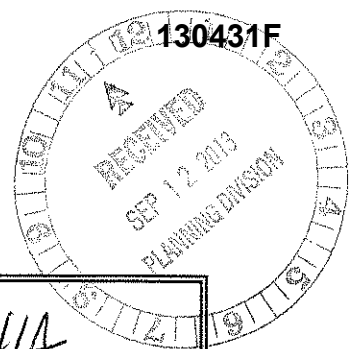


Appendix D Application and Neighborhood Workshop information



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY

Petition No. PD-13-92 ZON Fee: \$ GOVT N/A
 1st Step Mtg Date: _____ EZ Fee: \$ _____
 Tax Map No. _____ Receipt No. _____

Account No. 001-660-6680-3401 []
 Account No. 001-660-6680-1124 (Enterprise Zone) []
 Account No. 001-660-6680-1125 (Enterprise Zone Credit) []

Owner(s) of Record (please print)

Name: ADC Development & Investment Group, LLC
 Address: P.O. Box 238
Lake Butler, FL

Phone: _____ Fax: _____

(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different

Name: City of Gainesville
 Address: P.O. Box 490
Station 06
Gainesville, FL 32627-0490

Phone: _____ 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.

REQUEST

Check applicable request(s) below:

Future Land Use Map []	Zoning Map <input checked="" type="checkbox"/>	Master Flood Control Map []
Present designation:	Present designation: <u>PD</u>	Other [] Specify:
Requested designation:	Requested designation: <u>I-2</u>	

INFORMATION ON PROPERTY

1. Street address: In the vicinity of 820 NW 53rd Avenue
 2. Map no(s): 3250
 3. Tax parcel no(s): A portion of 07877-001-004
 4. Size of property: App. 9.78 acre(s)

All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.

Certified Cashier's Receipt:

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 1/2 x 11 in. sheet of paper, separate from any other information.
 - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
 - c. Must correctly describe the property being submitted for the petition.
 - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

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

A. What are the existing surrounding land uses?

North Agriculture

South Industrial & Agriculture for the parent parcel 07877-001-004.
Industrial for the subject parcel.

East Agriculture for parent parcel.
Industrial for the subject parcel.

West Industrial & Agriculture for parent parcel.
Industrial for the subject parcel.

B. Are there other properties or vacant buildings within 1/2 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?

There is no specific proposal for this site.

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

Residential streets *No adjacent residential streets.*

Noise and lighting *No adjacent residential use.*

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 (If yes, please explain below)

There are wetlands and flood hazard areas on the site. Any future proposed use will have to comply with the applicable City of Gainesville environmental regulations.

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

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

NO YES

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

NO YES

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

Redevelopment

Activity Center

Strip Commercial

Urban Infill

Urban Fringe

Traditional Neighborhood

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

There is no proposed development associated with this rezoning request.

- G. What are the potential long-term economic benefits (wages, jobs & tax base)?
Rezoning the parcel back to I-2 would add a developable portion of property back into the parent tax parcel 07877-001-004 with a matching zoning designation. This will make marketing and developing the parcel more straightforward, possibly resulting in a development, with jobs, wages, etc.
- H. What impact will the proposed change have on level of service standards?

Roadways None

Recreation None

Water and Wastewater None

Solid Waste None

Mass Transit None

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

NO

YES _____ (please explain)

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:	ADC Development & Investment
Address:	Group, LLC.
	P.O. Box 238
	Lake Butler, FL 32054
Phone:	(386) 496-3509 Fax: (386) 496-4309
Signature:	<i>[Signature]</i>

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.

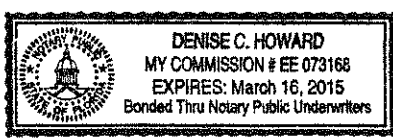
[Signature]
 Owner/Agent Signature Avery C. Roberts, Managing Member
 Date 9/11/2013

STATE OF FLORIDA
COUNTY OF Union

Sworn to and subscribed before me this 11th day of September 20 13 by (Name)
Avery C. Roberts, Managing Member of ADC Development & Investment Group, LLC.

[Signature]
Signature - Notary Public - Denise C. Howard

Personally Known OR Produced Identification (Type) _____



NEIGHBORHOOD WORKSHOP NOTES

Date: September 30, 2013

Time: 6:30 pm

**Place: Albert "Ray" Massey Westside Park Recreation Center
1001 NW 34th Street
Gainesville, FL 32605**

RE: Proposed rezoning from PD to I-2 on old One-Stop center property

Staff included:

Onelia Lazzari – City of Gainesville Planning & Development Services
Jason Simmons – City of Gainesville Planning & Development Services

The meeting was convened at 6:30 pm and was closed at 6:50 pm. There were no attendees from the public.

SIGN-IN SHEET

NEIGHBORHOOD WORKSHOP

Date: September 30, 2013

Time: 6:30 pm

Place: Albert "Ray" Massey Westside Park Recreation Center
1001 NW 34th Street
Gainesville, FL 32605

RE: Proposed rezoning from PD to I-2 on old One-Stop center property

No.	Print Name	Street Address	Signature
1	Onelia LAZZARI	City Planning	<i>Onelia Lazzari</i>
2	P Jason Simmons	Planning & Development Services	<i>Jason Simmons</i>
3			
4			
5			
6			
7			
8			
9			
10			

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed rezoning to I-2 (General industrial district) on an approximately 9.78 acre site located in the vicinity of 820 NW 53rd Avenue in Gainesville, FL. This rezoning is for a portion of tax parcel 07877-001-004. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments. The meeting will be held at 6:30 pm on September 30, 2013 at the Albert Ray Massey Westside Park Recreation Center located at 1001 NW 34th Street. Contact person: Jason Simmons 352-334-5022.

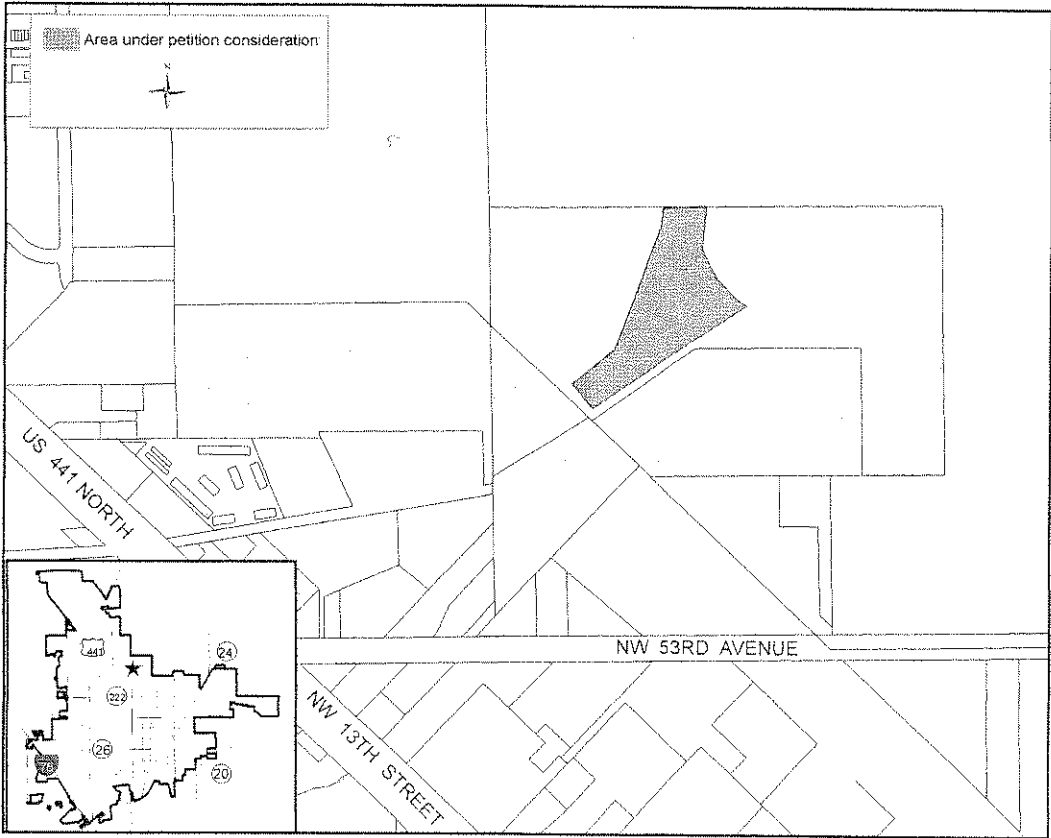
Gainesville Sun 9/16/13, pg 2A

NEIGHBORHOOD WORKSHOP

A Neighborhood Workshop will be held to discuss a proposed rezoning to I-2 (General industrial district) on an approximately 9.78 acre site located in the vicinity of 820 NW 53rd Avenue in Gainesville, FL.

- Date:** Monday, September 30, 2013
- Time:** 6:30 p.m.
- Place:** Albert "Ray" Massey Westside Park Recreation Center
1001 NW 34th Street
Gainesville, FL 32605
- Contact:** Jason Simmons
(352) 334-5022

The proposed zoning change is for a portion of tax parcel 07877-001-004 (see locator map below) to change the property from PD (Planned Development) to I-2. The I-2 zoning district allows a variety of industrial and manufacturing uses. Please see the complete list of permitted uses attached. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.



- l. Leather and leather products (MG-31).
- m. Stone, clay, glass, and concrete products (MG-32), excluding the following: hydraulic cement (IN-3241); lime (IN-3274); flat glass (IN-3211); glass containers (IN-3221); pressed and blown glass (not elsewhere classified) (IN-3229); brick and structural clay tile (IN-3251); ceramic wall and floor tile (IN-3253); clay refractories (IN-3255); structural clay products (not elsewhere classified) (IN-3259); vitreous plumbing fixtures (IN-3261); vitreous china food utensils (IN-3262); gypsum products (IN-3275); and ground or treated minerals (IN-3295).
- n. Primary metal industries (MG-33), excluding the following: steel works, blast furnaces, and rolling mills (IN-3312); electrometallurgical products (IN-3313); primary copper (IN-3331); primary aluminum (IN-3334); primary nonferrous metals (not elsewhere classified) (IN-3339); secondary smelting and refining of nonferrous metals (IN-3341); gray iron foundries (IN-3321); copper rolling and drawing (IN-3351); aluminum extruded products (IN-3354); aluminum rolling and drawing (IN-3355); aluminum die-castings (IN-3363); and copper foundries (IN-3366).
- o. Fabricated metal products, except machinery and transportation equipment (MG-34), excluding the following: nonferrous forgings (IN-3463); and metal coatings and allied services (IN-3479).
- p. Industrial and commercial machinery and computer equipment (MG-35).
- q. Electronic and other electrical equipment and components, except computer equipment (MG-36).
- r. Transportation equipment (MG-37).
- s. Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks (MG-38).
- t. Miscellaneous manufacturing industries (MG-39).
- u. Construction (Div. C).
- v. Transportation, communications, electric, gas and sanitary services (Div. E), including solar generation station in accordance with article VI.
- w. Wholesale trade (Div. F), excluding junkyards and salvage yards.
- x. Building materials, hardware, garden supply and mobile home dealers (MG-52).
- y. Fuel dealers (GN-598).
- z. Business services (MG-73); including disinfecting and pest control services (IN-7342), in accordance with article VI.
- aa. Automotive repair, services and parking (MG-75).
- bb. Miscellaneous repair services (MG-76).
- cc. Reserved.
- dd. Landscape and horticultural services (GN-078).
- ee. Eating places.
- ff. Personal services (MG-72).
- gg. Outdoor storage.
- hh. Veterinary services (GN-074), in accordance with article VI.
- ii. Animal services, except veterinary (GN-075).
- jj. Nonstore retailers (GN-596).
- kk. Public service vehicles in accordance with article VI.
- ll. Farm labor and management services (GN-076).
- mm.

- Car washes (IN-7542).
- nn. Reserved.
- oo. Amusement and recreation services, not elsewhere classified (IN-7999), excluding go-cart raceway operations and go-cart rentals, excluding sexually oriented businesses.
- pp. Noncommercial research organizations (IN-8733).
- qq. Engineering, architectural and surveying services (IN-871).
- rr. Any accessory use incidental to a permitted principal use.
- ss. Legal services (MG-81).
- tt. Motion picture production and allied services (GN-781); motion picture distribution and allied services (GN-782).
- uu. Bowling centers and billiard and pool establishments (GN-793).
- vv. Recycling centers, in accordance with article VI.
- ww. Research, development and testing service (GN-873).
- xx. Sexually oriented motion picture theaters, in accordance with section 30-90
- yy. Sexually oriented cabarets, in accordance with section 30-90
- zz. Sexually oriented retail stores, in accordance with section 30-90
- aaa. Ice manufacturing/vending machines in accordance with article VI.

- (2) *Uses by special use permit.* Uses by special use permit, provided the requirements and conditions of article VI are met, if applicable, and that the findings in section 30-233 are made, in accordance with the procedures provided in section 30-204 of this chapter with the findings of section 30-233

SIC	Uses	Conditions
	Transmitter towers	
	Junkyard and salvage yards	
GN-54	Gasoline service stations	
	Go-cart raceway operations and go-cart rentals	
	Alcoholic beverage establishments	
	Individual and family social services	In accordance with subsection a. below
MG-14	Mining and quarrying of nonmetallic minerals, except fuels	Subject to specially regulated industry provisions below
IN-2111	Cigarettes	Subject to specially regulated industry provisions below
IN-2261	Cotton finishing plants	Subject to specially regulated industry provisions below
IN-2671	Packaging - coated and laminated paper	Subject to specially regulated industry provisions below
IN-2754	Gravure commercial printing	Subject to specially regulated industry provisions below
IN-2822	Synthetic rubber	Subject to specially regulated industry provisions below
IN-2833	Medicinals and botanicals	Subject to specially regulated industry provisions below
IN-2865	Cyclic crudes and intermediates	Subject to specially regulated industry provisions below
IN-2892	Explosives	Subject to specially regulated industry provisions below
IN-2895	Carbon black	Subject to specially regulated industry provisions below

IN-2951	Asphalt paving mixtures and blocks	Subject to specially regulated industry provisions below
IN-3211	Flat glass	Subject to specially regulated industry provisions below
IN-3221	Glass containers	Subject to specially regulated industry provisions below
IN-3229	Pressed and blown glass (not elsewhere classified)	Subject to specially regulated industry provisions below
IN-3251	Brick and structural clay tile	Subject to specially regulated industry provisions below
IN-3253	Ceramic wall and floor tile	Subject to specially regulated industry provisions below
IN-3255	Clay refractories	Subject to specially regulated industry provisions below
IN-3259	Structural clay products (not elsewhere classified)	Subject to specially regulated industry provisions below
IN-3261	Vitreous plumbing fixtures	Subject to specially regulated industry provisions below
IN-3262	Vitreous china food utensils	Subject to specially regulated industry provisions below
IN-3275	Gypsum products	Subject to specially regulated industry provisions below
IN-3295	Ground or treated minerals	Subject to specially regulated industry provisions below
IN-3321	Gray iron foundries	Subject to specially regulated industry provisions below
IN-3351	Copper rolling and drawing	Subject to specially regulated industry provisions below
IN-3354	Aluminum extruded products	Subject to specially regulated industry provisions below
IN-3355	Aluminum rolling and drawing	Subject to specially regulated industry provisions below
IN-3363	Aluminum die-castings	Subject to specially regulated industry provisions below
IN-3366	Copper foundries	Subject to specially regulated industry provisions below
IN-3463	Nonferrous forgings	Subject to specially regulated industry provisions below
IN-3479	Metal coatings and allied services	Subject to specially regulated industry provisions below
IN-2819	Industrial inorganic chemicals (not elsewhere classified)	Subject to specially regulated industry provisions below
IN-2869	Industrial organic chemicals (not elsewhere classified)	Subject to specially regulated industry provisions below
IN-2821	Plastics materials and resins	Subject to specially regulated industry provisions below

- a. *Individual and family social services.* Individual and family social services are subject to the following additional conditions and limitations:
1. The fee simple owner(s) of the property must sign the application and acknowledge that the use is in an industrial district that may be subject to noise, heavy truck traffic, fumes, odors and vibrations that are customary in an industrial district.

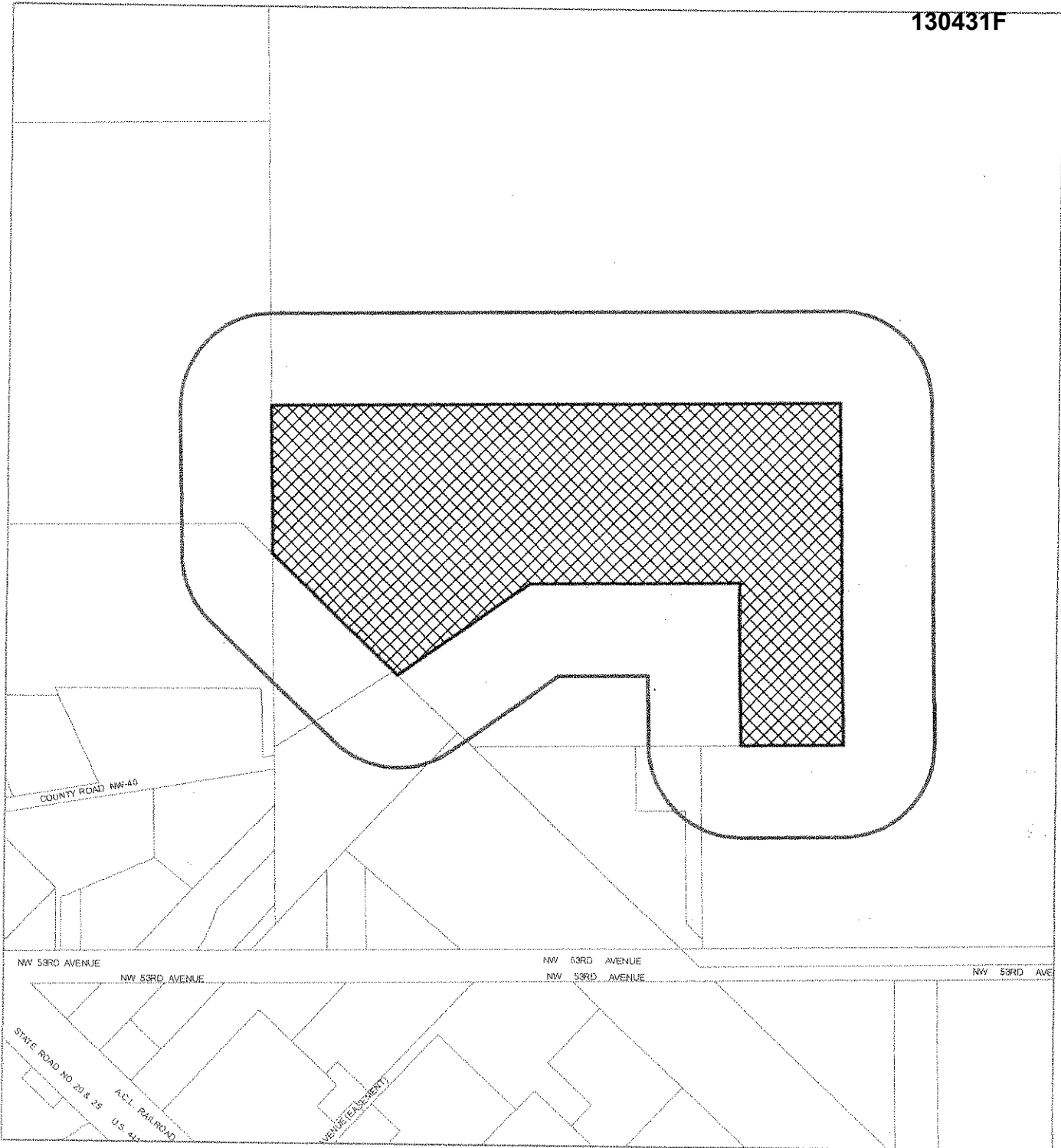
2. The use shall not co-locate with another industrial use on the same parcel.
 3. The use must occupy a building that is currently located on the parcel.
 4. Residential care is prohibited and no overnight stay or lodging is allowed.
 5. The special use permit is limited to a maximum of five years, subject to automatic renewal for the same term as the original permit unless, either: i. the use is discontinued or abandoned for 90 consecutive days; or ii. the city or owner of the property seeks to terminate the use by providing written notice to the city manager or designee at least 90 days prior to the expiration of the special use permit. In the event such notice is given, the special use permit shall expire and terminate unless the owner files a new application within 20 days of receipt of said notice of termination. The application will then be processed and reviewed in the same manner as a new application.
- b. *Specially regulated industry.* The following apply to uses designated as subject to specially regulated industry provisions:
1. *Reports.* The applicant for a special use permit shall submit information specifying expected air emissions, surface and groundwater emissions, noise levels, truck traffic volumes (including time-of-day level(s), odor levels, and glare impacts, and the compatibility of these emissions and impact levels with other properties, uses and neighborhoods within 2,000 feet. The report shall indicate that these impacts will not violate local, regional, state, or federal limits. The report shall also indicate that "best available technology" is being used to control impacts from the "specially regulated industry."
 2. *Exemption.* Uses or developments that will result in releases of pollutants to the air and to the water no more than one percent of the average release of those pollutants on a list maintained by the city for that industry shall be exempt from the special use permit process except for the report required in subsection 1. above. The owner requesting this exemption must provide evidence acceptable to the city manager or designee that the use qualifies. Any use that was permitted under this exemption and is found to be releasing more than one percent of the average release of air or water pollutants reported for that industry shall cease operation until a special use permit is applied for and obtained.
- (d) *Dimensional requirements.* All principal and accessory structures shall be located and constructed in accordance with the following requirements:
- (1) Minimum yard setbacks:
 - a. Front: 25 feet.
 - b. Side, interior: 20 feet.
 1. Except where the side yard abuts and is used for access to a railroad siding: Zero feet.
 2. Except where the side yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet.
 - c. Side, street: 25 feet.
 - d. Rear: Ten feet.
 1. Except where the rear yard abuts and is used for access to a railroad siding: Zero feet.
 - 2.

Except where the rear yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet.

- (2) Within 100 feet of any property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan, all activity and uses except storage of equipment and parking shall be conducted within completely enclosed structures.

- (e) *General requirements.* All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-71 and Article IX:

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3963, § 11, 3-14-94; Ord. No. 001917, § 2, 12-13-01; Ord. No. 001763, § 2, 7-22-02; Ord. No. 002562, § 1, 4-14-03; Ord. No. 030752, § 8, 5-10-04; Ord. No. 070619, § 6, 3-24-08; Ord. No. 090543, § 6, 4-15-10; Ord. No. 090321, § 3, 7-15-10; Ord. No. 110289, § 5, 11-3-11)



**Proposed Rezoning of One-Stop
Center back to I-2**

Parcel #07877-001-004

400-Foot Notification Radius

**Prepared by: Planning and Development
Services Department
City of Gainesville, Florida
9.10.2013**



1 inch = 679 feet

This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size or location. The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map. For specific information, you are directed to contact the City of Gainesville, Florida.

A	B	C	D	E	F	G	H	I	J
1	Parcel_number	Pet_nbr	Last_name	First_name	Address_line_1	Address_line_2	City	State	Zip_5
2	07877-001-004	One Stop Co	ADC DEVELOPMENT & INVESTMENT	GROUP LLC	PO BOX 238		LAKE BUTLER	FL	32054
3	07877-001-003	One Stop Co	CHAMBERS	G R	4035 NW 20TH TER		GAINESVILLE	FL	32605
4	07879-006-000	One Stop Co	CITY OF GAINESVILLE		ATTN: LAND RIGHTS CI	PO BOX 490 MS 58	GAINESVILLE	FL	32602
5	07879-009-000	One Stop Co	COMMERCIAL METALS COMPANY		% MARVIN F POER & C	3520 PIEDMONT R	ATLANTA	GA	30305
6	07877-001-001	One Stop Co	EBLING & EBLING & NANCARROW		351 SE 138TH AVE		MICANOPY	FL	32667
7	07877-000-000	One Stop Co	PLUM CREEK TIMBERLANDS L P		ATTN: TAX DEPARTME	100 PROFESSIONA	BRUNSWICK	GA	31525
8	07877-001-002	One Stop Co	PM LAND INC		2425 NE 19TH DR		GAINESVILLE	FL	32609
9	07877-001-005	One Stop Co	PM LAND INC		2425 NE 19TH DR		GAINESVILLE	FL	32609
10	07877-001-000	One Stop Co	WHITE CONSTRUCTION CO INC		PO BOX 790		CHIEFLAND	FL	32644
11	07966-010-000	One Stop Co	WHITE TRUSTEE HEIRS	LUTHER M	PO BOX 790		CHIEFLAND	FL	32644