



CAUSSEAU, HEWETT, & WALPOLE, INC.



Application Package
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1. Cover Letter
2. Neighborhood Workshop Materials
3. Justification Report
4. Map Set

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1. **Cover Letter**
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*Focused on Excellence
Delivered with Integrity*

April 21, 2014

Mr. Steven Dush, AICP, Director
City of Gainesville Planning & Development Services
306 Northeast 6th Street
Gainesville, FL 32601

Re: Holy Faith Catholic Church Small-scale Comprehensive Plan Amendment
(SsCPA) and Rezoning Applications

Dear Mr. Dush:

On behalf of the property owners, Causseaux, Hewett, & Walpole, Inc. (CHW) submits twelve (12) copies of the SsCPA and Rezoning applications. The applications propose to amend the Future Land Use Map from Residential Low-Density to Mixed-Use Low-Intensity and the Zoning Atlas from RSF-4 to MU-1 on ±five (5) acres of Alachua County Tax Parcel 06502-000-000. We submit the following items for your review and approval:

- The required City of Gainesville FLUM Amendment & Rezoning applications;
- An Application for Exemption for Regulated Natural Resources;
- A Public School Student Generation Calculation Form;
- A check in the amount of \$1,653.75 for the SsCPA application fee;
- A check in the amount of \$3,076.00 for the Rezoning application fee;
- Justification Reports and supporting information for each application; and
- A CD-ROM with all application materials.

We trust this submittal will be sufficient for your review and subsequent approval by the City Plan Board and City Commission. If you have any questions or need additional information, please call me directly.

Sincerely,
Causseaux, Hewett, & Walpole, Inc.

Craig Brashier, AICP
Planning Project Manager

I:\JOBS\2014\14-0035\Application\LTR_140421_SsCPA & RZ.doc

132 NW 76th Drive
Gainesville, Florida 32607

Phone: (352) 331-1976
Fax: (352) 331-2476
www.chw-inc.com

Application Package
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1. Cover Letter
2. **Neighborhood Workshop Materials**
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PUBLIC NOTICE

140368E Exhibit D-1

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a ± 5 acre portion of Alachua County Tax Parcel 06502-000-000. The applicant is proposing to change the Future Land Use Map designation from Residential Low Density to Mixed-Use Low and rezone the property from Residential Single-Family 4 (RSF-4) to Mixed-Use 1 (MU-1)

This is not a public hearing. The workshop's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.

The workshop is Monday, April 14, 2014 at 6:00 p.m. at the Holy Faith Catholic Church Parrish Hall, 747 NW 43rd Street, Gainesville, FL 32607.

Contact:

Craig Brashier, AICP

Phone Number:

(352) 331-1976



FORUM: Local tea party group backing Orlando

Continued from IB

Charles Goston recalled last year's debates. "I'm glad that Cynthia is here because we love to see you," Goston said. "But at the same time, I'm caught in a quasi Craig Lowe situation." As it stood, Chestnut spent the better part of 90 minutes speaking about issues such as the city's track record of hiring and promoting minorities and the need for economic development in east Gainesville. Reading a prepared opening statement on behalf of Warren, Chestnut said that politicians have too often spoken for east Gainesville and that Warren instead planned to walk and talk with the community. "People can say they want to bring the community together, they want to walk with you," Orlando said. "It's pretty hard to walk with you when

they're not here." Orlando, a registered Democrat like Warren, and the Black Caucus have both been at odds with the county's Democratic Executive Committee. Last year, the county party's leadership took a grievance to the state party over the fact that members of the Black Caucus supported Ed Braddy, a Republican, in the mayor's race against Lowe. This election cycle, the county party sent out a mailer noting that Braddy and the Gainesville Tea Party supported Orlando and urging Democrats to vote for Warren. Gainesville Tea Party President Laurie Newsom has posted multiple times in support of Orlando on the organization's website, and members of the tea party group have contributed to Orlando's campaign. But Orlando's support also includes organizations such as the

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Suwannee St. Johns Group Sierra Club, which also opposes the biomass plant, and the liberal local publication The Gainesville Iguana. Orlando says the county Democratic Party is opposing her because of her refusal to sign a loyalty oath stating she would not publicly support a non-Democrat over a Democrat in a campaign. Goston criticized the county Democratic Party in his questions, saying they "divided" Democrats

in the county with an effort to "demonize those who do not sign a loyalty oath." Thursday night, Orlando reiterated her opposition to the biomass contract and repeated her stance that the city should launch an investigative audit of past Gainesville Regional Utilities management decisions involving the contract to look for some grounds to get out of the contract or scale back its costs through renegotiation.

Get planting tips from IFAS experts at annual Lawn and Garden Fest

The event is Saturday from 10 a.m. to 2 p.m.

Staff report

Experts with the University of Florida's Institute of Food and Agricultural Sciences will be available to help residents with landscaping advice at Saturday's third annual Lawn and Garden Fest on campus. The free event is open to the public and runs from 10 a.m. to 2 p.m. at the Extension Soil Testing Laboratory at the corner of Mowry Road and Hull Road on the UF campus. "We have a dozen experts who'll be available to talk to visitors on just about any best practices and topics related to lawn care or

gardening," said co-organizer Mark Clark, an associate professor with the soil and water science department. The festival also offers free soil pH testing, Clark said. Visitors are asked to bring one sample of soil from the top six inches of their lawn, garden or any problem spot where plants aren't doing well. The soil should be air-dried and then put in a closed container and brought to the event. Testing will determine the soil's acidity or alkalinity, which can significantly affect plant growth. The event also includes lab tours, refreshments and door prizes. For more information, go online to <http://tinyurl.com/ny7m8wh>.

PURGE: Groups that fought the purge praised decision to postpone it now

Continued from IB

Detzner, in a letter to supervisors, said the state was putting the "final touches" on a training webinar when state election officials were told of changes to a Department of Homeland Security database that tracks non-U.S. citizens who are residents. The state wanted to match potential ineligible voters found on the voter rolls with the names maintained by the federal government. Detzner said the changes proposed for the database should "enhance and improve the credibility" of the system, but that the work would not be complete until 2015. Pasco County Supervisor of Elections Brian Corley said he supported the decision to delay

the voter purge because he and other supervisors want to make sure information about voters' legal status is accurate. "The Department of State can't afford to recreate the fiasco that was the 2012 project," Corley said. Leon County Supervisor of Elections Ion Sancho also said it was a good idea to delay the push by the state. He called it an "irrelevant distraction." "Quite frankly, there's not a problem with ineligible individual voters on Florida's voter rolls," Sancho said. Gov. Rick Scott first pushed to have the state look for non-U.S. citizens on the rolls. The state initially compared a list of driver's licenses with voter registration data and came up with a list of 180,000 voters

suspected of not being citizens. That list was pared to a much smaller one — of more than 2,600 registered voters — that was sent to county election officials in 2012. Most election supervisors, however, did not wind up removing anyone after questions arose about the law and the accuracy of the list. Florida then reached an agreement to use the federal immigration database. That yielded a list of nearly 200 names. Some of those on that list included voters who acknowledged that they were not citizens. But critics charged the push was an effort by Republicans to intimidate naturalized citizens, who are likely minorities, and the effort spawned lawsuits against the state. A federal court

last summer dismissed a lawsuit that a Hispanic civic organization and two naturalized citizens filed last year to block the contentious voter purge. The lawsuit became moot because of a U.S. Supreme Court decision that halted enforcement of a federal law that required all or parts of 15 states with a history of discrimination in voting to get federal approval before changing the way they hold elections. After the ruling, Detzner declared the state would soon re-launch its effort to identify potential ineligible voters. He held meetings with supervisors to discuss the new process that the state would use this time around in advance of the 2014 elections, when Scott will be on the ballot.

Groups that fought the state on the voter purge hailed Detzner's decision to postpone the state's efforts for now. "It was irresponsible for Gov. Scott to undermine faith in our elections by creating fear that our voter rolls were filled with illegitimate voters when there was no evidence to suggest it," said Howard Simon, executive director of the American Civil Liberties Union of Florida. "Today's announcement confirms that the purge itself was the real threat to election integrity all along." Detzner did remind election supervisors that they remain responsible for removing any ineligible voters if they receive any information questioning a person's voter registration status.

SHOOTING: Monroe seen in McGuire's house, car

Continued from IB

No charges have been filed in the case, but detectives are continuing their investigation. The State Attorney's Office will review the case and see if any action should be taken, spokesperson Darryl Lloyd said. Neighbors told The Sun on Wednesday that they often saw Monroe coming and going from

McGuire's house, and they sometimes saw her in his car. One of Monroe's relatives, Sarah Brannon, of Archer, said Monroe had a drug addiction but that she was trying to get her life back together. Monroe had recently enrolled in classes at Santa Fe College, Brannon said, and was trying to reunite with her three sons, ages 6, 4 and 22 months, who are in the custody of Monroe's

parents. "That man knew who was knocking on that door," Brannon said. McGuire and Monroe had known each other for close to a year, said Monroe's mother, Annie Monroe. Last month, Annie Monroe begged her daughter to leave McGuire. "I told her not to go back to his house because he was going to end up killing her," she said.

WRIGHT: Planning to run for School Board seat

Continued from IB

Boynton Beach and Gainesville. Threats against the family for its involvement in the civil rights movement came to a head in 1962, when Ku Klux Klan members burned crosses in front of the Wrights' St. Augustine home and fired shots at the house, Phil Wright said. The family fled to Gainesville. "We were literally run out of St. Augustine in the middle of the night," he said. Throughout his childhood, Wright, his brother and two sisters were sometimes moved to safer houses in Boynton Beach to dodge more threats. Wright was in 10th grade when he came to Gainesville. He and his sister enrolled at Lincoln High, the former black high school that later closed and reopened as Lincoln Middle. His sister transferred to Gainesville High for her senior year and became the first black woman to graduate from the school. After Phil Wright graduated in 1965, he went to Washington, D.C., where he spent a year working in a restaurant frequented by congressmen, including Massachusetts Sen. Ted Kennedy. Eventually, Wright said, his sister talked him into going to college, and he worked at Vanderbilt University's hospital while

earning a degree in sociology at Tennessee State. His first job out of college was at a prison. "The worst job ever," he said. Miserable, he called home a few months later, and his mother, Affie Wright, encouraged him to try teaching. Wright started as a substitute teacher at Gainesville High, then he taught social studies for 11 years at Mountaintop School, Lincoln Vocational School and Mebane Middle. By that time, Wright had earned a master's in education from the University of Florida and began pursuing a doctorate. He received a fellowship to study at the University of Baroda in India for four months in 1976. He traveled all over India, he said, "All the way from Kashmir to Cochim." Wright said he's an avid traveler to this day, and in retirement, he hopes to visit Africa with his wife, Cottie, and see the Badlands of Montana by train. Keith Birkett, who retired last June after spending 42 years with Alachua County Public Schools, said he first met Wright when he was an assistant principal at Westwood Middle, where Birkett's son was enrolled. "His concentration was on helping students and

helping families," Birkett said of Wright. "Working with them was his love, I think ... He's probably one of the most distinguished and most credible people I've worked with." Birkett, as head of the district's budget department, said he and Wright worked together on several projects over the years, including Alachua County Public Schools' response following the Sandy Hook Elementary shootings. Wright said that was one of his favorite projects. "He is highly respected by the people he works with," Birkett said. "I hold him in high regard, and personally by knowing him, I'm a better person." After several years as an assistant principal at Howard Bishop Middle, Westwood Middle, Eastside High and then as principal of Oakview Middle, Wright graduated to the district office. He's held his current position, assistant to the superintendent, for the last 10 years. "Putting out fires, basically," he said. Wright guided principals through decisions, oversaw hiring, assisted with safety and security planning, handled zoning issues, and dealt with families' miscellaneous queries. "It's a full-time job, and that's putting it very mildly," he said. Wright also has been a regular contributor to The

Gainesville Sun for nearly a decade. Eight or nine years ago, he said, he wrote a column for the paper addressing parents. An editor encouraged him to keep writing. So once a month, Wright pens a column updating parents on educational trends and other information to help students be successful. His last column on the theme will appear in April. "It's going to be different to me to have this extra time in my day," he said. But Wright won't be idle in retirement. He's running for the School Board's District 3 seat this fall. Wright said he's been considering a bid for years, and now seems to be the right time. He said his platform focuses on meeting families' needs so students can be successful. Seventeen million children are living in poverty, he said. "These are the same kids that are falling through the cracks." Wright said he hopes to help those students and families and having been a parent, grandparent, teacher and administrator, he thinks he can see all the angles. "Every day has been a learning experience for me," he said. Contact Erin Jester at 338-3166 or erin.jester@gainesville.com.

Obituary Information
All obituaries are paid notices and are placed by the funeral home or crematorium handling the arrangements as a service to the family.
For more information: 337-0304 or 374-5017
obits@gvillesun.com
fax: (352) 338-3131

Where to GO... SCENE

SPRING 2014 NATIVE PLANT SALE
Morningside Nature Center
3540 East University Avenue • 352-334-3326
Friday, April 4 4:30 PM - 6:30 PM
Members Sale for Florida Native Plant Society & Friends of Nature Parks. Memberships available at the Gate.
Saturday, April 5 8:30 AM - 12:30 PM
Public Sale. Wildflower Walk at 11:30 AM, starting at the Pavilion.
Cash, checks, and credit/debit cards accepted!
Thousands of easy-care wildflowers, ferns, grasses, shrubs and trees!
Free Park-a-Plant lets you shop hands free!
www.cityofgainesvilleparks.org

PUBLIC NOTICE
A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a ±5 acre portion of Alachua County Tax Parcel 06502-000-000. The applicant is proposing to change the Future Land Use Map designation from Residential Low Density to Mixed-Use Low and rezone the property from Residential Single-Family 4 (RSF-4) to Mixed-Use 1 (MU-1).
This is not a public hearing. The workshop's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.
The workshop is Monday, April 14, 2014 at 6:00 p.m. at the Holy Faith Catholic Church Parish Hall, 747 NW 43rd Street, Gainesville, FL 32607.
Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976

The Gainesville Sun Your source ... for your community!



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140368E Exhibit D-1

MEMORANDUM

TO: Neighbors of Holy Faith Catholic Church PN 14-0035
FROM: Craig Brashier, AICP, Planning Project Manager
DATE: March 31, 2014
RE: Neighborhood Workshop Public Notice

Causseaux, Hewett, & Walpole, Inc. (CHW) will hold a Neighborhood Workshop to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a ±5 acre portion of Alachua County Tax Parcel 06502-000-000. The applicant is proposing to change the Future Land Use Map designation from Residential Low Density to Mixed-Use Low and rezone the property from Residential Single-Family 4 (RSF-4) to Mixed-Use 1 (MU-1).

Date: Monday, April 14, 2014
Time: 6:00 p.m.
Place: Holy Faith Catholic Church, Parrish Hall
747 NW 43rd Street
Gainesville, FL 32607
Contact: Craig Brashier, AICP
(352) 331-1976

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

I:\JOBS\2014\14-0035\NHWS\Mailout_Univ Towne Center_140331.docx



MAILING LABEL APPLICATION
For Neighborhood Workshop

Mailing Address: City of Gainesville, Station 12
Planning and Development Services
P.O. Box 490
Gainesville, FL 32602-0490
Phone: 352-334-5023 Fax: 352-334-3259
Physical Address: 306 NE 6th Avenue
Thomas Center Building B, Room 158

Today's Date: March 24, 2014 Location Map Provided

Tax Parcel Number: 06502 -- 000 -- 000


Property Address: 747 NW 43rd Street

Project Name: Holy Faith Catholic Church

Project Description: Small-scale Comprehensive Plan Amendment & Rezoning

First Step Meeting Date / NA / Planner: NA

Circle One: Owner **Agent**

Applicant: Craig Brashier, AICP Signature: 

Daytime Phone No.: (352) 331-1976 Fax No.:

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

<p><u>Office Use Only</u></p> <p>Due Date: <u> </u> / <u> </u> / <u> </u></p>

140368E Exhibit D-1

Neighborhood Workshop Notice

06544-201-102 Holy Faith Rezoning
ACCENTMD PROPERTY MANAGEMENT
4340 NEWBERRY RD STE 301
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06493-001-000 Holy Faith Rezoning
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

06547-035-000 Holy Faith Rezoning
ALARION BANK
1 NE FIRST AVE
OCALA, FL 34470

Neighborhood Workshop Notice

06492-010-002 Holy Faith Rezoning
JULIE ANSPACH
715 NW 39TH RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06544-202-204 Holy Faith Rezoning
AUDIOLOGY BY ACCENT LLC
4340 NEWBERRY RD STE 204
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06490-010-000 Holy Faith Rezoning
BARTRAM WOODS OF ALACHUA CO INC
4707 NW 53RD AVE # A
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06503-207-000 Holy Faith Rezoning
MATTHEW T BELISLE
PMB 380
450 S DALE MABRY HWY
TAMPA, FL 33609

Neighborhood Workshop Notice

06544-001-000 Holy Faith Rezoning
JACK L BEVILLE HEIRS
% VIRGINIA BEVILLE
25318 SW 30TH AVE
NEWBERRY, FL 32669

Neighborhood Workshop Notice

06544-000-000 Holy Faith Rezoning
BEVILLE-LAMBERT & LAMBERT W/H
4311 NW 8TH AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06544-053-002 Holy Faith Rezoning
BOSK PROPERTIES LLC
500 NW 43RD ST STE 2
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06503-601-000 Holy Faith Rezoning
STEPHEN BROGDON
518 NW 39TH RD UNIT 601
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06544-201-104 Holy Faith Rezoning
CHARTER HOLDINGS OF GAINESVILLE
6101 CENTRAL AVE
ST PETERSBURG, FL 33710

Neighborhood Workshop Notice

06544-202-201 Holy Faith Rezoning
LANCE I CHODOSH
4340 W NEWBERRY RD STE 201
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06504-010-000 Holy Faith Rezoning
CITY OF GAINESVILLE
% LAND RIGHTS COORDINATOR
PO BOX 490 MS 58
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

06503-005-000 Holy Faith Rezoning
CRANE HOLDINGS LLC
4020 W NEWBERRY RD STE 400
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06503-106-000 Holy Faith Rezoning
ALEXANDER CUFFIA
#2407 W
1745 E HALLANDALE BEAD BLVD
HALLANDALE BEACH, FL 33009

Neighborhood Workshop Notice

06503-703-000 Holy Faith Rezoning
TUANC D DIEP
1629 AVERY RD NE
PALM BAY, FL 32905

Neighborhood Workshop Notice

06491-012-000 Holy Faith Rezoning
DIOCESE OF ST AUGUSTINE
11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL 32258

Neighborhood Workshop Notice

06503-305-000 Holy Faith Rezoning
JOHN J III DREHOFF
105 ATRIUM COURT
WINTER SPRINGS, FL 32708

Neighborhood Workshop Notice

06375-200-019 Holy Faith Rezoning
LOUISA D DULIN
4311 NW 9TH PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06503-301-000 Holy Faith Rezoning
DUNN & DUNN JR & UPHOLD H/W
% WILLIAM A DUNN
3017 NW 62ND TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06386-010-070 Holy Faith Rezoning
ELIZABETH M EARLE
9235 BAY POINT DR
ORLANDO, FL 32819

Neighborhood Workshop Notice

06503-101-000 Holy Faith Rezoning
SCOTT A EHRlich
4240 ANCROFT CIR
NORCROSS, GA 30092

Neighborhood Workshop Notice

06544-203-301 Holy Faith Rezoning
ENT PROPERTY MANAGEMENT LTD
4340 W NEWBERRY RD STE 301
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06491-004-000 Holy Faith Rezoning
JOHN M EVJEN
714 NW 40TH TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06503-201-000 Holy Faith Rezoning
EYCLESHIMER & EYCLESHIMER
532 NW 39TH RD #201
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06503-203-000 Holy Faith Rezoning
FEDERAL NATL MORTGAGE ASSN
7105 CORPORATE DR
PLANO, TX 75024

Neighborhood Workshop Notice

06503-405-000 Holy Faith Rezoning
FIELDEN & FIELDEN
16260 MIRROR LAKE DR
NORTH FORT MYERS, FL 33917

Neighborhood Workshop Notice

06386-010-060 Holy Faith Rezoning
STEPHEN W FLANAGAN
62 FLEMING COURT
PALM COAST, FL 32137

Neighborhood Workshop Notice

06544-005-002 Holy Faith Rezoning
FLORIDA BANK NA
380 WELLINGTON ST
TOWER B 12TH FLOOR
LONDON ON CANADA, 0

140368E Exhibit D-1

Neighborhood Workshop Notice

06503-501-000 Holy Faith Rezoning
RONY ANDRE FRANCOIS
514 SW 39TH RD UNIT 501
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06491-002-000 Holy Faith Rezoning
CARTER R GILBERT
620 NW 40TH TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06503-103-000 Holy Faith Rezoning
FRANK GIUNTA
620 BOSPHORUS AVE
TAMPA, FL 33606

Neighborhood Workshop Notice

06547-038-000 Holy Faith Rezoning
GREAT OAK PROPERTIES OF N FLA LTD
PO BOX 357010
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

06386-010-068 Holy Faith Rezoning
JOSEPH GREER
936 NW 42ND TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06491-009-000 Holy Faith Rezoning
E A GRIFFIS
705 NW 40TH TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06492-010-001 Holy Faith Rezoning
BERNARD HAUSER
709 NW 39TH RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06503-403-000 Holy Faith Rezoning
CO-TRUSTEES HIRSHIK & HIRSHIK &
HIRSHIK
2511 NW 36TH DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06502-000-000 **** Holy Faith Rezoning
HOLY FAITH CATHOLIC CHURCH
747 NW 43RD ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06386-010-063 Holy Faith Rezoning
JENNIFER MARIE HOMARD
832 NW 42ND TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06503-306-000 Holy Faith Rezoning
MICHAEL L JOHNSON
200 SAINT JOHNS FOREST BLVD
SAINT JOHNS, FL 32259

Neighborhood Workshop Notice

06503-205-000 Holy Faith Rezoning
KIAN KARIMI
1176 WELLESLEY AVE PH 4
LOS ANGELES, CA 90049

Neighborhood Workshop Notice

06386-010-067 Holy Faith Rezoning
MATIAS KIRST
934 NW 42ND TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06386-010-072 Holy Faith Rezoning
HERMAN KNOPF
944 NW 42ND TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06386-010-036 Holy Faith Rezoning
LENOX MASTER ASSOCIATION INC
4400 NW 36TH AVE
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06506-011-000 Holy Faith Rezoning
LIFESOUTH COMMUNITY BLOOD
4039 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06503-006-000 Holy Faith Rezoning
LOCASCIO & LOCASCIO
4056 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06503-304-000 Holy Faith Rezoning
JOHN LOCKWOOD
538 NW 39TH RD UNIT 304
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06386-010-071 Holy Faith Rezoning
MELISSA N MACKENZIE
942 NW 42ND TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06491-005-000 Holy Faith Rezoning
ROSEMARY MANIS
724 NW 40TH TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06491-011-000 Holy Faith Rezoning
RICHARD S MARK
615 NW 40TH TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06503-502-000 Holy Faith Rezoning
MATTHEWS & MATTHEWS
3757 QUAIL FORREST DR
TARPON SPRINGS, FL 34688

Neighborhood Workshop Notice

06503-104-000 Holy Faith Rezoning
MARJANNA MERCER
1161 INTERLOCHEN BLVD
WINTER HAVEN, FL 33884

Neighborhood Workshop Notice

06503-701-000 Holy Faith Rezoning
HASEMMUBARAK MUBARAK
10420 N MCKINLEY DR APT 4202
TAMPA, FL 33612

Neighborhood Workshop Notice

06503-603-000 Holy Faith Rezoning
RAVIN & DIVYA NAWALRAL
PO BOX 163338
MIAMI, FL 33116

Neighborhood Workshop Notice

06503-604-000 Holy Faith Rezoning
PHI NGUYEN
518 NW 39TH RD UNIT 604
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06503-206-000 Holy Faith Rezoning
OH & OH
% JIN YOUNG OH
908 LAKE PLACIDO CT NE
ST PETERSBURG, FL 33703

Neighborhood Workshop Notice

06503-402-000 Holy Faith Rezoning
MANILAL R PATEL
1203 OAK FOREST DR
ORMOND BEACH, FL 32174

Neighborhood Workshop Notice

06386-010-064 Holy Faith Rezoning
VICENTE PEREZ
904 NW 42ND TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06503-702-000 Holy Faith Rezoning
PETERSON & PETERSON
522 NW 39TH RD UNIT 702
GAINESVILLE, FL 32607

140368E Exhibit D-1

Neighborhood Workshop Notice
06386-010-058 Holy Faith Rezoning
FRANK J JR PETTINEO
2080 NE 54TH CT
FT LAUDERDALE, FL 33308

Neighborhood Workshop Notice
06386-010-062 Holy Faith Rezoning
BILL J PRESTON TRUSTEE
PO BOX 358780
GAINESVILLE, FL 32635

Neighborhood Workshop Notice
06503-204-000 Holy Faith Rezoning
STEVEN PROPER
14521 UNIVERSITY POINT PL
TAMPA, FL 33613

Neighborhood Workshop Notice
06503-208-000 Holy Faith Rezoning
JORGE J QUINOY
625 FALLS LAKE DR
ALPHARETTA, GA 30022

Neighborhood Workshop Notice
06544-202-202 Holy Faith Rezoning
LLC R & H REAL ESTATE ASSOCIATES
4340 W NEWBERRY RD STE 202
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06544-201-101 Holy Faith Rezoning
RBC BANK
% NATIONAL TAX SEARCH
303 EAST WACKER DR STE 1040
CHICAGO, IL 60601

Neighborhood Workshop Notice
06491-001-000 Holy Faith Rezoning
J F REINERT
610 NW 40TH TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06503-404-000 Holy Faith Rezoning
ROBERTS & ROBERTS
272 SE BROWN ST
LAKE CITY, FL 32025

Neighborhood Workshop Notice
06503-401-000 Holy Faith Rezoning
TAREK SAAB
4322 NW 9TH PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06503-302-000 Holy Faith Rezoning
MICHAEL C SASSO
1031 W MORSE BLVD STE 120
WINTER PARK, FL 32789

Neighborhood Workshop Notice
06386-010-061 Holy Faith Rezoning
GARY S SCHANK
8160 NW 183RD ST
HIALEAH, FL 33015

Neighborhood Workshop Notice
06547-022-000 Holy Faith Rezoning
SCOTT & SCOTT TRUSTEES
7272 BERNADINE AVE
WEST HILLS, CA 91307

Neighborhood Workshop Notice
06386-010-059 Holy Faith Rezoning
YVONNE C SCULL
807 NW 42ND TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06503-202-000 Holy Faith Rezoning
DEREK M SEIMS
532 NW 39TH RD #202
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06503-006-001 Holy Faith Rezoning
BRENT G SIEGEL
PO BOX 90028
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06491-003-000 Holy Faith Rezoning
BEATRICE SOLIS
704 NW 40TH TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06492-000-000 Holy Faith Rezoning
VIVIAN ELAINE SPONHOLTZ
701 NW 39TH RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06491-013-000 Holy Faith Rezoning
DOUGLAS L STARR
601 NW 39TH RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06491-008-000 Holy Faith Rezoning
TAYLOR V STEIN
715 NW 40TH TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06491-010-000 Holy Faith Rezoning
ELIZABETH SUGALSKI
619 NW 40TH TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06491-014-000 Holy Faith Rezoning
JAMES K SULLIVAN
545 NW 39TH RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06493-000-000 Holy Faith Rezoning
JOHN EARLE SVARLIEN
619 BALDWIN AVE
LEXINGTON, KY 40502

Neighborhood Workshop Notice
06544-053-001 Holy Faith Rezoning
TAYLOR PROFESSIONAL PROPS LLC
201 NW 28TH ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06503-602-000 Holy Faith Rezoning
STEPHEN J THOMAS
518 NW 39TH RD UNIT 602
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06503-406-000 Holy Faith Rezoning
TOEBE & TOEBE
542 NW 39TH RD UNIT 406
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06544-202-203 Holy Faith Rezoning
VERITAS INVESTMENTS LLC
4340 NEWBERRY RD STE 202
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06375-200-010 Holy Faith Rezoning
D L WALTON
4324 NW 8TH PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06503-503-000 Holy Faith Rezoning
BILLY WANG
514 NW 39TH RD UNIT 503
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06544-053-003 Holy Faith Rezoning
WILARR LLC
500 NW 43RD ST STE 1
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06503-000-000 Holy Faith Rezoning
J A WILLIAMS
560 NW 39TH RD
GAINESVILLE, FL 32607

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Neighborhood Workshop Notice

06503-102-000 Holy Faith Rezoning
WOODHAM & WOODHAM
% HUNTER WOODHAM
235 MATTIES WAY
DESTIN, FL 32541

Neighborhood Workshop Notice

06503-105-000 Holy Faith Rezoning
ZHANG & ZHU H/W
528 NW 39TH RD UNIT 105
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06386-010-069 Holy Faith Rezoning
ANDREA L ZIMANDY
13870 GREENTREE TRAIL
WELLINGTON, FL 33414

Neighborhood Workshop Notice

06491-000-000 Holy Faith Rezoning
JEFFREY R ZUCKERMAN
4039 NW 8TH AVE
GAINESVILLE, FL 32607

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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
ANNE MURRAY
224 NW 28 TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

Duckpond
RANDY WELLS
820 NE 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval
GILBERT S MEANS, SR
2153 SE HAWTHORNE RD #111
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Forest Ridge
JUANITA CASAGRANDE
1911 NW 22 DRIVE
GAINESVILLE, FL 32605

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, The
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Kingswood Court
JOHN ORTON
5350 NW 8 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

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Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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
LARRY HAMILTON
212 NW 3 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Suburban Heights
DIANN DIMITRI
5015 NW 19 PLACE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
HEATHER REILLY
426 SW 40 TERRACE
GAINESVILLE, FL 32607

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Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Porters
RUBY WILLIAMS
237 SW 6 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
PO BOX 5549
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

LARRY SCHNELL
2048 NW 7 LN
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

STEWART WELLS
6744 NW 36 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

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Holy Faith Catholic Church

Small-Scale Comprehensive Plan Amendment and Rezoning

Neighborhood Workshop

April 14, 2014



CAUSSEAU, HEWETT, & WALPOLE, INC.
Civil Engineering Land Surveying Land Planning Construction Engineering Inspection


Meeting Overview




The purpose of the neighborhood workshop:

- The City of Gainesville requires SsCPA & Rezoning applicants to host a neighborhood workshop
- The workshop's purpose is to inform neighbors of the proposed development's nature and to get feedback early in the development process
- This workshop provides the applicant with an opportunity to mitigate concerns prior to the application's submission

Public Notification





MEMORANDUM

TO: Residents of Holy Faith Catholic Parish

FROM: Craig Bushler, AICP, Planning Project Manager

DATE: March 21, 2014

RE: Neighborhood Workshop Public Notice

Comments: Holy Faith Catholic Parish (HFC) will host a Neighborhood Workshop to discuss a proposed Comprehensive Zoning Amendment and Rezoning for a 0.5-acre portion of Alachua County Tax Parcel 06503-000-000. The applicant is proposing to change the Future Land Use Map designation from Residential Low Density to Mixed-Use Low and rezone the property from Residential Single-Family 4 (RSF-4) to Mixed-Use 1 (MU-1).


Date: Monday, April 14, 2014

Time: 6:00 p.m.

City of Gainesville: 100 W. University Blvd., Gainesville, FL 32607

Contact: Craig Bushler, AICP (352) 351-1976

More information: www.gainesville.com/planning




PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a 0.5-acre portion of Alachua County Tax Parcel 06503-000-000. The applicant is proposing to change the Future Land Use Map designation from Residential Low Density to Mixed-Use Low and rezone the property from Residential Single-Family 4 (RSF-4) to Mixed-Use 1 (MU-1).

This is not a public hearing. The workshop's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.


The workshop is Monday, April 14, 2014 at 6:00 p.m. at the Holy Faith Catholic Church Parrish Hall, 747 NW 43rd Street, Gainesville, FL 32607.

Contact:
Craig Bushler, AICP
Phone Number:
(352) 351-1976



civil engineering land surveying land planning construction engineering inspection

Review Process



We Are Here →

March

April

April - May

May

→

Process Ends →

Step 1 First Step Pre-application Conference
early informal and open

Step 2 Neighborhood Workshop
early informal and open

Step 3 Staff Review
internal staff recommendations

Step 4 Board Reviews
internal and public

Types of Board Reviews:

- Land Use Changes:
 - Zoning Changes
 - Subdivisions
 - Conditional Use
- Development Plan:
 - New buildings
 - Addition of building capacity
 - Change Plan to meet infrastructure

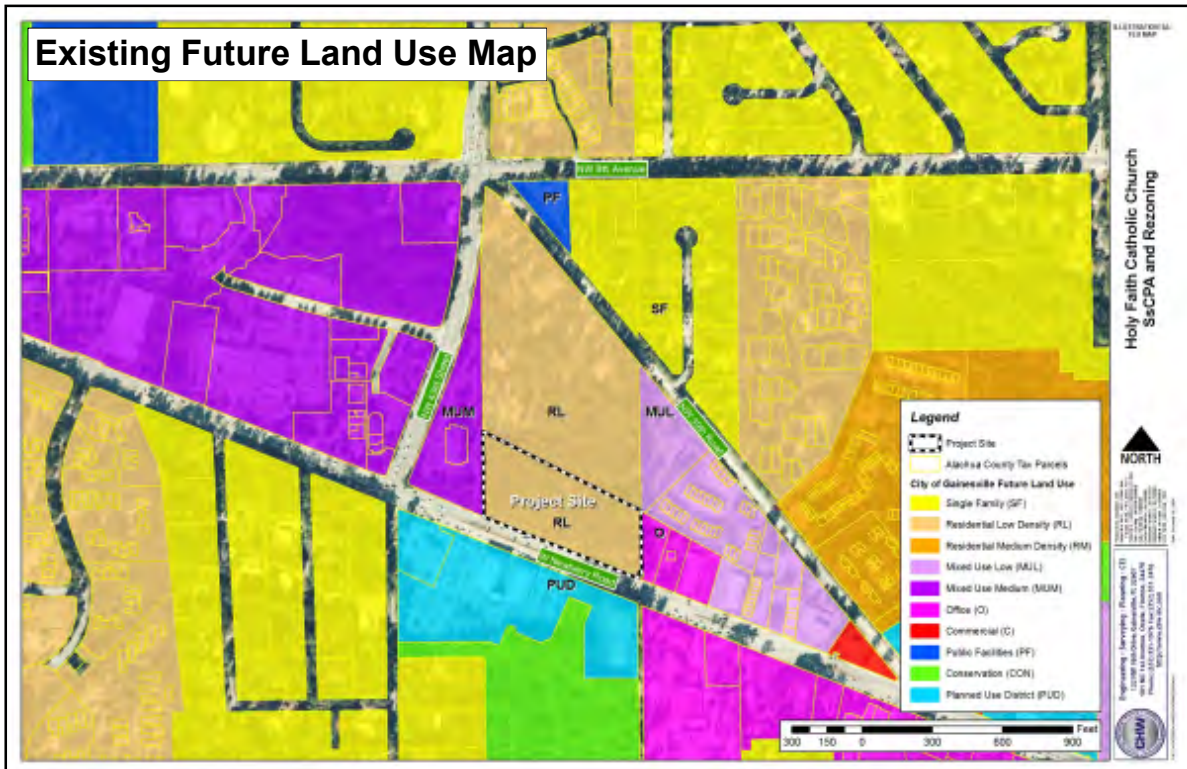
City Plan Board
public hearing

Development Review Board
public hearing

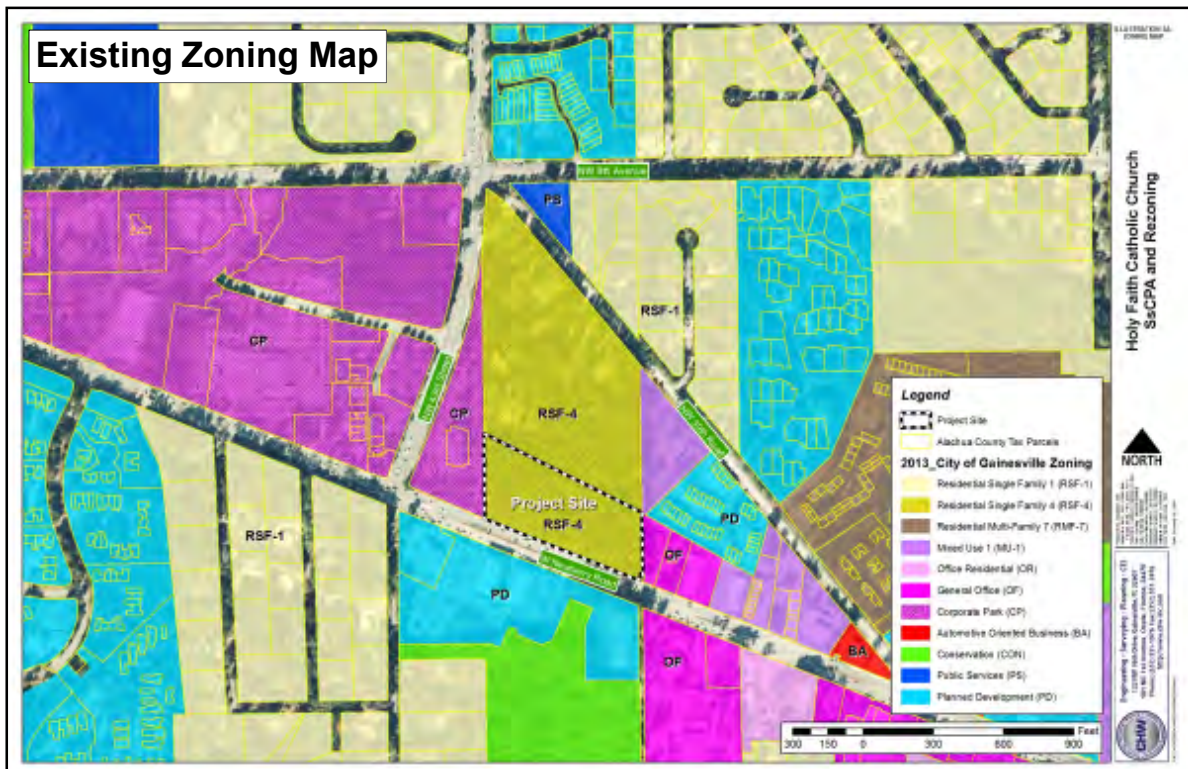
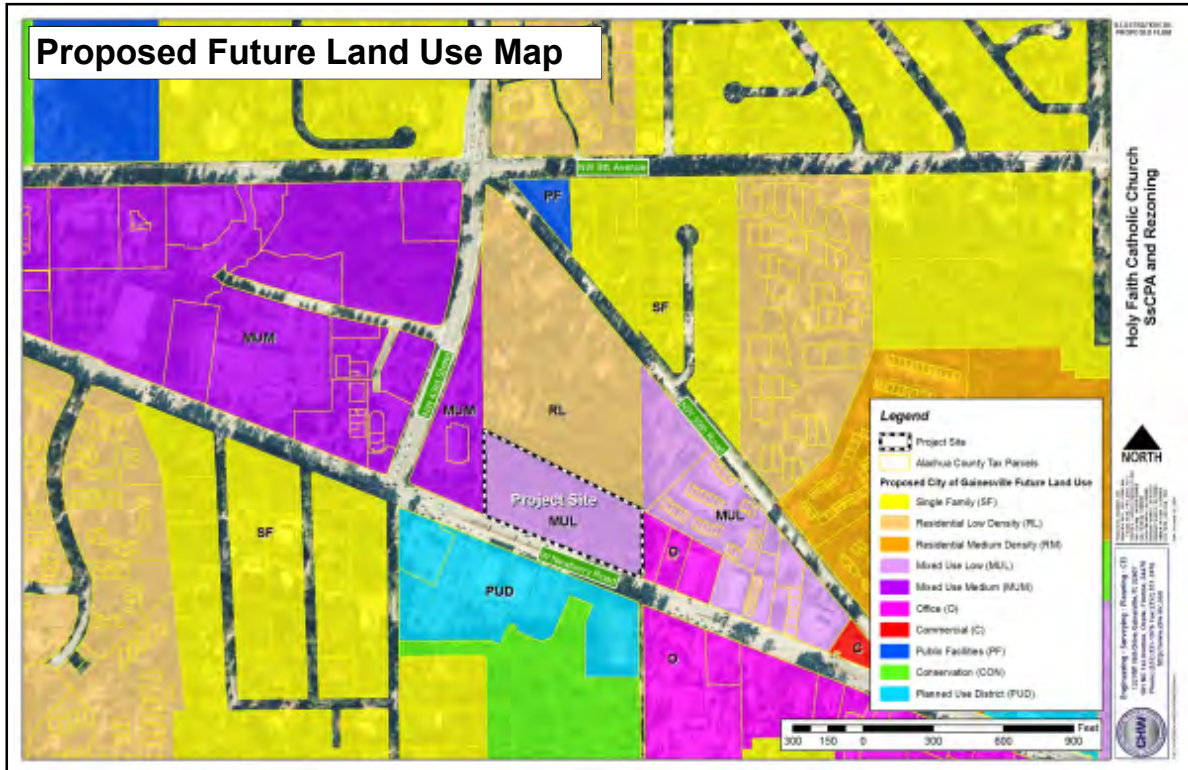
City Commission
public hearing

civil engineering land surveying land planning construction engineering inspection

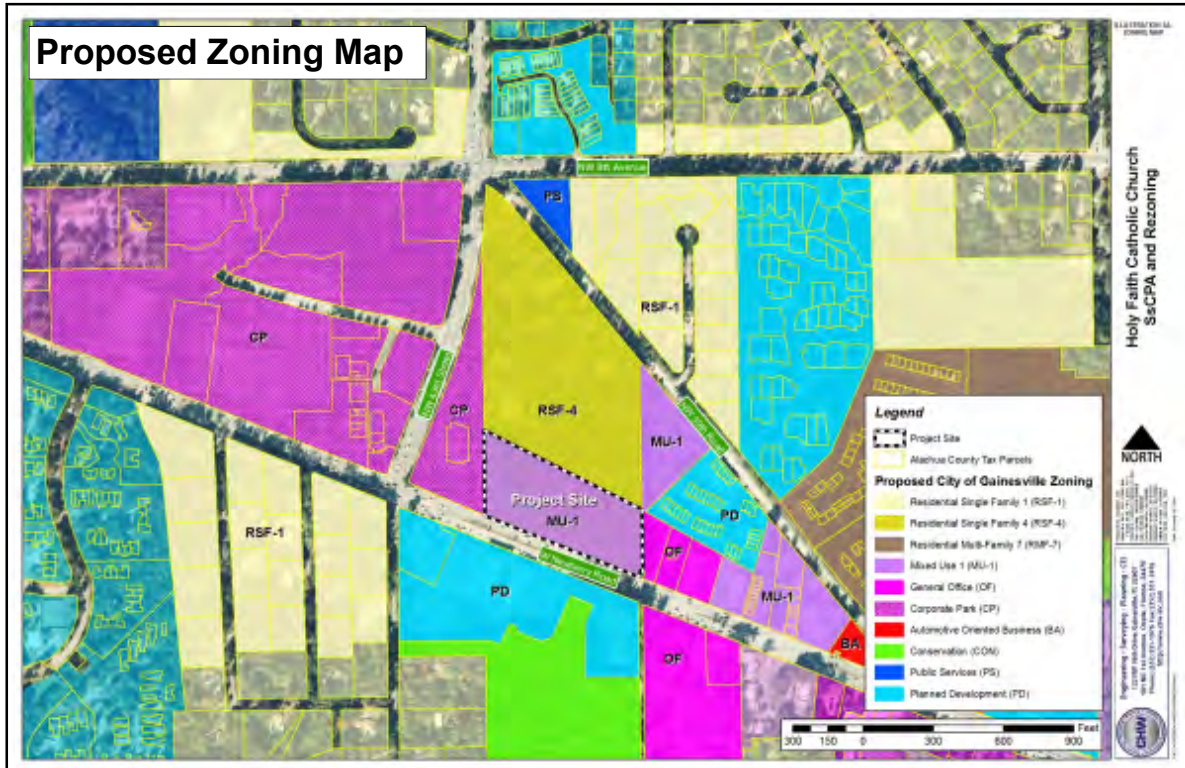
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140368E Exhibit D-1



140368E Exhibit D-1



Amendment Explanation



- Holy Faith Catholic Church does not intend to expand it's current development area.
- The proposed amendments are consistent with the existing development pattern.
- Mixed-use development patterns are consistent with the City of Gainesville's Comprehensive Plan and vision for future growth.



Holy Faith Catholic Church

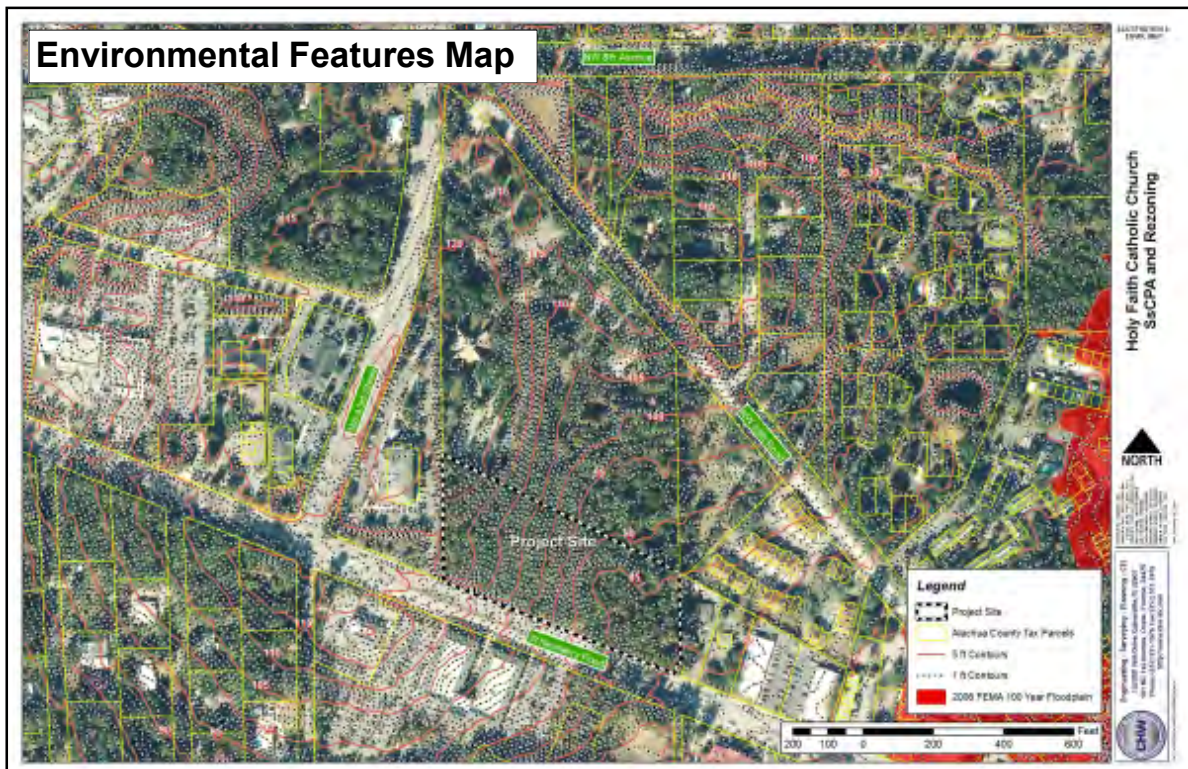
Small-Scale Comprehensive Plan Amendment and Rezoning

Neighborhood Workshop

April 14, 2014



CAUSSEAU, HEWETT, & WALPOLE, INC.
Civil Engineering Land Surveying Land Planning Construction Engineering Inspection



HOLY FAITH CATHOLIC CHURCH
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT & REZONING
NEIGHBORHOOD WORKSHOP MINUTES
APRIL 14, 2014 at 6:00 P.M.
HOLY FAITH CATHOLIC CHURCH, PARRISH HALL

Recorded and transcribed by Causseaux, Hewett, & Walpole, Inc. staff.

Meeting Attendees

Craig Brashier, CHW
Father John Phillips, Holy Faith Catholic Church
Elaine Sponholtz, Citizen
Andy Williams, Citizen
Bernard Hauser, Citizen

Mr. Brashier delivered a PowerPoint presentation which explained the specifics of the proposed SsCPA and rezoning applications. Three members of the public attended and all received notification through the mail. CHW informed the attendees that the applications only applied to the ±5 acres fronting W. Newberry Road.

The following bullet points summarize questions and topics of conversation during the workshop:

- *It was explained that the existing church campus area would remain Residential Low-Density and RSF-4 to give the neighboring property owners additional peace-of-mind regarding potential uses on this portion of the property.*
- *Mr. Williams stated that he felt the entire property should be designated Mixed-Use Low-Intensity and MU-1.*
- *The citizens in attendance expressed concerns about flooding in the area.*
- *Mr. Hauser suggested reaching out to the other business owners in this area, even if they were not required to be notified by mail.*

The meeting concluded at approximately 7 p.m.

Application Package
Table of Contents

1. Cover Letter
2. Neighborhood Workshop Materials
3. **Justification Report**
4. Map Set



CAUSSEAU, HEWETT, & WALPOLE, INC.



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Executive Summary

To: Mr. Steve Dush, AICP, Planning and Development Director #14-0035
From: Craig Brashier, AICP, Planning Project Manager
Date: April 21, 2014
Re: Holy Faith Catholic Church
 Small-scale Comprehensive Plan Amendment (SsCPA) Application

Jurisdiction: City of Gainesville	Intent of Development: Mixed-Use Development
Description of Location: 700 NW 39 th Road & 747 NW 43 rd Street	
Parcel Numbers: A portion of 06502-000-000	Acres: ±5 acres
<p>Current Future Land Use Classifications: <i>Residential Low-Density (Up to 12 Units per acre)</i> The <i>Residential Low-Density (RL)</i> category shall allow dwellings at densities up to 12 units per acre. The RL land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multi-family development. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools, other than institutions of higher learning, and libraries.</p>	
<p>Proposed Future Land Use Classification: <i>Mixed-Use Low-Intensity (8-30 units per acre)</i> The Mixed-Use Low-Intensity (MUL) category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses, and traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance.</p>	
<p>Existing Maximum Density / Intensity <i>Residential Low-Density (RL):</i> ±5 acres x 12 dwelling units (du) = 60 du</p>	
<p>Proposed Density/Intensity <i>Mixed-Use Low-Intensity (MUL):</i> Residential: ±5 acres x 30 dwelling units (du) = 150 du Nonresidential: 100,000 sq. ft. per Land Development Code Sec. 30-64(d)(3)</p>	
<p>Net Change This SsCPA application could potentially increase residential units by 90, non-residential square footage by 100,000 sq. ft, or a combination of both with lesser amounts.</p>	

STATEMENT OF PROPOSED CHANGE

This Small-scale Comprehensive Plan Amendment (SsCPA) application requests to change the existing Future Land Use (FLU) classification on a ±5 acre portion of Alachua County Tax Parcel 06502-000-000 from Residential Low-Density (RL) to Mixed-Use Low-Intensity (MUL). The site is located on the north side of W. Newberry Road between NW 39th Road and NW 43rd Street. This site is the southern portion of the Holy Faith Catholic Church site. This portion of the site is currently undeveloped. The church does not intend on expanding the existing developed area any farther to the south towards W. Newberry Road. The proposed amendment will give the church flexibility and increase their options for the property's use while remaining consistent with the existing mixed-use land development pattern.

The requested SsCPA is companion to a zoning change that requests the Mixed-Use 1 (MU-1) zoning category. The proposed amendments are consistent with the existing mixed-use development pattern along this portion of W. Newberry Road. Figure 1 shows the site's location and identifies the nature of surrounding land uses.



Figure 1: Aerial Map

As previously stated, the proposed MUL Future Land Use (FLU) category is consistent with the existing development pattern and consistent with the existing MUL FLU designations east of the site as well as the other non-residential FLU designations in this area. The existing RL FLU designation is out dated as there is no single-family residential development along this portion of W. Newberry Road. Surrounding FLU and zoning designations are summarized in Table 1 and shown on Figures 2 through 5.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Residential Low-Density	RSF-4
East	Mixed-Use Low-Intensity Office	MU-1, OF
South	W. Newberry Road R.O.W. Planned Unit Development (Non-Residential)	W. Newberry Road R.O.W. PD
West	Mixed-Use Medium-Intensity	CP

Existing development along the north side of W. Newberry Road between NW 39th Road and NW 43rd Street includes a mixture of non-residential and multi-family uses. A gas station and convenience store are located at the corner of NW 39th Road and W. Newberry Road. This section also includes an automotive repair store, retail uses, personal and professional services, multi-family residential and professional offices. The proposed MUL FLU designation is consistent with the existing development in this area.

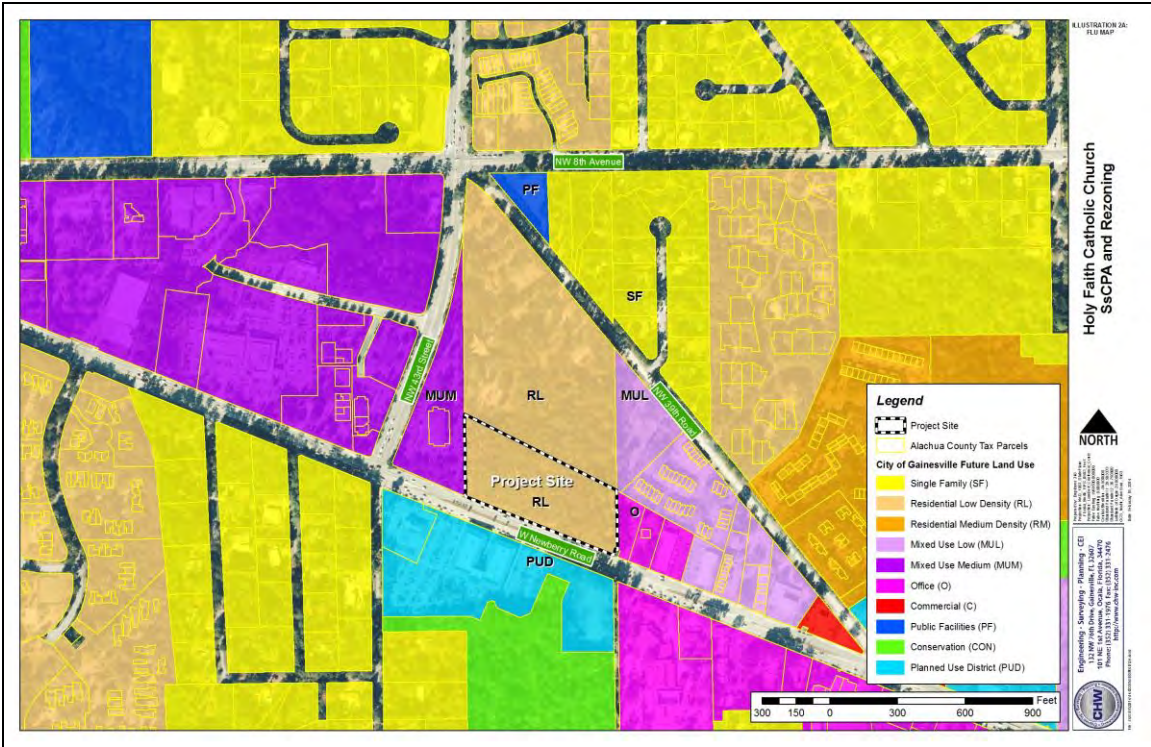


Figure 2: Existing Future Land Use Map

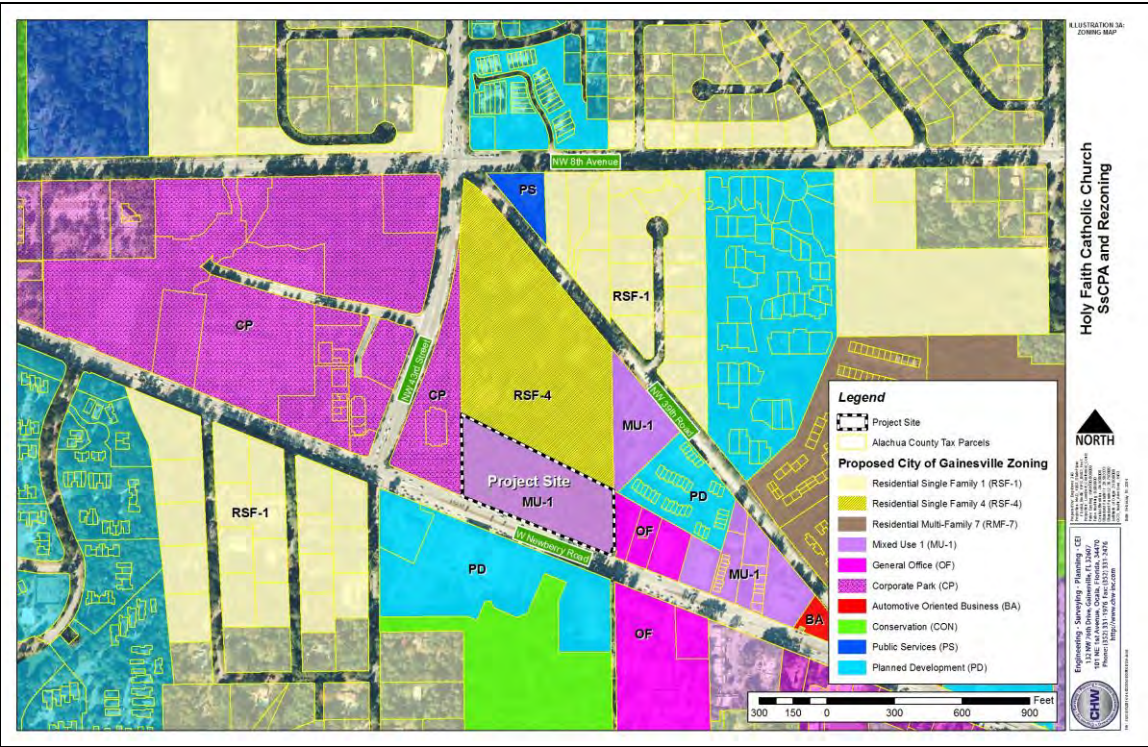


Figure 3: Proposed Future Land Use Map

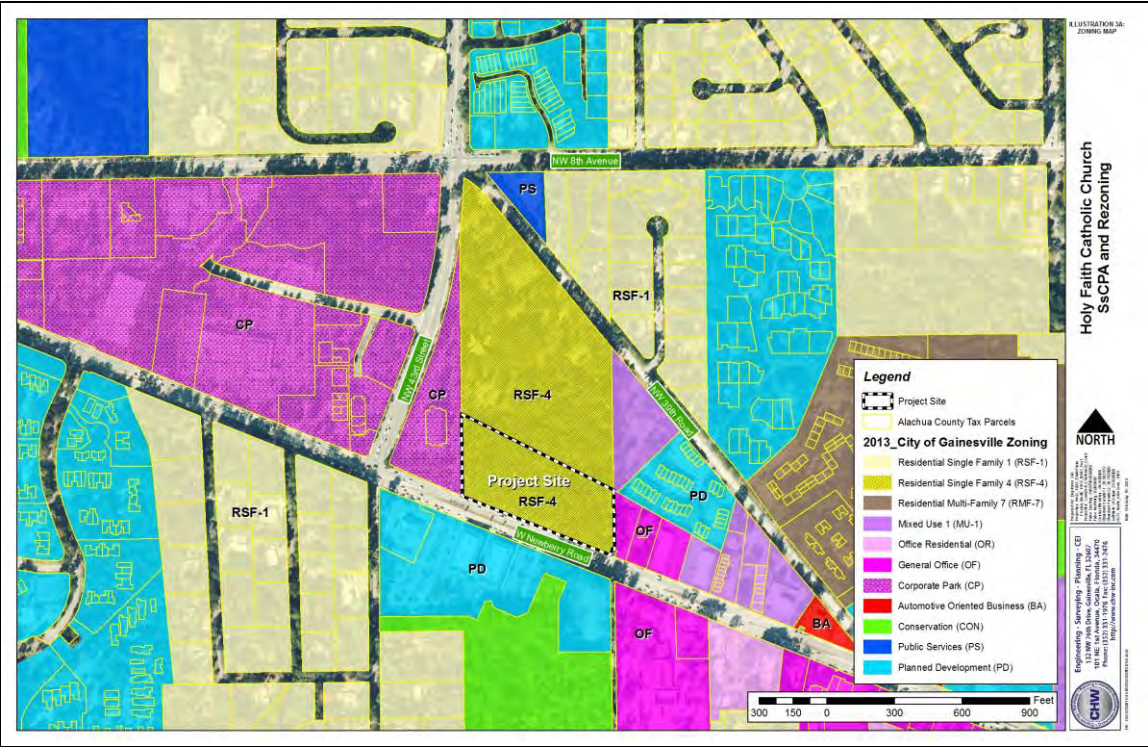


Figure 4: Existing Zoning Map

IMPACT ANALYSIS

IMPACT ON RESIDENTIAL STREETS

The proposed amendment and subsequent development of the project site will not have direct access to or impact any residential streets. Development of this site can potentially improve traffic along W. Newberry Road and also reduce trips along NW 39th Road by providing additional connectivity between non-residential uses on the north side of W. Newberry Road. A median currently exists along W. Newberry Road in front of the site. Right-in / right-out access will be consistent with other adjacent uses and will not create any additional impacts to residential streets.

IMPACT ON NOISE AND LIGHTING

All surrounding uses are located within a mixed-use urban environment. The proposed MUL FLU designation is not anticipated to have any significant noise and lighting impacts on nearby residential properties. City of Gainesville ordinances ensure landscaping and carefully placed security lighting that promote safety and compatibility among a variety of uses.

ENVIRONMENTAL FEATURES

The project is located in the City of Gainesville’s urban, developed area. As illustrated in *Figure 5*, there is floodplain within the project site. Per the National Wetlands Inventory data and the City’s Surface Waters and Wetlands District map, there are no identified wetlands on the site.

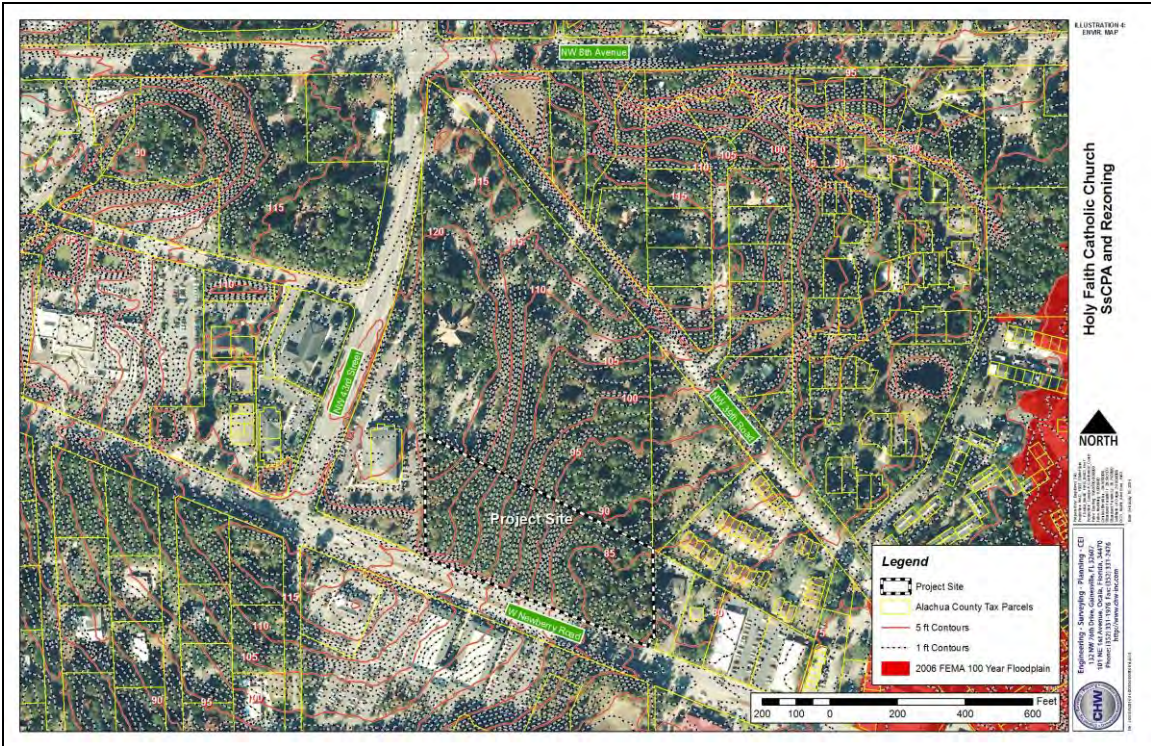


Figure 5: Topography, Wetlands, and FEMA Floodplain Map

According to the National Resources Conservation Service (NRCS), the on-site soil type is Blichton Sand (Figure 6). This soil is present throughout this area of Gainesville and is suitable for urban-type development, as indicated by the existing development on the same soil type .

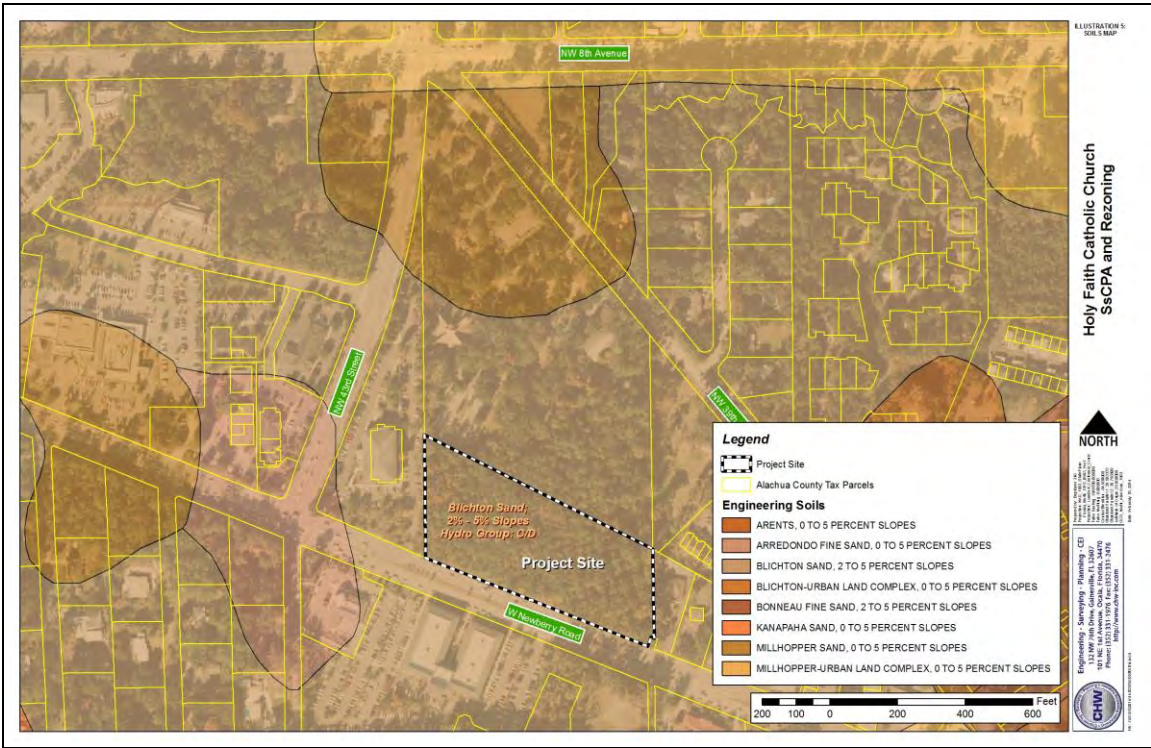


Figure 6: Natural Resources Conservation Service (NRCS) Soils Map

HISTORIC AND ARCHEOLOGICAL RESOURCES

According to the Florida Division of Historical Resources (DHR), no archeological resources are located on the property.

COMMUNITY CONTRIBUTIONS

The proposed SsCPA is consistent with the City of Gainesville Comprehensive Plan and LDC. The site’s potential development will provide for urban infill along an arterial roadway with an existing mixed-use land development pattern. Urban infill reduces the pressure to develop along the urban area’s fringes and reduces the potential for urban sprawl. The MUL FLU designation and corresponding MU-1 zoning district prohibit strip retail development and require a pedestrian friendly design.

An additional mix of uses along the W. Newberry Road corridor can also have a positive impact on traffic patterns and the number of trips along the surrounding corridors by allowing nearby residents and employees to walk to permitted retail, service, or employment-oriented uses on the project site to meet their daily needs.

POTENTIAL LONG-TERM ECONOMIC BENEFITS

The potential urban infill development of a currently vacant site will have positive, long-term impacts to the City’s economics and tax base. The intended uses within the MUL FLU category will provide an opportunity to increase the City’s tax base and create additional jobs far better than the intended residential uses within the existing RL FLU category.

LEVEL OF SERVICE

The following tables summarize the potential net impacts from the proposed SsCPA application. The current RL FLU designation allows a maximum of 60 residential units. The potential net impacts from the proposed amendment are not anticipated to cause public facilities to operate below the City’s adopted LOS standards.

Level of Service (LOS) standards were calculated based on the intensity increases that may result from a non-residential development of office and retail since this is more likely to occur at this location rather than a multi-family residential project. Therefore, 50,000 sq. ft. of office and 50,000 sq. ft. of shopping center were used for the LOS calculations. LDC Sec. 30-64(d)(3) limits non-residential development to a maximum of 100,000 sq. ft.

Table 2: Potential Net Trip Generation

Category ¹	Units	AADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Existing							
Single-Family Residential (ITE 210)	60	9.52	571	0.77	46	1.02	61
Proposed							
General Office Building (ITE 710)	50	11.03	552	1.56	78	1.49	75
Shopping Center (ITE 820)	50	42.70	2,135	0.96	48	3.71	186
Total Net Trips		-	2,116	-	80	-	200

1. Source: ITE Trip Generation Manual, 9th Edition

Conclusion: The site is located within the City’s Transportation Mobility Program Area (TMPA) Zone B. Developers within TMPA Zone B are responsible for providing transportation improvements that are required due to safety and/or operational conditions. Development within TMPB Zone B will be required to provide items a. – e. and up to eight (8) of the improvements identified in the City’s Comprehensive Plan, Transportation Mobility Element Policy 10.1.6.

- a. Sidewalk connections to existing and planned public sidewalk;
- b. Cross-access connections/easements or joint driveways;

- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities and/or bus shelters;
- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site; and
- e. Provide safe and convenient on-site pedestrian circulation.

The proposed development allows employees and patrons to have walking access to the Regional Transit System’s numerous bus routes. Urban infill along existing bus routes is consistent with the City’s and RTS’s long term plans and policies.

Table 3: Potential Net Potable Water Impact

Use	Units	Rate	Gallons Per Day
Existing			
Single Family Residential	60	200 gal/person/day ¹ (2.2 persons per household)	26,400
Proposed			
Office	50,000	15 gal/100 sq. ft. ²	7,500
Shopping Center	50,000	0.1 gal / sq. ft. ²	5,000
Total Net Impact			-13,900

1. Source: City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element
 2. Source: Chapter 64E-6.008, F.A.C.

Conclusion: The potential potable water impacts will be reduced by the proposed SsCPA amendment. The project site will be served by existing Gainesville Regional Utilities potable water infrastructure. The potential net impacts from this proposed amendment will not negatively impact the adopted Level of Service (LOS).

Table 4: Potential Net Wastewater Impact

Use	Units	Rate	Gallons Per Day
Existing			
Single Family Residential	60	147 gal/person/day ¹	8,820
Proposed			
Office	50,000	15 gal/100 sq. ft. ²	7,500
Shopping Center	50,000	0.1 gal / sq. ft. ²	5,000
Total Net Impact			-3,680

1. Source: City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element
 2. Source: Chapter 64E-6.008, F.A.C.

Conclusion: The potential wastewater impacts will be reduced by the proposed SsCPA amendment. The project site will be served by existing Gainesville Regional Utilities wastewater infrastructure. The potential net impacts from this proposed amendment will not negatively impact the adopted Level of Service (LOS).

Table 5: Potential Solid Waste Impact

Use	Units	Rate	Tons Per Year
Existing			
Single Family Residential	60	0.655 tons/person/year ¹ (2.2 persons per household)	86
Proposed			
Office	50,000	[[((5.5 lbs./1,000 sf/day x 100,000 sf) x 365) / 2000]	100
Shopping Center	50,000		
Alachua County Solid Waste Facility Capacity²			>10 years

3. Source: City of Gainesville Comprehensive Plan, Solid Waste Element

4. Source: Alachua County Comprehensive Plan

Conclusion: As calculated in *Table 5*, solid waste facility capacity exists to adequately serve the proposed amendment. This application will not negatively impact the adopted LOS.

Potential Net Public School Student Generation

Conclusion: A School Concurrency form has been submitted as part of this application package. The potential units used on the form are based on the net difference between the maximum number of units allowed by the existing RSF-4 zoning district and the proposed MU-1 zoning district. Even though a non-residential development scenario is most likely to occur on this site, a multi-family residential development scenario was utilized to analyze the potential impacts to the public school system. School concurrency will again be calculated at the time of development plan approval, if residential development is included.

CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

The proposed SsCPA site is currently designated Residential High Low-Density (RL) on the City’s adopted FLUM. The requested FLU classification change to Mixed-Use Low-Intensity (MUL) is consistent with the accompanying rezoning request for MU-1 zoning district.

The MUL & MU-1 designations permit a mixture of residential and nonresidential uses designed to promote both pedestrian and transit use in the City of Gainesville’s developed, urban area. The proposed mix-use development is consistent with the following Comprehensive Plan goals, objectives, and policies:

FUTURE LAND USE ELEMENT

GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

Policy 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.

Policy 1.1.2 To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.

Objective 1.2 Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).

Policy 1.2.3 The City should encourage mixed-use development, where appropriate.

Objective 1.4 Adopt land development regulations that promote mixed-use development.

Objective 1.5 Discourage the proliferation of urban sprawl.

Policy 4.1.3 The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

Support for urban infill and/or redevelopment.

TRANSPORTATION MOBILITY ELEMENT

Transportation Mobility Element *Overall Goal*

Establish a transportation system that enhances compact development, redevelopment, quality of life, that is sensitive to the cultural and environmental amenities of Gainesville, and implements the vision of the “Year 2020 Livable Community Reinvestment Plan” (Gainesville 2020 Transportation Plan) within the City of Gainesville. The transportation system shall provide equal attention to pedestrian, bicycle, auto, and public transit needs. The system should provide vehicular, public transit and non-motorized access to activity centers, community facilities, and neighborhood commercial areas. Safety and efficiency shall be enhanced by limitations and care in the locations of driveways, provision of sidewalk connections within developments and an overall effort to enhance pedestrian mobility throughout the community by improvement and provision of safe crossings, complete sidewalk and trail systems and sidewalks of adequate widths to encourage pedestrian activity. Basic transportation should be provided for transportation-disadvantaged residents to employment, education facilities, and basic services.

Objective 2.1 Create an environment that promotes transportation choices, compact development, and a livable city.

Objective 2.2 Ensure that Future Land Use Map designations promote transportation objectives by designating transit-supportive densities in appropriate locations to support transportation choice.

Objective 3.1 Establish land use designations and encourage development plans that reduce vehicle miles traveled and are transit supportive.

Objective 7.1 Provide multi-modal opportunities and mixed-use development areas to reduce single-occupant automobile trips and reduce vehicle miles traveled.

URBAN SPRAWL ANALYSIS

The approval of this SsCPA does not constitute urban sprawl. As defined in Florida Statutes, 'Urban Sprawl' means "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses" (§ 163.3164(51)).

The thirteen (13) indicators of urban sprawl formerly identified in Chapter 163.3177(6)(a)9.a, Florida Statutes states:

"The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality..."

As demonstrated by the following analysis, the proposed SsCPA does not trigger any urban sprawl indicators, and adoption of this SsCPA will discourage the proliferation of urban sprawl within the City of Gainesville and Alachua County.

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

Response: The proposed SsCPA will amend the current single-use residential RL FLU designation to MUL which is intended to allow a mix of residential and non-residential uses. The project site is located within the developed, urban area of the City. The proposed SsCPA will encourage urban infill development of the currently vacant site. The proposed MUL FLU designation is also consistent with the existing mixed-use development pattern along a major arterial roadway.

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

Response: The project site is located within the developed, urban area of the City. The proposed SsCPA will encourage urban infill development of the currently vacant site. The proposed MUL FLU designation is also consistent with the existing mixed-use development pattern along a major arterial roadway. The potential urban infill development on the project site will help to reduce development pressures in the urban fringe areas and in rural areas.

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

Response: The proposed MUL FLU designation and the corresponding

MU-1 zoning district prohibit strip non-residential development. The MU-1 zoning district requires development standards that promote a pedestrian friendly, mixed-use development patterns.

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

Response: The project site is located within the developed, urban area of the City. The proposed SsCPA will encourage urban infill development of the currently vacant site. The proposed MUL FLU designation is also consistent with the existing mixed-use development pattern along a major arterial roadway. The potential urban infill development on the project site will help to reduce development pressures in the urban fringe areas and in rural areas.

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

Response: Due to the site's urban setting, no agricultural activities are adjacent to the site, nor will any be interrupted or discontinued.

6. Fails to maximize use of existing public facilities and services.

Response: The site utilizes existing public facilities and services supplied by Gainesville Regional Utilities (GRU) and the City of Gainesville Public Works Department, in the form of roads, sidewalks, and other services.

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

Response: The site will utilize the City's existing and future public facilities and services.

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

Response: The site is located in an urban area that is already supported by public facilities and services. Therefore, the urban infill development attributable to this SsCPA does not disproportionately increase the cost in time, money, or energy by providing and maintaining these facilities and services.

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

Response: Located in the City of Gainesville's developed, urban area, this site further defines urban space, as well as relieves development pressure at the urban fringe and in rural areas.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Response: The proposed SsCPA encourages urban infill by increasing the potential for development of a currently vacant lot in an area with an existing mixed-use development pattern along a major arterial roadway. Increasing the mix of uses in this area will benefit the nearby residents and employees by encouraging and enhancing multi-modal transportation options.

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

Response: The proposed SsCPA will amend the current single-use residential RL FLU designation to MUL which is intended to allow a mix of residential and non-residential uses. The project site is located within the developed, urban area of the City. The proposed SsCPA will encourage urban infill development of the currently vacant site. The proposed MUL FLU designation is also consistent with the existing mixed-use development pattern along a major arterial roadway.

12. Results in poor accessibility among linked or related land uses.

Response: The proposed SsCPA and subsequent urban infill development has the potential to increase connectivity between the mix of uses located along the northern side of W. Newberry Road between NW 39th Road and NW 43rd Street. The currently vacant site has the potential to provide connectivity between existing civic, multifamily, and non-residential uses.

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

Response: The project site does not contain any functional open space. The vacant lot is currently owned by Holy Faith Catholic Church and is not open to the public.

In addition to the thirteen (13) indicators of urban sprawl, Florida Statutes section 163.3177(6)(a)9.b identifies eight (8) development pattern or urban form criteria. If four (4) or more of those criteria are met, the presumption is that the amendment discourages urban sprawl. The proposed amendment and corresponding development are found to meet the following four (4) criteria as identified in §163.3177(6)(a)9.b.(I), (II), (III), and (VII).

1. Sec. (163.3177(6)(a)9.b(I)): Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Response: The project site is located within the developed, urban area of the City. The proposed SsCPA will encourage urban infill development of the currently vacant site. The proposed MUL FLU designation is also consistent with the existing mixed-use development pattern along a major arterial roadway. The potential urban infill development on the project site will help to reduce development pressures in the urban fringe areas and rural areas where natural resources and ecosystems can be further protected and enhanced.

2. Sec. (163.3177(6)(a)9.b(II)): Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: The site utilizes existing public facilities and services supplied by Gainesville Regional Utilities (GRU) and the City of Gainesville Public Works Department. Any urban infill redevelopment on the project site will retain the use of GRU and City infrastructure and services, including centralized potable water and sanitary sewer. The site's proposed mixed-use nature and adjacency to nearby residential and non-residential areas encourages alternative transportation modes in the area.

3. Sec. (163.3177(6)(a)9.b(III)): Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Response: The site is located within the City of Gainesville's developed, urban area and proximate to an existing mixed-use development pattern. The mixed-use nature of the proposed SsCPA allows tenants to work in close proximity to where they live, and provide additional commercial opportunities proximate to the nearby residential and non-residential uses.

4. Sec. (163.3177(6)(a)9.b(VII)): Creates a balance of uses based upon demands of the residential population for the nonresidential needs of an area.

Response: This SsCPA provides nonresidential opportunities that are not currently permitted on-site while they are allowed on adjacent parcels. The potential additional non-residential space, if developed as such, will likely consist of retail and/or offices and provide added employment and service opportunities to area residents.

Application Package
Table of Contents

1. Cover Letter
2. Neighborhood Workshop Materials
3. Justification Report
4. **Map Set**



**Holy Faith Catholic Church
SsCPA and Rezoning**



Prepared by: Employees 348
 Projection: NAD, 1983, StatePlane
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 Standard Parallel 1: 29.983333
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 Date: February 18, 2014

Professional Office

**Holy Faith
Catholic Church**

Project Site
 A Portion of
 Tax Parcel #
 06502-000-000

**Multi-Family
Residential**



Automotive Repair

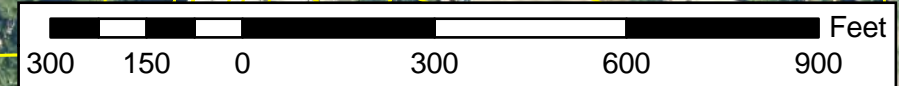
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Convenience Store**

**Office, Radio Stations, &
Personal Services**

**Retail &
Personal Services**

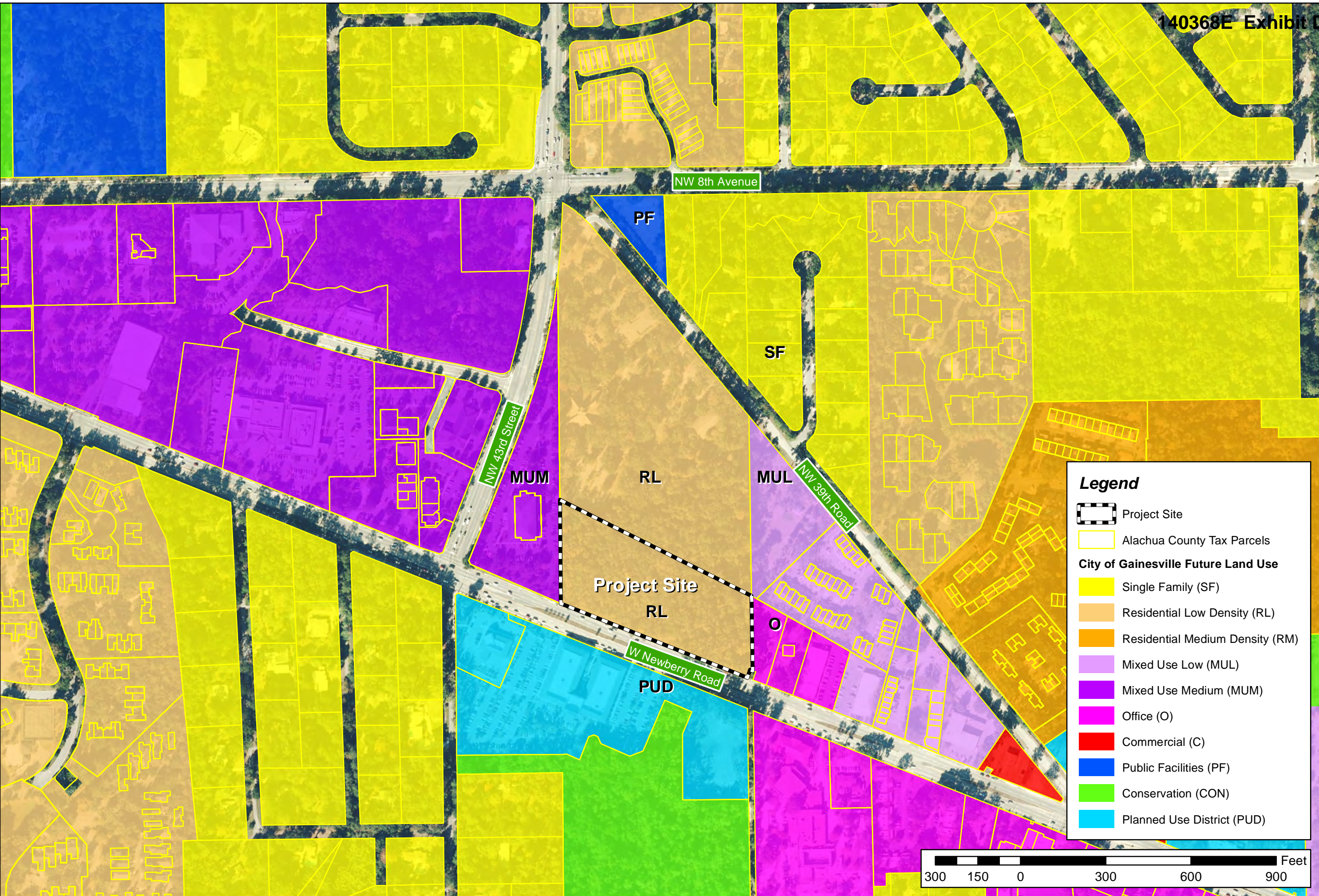
Legend

-  Project Site
-  Alachua County Tax Parcels



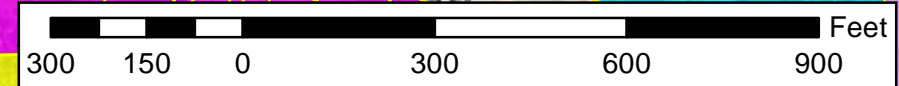
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 101 NE 1st Avenue, Ocala, Florida, 34470
 Phone: (352) 331-1976 Fax: (352) 331-2476
<http://www.chw-inc.com>





Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville Future Land Use**
- Single Family (SF)
- Residential Low Density (RL)
- Residential Medium Density (RM)
- Mixed Use Low (MUL)
- Mixed Use Medium (MUM)
- Office (O)
- Commercial (C)
- Public Facilities (PF)
- Conservation (CON)
- Planned Use District (PUD)



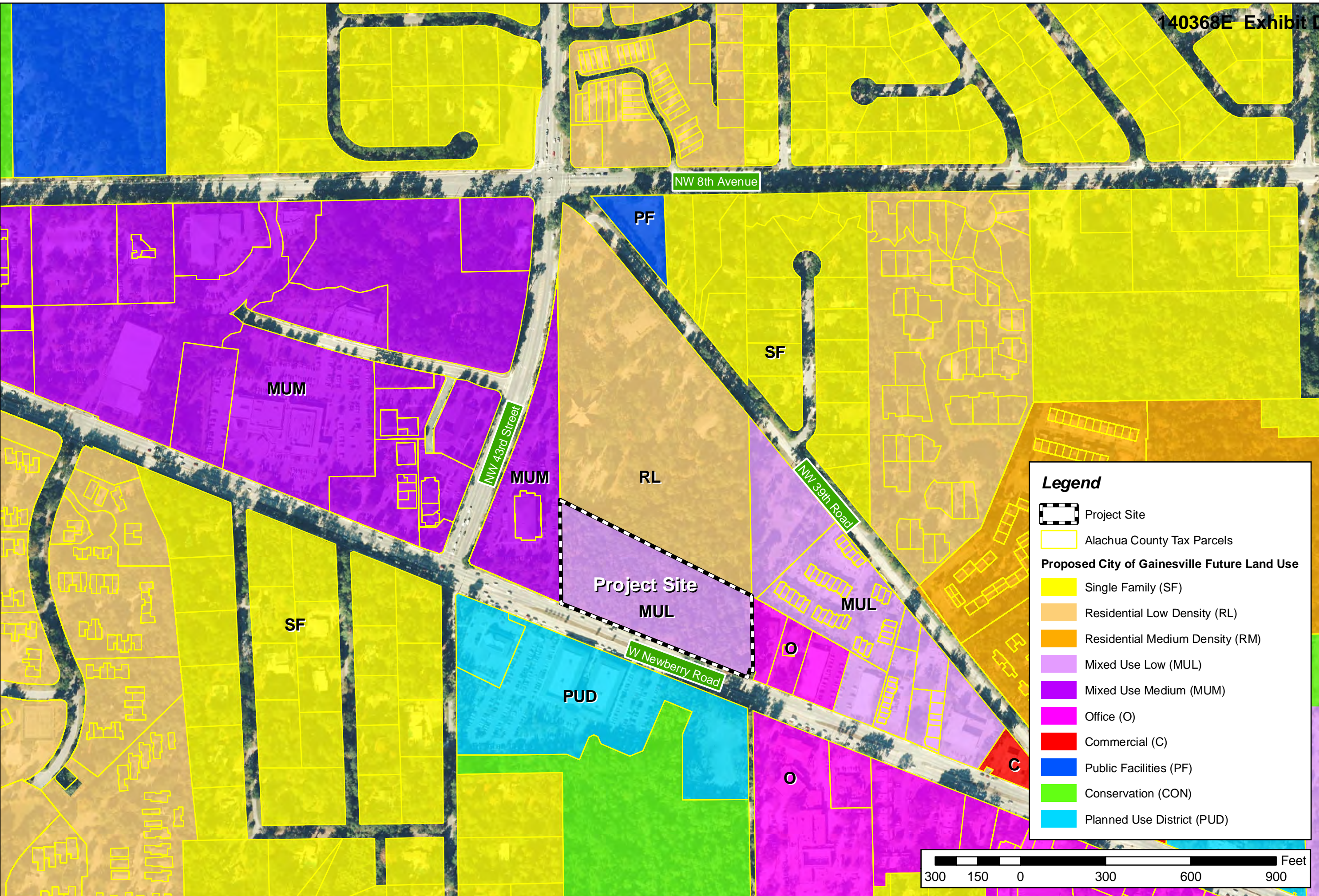
**Holy Faith Catholic Church
SsCPA and Rezoning**



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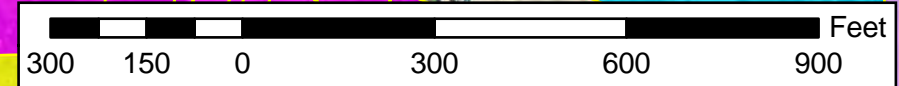


Legend

- Project Site
- Alachua County Tax Parcels

Proposed City of Gainesville Future Land Use

- Single Family (SF)
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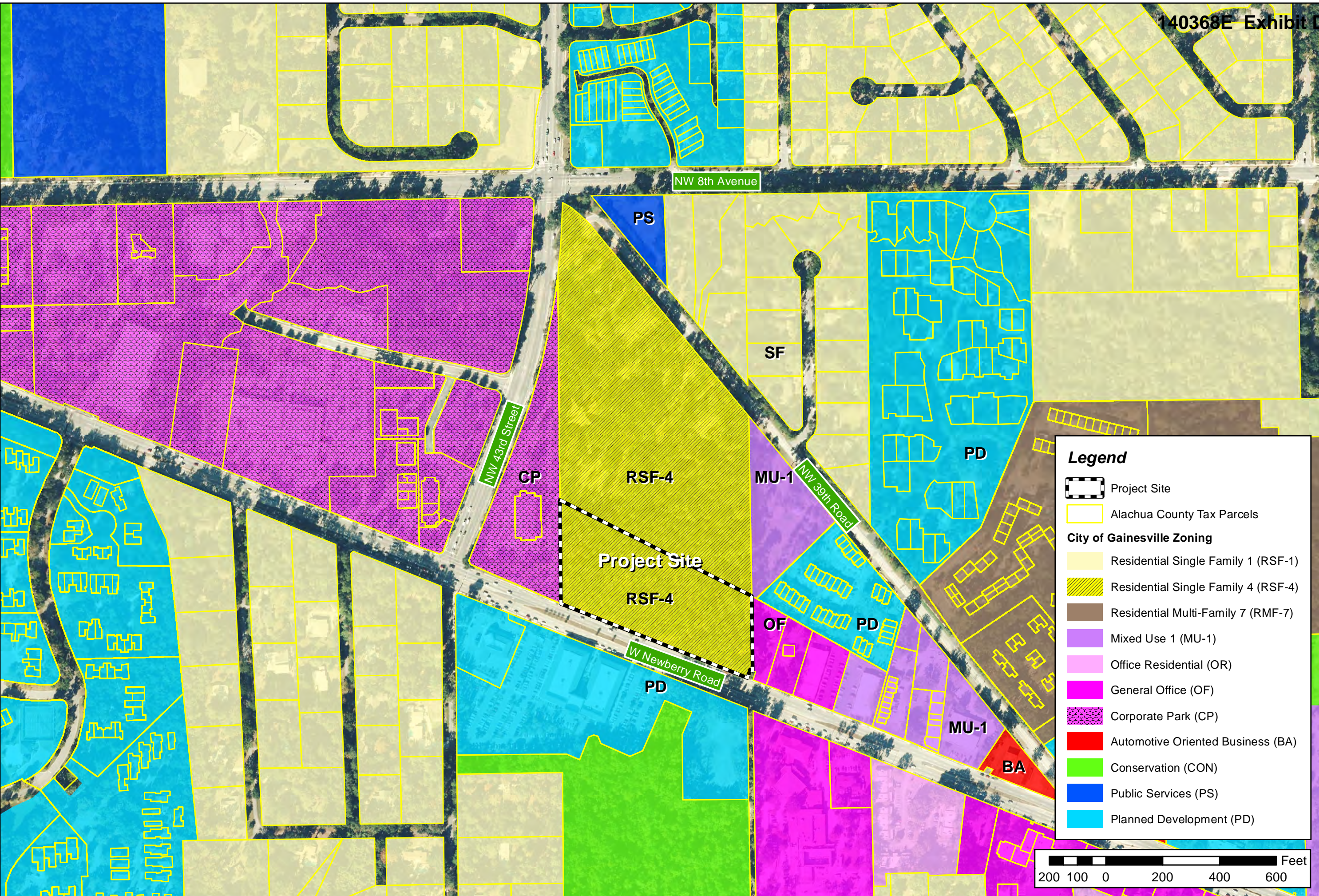
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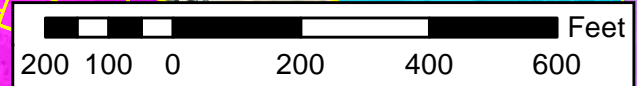
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Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville Zoning**
- Residential Single Family 1 (RSF-1)
- Residential Single Family 4 (RSF-4)
- Residential Multi-Family 7 (RMF-7)
- Mixed Use 1 (MU-1)
- Office Residential (OR)
- General Office (OF)
- Corporate Park (CP)
- Automotive Oriented Business (BA)
- Conservation (CON)
- Public Services (PS)
- Planned Development (PD)



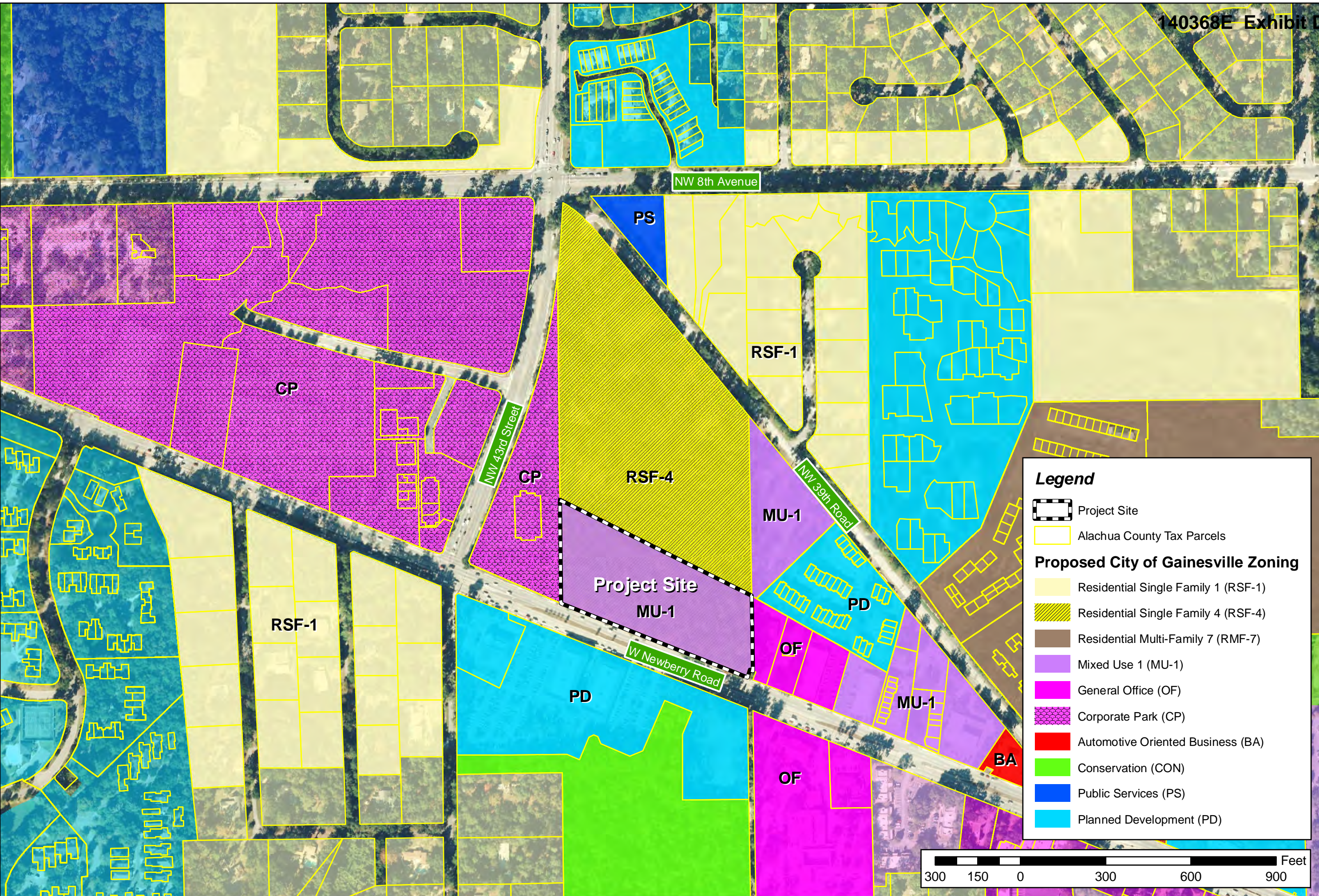
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Legend

- Project Site
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Proposed City of Gainesville Zoning

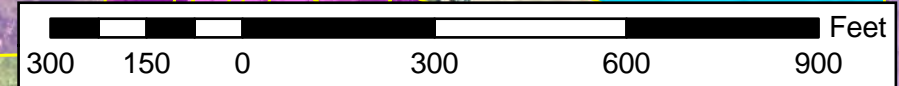
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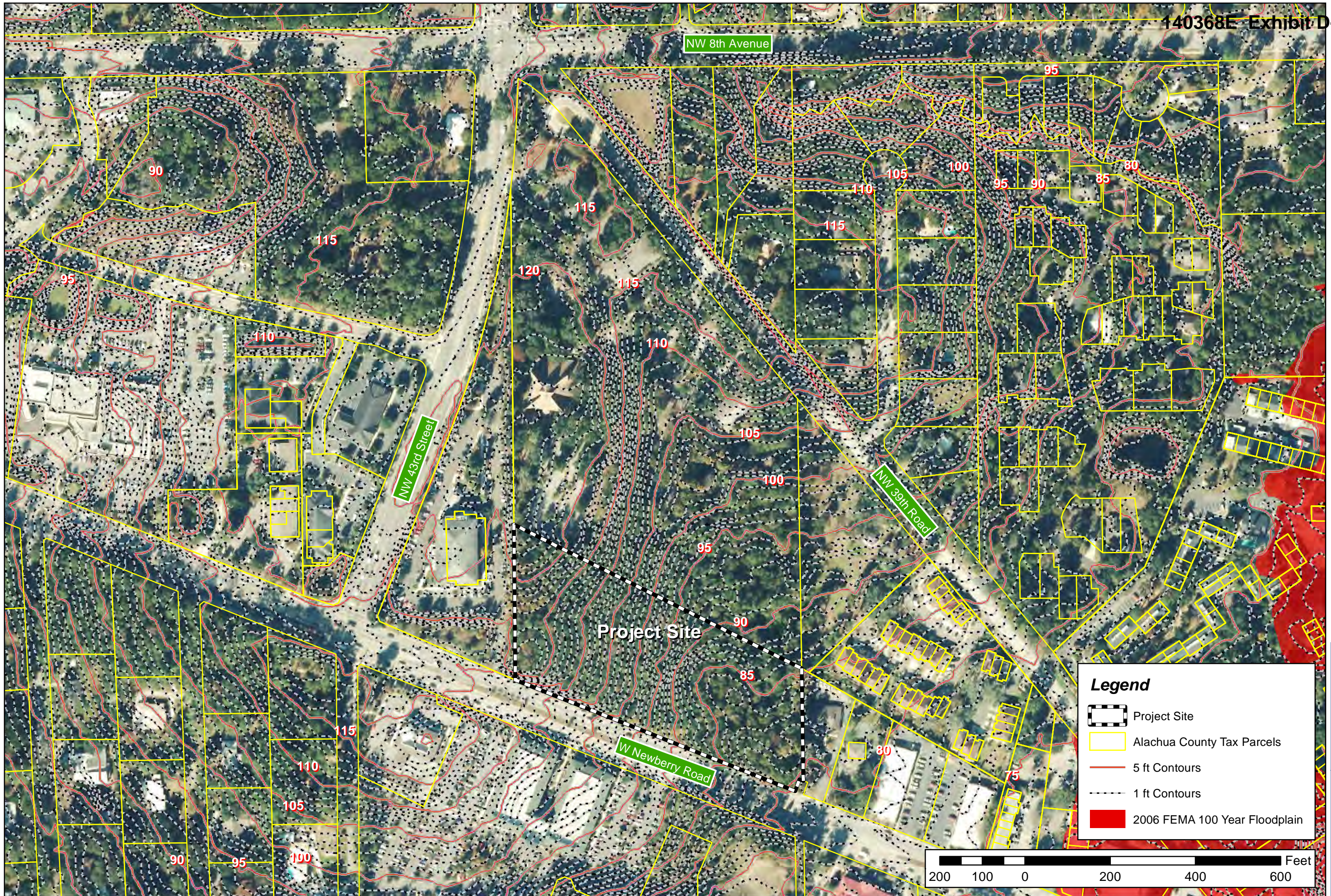
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SsCPA and Rezoning



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GCS: North American, 1983
Date: February 18, 2014

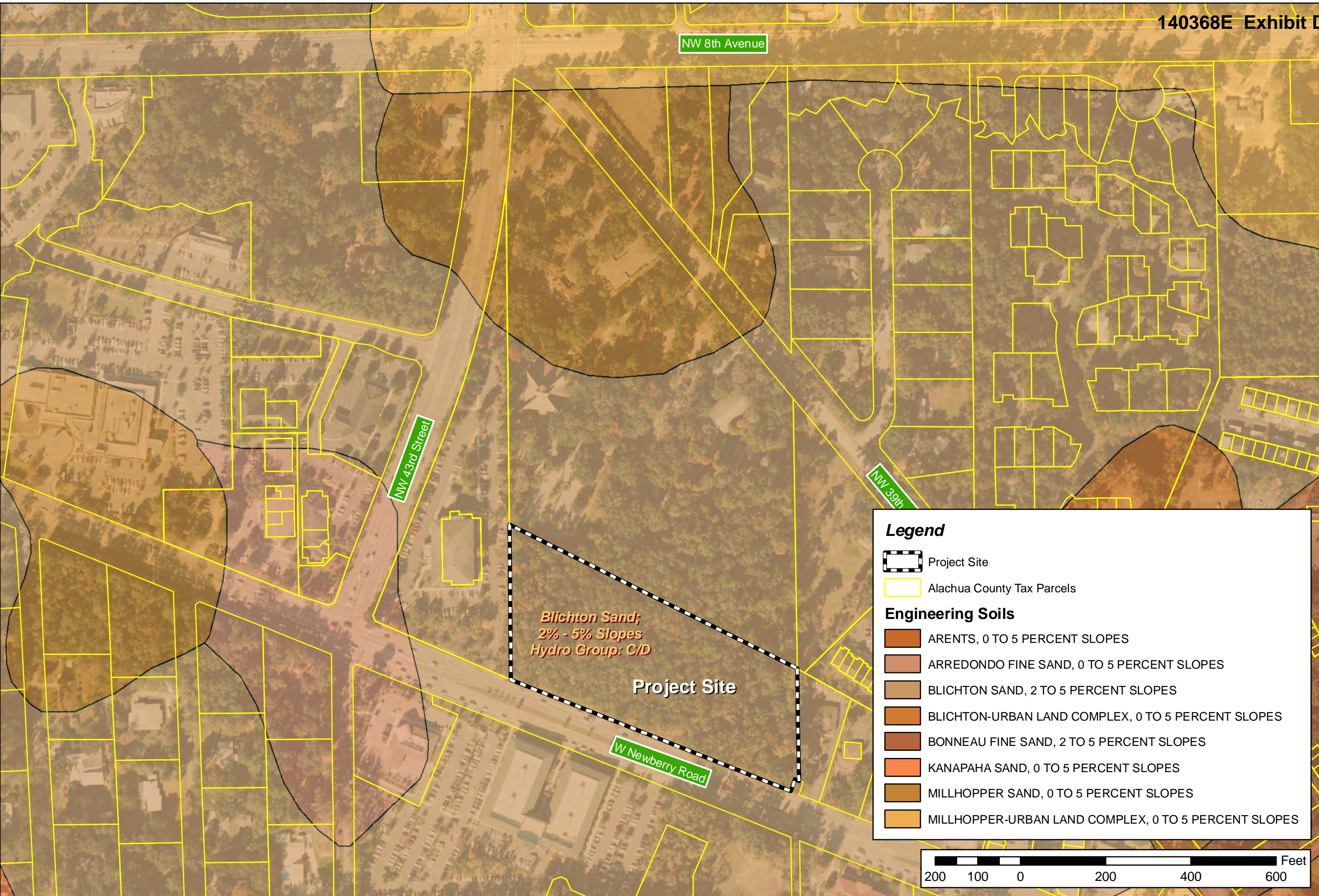
Legend

-  Project Site
-  Alachua County Tax Parcels
-  5 ft Contours
-  1 ft Contours
-  2006 FEMA 100 Year Floodplain



Causseaux, Hewett, & Walpole, Inc.
Engineering • Surveying • Planning • CEI
132 NW 76th Drive, Gainesville, FL 32607
Phone: (352) 331-1976 Fax: (352) 331-2476
<http://www.chw-inc.com>





*Blichton Sand;
2% - 5% Slopes
Hydro Group: C/D*

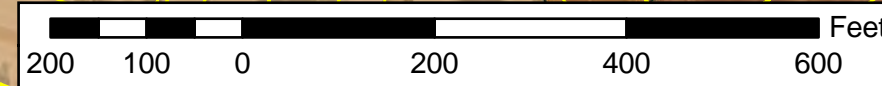
Project Site

Legend

- Project Site
- Alachua County Tax Parcels

Engineering Soils

- ARENTS, 0 TO 5 PERCENT SLOPES
- ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES
- BLICHTON SAND, 2 TO 5 PERCENT SLOPES
- BLICHTON-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES
- BONNEAU FINE SAND, 2 TO 5 PERCENT SLOPES
- KANAPAHA SAND, 0 TO 5 PERCENT SLOPES
- MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES
- MILLHOPPER-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES



**Holy Faith Catholic Church
SsCPA and Rezoning**



Prepared by: Employees 348
Projection: NAD, 1983, StatePlane
Florida, North, FIPS_0903_Feet
Projection: Lambert Conformal Conic
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.983333
Standard Parallel 2: 29.983333
Latitude of Origin: 29.000000
GCS: North_American_1983
Date: February 18, 2014

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*Sketch of Legal Description Only
Lying in Section 2, Township 10 South,
Range 19 East, Alachua County, Florida
(not a boundary survey)*

P.O.C.

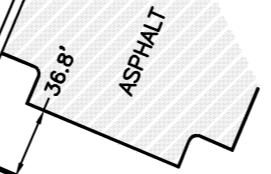
NORTHWEST CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA P.K. NAIL & BRASS DISK FOUND "SUR. 130"

MATCHLINE

P.O.B.

PARCEL "2A"

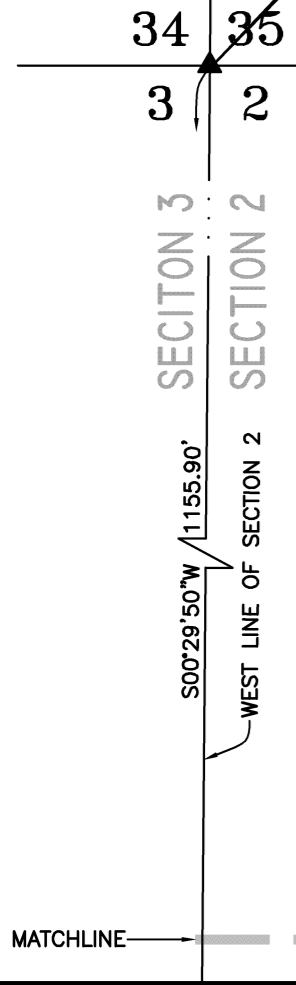
43rd STREET MEDICAL BUILDING CONDOMINIUM, CONDOMINIUM BOOK 3, PAGE 40 (PARCEL 06544-201-101)



Parcel "2A"
5.001 Acres ±

NEWBERRY ROAD
A.K.A. STATE ROAD NO. 26
100' RIGHT-OF-WAY ASPHALT PAVED ROADWAY

Sheet One of Two



PARCEL 06503
PARCEL 06503-006

REMAINDER OF PARCEL 06502
N66°53'37"W 727.05'

EAST LINE OF THE WEST 1/4 OF THE NORTHWEST 1/4
N00°11'46"E 295.70'

S67°15'32"E 711.60'
NORTH RIGHT-OF-WAY LINE OF NEWBERRY ROAD

S67°15'32"E 5.00'
N22°44'28"E 25.00'
EXCEPTION PARCEL FOR RIGHT-OF-WAY TAKEN PER O.R.B. 522, PG. 375 (NOT INCLUDED) SEE DETAIL SHEET TWO

JBrown
Professional Group Inc
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbrprougroup.com

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida Professional Surveyor and Mapper License No. LS5469
Florida Professional Surveyor and Mapper Business License No. LB8031
NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

STEPHEN M. McMILLEN, P.S.M.

Professional Surveyor & Mapper

CERTIFIED TO:	HOLY FAITH CATHOLIC CHURCH
Scale:	1"=100'
Proj. No.	2013-059c
Drawn:	S.M.M.
Chk'd:	S.M.M.
Dwg. Name:	2013-059c
Signing Date:	06/04/2014

LEGEND:
P.O.C. = POINT-OF-COMMENCEMENT
P.O.B. = POINT-OF-BEGINNING

Sketch of Legal Description Only
Lying in Section 2, Township 10 South,
Range 19 East, Alachua County, Florida
(not a boundary survey)

Description: (by surveyor) - **Holy Faith Catholic Church Parcel 2a**

A part of lands described in O.R.B. 988, page 609, public records of Alachua County, Florida; lying in Section 2, Township 10 South, Range 19 East, Alachua County, Florida; lying Southwesterly of N.W. 39th Road (a.k.a. State Road No. 26a) and North of Newberry Road (a.k.a. State Road No. 26), being more particularly described as follows:

Commence at the Northwest corner of said Section 2 and run thence South 00°29'50"West, along the West line of said Section, a distance of 1155.90 feet to the Point-of-Beginning of the herein described parcel; thence continue South 00°29'50"West, along said West line, a distance of 327.08 feet to the North right-of-way line of said Newberry Road; thence South 67°15'32"East, along said North right-of-way line, a distance of 711.60 feet to the Southwest corner of lands described in O.R.B. 522, page 375, said public records; thence North 22°44'28"East, a distance of 25.00 feet to the Northwest corner of said O.R.B. 522, page 375; thence South 67°15'32"East, along the North line of said O.R.B. 522, page 375, a distance of 5.00 feet to the East line of the West ¼ of the Northwest ¼ of said Section 2; thence North 00°11'46"East, along said East line, a distance of 295.70 feet; thence North 66°53'37"West, a distance of 727.05 feet to the said Point-of-Beginning.

Containing 5.001 Acres, more or less.

