

proper treatment.

He said he supports legalizing and taxing marijuana, with the tax revenues going toward drug education and rehabilitation programs.

On the environment, Emery said "we must stop denying the scientific evidence that humans are contributing to climate change" and called for increased use of alternate and renewable energy.

On the hot button issue of immigration, Emery said he supports a "pathway to earned citizenship" for those in the country illegally, as long as they work and do not have a criminal record.

He called for stronger border security but "not in Mr. Trump's manner of building a 12-foot wall."

Emery is married with four adult stepchildren and 12 grandchildren. He is a member of the Suwannee/St. Johns Sierra Club and was a board member of the SPARC (Sexual & Physical Abuse Resource Center — the predecessor to Peaceful Paths) during the first half of the 1990s.

LAWSUIT

Man mistaken for bank robber seeks \$3.3 million

By Brendan Farrington
The Associated Press

TALLAHASSEE — Rodolfo Valladares wore the wrong hat to the wrong Miami bank while trying to cash a \$100 check in a case of mistaken identity that's led to a court battle over \$3.3 million.

A bank teller mistook Valladares for a robber in 2008 after seeing a photo of that suspect in the morning. The robber wore a Miami Heat hat, like the one Valladares was wearing, so the teller panicked and hit the silent alarm.

Police rushed in within minutes and ordered everyone on the floor. An officer kicked Valladares in the head before handcuffing him, according to court records. His lawyers say he still suffers blurred vision, headaches and anxiety from the head injury. A jury awarded

Valladares \$3.3 million, but an appeals court agreed with Bank of America that citizens can't be held responsible if they report a suspected crime, even if they're wrong, as long as they do so in good faith.

Now the issue is before the Florida Supreme Court, which can restore the award, order a new trial, or agree with the appeals court and rule that Valladares should get nothing.

Justices repeatedly pointed out that there has to be "something more" to the case than just calling the police and being wrong.

Valladares' attorney Joel Perwin said the bank was negligent by failing to properly train the teller. He also said the teller was negligent in not calling off police once she realized Valladares, then 46, wasn't the robber.

PUBLIC NOTICE

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The meeting will be held on Thursday, September 17, 2015 at 6:00 p.m. in the large conference room at GTEC, at 2153 SE Hawthorne Road, Gainesville, Florida.



Contact: Clay Sweger, AICP, LEED AP
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(352) 373-3541

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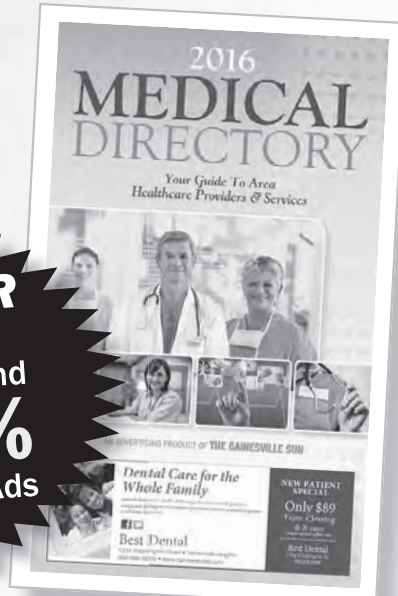
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GAINESVILLE, FL 32641

Neighborhood Workshop Notice
16116-067-000 Kennedy Homes
EMANUEL BAKER
1140 NE 24TH ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
16102-001-000 Kennedy Homes
BOYS CLUB OF GAINESVILLE INC
PO BOX 358452
GAINESVILLE, FL 32635

Neighborhood Workshop Notice
16106-130-000 Kennedy Homes
CARVER GARDENS LLC
PO BOX 450233
ATLANTA, GA 31145

Neighborhood Workshop Notice
16102-000-000 *** Kennedy Homes
CITY OF GAINESVILLE
COMMUNITY REVELOPMENT AGENCY
PO BOX 490 MS 48
GAINESVILLE, FL 32627

Neighborhood Workshop Notice
16116-071-000 Kennedy Homes
JUANITA DEBOSE
2931 NE 16TH TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
16116-086-000 Kennedy Homes
H J DEBOSE JR
1016 SE 18TH TER
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
11327-006-000 Kennedy Homes
DRUMMER & ELLIS & ELLIS ET AL
715 SE 15TH ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
16116-065-000 Kennedy Homes
ALTAMESE G FLETCHER LIFE ESTATE
931 SE 18TH TER
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
11330-000-000 Kennedy Homes
WILLIAM A GILREATH
PO BOX 335
WILLISTON, FL 32696

Neighborhood Workshop Notice
16116-070-000 Kennedy Homes
AGNES GOSTON AKINS
901 SE 18TH TER
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
16116-080-000 Kennedy Homes
ROSEMARY H BATIE HEIRS
920 SE 18TH TER
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
16116-084-000 Kennedy Homes
R H BROWN
1000 SE 18TH TER
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
11327-002-000 Kennedy Homes
CHURCH OF GOD BY FAITH INC
735 SE 15TH ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
16116-082-000 Kennedy Homes
MARY E COBB
932 SE 18TH TER
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
16116-063-000 Kennedy Homes
DEBOSE & PERRY
1001 SE 18TH TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
16116-069-000 Kennedy Homes
SADIE L DORSEY HEIRS
907 SE 18TH TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
16116-050-000 Kennedy Homes
VALERISE C DUKES
1000 SE 19TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
16116-073-000 Kennedy Homes
G W FORT JR
801 SE 18TH TER
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
11330-001-000 Kennedy Homes
GILREATH & GILREATH TRUSTEE
PO BOX 335
WILLISTON, FL 32696

Neighborhood Workshop Notice
16116-043-000 Kennedy Homes
ALACHUA CO BOARD OF CO
COMMISSIONERS
PO BOX 2877
GAINESVILLE, FL 32627

Neighborhood Workshop Notice
16116-052-000 Kennedy Homes
C C BELL
1016 SE 19TH ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
16116-077-000 Kennedy Homes
BRYANT JR HEIRS & BRYANT HEIRS
% LOIS BROWN
109 TURPENTINE TRAIL
HAWTHORNE, FL 32640

Neighborhood Workshop Notice
11332-000-000 Kennedy Homes
CITY OF GAINESVILLE
% LAND RIGHTS COORDINATOR
PO BOX 490 MS 58
GAINESVILLE, FL 32627

Neighborhood Workshop Notice
16116-079-000 Kennedy Homes
LYDIA V CRUMP
914 SE 18TH TER
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
16116-075-000 Kennedy Homes
DEBOSE & PERRY
808 SE 18TH TER
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
16116-059-000 Kennedy Homes
ARNOLD D DORSEY III
1039 SE 18TH TER
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
16116-045-000 Kennedy Homes
FED NATL MORTGAGE ASSOCIATION
225 E ROBINSON ST STE 660
ATTN: McCALLA RAYMER LLC
ORLANDO, FL 32801

Neighborhood Workshop Notice
11327-005-001 Kennedy Homes
GEORGE & GEORGE
703 SE 15TH ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
16116-061-000 Kennedy Homes
ODESSA GREEN HEIRS
1015 SE 18TH TER
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

16116-068-000 Kennedy Homes
HAGOOD & JONES & JONES & WRIGHT
915 SE 18TH TER
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

16116-046-000 Kennedy Homes
LORETTA HANNON
920 SE 19TH ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

16116-042-000 Kennedy Homes
LATOYNIA HICKS
814 SE 19TH ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

16116-044-000 Kennedy Homes
IDELLA HILL
908 SE 19TH ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

16116-072-000 Kennedy Homes
T O HILL
807 SE 18TH TER
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

16116-076-000 Kennedy Homes
HOMETOWN COMMUNITY
DEVELOPMENT CORP
8711 MONROE CT STE A
RANCHO CUCAMONGA, CA 91730

Neighborhood Workshop Notice

16116-066-000 Kennedy Homes
ANDREW JACKSON
925 SE 18TH TER
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

16116-051-000 Kennedy Homes
HELEN B JENKINS HEIRS
3402 SE 35TH PL
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

16116-088-000 Kennedy Homes
JOHNSON & JOHNSON LIFE ESTATES
1030 SE 18TH TER
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

16116-049-000 Kennedy Homes
VERDELLE B JONES TRUSTEE
10806 TRILLUM TER
UPPER MARLBORO, MD 20772

Neighborhood Workshop Notice

16116-074-000 Kennedy Homes
KBR INVESTMENRS LLC
5745 SW 75TH ST #237
Gainesville, FL 32608

Neighborhood Workshop Notice

11335-001-000 Kennedy Homes
KING & WEST-TECH PARTNERSHIP
PO BOX 298
ST AUGUSTINE, FL 32085

Neighborhood Workshop Notice

16116-048-000 Kennedy Homes
DIANE LATSON
932 SE 19TH ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

16116-083-000 Kennedy Homes
MANN & STROUD
938 SE 18TH TER
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

16116-062-000 Kennedy Homes
H N MOORE
1007 SE 18TH TER
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

16116-047-000 Kennedy Homes
MATTIE PEEPLES
926 SE 19TH ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

16116-040-000 Kennedy Homes
MICHAEL L POWERS
802 SE 19TH ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

16106-129-000 Kennedy Homes
PETER PREVITI
5825 SUNSET DR STE 210
MIAMI, FL 33143

Neighborhood Workshop Notice

16116-089-000 Kennedy Homes
QUAINTANCE & VELASQUES
34 AVENTURA CT
RANDALLSTOWN, MD 21133

Neighborhood Workshop Notice

16116-081-000 Kennedy Homes
ELIZABETH REDDISH
926 SE 18TH TER
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

16116-060-000 Kennedy Homes
MAMIE B RICHARDSON
1023 SE 18TH TER
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

16116-064-000 Kennedy Homes
U E RUSHING JR
1034 SE 12TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

11299-000-000 Kennedy Homes
SOUTHEASTERN HEALTHCARE
FOUNDATION INC
PO BOX 100362
GAINESVILLE, FL 32610

Neighborhood Workshop Notice

11333-000-000 Kennedy Homes
ST PAUL C.M.E. CHURCH
% GLENDA WARREN TRUSTEE
434 NW 37TH PL
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

11329-002-000 Kennedy Homes
TAX EASE FLORIDA REO LLC
14901 QUORUM DR STE 900
DALLAS, TX 75254

Neighborhood Workshop Notice

16116-041-000 Kennedy Homes
MAUREEN THORPE
808 SE 19TH ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

16107-049-000 Kennedy Homes
GWENDOLYN L TILLMAN
1024 SE 19TH ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

16116-085-000 Kennedy Homes
RUTH TILLMAN HEIRS
1008 SE 18TH TER
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

16116-078-000 Kennedy Homes
ELIZABETH TURNER
29 SE 49TH DR
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

11334-000-000 Kennedy Homes
WHITE ELECTRIC & BATTERY SERVICE
2106 NW 4TH PL
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

5th Avenue
ROBERTA PARKS
616 NW NST
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

CITY OF GAINESVILLE
ATTN: MIKE HOGE
PO BOX 490 MS 11
GAINESVILLE, FL 39697

Neighborhood Workshop Notice

Ashton
DAVID L SMOCK
5858 NW 45 DRIVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Black Acres/Black Pines
JIM CONNOR
400 NW 32 ST
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
d237 NE 2d ST
GAINESVILLE, FL 326dd

Neighborhood Workshop Notice

Creekwood
HELEN SCONYERS
2056 NW 55 BLVDT
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX ddd98
GAINESVILLE, FL 3260d

Neighborhood Workshop Notice

Northwood at Possum Creek
WES WHEELER
d728 NW 37 WAY
GAINESVILLE, FL 3260d

Neighborhood Workshop Notice

Duval
GILBERT S MEANS, SR
2d53 SE HAWTHORNE RD, #ddd
PO BOX 7
GAINESVILLE, FL 326dd

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
7d5 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
JUANITA CASAGRANDE
d9dd NW 22 DRIVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Gateway Park
HAROLD SAIVE
e7e6 NW e0 TER
GAINESVILLE, FL 3260e

Neighborhood Workshop Notice

Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Greater Northeast Community
MIRIAM CINTRON
6e5 NE 7 AVE
GAINESVILLE, FL 3260e

Neighborhood Workshop Notice

Grove Street
MARIA HUFF-EDWARDS
ee02 NW 4 ST
GAINESVILLE, FL 3260e

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 3574e2
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Hibiscus Park
CAROL BISHOP
26e6 NW 2 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Hidden Lake
GEORGE KASNIC
2ee6 NW 74 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Highland Court Manor
DAVID SOUTHWORTH
3e42 NE 13 ST
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32606

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
70e SW 23 PL
GAINESVILLE, FL 3260e

Neighborhood Workshop Notice

Lamplighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32606

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

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

Pineridge
BERNADINE TUCKER
9 TURKEY CREEK
ALACHUA, FL 32615

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

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

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: RITA SMITH
8620 NW 13 ST, #210 CLUBHOUSE OFFICE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

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

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

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
PO BOX 5549
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

LARRY SCHNELL
2048 NW 7 LN
GAINESVILLE, FL 32603

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

STEWART WELLS
6744 NW 36 DR
GAINESVILLE, FL 32653

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

Neighborhood Workshop Notice

Phoenix Subdivision
APRIL JONES
3214 SW 26 TERR, Unit B
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

LEE NELSON
DIRECTOR OF REAL ESTATE – UF
204 TIGERT HALL
PO BOX 113100
GAINESVILLE, FL 32611-3100



engineers • surveyors • planners, inc
 2404 NW 43rd Street
 Gainesville, FL 32606

PB-15-89 LUC

150444E
 Exhibit C-1

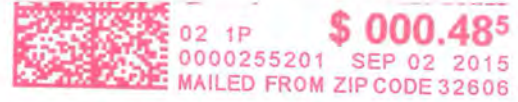


Neighborhood Workshop Notice
 Kensington Park
 MAXINE HINGE
 5040 NW 50 TER
 GAINESVILLE, FL 32606

*Not at
 this address*

NIXIE 322 SE 1009 0009/10/15
 RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD
 BC: 32606660204 *3038-18010-02-40

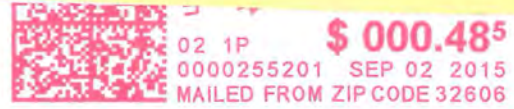
326066602



Neighborhood Workshop Notice
 University Park
 JIMMY HARNSBERGER
 402 NW 24 ST
 GAINESVILLE, FL 32604

X 322 N7E 1009914C0009/05/15
 FORWARD TIME EXP RTN TO SEND
 HARNSBERGER JAMES
 3731 PARKE DR
 EDGEWATER MD 21037-4115
 RETURN TO SENDER

326066602



Neighborhood Workshop Notice
 Pineridge
 BERNADINE TUCKER
 9 TURKEY CREEK
 ALACHUA, FL 32615

NIXIE 322 SE 1009 0009/05/15
 RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD
 BC: 32606660204 *1738-05360-02-40

326066602



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

NIXIE 377 7E 1009 0009/05/15
 RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD
 BC: 32606660204 *1738-05508-02-40

326066602



Neighborhood Workshop Notice
 16116-043-000 Kennedy Homes
 ALACHUA CO BOARD OF CO
 COMMISSIONERS
 PG BOX 2877
 GAINESVILLE, FL 32627

NIXIE 322 SE 1009 0009/05/15
 RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD
 BC: 32606660204 *1738-05196-02-40

326066602

