



City of Gainesville  
Department of Doing  
Planning Division

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Gainesville, FL 32627-0490  
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**CITY PLAN BOARD STAFF REPORT**

**PUBLIC HEARING DATE:** October 24, 2019

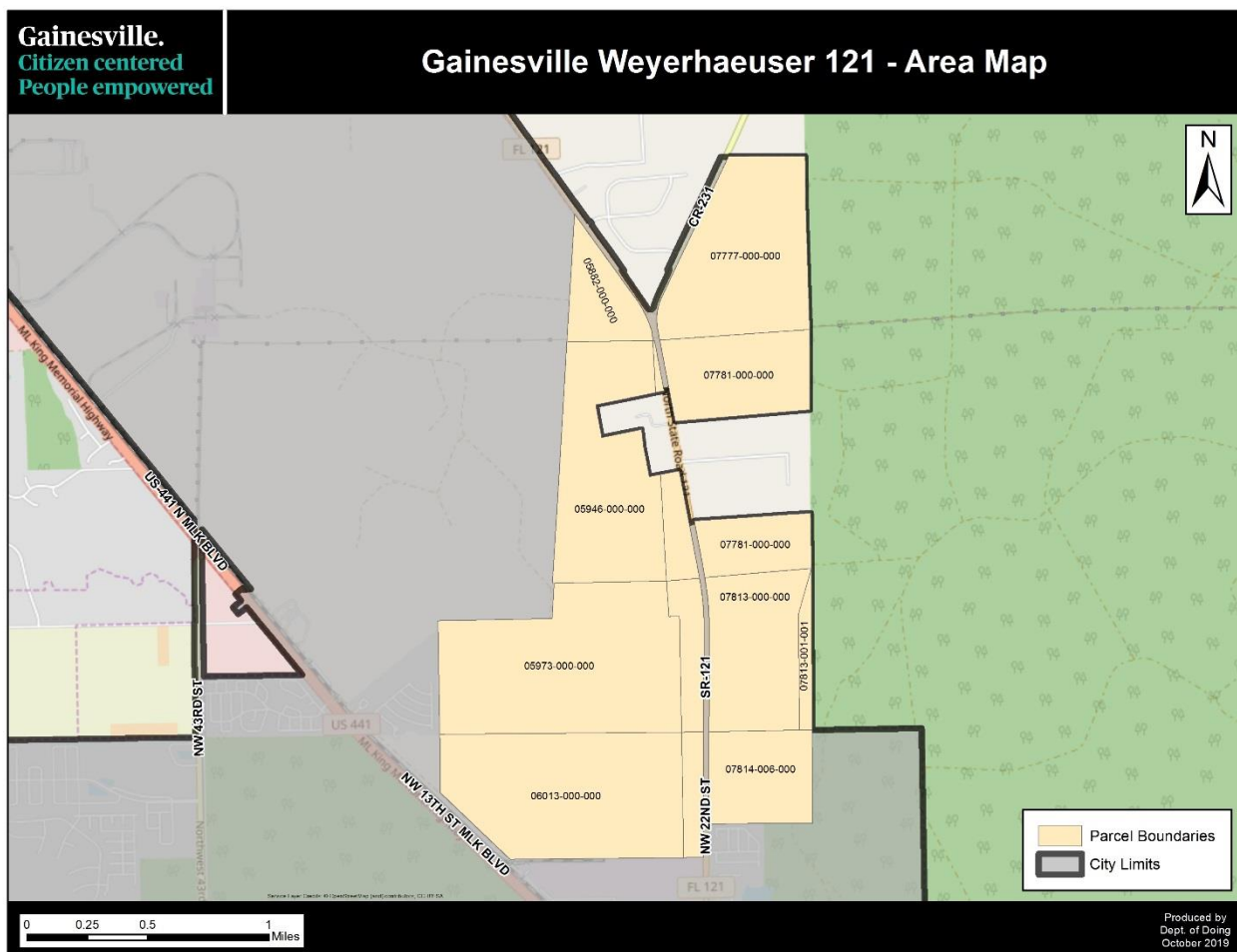
**ITEM NO:** 2

**PROJECT NAME AND NUMBER:** Gainesville Weyerhaeuser 121 (PB-19-129 ZON)

**APPLICATION TYPE:** Rezoning (Quasi-Judicial)

**RECOMMENDATION:** Approve

**CITY PROJECT CONTACT:** Brittany McMullen



**Figure 1: Location Map**

**APPLICATION INFORMATION:****Agent/Applicant:** City of Gainesville**Property Owner(s):** Weyerhaeuser Company**Related Petition(s):** Petition PB-19-128 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map from City of Gainesville Planned Use District (PUD), Residential Low-Density (RL), Single-Family Residential (SF) and Conservation (CON) to Agriculture (AGR). Generally located to the west and east of SR 121 and North of NW 77th Avenue.**Legislative History:** Petition PB-17-65. Eda engineers-surveyors-planners, inc., agent for Weyerhaeuser NR Company. Rezone property from Alachua County Agriculture (A) district to City of Gainesville Planned Development (PD) district to allow for single family residential, multi-family residential, mixed-use development, conservation management areas, and to allow for a managed transition from silviculture use to urban development. Located east and west of SR 121, north of NW 77th Avenue, and south of 122nd Place.

Ordinance No. 070447. An Ordinance amending the City of Gainesville 2000-2010 Comprehensive Plan Future Land Use Map' changing the land use categories of certain property from the Alachua County land use category of "Rural/Agriculture" and the City of Gainesville land use category of "Agriculture" to the land use categories of "Single-Family (up to 8 units per acre)", "Residential Low-Density (up to 12 units per acre)", and "Conservation", and by overlaying the "Planned Use District" category over certain portions of the property, as more specifically described and shown in this ordinance, consisting of approximately 1,778 acres; generally located north of U.S. 441 and Northwest 74<sup>th</sup> Place lying east and west of SR 121 and CR 231, and south of Northwest 121<sup>st</sup> Avenue; providing for time limitations; creating and adopting Policy 4.3.4; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Ordinance No. 100189. An Ordinance amending the City of Gainesville 2000-2010 Comprehensive Plan Future Land Use element; amending Ordinance No. 070447 that adopted Policy 4.3.4 relating to the LandMar Development; generally located north of U.S. 441 and Northwest 74<sup>th</sup> Place lying east and west of SR 121 and CR 231, and south of Northwest 121<sup>st</sup> Avenue and consisting of approximately 1,778 acres; providing for extension of rezoning time limitations; amending Policy 4.3.4; by renaming the Development; amending and revising certain environmental and transportation policies; providing directions to the City Manager and the Codifier; providing a severability clause; and providing an effective date.

Ordinance No. 110700. An ordinance of the City of Gainesville, Florida, amending Ordinance No. 070447 (as was subsequently amended by Ordinance No. 100189) related to Plum Creek Planned Use District (PUD); by providing an extension of time to adopt a Planned Development (PD) zoning ordinance; by deleting redundant Section 4 of both Ordinance No. 070447 and Ordinance No. 100189; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Ordinance No. 150540. An ordinance of the City of Gainesville, Florida, amending Ordinance No. 070447 (as was subsequently amended by Ordinance Nos. 100189 and 110700) to extend the deadline for the property owner/developer to have a Planned Development (PD) zoning ordinance adopted that implements the adopted Plum Creek Planned Use District (PUD) land use overlay; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Ordinance No. 170996. An ordinance amending Ordinance No. 070447 (as was subsequently amended by Ordinance Nos. 100189, 110700, and 150540) to extend the deadline for the property owner/developer to have a Planned Development (PD) zoning ordinance adopted that implements the adopted Plum Creek Planned Use District (PUD) land use overlay; providing a severability clause' providing a repealing clause; and providing an immediate effective date.

**Neighborhood Workshop:** October 21, 2019

<b>SITE INFORMATION:</b>
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<b>Address:</b>	<b>None</b>
<b>Parcel Number(s):</b>	<b>07814-006-000, 06013-000-000, 05973-000-000, 07813-000-000, 07813-001-001, 07781-000-000, 05946-000-000, 07781-000-000, 07777-000-000, 05882-000-000</b>
<b>Acreage:</b>	<b>± 1,778</b>
<b>Existing Use:</b>	<b>Silviculture</b>
<b>Land Use Category:</b>	<b>City of Gainesville Planned Use District (PUD), Residential Low-Density (RL), Single-Family Residential (SF) and Conservation (CON)</b>
<b>Zoning District:</b>	<b>Alachua County Agriculture (A)</b>
<b>Overlay District:</b>	<b>None</b>
<b>Transportation Mobility Program Area:</b>	<b>Zone E</b>
<b>Census Tract:</b>	<b>18.02, 19.08</b>
<b>Water Management District(s):</b>	<b>St. Johns River Water Management District, Suwannee River Water Management District</b>
<b>Special Feature(s):</b>	<b>Hague Flatwoods Strategic Ecosystem, Wetlands, Special Flood Hazard Areas</b>
<b>Annexed:</b>	<b>2007</b>
<b>Code Violations:</b>	<b>No open cases</b>

**PROPOSED ZONING CHANGE:**

**Table 1. Proposed Zoning Change (in acres)**

Zoning District	Description	Existing Acres	Proposed Acres
A	Alachua County Agriculture	1,778	0
AGR	City of Gainesville Agriculture	0	1,778
<b>Total Acres</b>		1,778	1,778

**ADJACENT PROPERTY CHARACTERISTICS:**

**Table 2. Adjacent Property Characteristics\***

	Existing Use(s)	Future Land Use Category	Zoning District
<b>North</b>	Single-family residential, Silviculture, Undeveloped lands including wetlands	Alachua County Rural/Agriculture	Alachua County Agricultural
<b>South</b>	Single-family residential, Industrial, Silviculture, Undeveloped lands including wetlands	Residential Low-Density, Agriculture, Industrial	Planned Development, Agriculture, General Industrial
<b>East</b>	Silviculture, Undeveloped lands including wetlands	Alachua County Rural/Agricultural, Preservation	Agricultural
<b>West</b>	Deerhaven Generating Station, Mobile home park, Conservation, Warehouse, Wetlands	Public and Institutional Facilities, Conservation, Residential Low-Intensity	Public Services and Operations, Mobile Home, Conservation

\*See Appendix B – Adjacent Land Use and Zoning District Maps

**BACKGROUND, PURPOSE AND DESCRIPTION:**

This petition proposes to rezone the subject property from Alachua County Agriculture (A) to City of Gainesville Agriculture (AGR).

The subject property consists of approximately 1,778 acres known as "Plum Creek" in the City's Comprehensive Plan and is generally located to the west and east of SR 121 and North of NW 77th Avenue. The southernmost portion of the property, approximately 460 acres, was annexed in 1992, and the remaining acreage was annexed in 2007 (Ord. 060731). At the time of annexation the property had a future land use designation of Alachua County Rural/Agricultural. Much of the subject property has historically been used for silvicultural activities.

On January 26, 2009, the City Commission adopted Ordinance No. 070447 and assigned the following four land use categories to the 1778-acre Plum Creek: 1) Conservation; 2) Single-Family; 3) Residential Low-Density; and 4) Planned Use District (PUD) overlay with an underlying land use category of Agriculture. Ordinance No. 070447 specified that Planned Development (PD) zoning must implement the Plum Creek areas with a land use designation of Single-Family, Residential Low-Density, and PUD (all of Plum Creek except those areas with a Conservation land use designation). Although Ordinance No. 070447 stated that the rezoning to PD for the portions designated Single-Family and Residential Low-Density could occur incrementally over time upon request of the owner/developer, the ordinance gave a time limit to the owner/developer of 18 months to have a PD rezoning ordinance adopted for the PUD portion of Plum Creek. If this time limit was not met, the consequence was that the PUD land use overlay would be automatically removed and thereby leave that portion of Plum Creek with a land use category of Agriculture. On October 21, 2010, the City Commission adopted Ordinance No. 100189 and extended the subject PD rezoning deadline until July 26, 2012. On May 3, 2012, the City Commission adopted Ordinance No. 110700 and extended the deadline until July 26, 2016. On March 3, 2016, the City Commission adopted Ordinance No. 150540 and extended the deadline until July 26, 2018.

On June 15, 2017, the owner/developer submitted an application to have a PD rezoning ordinance adopted for the PUD portion of Plum Creek, and on October 26, 2017, the City Plan Board held a hearing on the application (PB-17-65 PD). The Board recommended approval of the petition with certain conditions. On June 7, 2018, at the owner/developer's request, the City Commission adopted Ordinance 170996 extending the deadline by which a PD rezoning ordinance must be adopted for the property to July 26, 2019. This was the fourth extension request granted since approval of the original land use amendment in 2009.

In July of 2019, after working with the owner/developer to resolve several aspects of the proposal to work towards a resolution of the PD rezoning application, staff presented to the City Commission the Commission's three possible options for consideration regarding the subject property (see Appendix C – 2019 Gainesville Weyerhaeuser 121 Update). Since the original adoption of the land use plan for the property, significant changes have occurred including the adoption of a new City Land Development Code and environmental regulations, expansion of wetlands on the subject property, a change in property owner/developer, and changes on the City Commission. These facts were considered by the City Commission, which moved to direct staff to prepare a City-initiated land use amendment and related rezoning petition to designate the entire property as City of Gainesville Agricultural land use and the accompanying Agricultural zoning district, with the City Commission welcoming applications by the property owner at any time in the future to re-designate the subject property's land use and zoning in consideration of the property's present conditions and context and the City's currently in effect Comprehensive Plan and Land Development Code.

**Table 3. Land Action Timeline**

Year	Action	Result
1992	Referendum Under Boundary Adjustment Act	Annexation of southern 460 acres of property.
2007	Adoption of Ordinance 060731	Annexation of northern 1319 acres.
2009	Adoption of Ordinance 070447	Adoption of Comprehensive Plan Policy 4.3.4 and associated City of Gainesville land use designations.
2010	Adoption of Ordinance 100189	Extended timeframe for adoption of PD zoning to July 26, 2012, renamed development to Plum Creek, amended certain environmental and transportation policies.
2012	Adoption of Ordinance 110700	Extended timeframe for adoption of PD zoning to July 26, 2016.
2016	Adoption of Ordinance 150540	Extended timeframe for adoption of PD zoning to July 26, 2018.
2017	PD Rezoning Petition presented to City Plan Board (PB-17-65 ZON)	City Plan Board recommends approval of PD Rezoning with conditions.
2018	Adoption of Ordinance 170996	Extended timeframe for adoption of PD zoning to July 26, 2019.

**STAFF ANALYSIS AND RECOMMENDATION:**

**The City of Gainesville Land Development Code outlines criteria for reviewing rezoning requests. This petition has been reviewed according to this criteria.**

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

Permitted uses within the AGR zoning district include: agricultural, forest and fishing uses, animal specialty services, campgrounds, community residential homes (up to 6 residents), equipment rental and leasing (heavy and light), farmers markets, golf courses, membership sports and recreation clubs, pet services, public parks and recreational facilities, indoor recreation, single-family dwellings, solar generation station and veterinary services. The maximum residential density permitted within the AGR zoning district is .2 units/acre, and the maximum lot coverage is 20%.

The proposed AGR zoning designation is compatible with the existing Alachua County Agriculture zoning and supports the existing use at the property. In addition, allowable uses and density/intensity regulations are compatible with adjacent properties, most of which are zoned Agriculture, Public Services, or Conservation. Allowances for residential development in this zoning category are less intense than those existing residential developments within close proximity to the site.

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

The provisions of the Agricultural district are intended to protect watersheds, wilderness, and scenic areas and conserve wildlife, as well as preserve open space; promote forestry, the growing of crops and grazing; provide for spacious developments; and encourage the orderly expansion of urban development. Agricultural zoning is suitable for continued silviculture activity at the property.

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

All properties located to the east of the subject site are zoned for Agriculture. A large majority of the property located to the west is zoned Public Services and is the location of the Deerhaven Generating Station. The proposed AGR zoning district will be compatible with these surrounding properties, and is consistent with the historical zoning and use at the property.

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

Rezoning the property from Alachua County Agriculture to City of Gainesville Agriculture will encourage the continued use of the property for silviculture purposes which is appropriate and consistent with historical use.

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

Applicable portions of current city plans will be applied to evaluate for impacts to concurrency, levels of service, stormwater impacts, availability of affordable housing, and other items if new development is proposed at the property in the future.

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

The proposed rezoning will significantly increase the land area available for agricultural purposes within the City limits (see Table 4 below):

**Table 4. Future Land Use Category Total Acreage for 2019**

<b>Future Land Use Category</b>	<b>Description</b>	<b>Total Acres 2019</b>	<b>Occupied Acres</b>	<b>Vacant Acres</b>	<b>Percent Occupied</b>	<b>Proposed Increase in Acres</b>
<b>AGR</b>	Agriculture	941.3	935	6.3	99%	± 1,778

*Note:* The data in this table was obtained from the City of Gainesville, Department of Doing, Geographic Information Systems (GIS) Division.

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

The majority of the property has been utilized for timber production since the late 1960s. There has not been a recent substantial change to the character of the development area under consideration.

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

**Future Land Use Element – Agriculture (AGR)**

**This land use category identifies existing lands which are expected to continue in agricultural production and ancillary uses. Land development regulations shall allow single-family densities of 1 unit per 5 acres. It is not expected that lands designated for urban uses will be converted to agricultural production.**

Finding: The subject property has historically been used for silviculture operations and the designation of Agricultural future land use will allow for the continuation of this use.

**Objective 4.6 The City’s Land Development Code shall provide a regulating mechanism to ensure consistency between the land use categories established in this Future Land Use Element and the zoning districts established in the Land Development Code.**

Finding: The rezoning petition will support and implement the companion land use change petition which proposes to amend the future land use at the property to Agricultural.

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

The facts, testimony, and reports of this petition will be presented at both the City Plan Board meeting and the City Commission meeting. The public will have the opportunity to examine the petition and the Board and Commission will make a determination as to whether this petition meets the stated criteria in the Land Development Code and Comprehensive Plan.

**CONCLUSION AND RECOMMENDATION**



City Plan Board Staff Report  
Petition Number: PB-19-129 ZON

Staff has evaluated the rezoning according to the criteria outlined in the Land Development Code and recommends approval of Petition PB-19-129 ZON.

**LIST OF APPENDICES:****Appendix A Area Maps**

- Parcel Map
- Existing Land Use
- Proposed Land Use
- Existing Zoning
- Proposed Zoning

**Appendix B Supplemental Documents:**

- 2019 Memo to City Commission
- Neighborhood Workshop Documents
- Application

**Appendix A – Area Maps**

Parcel Map

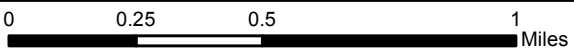
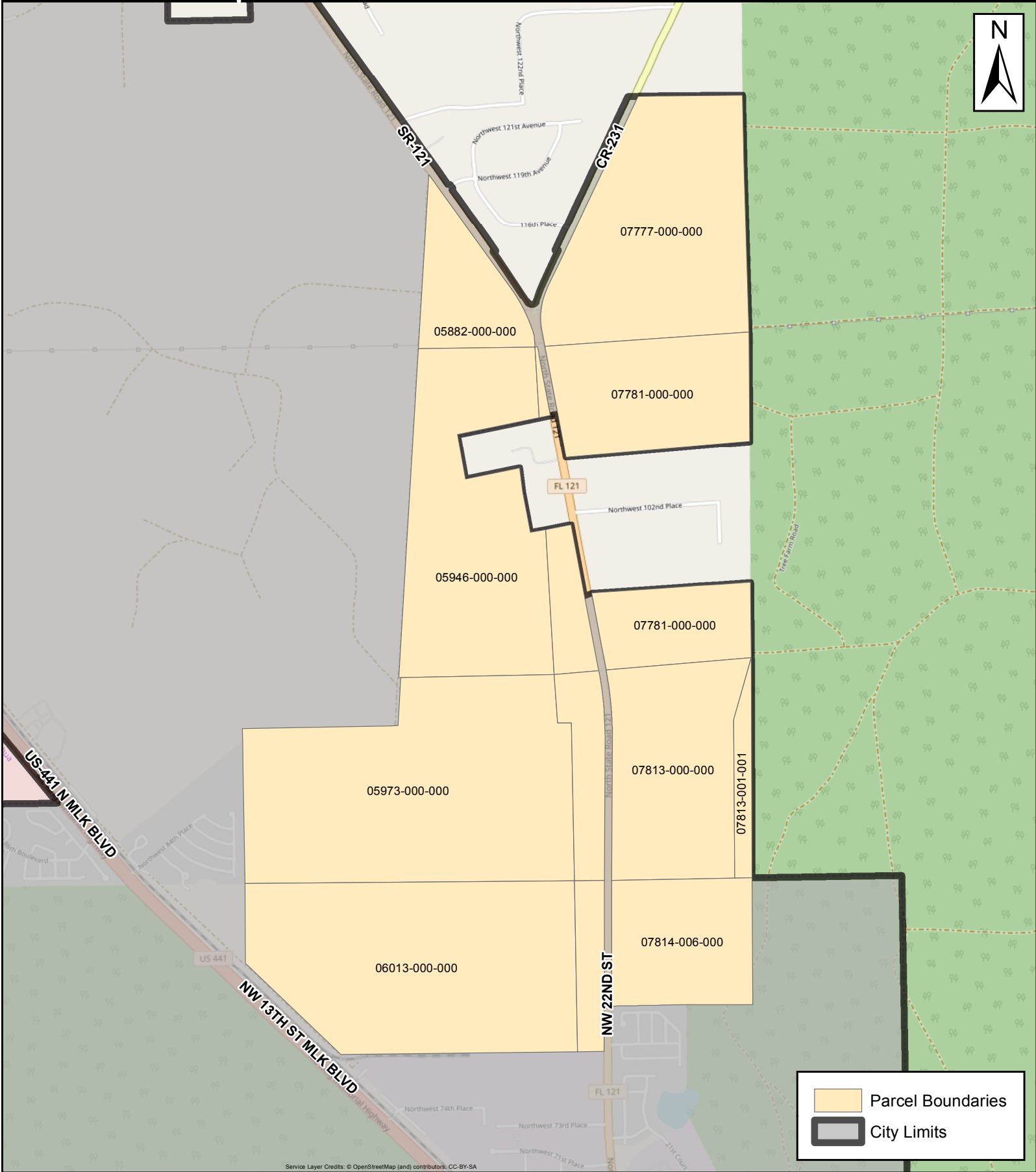
Existing Future Land Use

Proposed Future Land Use

Existing Zoning

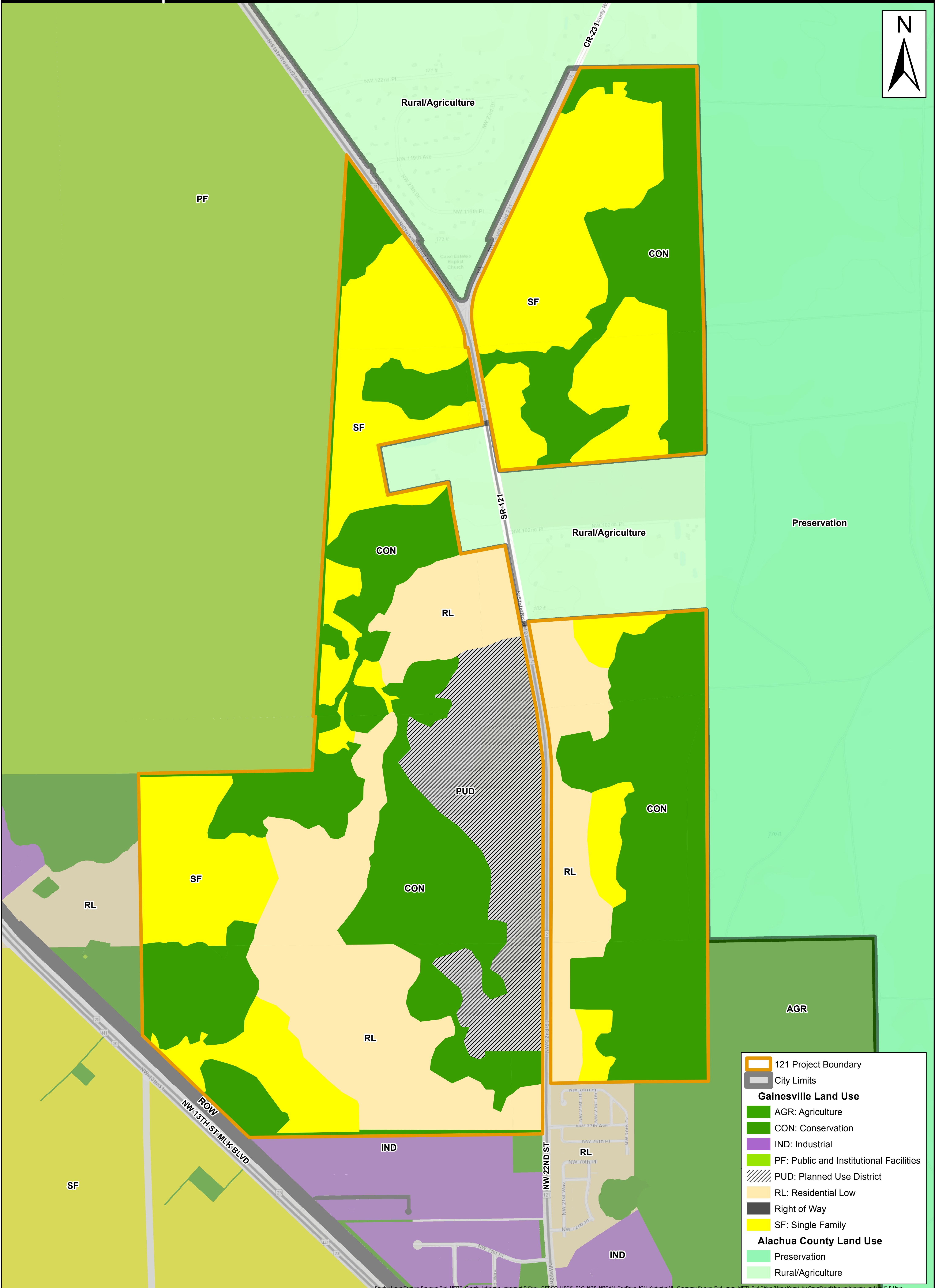
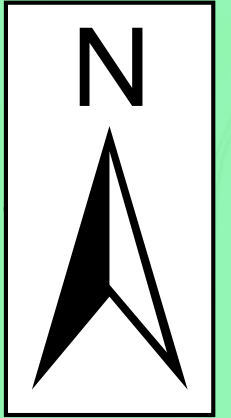
Proposed Zoning

# Gainesville Weyerhaeuser 121 - Area Map



Service Layer Credits: © OpenStreetMap (and) contributors, CC-BY-SA

# 121 Project Area - Current Land Use



**121 Project Boundary**

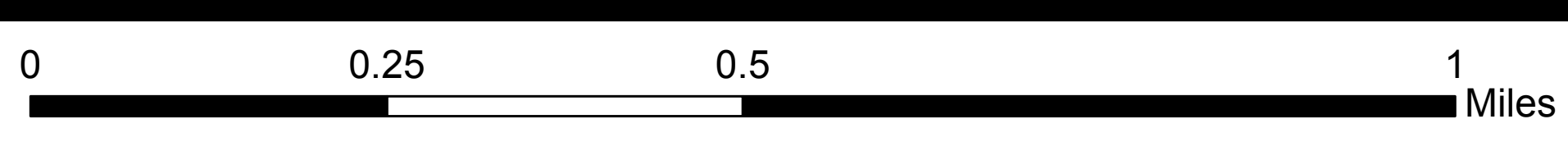
**City Limits**

**Gainesville Land Use**

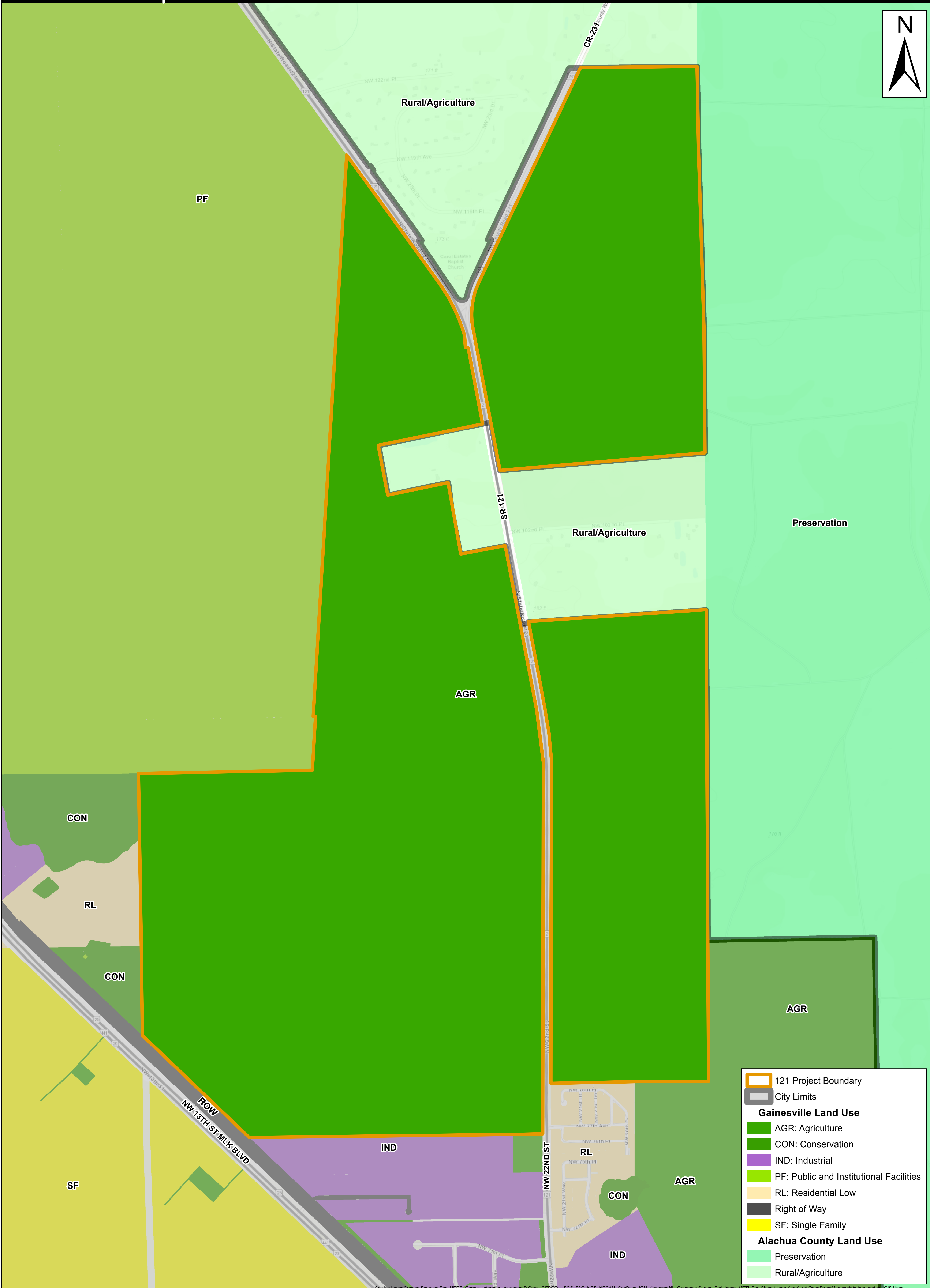
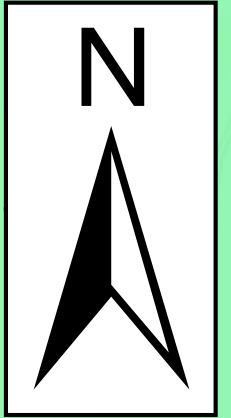
- AGR: Agriculture
- CON: Conservation
- IND: Industrial
- PF: Public and Institutional Facilities
- PUD: Planned Use District
- RL: Residential Low
- Right of Way
- SF: Single Family

**Alachua County Land Use**

- Preservation
- Rural/Agriculture



# 121 Project Area - Proposed Land Use



**121 Project Boundary**

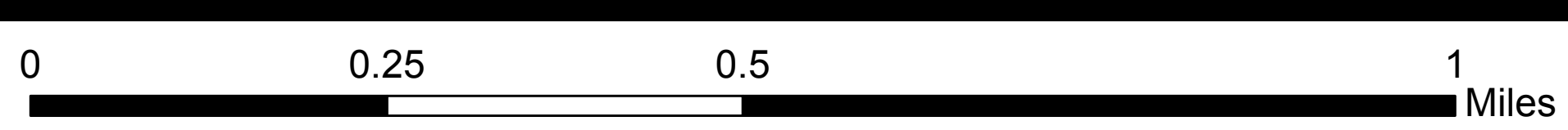
**City Limits**

**Gainesville Land Use**

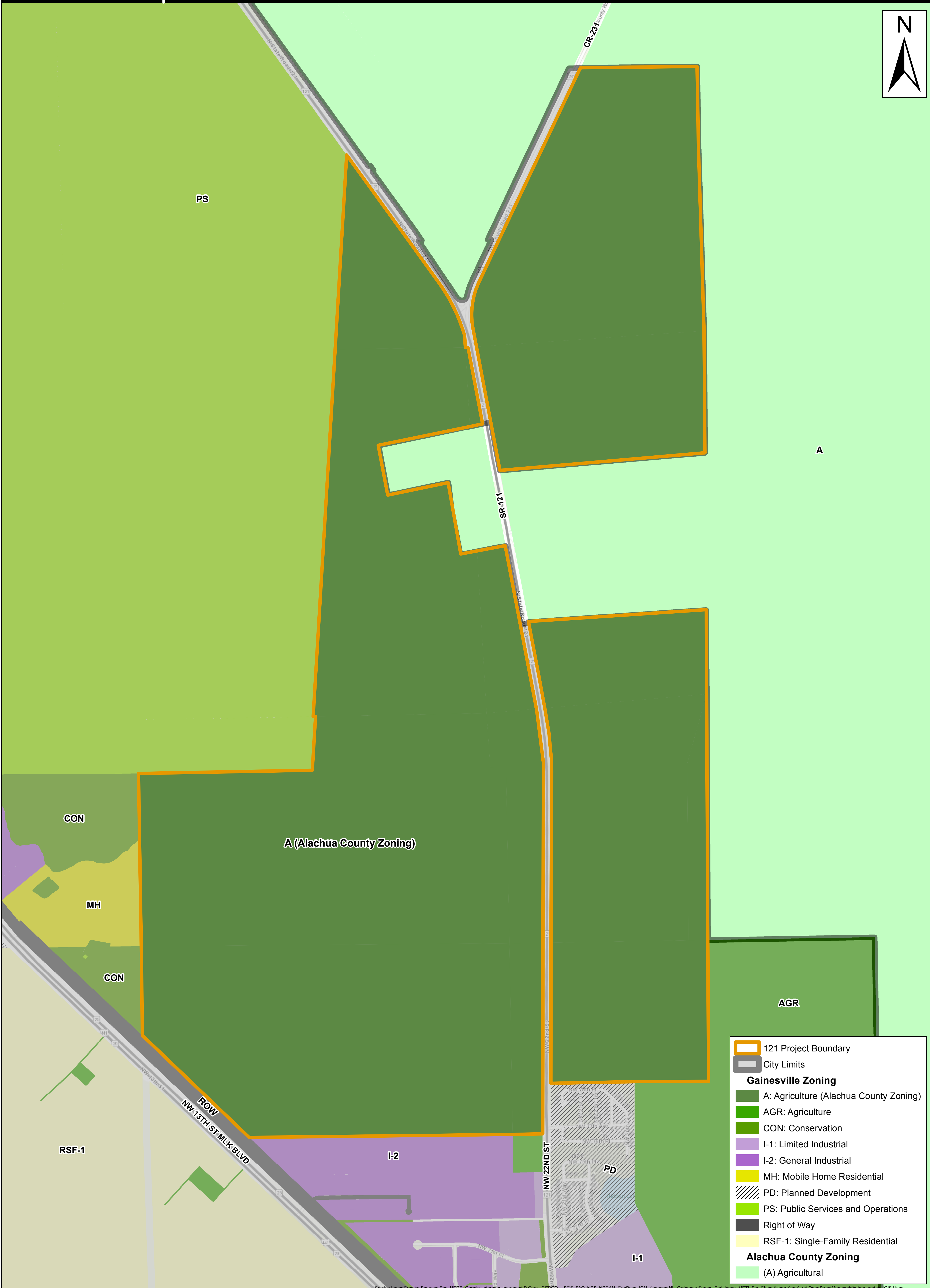
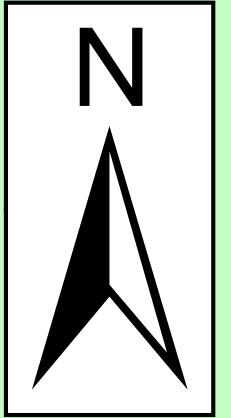
- AGR: Agriculture
- CON: Conservation
- IND: Industrial
- PF: Public and Institutional Facilities
- RL: Residential Low
- Right of Way
- SF: Single Family

**Alachua County Land Use**

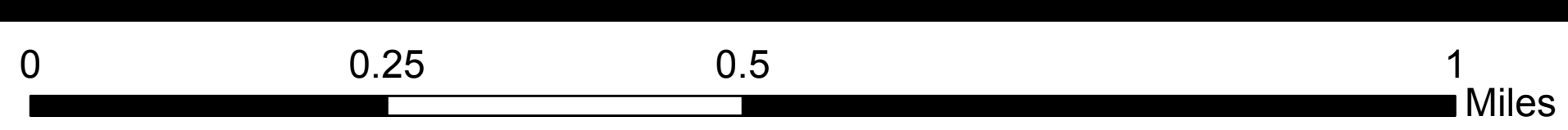
- Preservation
- Rural/Agriculture



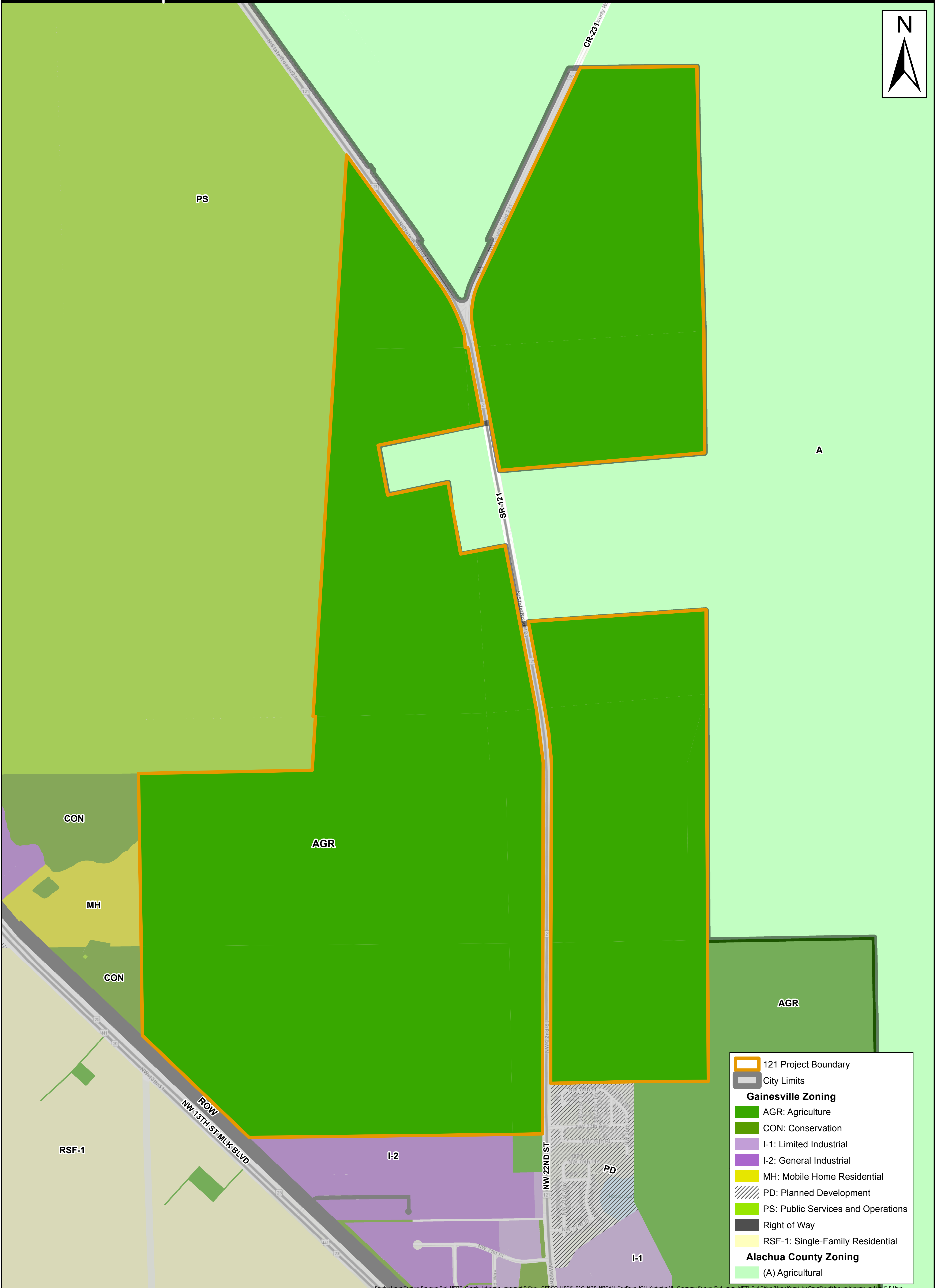
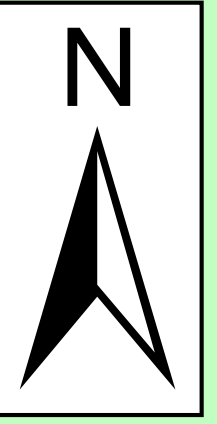
# 121 Project Area - Current Zoning



	121 Project Boundary
	City Limits
<b>Gainesville Zoning</b>	
	A: Agriculture (Alachua County Zoning)
	AGR: Agriculture
	CON: Conservation
	I-1: Limited Industrial
	I-2: General Industrial
	MH: Mobile Home Residential
	PD: Planned Development
	PS: Public Services and Operations
	Right of Way
	RSF-1: Single-Family Residential
<b>Alachua County Zoning</b>	
	(A) Agricultural



# 121 Project Area - Proposed Zoning



**121 Project Boundary**

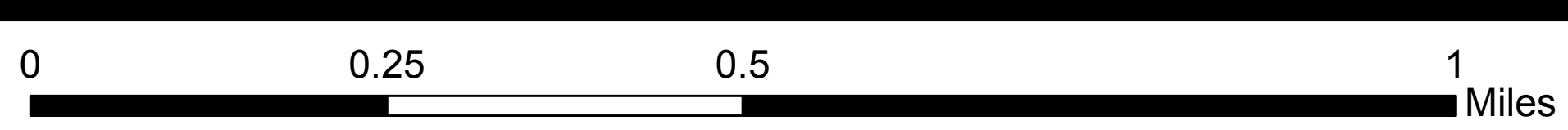
**City Limits**

**Gainesville Zoning**

- AGR: Agriculture
- CON: Conservation
- I-1: Limited Industrial
- I-2: General Industrial
- MH: Mobile Home Residential
- PD: Planned Development
- PS: Public Services and Operations
- Right of Way
- RSF-1: Single-Family Residential

**Alachua County Zoning**

- (A) Agricultural



**Appendix B – Supplemental Documents**

2019 Memo to City Commission  
Neighborhood Workshop Documents  
Application





## Legislation Text

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**File #:** 190000., **Version:** 2

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### **Gainesville Weyerhaeuser 121 Update (NB)**

The purpose of this item is to discuss options and seek direction from the City Commission regarding the Gainesville Weyerhaeuser 121 property.

On June 7, 2018, at the owner/developer's request, the City Commission adopted Ordinance No. 170996 extending the deadline by which a PD rezoning ordinance must be adopted for the subject property to July 26, 2019. This was the fourth extension request granted since the approval of the original land use amendment over a decade ago.

Over the past year, the owner and city staff have met on several occasions to attempt to resolve several aspects of the proposal and work towards a resolution of the PD rezoning application. City staff received letters on May 28<sup>th</sup> and June 3<sup>rd</sup>, indicating Weyerhaeuser's agreement with several conditions related to the application. With the extension deadline set to expire on July 26, 2019, staff is seeking direction from the City Commission in how to proceed.

Staff has identified three possible options for the City Commission to consider:

Option 1: Direct staff to prepare a City-initiated land use amendment and related rezoning petition to designate the entire property to the City of Gainesville Agricultural land use and the accompanying Agricultural zoning district. Since the original adoption of the land use plan for the property, significant changes that have occurred over the past decade including, the adoption of a new City Land Development Code and environmental regulations, expansion of wetlands on the subject property, a change in property owner/developer, and changes on the City Commission. These facts warrant City Commission consideration.

Option 2: Take no action whereby the PUD land use portion of the site would revert to an Agricultural land use designation as described in more detail below. Option 2 would leave an island of Agricultural Land Use directly on SR 121, surrounded by pockets of Conservation, Single-Family, and Residential Low-Density Land Use.

Option 3: Direct staff to begin the process for advertising a public hearing on the Zoning application for a future City Commission Meeting. Option 3 is the owner/developer's preferred option.

#### **Background:**

The subject property consists of approximately 1,778-acre development called "Plum Creek" in the City's Comprehensive Plan, which is generally located north of US 441 and along the east and west sides of SR 121 (NW 22nd Street).

On January 26, 2009, the City Commission adopted Ordinance No. 070447 and assigned the following four land use categories to the 1778-acre Plum Creek: 1) Conservation; 2) Single-Family; 3) Residential Low-Density; and 4) Planned Use District (PUD) overlay with an underlying land use category of Agriculture.

Ordinance No. 070447 specified that Planned Development (PD) zoning must implement the Plum Creek areas with a land use designation of Single-Family, Residential Low-Density, and PUD (all of Plum Creek except those areas with a Conservation land use designation). Although Ordinance No. 070447 stated that the rezoning to PD for the portions designated Single-Family and Residential Low-Density could occur incrementally over time upon request of the owner/developer, the ordinance gave a time limit to the owner/developer of 18 months to have a PD rezoning ordinance adopted for the PUD portion of Plum Creek. If this time limit was not met, the consequence was that the PUD land use overlay would be automatically removed and thereby leave that portion of Plum Creek with a land use category of Agriculture.

On October 21, 2010, the City Commission adopted Ordinance No. 100189 and extended the subject PD rezoning deadline until July 26, 2012. On May 3, 2012, the City Commission adopted Ordinance No. 110700 and extended the deadline until July 26, 2016. On March 3, 2016, the City Commission adopted Ordinance No. 150540 and extended the deadline until July 26, 2018.

On June 15, 2017, the owner/developer submitted an application to have a PD rezoning ordinance adopted for the PUD portion of Plum Creek, and on October 26, 2017, the City Plan Board held a hearing on the application.

None.

The City Commission discuss the update and provide direction to staff on their preferred option.

# MINUTES

## Neighborhood Workshop

### Proposed Large-Scale Land Use Amendment and Rezoning Gainesville Weyerhaeuser 121

**Date:** Monday, October 21, 2019

**Time:** 6:00 PM

**Where:** Senior Recreation Center at Northside Park  
(5701 NW 34th Blvd, Gainesville, FL 32653)



A neighborhood workshop was held by the City of Gainesville to discuss changing the land use and zoning of the property owned by Weyerhaeuser Company in Northwest Gainesville (approximately 1,778 acres in total).

The purpose of the workshop was to inform neighboring property owners and interested members of the public of the nature of the proposals and to seek their input.

Brittany McMullen, Planner III, gave a brief presentation covering the property location and the proposed land use and zoning change, providing maps of existing land use and zoning as a reference. Liliana Kolluri, Environmental Coordinator, and Yvette Thomas, Planner IV, were also in attendance and assisted with answering questions from the public.

Questions were raised for clarification of existing designations versus proposed designations. One attendee asked for clarification on what the current land use designation is, to which Ms. McMullen pointed out the existing land use designations on the display map. Another attendee asked if the “yellow” areas on the map had already been rezoned to agriculture. Ms. McMullen explained that the underlying land use has not been changed, but the current zoning designation has not changed from its original designation of Alachua County Agriculture. In response to a question of whether the City will be changing the land use designations to match the agriculture zoning, Ms. McMullen explained that both the land use and the zoning must match, and that the City is proposing to change the land use designation to agriculture along with the zoning.

A neighboring property owner brought up concerns over the property’s access to GRU, telecommunications, and traffic at the intersection of US 441 and SR 121, and wanted to know how residential development may impact traffic. Ms. McMullen further clarified that the proposal was to remove the designation for residential development, and that there were no expected impacts to traffic, utilities, or telecommunications as a result of the agriculture designation. The designation of the property for agriculture would allow for the continuation of the current use at the site, silviculture, which is an agricultural use. The same property owner expressed concerns about the owner of the subject property coming back later to apply for another land use change to

develop the property. Ms. McMullen reiterated that the current petition was to designate the property to agriculture, and that the property owner does have the option of applying for a different designation in the future.

A question was asked regarding the location of the property in relation to the wellfield, to which Ms. Kolluri answered that the property is located within a wellfield. Another resident asked for clarification on the current zoning and why it was indicated as "Alachua County". Ms. McMullen explained that the property was zoned for agriculture within Alachua County at the time that it was annexed, and that the zoning designation had not yet been changed. The proposal at this time is to change the zoning designation to City of Gainesville Agriculture, which is overall very similar to the County's Agricultural zoning district. The same resident asked if any areas of conservation would remain, and Ms. McMullen explained that the existing conservation land use that is designated at the property would be changed to agriculture if the petition is approved. A follow up question was asked about whether or not the City has a conservation plan. Ms. McMullen replied that there is a conservation element in the City's Comprehensive Plan, however it would not apply to this property. A resident asked if changing the land use designation back to Agriculture would lead to a lawsuit, to which Ms. McMullen replied that she could not speak to that issue.

One resident asked why the project has taken so long and why there is a change being proposed now. Ms. McMullen explained that a deadline was in place for July of 2019 to designate a City zoning district, and that that deadline was not met. This is what prompted the City Commission to have a discussion and direct staff to change the land use and rezone the entire property to Agriculture.

A resident asked about the County's involvement in the issue, to which Ms. McMullen replied that the County does not typically get involved in land use and zoning changes for property that has been annexed into City limits, and the property was annexed in 2007. A question was raised as to how the City would provide for water and sewer at the property. Ms. McMullen explained that no changes in services are expected as a result of the land use and zoning change.

A question was raised about the schedule for the Comprehensive Plan change, to which Ms. McMullen replied that it is being processed as part of this request. One property owner expressed that he had assumed this proposal was a joint venture with the property owner. Ms. McMullen clarified that this petition was initiated by the City Commission.

Ms. McMullen gave a final reminder that the petitions would be heard before the City Plan Board on Thursday, October 24, 2019 at 6:30 p.m. and let attendees know that if they are unable attend the meeting but would like to relay comments to the Plan Board, they could e-mail her the comments and they would be passed along.

The meeting concluded at approximately 6:30 p.m.

190534B



City of Gainesville  
Department of Doing  
PO Box 490, Station 11  
Gainesville, FL 32627-0490  
306 NE 6<sup>th</sup> Avenue  
P: (352) 334-5022  
F: (352) 334-2648

### WORKSHOP SIGN -IN FORM

#### Gainesville Weyerhaeuser 121 Neighborhood Workshop – 10/21/19

(Please print)

NAME	ADDRESS
Charles Peck Day/Onega Peck	4911 NW 37th Drive Gainesville 32605
Tina Adams	7820 NW 21st way Gainesville FL 32618
Levin Gaston	10606 SR 121 North
Rob & LaTrelle Davis	2031 NW 102 PL 32609
John SPRAGUE	2546 NW 119 Ave GNB 32609
L P LOGAN	2319 NW 119th Ave
EM LOGAN	2319 NW 119th Ave



City of Gainesville  
 Department of Doing  
 PO Box 490, Station 11  
 Gainesville, FL 32627-0490  
 306 NE 6<sup>th</sup> Avenue  
 P: (352) 334-5022  
 F: (352) 334-2648

**WORKSHOP SIGN -IN FORM**

**Gainesville Weyerhaeuser 121 Neighborhood Workshop – 10/21/19**

(Please print)

NAME	ADDRESS
Emminger	7823 NW 20th Dr 32609 (Eryn's Gardens)
Juan Cartillo	<del>30</del>
David Coffey	
Tim JACKSON	
Lawrence Calder	

# Neighborhood Workshop

## Proposed Large-Scale Land Use Amendment and Rezoning

**Date:** Monday, October 21, 2019

**Time:** 6:00 PM

**Where:** Senior Recreation Center at Northside Park  
5701 NW 34th Blvd, Gainesville, FL 32653



A neighborhood workshop will be held by the City of Gainesville to discuss changing the land use and zoning designations of approximately 1,778 acres for a property located to the west and east of State Road 121 and north of NW 77th Avenue (a reference map is included on Page 2 of this notification).

The proposal is to change the future land use designation of the property from Planned Use District (PUD), Residential Low-Density (RL), Single-Family Residential (SF) and Conservation (CON) to Agriculture (AGR); and to rezone the property to City of Gainesville Agriculture (AGR).

Contact Brittany McMullen (Planner) at [McMullenBA@CityofGainesville.org](mailto:McMullenBA@CityofGainesville.org) or (352) 393-8688 if you need more information or if you cannot attend the workshop and you wish to provide comments.

**This is not a public hearing. The purpose of the meeting is to inform neighboring property owners and interested members of the public of the nature of the proposals and to seek their input.**





10/2/19

190534B

## Public Notice

The City of Gainesville Department of Doing will hold a neighborhood workshop to discuss proposed land use and zoning changes at a property generally located along the east and west sides of SR 121 and north of NW 77<sup>th</sup> Ave. The proposal is to change the future land use designation of approximately 1,778 acres from Planned Use District (PUD), Residential Low-Density (RL), Single-Family Residential (SF) and Conservation (CON) to Agriculture (AGR); and to rezone the property to City of Gainesville Agriculture (AGR). The purpose of the meeting is to inform neighboring property owners and interested members of the public of the nature of the proposal and to seek their input. The meeting will be held on Monday, October 21, 2019 at 6:00 p.m. at the Senior Recreation Center at Northside Park (5701 NW 34th Blvd, Gainesville, FL 32653). Contact the Department of Doing at (352) 393-8620 (or by email at [cogplanning@cityofgainesville.org](mailto:cogplanning@cityofgainesville.org)) for more information.

GF-GH09484

Neighborhood Workshop Notice

07814-100-135 SR 121 project  
ADAMS & ADAMS  
7808 NW 20TH WAY  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-090 SR 121 project  
ADAMS ROBERT L SR & TINA L  
7820 NW 21ST WAY  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-079 SR 121 project  
AGUAYO & DIAZ  
2114 NW 78TH PL  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

06013-003-000 SR 121 project  
ALACHUA COUNTY  
408 W UNIVERSITY AVE STE 106  
GAINESVILLE FL 32601

Neighborhood Workshop Notice

07781-001-000 SR 121 project  
ALACHUA COUNTY  
12 SE 1ST ST  
GAINESVILLE FL 32601

Neighborhood Workshop Notice

07814-100-075 SR 121 project  
ALFORD RYAN PEACHMAN & HOLLY  
DAVIS  
7843 NW 20TH DR  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-105 SR 121 project  
ANTOINE-DIALLOBE JULIE P  
7751 NW 21ST DR  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

06011-001-000 SR 121 project  
ARC IV L.L.C.  
PO BOX 61102  
CHICAGO IL 60606

Neighborhood Workshop Notice

05882-010-059 SR 121 project  
BAGEANT BETTY H  
1609 NE 30TH ST  
OCALA FL 34479-3333

Neighborhood Workshop Notice

07814-100-002 SR 121 project  
BAILEY CORTLAND & KATHERINE  
2143 NW 77TH AVE  
GAINESVILLE FL 32653

Neighborhood Workshop Notice

07814-100-098 SR 121 project  
BANNER MARIENE FAITH  
2135 NW 78TH PL  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-097 SR 121 project  
BLAKLEY & STAMPER  
2145 NW 78TH PL  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-078 SR 121 project  
BLOODWORTH DERRICK & LATRICIA  
2110 NW 78TH PL  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-030-012 SR 121 project  
BLUE JAMES D & JENNIFER M  
2146 NW 75TH PL  
GAINESVILLE FL 32653

Neighborhood Workshop Notice

07814-100-118 SR 121 project  
BOYKIN MICHELLE LATRICE  
7816 NW 21ST DR  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07784-000-000 SR 121 project  
BRABHAM BETTY  
3110 SE 29TH LN  
GAINESVILLE FL 32641-9343

Neighborhood Workshop Notice

07814-100-094 SR 121 project  
BROCK HAROLD CRAIG & AMY  
MELISSA  
7811 NW 21ST WAY  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-010-065 SR 121 project  
BUSHEE & SMITH  
11814 NW 25TH DR  
GAINESVILLE FL 32609-4013

Neighborhood Workshop Notice

07814-100-041 SR 121 project  
CAMACHO MARIA ELENA  
2147 NW 76TH PL  
GAINESVILLE FL 32653

Neighborhood Workshop Notice

07782-003-000 SR 121 project  
CASE RONALD E & NANCY L  
1917 NW 102ND PL  
GAINESVILLE FL 32653-0972

Neighborhood Workshop Notice

07814-100-093 SR 121 project  
CENTENO EBED  
7801 NW 21ST WAY  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07781-002-000 SR 121 project  
CITY OF GAINESVILLE  
200 E UNIVERSITY AVE  
GAINESVILLE FL 32601

Neighborhood Workshop Notice

05882-010-050 SR 121 project  
CLARK ALFRED L II TRUSTEE  
102 BLACK CREEK RD  
OSWEGO NY 13126

Neighborhood Workshop Notice

07814-100-082 SR 121 project  
COBIA PHILLIP K & CRYSTAL S  
2130 NW 78TH PL  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-033 SR 121 project  
COWART MARALYN  
2142 NW 76TH PL  
GAINESVILLE FL 32609-5849

Neighborhood Workshop Notice

05882-010-056 SR 121 project  
CRUCE & CRUCE  
11808 NW COUNTY RD 231  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-095 SR 121 project  
CURRY SHANORA  
2165 NW 78TH PL  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-010-067 SR 121 project  
DANIEL CUSTODIAN & ROWE  
11732 NW 25TH DR  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07785-000-000 SR 121 project  
DAVIS ROBERT E & CLAUDIA LATR  
2031 NW 102ND PL  
GAINESVILLE FL 32653

Neighborhood Workshop Notice

07785-002-000 SR 121 project  
DENNIS RHONDA GWEN  
11039 NW 60TH TER  
ALACHUA FL 32615

Neighborhood Workshop Notice

07814-100-038 SR 121 project  
DIX STAR N  
7610 NW 21ST WAY  
GAINESVILLE FL 32609-5081

Neighborhood Workshop Notice

07785-001-000 SR 121 project  
DOLWICK & PEREZ  
10207 N SR 121  
GAINESVILLE FL 32653

Neighborhood Workshop Notice

07814-100-068 SR 121 project  
DORTCH ALYSSA ANN & RANCE  
7757 NW 20TH DR  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-076 SR 121 project  
EDMUNDSON NICHOLAS E & APRIL  
2100 NW 78TH PL  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-073 SR 121 project  
EMMINGER JEFFREY & JULIE  
7823 NW 20TH DR  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-000 SR 121 project  
ERYN'S GARDEN AT BUCK BAY  
HOMEOWNERS ASSN  
5522 NW 43RD ST # B  
GAINESVILLE FL 32653

Neighborhood Workshop Notice

05984-000-000 SR 121 project  
ESTEPP & LEE & LEE CO-TRUSTEES  
8717 NW 13TH ST  
GAINESVILLE FL 32653

Neighborhood Workshop Notice

07814-100-034 SR 121 project  
EVANS & EVANS  
2148 NW 76TH PL  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-037 SR 121 project  
FELIX EMMANUEL  
7620 NW 21ST WAY  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-001 SR 121 project  
FENTON SIMON PAUL & MELISSA S  
2149 NW 77TH AVE  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-010-055 SR 121 project  
FLETCHER & FLETCHER  
1731 NW 6TH ST STE H  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-074 SR 121 project  
FOTI WILLIAM  
7833 NW 20TH DR  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-137 SR 121 project  
GARVIN & MERRICKS-GARVIN  
7745 NW 20TH WAY  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05946-002-000 SR 121 project  
GASTON WILLIAM G  
4901 NW 93RD AVE  
GAINESVILLE FL 32653-7823

Neighborhood Workshop Notice

07814-100-067 SR 121 project  
GONZALEZ & PANTOJA & RODRIGUEZ  
7747 NW 20TH DR  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-010-001 SR 121 project  
GOSWICK & HALES  
12132 NW COUNTY ROAD 231  
GAINESVILLE FL 32609-4034

Neighborhood Workshop Notice

07814-100-084 SR 121 project  
GREEN ROBERT LEE & MARIANA  
2140 NW 78TH PL  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05982-000-000 SR 121 project  
GREENE CLIFTON W JR  
PO BOX 94  
MCALPIN FL 32062

Neighborhood Workshop Notice

07814-100-070 SR 121 project  
GREINER LEONA  
7777 NW 20TH DR  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07778-001-000 SR 121 project  
HARRIS & LARSEN & LARSEN &  
LARSEN  
12214 NW COUNTY ROAD 231  
GAINESVILLE FL 32609-4036

Neighborhood Workshop Notice

07814-100-071 SR 121 project  
HARRIS DAVIE & ZALENE  
7787 NW 20TH DR  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-039 SR 121 project  
HARRIS MARSHAL R  
2157 NW 76TH PL  
GAINESVILLE FL 32609-5853

Neighborhood Workshop Notice

07814-100-083 SR 121 project  
HAYES ALTAMESE D  
2134 NW 78TH PL  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-092 SR 121 project  
HICKMAN TELVA A  
7800 NW 21ST WAY  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-010-022 SR 121 project  
HILL JOHN T TRUSTEE  
2536 NW 119TH AVE  
GAINESVILLE FL 32653

Neighborhood Workshop Notice

07814-100-088 SR 121 project  
HILL MARK HEIRS  
7840 NW 21ST WAY  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-010-058 SR 121 project  
HILL JAMES A  
1424 SE 17TH DR  
GAINESVILLE FL 32641

Neighborhood Workshop Notice

07814-100-077 SR 121 project  
HOUGH & WEESE  
2104 NW 78TH PL  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07778-005-000 SR 121 project  
HUNTER W D & MARCIA  
12311 NW COUNTY ROAD 231  
GAINESVILLE FL 32609-4037

Neighborhood Workshop Notice

07814-100-117 SR 121 project  
JACKSON CHARLES A  
7806 NW 21ST TER  
GAINESVILLE FL 32609

Neighborhood Workshop Notice  
05882-010-051 SR 121 project  
JACKSON S L  
11919 NW 23RD DR  
GAINESVILLE FL 32609-4018

Neighborhood Workshop Notice  
07814-100-081 SR 121 project  
JENKINS SAMUEL JOSEPH  
2124 NW 78TH DR  
GAINESVILLE FL 32609

Neighborhood Workshop Notice  
07814-100-040 SR 121 project  
KING JAMIE LOU  
2151 NW 76TH PL  
GAINESVILLE FL 32653

Neighborhood Workshop Notice  
05882-010-049 SR 121 project  
LOGAN L P & ELVIRA  
PO BOX 47  
LACROSSE FL 32658

Neighborhood Workshop Notice  
07814-100-069 SR 121 project  
LUI & LUI  
7767 NW 20TH DR  
GAINESVILLE FL 32609

Neighborhood Workshop Notice  
05882-010-066 SR 121 project  
MARIANA MARIA  
805 NE 11TH  
GAINESVILLE FL 32601

Neighborhood Workshop Notice  
05882-010-074 SR 121 project  
MCCOY THERESA A  
2335 NW 116TH PL  
GAINESVILLE FL 32609

Neighborhood Workshop Notice  
07779-001-000 SR 121 project  
NOLAN PATRICK W  
12421 NW COUNTY RD 231  
GAINESVILLE FL 32609

Neighborhood Workshop Notice  
07814-100-087 SR 121 project  
OIKONOMOU & RAPTIS W/H  
2154 NW 78TH PL  
GAINESVILLE FL 32609

Neighborhood Workshop Notice  
05882-010-020 SR 121 project  
PFALZGRAF JACQUELINE  
12002 NW 25TH DR  
GAINESVILLE FL 32609

Neighborhood Workshop Notice  
05882-010-076 SR 121 project  
JAMES & JAMES  
PO BOX 357991  
GAINESVILLE FL 32635

Neighborhood Workshop Notice  
05882-010-003 SR 121 project  
JOHNSON C P & LILLIAN  
2207 NW 121ST AVE  
GAINESVILLE FL 32609-4004

Neighborhood Workshop Notice  
07814-100-102 SR 121 project  
KING GUSSIE MAE  
7825 NW 21DT DR  
GAINESVILLE FL 32609

Neighborhood Workshop Notice  
07814-100-036 SR 121 project  
LONG WIMBERLY CHARLES  
7630 NW 21ST WAY  
GAINESVILLE FL 32609

Neighborhood Workshop Notice  
07814-100-091 SR 121 project  
LYKENS DAVID WAYNE  
7810 NW 21ST WAY  
GAINESVILLE FL 32609

Neighborhood Workshop Notice  
05882-010-069 SR 121 project  
MASSONI MICHAEL  
11712 NW 25TH DR  
GAINESVILLE FL 32609

Neighborhood Workshop Notice  
05882-010-064 SR 121 project  
MERKLEY BRENDA  
2525 NW 119TH AVE  
GAINESVILLE FL 32609

Neighborhood Workshop Notice  
05882-002-000 SR 121 project  
NORTH CENTRAL FLORIDA BAPTIST  
ASSN  
2630 NW 39TH AVE  
GAINESVILLE FL 32605-4713

Neighborhood Workshop Notice  
05882-010-000 SR 121 project  
OWENS-ILLINOIS DEVELOPMENT CO  
PO BOX 4937  
GREENWICH CT 06831

Neighborhood Workshop Notice  
07814-100-134 SR 121 project  
PITT-MCCLELLAND JESSE P & LAUREN  
ASHLEY  
7754 NW 20TH WAY  
GAINESVILLE FL 32609

Neighborhood Workshop Notice  
07814-100-123 SR 121 project  
JENKINS NACE JR HEIRS  
7753 NW 21ST TER  
GAINESVILLE FL 32609

Neighborhood Workshop Notice  
07814-100-089 SR 121 project  
KELLOCK ALEC & STACEY  
7830 NW 21ST WAY  
GAINESVILLE FL 32609

Neighborhood Workshop Notice  
07778-000-000 SR 121 project  
LARSEN & LARSEN & LARSEN  
12214 NW COUNTY RD 231  
GAINESVILLE FL 32609-4036

Neighborhood Workshop Notice  
05882-010-004 SR 121 project  
LOVEDAHL ETTA MARG  
2202 NW 121ST AVE  
GAINESVILLE FL 32609-4004

Neighborhood Workshop Notice  
07814-100-035 SR 121 project  
MANSOLO DALLAS D  
7640 NW 21ST WAY  
GAINESVILLE FL 32609

Neighborhood Workshop Notice  
07782-002-000 SR 121 project  
MCCLURE & SPURLING-WOOD  
1815 NW 102ND PL  
GAINESVILLE FL 32653

Neighborhood Workshop Notice  
05882-010-002 SR 121 project  
MORRISON J S & SHIRLEY  
12112 NW COUNTY ROAD 231  
GAINESVILLE FL 32609-4034

Neighborhood Workshop Notice  
05981-000-000 SR 121 project  
NSA PROPERTY HOLDINGS LLC  
6327 EDGEWATER DR  
ORLANDO FL 32810

Neighborhood Workshop Notice  
05882-010-072 SR 121 project  
PERRY WILMA JR & YVONNE  
2419 NW 116TH PL  
GAINESVILLE FL 32609-4012

Neighborhood Workshop Notice  
07814-100-086 SR 121 project  
PRITCHARD VICTORIA STUART  
2150 NW 78TH PL  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-133 SR 121 project  
PULLEY CARMEN N  
7744 NW 20TH WAY  
GAINESVILLE FL 32609-5856

Neighborhood Workshop Notice

07814-100-101 SR 121 project  
RAMKUMAR RUSSEL & MALA  
7746 NW 21ST DR  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-010-075 SR 121 project  
ROEBUCK ROBERT  
2325 NW 116TH PL  
GAINESVILLE FL 32609-4012

Neighborhood Workshop Notice

07814-100-080 SR 121 project  
ROLDAN RUTH EMILE  
2120 NW 78TH PL  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-085 SR 121 project  
SABOL ANTHRA DE ANGELO  
2144 NW 78TH PL  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-010-057 SR 121 project  
SANNER DAPHNE A  
PO BOX 1089  
HIGH SPRINGS FL 32655-1089

Neighborhood Workshop Notice

07814-100-120 SR 121 project  
SCOTT DENISE W  
7827 NW 21ST TER  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-010-024 SR 121 project  
SIMPKINS JOSEPH & STEPHANIE  
12013 N STATE RD 121  
GAINESVILLE FL 32653

Neighborhood Workshop Notice

05882-010-070 SR 121 project  
SMITH DARYL  
11702 NW 25TH DR  
GAINESVILLE FL 32609-4013

Neighborhood Workshop Notice

05882-010-023 SR 121 project  
SPRAGUE JOHN WALTER & LESLEY  
2546 NW 119TH AVE  
GAINESVILLE FL 32609-4008

Neighborhood Workshop Notice

07814-100-119 SR 121 project  
STERLING LACEAL M  
7826 NW 21ST TER  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-030-013 SR 121 project  
STEWART RONNIE WAYNE & COLEEN  
ANN  
7474 NW 75TH PL  
GAINESVILLE FL 32653

Neighborhood Workshop Notice

07814-100-103 SR 121 project  
SUAREZ JR & VALENTIN H/W  
7815 NW 21ST DR  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-096 SR 121 project  
SWINDLE STEVEN & ELIZABETH  
2155 NW 78TH PL  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-010-071 SR 121 project  
SZERENCSES ROBERT FERENC  
2625 SW 75TH ST APT 920  
GAINESVILLE FL 32608

Neighborhood Workshop Notice

07814-100-122 SR 121 project  
TURNBULL MARVA METELA  
7807 NW 21ST TER  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-010-054 SR 121 project  
WALDROP STACEY L  
11828 NW COUNTY RD 231  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-116 SR 121 project  
WARREN MARK & RACHEL N  
7752 NW 21ST TER  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05882-000-000 SR 121 project  
WEYERHAEUSER COMPANY  
100 PROFESSIONAL CENTER DR  
BRUNSWICK GA 31525

Neighborhood Workshop Notice

07814-100-072 SR 121 project  
WHITE BEVERLY  
PO BOX 6038  
GAINESVILLE FL 32627

Neighborhood Workshop Notice

07814-100-099 SR 121 project  
WHITE LORRAINE MORGAN  
7812 NW 21ST DR  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

05983-000-000 SR 121 project  
WHITNEY MHC LLC  
31200 NORTHWESTERN HIGHWAY  
FARMINGTON HILLS MI 48334

Neighborhood Workshop Notice

05882-010-068 SR 121 project  
WILKERSON REUBEN & RACHAEL L  
11722 NW 25TH DR  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-104 SR 121 project  
WILLIAMSON DEREK A & DEBRA D  
7805 NW 21ST DR  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-100 SR 121 project  
WILSON DEVERN Y  
7756 NW 21ST DR  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07779-000-000 SR 121 project  
WINDLE HARRY NEAL & ARLINE  
FRANCES  
12425 NW COUNTY RD 231  
GAINESVILLE FL 32609-4037

Neighborhood Workshop Notice

07814-100-003 SR 121 project  
WITT JOHN W JR & JENNIFER C  
2139 NW 77TH AVE  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

07814-100-121 SR 121 project  
WOULARD GARY & TAVORA  
7817 NW 21ST TER  
GAINESVILLE FL 32609

Neighborhood Workshop Notice

06013-006-000 SR 121 project  
YELVINGTON GAINESVILLE LLC  
2328 BELLEVUE AVE  
DAYTONA BEACH FL 32114

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ashton  
ROXANNE WATKINS  
4415 NW 58 AVE  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Black Acres/Black Pines  
REGINA HILLMAN  
506 NW 30 STREET  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri  
JOHN DOLES  
4539 NW 37 TER  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Debra Heights  
SARAH POLL  
PO BOX 14198  
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Duval  
GILBERT S MEANS, SR  
PO BOX 7  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Elizabeth Place  
GALE FORD  
715 NW 23 ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Golfview  
CHRIS MONAHAN  
222 SW 27 ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Hazel Heights  
ALLAN MOYNIHAN  
PO BOX 357412  
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop NoticeNeighborhood Workshop Notice

Ironwood  
NANCY TESTA  
4207 NE 17 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Kingswood Court  
BARBARA KELLEHER  
5350 NW 8 AVE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Landmark Woods  
PETER JANOSZ  
3418 NW 37 AVENUE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Northwood  
 SUSAN W WILLIAMS  
 P.O. BOX 357492  
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Oakview  
 DEBRA BRUNER  
 914 NW 14 AVE  
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree  
 JUDITH MORROW  
 3616 NW 54 LANE  
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Kirkwood  
 KATHY ZIMMERMAN  
 1127 SW 21 AVE  
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Raintree  
 RONALD BERN  
 1301 NW 23 TER  
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview  
 ROB GARREN  
 1805 NW 34 PL  
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood  
 KERRI CHANCEY  
 1310 NW 30 ST  
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Southeast Evergreen Trails  
 MAUREN RESCHLY  
 1208 SE 22 AVE  
 GAINESVILLE, FL 32641

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Springtree  
 KATHY MEISS  
 2705 NW 47 PL  
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood  
 KELLY AISSIN  
 4306 SW 5 AVE  
 GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Sugarhill  
CYNTHIA COOPER  
1441 SE 2 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn  
ATTN: URBAN DIRECTOR  
4055 NW 86 BLVD  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pinebreeze  
JUDITH MEDER  
3460 NW 46 PLACE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights  
MARCIA GREEN  
2215 NW 21 AVENUE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Pineridge  
BERNADINA TUCKER  
721 NW 20 AVENUE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Appletree  
CHRIS GARCIA  
5451 NW 35 DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton  
ROXANNE WATKINS  
4415 NW 58 AVE  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Duckpond  
STEVE NADEAU  
2821 NW 23 DR  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond  
MELANIE BARR  
216 NE 5 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Porters Community  
GIGI SIMMONS  
712 SW 5 STREET  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters  
INA HINES  
320 SW 5 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

University Park  
ROBERT MOUNTS  
1639 NW 11 RD  
GAINESVILLE, FL 32605-5319

Neighborhood Workshop Notice

Millennium Bank  
DANNY GILLILAND  
4340 NEWBERRY RD  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

University Park  
RICHARD DOTY  
2158 NW 5 AVENUE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

MAC McEACHERN  
1020 SW 11 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

BOBBIE DUNNELL  
3118 NE 11 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND  
225 SE 14 PL  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

KAREN BILLINGS  
2123 NW 72 PL  
GAINESVILLE, FL 32653





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

<b>OFFICE USE ONLY</b>	
Petition No. <u>PB-19-129 ZON</u>	Fee: \$ <u>N/A</u>
1 <sup>st</sup> Step Mtg Date: <u>N/A</u>	EZ Fee: \$ <u>N/A</u>
Tax Map No. <u>2447, 2448, 2547, 2548, 2647, 2648, 2747, 2748, 2846, 2847, 2848, 2849, 2946, 2947, 2948, 2949</u>	Receipt No. <u>N/A</u>
<b>Account No. 001-660-6680-3401 [ ]</b>	
<b>Account No. 001-660-6680-1124 (Enterprise Zone) [ ]</b>	
<b>Account No. 001-660-6680-1125 (Enterprise Zone Credit [ ]</b>	

<b>Owner(s) of Record (please print)</b>
Name: <u>Weyerhaeuser Company</u>
Address: <u>100 Professional Center Dr</u>
<u>Bunswick, GA 31525</u>
Phone: _____ Fax: _____
<b>(Additional owners may be listed at end of applic.)</b>

<b>Applicant(s)/Agent(s), if different</b>
Name: <u>City of Gainesville</u>
Address: <u>PO Box 490, Station 11</u>
<u>Gainesville, FL</u>
Phone: <u>352-334-5023</u> Fax: _____

***Note:** It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.*

<b>REQUEST</b>		
<b>Check applicable request(s) below:</b>		
<b>Future Land Use Map [ ]</b>	<b>Zoning Map [X]</b>	<b>Master Flood Control Map [ ]</b>
Present designation:	Present designation: <u>Agriculture (County)</u>	<b>Other [ ]</b> Specify:
Requested designation:	Requested designation: <u>Agriculture (City)</u>	

<b>INFORMATION ON PROPERTY</b>
1. Street address:
2. Map no(s):
3. Tax parcel no(s): <u>07777-000-000, 07781-000-000, 05882-000-000, 05946-000-000, 07813-000-000, 05973-000-000, 06013-000-000, 07814-006-000, 07813-001-001</u>
4. Size of property: <u>1,779</u> acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more <b>must</b> be accompanied by a market analysis report.</i>

**Certified Cashier's Receipt:**

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
  - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
  - c. Must correctly describe the property being submitted for the petition.
  - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

**6. INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES (NOTE: All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.)**

**A. What are the existing surrounding land uses?**

(Surrounding land use map to be provided as part of Staff Report)

North

Rural/Agriculture (Alachua County)

Public and Institutional Facilities (City of Gainesville)

South

Residential Low (City of Gainesville)

Industrial (City of Gainesville)

Agriculture (City of Gainesville)

East

Preservation (Alachua County)

Agriculture (Alachua County)

Agriculture (City of Gainesville)

West

Conservation (City of Gainesville)

Residential Low (City of Gainesville)

Single-Family Residential (City of Gainesville)

Industrial (City of Gainesville)

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

NO \_\_\_\_

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

N/A

C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

The request does not involve non-residential development.

Residential streets

Noise and lighting

D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO \_\_\_ YES X (If yes, please explain below)

See Staff Report.

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

a. Property in a historic district or property containing historic structures?

NO X YES \_\_\_

b. Property with archaeological resources deemed significant by the State?

NO X YES \_\_\_

F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community): See Staff Report

Redevelopment \_\_\_

Urban Infill \_\_\_

Activity Center \_\_\_

Urban Fringe \_\_\_

Strip Commercial \_\_\_

Traditional Neighborhood \_\_\_

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

See Staff Report.

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

See Staff Report.

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

See Staff Report.

Roadways

Recreation

Water and Wastewater

Solid Waste

Mass Transit

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

NO \_\_\_\_

YES \_\_\_\_ (please explain)

See Staff Report.

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

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

City of Gainesville  
 Owner/Agent Signature  
9/27/19  
 Date

STATE OF FLORDIA  
COUNTY OF \_\_\_\_\_

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

\_\_\_\_\_  
Signature – Notary Public

Personally Known \_\_\_\_ OR Produced Identification \_\_\_\_ (Type) \_\_\_\_\_