

070763

City of
Gainesville

Inter-Office Communication

Planning Division
x5023, FAX x3259, Station 12

Item No. 6

TO: City Plan Board

DATE: November 15, 2007

FROM: Planning Division Staff

SUBJECT: Petition 128PDV-07PB: Brown & Cullen, Inc., agent for Denney Family Limited Partnership. Re-establishment of the Magnolia Parke PD with a new development schedule for a maximum of five years. Zoned: PD (Planned Development). Located in the 4700 block of Northwest 39th Avenue.

Recommendation:

Approve the petition subject to granting a new development schedule for a maximum of five years and the adoption of the conditions attached to the staff report.

Explanation:

Magnolia Parke is a 33-acre (MOL) mixed-use, planned development that is located on the north side of Northwest 39th Avenue, between Northwest 43rd Street and Northwest 51st Street. The City adopted the PD by ordinance (Ordinance No. 960941) on October 13, 1997. And, on September 11, 2000, the City adopted a subsequent ordinance (Ordinance No. 991285) that limited the validity of the PD to a period of 10 years from the adoption date of Ordinance No. 960941.

On October 13, 2007, the Magnolia Parke PD expired three days after the developer filed for City approval to construct the last phase of the development (Pod I-2). According to the application filed, Pod I-2 will involve the construction of a 2-story, multi-use building consisting of approximately 20,557 square feet of gross floor area.

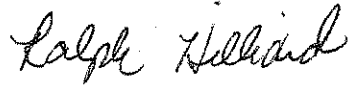
In this petition, the developer has requested that the Magnolia Parke PD remain valid for a period of 20 years from the final adoption date of the ordinance allowing the PD to be re-established. Staff, however, recommends that the maximum time granted be limited to five years to provide the City the ability to review Pod I-2 under land development regulations that are consistent with those used to construct the completed phases.

Included with this report are copies of Ordinance No. 960941 and Ordinance No. 991285. Each copy contains strikethroughs and underlines that reflect the applicant's request to re-establish the validity of the Magnolia Parke PD for a period of 20 years.

City Plan Board
Petition 128PDV-07PB
November 15, 2007
2

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Sincerely,



Ralph Hilliard
Planning Manager

RH: lc: bem

Attachments:

Ordinance No. 960941
Ordinance No. 991285
Magnolia Parke PD Layout Plan, adopted 9/11/00
Magnolia Parke Existing Conditions Map, adopted 9/11/00
Neighborhood Workshop Summary

128pdar.doc

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**City of Gainesville
Department of Planning and Development Services
Planning Division/Current Planning Section
Summary of Technical Review Committee Comments**

Petition: 128PDV-07PB

Plan Board

Meeting Date: 11/15/07

Reviewed by: Bedez E. Massey

Project Name/Description: Brown & Cullen, Inc., agent for Denney Family Limited Partnership. Re-establishment of the Magnolia Parke PD with a new development schedule for a maximum of five years. Zoned: PD (Planned Development). Located in the 4700 block of Northwest 39th Avenue.

I. Department Comments:

1. Planning:

Current Planning: Approvable with conditions

Comprehensive Planning: Approvable with conditions

2. Public Works:

Engineering: No comments received

Environmental Consultant(s): No comments received

Solid Waste: No comments received

3. Gainesville Regional Utilities: Approvable as submitted

4. Building: No comments received

5. Fire: No comments received

6. Police: No comments received

7. Arborist: No comments received

8. ACEPD (Hazardous Materials): No comments received

II. Overall Recommendation: Approve the petition subject to the attached conditions.

SITE PLAN EVALUATION SHEET
DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION
CURRENT PLANNING, ROOM 158, THOMAS CENTER "B"
306 Northeast 6th Avenue 334-5023

Petition No. 128PDV-07PB

Date Plan Rec'd: 10/10/07

Review Type: Re-establishment of
Planned
Development

Review For: Plan Board

Review Date: 10/15/07

Project Planner: Bedez E. Massey

☐ **APPROVABLE**
(as submitted)

☒ **APPROVABLE**
(subject to below)

☐ **DISAPPROVED**

Description/Location/Agent: Brown & Cullen, Inc., agent for Denney Family Limited Partnership. Re-establishment of the Magnolia Parke PD with a new development schedule for a maximum of five years. Zoned: PD (Planned Development). Located in the 4700 block of Northwest 39th Avenue.

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. Staff recommends that the approval of this petition be subject to granting the applicant a new development schedule for a maximum of five years.

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CONCURRENCY REVIEW
PLANNING DIVISION - (352) 334-5022

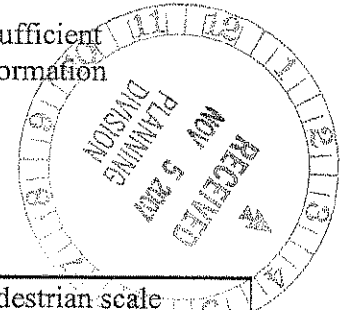
Sheet 1 of 1

Petition	128PDV-07PB	Date Received	10/30/07	<input type="checkbox"/> Preliminary
<input type="checkbox"/> DRB	<input checked="" type="checkbox"/> PB	<input type="checkbox"/> Other	Review Date 11/5/07	<input type="checkbox"/> Final
Project Name	Magnolia Parke PD			<input type="checkbox"/> Amendment
Location	4700 block of NW 39 th Ave.			<input type="checkbox"/> Special Use
Agent/Applicant Name	Brown & Cullen			<input checked="" type="checkbox"/> Planned Dev.
Reviewed by	Onelia Lazzari <i>OL</i>			<input type="checkbox"/> Design Plat
				<input type="checkbox"/> Concept

☐ Approvable (as submitted) ☒ Approvable (subject to below)
☐ PD Concept (Comments only) ☐ Concept (Comments only)

Insufficient
Information

RECOMMENDATIONS/REQUIREMENTS/COMMENTS



1. The PD Ordinance language changes that add the pedestrian path and pedestrian scale lighting connecting Magnolia Parke PD to The Marta at Magnolia Parke are acceptable to Concurrency staff.
2. The latest changes in ordinance language are confusing in three places:
 - a. p. 3, line 19, Preliminary concurrency will be granted for a maximum of 5 years. This is in keeping with the typical procedures of the City for concurrency in PDs.
 - b. p. 3, line 21, It appears that the phrase "At the time" needs to be shown in strike-through. Please explain.
 - c. p. 12, It's not clear where the added language will be located, and it's unclear whether enough of the text has been struck through. Please explain.



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**DEVELOPMENT REVIEW EVALUATION
GAINESVILLE REGIONAL UTILITIES**

Ellen Underwood, New Development Coordinator
PO Box 147117, Gainesville, FL 32614
Voice (352) 393-1644 - Fax (352) 334-3480

Oct 18, 2007

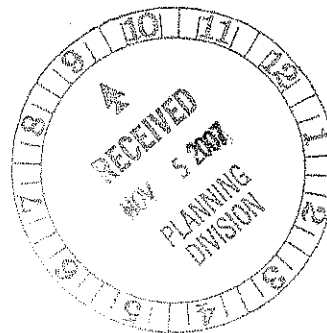
11 Petition 128PDA-07PB

Brown & Cullen, Inc., agent for Denney Family Limited Partnership. (**Magnolia Park PD Extension.**) Requesting a ten year extension to the valid date of an approved PD. Zoned: PD (Planned Development.) Located in the 4700 block of NW 39th Avenue. Planner, Bedez Massey.

☐ Conceptional Comments
☒ Approved as submitted

☐ Conditions/Comments
☐ Insufficient information to approve

New
Services
Water
Sanitary
Sewer
Electric
Gas
Real
Estate



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MAGNOLIA PARKE PD AMENDMENT

Neighborhood Workshop Summary

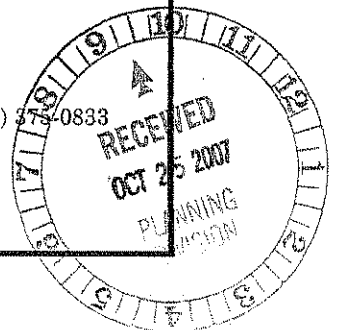
Submitted on:

October 25, 2007

BROWN &
CULLEN
INC.

CIVIL ENGINEERS
and
LAND PLANNERS

3530 N.W. 43rd Street
Gainesville, FL 32606
Phone: (352) 375-8999 Fax: (352) 375-0833





070763

CIVIL ENGINEERS and LAND PLANNERS
3530 N.W. 43rd Street • Gainesville, Florida 32606
Tel. (352) 375-8999 Fax (352) 375-0833

Neighborhood Workshop Summary
October 29, 2007

The neighborhood workshop for the Magnolia Parke PD Amendment was advertised for October 24, 2007 at 6:00 pm at the offices of Brown & Cullen, Inc. The meeting began at 6:05 pm. Mayana Anderson, AICP of Brown & Cullen Inc. was in attendance to present the project.

Four (4) neighbors of the project attended the meeting. A brief description of the PD history and the progress of current development projects and the procedure for extending the PD was presented. Minor discussion regarding the relationship to the existing PD development and what the future would entail was entertained, and the neighborhood meeting was adjourned at 6:30 pm.

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Neighborhood Workshop

A neighborhood workshop will be held to discuss a Planned Development (PD) amendment for the Magnolia Parke PD, located at 4800 block of NW 39th Avenue. The proposed change will be a request to extend the expiration date of the PD, and is a reasonable extension based on Sec. 30-219 development time limits of the City of Gainesville Land Development Regulations. This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the nature of the proposal and to seek their comments.

Date: October 24th, 2007

Time: 6:00 pm

Place: Brown & Cullen, Inc.
3530 NW 43rd Street
Gainesville, FL

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

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

Mailed October 9, 2007

Public Notice

A neighborhood workshop will be held to discuss a Planned Development (PD) amendment for the Magnolia Park PD, located at 4800 block of NW 39th Avenue. The proposed change will be a request to extend the expiration date of the PD, and is a reasonable extension based on Sec. 38-219 development time limits of the City of Gainesville Land Development Regulations. This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the nature of the proposal and to receive their comments. The meeting will be held on Wednesday, Oct 24th, 2007 at 6:00 pm at the office of Brown & Cullen, Inc., 5530 NW 43rd Street, Gainesville, FL.

Contact person: Stuart Cullen, P.E. (352) 375-9939

First Responder Advanced Cardiac Life Support



Basic Disaster Life Support

For class information call: UF Student Health Center at 352-921-1161 x033 or visit: www.burscuff.edu

CRASH: One person was flown to Shands at UF

Continued from 1B

three vehicles on fire and the occupants were already out, Rora reported in a news release.

While some Ocala firefighters immediately began fighting the fire, others began shoveling on occupants in the other 11 vehicles for injuries.

Al Hikat, fire official reported that the B&I Commercial Cleaning truck, a GMC 5500 Duramax, was transporting liquid fuel. It was later determined it was transporting a cleaning solution, Rora said. Firefighters are still investigating the crash.



The burned out hulk of three vehicles smolder on the side of the road.

When Ocala Fire Rescue arrived, firefighters found

MOVE INTO FALL
SHOP ILENE'S FOR
FALL FASHIONS

My Sister's Lady
Who's 1999, it's a lady
The oldest lady in town
2441 NW 43rd Street

OBITUARIES

070763

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MAILING LABEL APPLICATION**For Neighborhood Workshop**

Mailing address: City of Gainesville, Station 12

P.O. Box 490, Gainesville, FL 32602

Phone: 352-334-5022 Fax: 352-334-2282

Physical Address: 306 NE 6th Avenue, Bldg. B, Room 158

Today's Date: 10/2/07 Location Map Provided ☒

Tax Parcel no.: Listed on Fax 10+

Property Address: 4800 Block of NW 39th Ave

Project Name: Magnolia Park PD

Project Description: PD amendment to
extend time length

First Step Meeting Date: 10/1/07 Planner: Lawrence Calderon

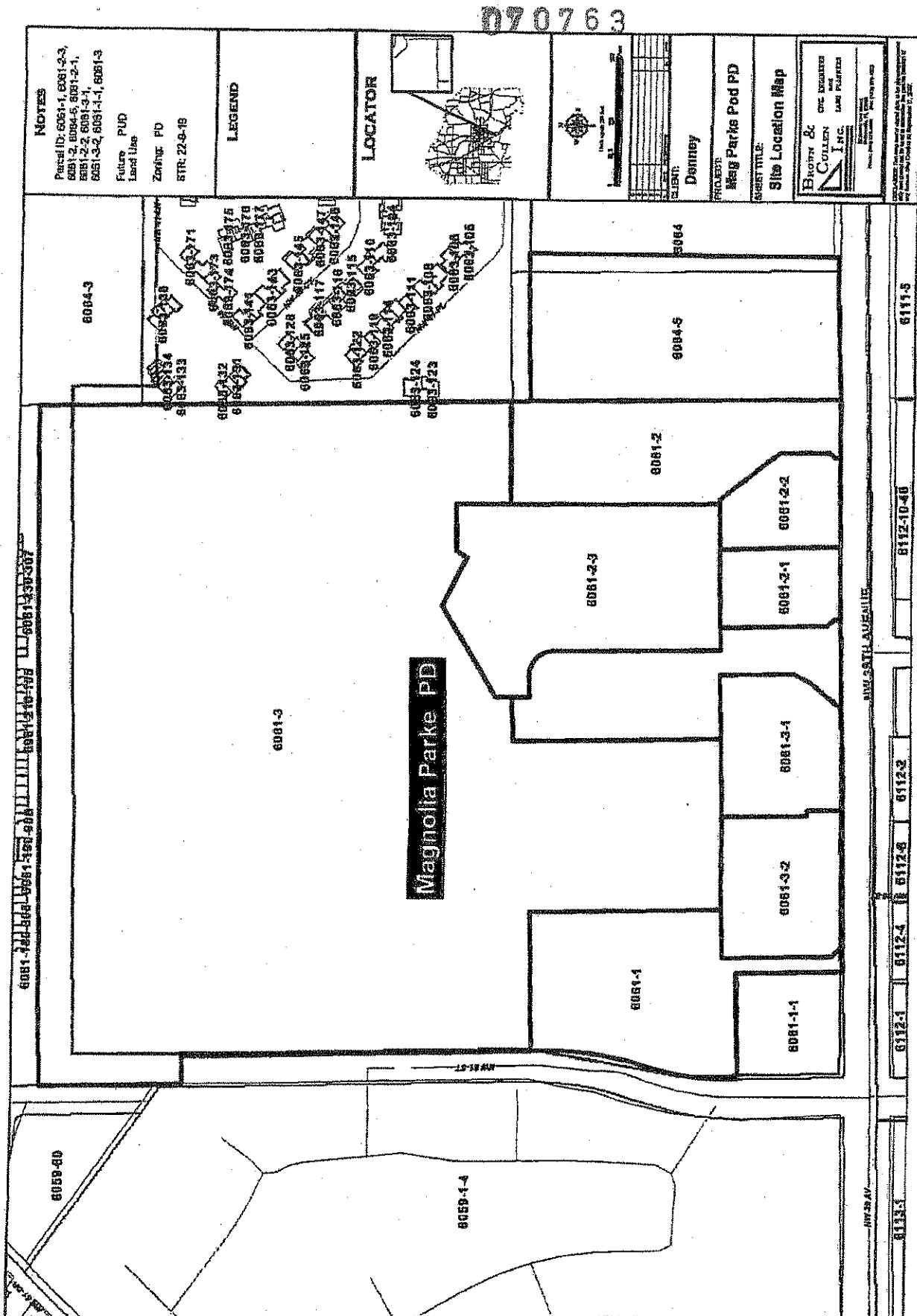
Circle One: Owner ☐ Agent ☒

Applicant: MAYANA ANDERSON Signature: [Signature]

Daytime Phone no.: 375-8999 Fax no.: 375-0833

*An incomplete application will not be processed and will be returned to you.
Applications take five business days to be processed.*

Office Use OnlyDue Date: 4/10/2007





Neighborhood Workshop Notice

5th Avenue Neighborhood Association
Kathy Baker
1019 NW 5th Avenue
Gainesville, FL 32602

Neighborhood Workshop Notice

Appletree
Pat Byrne
3510 NW 54th Lane
Gainesville, FL 32653

Neighborhood Workshop Notice

Appletree
Greg Wise
5411 NW 35th Drive
Gainesville, FL 32653

Neighborhood Workshop Notice

Millennium Bank
% Danny Gilliland
4230 W Newberry Road
Gainesville, FL 32607

Neighborhood Workshop Notice

Black Acres
Anne Murray
224 N.W. 28th Terrace
Gainesville, FL 32607

Neighborhood Workshop Notice

Brywood, Fox Grove, & The Meadows
Sharon Shaban
2640 NW 27th Terrace
Gainesville, FL 32605

Neighborhood Workshop Notice

Capri
John Doles
4539 NW 37th Terrace
Gainesville, FL 32605

Neighborhood Workshop Notice

Cedar Grove II
Candice Blakeslee
PO Box 2311
Gainesville, FL 32602

Neighborhood Workshop Notice

Cedar Grove II
Helen Harris
1237 NE 21st Street
Gainesville, FL 32641

Neighborhood Workshop Notice

Debra Heights
Sarah Poll
Post Office Box 14198
Gainesville, FL 32604

Neighborhood Workshop Notice

Debra Heights
Penny Porch
1842 NE 6th Terrace
Gainesville, FL 32609

Neighborhood Workshop Notice

Duckpond
Michelle Reeves
305 NE 5th Avenue
Gainesville, FL 32601

Neighborhood Workshop Notice

Duval
Geraldine Noble
2247 NE 13th Avenue
Gainesville, FL 32641

Neighborhood Workshop Notice

Duval
Clarence Kelly
808 NE 22nd Street
Gainesville, FL 32604

Neighborhood Workshop Notice

Edgewood Hills
Bonnie O'Brien
2329 NW 30th Avenue
Gainesville, FL 32605

Neighborhood Workshop Notice

Forest Ridge Homeowners Association
Stanley Latimer
2006 NW 19th Lane
Gainesville, FL 32605

Neighborhood Workshop Notice

Forest Ridge Homeowners Association
Melody Marshall
1935 NW 22nd Street
Gainesville, FL 32605

Neighborhood Workshop Notice

Greater North East Community
LeAnn Legeto
1017 NE 8th Avenue
Gainesville, FL 32601

Neighborhood Workshop Notice

Gateway Park
Harold Saive
1716 NW 10th Terrace
Gainesville, FL 32609

Neighborhood Workshop Notice

Golfview
David Chalmers
2740 SW 7th Place
Gainesville, FL 32607

Neighborhood Workshop Notice

Golfview
W.A. Gager
2616 SW 4th Place
Gainesville, FL 32607

Neighborhood Workshop Notice

Grove Street
Maria Huff-Edwards
1102 NW 4th Street
Gainesville, FL 32601

Neighborhood Workshop Notice

Hibiscus Park
Carol Bishop
2616 NW 2nd Avenue
Gainesville, FL 32607

Neighborhood Workshop Notice

Hibiscus Park
Peter Hirschfeld
311 NW 26th Street
Gainesville, FL 32607

Neighborhood Workshop Notice

Hidden Lake
Patricia Riddle
7321 NW 21st Way
Gainesville, FL 32607

Neighborhood Workshop Notice

Highland Court Manor
David Southworth
3142 NE 13th Street
Gainesville, FL 32609

Neighborhood Workshop Notice

Ironwood
Nancy Testa
4207 NE 17th Terrace
Gainesville, FL 32609

Neighborhood Workshop Notice

Ironwood
Kevin Clancy
4305 NE 17th Terrace
Gainesville, FL 32609

Neighborhood Workshop Notice

Kensington Park
Maxine Hinge
5040 NW 50th Terrace
Gainesville, FL 32606

Neighborhood Workshop Notice

Kensington Park
Karen Scott
5211 NW 50th Terrace
Gainesville, FL 32606



Neighborhood Workshop Notice

Kirkwood
Jane Burman-Holton
701 SW 23rd Place
Gainesville, FL 32601

Neighborhood Workshop Notice

Landmark Woods
John J. Mousa
915 NW 45th Terrace
Gainesville, FL 32605

Neighborhood Workshop Notice

Landmark Woods
Jack Osgard
4332 NW 12th Place
Gainesville, FL 32605

Neighborhood Workshop Notice

Libby Heights
Martin McKellar
3442 NW 13th Avenue
Gainesville, FL 32605

Neighborhood Workshop Notice

Lincoln Estates
Doris Edwards
1040 SE 20th Street
Gainesville, FL 32601

Neighborhood Workshop Notice

Phoenix
April Jones
3214-B SW 26th Terrace
Gainesville, FL 32608

Neighborhood Workshop Notice

Madison Park
Charles Floyd
1911 N.W. 36th Drive
Gainesville, FL 32605

Neighborhood Workshop Notice

Mill Pond
Harold Hanel
309 NW 48th Blvd.
Gainesville, FL 32607

Neighborhood Workshop Notice

Duckpond
Melanie Barr
216 NE 5th Street
Gainesville, FL 32601

Neighborhood Workshop Notice

North Lincoln Heights
Andrew Lovette Sr.
430 SE 14th Street
Gainesville, FL 32601

Neighborhood Workshop Notice

North Lincoln Heights
Nathaniel Jones
1216 SE 12th Street
Gainesville, FL 32641

Neighborhood Workshop Notice

Northwood
Jeffrie R. Navarro
PO Box 357492
Gainesville, FL 32635

Neighborhood Workshop Notice

Northwood
Susan W. Williams
Post Office Box 357492
Gainesville, FL 32635

Neighborhood Workshop Notice

Northeast Neighbors
Sharon Bauer
1011 NE 1st Avenue
Gainesville, FL 32601

Neighborhood Workshop Notice

Northwest Estates
Vern Howe
3710 NW 17th Lane
Gainesville, FL 32605

Neighborhood Workshop Notice

Oakview
Debra Bruner
914 NW 14th Avenue
Gainesville, FL 32601

Neighborhood Workshop Notice

Palm Terrace
Philip Delaney
429 NW 24th Street
Gainesville, FL 32609

Neighborhood Workshop Notice

Pine Park
Delores Tumbleson
721 NW 20th Avenue
Gainesville, FL 32609

Neighborhood Workshop Notice

Pine Park
Stan & Mary Harris
2010 NW 7th Terr
Gainesville, FL 32609

Neighborhood Workshop Notice

Pleasant Street
Larry Hamilton
212 NW 3rd Avenue
Gainesville, FL 32601

Neighborhood Workshop Notice

Pleasant Street
Zachary Andrews
400 NW 1st Ave, Apt. 307
Gainesville, FL 32601

Neighborhood Workshop Notice

Porters Community
Janie Williams
811 SW 5th Street
Gainesville, FL 32601

Neighborhood Workshop Notice

Porters Community
Gladys Perkins
405 SW 8th Avenue
Gainesville, FL 32601

Neighborhood Workshop Notice

Rainbows East
Joe Thomas
5014 NW 24th Terrace
Gainesville, FL 32605

Neighborhood Workshop Notice

Rainbows End
Sylvia Maggio
4612 NW 21st Drive
Gainesville, FL 32605

Neighborhood Workshop Notice

Raintree Property Owners Association
Ronald Bern
1301 NW 23rd Terrace
Gainesville, FL 32605

Neighborhood Workshop Notice

Raintree Property Owners Association
Dee Jay Hellrung
1130 NW 23rd Terrace
Gainesville, FL 32605

Neighborhood Workshop Notice

Ridgeview
Carolyn Whitter
3500 NW 21st Street
Gainesville, FL 32605

Neighborhood Workshop Notice

Ridgeview
Linda Fallon
1959 NW 32nd Place
Gainesville, FL 32605

Neighborhood Workshop Notice

Ridgewood
Kerri Chancey
1310 NW 30th Street
Gainesville, FL 32605



Neighborhood Workshop Notice

Rosemont/Vista Palms
Ernie Hodge
3455 NW 60th Lane
Gainesville, FL 32653

Neighborhood Workshop Notice

Royal Gardens
Douglas Burton
2720 NW 27th Place
Gainesville, FL 32605

Neighborhood Workshop Notice

Duckpond
Randy Wells
530 NE 10th Avenue
Gainesville, FL 32601

Neighborhood Workshop Notice

Seminary Lane
Frankie Scott
1119 NW 5th Avenue
Gainesville, FL 32602

Neighborhood Workshop Notice

Shadow Lawn Estates
Connie Spitznagel
3521 NW 35th Place
Gainesville, FL 32605

Neighborhood Workshop Notice

South Black Acres
Deanna Monahan
14 SW 32nd Street
Gainesville, FL 32607

Neighborhood Workshop Notice

South Black Acres
Lynn Debusk
2907 SW 1st Avenue
Gainesville, FL 32607

Neighborhood Workshop Notice

Springhill/Mount Olive
Vivian Filer
1636 SE 14th Avenue
Gainesville, FL 32641

Neighborhood Workshop Notice

Springhill/Mount Olive
Willie Ausgood
810 SE 7th Avenue
Gainesville, FL 32601

Neighborhood Workshop Notice

Springtree
Kathy Meiss
2705 NW 47th Place
Gainesville, FL 32605

Neighborhood Workshop Notice

Stephen Foster
Bruce Bugdal
1117 NW 35th Avenue
Gainesville, FL 32609

Neighborhood Workshop Notice

Stephen Foster
Wes Lindberg
846 NW 31st Avenue
Gainesville, FL 32609

Neighborhood Workshop Notice

Suburban Heights
Jim Pollard
4511 NW 20th Place
Gainesville, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
Susan Wright
105 SW 42nd Street
Gainesville, FL 32607

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
Jon Reiskind
213 SW 41st Street
Gainesville, FL 32607

Neighborhood Workshop Notice

Sugarhill
Cynthia Cooper
1441 SE 2nd Terrace
Gainesville, FL 32601

Neighborhood Workshop Notice

Sugarhill
Jessie Moore
229 SE 14th Place
Gainesville, FL 32601

Neighborhood Workshop Notice

Sutters Landing
Peter Rebman
3656 NW 68th Lane
Gainesville, FL 32653

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn.
Jerry Robey
8620 N.W. 13th St. - Clubhouse
Gainesville, FL 32653

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn.
Richard Stone
8620 N.W. 13th St. - Clubhouse
Gainesville, FL 32653

Neighborhood Workshop Notice

University Park
Diane Hurtak
Post Office Box 12103
Gainesville, FL 32604

Neighborhood Workshop Notice

Westmoreland
Emily Browne
3820 NW 10th Place
Gainesville, FL 32605

Neighborhood Workshop Notice

Woodlawn Park
David Schwartz
4119 NW 12th Avenue
Gainesville, FL 32605

Neighborhood Workshop Notice

The Greater Northeast Community
Miriam Cintron
915 NE 7th Avenue
Gainesville, FL 32601

Neighborhood Workshop Notice

Highland Court Manor
Heather Sielicki
1373 NE 28th Avenue
Gainesville, FL 32601

Neighborhood Workshop Notice

Las Pampas Community Association
Jim Joyce
3418 NW 37th Avenue
Gainesville, FL 32605

Neighborhood Workshop Notice

Las Pampas Community Association
Peter Janosz
3418 NW 37th Avenue
Gainesville, FL 32605

Neighborhood Workshop Notice

Creekwood
Helen Sconyers
2056 NW 55th Blvd
Gainesville, FL 32653

Neighborhood Workshop Notice

Lamplighter
Helen Correia
2508 NE 54th St, #114
Gainesville, FL 32609

Neighborhood Workshop Notice

Lamplighter
Larry Nickolson, Prop Manager
5200 NE 50th Drive
Gainesville, FL 32609



Neighborhood Workshop Notice

Hazel Heights
Allan Moynihan
PO Box 357412
Gainesville, FL 32635

Neighborhood Workshop Notice

University Village
Bruce Delaney
75 SW 23rd Way
Gainesville, FL 32607

Neighborhood Workshop Notice

Duckpond
Steve Nadeau
2821 N.W. 23rd Drive
Gainesville, FL 32605

Neighborhood Workshop Notice

Pinebreeze
Sarita Taylor
3455 NW 46th Place
Gainesville, FL 32605

Neighborhood Workshop Notice

Friends of Northeast Park
Monica Cooper
412 NE 13th Ave
Gainesville, FL 32607

Neighborhood Workshop Notice

Porters Community
Debra Hirneise
2044 N.W. 36th Terrace,
Gainesville, FL 32605

Neighborhood Workshop Notice

School Board
Vicki McGrath
3700 NE 53rd Avenue
Gainesville, FL 32609

Neighborhood Workshop Notice

University Park
Mel Lucas
620 East University Avenue
Gainesville, FL 32601

Neighborhood Workshop Notice

Lisa Beuning
P.O. Box 140502
Gainesville, FL 32614

Neighborhood Workshop Notice

James Woodland
225 SE 14th Place
Gainesville, FL 32601

Neighborhood Workshop Notice

Hazel Heights
Karen Stehnu
4242 NW 19th Street
Gainesville, FL 32605

Neighborhood Workshop Notice

Council of University NA's
Joe Schmid
1735 NW 7th Place
Gainesville, FL 32603

Neighborhood Workshop Notice

Pinebreeze
Judith Meder
3460 NW 46th Place
Gainesville, FL 32605

Neighborhood Workshop Notice

Elizabeth Place/Northwest 23rd Street
Gale Ford
715 NW 23rd Street
Gainesville, FL 32607

Neighborhood Workshop Notice

Front Porch Florida, Duval
David and Judy Gold
1938 N.E. 7th Terrace
Gainesville, FL 32609

Neighborhood Workshop Notice

Porters Community
Ruby Williams
237 SW 6th Street
Gainesville, FL 32601

Neighborhood Workshop Notice

Sugarhill
Vera McCloud
1402 SE 4th Street
Gainesville, FL 32601

Neighborhood Workshop Notice

Larry Schnell
2048 NW 7th Lane
Gainesville, FL 32603

Neighborhood Workshop Notice

Bobby Dunnell
3118 NE 11th Terrace,
Gainesville, FL 32609

Neighborhood Workshop Notice

Stewart Wells
6744 NW 36th Drive
Gainesville, FL 32653

Neighborhood Workshop Notice

Appletree
Judith Morrow
3616 NW 54th Lane
Gainesville, FL 32653

Neighborhood Workshop Notice

Ashton
Ashton Home Owners Assn.
5200 NW 43rd Street Ste. 102
Gainesville, FL 32606

Neighborhood Workshop Notice

Eagle Eyes
Beatrice Ellis
316 NE 14th Street
Gainesville, FL 32641

Neighborhood Workshop Notice

Friends of Northeast Park
Lucille George
619 NW 23rd Street
Gainesville, FL 32601

Neighborhood Workshop Notice

Bobby Johnson
912 NE 22nd Street
Gainesville, FL 32641

Neighborhood Workshop Notice

Porters Community
Ina Hines
320 SW 5th Avenue
Gainesville, FL 32601

Neighborhood Workshop Notice

University of Florida
Linda Dixon
P. O. Box 115050
Gainesville, FL 32611

Neighborhood Workshop Notice

Mac McEachern
1020 SW 11th Terrace
Gainesville, FL 32601

Neighborhood Workshop Notice

David Chalmers
2740 SW 7th Place
Gainesville, FL 32607

Neighborhood Workshop Notice

Mike Hoge
P.O. Box 490 Mail Station #11
Gainesville, FL 32602



Neighborhood Workshop Notice

06061-080-803 Magnolia Parke Pod I2
GEORGE C ABRAMS
5062 NW 44TH LN #103
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-151-000 Magnolia Parke Pod I2
SHAWN R ACHTTEL
536 SPRING VALLEY DR
BRIDGEWATER, NJ 8807

Neighborhood Workshop Notice

06061-090-907 Magnolia Parke Pod I2
JEFFREY & JODI ADAMS
3600 LITTLE COUNTRY
PARRISH, FL 34219

Neighborhood Workshop Notice

06063-030-000 Magnolia Parke Pod I2
AUBREY S ADAMS
4110 NW 44TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-270-705 Magnolia Parke Pod I2
ALLEN III & ALLEN TRUSTEES
3228 NW 57TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-031-000 Magnolia Parke Pod I2
KAREN ALLMAN
4114 NW 44TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06112-010-041 Magnolia Parke Pod I2
ALTSCHULER & GOLD
4804 NW 37TH PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-114-000 Magnolia Parke Pod I2
COLIN J AMERSON
4620 NW 41ST PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06061-200-007 Magnolia Parke Pod I2
EARLENE ANDERSON
4929 NW 42ND RD #2007
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-370-704 Magnolia Parke Pod I2
MARCUS & JULIE ANDERSON
4867 NW 46TH PL #104
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-043-000 Magnolia Parke Pod I2
AHSEN ANDRIC
3224 NW 29TH TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06063-012-000 Magnolia Parke Pod I2
THERESE R ANSMAN TRUSTEE
4407 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-120-206 Magnolia Parke Pod I2
LINDA ARVBERGER
4478 NW 49TH ST #106
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-102-000 Magnolia Parke Pod I2
ASBELL & FELKER
4519 NW 46TH CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06112-010-046 Magnolia Parke Pod I2
AUTUMN WOODS OWNERS ASSOC INC
4321 NW 66TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-190-906 Magnolia Parke Pod I2
BAJAJ & ROMERO H/W
2306 TREYMORE DR
ORLANDO, FL 32825

Neighborhood Workshop Notice

06063-167-000 Magnolia Parke Pod I2
CARL & BEVERLY BARFIELD
4904 NW 57TH TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06112-010-004 Magnolia Parke Pod I2
WILLIAM BARRY
4824 NW 37TH PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-300-002 Magnolia Parke Pod I2
WILLIAM BARTLETT
971 CEDAR ST
PALENTINE, IL 60067

Neighborhood Workshop Notice

06061-450-502 Magnolia Parke Pod I2
BARTON JR & BARTON III
4823 KEENELAND CIRCLE
ORLANDO, FL 32819

Neighborhood Workshop Notice

06061-140-405 Magnolia Parke Pod I2
TIMOTHY & CAROL BATES
1346 TIMBERIDGE LOOP SOUTH
LAKE LAND, FL 33809

Neighborhood Workshop Notice

06061-150-505 Magnolia Parke Pod I2
LILLY ANN BAYOUTH
4352 NW 49TH ST #105
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-047-000 Magnolia Parke Pod I2
BELLAMY FORGE ASSOCIATION INC
4526 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-290-907 Magnolia Parke Pod I2
MARIA BELLO
9101 NW 152ND ST
MIAMI LAKES, FL 33018

Neighborhood Workshop Notice

06061-160-606 Magnolia Parke Pod I2
MELANIE BELLOTA
4934 NW 43RD AVE #106
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-136-000 Magnolia Parke Pod I2
TIMOTHY EUGENE BENDER
4132 NW 46TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06112-010-005 Magnolia Parke Pod I2
CARROL BENEFIEL
4830 NW 37TH PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-042-000 Magnolia Parke Pod I2
BERNATIS & BERNATIS
4118 NW 43RD TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-180-000 Magnolia Parke Pod I2
BEWSEY & YOUNGBLOOD
4519 NW 45TH CT #180
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06061-070-702 Magnolia Parke Pod I2
VINA V BHATT
5057 NW 44TH LN #102
GAINESVILLE, FL 32606



Neighborhood Workshop Notice

06061-340-406 Magnolia Parke Pod I2
PINKESH BHUTA
4316 NW 48TH ST #106
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-070-703 Magnolia Parke Pod I2
SHEILA BILAK
310 NW 76TH DR STE A
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06113-001-000 Magnolia Parke Pod I2
BIMINI BAY PROPERTIES INC
PO BOX 199
EARLETON, FL 32631

Neighborhood Workshop Notice

06111-005-000 Magnolia Parke Pod I2
BIRT & BIRT & BIRT & MELANSON
4551 NW 39TH AVE
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-062-000 Magnolia Parke Pod I2
W R BLACKMAN
4125 NW 43RD TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-033-000 Magnolia Parke Pod I2
BLACKWELL II & BLACKWELL
4300 NORTH RD
NORTH FORT MYERS, FL 33917

Neighborhood Workshop Notice

06063-101-000 Magnolia Parke Pod I2
JANET N BLISS
4517 NW 46TH CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-184-000 Magnolia Parke Pod I2
BLOSSEY & BLOSSEY
261 W KINGS WAY
WINTER PARK, FL 32789

Neighborhood Workshop Notice

06063-026-000 Magnolia Parke Pod I2
VINCENT J BOCCARDY
4503 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-023-000 Magnolia Parke Pod I2
BARRY A BOGDANOFF
4439 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-070-705 Magnolia Parke Pod I2
WILLIAM BOTERO
4978 SHAKER HEIGHTS CT
UNIT 202
NAPLES, FL 34113

Neighborhood Workshop Notice

06063-115-000 Magnolia Parke Pod I2
BOULEY & BOULEY
4619 NW 46TH CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-270-703 Magnolia Parke Pod I2
RONALD BRAUN
1163 SNELL ISLE BLVD NE
ST PETERSBURG, FL 33704

Neighborhood Workshop Notice

06063-133-000 Magnolia Parke Pod I2
BRENDA M BROWN
4126 NW 46TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06112-010-040 Magnolia Parke Pod I2
JOYCE E BROWN
4726 NW 37H PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-036-000 Magnolia Parke Pod I2
RUTH ELLEN BRUMBAUGH
4113 NW 44TH CT UNIT 36
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06112-010-006 Magnolia Parke Pod I2
MICHAEL BUCCHERI
4904 NW 37TH PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-170-703 Magnolia Parke Pod I2
BUCKMAN & JAMISON
4988 NW 43RD PL UNIT 1703
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-260-607 Magnolia Parke Pod I2
GARY & PATRICIA BUDZIEN
4387 NW 48TH ST
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06112-010-010 Magnolia Parke Pod I2
W & NORMA BURHCETTE
4930 NW 37TH PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-100-000 Magnolia Parke Pod I2
BURN & BURN
4511 NW 46TH CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-260-603 Magnolia Parke Pod I2
PEDRAG BURSAC
4387 NW 48TH ST #103
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-034-000 Magnolia Parke Pod I2
BUSS & BUSS
1200 SW WHISPER RIDGE
PALM CITY, FL 34990

Neighborhood Workshop Notice

06061-250-501 Magnolia Parke Pod I2
IBRATHIM CAKIR
7226 SW 86TH TER
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06061-300-006 Magnolia Parke Pod I2
KEVIN CALDABAUGH
4493 NW 49TH ST # 3006
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-120-000 Magnolia Parke Pod I2
LEE N CALHOUN
4624 NW 41ST PL # 120
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-172-000 Magnolia Parke Pod I2
CAMPAGNA & GUINN
4137 NW 46TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-016-000 Magnolia Parke Pod I2
GABRIEL CANELAS
4417 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-039-000 Magnolia Parke Pod I2
ARLENE L CARLE
5202 NW 30TH LN
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-018-000 Magnolia Parke Pod I2
TIMOTHY N CARUTHERS
4423 NW 41ST PL
GAINESVILLE, FL 32606



Neighborhood Workshop Notice

06063-010-000 Magnolia Parke Pod I2
GRACE MARILYN CASAS
4403 NW 41ST PL UNIT 10
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06061-310-107 Magnolia Parke Pod I2
ALBERTO CASTELLANOS
535 W 15TH ST
HIALEAH, FL 33010

Neighborhood Workshop Notice

06063-126-000 Magnolia Parke Pod I2
ERIN C CAUDLE
4111 NW 46TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-160-607 Magnolia Parke Pod I2
JOSEPH CEPIN
700 ANDREW AVE
ST AUGUSTINE, FL 32086

Neighborhood Workshop Notice

06063-073-000 Magnolia Parke Pod I2
DANIELLA CHACOA
4314 NW 41ST LN
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-141-000 Magnolia Parke Pod I2
COLON & PESKIN H/W
4634 NW 46TH CT UNIT 141
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-148-000 Magnolia Parke Pod I2
SHARON R COOK
4616 NW 46TH CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06112-010-043 Magnolia Parke Pod I2
JAMES R COPENHAVER
3801 NW 48TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-088-000 Magnolia Parke Pod I2
TONY A CORDOVA
4131 NW 44TH DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06063-008-000 Magnolia Parke Pod I2
RAYMOND T COWARD
2055 EAST 1730 NORTH
NORTH LOGAN, UT 84341

Neighborhood Workshop Notice

06112-010-013 Magnolia Parke Pod I2
DENNIS CRAIG
5020 NW 37TH PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-190-907 Magnolia Parke Pod I2
SHIRLEY L CRANDELL
10105 SW 37TH PL
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06063-112-000 Magnolia Parke Pod I2
DANIELS & LEON
4614 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-139-000 Magnolia Parke Pod I2
MARILYN M DANNERY
7605 PISSARO DR #104
ORLANDO, FL 32819

Neighborhood Workshop Notice

06063-070-000 Magnolia Parke Pod I2
TRUSTEE DARNELL TRUSTEE ET AL
1155 OCEAN SHORE BLVD # 1101
ORMOND BEACH, FL 32176

Neighborhood Workshop Notice

06063-103-000 Magnolia Parke Pod I2
DAUGHTRY & DAUGHTRY
4521 NW 46TH CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-250-503 Magnolia Parke Pod I2
NINOSKA DEBRAGANZA
4335 NW 48TH ST #103
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-270-704 Magnolia Parke Pod I2
OSMOND DECARISH
13091 SW 21ST ST
MIRAMAR, FL 33027

Neighborhood Workshop Notice

06112-010-037 Magnolia Parke Pod I2
J A DEJESUS
3808 NW 47TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-160-605 Magnolia Parke Pod I2
MARIA J DEL SOL
4934 NW 43RD AVE #1605
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06112-010-009 Magnolia Parke Pod I2
PATRICIA DELILLE
4924 NW 37TH PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-134-000 Magnolia Parke Pod I2
DINA LTNN DEMCOVITZ
4128 NW 46TH DR #134
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-001-000 Magnolia Parke Pod I2
DENNEY FAMILY LTD PARTNERSHIP
4151 NW 43RD ST #541
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06059-060-021 Magnolia Parke Pod I2
LARRY & MARGARET DENNISON
4301 NW 451ST DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-320-206 Magnolia Parke Pod I2
ANTHONY DICKEY
4341 NW 49TH ST #106
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-170-000 Magnolia Parke Pod I2
DOAK & HOLLER
109 COASTAL HOLLOW CIR
SAINT AUGUSTINE, FL 32084

Neighborhood Workshop Notice

06063-015-000 Magnolia Parke Pod I2
DOCKERY & HOOVER
4415 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-092-000 Magnolia Parke Pod I2
DONNA L DONATO
PO BOX 262
BROOKER, FL 32622

Neighborhood Workshop Notice

06063-109-000 Magnolia Parke Pod I2
LINDA M DONNELLY
4611 NW 46TH CT # 109
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-180-808 Magnolia Parke Pod I2
DOSHI & SHAH W/H
27659 SE HWY 19
OLD TOWN, FL 32680



Neighborhood Workshop Notice

06061-260-605 Magnolia Parke Pod I2
DRISCOLL & YORK
4020 SW 78TH ST
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06059-060-001 Magnolia Parke Pod I2
LYNDON & LISA EDWARDS
4306 NW 51ST DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-175-000 Magnolia Parke Pod I2
MICHAEL GORDON FANELLI
4531 NW 45TH CT UNIT 175
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06112-010-044 Magnolia Parke Pod I2
PAUL F FAYINI
3809 NW 48TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-099-000 Magnolia Parke Pod I2
EUGENIA J FIALA
4509 NW 46TH CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-113-000 Magnolia Parke Pod I2
G R JR FLAMAND
4618 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-032-000 Magnolia Parke Pod I2
JUDY FLOWERS
4116 NW 44TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-330-305 Magnolia Parke Pod I2
GAA & GAA
518 71ST ST
HOLMES BEACH, FL 34217

Neighborhood Workshop Notice

06061-070-704 Magnolia Parke Pod I2
GARCIA & GONZALEZ H/W
5057 NW 44TH LN UNIT 104
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-160-602 Magnolia Parke Pod I2
GEORGE GARNER
PO BOX 35753
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

06061-080-807 Magnolia Parke Pod I2
CYNETHIA DYE
5062 NW 44TH LN #107
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-440-404 Magnolia Parke Pod I2
JEFFREY D EINHOUSE
1563 LYONS COURT SOUTH
OVIDO, FL 32765

Neighborhood Workshop Notice

06063-177-000 Magnolia Parke Pod I2
FARRELL-JONES & JONES W/H
4527 NW 45TH CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-100-005 Magnolia Parke Pod I2
SHARON E FERNICOLA
4971 NW 44TH LN # 105
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-171-000 Magnolia Parke Pod I2
MARILYN ARLENE FINK
4139 NW 46TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-007-000 Magnolia Parke Pod I2
DOROTHY S FLAMAND LIFE ESTATE
312 PALENCIA PL
LAKE LAND, FL 33803

Neighborhood Workshop Notice

06063-067-000 Magnolia Parke Pod I2
FRANCELLA & FRANCELLA TRUSTEES
7990 AIA SOUTH #408
ST AUGUSTINE, FL 32080

Neighborhood Workshop Notice

06061-100-003 Magnolia Parke Pod I2
CHERYL GALLOWAY
4971 NW 44TH LN #103
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-270-707 Magnolia Parke Pod I2
GARDNER & SANDEFUR-GARDNER H/W
6104 NW 53RD TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06063-160-000 Magnolia Parke Pod I2
SHIRLEY GARY
4423 NW 41ST LN
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-170-702 Magnolia Parke Pod I2
ANNA BRYCE EDMONSON
1429 NW 20TH ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06112-010-003 Magnolia Parke Pod I2
GABRIEL J EVERHART
3802 NW 48TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-046-000 Magnolia Parke Pod I2
MARY SUSAN FARRIS
4128 NW 43RD TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06112-010-001 Magnolia Parke Pod I2
RICHARD FETHIERE
3816 NW 48TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-164-000 Magnolia Parke Pod I2
ALLEN J FINNEY
4513 NW 41ST LN #164
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-152-000 Magnolia Parke Pod I2
AARON FLEDELL
4516 NW 46TH CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-290-902 Magnolia Parke Pod I2
LISA FROELICH
4445 NW 49TH ST #102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-014-000 Magnolia Parke Pod I2
DOVIE J GAMBLE
4413 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-410-105 Magnolia Parke Pod I2
GREG GAREY
5 SOUTH 480 CAMPBELL DR
NAPERVILLE, IL 60563

Neighborhood Workshop Notice

06063-182-000 Magnolia Parke Pod I2
GEHMAN & GEHMAN
4511 NW 45TH CT #182
GAINESVILLE, FL 32606



Neighborhood Workshop Notice

06061-280-802 Magnolia Parke Pod I2
MARK GEIER
128 COUNTRYSIDE DR
LONGWOOD, FL 32779

Neighborhood Workshop Notice

06110-004-001 Magnolia Parke Pod I2
GG METROPCORP LLC
%SHERPA AIRCRAFT
34100 SKYWAY DR
SCAPPOOSE, OR 97056

Neighborhood Workshop Notice

06061-340-403 Magnolia Parke Pod I2
GILBERT & GILBERT
4316 NW 48TH ST #103
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-160-603 Magnolia Parke Pod I2
GILL & GILL
14126 LAKE TILDEN BLVD
WINTER GARDEN, FL 34787

Neighborhood Workshop Notice

06063-132-000 Magnolia Parke Pod I2
I N GLEIM
PO BOX 12848
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

06061-420-203 Magnolia Parke Pod I2
DOUG GOLDMAN
4580 NW 49TH ST #103
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-061-000 Magnolia Parke Pod I2
RICHARD R GORMAN
5716 NW 93RD AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06061-310-102 Magnolia Parke Pod I2
GREENE & HOLLER
4843 NW 44TH AVE #102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-116-000 Magnolia Parke Pod I2
GRIFFIN DANIEL J
4621 NW 46TH CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-160-604 Magnolia Parke Pod I2
LAURA (DR) GRUEN
4934 NW 43RD AVE APT 104
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-040-000 Magnolia Parke Pod I2
THEODORE F GRZYWA
900 S 8TH ST
OREGON, IL 61061

Neighborhood Workshop Notice

06112-005-000 Magnolia Parke Pod I2
VANESSA B HAMMOND
19 BOURNE RD
PLYMOUTH, MA 2360

Neighborhood Workshop Notice

06063-145-000 Magnolia Parke Pod I2
HANCOCK & HANCOCK
4622 NW 46TH CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-150-000 Magnolia Parke Pod I2
JERRY L HANDLEY
3219 NW 29TH TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06112-010-002 Magnolia Parke Pod I2
HOLLACE JOANNA HANNA
3808 NW 48TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-260-602 Magnolia Parke Pod I2
KIMBERLY HARRIS
4387 NW 48TH ST #102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-157-000 Magnolia Parke Pod I2
KYLE HARTLEY
4130 NW 44TH DR #157
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-006-000 Magnolia Parke Pod I2
GLEN A HAVEN
4325 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-013-000 Magnolia Parke Pod I2
DEBBIE A HAWKINS
4411 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-330-306 Magnolia Parke Pod I2
BRIAN & GLENDA HAYDEN
4872 NW 42ND RD #106
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-024-000 Magnolia Parke Pod I2
T J HEENAN
4441 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-083-000 Magnolia Parke Pod I2
GEORGE & ELSA HELD
18801 NW 83RD PL
ALACHUA, FL 32615

Neighborhood Workshop Notice

06063-019-000 Magnolia Parke Pod I2
WAYNE S HENRY
4425 SW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-190-905 Magnolia Parke Pod I2
AMY A HICKEY
4961 NW 43RD AVE APT 105
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-120-205 Magnolia Parke Pod I2
HIGLEY & LEONE II
5444 NW 35TH DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06063-146-000 Magnolia Parke Pod I2
J L HINES
PO BOX 147050
GAINESVILLE, FL 32614

Neighborhood Workshop Notice

06061-260-604 Magnolia Parke Pod I2
EVAN HOCHMAN
1454 SW 85TH TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06063-176-000 Magnolia Parke Pod I2
STEVE HOLLIBAUGH
309 CRESCENT CT EAST
BRADENTON, FL 34208

Neighborhood Workshop Notice

06063-072-000 Magnolia Parke Pod I2
ROGER W HOOVER
4312 NW 41ST AVE
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-029-000 Magnolia Parke Pod I2
K DIANE HOWSER
4108 NW 44TH DR
GAINESVILLE, FL 32606



Neighborhood Workshop Notice

06061-330-304 Magnolia Parke Pod I2
VANESSA MEGAN HULL
4872 NW 42ND RD #104
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-144-000 Magnolia Parke Pod I2
ROSEMARY HUME
4628 NW 46TH CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-173-000 Magnolia Parke Pod I2
MARSHALL TRAVIS HUNTER
4135 NW 46TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06059-060-000 Magnolia Parke Pod I2
HUNTINGTON COMMUNITY ASSOC INC
4400 NW 36TH AVE
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-129-000 Magnolia Parke Pod I2
MARTIN CHARLES HUREWITZ
4118 NW 46TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-150-506 Magnolia Parke Pod I2
DONN T HUTSON
5622 SKINNER DR
APOLLO BEACH, FL 33572

Neighborhood Workshop Notice

06061-250-504 Magnolia Parke Pod I2
GORAN & MALANIA HYDEN
4335 NW 48TH ST #104
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06059-001-004 Magnolia Parke Pod I2
INDUSTRIAL PLANTS CORP
% CMC
13400 PROGRESS BLVD
ALACHUA, FL 32615

Neighborhood Workshop Notice

06061-350-502 Magnolia Parke Pod I2
INGALLS & INGALLS ET UX
4340 NW 48TH ST #102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-022-000 Magnolia Parke Pod I2
DEBORAH A JERRELS
4437 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-128-000 Magnolia Parke Pod I2
W L JORDAN
200 NW 80TH BLVD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06061-270-706 Magnolia Parke Pod I2
KAMINER & KAMINER
14471 SW 160TH TER
MIAMI, FL 33177

Neighborhood Workshop Notice

06061-310-103 Magnolia Parke Pod I2
KAMISSETTY & KATTA W/H
4843 NW 44TH AVE #103
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-105-000 Magnolia Parke Pod I2
JONATHAN M KEHAYIAS
4600 NW 41ST PL #105
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06059-070-004 Magnolia Parke Pod I2
CHARLES & ANN KELLEY
PO BOX 15061
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

06063-179-000 Magnolia Parke Pod I2
MARY A KELLEY
4523 NW 45TH CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-020-201 Magnolia Parke Pod I2
MAN SU KIM
1505 CLARKE BLVD #11303
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-038-000 Magnolia Parke Pod I2
SONG P KIM
PO BOX 357205
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

06061-440-402 Magnolia Parke Pod I2
KIM & PRASAD W/H
5065 NW 45TH RD #102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-230-305 Magnolia Parke Pod I2
MATTHEW KIMBALL
4813 NW 42ND RD #105
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-340-404 Magnolia Parke Pod I2
PAUL KINNEY
14891 DOHENEY CIR
IRVINE, CA 92604

Neighborhood Workshop Notice

06061-120-204 Magnolia Parke Pod I2
KELLEY KISH
4478 NW 49TH ST #1204
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-069-000 Magnolia Parke Pod I2
LYNN H KISH
4109 NW 43RD TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-123-000 Magnolia Parke Pod I2
GERALD R KISH
4118 NW 44TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06112-010-039 Magnolia Parke Pod I2
BONNIE L KISKO
4720 NW 37TH PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-290-903 Magnolia Parke Pod I2
JAY KLEIN
4445 NW 49TH ST # 2903
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-460-607 Magnolia Parke Pod I2
KNIGHTON-SLATTER & SLATTER W/H
1400 WINCHESTER PL
JONESVILLE, FL 53548

Neighborhood Workshop Notice

06063-106-000 Magnolia Parke Pod I2
SHIRLEY KOENIG
7257 NW 4TH BLVD # 136
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06063-127-000 Magnolia Parke Pod I2
CHRISTOPHER KOKINDA
4113 NW 46TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-380-807 Magnolia Parke Pod I2
PHILLIP B KRAVER
4833 NW 46TH PL
GAINESVILLE, FL 32606



Neighborhood Workshop Notice

06063-089-000 Magnolia Parke Pod I2
N L KREBBS
4129 NW 44TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06112-010-036 Magnolia Parke Pod I2
KROTOFIL & MATHERS
3809 NW 47TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-147-000 Magnolia Parke Pod I2
LADAN-NONEJAD & SHIRVAN W/H
4618 NW 46TH CT UNIT 147
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06063-140-000 Magnolia Parke Pod I2
JOAN O LAMBERT
575 TURKEY CREEK
ALACHUA, FL 32615

Neighborhood Workshop Notice

06061-350-503 Magnolia Parke Pod I2
NICHOLAS LANCIA
4340 NW 48TH ST #103
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-340-402 Magnolia Parke Pod I2
PAULA LANDI
4316 NW 48TH ST #102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-027-000 Magnolia Parke Pod I2
DESIREE N LANFORD
4505 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-011-000 Magnolia Parke Pod I2
SCOTT H LANGSTON
PO BOX 1897
LAKE LAND, FL 33802

Neighborhood Workshop Notice

06063-059-000 Magnolia Parke Pod I2
H DAWNETTE LAURAMORE
4131 NW 43RD TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-186-000 Magnolia Parke Pod I2
MARY F LEDERL
4522 N2 45TH CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-124-000 Magnolia Parke Pod I2
ROLAND J LEDGER
2043 NE 204TH ST
LAWTEY, FL 32058

Neighborhood Workshop Notice

06061-180-807 Magnolia Parke Pod I2
GEOFFREY & JOCELYN LEE
4229 NW 43RD ST #70
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-094-000 Magnolia Parke Pod I2
FRANCES MERLENE LEE
4119 NW 44TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-087-000 Magnolia Parke Pod I2
JOHN C III LEGE
5350 NW 31ST LN
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-169-000 Magnolia Parke Pod I2
JAMES GREGORY LEGGETT
3723 NW 26TH TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06061-010-105 Magnolia Parke Pod I2
ALICIA VON LEHE
5045 NW 43RD AVE #105
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06112-010-035 Magnolia Parke Pod I2
TERESA N LEIBFORTH
3803 NW 47TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-010-103 Magnolia Parke Pod I2
LENFEST & YATES
5046 NW 43RD AVE #103
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-280-807 Magnolia Parke Pod I2
ANDREW LEWIS
4856 NW 44TH AVE #107
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-190-904 Magnolia Parke Pod I2
LEWIS & PATRICK
4961 NW 43RD AVE #104
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-140-403 Magnolia Parke Pod I2
LEWIS & WHITE & WHITE
314 5TH ST
MARIETTA, OH 45750

Neighborhood Workshop Notice

06061-020-204 Magnolia Parke Pod I2
LING & LING & LING
8501 MACOMA DR NE
ST PETERSBURG, FL 33702

Neighborhood Workshop Notice

06061-190-902 Magnolia Parke Pod I2
LOPEZ & LOPEZ
4941 NW 43RD AVE #102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-138-000 Magnolia Parke Pod I2
ARTHUR & LEILANI LYKINS
4136 NW 46TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-010-102 Magnolia Parke Pod I2
MITCHELL MACHADO
5046 NW 43RD AVE #102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06112-010-012 Magnolia Parke Pod I2
MADAMBA & ROQUIOS H/W
5012 NW 37TH PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-460-605 Magnolia Parke Pod I2
ERIK MAGBANUA
4145 NW 53RD AVE STE A
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06061-010-101 Magnolia Parke Pod I2
MAGNOLIA PLACE APARTMENTS LLC
4495 EMERALD VISTA #2
LAKE WORTH, FL 33461

Neighborhood Workshop Notice

06061-090-906 Magnolia Parke Pod I2
MARRA & MARRA JR
134 CRYSTAL OAK DR
DELAND, FL 32720

Neighborhood Workshop Notice

06061-003-001 Magnolia Parke Pod I2
MARSHALL & MARSHALL & TALAL
1326 E LUMSDEN RD
BRANDON, FL 33511



Neighborhood Workshop Notice

06063-153-000 Magnolia Parke Pod I2
ROSANNE MARTIN
4122 NW 44TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-440-407 Magnolia Parke Pod I2
MATEO & MATEO
19449 PRESERVE DR
BOCA RATON, FL 33498

Neighborhood Workshop Notice

06061-330-307 Magnolia Parke Pod I2
JOSE LUIS MATHEUS
4872 NW 42ND RD #107
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-117-000 Magnolia Parke Pod I2
HELEN M MATTHEWS LIFE ESTATE
4625 NW 46TH CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-020-000 Magnolia Parke Pod I2
MCCANLESS & MCCANLESS
PO BOX 1412
ALACHUA, FL 32616

Neighborhood Workshop Notice

06059-060-019 Magnolia Parke Pod I2
JAMES & TERESA MCCARTHY
4321 NW 51ST DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-300-003 Magnolia Parke Pod I2
MCELVEY & CONKLIN W/H
4493 NW 49TH ST UNIT 3003
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06112-010-014 Magnolia Parke Pod I2
JOSEPH MCGINLEY
5026 NW 37TH PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-163-000 Magnolia Parke Pod I2
JEANETTE D MCGUIRE
8404 SW COUNTY ROAD 346
ARCHER, FL 32618

Neighborhood Workshop Notice

06061-080-806 Magnolia Parke Pod I2
JEREMY MEADOWS
5062 NW 44TH LN APT 105
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-070-707 Magnolia Parke Pod I2
MEHER & PIKE
5057 NW 44TH LN #107
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-122-000 Magnolia Parke Pod I2
MICHAEL MELITI
4630 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-159-000 Magnolia Parke Pod I2
GAIL CALLHAN MERTZ
4421 NW 41ST LN
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-360-605 Magnolia Parke Pod I2
SHERWOOD MICHEL
PO BOX 697
ARCHER, FL 32618

Neighborhood Workshop Notice

06063-183-000 Magnolia Parke Pod I2
KIM M MILLAR
4510 NW 45TH CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-168-000 Magnolia Parke Pod I2
PAUL L MIXON
4523 NW 41ST LN
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-110-103 Magnolia Parke Pod I2
REYNALDO A MOLINA
25216 PLANTING FIELD DR
CHANTILLY, VA 20152

Neighborhood Workshop Notice

06112-003-000 Magnolia Parke Pod I2
PHILIP C MOORE
3805 NW 50TH ST
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-110-102 Magnolia Parke Pod I2
NORMA MORALES
4950 NW 44TH LN #102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-380-801 Magnolia Parke Pod I2
ALISHS RENE MORGAN
15507 CAPITAL HILL BLD 315
LITTLE ROCK, AR 72223

Neighborhood Workshop Notice

06063-037-000 Magnolia Parke Pod I2
DARCY R MORGAN
4109 NW 44TH CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-028-000 Magnolia Parke Pod I2
MORNING GLORY LLC
4507 NW 41ST PL # 28
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-086-000 Magnolia Parke Pod I2
HILLARY R MORRIS
4416 NW 41ST LN
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-320-203 Magnolia Parke Pod I2
MORRISON & SHIM
3123 BREAKWATER CT
WEST PALM BEACH, FL 33411

Neighborhood Workshop Notice

06063-174-000 Magnolia Parke Pod I2
ABDUL H II MUHAMMAD
4133 NW 46TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-119-000 Magnolia Parke Pod I2
JEAN A MULL
4622 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-121-000 Magnolia Parke Pod I2
DONNA M NEWPORT
4628 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-035-000 Magnolia Parke Pod I2
ALLISON N NORTON
4115 NW 44TH CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-070-706 Magnolia Parke Pod I2
LISA M OUSLEY
590 PAULA AVE
MERRITT ISLAND, FL 32953

Neighborhood Workshop Notice

06061-210-106 Magnolia Parke Pod I2
PABELLANO & PABELLANO
2798 WOODSTREAM CIR
KISSIMMEE, FL 34743



Neighborhood Workshop Notice

06061-320-207 Magnolia Parke Pod I2
ERJC PADRON
51 SW 135TH AVE
MIAMI, FL 33184

Neighborhood Workshop Notice

06063-068-000 Magnolia Parke Pod I2
JAMES F PAINTER
2425 NE 19TH DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

06063-071-000 Magnolia Parke Pod I2
JACQUELYN A PALMER
4310 NW 41ST LN UNIT 71
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-001-000 Magnolia Parke Pod I2
JUDITH S PARKS
4301 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-093-000 Magnolia Parke Pod I2
KRISTEN S PARRISH
4121 NW 44TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-130-000 Magnolia Parke Pod I2
CHRISTINE L PATE
4120 NW 46TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-154-000 Magnolia Parke Pod I2
DAVIS N SR PAULUS
701 YORKSHIRE RD
NEENAH, WI 54956

Neighborhood Workshop Notice

06063-009-000 Magnolia Parke Pod I2
DORIS PERRON
4401 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06112-010-007 Magnolia Parke Pod I2
ROBERT ALLEN PETTIE
4912 NW 37TH PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-108-000 Magnolia Parke Pod I2
PHILLIPS & PHILLIPS JR
8430 LEVERET LN
RICHMOND, VA 23235

Neighborhood Workshop Notice

06061-140-404 Magnolia Parke Pod I2
PIGG & PIGG
4406 NW 49TH ST UNIT 1404
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06064-000-000 Magnolia Parke Pod I2
INC PINWOOD PROPERTIES OF GVILLE
4229 NW 43RD ST
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-320-202 Magnolia Parke Pod I2
SEAN PLYMPTON
4341 NW 49TH ST #102
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06061-440-401 Magnolia Parke Pod I2
PRIME & PRIME & PRIME
1625 1ST PL
VERO BEACH, FL 32962

Neighborhood Workshop Notice

06063-131-000 Magnolia Parke Pod I2
MARIANNE PRINCE
5249 NW 57TH TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06061-110-104 Magnolia Parke Pod I2
PRINCE & PRINCE
5046 NW 43RD AVE #104
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-430-307 Magnolia Parke Pod I2
HELENE DORA PROULX
4972 NW 45TH RD #107
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-104-000 Magnolia Parke Pod I2
MARTHA C RAMM
4525 NW 46TH CT #104
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-091-000 Magnolia Parke Pod I2
GLADYS S RAMSEY
PO BOX 565
ALACHUA, FL 32616

Neighborhood Workshop Notice

06063-125-000 Magnolia Parke Pod I2
SUZANNE RAMSEY
4109 NW 46TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-150-504 Magnolia Parke Pod I2
VOARA & BODOVOLO RANDRIANASILO
435 NW 49TH ST #1504
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-135-000 Magnolia Parke Pod I2
REED & REED
4130 NW 46TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-060-000 Magnolia Parke Pod I2
ANDREA REVELL
429 NW 43RD TER #60
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-185-000 Magnolia Parke Pod I2
OWEN P REYNOLDS
4518 NW 45TH CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-142-000 Magnolia Parke Pod I2
RITSI & RITSI
13703 RICHMOND PARK DR N #3201
JACKSONVILLE, FL 32224

Neighborhood Workshop Notice

06061-280-803 Magnolia Parke Pod I2
LUIS RIVERA
4856 NW 44TH AVE #103
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-250-505 Magnolia Parke Pod I2
NORMA RIVERA-JIMENEZ
4335 NW 48TH ST #105
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-025-000 Magnolia Parke Pod I2
ROBELO & ROBELO
4501 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06112-010-045 Magnolia Parke Pod I2
JOSEPH R IV ROBERTS
3815 NW 48TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-003-000 Magnolia Parke Pod I2
JAMES STANTON ROBERTSON JR
4305 NW 41ST PL
GAINESVILLE, FL 32606



Neighborhood Workshop Notice

06063-045-000 Magnolia Parke Pod I2
JANICE F ROCKEY
4126 NW 43RD TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-149-000 Magnolia Parke Pod I2
ROSENGAARD & ROSENGAARD
4522 NW 46TH CT # 149
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-143-000 Magnolia Parke Pod I2
ERIN P ROUNTREE
PO BOX 143104
GAINESVILLE, FL 32614

Neighborhood Workshop Notice

06063-166-000 Magnolia Parke Pod I2
MICHAEL W RUBY
6601 SW 72ND LN
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06061-110-107 Magnolia Parke Pod I2
RUCKER & RUCKER
1675 THREEE OAKS LN
JACKSONVILLE, FL 32223

Neighborhood Workshop Notice

06063-178-000 Magnolia Parke Pod I2
JAMIE RUSH
4525 NW 45TH CT #178
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-181-000 Magnolia Parke Pod I2
DEBRA L RUSK
% PHILLIPS
1206 NW 120TH WAY
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-460-503 Magnolia Parke Pod I2
JENNIFER L RUSS
4943 NW 45TH RD #103
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-080-802 Magnolia Parke Pod I2
VINCENT CHARLES SANTOSTEFANO
5062 NW 44TH LN #102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-155-000 Magnolia Parke Pod I2
JEANINE M SCHWEINBERG
4126 NW 44TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-340-407 Magnolia Parke Pod I2
SHARON SCOATES
4316 NW 48TH ST #107
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-230-306 Magnolia Parke Pod I2
LOIS L SEGREE
315 CARROLL ST
EASTPOINT, FL 32328

Neighborhood Workshop Notice

06061-190-903 Magnolia Parke Pod I2
BHUPENDRALAL SHAH
307 WHITEFIELD DR NE
CALGARY CANADA, 0

Neighborhood Workshop Notice

06063-017-000 Magnolia Parke Pod I2
TERRENCE JOHN SHEEHAN
4421 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06112-010-011 Magnolia Parke Pod I2
JOHN SHUPE
3004 SW 2ND CT
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

06061-450-506 Magnolia Parke Pod I2
SIMONS & SIMONS
4427 37TH ST EAST
BRADENTON, FL 34203

Neighborhood Workshop Notice

06061-330-308 Magnolia Parke Pod I2
MICHAEL & MELISSA SISK
4872 NW 42ND RD #108
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-090-000 Magnolia Parke Pod I2
SUSAN E SIWEK
4127 NW 44TH DR UNIT 90
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-162-000 Magnolia Parke Pod I2
SMITH & SMITH
4427 NW 41ST LANE #162
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-107-000 Magnolia Parke Pod I2
ELAINE T SMITH LIFE ESTATE
4606 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-320-204 Magnolia Parke Pod I2
CHRISTOPHER SMITHERS
4341 NW 49TH ST #104
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-080-805 Magnolia Parke Pod I2
ARIEL & MARIANELLA SOLANO
AVENIDA BLANDIN
LA CASTELLANA CARACAS
VENEZUELA, 1060

Neighborhood Workshop Notice

06112-010-038 Magnolia Parke Pod I2
EDWARD F SOWLE
3802 NW 47TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-130-303 Magnolia Parke Pod I2
RACHEL JONA LEE SPEAR
4440 NW 49TH ST #103
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-090-903 Magnolia Parke Pod I2
TIMOTHY SPEIGEL
4950 SW 80TH ST
MIAMI, FL 33143

Neighborhood Workshop Notice

06063-044-000 Magnolia Parke Pod I2
ELIZABETH J SPLICHAL
4122 NW 43RD TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-165-000 Magnolia Parke Pod I2
STRAUB & STRAUB
4515 NW 41ST LN
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-021-000 Magnolia Parke Pod I2
ROBERT L STRONG
4435 NW 41ST PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06063-005-000 Magnolia Parke Pod I2
PHYLLIS B SUMMERLIN
4323 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-340-405 Magnolia Parke Pod I2
MARGARET JAYNE SUMNER
4316 NW 48TH ST UNIT 3405
GAINESVILLE, FL 32605



Neighborhood Workshop Notice

06063-085-000 Magnolia Parke Pod I2
BARBARA J SWEENEY
1447 SADDLER RD #348
FERNANDINA BEACH, FL 32034

Neighborhood Workshop Notice

06061-410-106 Magnolia Parke Pod I2
MOHAMMAD TABESH
4600 UNIVERSITY DR
DURHAM, NC 27707

Neighborhood Workshop Notice

06063-041-000 Magnolia Parke Pod I2
TRACI L TAYLOR
4116 NW 43RD TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-004-000 Magnolia Parke Pod I2
EVALIN THOMAN
PO BOX 607
POMPANO BEACH, FL 33061

Neighborhood Workshop Notice

06112-001-000 Magnolia Parke Pod I2
C B & MARION THOMPSON
5023 NW 39TH AVE
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06112-010-034 Magnolia Parke Pod I2
NHUNG DO TRAN
3729 NW 47TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-440-405 Magnolia Parke Pod I2
TREISE & TREISE
601 E BURGESS RD #B-4
PENSACOLA, FL 32504

Neighborhood Workshop Notice

06063-137-000 Magnolia Parke Pod I2
CYNTHIA L TUCKER
4134 NW 46TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-020-202 Magnolia Parke Pod I2
MICHAEL TUMMINELLO
4337 NW 50TH DR #102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-240-403 Magnolia Parke Pod I2
VICENTE & VICENTE
4309 NW 48TH ST #102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-118-000 Magnolia Parke Pod I2
JOHN A VIDAL TRUSTEE
4629 NW 46TH CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06112-002-000 Magnolia Parke Pod I2
F J WADFORD
4985 NW 39TH AVE
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-111-000 Magnolia Parke Pod I2
WAE LDER & WAE LDER
4612 NW 41ST PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06059-060-020 Magnolia Parke Pod I2
WALD & WEST H/W
4311 NW 51ST DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-156-000 Magnolia Parke Pod I2
WALDRON III & WALDRON
85 DILLS RD
BRYSON CITY, NC 28713

Neighborhood Workshop Notice

06061-170-704 Magnolia Parke Pod I2
WELLS FARGO BANK NA
3476 STATEVIEW BLVD
MAC#X7801-013
FORT MILLS, SC 29715

Neighborhood Workshop Notice

06061-350-507 Magnolia Parke Pod I2
ELIZABETH L WHITING
4001 NW 37TH PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-161-000 Magnolia Parke Pod I2
KENNETH A WHITTINGTON
1746 WASHINGTON BLVD NW
LAKE PLACID, FL 33852

Neighborhood Workshop Notice

06063-110-000 Magnolia Parke Pod I2
NORA A WICKHAM
4615 NW 46TH CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-090-902 Magnolia Parke Pod I2
WIDERMAN & WIDERMAN
5008 NW 44TH LN #102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-074-000 Magnolia Parke Pod I2
DONALD E WILKES
4316 NW 41ST LN
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-300-004 Magnolia Parke Pod I2
LARRY & KATHY WILLIAMS
1678 PONDEROSA PINE DR WEST
JACKSONVILLE, FL 32225

Neighborhood Workshop Notice

06112-010-042 Magnolia Parke Pod I2
A E WILLIAMS
4812 NW 37TH PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-084-000 Magnolia Parke Pod I2
R E WINKLER
2338 BOSWELL RD
BONIFAY, FL 32425

Neighborhood Workshop Notice

06061-440-406 Magnolia Parke Pod I2
ANNE WINSOR
10000 SW 52ND AVE E-25
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06061-170-707 Magnolia Parke Pod I2
WILLIAM & NORMA WINSTON
3310 COTTON MILL DR #302
RALEIGH, NC 27612

Neighborhood Workshop Notice

06061-300-007 Magnolia Parke Pod I2
ROBERT WOLFSON
17001 FALCONRIDGE RD
LITHIA, FL 33547

Neighborhood Workshop Notice

06112-004-000 Magnolia Parke Pod I2
GREGORY & CHARLOTTE WOOD
3820 NW 50TH ST
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06063-158-000 Magnolia Parke Pod I2
MAYME WRIGHT
4132 NW 44TH DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-280-806 Magnolia Parke Pod I2
DEVIN YONTZ
4856 NW 44TH AVE #106
GAINESVILLE, FL 32606

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Neighborhood Workshop Notice

06059-060-002 Magnolia Parke Pod I2
SIMON & RACHEL YU
5205 NW 43RD RD
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06061-180-802 Magnolia Parke Pod I2
STANLEY YUNKER
607 INDIAN CREEK DR
Trophy Club, TX 76262

Neighborhood Workshop Notice

06063-002-000 Magnolia Parke Pod I2
MATHEW ZIONS
4303 NW 41ST PL
GAINESVILLE, FL 32606

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Neighborhood Workshop Notice

Patricia West
P.O. Box 602
Gainesville, FL 32602

Neighborhood Workshop Notice

Gail Sasnett
2737 SW 4th Place
Gainesville, FL 32607

Neighborhood Workshop Notice

Bellington's Custom Service
Braxton Linton
1907 SE Hawthorne Road
Gainesville, FL 32641

Neighborhood Workshop Notice

Front Porch Florida, Duval
Juanita Miles Hamilton
P.O. Box 1269
Gainesville, FL 32602

Neighborhood Workshop Notice

Gainesville Sun
Jeff Adelson
P.O. Box 147147
Gainesville, FL 32614

Neighborhood Workshop Notice

Millenium Bank
Danny Gilliland
4230 W Newberry Road
Gainesville, FL 32607

Neighborhood Workshop Notice

Millenium Bank
Laude Arnaldi
4230 W Newberry Road
Gainesville, FL 32607

Neighborhood Workshop Notice

Deb Brady
P.O. Box 490 Station #11
Gainesville, FL 32602-0490

Neighborhood Workshop Notice

Karen Snyder
2123 NW 72nd Place
Gainesville, FL 32653

Neighborhood Workshop Notice

Mason Manor
Joanna Leathers
2550 NW 13th Avenue
Gainesville, FL 32605

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ORDINANCE NO. 960941
0-97-41

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An ordinance of the City of Gainesville, Florida, rezoning certain lands within the City and amending the Zoning Map Atlas from "MU-1: 10-30 units/acre mixed use low intensity" to "Planned Development District" commonly known as Magnolia Park; adopting development plan maps and a development plan report commonly known as Magnolia Park; located in the vicinity of the north side of the 4900 block of N.W. 39th Avenue; providing additional conditions and restrictions; providing for penalties; providing a severability clause; and providing an immediate effective date.

WHEREAS, the City Plan Board authorized the publication of notice of a Public Hearing that certain lands within the City be rezoned from "MU-1: 10-30 units/acre mixed use low intensity" to "Planned Development District"; and

WHEREAS, notice was given and publication made as required by law of Public Hearings which were then held by the City Plan Board on March 20, 1997 and March 31, 1997; and

WHEREAS, notice was given and publication made of Public Hearings which were then held by the City Commission on April 28, 1997, May 5, 1997, May 14, 1997, and June 16, 1997; and

WHEREAS, at least ten (10) days notice has been given prior to the first advertised public hearing once

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1 by publication in a newspaper of general circulation
2 notifying the public of this proposed ordinance and of
3 a Public Hearing in the City Commission Meeting Room,
4 First Floor, City Hall, in the City of Gainesville; and

5 WHEREAS, pursuant to law, notice has also been
6 given by mail ten (10) days prior to the first reading
7 of this ordinance to the petitioner whose land will be
8 changed by enactment of this ordinance; and

9 WHEREAS, Public Hearings were held pursuant to
10 the published and mailed notices described at which
11 hearings the parties in interest and all others had an
12 opportunity to be and were, in fact, heard.

13 WHEREAS, the City Commission finds that the
14 rezoning ordinance is consistent with the City of
15 Gainesville 1991-2001 Comprehensive Plan.

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

18 Section 1. The following described property is
19 rezoned from "MU-1: 10-30 units/acre mixed use low
20 intensity" to "Planned Development District";

21 See Exhibit "A" attached hereto and made a
22 part hereof as if set forth in full.
23

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1 Section 2. The City Manager or designee is authorized
2 and directed to make the necessary change in the Zoning
3 Map Atlas to comply with this Ordinance.

4 Section 3. The Development Plan attached to this
5 Ordinance which consists of the following:

6 1. the development plan report entitled
7 "Magnolia Park Planned Development Standards and
8 Conditions", attached and identified as Exhibit "B";
9 and

10 2. development plan maps consisting of 2 sheets:
11 1) the existing conditions map entitled "Magnolia Park"
12 dated January 13, 1997; and 2) the "PD Layout Plan
13 Map", dated January 13, 1997, last revision dated June
14 9, 1997, identified as Exhibit "C"; are incorporated
15 and made a part of this Ordinance as if set forth in
16 full. The terms, conditions, and limitations of the
17 Development Plan shall regulate the use and development
18 of the land described herein zoned to the category of
19 Planned Development District as provided in Chapter 30,
20 Land Development Code of the City of Gainesville
21 (hereinafter referred to as "Land Development Code").
22 In the event of conflict between the provisions of the
23 development plan report (Exhibit "B") and the
24 development plan maps (Exhibit "C"), the provisions,

1 regulations, and restrictions of the development plan
2 maps (Exhibit "C") shall govern and prevail.

3 Section 4. The following conditions, restrictions and
4 regulations (hereinafter "conditions") shall also apply
5 to the development and use of the land. In the event
6 of conflict between the Development Plan referenced in
7 Section 3 of this Ordinance and the following
8 conditions, the conditions shall govern and prevail.

9 CONDITION 1: Preliminary concurrency approval shall be granted for a period
10 of five years from the date of final adoption of this ordinance. A certificate of
11 final concurrency must be applied for when final development plans are submitted
12 to the City.

13
14 CONDITION 2: The maximum height of the self storage buildings shall be one
15 story, not to exceed 10 feet in height above finished floor elevation; roof pitch
16 may exceed that height.

17
18 CONDITION 3: The self-storage buildings shall be designed in a "U"
19 configuration, with storage doors facing the interior courtyard, or with all storage
20 doors facing internal hallways, or in some other manner such that all storage doors
21 face internally to the facilities. No opening shall be visible off-site or from within
22 the Magnolia Park development.

23
24 CONDITION 4: The self-storage use shall be buffered from uses located to the
25 east by a 50 foot natural buffer. This buffer must achieve an opacity of 75%
26 within two to five years of planting. Additional landscape material shall be
27 planted within the buffer to supplement existing vegetation where the natural
28 buffer does not meet this requirement. The exterior wall of the storage facility
29 shall not exceed 10 feet in height above finished floor elevation and shall be
30 designed with architectural relief a maximum of every 50 feet. There shall be no
31 entrance or exit or other break in the outside wall along the east or north sides of
32 the building.

33

- 1 CONDITION 5: The maximum hours of operation of the self-storage use shall
2 be from 6:30 a.m. until 7 p.m., Monday through Friday; 7 a.m. until 7 p.m.,
3 Saturday; and 10 a.m. until 5 p.m., Sunday.
4
- 5 CONDITION 6: Security lighting of the storage facility shall be designed such
6 that the cone of illumination is limited to the self-service storage facility and shall
7 not spill over onto the adjacent development and other residential lands. Lighting
8 shall be used and designed such that it only reflects internally to the facility.
9
- 10 CONDITION 7: In order to encourage a pedestrian scale and avoid the storage of
11 unsafe or visually obtrusive goods, the maximum size of any one unit shall not
12 exceed 400 square feet. The following activities shall not be permitted within the
13 self-service storage facility: storage of hazardous materials as defined by Alachua
14 County Ordinance 91-6, Hazardous Materials Code, as amended, habitation of
15 units, music rehearsal studios, auctions, flea markets, other sales activities,
16 service, repair, fabrication, or transfer/storage businesses, operation of power
17 tools, any activities which generate odor, noise, fumes, vibration, or dust of a
18 nuisance level. Electrical receptacles shall not be provided within any storage
19 units. All storage shall be within completely enclosed buildings. Only dead
20 storage shall be permitted within the facility.
21
- 22 CONDITION 8: The self-service storage facility's perimeter wall shall be
23 constructed of a split face block exterior. The roof shall be pitched. The
24 architectural style and color of the self-service storage buildings shall be
25 compatible with the remaining development.
26
- 27 CONDITION 9: The self-service storage facility shall be separated from N.W.
28 39th Avenue by development within pods "A" and "B", as identified on the PD
29 Layout Plan. (Exhibit "C")
30
- 31 CONDITION 10: Highway style guardrail, chain-link fencing, or barbed wire or
32 razor wire are prohibited.
33
- 34 CONDITION 11: A minimum of 80,000 square feet of gross floor area shown in
35 Pods "C", "D", and "E" must be developed as residential use. (Exhibit "C")
36
- 37 CONDITION 12: The maximum square footage of any building in Pods "A" or
38 "B" shall be 12,000 square feet of gross floor area. (Exhibit "C")
39
- 40 CONDITION 13: Only one drive-through shall be permitted in Pod "A" or "B" as
41 identified on the PD Layout Plan and only used as an accessory use to a financial

1 institution. Direct access to the drive-through is not permitted from N.W. 39th
2 Avenue. The facility shall be designed to gain access internally from the
3 Magnolia Park development via a vehicular use area or an internal driveway. The
4 development plan shall direct drive-through traffic to areas of the development
5 that will have the least conflict with pedestrian and bicycle travel routes.

6
7 CONDITION 14: The development envelope setback from the westernmost
8 entrance shall be a minimum of 15 feet and a maximum of 20 feet. A 5-foot
9 buffer area shall be provided from the edge of roadway pavement. In this buffer
10 area, all existing regulated trees shall remain in their natural state. The landscape
11 area shall, at a minimum, meet the adjacent use buffer requirements of the Land
12 Development Code to provide screening from the automotive use to the west.
13 During development plan review, the appropriate reviewing board may require
14 additional vegetation to satisfy screening requirements of the adjacent use buffer.

15
16 CONDITION 15: The street buffer area along N.W. 39th Avenue shall be a
17 minimum of 10 feet. One street tree shall be planted for every 50 feet of street
18 frontage, which will vary appropriately with the species of tree; said placement to
19 be coordinated with the City Arborist or successor in position. The street buffer
20 along 39th Avenue shall otherwise meet the street buffer requirements for a
21 commercial use as provided in the Land Development Code. The development
22 shall meet the requirements of the Land Development Code for adjacent use
23 landscape buffer for a commercial development, except where otherwise provided
24 in the PD Ordinance.

25
26 CONDITION 16: In addition to the facade extension standards included in the
27 development plan report (Exhibit B) buildings facing N.W. 39th Avenue,
28 including walls, hedges, etc., shall have front facades covering 60% of the N.W.
29 39th Avenue frontage. Parking lots in building gaps along the N.W. 39th Avenue
30 frontage shall be screened with plantings, fencing, hedging or walls erected or
31 maintained at least 3 feet in height.

32
33 CONDITION 17: All outdoor uses, including but not limited to, entertainment
34 activities and other promotional events which occur in Pod "F (Exhibit "C"),"
35 shall comply with the City's noise ordinance. Flea markets are prohibited.

36
37 CONDITION 18: Sidewalk displays are prohibited in front of buildings along
38 N.W. 39th Avenue.

39
40 CONDITION 19: Non-operable shutters and those not made of wood or metal are
41 prohibited.

1
2 CONDITION 20: The specified maximum distance between entrances shall be
3 100 feet. Outdoor storage shall be prohibited throughout the development.
4 Outdoor displays are permitted and shall comply with the standards contained in
5 the Magnolia Park PD Standards and Conditions (Exhibit B).
6

7 CONDITION 21: Garbage collection, recycling and other utility areas shall be
8 screened around their perimeters, with enclosures of wood, brick or decorative
9 masonry with a roof, or by brick walls; with a minimum height of 7 feet, and shall
10 extend on 3 sides of such an area, where applicable, with a gate or door on the
11 fourth side. Such a wall shall be capped on 3 sides, where applicable. A
12 landscape planting strip a minimum of 3 feet in width shall be located on exposed,
13 non-gated sides of such a facility.
14

15 CONDITION 22: At the time of development plan review, a tree survey shall be
16 provided. Regulated trees shall be preserved in accordance with the Land
17 Development Code and in coordination with the City Arborist. The methodology
18 in determining the tree shaded areas shall meet the requirements of the City's
19 Land Development Code.
20

21 CONDITION 23: Fences shall not be more than 4 feet high where they abut a
22 public right-of-way. The use of solid board fences shall not be permitted where
23 they abut a public right-of-way. Walls and fences shall comply with the building
24 standards contained in the development plan report (Exhibit "B") which shall be
25 architecturally compatible with the style, materials and color of buildings within
26 the development.
27

28 CONDITION 24: Parking lot layout, landscaping, buffering and screening shall
29 avoid spill-over light onto adjacent properties, particularly residential properties.
30 Parking lots in Pods "A" and "B" exposed to view from 39th Avenue shall be
31 screened by a hedge or wall erected or maintained at least 3 feet in height along
32 all parking areas adjacent to 39th Avenue. (Exhibit "C")
33

34 CONDITION 25: The total amount of non-residential use for the development
35 shall not exceed 216,000 square feet of gross floor area, not including the square
36 footage allocated to self-storage on Pod "G". (Exhibit "C")
37

38 CONDITION 26: The self-storage building shall not exceed 30,000 square feet in
39 gross floor area.
40

1 CONDITION 27: Unless otherwise provided for in this ordinance, the subject
2 property shall be regulated by all provisions of the Land Development Code and
3 must comply with all applicable administrative regulations.

4
5 CONDITION 28: The removal, fill or disturbance of wetlands shall be in
6 accordance with the requirements of the St. John's River Water Management
7 District and the City's Comprehensive Plan and Land Development Code.

8
9 CONDITION 29: Sufficient area must be provided for the stormwater
10 management basins. If it is determined by the City's Public Works Director that
11 additional area is needed, then provision of additional off-site property by the
12 owner/developer shall be required prior to the issuance of any development
13 orders. An amendment to this Ordinance is also required.

14
15 CONDITION 30: The stormwater management system shall be designed so that
16 there is not an increase in the pre-development rate and volume of run-off for the
17 25 year critical duration storm event in the post-development conditions.

18
19 CONDITION 31: An ingress and egress easement shall be provided to the Clay
20 Electric property to the east of the subject property for the purpose of providing
21 vehicular access to NW 39th Avenue. If an easement is not provided prior to
22 second and final reading of the ordinance, the easternmost access to the subject
23 property shall not be permitted.

24
25 CONDITION 32: A traffic impact study prepared by a professional engineer,
26 registered in the State of Florida, shall be performed at the sole cost and expense
27 of the owner/developer to determine the impact of this development on N.W. 39th
28 Avenue prior to development plan review of the first phase. The development
29 shall be designed to encourage turning movements to utilize the existing traffic
30 signal at the intersection of N.W. 39th Avenue and N.W. 51st Street. The traffic
31 impact study shall analyze existing intersections and proposed intersections. It
32 shall include, but not be limited to, a capacity analysis of the intersections,
33 geometric recommendation for intersections (e.g., auxiliary lanes and bus bays).
34 The results of the traffic study shall be used for traffic safety and concurrency
35 management purposes. If it is determined by the City's Traffic Engineer that,
36 based on the traffic study, additional conditions are deemed necessary as an
37 amendment to this ordinance may be required.

38
39 CONDITION 33: The extension of N.W. 51st Street that serves this planned
40 development shall be designed, and constructed at the sole cost and expense of the

1 owner/developer in such a manner that it accommodates the future connection of
2 N.W. 42nd Lane within the adjacent Huntington residential development.

3
4 CONDITION 34: The exact location, dimensions and movement of traffic
5 circulation with the planned development shall be determined during development
6 plan review subject to approval by the development review board.

7
8 CONDITION 35: Bus service shall be provided to the development subject to the
9 City's Regional Transit System locational standards.

10
11 CONDITION 36: Bicycle lanes shall be provided along the main driveway
12 entrance to the first intersection.

13
14 CONDITION 37: The number of required parking spaces shall meet the
15 requirements of the City's Land Development Code. If shared parking is
16 requested, a parking plan must be submitted by the owner/developer at the time of
17 development plan review to determine parking requirements. The general parking
18 envelope locations are shown on the PD Layout Plan (Exhibit "C"). The exact
19 parking configuration, consistent with the general parking envelope, shall be
20 subject to approval by the development review board at development plan review.

21
22 CONDITION 38: Sidewalks serving this planned development shall be provided
23 by the developer at his or her own cost and expense, from the public sidewalks
24 along N.W. 39th Avenue to all buildings fronting N.W. 39th Avenue and from all
25 vehicular entrances to the development. Sidewalks shall be provided from all
26 vehicular entrances from N.W. 51st Street.

27
28 CONDITION 39: Crosswalks shall be provided by the owner/developer where
29 necessary and appropriate and in the general location shown on the PD Layout
30 Plan. The exact location of crosswalks shall be determined by the development
31 review board during development plan review. Crosswalks shall be of a safe and
32 efficient design as determined by the City's Traffic Engineering Department, and
33 shall be distinguished by grade, texturing or paint, consistent with the standards
34 contained in the development plan report.

35
36 CONDITION 40: Sidewalks shall be provided in the general location as shown
37 on the PD Layout Plan (Exhibit "C"). The exact location of sidewalks shall be
38 determined by the development review board during development plan review.
39 Sidewalks within the development shall be a minimum of 7-feet in width of clear
40 pedestrian access parallel to building fronts and along parking lots connected by
41 streetscape. Sidewalks shall be a minimum of 5 feet in width of clear pedestrian

1 access when connecting the main sidewalk and the building entrance and at the
2 rear of buildings.

3

4 CONDITION 41: The planned development is valid for a period of 10 years from
5 the date of final adoption of this Ordinance. The development shall commence
6 construction on or before December 31, 1998. Development will be completed
7 prior to December 31, 2008. The planned development or relevant portion of the
8 planned development shall become void after the ten year period has expired and
9 the development or portion of the development has not commenced construction
10 or the development or relevant portion thereof has failed to proceed under due
11 diligence and in good faith to completion resulting in expiration of the building
12 permit or other development order. If the planned development or portion thereof
13 expires, an amendment to this ordinance shall be required prior to the issuance of
14 any development orders.

15

16 CONDITION 42: Pod "G" (Exhibit "C") shall be issued a building certificate of
17 occupancy only after a certificate of occupancy has been issued for a minimum of:
18 1) one building in Pod "A"; 2) two buildings in Pod "B" and 3) 15,000 gross
19 square feet of gross floor area including residential development in Pod "C". The
20 development of Pod "F" shall be completed no later than the completion of Pod
21 "C".

22

23 CONDITION 43: The development may be allowed three free-standing signs
24 along the N.W. 39th Avenue frontage. The maximum height may not exceed ten
25 feet. Signage shall be allowed as follows: one main entrance sign with a
26 maximum of 72 square feet; one self-storage sign with a maximum of 32 square
27 feet, and one west entrance sign with a maximum of 16 square feet. Free-standing
28 signs shall be separated by a minimum distance of 300 feet. Free-standing signs
29 shall not be internally illuminated. No additional free-standing signs shall be
30 allowed for individual buildings or pods.

31

32 CONDITION 44: Only one secondary free-standing sign shall be permitted along
33 N.W. 51st Street. The maximum height of the sign shall be 8 feet. The maximum
34 size of the sign shall not exceed 24 square feet. In lieu of said sign, a residential
35 sign may be permitted. If the residential sign is free-standing, the maximum size
36 shall not exceed 24 square feet. If the residential sign is wall-mounted, the
37 maximum size shall not exceed 24 square feet on one side of the wall. The signs
38 shall not be internally illuminated.

39

40 CONDITION 45: The base of all free-standing signs shall be landscaped up to a
41 minimum of 3 feet from the supports of the sign. Landscape materials and
42 vegetation shall be used to achieve a terraced-like effect.

43

1 CONDITION 46: The leading edge of all free-standing signs shall maintain a
2 setback of ten (10) feet from the property line of the development.

3
4 CONDITION 47: Except as otherwise provided in this ordinance, signage within
5 the development shall be governed by the standards provided in the development
6 plan report (Exhibit "B").

7
8 CONDITION 48: Amendments to the floodplain elevations must be in
9 accordance with the City of Gainesville Flood Control Ordinance and the Federal
10 Emergency Management Agency (FEMA) regulations.

11
12 CONDITION 49: The planned development shall maintain an architectural
13 review board with at least one licensed architect who serves as a voting member
14 on the board.

15
16 CONDITION 50: The development of self-service storage use shall not be
17 allowed unless the land use amendment to Planned Use District becomes effective
18 as provided in Section 7 of Ordinance No. 960940.

19
20 CONDITION 51: If the owner/developer acquires the property parcel to the east,
21 currently owned by Clay Electric, then the owner/developer agrees not to oppose
22 annexation into the City.

23
24 CONDITION 52: All streets within the planned development shall be private
25 streets and shall be identified by street numbers with reference to 39th Avenue
26 and 51st Street.

27
28 Section 5. Except as expressly provided herein, the
29 use, regulations and development of PODS A, B, C, D, E
30 and F shall be governed as if this land were zoned MU-1
31 (Mixed-use low intensity district); the use,
32 regulations and development of POD H shall be governed
33 as if this land were zoned CON (Conservation).

34 Section 6. Any person who violates any of the
35 provisions of this ordinance shall be deemed guilty of

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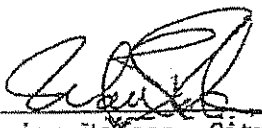
1 a municipal ordinance violation and shall be subject to
2 fine or imprisonment as provided by section 1-9 of the
3 Gainesville Code of Ordinances. Each day a violation
4 occurs or continues, regardless of whether such
5 violation is ultimately abated or corrected, shall
6 constitute a separate offense.

7 Section 7. If any section, sentence, clause or
8 phrase of this ordinance is held to be invalid or
9 unconstitutional by any court of competent
10 jurisdiction, then said holding shall in no way affect
11 the validity of the remaining portions of this
12 ordinance.

13 Section 8. This Ordinance shall become effective
14 immediately upon adoption; however, the rezoning shall
15 not become effective until the amendment to the City of
16 Gainesville 1991-2001 Comprehensive Plan adopted by
17 Ordinance No. 960940 becomes effective as provided
18 therein.

19 PASSED AND ADOPTED this 13th day of
20 October, 1997.

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28


Marion R. Rios, City Attorney

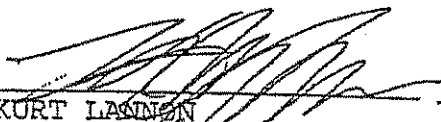

OCT 14 1997

ATTEST:

APPROVED AS TO FORM AND
LEGALITY:

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KURT LASHON
CLERK OF THE COMMISSION

MAYOR-COMMISSIONER

This ordinance passed on first reading this 22nd
day of September, 1997.

This ordinance passed on second reading this 13th
day of October, 1997.

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PLANNING
DIVISION

LEGAL DESCRIPTION (PARCEL "PD")

A PARCEL OF LAND SITUATED IN SECTION 22, TOWNSHIP 9 SOUTH, RANGE 19 EAST, GAINESVILLE, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH ONE-QUARTER CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 19 EAST, AND RUN N00°25'25"W, ALONG THE WEST LINE OF THE SE 1/4 OF SAID SECTION 22, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF N.W. 39TH AVENUE (100' R/W); THENCE RUN N89°34'07"E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 207.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N00°25'25"W, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 207.00 FEET; THENCE RUN S89°34'07"W, A DISTANCE OF 207.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N.W. 39TH AVENUE (80' R/W); THENCE RUN N00°25'25"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 18.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 501.81 FEET AND A CENTRAL ANGLE OF 18°44'21"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 164.12 FEET, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N08°56'46"E, 163.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF 18°44'20"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 206.04 FEET, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N08°56'46"E, 205.13 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N00°25'25"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 23.23 FEET; THENCE RUN S89°34'18"E, A DISTANCE OF 538.05 FEET; THENCE RUN S24°02'09"W, A DISTANCE OF 49.21 FEET; THENCE RUN S22°29'48"W, A DISTANCE OF 406.75 FEET; THENCE RUN N89°34'18"E, A DISTANCE OF 40.20 FEET; THENCE RUN S66°51'24"W, A DISTANCE OF 26.34 FEET; THENCE RUN N61°16'07"E, A DISTANCE OF 150.90 FEET; THENCE RUN N34°01'18"E, A DISTANCE OF 123.63 FEET; THENCE RUN N89°34'07"E, A DISTANCE OF 178.27 FEET; THENCE RUN N61°16'07"E, A DISTANCE OF 28.54 FEET; THENCE RUN N17°39'05"E, A DISTANCE OF 53.59 FEET; THENCE RUN N05°17'20"W, A DISTANCE OF 123.63 FEET; THENCE RUN N32°27'23"W, A DISTANCE OF 45.21 FEET; THENCE RUN N39°32'05"W, A DISTANCE OF 36.54 FEET; THENCE RUN S00°25'59"E, ALONG SAID EAST LINE, A DISTANCE OF 273.20 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SECTION OF WAY LINE OF SAID N.W. 39TH AVENUE; THENCE RUN S89°34'07"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1114.86 FEET TO THE POINT OF BEGINNING, CONTAINING 26.092 ACRES, MORE OR LESS.

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MAGNOLIA PARK
PLANNED DEVELOPMENT
STANDARDS AND CONDITIONS

070763

Table 1: DEVELOPMENT INTENSITIES/DENSITIES

Pod	Max. No. of Principle Structures	Max. FAR Includes Residential / Non-Residential	*Maximum Square Feet of Non-residential	*Maximum Square Feet of Non-residential ground floor	*Minimum Required Square Feet of Residential	Maximum Units per Acre/ Max. Total Units	Allowable Uses by Floor	Floor max/min
A	2	.20	16,000 (12,000 max. per building)	16,000	N/A		1 & 2 retail/office	2/1
B	3	.20	24,000 (12,000 max. per building)	24,000	N/A		1 & 2 retail/office	2/1
C	N/A	1.3	56,000	28,000	20,000		1 & 2 retail/office, 2,3 & 4 Residential	4/2
D	N/A	1.3	72,000	36,000	20,000		1 & 2 retail/office, 2,3 & 4 Residential	4/2
E	N/A	.48	38,000	38,000	40,000		1-retail/ office, 2 & 3 Residential	3/2
F	N/A	.10	10,000	10,000	N/A		1-civic, office, retail, public facilities	N/A
G	N/A	.55	30,000	30,000	N/A		self-storage	1
H	N/A	N/A	N/A	N/A	N/A	N/A	Drainage/ Open space	N/A
Intensity	N/A	N/A	246,000	182,000	80,000	20u/a/400 (average over MUL area)	N/A	N/A

* Square footage figures are in terms of gross square feet.

Revised by Community Development Staff for June 16, 1997, City Commission Meeting.

Table 2: STANDARDS FOR SETBACKS

POD	A	B	C	D	E	F	G
Front setback from sidewalk	Development Envelope Min. 10' Max 20' along 39th Ave. The setback area must be landscaped as a greenbelt punctuated by pedestrian connections.	Development Envelope Min. 10' Max 20' along 39th Ave. The setback area must be landscaped as a greenbelt punctuated by pedestrian connections.	Building Min. 5', Max. 30' if additional area used for outdoor seating and service. Pedestrian treatment must be extended to building front. Upper floor overhangs and balconies and vertical supports, canopies and architectural features may encroach into the setback. Roof elements may encroach up to 3' into the sidewalk clear corridor.	Building Min. 5', Max. 30' if additional area used for outdoor seating and service. Pedestrian treatment must be extended to building front. Upper floor overhangs and balconies and vertical supports, canopies and architectural features may encroach into the setback. Roof elements may encroach up to 3' into the sidewalk clear corridor.	Building Min. 5', Max. 30' if additional area used for outdoor seating and service. Pedestrian treatment must be extended to building front. Upper floor overhangs and balconies and vertical supports, canopies and architectural features may encroach into the setback. Roof elements may encroach up to 3' into the sidewalk clear corridor.	N/A	Min. 5'
Side setback	Development Envelope Min. 10' Max 20' along Main Entrance Driveway.	Development Envelope Min. 10' Max 20' along Main Entrance. The development envelope setback from the westernmost entrance shall be a minimum of 15 feet and a maximum of 20 feet.	Building Envelope- Min. 0, Max. 15' if additional area used for outdoor seating and service. Pedestrian treatment must be extended to front sidewalk and building sides.	Building Envelope- Min. 0, Max. 15' if additional area used for outdoor seating and service. Pedestrian treatment must be extended to front sidewalk and building sides.	Building Envelope- Min. 0, Max. 15' if additional area used for outdoor seating and service. Pedestrian treatment must be extended to front sidewalk and building sides.	N/A	Min. 0 to parking and loading area, Min. 15' to adjacent drive way.
Rear setback	Min. 10'	Min. 10'	Min. 5', Max 15'	Min. 5', Max 15'	Min. 5', Max 15'	N/A	Min. 20' from eastern property line.

Table 2-1: STANDARDS FOR BUILDING USE AND LANDSCAPING

POD	A	B	C	D	E	F	G
Building Use	per table 1	per table 1	per table 1	per table 1	per table 1	per table 1	per table 1
Landscaping	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. Street trees shall be planted every 50' along the 39th Avenue site line. The street buffer along 39th Avenue shall otherwise meet the street buffer requirements for a commercial use as identified in Section 30-253 of the Land Development Code. The development shall meet the requirements of Section 30-253 of the Land Development Code for adjacent use landscape commercial development, except where otherwise provided in the PD Ordinance.	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. Street trees shall be planted every 50' along the 39th Avenue site line. The street buffer along 39th Avenue shall otherwise meet the street buffer requirements for a commercial use as identified in Section 30-253 of the Land Development Code. The development shall meet the requirements of Section 30-253 of the Land Development Code for adjacent use landscape commercial development, except where otherwise provided in the PD Ordinance.	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years.	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth.	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth.	Trees adequate to effect 50% shading of parking and pedestrian areas on the exterior of the building at 20 years growth.	The east property line landscape buffer must achieve opacity of 75% within 2-5 years of planting.

Table 2-2: STANDARDS FOR BUFFERS

POD	A	B	C	D	E	F	G
Buffers	<p>The street buffer area along N.W. 39th Avenue shall be a minimum of 10 feet.</p> <p>Min. 10' landscaped between interior parking and sidewalks.</p> <p>At the westernmost entrance on 39th Avenue, a 5' min. buffer shall be provided from the edge of the roadway to the sidewalk.</p> <p>In this buffer area, all existing regulated trees shall remain in their natural state. The landscape area shall, at a minimum, meet the adjacent use buffer requirements of the Land Development Code to provide screening from the automotive use to the west. During development plan review, the appropriate reviewing board may require additional vegetation to satisfy screening requirements of the adjacent use buffer.</p> <p>Pedestrian access may be allowed through the required landscape buffer areas.</p>	<p>The street buffer area along N.W. 39th Avenue shall be a minimum of 10 feet.</p> <p>Min. 10' landscaped between interior parking and sidewalks.</p> <p>At the westernmost entrance on 39th Avenue, a 5' min. buffer shall be provided from the edge of the roadway to the sidewalk.</p> <p>In this buffer area, all existing regulated trees shall remain in their natural state. The landscape area shall, at a minimum, meet the adjacent use buffer requirements of the Land Development Code to provide screening from the automotive use to the west. During development plan review, the appropriate reviewing board may require additional vegetation to satisfy screening requirements of the adjacent use buffer.</p> <p>Pedestrian access may be allowed through the required landscape buffer areas.</p>	N/A	N/A	N/A	N/A	<p>50' natural vegetative buffer along the east property line except where it is necessary to provide a drainage swale based on existing conditions and additional landscape material to meet the adjacent use buffer requirements for an industrial use, as identified in Section 30-253 of the Land Development Code.</p>

Table 2-3: STANDARDS FOR VEHICLE AND BICYCLE PARKING, AND ACCESS

POD	A	B	C	D	E	F	G
Parking Location	General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design.	General parking location is shown on the Layout Plan; Exact Parking configuration to be established at site design.	Angle parking along linear lots at front and rear of building.	Angle parking along linear lots at front and rear of buildings and access to freestanding lot north of Pod D.	Angle parking along linear lots at front and rear of building freestanding lot northeast section of Pod E, accessed from Pod D, adjacent property and 51st Street.	Angle parking along linear lots at outer border of plaza.	Parking configuration to be established at site design.
Parking Space Dimensions	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.
Parking Requirement	City of Gainesville Standards with allowances for parking reductions based on the amount of bicycle parking, transit access, and shared parking for residential, office and retail uses within the Pod.	City of Gainesville Standards with allowances for parking reductions based on the amount of bicycle parking, transit access, and shared parking for residential, office and retail uses within the Pod.	City of Gainesville Standards with allowances for parking reductions based on the amount of bicycle parking, transit access, and shared parking for residential, office and retail uses throughout the site.	City of Gainesville Standards with allowances for parking reductions based on the amount of bicycle parking, transit access, and shared parking for residential, office and retail uses throughout the site.	City of Gainesville Standards with allowances for parking reductions based on the amount of bicycle parking, transit access, and shared parking for residential, office and retail uses throughout the site.	City of Gainesville Standards with allowances for parking reductions based on the amount of bicycle parking, transit access, and shared parking for residential office and retail throughout the site.	City of Gainesville Standards.
Bicycle Access	Bicycle lanes shall be provided along main driveways to the first inter-section.	Bicycle lanes shall be provided along main driveways to the first intersection.			Bicycle lanes shall be provided along main driveways to the first intersection.	Shared auto travel lanes.	N/A
Bicycle Parking	1.5x City of Gainesville Standard at building.	1.5x City of Gainesville Standard at building	1.33x City of Gainesville Standard at centralized locations to be shared by Pods C,D,E and F.	1.33x City of Gainesville Standard at centralized locations to be shared by Pods C,D,E and F.	1.33x City of Gainesville Standard at centralized locations to be shared by Pods C,D,E and F.	1.33x City of Gainesville Standard at centralized locations to be shared by Pods C,D,E and F.	N/A

Table 2-4: STANDARDS FOR SIDEWALKS AND TRANSIT

POD	A	B	C	D	E	F	G
Sidewalk Width	Min. 7' clear corridor parallel to building fronts and along parking lots connected by streetscape, Min. 5' clear corridor when connecting main sidewalk and building entrance and at rear of buildings.	Min. 7' clear corridor parallel to building fronts and along parking lots connected by streetscape, Min. 5' clear corridor when connecting main sidewalk and building entrance and at rear of buildings.	Min. 7' clear corridor parallel to building fronts and along parking lots connected by streetscape, 5' Min. along rear of buildings.	Min. 7' clear corridor parallel to building fronts and along parking lots connected by streetscape, 5' Min. along rear of buildings.	Min. 7' clear corridor parallel to building fronts and along parking lots connected by streetscape, 5' Min. along rear of buildings.	Min. 7' clear corridor parallel to building fronts and along parking lots connected by streetscape, 5' Min. along rear of buildings.	N/A
Sidewalk Connections	At all crosswalks and connecting main sidewalks to building entrances, may cross driveways by designated crosswalks but may not be interrupted by parking lots. Sidewalks required to connect to 39th Avenue and buildings.	At all crosswalks and connecting main sidewalks to building entrances, may cross driveways by designated crosswalks but may not be interrupted by parking lots. Sidewalks required to connect to 39th Avenue and buildings.	Sidewalks will be provided which connect parking and crosswalk to building entrances. Sidewalks shall be provided from all vehicular entrances from N.W. 51st Street.	Sidewalks will be provided which connect parking and crosswalk to building entrances. Sidewalks shall be provided from all vehicular entrances from N.W. 51st Street.	Sidewalks will be provided which connect parking and crosswalk to building entrances. Sidewalks shall be provided from all vehicular entrances from N.W. 51st Street.	At all crosswalks and connecting main sidewalks to Building entrances, and designated activity areas Sidewalks shall be provided from all vehicular entrances from N.W. 51st Street.	At crosswalks as shown on layout plan
Transit Facilities	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.

Table 2-5: STANDARDS FOR AUTO CIRCULATION AND DRIVE THROUGH FACILITIES

POD	A	B	C	D	E	F	G
Auto Circulation	Access shown generally on layout plan. Exact location and movement of circulation will be established at the time of development review.	Access shown generally on layout plan. Exact location and movement of circulation will be established at the time of development review.	Generally shown on layout plan. Exact location, dimensions and movement of circulation will be established at the time of development review.	Generally shown on layout plan. Exact location, dimensions and movement of circulation will be established at the time of development review.	Generally shown on layout plan. Exact location, dimensions and movement of circulation will be established at the time of development review.	Generally shown on layout plan. Exact location, dimensions and movement of circulation will be established at the time of development review.	Access shown generally on layout plan. Exact location and movement of circulation will be established at the time of development review.
Drive-through Facilities	Only one drive-through shall be permitted in Pod "A" or "B" as identified on the PD Layout Plan and only in association with a financial institution. Direct access to the drive-through shall not be permitted from N.W. 39th Avenue. The facility shall be designed to gain access internally from the development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the site that will have the least conflict with pedestrian and bicycle travel routes. Designed to maintain the integrity of pedestrian corridors addressed elsewhere. Required sidewalks shall not cross stacking areas.	Only one drive-through shall be permitted in Pod "A" or "B" as identified on the PD Layout Plan and only in association with a financial institution. Direct access to the drive-through shall not be permitted from N.W. 39th Avenue. The facility shall be designed to gain access internally from the development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the site that will have the least conflict with pedestrian and bicycle travel routes. Designed to maintain the integrity of pedestrian corridors addressed elsewhere. Required sidewalks shall not cross stacking areas.	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed

Table 2-6: STANDARDS FOR LIGHTING

POD	A	B	C	D	E	F	G
Lighting	<p>Pedestrian Corridors will be lighted to IES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to IES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to IES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to IES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to IES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.</p>	<p>Pedestrian Corridors will be lighted to IES minimum standards for pedestrian use.</p>	<p>Pedestrian Corridors will be lighted to IES minimum standards for pedestrian use. Security lighting of the self-service storage facility shall be designed such that the cone of illumination is limited to the self storage facility and shall not spill over onto the adjacent development and other residential lands. Lighting shall be used and designed such that it only reflects internally to the facility.</p>

Table 3: GENERAL STANDARDS AND CONDITIONS

USES	STANDARDS
Outdoor Activities	
Outdoor cafes are allowed to operate on sidewalks, including area within the setback and in courtyards provided pedestrian circulation and access to store entrances are not impaired.	<ol style="list-style-type: none"> 1. A minimum of seven foot clear pedestrian sidewalk path must be maintained and a 5' clear path leading to the entrance must be maintained free of tables and chairs. 2. Planters, posts with ropes, or other removable enclosures are encouraged to be used as a way of defining the area occupied by the cafe. 3. Awnings or canopies may be extended from the building over the cafe area and large umbrellas are permitted to provide shade for cafe customers.
Retail sales, entertainment activities and other promotional events shall be permitted in the community plaza.	<ol style="list-style-type: none"> 1. Tents, booths and canopies and stages erected for special events can remain in place for only 30 days out of each 90-day period. 2. Lighting for special events in the community plaza must be screened from off-site residential development, must not shine directly into roadways or driveways and must be used only during business hours. Small ornamental lights may be installed in trees.
Sidewalk displays are permitted, except in the front of buildings along 39th Avenue.	<ol style="list-style-type: none"> 1. Displays must be located directly in front of the building but must not hinder pedestrian access to the entrance of the building. 2. At least a 7' of clear pedestrian sidewalk path must be maintained. 3. Displays must be located adjacent to the front wall of the building and may not extend more than five feet from the wall. 4. Displays may extend a maximum of 75% of the length of the building front. 5. Displays must be removed at the end of normal business hours.
Outdoor storage shall be prohibited throughout the development.	
Outdoor uses.	All outdoor uses, including but not limited to, entertainment activities and other promotional events which occur in Pod "F," shall comply with the City's noise ordinance. Flea markets shall be prohibited.
Building Characteristics for Pods A, B, C, D, E, F	
Tinted glass is not permitted in windows on the first floor.	Stained glass is permitted in doors or may be hung inside windows as long as it does not obscure more than 30% of the required window area per building front.
Exterior metal building walls are not permitted. Vinyl siding of a minimum specified gauge can be used.	
Gable and hipped roofs are encouraged.	<ol style="list-style-type: none"> 1. Pitched roofs shall have a minimum slope of 4:12. 2. Roof pitch and parapets not included in height limitation.
Buildings with flat roofs shall be designed with parapets.	Parapets on flat roofs shall be of sufficient height to screen all roof mounted equipment from the view of pedestrians within 200 feet of the building.
Entrances, outdoor gardens, and cafes shall be lighted with building mounted lights.	<ol style="list-style-type: none"> 1. Low pressure sodium and mercury vapor lights are not permitted as building mounted lights. 2. Building mounted lights shall be ornamental, and shall be designed and located as appropriate to provide light while preventing glare for pedestrians. 3. Additional building mounted lighting will be required to meet minimum IES standards for pedestrian lighting where overhangs, canopies, awnings or roof structures interfere with pedestrian lighting from sidewalk lampposts.
All air conditioning units, HVAC systems, elevator housing, satellite dishes and other telecommunications receiving devices shall be screened from view from the public right-of-way and from adjacent properties.	Screening devices may include walls, fencing, roof elements, penthouse type screening devices, or landscaping.
Exit stairs shall not be permitted on a building's front facade.	
Solid metal security gates or solid roll-down metal devices shall not be permitted. Grill or link type security devices shall be permitted.	Such security devices are permitted only if installed from the inside, within the window or door frames.
Shutters	Non-operable shutters and those not made of wood or metal shall be prohibited. Shutters must be operable and proportioned to cover half of the width of the window opening.

TABLE 3 con't: GENERAL STANDARDS AND CONDITIONS

USES	STANDARDS
Building Characteristics for Pods A, B, C, D, E, F	
Long uninterrupted walls along pedestrian areas are discouraged in the following minimum guidelines:	<ol style="list-style-type: none"> 1. Store front facades shall meet minimum transparency standards set below. 2. Building walls on ground floors adjacent to main pedestrian areas shall be designed to include architectural relief a minimum of every 20 feet to include setback variations, inset or projecting planters, windows, pilasters or bays, etc. 3. There shall be at least one building entrance every 100 linear feet.
Ground level finished floor elevations shall be built at grade level to provide for accessibility and pedestrian orientation.	Sidewalks to entrances may not exceed 1:24 in slope to preclude the need for rails.
Maximum individual building footprint in Pods C, D and E is 5,000 sq. ft.	
Building entrances shall face pedestrian areas. Corner buildings may have offset entrances to provide architectural interest.	<ol style="list-style-type: none"> 1. Pods C and D shall face the community plaza. 2. Entrances to buildings in Pod E will face pedestrian connections. 3. Entrances to Pod A will face pedestrian connections. 4. Entrances to Pod B shall face the community plaza while meeting building front transparency requirements along 39th Avenue.
Window and door area shall be provided along ground floor facades to provide pedestrian interest.	<ol style="list-style-type: none"> 1. Pod C, D, E and F building front minimum transparency standards by maximum front facade length in feet: 20 feet - 25%; 30 feet - 30%; 40 feet - 40%; 50 feet - 55%; 60 feet and over - 60%. 2. Buildings in Pods A and B shall meet the above minimum standards on the side facing the Community Plaza and shall meet 2/3 the above minimum standards on the side facing 39th Avenue.
Front building facades in Pods C, D, and E shall extend the entire front building setback except for spaces dedicated to entrances and pedestrian corridors. Pods A and B will meet reduced standards for facade line.	<ol style="list-style-type: none"> 1. Gaps left in the building facade to accommodate courtyards for cafes and gardens shall be enclosed by garden wall or decorative fencing of 3 feet in height except for entrances. 2. Decorative fencing or garden walls shall be incorporated into landscape plans for areas adjacent to pedestrian corridors in Pods A and B. Breaks in the fencing and/or walls shall correspond to pedestrian connections. Facade extension along 39th Avenue will meet a minimum of 60% including fences and garden walls.
Courtyards may be created by side yard setbacks.	<ol style="list-style-type: none"> 1. Courtyards may extend a maximum of 15 feet along the building front setback line. 2. Each must be enclosed (except for entrances) by a garden wall, fence or landscape line. 3. The streetscape materials must be extended over the surface of the courtyard. 4. Courtyards must not extend through to the rear setback line but must be enclosed on three sides by building, landscaping, elements of street furniture or walls to create a sense of enclosure.
Upper floor overhangs, balconies and vertical structural supports, canopies, awnings, entry roofs and architectural features are encouraged.	<ol style="list-style-type: none"> 1. Listed features may encroach into the setback. 2. Roof elements may extend up to 3' past the setback line.
Building Signs	
Within the development, signage shall be governed by the standards provided in the PD ordinance. Signs permitted for individual buildings: Each business is entitled to one primary, one secondary and one directional building sign which are designed to provide information, direction and design interest without obscuring architectural detail or creating a cluttered appearance.	<ol style="list-style-type: none"> 1. Signs shall be affixed to the front facade of the building. 2. Maximum size is 24 square feet. - Does not apply POD A+B 3. Signs shall not extend above the second floor eaves line. 4. The height of letters, number shall not exceed 10 inches. - Does not apply POD A+B 5. Secondary signs of up to 10 square feet are permitted on any side or rear entrance open to the public or used for deliveries. 6. Directional signs of up to 4 square feet are allowed and must be placed above or adjacent to the entrance leading to the advertised business. 7. Projecting signs (installed perpendicular to the building) may be installed as long as the surface of the sign does not exceed 8 square feet and the other requirements for the primary sign are met. This sign would be permitted in place of not in addition to the primary wall mounted sign.

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TABLE 3 con't: GENERAL STANDARDS AND CONDITIONS

USES	STANDARDS
Building Signs con't	
	<p>8. Painted window or door signs are allowed as long as the area of the sign does not exceed four square feet and the height of the letters and numbers does not exceed 4 inches. Limit is one sign per business.</p> <p>9. Awning signs are allowed as long as the sign area is no more than 24 square feet. This sign would be permitted in place of, not in addition to, the primary wall mounted sign.</p> <p>10. Each business is permitted one sign or lightpost mounted sign in place of the directional sign. Such signs must be in keeping with the design of the sign post or lightpost and be consistent with the architectural character of the street furniture.</p> <p>11. Hanging signs of up to 2 square feet which are attached under awnings or canopies are permitted in place of the direction sign.</p> <p>12. In addition to the above, restaurants and cafes shall be permitted a wall mounted display featuring the actual menu or specials. The display shall be contained in a shallow case and clearly visible to pedestrians. It must be attached to the wall near the main entrance and shall not exceed a total area of 2 square feet. It may be lighted.</p> <p>13. Building signs in Pods A and B shall not exceed the size permitted by the requirements of the Land Development Code but may be additionally regulated by development covenants.</p>
Free-standing Signs	
	<p>1. The development may be allowed three free-standing signs along the N.W. 39th Avenue frontage. The maximum height may not exceed ten feet. Signage shall be allowed as follows: 72 square feet main entrance sign; a 32 square foot self-storage sign, and a 16 square foot west entrance sign. Free-standing signs shall be separated by a minimum of 300 feet. Free-standing signs shall not be internally illuminated. No additional free-standing signs shall be allowed for individual buildings or pods.</p> <p>2. Only one secondary free-standing sign shall be permitted along N.W. 51st Street. The maximum height of the sign shall be 8 feet. The maximum size of the sign shall not exceed 24 square feet. In lieu of the 24 square foot sign, a residential sign may be permitted. If the residential sign is free-standing, the maximum size shall not exceed 24 square feet. A residential wall-mounted sign may be allowed, not to exceed 24 square feet on one side of the wall. The signs shall not be internally illuminated.</p> <p>3. The base of all free-standing signs shall be landscaped up to a minimum of 3 feet from the supports of the sign. Landscape materials and vegetation shall be used to achieve a terraced-like effect.</p> <p>4. The leading edge of all free-standing signs shall maintain a setback of ten (10) feet from the property line.</p>
Prohibited Signs; Certain signs interfere with the pedestrian scale and quality of the development and will not be allowed.	<p>1. Signs employing mercury vapor, low pressure and high pressure sodium and metal halide lighting, plastic panels or rear-lighting are prohibited.</p> <p>2. Signs may not be installed on roofs, dormers and balconies, penthouses or parapets.</p>

TABLE 3 con't: GENERAL STANDARDS AND CONDITIONS

USES	STANDARDS
Storage Buildings Standards	
The exterior wall of the outer storage building will be constructed of split faced block. Its roof will be pre-formed metal.	<ol style="list-style-type: none"> 1. The maximum height of self-service storage buildings shall be one story, not to exceed 10 feet in height above finished floor elevation; roof pitch may exceed that height. Will be designed with architectural relief a maximum of every 50 linear feet. 2. The self-storage facility shall be designed in a "U" configuration, with storage doors facing the interior courtyard, or with all storage doors facing internal hallways, or in some other manner such that all storage doors face internally to the facilities. No such opening shall be visible off-site or from within the development. 3. The roof of the exterior units on the east and north sides of the building will slope inward so as not to be visible from the ground to the outside. 4. There will be no entrance or exit or other break in the outside wall along the east or north sides. 5. The resident manager office/apartment may be two stories but will not be located along the northern two-thirds of the eastern wall or along the northern walls of the building.
The storage operation will be conducted in a manner which ensures compatibility with the adjacent residential use.	<ol style="list-style-type: none"> 1. Electrical receptacles shall not be provided within any storage units. 2. Storage units will be a maximum of 20 feet deep and 20 feet wide. 3. No-noxious orders or obnoxious noises will emanate from the site. 4. The storage units will be used for the purpose of storing personal and business materials only. 5. In order to encourage a pedestrian scale and avoid the storage of unsafe or visually obtrusive goods, the maximum size of any one unit shall not exceed 400 square feet. The following activities shall not be permitted within the self service storage facility: storage of hazardous materials, habitation of units, music rehearsal studios, auctions, flea markets, other sales activities, service, repair, fabrication, or transfer/storage businesses, operation of power tools, any activities which generate odor, noise, fumes, vibration, or dust of a nuisance level. All storage shall be within completely enclosed buildings. Only dead storage shall be permitted. 6. No bathroom facilities will be installed in any storage unit. 7. The outside wall will not be lit on the north or east sides. 8. A wood fence will be extended from the wall to connect to the fence on the south side of the Bellamy Forge property. Another wood fence, to be maintained by Magnolia Park, will be installed along the east property line from the fence along the south property line of Bellamy Forge to the north border of the Bellamy Forge property. 9. The storage building will not extend northward beyond the north fence of the Bellamy Forge tennis courts. 10. The storage building will be set back a minimum of 50 feet from the east property line. 11. The 50-foot eastern setback may contain a drainage swale and landscaping replanted to create a drainage and vegetative buffer. 12. The maximum hours of operation shall be Monday-Friday 6:30 AM - 7:00 PM, Saturday 7:00 AM-7:00 PM, Sunday 10:00 AM - 5:00 PM. 13. Closed circuit video will be installed for security. 14. Any trash receptacles shall be interior to the self storage. 15. Highway style guardrail, chain-link fencing, or barbed wire or razor wire are prohibited.

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TABLE 3 con't: GENERAL STANDARDS AND CONDITIONS

USES	STANDARDS
Garbage Collection	Garbage collection, recycling and other utility areas shall be screened around their perimeters, with enclosures of wood, brick or decorative masonry with a roof, or by brick walls; with a minimum height of 7 feet, and shall extend on 3 sides of such an area, where applicable, with a gate or door on the fourth side. Such a wall shall be capped on 3 sides, where applicable. A landscape planting strip a minimum of 3 feet wide shall be located on exposed, non-gated sides of such a facility.
Fencing	Fences shall not be more than 4 feet high where they abut a public right-of-way. The use of solid board fences shall not be permitted. Walls and fences shall comply with the building standards contained in the PD Report, which shall be architecturally compatible with the style, materials and color of buildings.
Wetlands and Stormwater Management	<p>The removal, fill or disturbance of wetlands shall be in accordance with the requirements of the St. John's River Water Management District and the City's Comprehensive Plan and Land Development Code.</p> <p>Sufficient area must be provided for the stormwater management basins. If it is determined by the Public Works Director that additional area is needed, then provision of additional off-site property by the owner/developer or a PD amendment shall be required.</p> <p>The stormwater management system shall be designed so that there is not an increase in the pre-development rate and volume of run-off for the 25 year critical duration storm event in the post-development conditions.</p> <p>Amendments to the floodplain elevations must be in accordance with the City of Gainesville Flood Control Ordinance and the Federal Emergency Management Agency (FEMA) regulations.</p>
Transportation Issues	<p>An ingress and egress easement shall be provided to the Clay Electric property to the east of the subject property for the purpose of providing vehicular access to NW 39th Avenue. If an easement is not provided prior to second and final reading of the ordinance, the easternmost access to the subject property shall not be permitted.</p> <p>A traffic impact study prepared by a professional engineer, registered in the State of Florida, shall be performed to determine the impact of this development on N.W. 39th Avenue prior to development plan review of the first phase. The project shall be designed to encourage turning movements to utilize the existing traffic signal at the intersection of N.W. 39th Avenue and N.W. 51st Street. The traffic impact study shall analyze existing intersections and proposed intersections. It shall include, but not be limited to, a capacity analysis of the intersections, geometric recommendation for intersections (e.g., auxiliary lanes and bus bays.). The results of the traffic study shall be binding in terms of traffic safety and concurrency management. If it is determined by</p>

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TABLE 3 con't: GENERAL STANDARDS AND CONDITIONS

USES	STANDARDS
Transportation Issues Con't	<p>the City's Traffic Engineer that, based on the traffic study, additional conditions are deemed necessary for inclusion in the Planned Development ordinance, a PD amendment may be required.</p> <p>The extension of N.W. 51st Street within the PD shall be designed and constructed by the petitioner in such a manner as to accommodate the future connection of N.W. 42nd Lane within the Huntington development.</p> <p>Sidewalks shall be provided by the developer at his or her own cost and expense, from the public sidewalks along N.W. 39th Avenue to all buildings fronting N.W. 39th Avenue and from all vehicular entrances to the development. Sidewalks shall be provided from all vehicular entrances from N.W. 51st Street.</p> <p>Crosswalks shall be provided where necessary and appropriate and in the general location shown on the PD Layout Plan. The exact location of crosswalks shall be determined at development plan review. Crosswalks shall be of a safe and efficient design as determined by the Traffic Engineering Department and shall be distinguished by grade, texturing or paint, consistent with the standards contained in the PD Report.</p>
<p>Development Schedule</p> <p>20 years —</p> <p>2018 —</p>	<p>Sidewalks shall be provided in the general location as shown on the PD Layout Plan. The exact location of sidewalks shall be determined at development plan review.</p> <p>The PD is valid for a period of 10 years from adoption of the Planned Development Ordinance. The project shall commence construction on or before December 31, 1998. Development will be completed prior to December 31, 2008. The PD or relevant portion of the entire PD shall become invalid if the 10 year period of the PD has elapsed and the development or portion of the development fails to proceed under due diligence and in good faith to completion resulting in expiration of the building permit or other development order. If the PD becomes invalid, an amendment of the PD shall be required.</p> <p>Pod "G" (Self Storage) shall only be issued a building certificate of occupancy after a certificate of occupancy has been issued for a minimum of one building in Pod "A", two buildings in Pod "B" and 15,000 gross square feet of building including a residential component in Pod "C".</p>

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TABLE 3 con't: GENERAL STANDARDS AND CONDITIONS

USES	STANDARDS
General Provisions	<p>The project shall maintain an architectural review board with a licensed architect on the board.</p> <p>The self-service storage use shall not be allowed unless a land use change to allow the use is adopted by the City Commission and approved as a final order in accordance with Chapter 163, F.S.</p> <p>If the petitioner acquires the Clay Electric parcel to the east, the petitioner shall not oppose annexation into the City.</p> <p>All streets within the PD shall be private and shall be identified by street numbers with reference to 39th Avenue and 51st Street.</p> <p>Unless otherwise provided for in this ordinance, the subject property shall be regulated by the Land Development Code and must comply with all applicable regulations.</p> <p>At the time of development plan review, a tree survey shall be provided. Regulated trees shall be preserved in accordance with the Land Development Code and in coordination with the City Arborist. The methodology in determining the tree shaded areas shall meet the requirements of section 30-252(c)(2)(c) of the Land Development Code.</p> <p>Preliminary concurrency approval for the development shall be granted for a period of five years from the effective date of the ordinance. A Certificate of Final Concurrency must be applied for when development plans are submitted.</p> <p>Parking lot layout, landscaping, buffering and screening shall avoid spill-over light onto adjacent properties, in particular residential properties. Parking lots in Pods "A" and "B" exposed to view from 39th Avenue shall be buffered by a minimum of a 3 foot high hedge or wall along all parking spaces adjacent to 39th Avenue.</p> <p>The parking lot shown on the PD Layout Plan between Pods "G" and "C" will not be developed until needed, as determined by the Development Review Board.</p>

070763

ORDINANCE NO. 991285
0-00-63

An Ordinance of the City of Gainesville, Florida; amending the Planned Development commonly known as "Magnolia Parke Planned Development", located in the vicinity of the 4600-5000 Block of Northwest 39th Avenue; rezoning and adding certain additional property from the Alachua County zoning category of "R-2, multiple-family, medium density" to the City of Gainesville zoning category of "Planned Development District"; adopting a development plan; amending City of Gainesville Ordinance No. 960941 as amended by Ordinance No. 980987 by adopting revised development plan maps and a revised planned development report; amending and adopting additional conditions and restrictions; providing for penalties; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

WHEREAS, the petitioner has petitioned the City to rezone, amend, and expand the planned development commonly known as the "Magnolia Parke Planned Development", and to adopt a development plan with revisions to the development plan maps and development plan report; and

WHEREAS, an amendment to the Planned Development adopted by City of Gainesville Ordinance No. 960941 as amended by Ordinance No. 980987, is necessary to amend the Development Plan; and

WHEREAS, the City Plan Board authorized the publication of notice of a Public Hearing to rezone, amend and expand the Planned Development commonly known as "Magnolia Parke Planned Development"; and

WHEREAS, notice was given and publication made as required by law of a Public Hearing which was then held by the City Plan Board on March 16, 2000; and

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Petition No. 19PDA-00PB and 29PDV-00PB

RECEIVED
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PLANNING
DIVISION

1 WHEREAS, notice was given and publication made of a Public Hearing which was then
2 held by the City Commission on May 8, 2000; and

3 WHEREAS, the City Commission finds that this rezoning and amendment of the Planned
4 Development as provided in this Ordinance is consistent with the City of Gainesville 1991-2001
5 Comprehensive Plan.

6 WHEREAS, at least ten (10) days notice has been given once by publication in a
7 newspaper of general circulation prior to the adoption public hearing notifying the public of this
8 proposed ordinance and of a Public Hearing in the City Commission Meeting Room, First Floor,
9 City Hall, in the City of Gainesville; and

10 WHEREAS, Public Hearings were held pursuant to the published and mailed notices
11 described at which hearings the parties in interest and all others had an opportunity to be and were,
12 in fact, heard.

13 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE
14 CITY OF GAINESVILLE, FLORIDA:

15 Section 1. The following described property is rezoned from the Alachua County zoning
16 category of "R-2, multiple-family, medium density)" to the City of Gainesville zoning category of
17 "Planned Development District" and made a part of the Planned Development as rezoned in
18 Ordinance No. 960941:

19 See Exhibit "1" attached hereto and made a part hereof as if set forth in full"
20

21 Section 2. Sections 3 and 4 of Ordinance No. 960941 adopted by the City Commission on
22 October 13, 1997, that adopted the Development Plan and provided for additional conditions,

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1 restrictions and regulations, are repealed. Ordinance No. 980987 that amended the development
2 plan and amended certain conditions, restrictions and regulations, is repealed in its entirety.

3 **Section 3.** A new and revised Development Plan consisting of:

4 1) a development plan map entitled "Magnolia Park POD I" dated 5/12/00, and an existing
5 conditions map entitled "Magnolia Park P.D.", dated February 2000, consisting of two sheets
6 attached hereto as Exhibit "2" are made a part of this ordinance as if set forth in full; and

7 2) a new and revised development plan report attached hereto as Exhibit "3" and made a
8 part of this ordinance as if set forth in full, are approved and adopted.

9 The terms, conditions, and limitations of the new and revised Development Plan shall regulate the
10 use and development of the land described in Section 1 of this Ordinance and Section 1 of
11 Ordinance No. 960941, as provided in Chapter 30, Land Development Code of the City of
12 Gainesville. In the event of conflict between the terms, conditions and restrictions as provided in
13 the new Development Plan and the conditions, restrictions and regulations as provided in Section 4
14 of this Ordinance, the conditions, restrictions and regulations of Section 4 of this Ordinance shall
15 govern and prevail.

16 **Section 4.** The following conditions, restrictions and regulations shall apply to the
17 development and use of the land as described in Section 1 of this Ordinance and Section 1 of
18 Ordinance No. 960941:

- 19 1. Preliminary concurrency approval shall be granted for a period of five years from the date
20 of final adoption of this ordinance number 960941. A certificate of Final Concurrency
21 must be applied for when final development plans are submitted to the City. At the time

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1 Pod I is added to the Transportation Concurrency Exception Area (TCEA), any future
2 development or redevelopment shall be required to meet all relevant portions of the
3 TCEA.

4 2. The maximum height of the self-storage buildings shall be one story, not to exceed 10
5 feet in height above finished floor elevation; roof pitch may exceed that height.

6 3. The self-storage buildings shall be designed in a "U" configuration, with storage doors
7 facing the interior courtyard, or with all storage doors facing internal hallways, or in some
8 other manner such that all storage doors face internally to the facilities. No opening shall
9 be visible off-site or from within the Magnolia Park development.

10 4. ~~The self-storage use shall be buffered from uses located to the east by a 50-foot natural~~
11 ~~buffer. This buffer must achieve an opacity of 75% within two to five years of~~
12 ~~planting. Additional landscape material shall be planted within the buffer to supplement~~
13 ~~existing vegetation where the natural buffer does not meet this requirement.~~ If Pod G is
14 developed with a self-service storage use, a 50 foot buffer shall exist along the eastern
15 boundary of the property where it abuts tax parcel number 6063-000-000 (Bellamy
16 Forge Condominiums). The buffer shall remain in its natural state except: 1) where it
17 is necessary to provide a drainage swale based on existing conditions; or 2) where
18 landscape materials are required to meet adjacent use buffer requirements for an
19 industrial use, as required by the Land Development Code. If the property is
20 developed with a use other than self-service storage, the building shall be setback 50
21 feet and the buffering requirements of Section 30-253 of the Land Development Code

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1 shall apply where the property abuts tax parcel number 6063-000-000. The exterior
2 wall of the storage facility shall not exceed 10 feet in height above finished floor
3 elevation and shall be designed with architectural relief a maximum of every 50 feet.

4 There shall be no entrance or exit or other break in the outside wall along the east or
5 north sides of the building.

6 5. The maximum hours of operation of the self-storage use shall be from 6:30 a.m. until 7
7 p.m., Monday through Friday; 7 a.m. until 7 p.m., Saturday; and 10 a.m. until 5 p.m.,
8 Sunday.

9 6. Security lighting of the storage facility shall be designed such that the cone of
10 illumination is limited to the self-service storage facility and shall not spill over onto the
11 adjacent development and other residential lands. Lighting shall be used and designed
12 such that it only reflects internally to the facility.

13 7. In order to encourage a pedestrian scale and avoid the storage of unsafe or visually
14 obtrusive goods, the maximum size of any one unit shall not exceed 400 square feet.

15 The following activities shall not be permitted within the self-service storage facility:
16 storage of hazardous materials as defined by Alachua County Ordinance 91-6,
17 Hazardous Materials Code, as amended, habitation of units, music rehearsal studios,
18 auctions, flea markets, other sales activities, service, repair, fabrication, or
19 transfer/storage businesses, operation of power tools, any activities which generate
20 odor, noise, fumes, vibration, or dust of a nuisance level. Electrical receptacles shall

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1 not be provided within any storage units. All storage shall be within completely
2 enclosed buildings. Only dead storage shall be permitted within the facility.

3 8. The self-service storage facility's perimeter wall shall be constructed of a split face
4 block exterior. The roof shall be pitched. The architectural style and color of the self-
5 service storage buildings shall be compatible with the remaining development.

6 9. The self-service storage facility shall be separated from N.W. 39th Avenue by
7 development within pods "A" and "B", as identified on the PD Layout Plan. (Exhibit
8 "2")

9 10. Highway style guardrail, chain-link fencing, or barbed wire or razor wire is prohibited.

10 11. A minimum of 80,000 square feet of gross floor area shown in Pods "C", "D", and
11 "E" must be developed as residential use. (Exhibit "2")

12 12. The maximum square footage of any building in Pods "A" or "B" shall be 12,000
13 square feet of gross floor area. (Exhibit "2")

14 13. Only one drive-through shall be permitted in Pod "A" or "B" as identified on the PD
15 Layout Plan and only used as an accessory use to a financial institution or an eating
16 place. One additional drive-through shall be permitted on Pod "G" or "I" as identified
17 on the PD Layout Plan and only used as an accessory use to a financial institution or
18 eating place. If a drive-through is located on Pod "I", it shall be developed in
19 conformance with the design and layout standards of the TCEA for drive-throughs until
20 such time that it is included in the TCEA. If a drive-through is located on Pod "G", it
21 shall adhere to the design and layout standards of the TCEA for drive-throughs. Direct

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1 access to the drive-through is not permitted from N.W. 39th Avenue. The facility shall
2 be designed to gain access internally from the Magnolia Park Development via a
3 vehicular use area or an internal driveway. The development plan shall direct drive-
4 through traffic to areas of the development that will have the least conflict with
5 pedestrian and bicycle travel routes.

6 14. The development envelope setback from the westernmost entrance shall be a minimum
7 of 15 feet and a maximum of 20 feet. A 5-foot buffer area shall be provided from the
8 edge of roadway pavement. In this buffer area, all existing regulated trees shall remain
9 in their natural state. The landscape area shall, at a minimum, meet the adjacent use
10 buffer requirements of the Land Development Code to provide screening from the
11 automotive use to the west. During development plan review, the appropriate
12 reviewing board may require additional vegetation to satisfy screening requirements of
13 the adjacent use buffer.

14 15. The street buffer area along N.W. 39th Avenue shall be a minimum of 10 feet. One
15 street tree shall be planted for every 50 feet of street frontage, which will vary
16 appropriately with the species of tree; said placement to be coordinated with the City
17 Arborist or successor in position. The street buffer along 39th Avenue shall otherwise
18 meet the street buffer requirements for a commercial use as provided in the Land
19 Development Code. The development shall meet the requirements of the Land
20 Development Code for adjacent use landscape buffer for a commercial development,
21 except where otherwise provided in the PD Ordinance.

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- 1 16. In addition to the facade extension standards included in the development plan report
2 (Exhibit "3") buildings facing N.W. 39th Avenue, including walls, hedges, etc., shall
3 have front facades covering 60% of the N.W. 39th Avenue frontage. Parking lots in
4 building gaps along the N.W. 39th Avenue frontage shall be screened with plantings,
5 fencing, hedging or walls erected or maintained at least 3 feet in height.
- 6 17. All outdoor uses, including but not limited to, entertainment activities and other
7 promotional events which occur in Pod "F (Exhibit "2")," shall comply with the City's
8 noise ordinance. Flea markets are prohibited.
- 9 18. Sidewalk displays are prohibited in front of buildings along N.W. 39th Avenue.
- 10 19. Non-operable shutters and those not made of wood or metal are prohibited.
- 11 20. The specified maximum distance between entrances shall be reduced to 100 feet in the
12 locations as shown on Exhibit "2" as 120 feet. Outdoor storage shall be prohibited
13 throughout the development. Outdoor displays are permitted and shall comply with the
14 standards contained in the Magnolia Park PD Standards and Conditions (Exhibit "3").
- 15 21. Garbage collection, recycling and other utility areas shall be screened around their
16 perimeters, with enclosures of wood, brick or decorative masonry with a roof, or by
17 brick walls; with a minimum height of 7 feet, and shall extend on 3 sides of such an
18 area, where applicable, with a gate or door on the fourth side. Such a wall shall be
19 capped on 3 sides, where applicable. A landscape planting strip a minimum of 3 feet in
20 width shall be located on exposed, non-gated sides of such a facility.

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22. At the time of development plan review, a tree survey shall be provided. Regulated trees shall be preserved in accordance with the Land Development Code and in coordination with the City Arborist. The methodology in determining the tree shaded areas shall meet the requirements of the City's Land Development Code.

23. Fences shall not be more than 4 feet high where they abut a public right-of-way. The use of solid board fences shall not be permitted. Walls and fences shall comply with the building standards contained in the development plan report (Exhibit "3") which shall be architecturally compatible with the style, materials and color of buildings within the development.

24. Parking lot layout, landscaping, buffering and screening shall avoid spillover light onto adjacent properties, particularly residential properties. Parking lots in Pods "A" and "B" and "I" exposed to view from 39th Avenue shall be screened by a hedge or wall erected or maintained at least 3 feet in height along all parking areas adjacent to 39th Avenue. (Exhibit "2")

25. The total amount of non-residential use for the development shall not exceed ~~216,000~~ 246,000 square feet of gross floor area, not including the square footage allocated to self-storage on Pod "G". (Exhibit "2") If Pod G is developed with a non-residential use other than self-storage, the total amount of non-residential use for the development shall not exceed 290,000 square feet of gross floor area. In addition, if Pod G is developed with a non-residential use other than self-storage, building or parking area may encroach into the Pod C building and parking envelope, as identified on the PD

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1 Layout Plan. In such event, the maximum square footage of development allowed in
2 Pod C and G combined, as identified in Table 1 of the PD Report, shall remain
3 unaffected.

4 26. If Pod G is developed with a The self-storage building use, the building shall not
5 exceed 30,000 square feet in gross floor area. If Pod G is developed with a non-
6 residential use, the maximum gross floor area shall be 44,000 square feet.

7 27. Unless otherwise provided for in this ordinance, the subject property shall be regulated
8 by all provisions of the Land Development Code and must comply with all applicable
9 administrative regulations.

10 28. The removal, fill or disturbance of wetlands shall be in accordance with the
11 requirements of the St. John's River Water Management District and the City's
12 Comprehensive Plan and Land Development Code.

13 29. Sufficient area must be provided for the stormwater management basins. If it is
14 determined by the City's Public Works Director that additional area is needed, then
15 provision of additional off-site property by the owner/developer shall be required prior
16 to the issuance of any development orders. An amendment to this Ordinance is also
17 required.

18 30. The stormwater management system shall be designed so that there is not an increase in
19 the pre-development rate and volume of run-off for the 25-year critical duration storm
20 event in the post-development conditions.

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1 31. ~~An ingress and egress easement shall be provided to the Clay Electric property to the~~
2 ~~east of the subject property for the purpose of providing vehicular access to NW 39th~~
3 ~~Avenue. If an easement is not provided prior to second and final reading of the~~
4 ~~ordinance, the easternmost access to the subject property shall not be permitted.~~

5 (Intentionally left blank.)

6 32. A traffic impact study prepared by a professional engineer, registered in the State of
7 Florida, shall be performed at the sole cost and expense of the owner/developer to
8 determine the impact of this development on N.W. 39th Avenue prior to development
9 plan review of the first phase. The development shall be designed to encourage turning
10 movements to utilize the existing traffic signal at the intersection of N.W. 39th Avenue
11 and N.W. 51st Street. The traffic impact study shall analyze existing intersections and
12 proposed intersections. It shall include, but not be limited to, a capacity analysis of the
13 intersections, geometric recommendation for intersections (e.g., auxiliary lanes and bus
14 bays). The results of the traffic study shall be used for traffic safety and concurrency
15 management purposes. If it is determined by the City's Traffic Engineer that, based on
16 the traffic study, additional conditions are deemed necessary as an amendment to this
17 ordinance may be required. Additionally, if the owner/developer chooses to build and
18 operate an eating place with an accessory drive-through facility in lieu of the financial
19 institution with an accessory drive-through in either Pods A or B, then the traffic study
20 referenced above shall be revised to show the change in trip generation and distribution.

21 If the revised traffic study shows that the overall trip generation (including average

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1 daily trips and a.m. and p.m. peak hour trips of adjacent street traffic) for the proposed
2 eating place is equal to or less than the trip generation for the financial institution,
3 granted under the preliminary concurrency certificate issued for this development on
4 October 13, 1997, then the eating place with an accessory drive-through facility may be
5 granted development plan approval provided all of the terms and conditions of this
6 ordinance and the Land Development Code are met. If the proposed eating place
7 generates more trips than the financial institution during the a.m. peak, then the drive-
8 through shall not operate during the hours between 7 a.m. and 9 a.m. However, if the
9 City adopts the Transportation Concurrency Exception Area which includes this
10 development, or if the level of service on the impacted roadway segments (including
11 reserved trips) can accommodate additional trips, then there shall be no time restrictions
12 placed on the operation of the drive-through, and the eating place with an accessory
13 drive-through facility may be granted development plan approval provided all of the
14 terms and conditions of this ordinance and the Land Development Code are met. The
15 inclusion of Pod I in the Magnolia Parke PD shall require an update to the existing
16 traffic study concerning trip generation, internal capture, pass-by trips, trip
17 distribution, and any other factors deemed necessary by the Public Works Department.
18 A traffic study update shall also be conducted to account for additional allowable uses
19 on Pod G. Final development plan approval for any development on Pod I shall not be
20 granted until the traffic study updates have been approved by the Community
21 Development and Public Works Departments.

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1 33. The extension of N.W. 51st Street that serves this planned development shall be
2 designed, and constructed at the sole cost and expense of the owner/developer in such a
3 manner that it accommodates the future connection of N.W. 42nd Lane within the
4 adjacent Huntington residential development.

5 34. The exact location, dimensions and movement of traffic circulation with the planned
6 development shall be determined during development plan review subject to approval
7 by the development review board.

8 35. Bus service shall be provided to the development subject to the City's Regional Transit
9 System locational standards.

10 36. Bicycle lanes shall be provided along the main driveway entrance to the first
11 intersection.

12 37. The number of required parking spaces shall meet the requirements of the City's Land
13 Development Code. If shared parking is requested, a parking plan must be submitted
14 by the owner/developer at the time of development plan review to determine parking
15 requirements. The general parking envelope locations are shown on the PD Layout
16 Plan (Exhibit "2"). The exact parking configuration, consistent with the general
17 parking envelope, shall be subject to approval by the development review board at
18 development plan review.

19 38. Sidewalks serving this planned development shall be provided by the developer at his or
20 her own cost and expense, from the public sidewalks along N.W. 39th Avenue to all
21 buildings fronting N.W. 39th Avenue and from all vehicular entrances to the

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development. Sidewalks shall be provided from all vehicular entrances from N.W. 51st Street.

39. Crosswalks shall be provided by the owner/developer where necessary and appropriate and in the general location shown on the PD Layout Plan. The exact location of crosswalks shall be determined by the development review board during development plan review. Crosswalks shall be of a safe and efficient design as determined by the City's Traffic Engineering Department, and shall be distinguished by grade, texturing or paint, consistent with the standards contained in the development plan report.

40. Sidewalks shall be provided in the general location as shown on the PD Layout Plan (Exhibit "2"). The exact location of sidewalks shall be determined by the development review board during development plan review. Sidewalks within the development shall be a minimum of 7 feet in width of clear pedestrian access parallel to building fronts and along parking lots connected by streetscape. Sidewalks shall be a minimum of 5 feet in width of clear pedestrian access when connecting the main sidewalk and the building entrance and at the rear of buildings

41. The planned development is valid for a period of ²⁰~~10~~ years from the date of final adoption of this Ordinance number 960941. The development shall commence construction on or before December 31, 1998. Development will be completed prior to ~~December 31, 2008~~. The planned development or relevant portion of the planned ~~December 31, 2018~~ development shall become void after the ten year period has expired and the development or portion of the development has not commenced construction or the

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development or relevant portion thereof has failed to proceed under due diligence and in good faith to completion resulting in expiration of the building permit or other development order. If the planned development or portion thereof expires, an amendment to this ordinance shall be required prior to the issuance of any development orders.

42. Pod "G" (Exhibit "2"), if developed with a self-storage use, shall be issued a building certificate of occupancy only after a certificate of occupancy has been issued for a minimum of: 1) one building in Pod "A"; 2) two buildings in Pod "B" and 3) 15,000 gross square feet of gross floor area including residential development in Pod "C". The development of Pod "F" shall be completed no later than the completion of Pod "C".

43. The development may be allowed three freestanding signs along the N.W. 39th Avenue frontage. The maximum height may not exceed ten feet. Signage shall be allowed as follows: one main entrance sign with a maximum of 72 square feet; one self-storage sign with a maximum of 32 square feet, and one west entrance sign with a maximum of 16 square feet. Freestanding signs shall be separated by a minimum distance of 300 feet. Freestanding signs shall not be internally illuminated. No additional freestanding signs shall be allowed for individual buildings or pods.

44. Only one secondary freestanding sign shall be permitted along N.W. 51st Street. The maximum height of the sign shall be 8 feet. The maximum size of the sign shall not exceed 24 square feet. In lieu of said sign, a residential sign may be permitted. If the

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1 residential sign is freestanding, the maximum size shall not exceed 24 square feet. If
2 the residential sign is wall-mounted, the maximum size shall not exceed 24 square feet
3 on one side of the wall. The signs shall not be internally illuminated.

4 45. The base of all freestanding signs shall be landscaped up to a minimum of 3 feet from
5 the supports of the sign. Landscape materials and vegetation shall be used to achieve a
6 terraced-like effect.

7 46. The leading edge of all freestanding signs shall maintain a setback of ten (10) feet from
8 the property line of the development.

9 47. Except as otherwise provided in this ordinance, signage within the development, shall
10 be governed by the standards provided in the development plan report (Exhibit "3").

11 48. Amendments to the floodplain elevations must be in accordance with the City of
12 Gainesville Flood Control Ordinance and the Federal Emergency Management Agency
13 (FEMA) regulations.

14 49. The planned development shall maintain an architectural review board with at least one
15 licensed architect who serves as a voting member on the board

16 50. The development of self-service storage use shall not be allowed unless the land use
17 amendment to Planned Use District becomes effective as provided in Section 8 of
18 Ordinance No. 960940.

19 51. ~~If the owner/developer acquires the property parcel to the east, currently owned by~~
20 ~~Clay Electric, then the owner/developer agrees not to oppose annexation into the City.~~

21 (Intentionally left blank.)

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52. All streets within the planned development shall be private streets and shall be identified by street numbers with reference to 39th Avenue and 51st Street.

53. The developer shall construct a bus shelter architecturally consistent with the Magnolia Parke development on the N.W. 39th Avenue development frontage, or an area on N.W. 39th Avenue proximate to Magnolia Parke, which meets all the RTS and handicap accessibility requirements. The exact location of the shelter must be coordinated with RTS, Planning and the Building Department. Elevations of the shelter must be submitted and approved prior to final development plan approval of any building on Pod I. The bus shelter must be built, inspected and approved prior to the issuance of any preliminary or final Certificate of Occupancy for any buildings on Pod I.

54. The 15 foot landscape buffer along the north property line of Pod I shall, at a minimum, be landscaped in accordance with Buffer C, Option Y of Section 30-253, Chart B of the Land Development Code.

55. The development standards for Pod A, as provided in the Magnolia Parke PD Report, shall apply to Pod I, except as otherwise provided in the PD Report.

56. The uses permitted in Pod I shall be those listed in Table 4 of the Planned Development Report. No accessory gasoline service stations or filling pumps shall be permitted on Pod I.

57. The development of Pod I shall maximize pedestrian access to open space and recreation areas within the Magnolia Parke PD. A pedestrian access shall be provided on the northern portion of Pod I when the second building is constructed, to provide a

CODE: Words ~~stricken~~ are deletions; words underlined are additions.

1 connection through Pod G to the planned walking trail surrounding the preserved
2 wetland north of the Magnolia Parke PD.

3 58. The Wetlands Mitigation Plan for the development of Pod I is adopted and attached
4 hereto as Exhibit "4", and made a part hereof as if set forth in full. All created
5 wetlands, as provided in the mitigation plan, shall be created and landscaped prior to
6 the issuance of a certificate of occupancy for Pod I.

7 59. The created wetlands which are approved as part of the Wetlands Mitigation Plan for
8 Pod I, shall be landscaped in accordance with the plan. The created wetland on Pod I,
9 as identified on the PD Layout Plan, shall include 15 gallon trees planted every 35 feet
10 surrounding the perimeter of the created wetland.

11 60. Vehicular access to Pod I shall be gained internally from the Magnolia Parke
12 Development. A vehicular access or curb cut from N.W. 39th Avenue shall be
13 prohibited.

14 61. Permitted uses for Pod G shall include self-service storage, (see ordinance number
15 960940), and those uses listed in Table 4 of the PD Report.

16 62. The development standards for Pod C, as provided in the Magnolia Parke PD Report,
17 shall apply to Pod G if developed as a use other than self-service storage, unless
18 otherwise provided for in this ordinance and the PD Report.

19 63. Except as expressly provided herein, the use, regulations and development of the property in
20 "Pods A, B, C, D, E, F, G, and I" shall be governed as if this land were zoned "MU-1: 10-

CODE: Words ~~stricken~~ are deletions; words underlined are additions.

30 units/acre mixed use low intensity", and in "Pod H" the property shall be governed as if this land were zoned "CON: Conservation district", Land Development Code.

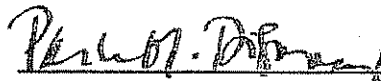
Section 5. Any person who violates any of the provisions of this ordinance shall be deemed guilty of a municipal ordinance violation and shall be subject to fine or imprisonment as provided by section 1-9 of the Gainesville Code of Ordinances. Each day a violation occurs or continues, regardless of whether such violation is ultimately abated or corrected, shall constitute a separate offense.

Section 6. If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

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


Section 8. This ordinance shall become effective immediately upon final adoption.


PASSED AND ADOPTED this 11th day of September, 2000.


Paula M. DeLaney, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:


Kurt Lannon,
Clerk of the Commission


Marion J. Radson, City Attorney
SEP 12 2000

CODE: Words ~~stricken~~ are deletions; words underlined are additions.

070763

LEGAL DESCRIPTION

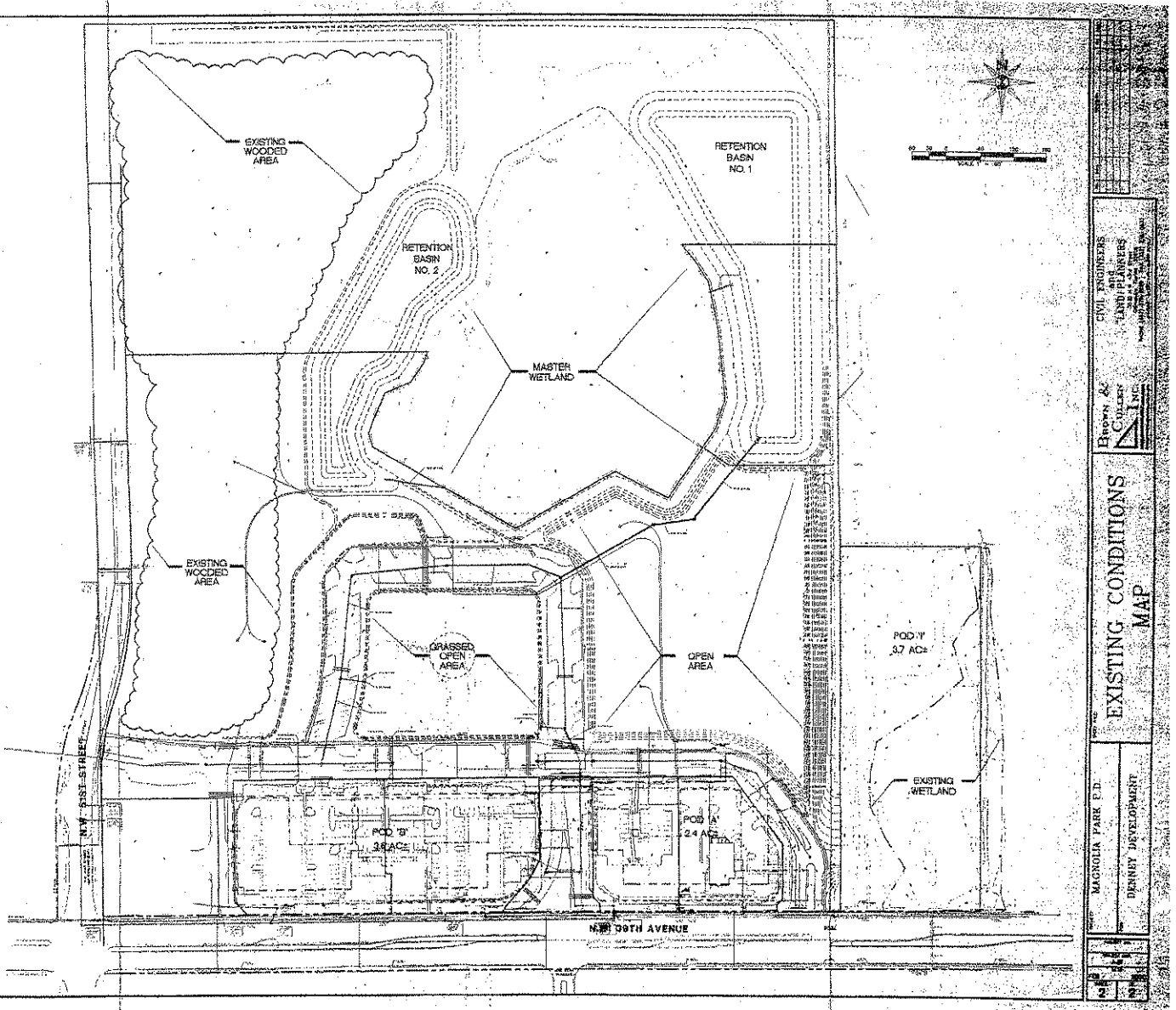
A part of the East half ($E \frac{1}{2}$) of the Southeast quarter ($SE \frac{1}{4}$) of Section 22, Township 9 South, Range 19 East, Alachua County, Florida: being more particularly described as follows:

Commence at the Southeast corner of said East half ($E \frac{1}{2}$) of the Southeast quarter ($SE \frac{1}{4}$) and run thence North 89 degrees, 49 minutes, 38 seconds West, along the South boundary thereof, 1322.34 feet to the Southwest corner of said East half ($E \frac{1}{2}$) of Southeast quarter ($SE \frac{1}{4}$), thence North 0 degrees, 06 minutes, 22 seconds East, along the West boundary of said East half ($E \frac{1}{2}$) of Southeast quarter ($SE \frac{1}{4}$), 50.00 feet to the North right-of-way line of Northwest 39th Avenue and the point of beginning, thence continue North 0 degrees, 06 minutes, 22 seconds East, along said West boundary, 645.86 feet thence South 89 degrees, 49 minutes, 38 seconds East, 250.00 feet, thence South 0 degrees, 06 minutes, 22 seconds West, parallel to said West boundary, 645.86 feet to said North right-of-way line, thence North 89 degrees, 49 minutes, 38 seconds West, along said right-of-way line 250.00 feet to the point of beginning.

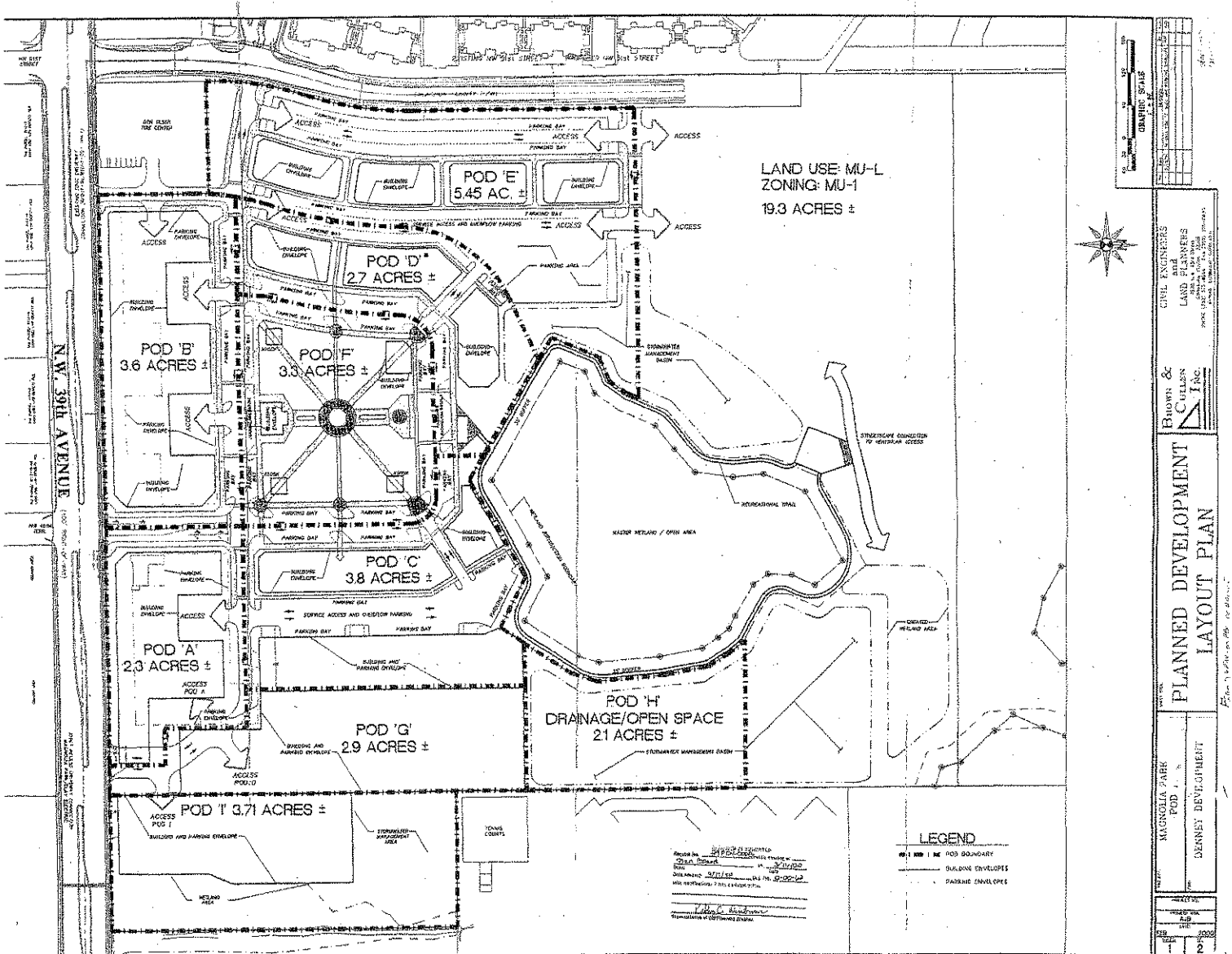
Petition No. 193LUC-99 PB

City of Gainesville
Ord. No. 990952--Eff. Date: 3/13/00
DCA No.: 00-S3

070763



070763



Petition 128PDV-07PB Brown & Cullen, Inc., agent for Denney Family Limited Partnership. (Magnolia Park PD Extension.) Re-establishment of the Magnolia Park PD with a new development schedule for a maximum of five years. Zoned: PD (Planned Development.) Located in the 4700 block of Northwest 39th Avenue.

Bede Massey, Planner gave the Staff presentation and stated that the Magnolia Park PD that was adopted in 1997 has expired and the petitioner is requesting that it be re-established for a period of twenty years, as Staff is recommending five years.

Chair Polshek inquired if any of the changes or additions has anything to do with the overall planning of Magnolia Park. Ms. Massey stated no as the primary concern is to get more time as there have been changes that have been requested by the concurrency Planner that will affect the language pertaining to concurrency management. Mr. Hilliard clarified and stated that no additional development can move forward due to the expiration of the PD.

Stewart Cullen, representative for the petitioner stated that the only change in substance that they are asking for is to extend the date on the PD, as they have not proposed to change any of the design standards or change the PD layout plan. Mr. Stewart detailed the time frame of the expired PD and stated that when they completed the update in 1999-2000 they thought the PD was being extended for four or five years and later realized that the PD referred back to the original expiration PD date of August 2007.

Mr. Cullen gave a presentation on where things are currently with the PD and stated that the PD boundary itself did not include a wetland, as the property to the north has been sold and part of that approval was for a pedestrian connection from the PD through the property. Mr. Cullen added that in the past ten years they were able to construct 111,00 square feet of non-residential and 18,000 square feet of residential, and have at least 170,000 square feet of non-residential and a minimum of 62,000 square feet of residential to construct. Mr. Cullen stated that Staff's recommendation of five years may not be enough time.

Mr. Cohen inquired if the PD is extended for another ten years will the concurrency also be extended. Mr. Cullen stated that they are not asking for any more concurrency, as this project is in the Transportation Concurrency Area, which does not require concurrency requirements based on the TCEA, as the original 10 years has expired.

Chair Polshek inquired from Staff why they are proposing five years and not the requested ten by the petitioner. Mr. Hilliard stated that Staff sees this development as being very close to being concluded. Mr. Hilliard suggested that the Board approve the petition for five years with the ability of the City Commission to grant an extension without having to come back to the Plan Board. Mr. Cullen stated that he is agreeable with that suggestion.

Mr. Cullen stated that in the Staffing report on page 1, second paragraph, line 2 should state ... "to construct the latest last phase of the development (Pod I-2)."

070763

Minutes
City Plan Board

Petition 128 PDV-07 PB

November 15, 2007
Page 2

Motion By: Randy Wells	Seconded By: David Gold
Moved To: Approve with Staff's conditions and with a five year extension approvable by the City Commission.	Upon Vote: 7 – 0.

These minutes are not a verbatim account of this meeting. Tape recordings from which the minutes were prepared are available from the Community Development Department of the City of Gainesville.