

**MAILING LABEL APPLICATION**

Mailing address: City of Gainesville, Station 12

P.O. Box 490, Gainesville, FL 32602

Phone: 352-334-5022 fax: 352-334-2282

Physical address: 306 NE 6<sup>th</sup> Avenue, Bldg. B, Room 223

Today's Date: 8/30/06

Tax parcel no: 06745-002-000  
06680 - 001 - 000 Location Map Provided

Property Address: 4400 SW 20<sup>th</sup> Ave

Project Name: Sotto Project (Alamar Gardens)

Project Description: Large scale Comprehensive Plan Amendment

First Step Meeting Date: 7/7/06 Planner: \_\_\_\_\_

Circle One: Owner Agent

Applicant: Creative Environmental Solutions Signature: [Signature]

Daytime Phone No: (352) 371-4333 Fax No: (352) 371-0020

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

**Office Use Only**  
Due Date: 9/13/2006

Neighborhood Workshop Notice

06680-002-000 Soho Project  
ALACHUA COUNTY  
12 SE 1ST ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

06742-001-000 Soho Project  
NIDAL BOUGHANNAM  
4129 ALPINE DR  
GAINESVILLE, FL 32605-1686

Neighborhood Workshop Notice

06742-030-005 Soho Project  
INGRID C CHEN  
635 NW 88TH DR  
CORAL SPRINGS, FL 33071

Neighborhood Workshop Notice

06745-003-007 Soho Project  
PAUL M DAVIS  
1528 SW 42ND ST  
GAINESVILLE, FL 32607-3900

Neighborhood Workshop Notice

06743-004-000 Soho Project  
GASSET & GASSET CO-TRUSTEES  
10965 SW 136 TH ST  
MIAMI, FL 33176

Neighborhood Workshop Notice

06742-030-003 Soho Project  
LAW & LAW  
4122 SW 15TH PL  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06741-002-000 Soho Project  
PINE RUSH APARTMENTS LIMITED  
4117 SW 20TH AVE  
GAINESVILLE, FL 32607-4286

Neighborhood Workshop Notice

06745-003-006 Soho Project  
ROBERT W REYNOLDS  
1512 SW 42ND ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06742-030-002 Soho Project  
SANCHEZ & SANCHEZ  
4124 SW 15TH PL  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06745-000-000 Soho Project  
VZI TAHA  
5701 S GEORGE MASON DR  
#1416 N  
FALLS CHURCH, VA 22041-3758

Neighborhood Workshop Notice

06680-001-000 \*\*\* Soho Project  
BILTMORE CORPORATION OF  
GAINESVILLE  
4907 NW 43RD ST STE F  
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06745-003-008 Soho Project  
CHARLES C CAMPBELL  
301 SURF DR  
CAPE CANAVERAL, FL 32920

Neighborhood Workshop Notice

06680-006-000 Soho Project  
CITY OF GAINESVILLE  
% CITY ATTORNEYS OFFICE  
PO BOX 1110  
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

06745-001-000 Soho Project  
EAST NEWPORT BAPTIST CHURCH  
% ROBERT ALEXANDER  
2103 NE 15TH TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

06745-002-002 Soho Project  
DORIS W GODWIN  
8138 GREEN GLADE RD  
JACKSONVILLE, FL 32256-7304

Neighborhood Workshop Notice

06745-002-003 Soho Project  
M R A CORPORATION  
18235 SW 108TH ST  
GAINESVILLE, FL 32607-3282

Neighborhood Workshop Notice

06741-003-000 Soho Project  
PINETREE GARDENS APARTMENTS  
% PARADIGM  
220 N MAIN ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

06742-008-003 Soho Project  
JERRI ROWE  
15460 SW 162ND ST  
MIAMI, FL 33187

Neighborhood Workshop Notice

06742-020-002 Soho Project  
SAUL SILBER  
% SAUL SILBER PROPERITES  
3434 SW 24TH AVE STE A  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06742-030-006 Soho Project  
MICHAEL W TAYLOR  
602 KELLSTADT ST  
PORT CHARLOTTE, FL 33952

Neighborhood Workshop Notice

06742-020-001 Soho Project  
AGUSTIN CARMONA  
1608 SW 4TH ST APT 8  
MIAMI, FL 33135-3640

Neighborhood Workshop Notice

06742-009-000 Soho Project  
STEPHEN B DAVIS  
14647 POTTERTON CIR  
HUDSON, FL 34667-4189

Neighborhood Workshop Notice

06742-008-002 Soho Project  
GARCIA & GARCIA-KOVACS  
KOVACS H/W  
8319 SW 61ST PL  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06742-008-001 Soho Project  
HALL & HALL  
4123 SW 15TH PL #1  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06745-003-002 Soho Project  
PAUL P SR MCREYNOLDS  
PO BOX 1843  
MELROSE, FL 32666

Neighborhood Workshop Notice

06742-030-001 Soho Project  
WADE P REYNOLDS  
4126 SW 15TH PL  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06742-030-000 Soho Project  
SAANVI LLC  
6551 NW 37TH TER  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06745-003-005 Soho Project  
IVAN L SOLBACH  
1625 SW 42ND ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06745-003-001 Soho Project  
TIMOTHY D TROMETER  
PO BOX 463  
WALDO, FL 32694-0463



Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree  
Scott Huntley  
5461 NW 35th Drive  
Gainesville, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Golfview  
David Chalmers  
2740 SW 7<sup>th</sup> Place  
Gainesville, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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



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

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

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

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

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

Neighborhood Workshop Notice  
Madison Park  
Doris Bardon  
1903 N.W. 36th Drive  
Gainesville, FL 32605

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

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

Neighborhood Workshop Notice  
Duckpond  
Melanie Barr  
216 NE 5<sup>th</sup> Street  
Gainesville, FL 32601

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

Neighborhood Workshop Notice  
North Lincoln Heights  
Naibaniel Jones  
1216 SE 12th Street  
Gainesville, FL 32641

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

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

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

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

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

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

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

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

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

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

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

Neighborhood Workshop Notice  
Porters Community  
Gladys Perkins  
405 SW 8<sup>th</sup> Avenue  
Gainesville, FL 32601

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

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

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

Neighborhood Workshop Notice  
Raintree Property Owners Association  
Dec Jay Hellrung  
1130 NW 23rd Terrace  
Gainesville, FL 32605

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

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

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Highland Court Manor  
Heather Sielicki  
1373 NE 28<sup>th</sup> Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

Creekwood  
Helen Sconyers  
2056 NW 55<sup>th</sup> Blvd  
Gainesville, FL 32653

Neighborhood Workshop Notice

Royal Gardens  
Martin Gold  
2710 NW 27th Place  
Gainesville, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Las Pampas Community Association  
Jim Joyce  
3418 NW 37<sup>th</sup> Avenue  
Gainesville, FL 32605

Neighborhood Workshop Notice

Lamplighter  
Helen Correia  
2508 NE 54<sup>th</sup> St, #114  
Gainesville, FL 32609

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

The Greater Northeast Community  
Miriam Cintron  
915 NE 7<sup>th</sup> Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

Las Pampas Community Association  
Peter Janosz  
3418 NW 37<sup>th</sup> Avenue  
Gainesville, FL 32605

Neighborhood Workshop Notice

Lamplighter  
Larry Nickolson, Prop Manager  
5200 NE 50<sup>th</sup> Drive  
Gainesville, FL 32609



Neighborhood Workshop Notice

Appletree  
Chris Garcia  
5451 NW 35th Drive  
Gainesville, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pinebreeze  
Sarita Taylor  
3455 NW 46<sup>th</sup> Place  
Gainesville, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

James Woodland  
225 SE 14th Place  
Gainesville, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pinebreeze  
Judith Meder  
3460 NW 46<sup>th</sup> Place  
Gainesville, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Larry Schnell  
2048 NW 7th Lane  
Gainesville, FL 32603

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Stewart Wells  
6744 NW 36th Drive  
Gainesville, FL 32653

Neighborhood Workshop Notice

Gail Sasnett  
2737 SW 4th Place  
Gainesville, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Bobby Johnson  
912 NE 22<sup>nd</sup> Street  
Gainesville, FL 32641

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Mac McEachern  
1020 SW 11<sup>th</sup> Terrace  
Gainesville, FL 32601

Neighborhood Workshop Notice

David Chalmers  
2740 SW 7th Place  
Gainesville, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Bellington's Custom Service Braxton  
Linton  
1903 SE Hawthorne Road  
Gainesville, FL 32641





Neighborhood Workshop Notice

Hazel Heights  
Allan Moynihan  
PO box 357412  
Gainesville, FL 32635

Neighborhood Workshop Notice

Hazel Heights  
Karen Stehnu  
4242 NW 19<sup>th</sup> Street  
Gainesville, FL 32605



Neighborhood Workshop Notice

06742-020-006 Soho Project  
TURTLE OAKS HOMEOWNERS  
ASSOCIATION INC  
NW 12TH ST  
GAINESVILLE, FL 32601-3026

Neighborhood Workshop Notice

06742-020-005 Soho Project  
WU & YANG H/W  
2406 SW 98TH DR  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06746-001-000 Soho Project  
VENTURA-SENDORA LLC  
3111 PACES MILL RD STE A-250  
ATLANTA, GA 30339

Neighborhood Workshop Notice

06742-030-004 Soho Project  
KEVIN G YU  
4118 SW 15TH PL  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06745-003-010 Soho Project  
WONG & WU H/W  
4917 NW 53RD ST  
GAINESVILLE, FL 32653-4351

Neighborhood Workshop Notice

06745-002-004 Soho Project  
JOEL H ZUCKERBERG  
5412 NW 9TH LN  
GAINESVILLE, FL 32605-4473





A	B	C	D	E	F	G	H	I	J	K
Notice	Parcel number	Own	Pet nbr	Last name	First name	Address_line_1	Address_line_2	City	State	Zip_5
1	Neighb 06680-002-000		Soho Proj	ALACHUA COUNTY		12 SE 1ST ST		GAINESVILLE	FL	32601
2	Neighb 06680-008-000		Soho Proj	ALACHUA COUNTY		12 SE 1ST ST		GAINESVILLE	FL	32601
3	Neighb 06680-001-000	***	Soho Proj	BILTMORE CORPORATI	GAINESVILLE	4907 NW 43RD ST STE F		GAINESVILLE	FL	32606
4	Neighb 06745-002-000	***	Soho Proj	BILTMORE CORPORATI	GAINESVILLE	4907 NW 43RD ST STE F		GAINESVILLE	FL	32606
5	Neighb 06742-001-000		Soho Proj	BOUGHANNAM		4129 ALPINE DR		GAINESVILLE	FL	32605-1686
6	Neighb 06742-002-000		Soho Proj	BOUGHANNAM		4129 ALPINE DR		GAINESVILLE	FL	32605-1686
7	Neighb 06742-010-000		Soho Proj	BOUGHANNAM		4129 ALPINE DR		GAINESVILLE	FL	32605-1686
8	Neighb 06745-003-008		Soho Proj	CAMPBELL	CHARLES C	301 SURF DR		CAPE CANAVERE	FL	32920
9	Neighb 06742-020-001		Soho Proj	CARMONA	AGUSTIN	1608 SW 4TH ST APT 8		MIAMI	FL	33135-3640
10	Neighb 06742-030-005		Soho Proj	CHEM	INGRID C	635 NW 88TH DR		CORAL SPRING	FL	33071
11	Neighb 06680-006-000		Soho Proj	CITY OF GAINESVILLE		% CITY ATTORNEYS OFF	PO BOX 1110	GAINESVILLE	FL	32602
12	Neighb 06680-007-000		Soho Proj	CITY OF GAINESVILLE		% CITY ATTORNEYS OFF	PO BOX 1110	GAINESVILLE	FL	32602
13	Neighb 06745-002-001		Soho Proj	CITY OF GAINESVILLE		% CITY ATTORNEYS OFF	PO BOX 1110	GAINESVILLE	FL	32602
14	Neighb 06742-009-000		Soho Proj	DAVIS	STEPHEN B	14647 POTTERTON CIR		HUDSON	FL	34667-4189
15	Neighb 06745-003-007		Soho Proj	DAVIS	PAUL M	1528 SW 42ND ST		GAINESVILLE	FL	32607-3900
16	Neighb 06745-001-000		Soho Proj	EAST NEWPORT BAPTIST CHURCH		% ROBERT ALEXANDER	2103 NE 15TH ST	GAINESVILLE	FL	32608
17	Neighb 06742-008-002		Soho Proj	GARCIA & GARCIA-KOV	KOVACS H/W	8319 SW 61ST PL		GAINESVILLE	FL	32608
18	Neighb 06743-004-000		Soho Proj	GASSETT & GASSETT CO-TRUSTEES	DORIS W	10965 SW 136 TH ST		MIAMI	FL	33176
19	Neighb 06742-030-003		Soho Proj	HALL & HALL		8138 GREEN GLADE RD		JACKSONVILLE	FL	32256-7304
20	Neighb 06742-008-001		Soho Proj	LAW & LAW		4123 SW 15TH PL #1		GAINESVILLE	FL	32607
21	Neighb 06745-002-003		Soho Proj	M R A CORPORATION		4122 SW 15TH PL		GAINESVILLE	FL	32607
22	Neighb 06745-003-002		Soho Proj	MCREYNOLDS	PAUL P SR	18235 SW 108TH ST		MELROSE	FL	32607-3282
23	Neighb 06741-003-000		Soho Proj	PINE RUSH APARTMENTS LIMITED		PO BOX 1843		GAINESVILLE	FL	32666
24	Neighb 06742-030-007		Soho Proj	SAANVI LLC		4117 SW 20TH AVE		GAINESVILLE	FL	32607-4286
25	Neighb 06742-030-008		Soho Proj	SAANVI LLC		% PARADIGM	220 N MAIN ST	GAINESVILLE	FL	32601
26	Neighb 06742-030-001		Soho Proj	REYNOLDS	WADE P	4126 SW 15TH PL		GAINESVILLE	FL	32607
27	Neighb 06745-003-006		Soho Proj	REYNOLDS	ROBERT W	1512 SW 42ND ST		GAINESVILLE	FL	32607
28	Neighb 06742-008-003		Soho Proj	ROWE	JERRI	15460 SW 162ND ST		MIAMI	FL	33187
29	Neighb 06742-030-000		Soho Proj	SAANVI LLC		6551 NW 37TH TER		GAINESVILLE	FL	32653
30	Neighb 06742-030-007		Soho Proj	SAANVI LLC		6551 NW 37TH TER		GAINESVILLE	FL	32653
31	Neighb 06742-030-008		Soho Proj	SAANVI LLC		6551 NW 37TH TER		GAINESVILLE	FL	32653
32	Neighb 06742-030-002		Soho Proj	SANCHEZ & SANCHEZ		4124 SW 15TH PL		GAINESVILLE	FL	32607
33	Neighb 06742-020-002		Soho Proj	SILBER	SAUL	% SAUL SILBER PROPER	3434 SW 24TH	GAINESVILLE	FL	32607
34	Neighb 06742-020-007		Soho Proj	SILBER	SAUL	% SAUL SILBER PROPER	3434 SW 24TH	GAINESVILLE	FL	32607
35	Neighb 06744-002-000		Soho Proj	SOLBACH	IVAN L	1625 SW 42ND ST		GAINESVILLE	FL	32607
36	Neighb 06744-004-003		Soho Proj	SOLBACH	IVAN L	1625 SW 42ND ST		GAINESVILLE	FL	32607-3914
37	Neighb 06745-003-005		Soho Proj	SOLBACH	IVAN L	1625 SW 42ND ST		GAINESVILLE	FL	32607
38	Neighb 06745-000-000		Soho Proj	TAHA	FAWZI	3701 S GEORGE MASON	#1416 N	FALLS CHURCH VA	VA	22041-3758
39	Neighb 06742-030-006		Soho Proj	TAYLOR	MICHAEL W	602 KELLSTADT ST		PORT CHARLOTTE	FL	33952
40	Neighb 06745-003-001		Soho Proj	TROMETER	TIMOTHY D	PO BOX 463		WALDO	FL	32694-0463
41	Neighb 06742-020-006		Soho Proj	TURTLE OAKS HOMEOWNERS INC		1220 NW 12TH ST		GAINESVILLE	FL	32601-3026

	A	B	C	D	E	F	G	H	I	J	K
1	Notice	Parcel_number	Own	Pet_nbr	Last_name	First_name	Address_line_1	Address_line_2	City	State	Zip_5
43	Neighb	06746-001-000		Soho Proj	VENTURA-SENDORA LLC		3111 PACES MILL RD STE A-250		ATLANTA	GA	30339
44	Neighb	06746-033-000		Soho Proj	VENTURA-SENDORA LL		3111 PACES MILL RD STE A-250		ATLANTA	GA	30339
45	Neighb	06745-003-011		Soho Proj	WONG	CHU-KUOK	4917 NW 53RD ST		GAINESVILLE	FL	32653-4351
46	Neighb	06743-001-000		Soho Proj	WONG & WU H/W		4917 NW 53RD ST		GAINESVILLE	FL	32653
47	Neighb	06744-003-000		Soho Proj	WONG & WU H/W		4917 NW 53RD ST		GAINESVILLE	FL	32653-4351
48	Neighb	06744-004-001		Soho Proj	WONG & WU H/W		4917 NW 53RD ST		GAINESVILLE	FL	32653-4351
49	Neighb	06744-004-002		Soho Proj	WONG & WU H/W		4917 NW 53RD ST		GAINESVILLE	FL	32653-4351
50	Neighb	06744-006-000		Soho Proj	WONG & WU H/W		4917 NW 53RD ST		GAINESVILLE	FL	32653-4351
51	Neighb	06744-009-000		Soho Proj	WONG & WU H/W		4917 NW 53RD ST		GAINESVILLE	FL	32653-4351
52	Neighb	06745-003-009		Soho Proj	WONG & WU H/W		4917 NW 53RD ST		GAINESVILLE	FL	32653-4351
53	Neighb	06745-003-010		Soho Proj	WONG & WU H/W		4917 NW 53RD ST		GAINESVILLE	FL	32653-4351
54	Neighb	06742-020-003		Soho Proj	WU & YANG H/W		2406 SW 98TH DR		GAINESVILLE	FL	32608
55	Neighb	06742-020-004		Soho Proj	WU & YANG H/W		2406 SW 98TH DR		GAINESVILLE	FL	32608
56	Neighb	06742-020-005		Soho Proj	WU & YANG H/W		2406 SW 98TH DR		GAINESVILLE	FL	32608
57	Neighb	06742-030-004		Soho Proj	YU	KEVIN G	4118 SW 15TH PL		GAINESVILLE	FL	32607
58	Neighb	06745-002-004		Soho Proj	ZUCKERBERG	JOEL H	5412 NW 9TH LN		GAINESVILLE	FL	32605-4473

G 134005  
NO \_\_\_\_\_

THE GAINESVILLE SUN

Published Daily and Sunday  
GAINESVILLE, FLORIDA  
STATE OF FLORIDA  
COUNTY OF ALACHUA

Ernest Blake, III

Before the undersigned authority appeared.....

Legal Advertising Coordinator

Who on oath says that he is.....of THE GAINESVILLE SUN, a daily

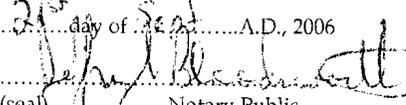
newspaper published at Gainesville in Alachua County, Florida, that the attached copy of advertisement,  
being PUBLIC NOTICE

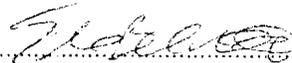
.....  
Neighborhood Workshop will be held on Thursday, October 5, 2006 at 6:00 - 7:00 pm  
in the matter of .....

in the.....Court, was published in said newspaper in the issues of  
THURSDAY, SEPTEMBER 21ST  
..... 2006

Affidavit further says that the said THE GAINESVILLE SUN is a newspaper published at Gainesville,  
in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published  
in said Alachua County, each day, and has been entered as second class mail matter at the post office in  
Gainesville, in Said Alachua County, Florida, for a period of one year next preceding the first publication  
of the attached copy Of advertisement; and affiant further says that he has neither paid nor promised any  
person, firm or corporation any discount for publication in the said newspaper.

Sworn to and subscribed before me this

..... day of Sept..... A.D., 2006  
  
(seal) Notary Public





# .6M offer, but adds condition

st and last offer."

JOAN LONGSTRETH

representative and assistant superintendent

now in automatic step increases and get insurance and benefit increases.

am Those same numbers were ion offered in a negotiating session e a Aug. 30. On Wednesday, Long- streth told the ACEA team, ent "This is the board's best and ent last offer."

ACEA President Gunnar Paulson said his team would consider it before the next meeting between the two teams. He criticized the School Board team for including a memorandum of understanding in the offer related to setting parameters for the state-mandated STAR Teacher performance pay program.

Paulson said the STAR, or Special Teachers Are Rewarded, program should be considered separately.

Longstreth said whether it's

considered together or separately, the STAR parameters must be set soon. The program will either be funded by the \$1.5 million provided by the state or — if the district doesn't turn an adequate policy in to the State Department of Education by Dec. 31 — it will have to come out of the overall pot for teacher pay. The teams will keep negotiating next week.

Tiffany Pakkala can be reached at 338-3111 or [pakkalt@gvillesun.com](mailto:pakkalt@gvillesun.com)

## th Florida'

p- A dye study showed that or- water from two sinkholes at t," U.S. 441 and Interstate 75 — an ve area expected to see consider- ut able business and home devel- ze opment — flows rapidly north- west toward the river and springs.

is County officials have said more development restrictions ly may be needed.

g Baird said the Working Group will continue to meet and try to help the elected officials in their efforts to protect water quality.

## ors, faculty

favor. They don't want to stir n up political concerns about the court. All of those factors, I y think, do (necessitate) prudence and care on the part of the justices."

Reached by e-mail, UF President Bernie Machen declined to directly comment on the issue of strictly limiting the community's access to figures of Ginsburg's stature. "The University of Florida is honored to have Justice Ginsburg visit our campus," Machen wrote.

Jack Stripling can be reached at 374-5064 or [Jack.Stripling@gvillesun.com](mailto:Jack.Stripling@gvillesun.com)

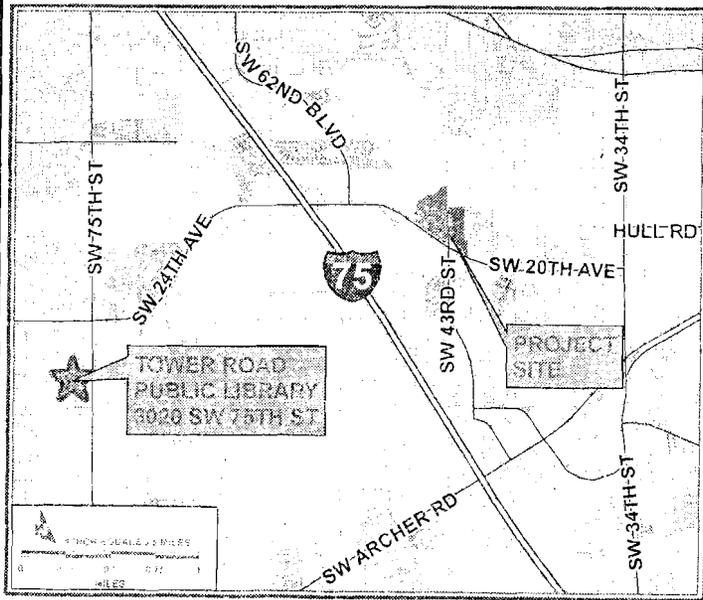
### PUBLIC NOTICE

A neighborhood meeting is being held to discuss a Large Scale Comprehensive Plan Amendment and Rezoning proposal for a 40.56-acre site referred to as the SoHo Project (parcel: 06745-002-000 & 06680-001-000). The project site is located in the City of Gainesville on SW 20<sup>th</sup> Avenue at SW 43<sup>rd</sup> Street. The proposal requests that the Future Land Use designation be changed from Residential Medium Density (4-8 unites per acre) to Mixed-Use Medium-Intensity (12-30 units per acre). The SoHo Project also seeks to rezone the property from Manufactured/Mobile Home Park (RM) to Mixed-Use Medium-Intensity (MU-2). The purpose of the Neighborhood Meeting is to inform neighboring property owners about the nature of the proposal and receive comments. Please contact Jen Volz (352) 371-4333 for more information.

#### Neighborhood Meeting:

**Time/Date:** 6:00-7:00 p.m., Thursday, October 5, 2006

**Location:** Tower Road Public Library, 3020 SW 75<sup>th</sup> Street, Gainesville, FL 32607



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SoHo Project  
 Neighborhood Workshop Sign-In Sheet  
 October 5th, Tower Branch Library, 3020 SW 75th St. Gainesville, FL

	Name	Time Arrived	Address/Subdivision (optional)	Email Address (optional)
1	Nancy Hubbard	5:30	4400 SW 20th Ave	NLS7203@cox.net
2	Donald Hubbard	5:35		
3	ED DIETRICH	5:40	11	
4	Diana Badillo	5:40	4400 SW 20th Ave Lot 35	diana--732003@yaho.com
5	Ivan Badillo	5:40	4400 SW 20th Ave Lot 35	
6	Jamila Paul Davis	5:45	1528 SW 42nd St	
7	Gonnie Poney	5:50	4400 SW 20th Ave #76	
8	Jean Howard	5:50	4400 SW 20th Ave #67	
9	Zean Stephens	6:00		
10	Jane Fountain	5:50	4400-83 SW 20th Ave #83	
11	Russell Blakey	5:50	4400-68 SW 20 Ave	
12	Alexandra Pla	5:55		
13	Jennifer Soback	6:00	1625 SW 42nd Street	info@ivansoback.com
14	Ivan Soback	6:00	1625 SW 42nd Street	
15	Seth Lane	6:00	2626 NW 2nd Ave	STLANE@Bellsouth.net
16	Dubby Waples	6:05	4100 SW 104th Ave #78	
17	Marcia Prater			
18	RIOS Family	6:05	4400 SW 20th Ave Lot 95	
19	Patricia Graham	6:15	4400 SW 20th Ave-139	
20	Mark Page	6:15	300 E. UNIV. AVE	
21	Mark Page	6:15	7120 SW 24th Ave. 32607	
22				
23				
24				
25				
26				
27				
28				
29				
30				

SoHo Project

Neighborhood Workshop Comment Form

October 5, 2006, Tower Library, 3020 SW 75<sup>th</sup> Street

Name: Ivan Solbach

Address/Subdivision (optional): ~~11025~~ 1504 SW 42nd St. <sup>owner</sup>

Email Address (optional): info@ivansolbach.com

Comments: Sewer lines run from  
lots on west side of  
SW 42nd into Alamar  
Gardens. Please be sure  
to address this issue.

SoHo Project  
Neighborhood Workshop Comment Form  
October 5, 2006, Tower Library, 3020 SW 75<sup>th</sup> Street

Name: \_\_\_\_\_

Address/Subdivision (optional): \_\_\_\_\_

Email Address (optional): \_\_\_\_\_

Comments: \_\_\_\_\_

<sup>Home:</sup>  
The owners of Alaman Gardens were  
never notified 5 days before rezoning  
was applied for, by state law, there is to be  
written notice with US mail to every home  
~~owner~~ owner of the rezoning



SoHo Project

Neighborhood Workshop Comment Form

October 5, 2006, Tower Library, 3020 SW 75<sup>th</sup> Street

Name: Marley Shepard

Address/Subdivision (optional): \_\_\_\_\_

Email Address (optional): \_\_\_\_\_

Comments: You can <sup>not</sup> find an ~~apt.~~ apt. for \$205

an month. An apartment is totally

didn't living, than having your personal

space, renting MH lot. If you can't say

that you can find an apartment for \$205

Please let me know what happened

with MH Owner Nancy Skyle / 352-5-05

6337

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SoHo Project

Neighborhood Workshop Comment Form

October 5, 2006, Tower Library, 3020 SW 75<sup>th</sup> Street

Name: Nancy Shephard

Address/Subdivision (optional): 377 505 6337

Email Address (optional): \_\_\_\_\_

Comments: do not right to Take all the MH

park for trash and leave low income

family that can't afford an apt, or to buy

land for a home. MH is the only way

to live, so people can get ahead or

stay ahead of life. What about the

older people, who are on a fixed income.

This is the best thing, they want

to have to do is move

~~that~~ Most owners do not

want to live in an apt.

SoHo Project

Neighborhood Workshop Comment Form

October 5, 2006, Tower Library, 3020 SW 75<sup>th</sup> Street

Name: Seth Lane

Address/Subdivision (optional): \_\_\_\_\_

Email Address (optional): STLANE@Bellsouth.net

Comments: \_\_\_\_\_

How does "SoHo" plan to incorporate the recently approved "option M," the transportation & Hull Road extension plan, and the aspects of the "URBAN Village - Action Plan," prepared by the NCFRPC for use by the MTP?

Does the developer feel that high density, mixed-use development is appropriate?

Does the developer see the negative aspects of "traditional" low density apartment/condo development?

## Jen Volz

**From:** Yolanda Cobb [ycobb@creativeenvironmental.com]  
**Sent:** Friday, October 06, 2006 10:14 AM  
**To:** Jen Volz  
**Subject:** FW: Attn: Jen Volz

**From:** Seth Lane [mailto:stlane@bellsouth.net]  
**Sent:** Friday, October 06, 2006 10:09 AM  
**To:** gvilleinfo@creativeenvironmental.com  
**Subject:** Attn: Jen Volz

Ms. Volz,

I had the pleasure of attending the neighborhood workshop regarding the project "SoHo."

I noticed during the presentation that a site plan was not shown. Is a site plan available?

The reason I ask centers around the importance of the proposed Hull road extension. The current plan, as adopted by the MTPO (Metropolitan Transportation Planning Organization), shows Hull Road intersecting with SW 43rd street. Is "SoHo" planning on making this connection?

The NCFRPC (North Central Florida Regional Planning Council), which acts as staff for the MTPO, has prepared an "Urban Village - Action Plan" which give recommendation for Future Land Use categories, Zoning Categories, Density issues, traffic issues, etc ... for the Urban Village Area. "SoHo" falls within the boundary of this Urban Village Area. I have attached the "Urban Village Action Plan" for your reference.

Finally, I would like to be made aware of the additional public meetings that you will be holding regarding "SoHo."

Thanks!

Seth T. Lane  
870-6583  
[stlane@bellsouth.net](mailto:stlane@bellsouth.net)

--  
No virus found in this outgoing message.  
Checked by AVG Free Edition.  
Version: 7.1.407 / Virus Database: 268.13.0/465 - Release Date: 10/6/2006

## **SoHo Phone Calls**

### **Wednesday, October 3, 2006 – Kelly Prater**

Mr. Prater called to discuss the proposed SoHo project and the purpose of the neighborhood workshop. His concerns included communications with the Alamar Gardens staff and the time frame for moving the trailers and residents out of the park. Mr. Prater mentioned that the staff at Alamar Gardens had been elusive about the development of the park but he was assured that the staff was not informed of the proceedings of development and they may have misspoken due to lack of knowledge. He stated that he felt confident that he and his wife would be able to relocate their trailer, but was concerned for the elderly citizens that have lived in the park for over 15 years. Mr. Prater's immediate concern was time frame, which is at a minimum 9 months but could be extended to an indefinite period of time due to planning, site design and permitting.

### **Friday, October 06, 2006 – Van Wheelock**

Mr. Wheelock called to discuss the project as he was not able to attend the neighborhood workshop. Mr. Wheelock rents the trailer and lot at Unit 133. His concerns were primarily regarding timing and communications with the staff of Alamar Gardens. He stated that his tenure at Alamar Gardens was temporary and he felt that a new mixed use development would be a good use of the property in comparison with the trailer park. He was informed that at a minimum, the park would be open for 9 more months. Mr. Wheelock also discussed the "selective maintenance" and general attitude of the Alamar Gardens staff.

## SOHO PROJECT

### NEIGHBORHOOD MEETING SUMMARY

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**Time/Date:** Thursday, October 5, 2006, 6:00 to 7:00 p.m.

**Location:** Tower Branch Library, 3020 SW 75<sup>th</sup> Street, Gainesville, Florida 32607, Phone (352) 333-2840

**Project Team Attendees:** Jen Volz, Mackenzie Pause and DeAndrae Spradley, Creative Environmental Solutions, Inc. (CES), Bill Munselle (SoHo)

**Citizen Attendees:** Nancy Shepherd, Donald Shepherd, Ed Dietrich, Diana and Ivan Badillo, Laurie and Paul Davis, Connie Yancy, Jean Howard, Fran Sethers, Janet Fountain, Russell Blakey, Alexandra Pla, Jennifer Solbale, Seth Lane, Debby Woolsey, Marina Prater, Rio Family, Patricia Graham, Martin Gold and Mark Page

**Meeting Objective:** The neighborhood meeting was conducted to discuss the Large Scale Comprehensive Plan Amendment and Rezoning proposal for the SoHo project. The purpose of the meeting was to describe the application process, discuss the character and nature of the project, and address any concerns from attendees.

**Project Overview:** CES representatives responded to the concerns of the attendees and resolved uncertainties where possible.

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#### Meeting Discussion Summary:

- Traffic was a concern for surrounding property owners. Residents asked what the plans were for traffic and if SW 20<sup>th</sup> Avenue would become three lanes. *Ms. Volz explained that traffic studies were currently being conducted. She added that CES and Biltmore Corp. are discussing possible design concepts, such as a bus bay to allow traffic to pass.*
- Safety was another concern of citizens. Some robberies affecting students at a bus stop down the street were mentioned. One citizen suggested bus stops being placed behind gates near apartments. *Ms. Volz said CES is currently in contact with RTS, and will go over that further with them.*
- The residents of Alamar Gardens Mobile Home Park asked if proposals were approved, what time frame do they have to move? *Ms. Volz told the residents the CPA and rezoning is an eight month process, and introduced Bill Munselle, a representative of SoHo. Mr. Munselle said the process takes eight months, and that the earliest notification would be three or four months into the process. He informed the residents that the statutes requirement for notification is six months. After the application is submitted, then three or four months for notice at a minimum.*

- One resident said she and her family have been looking for six months and cannot find a place. *Mr. Munselle said that they will try to show alternative housing. The statutes say to show what's available and he said they would do that with mobile homes and apartments.* The resident added that apartments in the area would rather give the apartment to a student. *Mr. Munselle said apartment availability varies over time. He added that there are a fair number of vacancies available. There's no way he said he could respond to each individual families situation, but he believed they will be able to find alternative housing.*
- The residents asked what if they couldn't afford apartments or to move their trailer? *Mr. Munselle responded by saying that this is highly regulated by the state of Florida. He added that there are requirements in the process where there is some assistance to help mobile home owners relocate. He also said he couldn't give a specific amount at this time, and that is something he would have to investigate.*
- Residents were concerned about fixed incomes and not being able to afford to move. *Mr. Munselle said there is a wide range of housing available. He told the residents he thought they would be able to find something within the same price range.*
- If an apartment complex has a waiting list, residents were worried about staying past their lease. *Mr. Munselle said that there would be possible consideration of a month to month lease if timing is an issue.*
- In contrast, residents were also worried about violating their lease if they found a place earlier. *Mr. Munselle said there were some circumstances where the leases can be terminated in a conversion process like this. He didn't know details, but took names and phone numbers to answer questions when he had more information.*
- Residents wanted to know what would happen to the rental trailers once this process started. *Mr. Munselle responded by saying that hadn't been determined yet, but they will probably be selling some of those.*
- One resident asked if they had to keep paying for the lot since they were being kicked out. *Mr. Munselle said that as long as the resident is living there, they are obligated by their lease to pay.*
- An attendee asked if we had plans to bring in Hull Road to this area. *Ms. Volz said the developer will not be constructing the road as it is a project for the DOT, County and City, and studies are being conducted on Hull Road. She informed the attendees that MTPO is in charge of making that happen. The process is being followed, she added, but the developer will not be constructing the road as part of the development. Mr. Munselle said that nothing is set in stone and many things could change. He said this plan (Hull Road) will deal with the overall picture of traffic within the community, and will also accommodate this development.*
- Some of the residents of the mobile home park claim that the office has been lying to them. One resident said the attendant told her they had 10 more years there. *Mr. Munselle said that they didn't tell any individual to mislead the residents, and that no management there was under instruction to deceive the residents.*

- One resident expressed concerns about her 23-year-old trailer that may be too old to move. *Mr. Munselle said he would research the state requires for moving trailers and contact her with the information. Ms. Volz gave out the number for Florida Mobile Home Relocation, 888-862-7010, and explained that this number could provide many answers for the residents.*
- A few owners of mobile homes asked if they would get any assistance. *Ms. Volz said the Mobile Home Relocation will explain the law for them and help them. Mr. Munselle added that he wanted the residents to see the process so they can get all the information.*
- An adjacent property owner expressed concerns about sewer lines. He asked if there would be changes to the utilities and mentioned the sewer lines run from his property through the park. *Ms. Volz said the sewer lines will have to be replaced per Gainesville Regional Utilities and the adjacent properties' sewer lines will be researched during site plan review.*
- Attendees also wanted to know the best way for them to get updates and status of the project. *Ms. Volz offered her business card. She said that adjacent owners will be sent notifications for the public meetings. She mentioned that through the process there will be public notices in the paper for every meeting as required by the City of Gainesville.*

## **SOHO VILLAGE LEGAL DESCRIPTION**

### **TAX PARCEL #6680-1 (OFFICIAL RECORDS BOOK 591 PAGE 261)**

A TRACT OF LAND SITUATED IN THE EAST HALF (E1/2) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, AND RUN NORTH 00°06'12" WEST, ALONG THE EAST LINE OF SAID SECTION 10 2170.49 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD SW-30 AND THE POINT OF BEGINNING; THENCE RUN NORTH 54°23'42" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD SW-30, 1227.38 FEET TO THE CENTER LINE OF HOGTOWN CREEK; THENCE RUN ALONG THE CENTER LINE OF SAID HOGTOWN CREEK WITH THE FOLLOWING COURSES AND DISTANCES: NORTH 52°39'12" WEST, 58.18 FEET; NORTH 25°24'04" EAST, 46.94 FEET; NORTH 38°01'04" WEST, 36.93 FEET; NORTH 03°21'12" WEST, 48.56 FEET; NORTH 62°14'20" WEST, 35.41 FEET; NORTH 01°24'28" WEST, 88.42 FEET; NORTH 70°23'24" EAST, 70.19 FEET; NORTH 07°44'36" EAST, 122.40 FEET; NORTH 09°24'28" EAST, 145.48 FEET; NORTH 31°41'30" EAST, 99.00 FEET; NORTH 75°38'42" EAST, 85.10 FEET; NORTH 43°49'34" EAST, 108.80 FEET; NORTH 61°22'26" EAST, 110.45 FEET; NORTH 08°46'18" EAST, 47.43 FEET; NORTH 72°52'50" EAST, 46.61 FEET; NORTH 71°47'22" EAST, 78.25 FEET; SOUTH 86°03'05" EAST, 26.90 FEET; NORTH 63°31'46" EAST, 100.63 FEET; THENCE NORTH 44°59'38" EAST, 78.52 FEET; NORTH 25°13'30" EAST, 92.00 FEET; NORTH 66°27'02" EAST, 65.90 FEET; NORTH 75°36'34" EAST, 86.05 FEET; SOUTH 85°28'04" EAST, 52.77 FEET TO THE EAST LINE OF SAID SECTION 10; THENCE LEAVE THE CENTERLINE OF SAID HOGTOWN CREEK AND RUN SOUTH 00°06'12" EAST, ALONG THE EAST LINE OF SECTION 10, 1764.37 FEET TO THE POINT OF BEGINNING.

### **TOGETHER WITH TAX PARCEL #6745-2**

A TRACT OF LAND SITUATED IN LOT 8, SECTION 11, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 19 EAST, AND RUN NORTH 00°06'12" WEST, ALONG THE WEST LINE OF SAID SECTION 11 2170.49 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD SW-30 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°06'12" WEST ALONG THE WEST LINE OF SAID SECTION 11, 1232.34 FEET TO THE NORTHERLY LINE OF A POWER LINE EASEMENT; THENCE RUN SOUTH 89°24'22" EAST, ALONG THE NORTHERLY LINE OF SAID POWER LINE EASEMENT, 662.00 FEET TO THE EAST LINE OF SAID LOT 8, THENCE RUN SOUTH 00°05'48" EAST, ALONG THE EAST LINE OF SAID LOT 8, 1636.41 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD WITH A CURVE HAVING A CENTRAL ANGLE OF 09°29'22", A RADIUS OF 3637.72 FEET, A LENGTH OF 624.35 FEET AND A CHORD OF NORTH 59°08'23" WEST, 623.64 FEET; THENCE RUN NORTH 54°23'42" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF

SAID COUNTY ROAD, 156.52 FEET TO THE POINT OF BEGINNING. LESS A ROAD RIGHT OF WAY LYING WITHIN EIGHTY FEET OF AND WEST OF THE EAST SURVEY LINE.

THE UNDERLINED PORTION OF THIS DESCRIPTION APPEARS TO BE IN ERROR AND SHOULD READ 3769.72'.

**LESS AND EXCEPT THE FIVE FOLLOWING PARCELS:**

**TAX PARCEL #6745-2-1 (OFFICIAL RECORDS BOOK 720 PAGE 167)**

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 19 EAST AND RUN NORTH 0°06'12" WEST ALONG THE WEST LINE OF SAID SECTION 2170.49' TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. SW-30, THENCE RUN SOUTH 54°23'42" EAST ALONG SAID RIGHT OF WAY LINE 156.82' TO THE P.C. OF A CURVE HAVING A RADIUS OF 3769.72' THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY CURVE ARC DISTANCE 316.59' TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTHEASTERLY ALONG SAID RIGHT OF WAY CURVE ARC DISTANCE OF 81.04' THENCE RUN NORTH 0°05'58" WEST 129.95', THENCE RUN NORTH 89°24'22" WEST 70', THENCE RUN SOUTH 0°05'58" EAST 90' TO THE POINT OF BEGINNING.

**TAX PARCEL #6745-2-2 (OFFICIAL RECORDS BOOK 1235 PAGE 951)**

THAT PART OF LOT 8 OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 11, FOR A POINT OF REFERENCE; PROCEED FROM SAID REFERENCE NORTH 00°06'12" WEST, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 2170.49 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD SW-30; THENCE SOUTH 54°23'42" EAST, ALONG THE SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 156.52 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 3769.72 FEET; THENCE SOUTHEASTERLY, ALONG ARC OF SAID CURVE, AN ARC DISTANCE OF 74.54 FEET, AND THROUGH AN ARC ANGLE OF 01°07'59", TO A POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 201.44 FEET, AND THROUGH AN ARC ANGLE OF 03°03'42"; THENCE NORTH 00°05'58" WEST, A DISTANCE OF 183.22 FEET; THENCE NORTH 56°05'06" WEST, A DISTANCE OF 98.89 FEET; THENCE SOUTH 33°54'54" WEST, A DISTANCE OF 155.29 FEET TO AN INTERSECTION WITH THE SAID CURVE, AND THE SAID POINT OF BEGINNING.

**TAX PARCEL #6745-2-4 (OFFICIAL RECORDS BOOK 1588 PAGE 528)**

A PARCEL OF LAND LYING IN SECTION 10 AND 11, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 11, THENCE NORTH 00°06'12" WEST, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 2170.49 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD SW-30 AND THE POINT OF BEGINNING; THENCE NORTH 54°23'42" WEST, ALONG THE SAID RIGHT OF WAY LINE, A DISTANCE OF 104.43 FEET TO A PLACED 5/8" INCH RE-BAR WITH A PLASTIC CAP STAMPED P.L.S. 2115; THENCE NORTH 35°55'54" EAST, A DISTANCE OF 146.16 FEET TO A PLACED 5/8" INCH RE-BAR WITH A PLASTIC CAP STAMPED P.L.S. 2115; THENCE SOUTH 56°05'06" EAST, A DISTANCE OF 128.59 FEET TO AN

EXISTING RE-BAR WITH A PLASTIC CAP STAMPED P.L.S. 2115; THENCE SOUTH 35°33'44" WEST, A DISTANCE OF 149.95 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD S.W.-30 AND AN EXISTING 5/8" RE-BAR WITH A PLASTIC CAP STAMPED P.L.S. 2115; THENCE NORTH 54°23'42" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 25.05 FEET TO THE SAID POINT OF BEGINNING.

**TAX PARCEL #6745-2-3 (OFFICIAL RECORDS BOOK 1588 PAGE 545)**

THAT PART OF LOT 8 OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 11, FOR A POINT OF REFERENCE; PROCEED FROM SAID POINT OF REFERENCE NORTH 00°06'12" WEST, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 2170.49 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD SW-30; THENCE SOUTH 54°23'42" EAST, ALONG THE SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 25.05 FEET TO A PLACED 5/8" REBAR WITH PLASTIC CAP STAMPED PLS 2115 FOR THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE SOUTH 54°23'42" EAST ALONG THE SAID NORTHERLY RIGHT OF WAY LINE, 131.47 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 3769.72 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 74.54 FEET, AND THROUGH AN ARC ANGLE OF 01°17'59"; THENCE NORTH 33°54'54" EAST, A DISTANCE OF 155.29 FEET; THENCE NORTH 56°05'06" WEST, A DISTANCE OF 201.63 FEET TO A PLACED 5/8" REBAR WITH A PLASTIC CAP STAMPED P.L.S. 2115; THENCE SOUTH 35°33'44" WEST, A DISTANCE OF 149.94 FEET TO AN INTERSECTION WITH THE SAID NORTHERLY RIGHT OF WAY LINE AT THE 5/8" REBAR AND THE SAID POINT OF BEGINNING.

THE UNDERLINED PORTION OF THIS DESCRIPTION APPEARS TO BE IN ERROR AND SHOULD READ 01°07'59".

AND LESS "ALAMAR GARDENS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK H AT PAGE 56 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.



# **TRAFFIC CONCURRENCY STUDY**

**for**

## **SoHo Project**

**October 20, 2006**

*prepared for:*

**CITY OF GAINESVILLE COMMUNITY DEVELOPMENT  
DEPARTMENT**

**&**

**ALACHUA COUNTY PUBLIC WORKS DEPARTMENT**

*submitted on behalf of:*

**Creative Environmental Solutions, Inc.**

*prepared by:*

**HNTB Corporation**

**Signature of Preparer: Michael Hemmen**

**Michael Hemmen, AICP  
Certificate # 012190**

# TABLE OF CONTENTS

LIST OF FIGURES AND TABLES.....	2
EXECUTIVE SUMMARY.....	3
INTRODUCTION.....	4
EXISTING CONDITIONS.....	6
TRIP GENERATION.....	9
TRIP DISTRIBUTION.....	10
LEVEL OF SERVICE (LOS) ANALYSIS.....	12
APPENDIX: Correspondence and ITE Documentation.....	15

## LIST OF FIGURES AND TABLES

### FIGURES

1. Project Location Map.....	5
2. Traffic Count Map.....	7
3. Peak Hour Turn Movement Counts.....	10
4. Project Trip Assignment.....	12

### TABLES

1. Project Trip Generation.....	9
2. Project Trip Distributions.....	10
3. Roadway Level of Service (LOS) Analysis.....	13

## **EXECUTIVE SUMMARY**

The results of the Traffic Concurrency Study conducted for the SoHo Project provides the following conclusions. The net new trip assessment for the project is **1,966 daily trips, 205 a.m. peak hour trips** and **121 p.m. peak hour trips**. Traffic generated by this proposed project is displayed on the local area roadway network on all inventoried roadway segments within ½ mile of the project's driveway. AM and PM peak hour project trip estimates are included within the trip generation table. Final roadway access and potential intersection realignment will determine the intersection turn movement counts for intersection operational analyses at the time of final site plan review. This study methodology was approved by the Gainesville Community Development Department and essentially follows the Alachua County Public Works Development criteria as the project parcels were just recently annexed into the City and by policy adhere to the County's methodology.

This re-development project consists of replacing an existing old mobile home park with a new 550-unit apartment complex with 40,000 square feet of local retail fronting SW 20<sup>th</sup> Avenue. The project site is located northwest of the SW 43rd Street and SW 20<sup>th</sup> Avenue intersection. Access to the project site will be provided via two existing driveway connections on SW 20<sup>th</sup> Avenue near SW 43rd<sup>th</sup> Street. The potential re-alignment of the project entrance to the signalized intersection is still under negotiation and is desired by both Alachua County and the City of Gainesville.

Based on the results of the Level of Service analysis on the adjacent City and County roadways, all roadway segments except A-16: SW 20<sup>th</sup> Avenue from SW 62<sup>nd</sup> Blvd to SW 34<sup>th</sup> Street has sufficient capacity to accommodate the trip impacts of the proposed development. Segment A-16 is over capacity with trip reservations from approved development and will require mitigation in order for this entire project to move forward. That mitigation may take the form of a roadway system improvement or a fair-share contribution to offset project impacts. Final determination will be made after review by City of Gainesville and Alachua County staff.



SW 4th Pl  
 SW 5th Pl  
 Gainesville SW 6th Pl

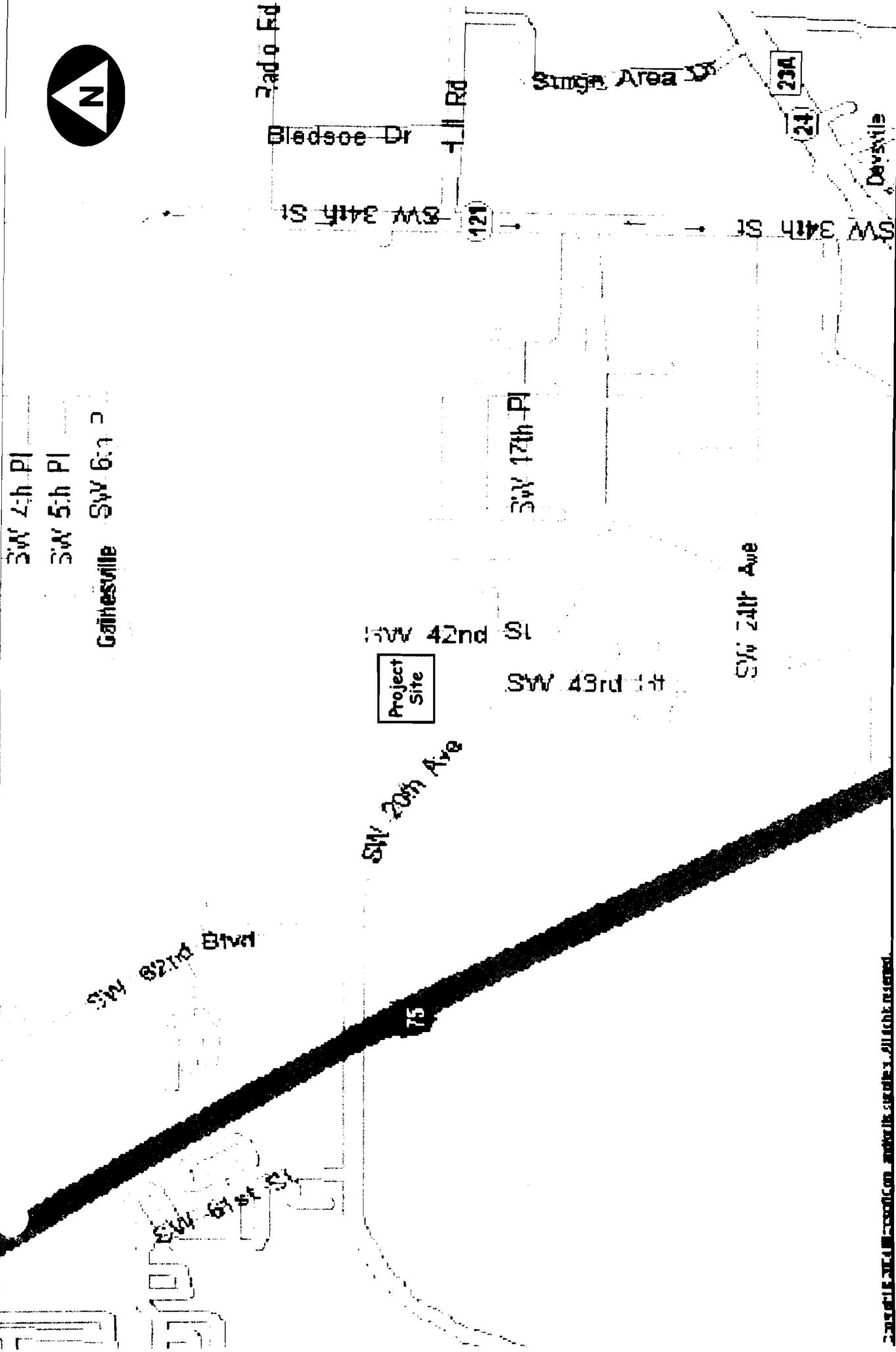


Figure 1

Page 5

**Project Location Map**  
**Solar Project**

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## EXISTING CONDITIONS

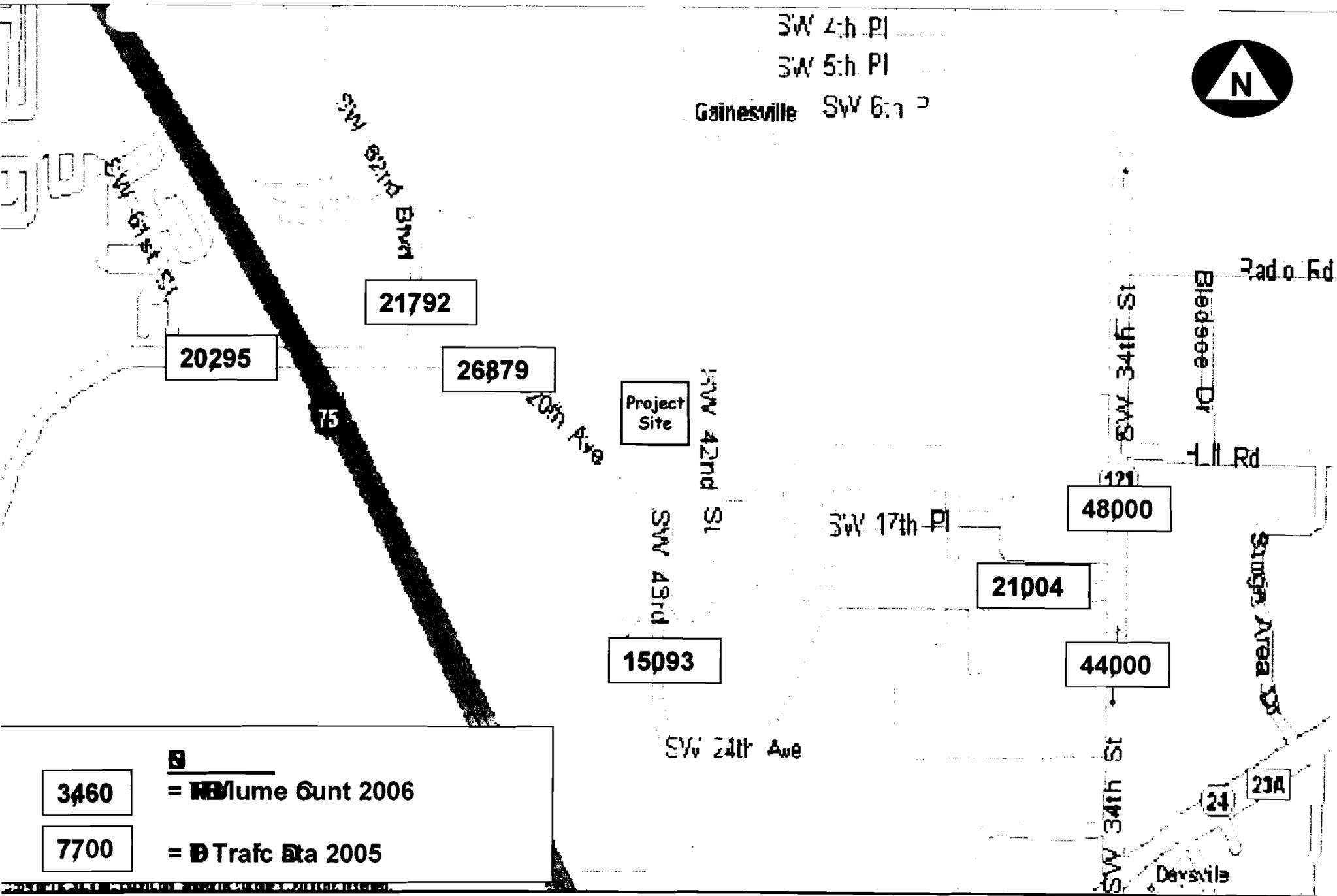
Project specific data collection consisted of 72-hour traffic counts at three locations on SW 20<sup>th</sup> Avenue and also on SW 62<sup>nd</sup> Blvd. and SW 43<sup>rd</sup> Street within 1,000 feet of SW 20<sup>th</sup> Avenue. Eight hour turn movement counts were collected at the three signalized intersections on SW 20<sup>th</sup> Avenue at SW 62<sup>nd</sup> Blvd., SW 43<sup>rd</sup> St., and SW 34<sup>th</sup> St. This data was compared with the existing traffic count information provided by the City of Gainesville, Alachua County Public Works Department and FDOT sources. **Figure 2 - Traffic Counts** displays the daily traffic data on the city, county and state roads within the project impact area. **Figure 3 – Turn Movement Counts** provide the peak hour turn movements observed at the three signalized intersections. The immediate roadway network, as depicted in Figure 2, consists of SR 24-Archer Road to the south, SW 34<sup>th</sup> Street to the east, SR 26-Newberry Road to the north, and I-75 to the west.

SR 24-Archer Road, Sr 26-Newberry Road and SR 121-SW 34<sup>th</sup> Street are all multi-lane median divided (raised or painted) major arterial roadways with turn lanes at intersection approaches. SW 20<sup>th</sup> Avenue, SW 62<sup>nd</sup> Blvd. and SW 43<sup>rd</sup> Street are all two lane undivided collectors. Posted speeds vary from 30 to 45 MPH in the project area. Roadway segment daily volumes adjacent to the project site vary from 27,700 vehicles on SW 20<sup>th</sup> Avenue in front of the project site to 15, 100 vehicles on SW 43<sup>rd</sup> Street south of SW 20<sup>th</sup> Avenue.

Interstate 75 is a 6-lane divided freeway west of the project site. This regionally significant roadway provides access throughout Florida. It is accessible with full interchanges at both SR 24 and SR 26 with the SR 24 /I-75 interchange 1.5 miles from the project site.

A major planned roadway improvement to SW 20<sup>th</sup> Avenue or an extension of Hull Road is under evaluation by the regional planning agency and both City and County governments to relieve congestion on the corridor. The Regional Transit System (RTS) provides several bus routes that serve the area and interacts with the University of Florida campus. The routes have stops within walking distance of the project site.

SW 4th Pl  
 SW 5th Pl  
 Gainesville SW 6th Pl



**HNTB**

**Existing Daily Traffic Volumes  
 South Project**



## TRIP GENERATION

The SoHo Project will be constructed with 550-apartment units and 40,000 square feet of retail space. The *Institute of Transportation Engineers (ITE) Trip Generation 7<sup>th</sup> Edition* provides trip rate information based on multiple studies conducted at similar facilities. ITE Land Uses 220, 240 and 814 are applicable for the existing land use (mobile home) and the proposed land uses (apartments and retail) of the SoHo Project. The Gainesville/Alachua County Concurrency Management Systems are based on daily traffic impacts. AM & PM peak hour trip data are provided for assessing driveway and intersection impacts later on in the Development Review Committee (DRC) phase of project approval. **Table 1- Project Trip Generation** summarizes the traffic impacts associated with the project.

**TABLE 1 - Project Trip Generation  
SoHo Project**

Landuse ITE #	KSF	Description	Daily		AM Peak		PM Peak		
			Rate*	Trips	Rate	Trips	Rate	Trips	
220	550	Apartments	6.72	3696	0.51	281	0.62	341	
814	40.000	Specialty Retail	44.32	1773	6.84	274	2.71	108	
<b>Gross Project Trips</b>				<b>5469</b>	<b>554</b>	<b>449</b>			
Trip reductions: Retail Pass-by @ 34%			0.34	603	0.34	93	0.34	37	
Internal Capture @ 15%			0.15	820	0.15	83	0.15	67	
Transit Credit = 23% residential			0.23	850	0.23	65	0.23	78	
<b>NET Project Trip Impacts</b>				<b>3196</b>	<b>313</b>	<b>267</b>			
240	224	Mobile Homes (credit)	4.99	1118	0.44	99	0.59	132	
10% re-development credit				112		10		13	
<b>Net New Trips</b>				<b>1966</b>	<b>205</b>	<b>121</b>			
Directional Distribution			50%	50%	22%	78%	65%	35%	
Total Trip Distribution			2734	2734	122	432	292	157	
<b>Net Project Trip Impacts</b>				<b>983</b>	<b>983</b>	<b>45</b>	<b>160</b>	<b>79</b>	<b>42</b>

Source: ITE Trip Generation 7th Edition

\* Rate or Formula from ITE

Notes: Transit credit from Mode Split Study at Melrose Place Apartments (appendix)

Retail Pass-by from ITE Handbook accepted by ACPWD (page 42).

Internal Capture is reduced from full mixed use 28% IC accepted by ACPWD (Haile Plantation).



## LEVEL OF SERVICE (LOS) ANALYSIS

The project trip assignment in Figure 4 is consistent with the requirements of the Alachua County Transportation Concurrency Study Methodology. This document indicates that projects such as SoHo which generate more than 1,000 new external daily trips, must report the trip impacts on all roadway segments within ½ mile of the project site and wherever project traffic is 5% or more of a roadway segment MSV.

Three roadway segments of the transportation concurrency system for Alachua County are located within a half-mile of the SoHo project site. The impacted segments are: A-15: SW 20<sup>th</sup> Avenue from SW 75<sup>th</sup> Street to SW 62<sup>nd</sup> Blvd.; A-16: SW 20<sup>th</sup> Avenue from SW 62<sup>nd</sup> Blvd. to SW 34<sup>th</sup> Street; and A-30: SW 40<sup>th</sup> Blvd./SW 43<sup>rd</sup> St. from SR 24-Archer Road to SW 20<sup>th</sup> Avenue. Additionally, segment G-4: SW 62<sup>nd</sup> Blvd. from SW 20<sup>th</sup> Avenue to SR 26-Newberry Road is also within ½ mile of the project site. These segments, along with their corresponding MSV and Daily Project Trip Impacts, are depicted on Figure 4.

**Table 3 – Roadway Level of Service** provides the necessary information to determine if project trip impacts will adversely affect roadway level of service. The critical element of the table is the LOS threshold volume. This value, also known as MSV is established by comprehensive plan requirements and calculated by one of several methods by the North Central Florida Regional Planning Council (NCFRPC). It is the threshold under which traffic must remain in order to sustain the desired or mandated operating levels of the local government agency. Factors affecting this evaluation are: existing daily traffic, approved project trip reservations, and the proposed project trip impacts. The residual is available for any other additional development until the next evaluation from the NCFRPC and the local Concurrency Officer is provided.

If the total of all three volumes exceeds the MSV value, then the project would not be able to secure a preliminary Certificate of Level of Service Compliance (CLSC) without providing an improvement to the negatively impacted roadway that would increase the

level of service threshold (MSV) to acceptable levels. Alternatively, the developer could choose to reduce his development program to stay below the current threshold or seek a policy amendment to the adversely impacted roadway section.

**TABLE 3: Roadway Level of Service (LOS) Analysis**

Segment ID	Segment Limits:			LOS "D"	AADT	Trips			Mitigation
						Reserved	Project	Available	Required
A-15: SW 20th Avenue	Tower Road	to	SW 62nd Blvd.	29,800	16,403	4,081	98	9,218	No
A-16: SW 20th Avenue	SW 62nd Blvd.	to	SW 34th St.	25,600	24,891	1,663	1081	-2,035	YES
A-30: SW 43rd St	SR 24	to	SW 20th Ave.	15,330	11,731	1,215	492	1,892	No
G-4: SW 62nd Blvd.	SW 20th Ave.	to	SR 26	26,400	21,792	-	295	4,313	No

Source: Alachua County Public Works Dept. as of 8-25-06

As of the date of this report, based on the latest available information pertaining to these segments, three of four segments within the impact area have available capacity to accommodate project trip impacts. Segment A-16: SW 20<sup>th</sup> Avenue from SW 62<sup>nd</sup> Blvd. to SW 34<sup>th</sup> Street exceeds the LOS "D" threshold based on existing plus reserved traffic volumes. The SoHo project trips increase the amount of the deficit when added to these values. This threshold becomes significant when project trips exceed 5% of the LOS and adverse when the LOS "D" value is exceeded. This condition would require evaluation of the adversely impacted roadway segment for potential mitigation for project trip impacts in order for the entire project to secure approval.

However, this project is a redevelopment of an existing mobile home park that produces trips already accounted for within the existing traffic; the redevelopment credits allowed by Florida Statutes provide a level of development that may be approved based on a trip threshold of 110% of the previous land use. This value is reflected in Table 1 – Trip Generation at 1,230 daily trips (1,118 + 112). This equates to 38.5% of the net total project trips (1,230/3,196). When the SoHo development program is factored by this percentage, 211 apartment units and 15,400 square feet of retail may be approved for development without requiring mitigation.

Mitigation options may be negotiated with the City and developer to allow the entire development program to be constructed. It may take the form of a local transportation

system enhancement such as the realignment and completion of the SW 20<sup>th</sup> Avenue and SW 43<sup>rd</sup> Street intersection, a fair share contribution toward an improvement on A-16: SW 20th Avenue, or request for concurrency system policy modification through Transportation Demand Management (TDM) mechanisms or concurrency system standards modification (i.e., peak hour directional traffic analysis).

The Developer and the City must come to agreement as to the mitigation plan. As the impacted segment is a County Road, coordination with the Alachua County Public Works Department is required.