

TO: City Plan Board

Item Number: 2

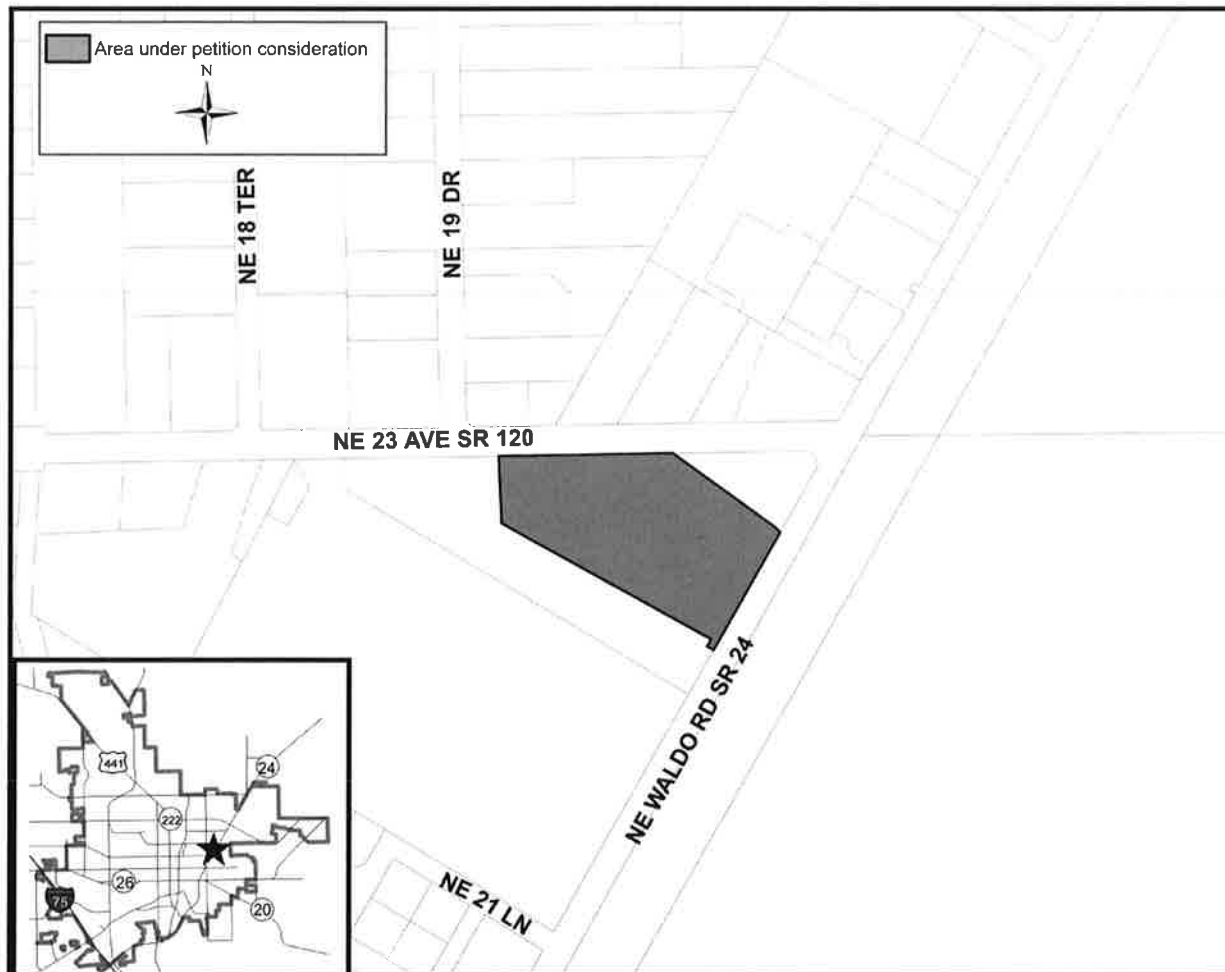
FROM: Planning & Development Services Department
Staff

DATE: March 24, 2016

SUBJECT: Petition PB-16-27 LUC. Linda Dixon PDC/UF, agent for University of Florida Foundation, Inc., owner. Amend the City of Gainesville Future Land Use Map from Residential Low-Density (up to 12 units per acre) to Education. Located at 2200 NE Waldo Road.

Recommendation

Staff recommends approval of Petition PB-16-27 LUC.



Description

This proposed small-scale amendment of the Future Land Use Map from Residential Low Density (up to 12 units per acre) to Education is for the University of Florida East Campus. This approximately 3.7-acre, previously developed and used for mobile home sites, and currently vacant property is located on the west side of Waldo Road and south of Northeast 23rd Avenue (see map on preceding page, and aerial photo in Appendix B, Exhibit B-1).

The property comprises the northeastern corner of the approximately 20.75-acre, University of Florida East Campus that fronts both Waldo Road and NE 23rd Avenue. To the north and at the southeastern corner of the intersection of NE 23rd Avenue (4-lane, County arterial roadway) and Waldo Road (State Road 24, a four-lane, divided highway and a Gateway Street (Sec. 30-306 of the Land Development Code)), is a gas station with convenience store. To the east and across Waldo Road is the Tacachale residential facility (of the State of Florida Agency for Persons with Disabilities) for people with developmental disabilities. Surface parking for UF's East Campus is to the west and south, and UF's current plan is to use this property for additional surface parking for the East Campus.

This property abuts Education land use to the west and south, Commercial land use and NE 23rd AVE to the north (north of which is Industrial land use), and Waldo Road to the east (beyond which is Public Facilities land use). The corresponding zoning districts are ED (Educational services) to the west and south, BUS (General business district) and BI (Business industrial) to the north (across NE 23rd AVE), and PS (Public services and operations) to the east of Waldo Road.

See Table 1 on Page 8 for a tabular summary of adjacent existing uses and adjacent zoning and land use categories. See Exhibits B-2 and B-3 for maps that show the existing and proposed land use categories.

The property is within the Eastside Community Redevelopment Area, but it is not within either the Enterprise Zone or a special area plan. This property is part of the Campus Master Plan and is subject to the provisions of the 2015-2025 Campus Development Agreement.

The proposed land use change from Residential Low-Density (up to 12 units per acre) (RL) to Education (E) is appropriate for the property's use as the University of Florida East Campus, and, if approved, will result in the entire East Campus being in Education land use. The current RL land use is a category that does not allow institutions of higher learning.

This petition is related to Petition PB-16-28 ZON, which proposes a zoning change from MH: 12 units/acre mobile home residential district to ED: Educational services district.

Key Issues

- The proposed small-scale amendment to Education is consistent with the City's Comprehensive Plan and with Plan East Gainesville.

- The Education land use category is ideal for university facilities, matches the land use category that pertains to the remainder of UF's East Campus, and is needed for continued development of the East Campus.

Basis for Recommendation

The staff recommendation is based on the factors stated in the Future Land Use Element and on State statute criteria, which are discussed below: Consistency with the Comprehensive Plan; Compatibility and surrounding land uses; Environmental impacts and constraints; Support for urban infill and redevelopment; Impacts on affordable housing; Impacts on the transportation system; An analysis of the availability of facilities and services; Need for the additional acreage in the proposed future land use category; Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6) (a)9, F.S.; Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and, Need to modify land use categories and developmental patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

1. Conformance with the Comprehensive Plan

The proposed land use change from Residential Low-Density (up to 12 units per acre) (RL) to Education is appropriate for the use of the property as part of the UF East Campus. The Education land use category states in part that this "category identifies appropriate areas for public and private schools and institutions of higher learning when located outside of neighborhood centers (activity centers)". The requested Education land use is wholly consistent with the ED zoning (Educational services district) proposed by related Petition PB-16-28 ZON.

The UF East Campus is within the Innovation Zone (see Exhibit B-4 for map) that is mapped in the Future Land Use Element (FLUE). See Appendix A for applicable policies of the Intergovernmental Coordination Element, for the complete description of the Education future land use category in FLUE Policy 4.1.1, and for other applicable policies of the City's comprehensive plan.

The proposal is consistent with the City of Gainesville Comprehensive Plan.

2. Compatibility and Surrounding Land Uses

The proposed Education land use is compatible with the surrounding area and land uses. The west and south sides of the 3.7-acre property abut the northern surface parking area lot of the University of Florida East Campus, which, other than the parcel that is the subject of this petition, has Education land use. As previously stated in this staff report, UF's current plan is to use this property for additional surface parking. Both the land use and UF's currently proposed future use of the property for additional surface parking are consistent and compatible with the adjacent Education land use. The proposed Education land use is also compatible with the Tacachale residential facility (located to the east and across four-Waldo Road (State Road 24, a four-lane highway) and its Public Facilities land use.

The Commercial land use to the north (property is developed with a gas station and convenience store) is not incompatible with the proposed Education land use. Should any compatibility questions arise during the time of future development plan review by UF, they would be addressed in accordance with applicable provisions of the Campus Master Plan.

3. Environmental Impacts and Constraints

There are no major environmental impacts and constraints associated with this petition. The property is located in FEMA Flood Zone X, outside of the 100-500-year floodplain and is within the Tertiary Wellfield Protection Zone, which is the least restrictive of the three wellfield protection zones.

The following comments were provided in a March 7, 2016 memorandum from the City's Environmental Coordinator:

“The subject petitions include a proposed change in land use and zoning for a 3.7-acre parcel (10807-000-000), previously developed and utilized as a mobile home residential neighborhood. The proposed activities have been reviewed for considerations relating to environmental resources present on or immediately adjacent which are regulated by the City's Land Development Code (LDC) 30-300 *Regulated Surface Waters and Wetlands*, or 30-310 *Regulated Natural and Archaeological Resources*.

The subject parcel doesn't possess wetlands, drainage swales, ditches or other surface waters wetlands; therefore the proposed project is exempt from criteria stipulated in the LDC Section 30-310. There are no evident or documented natural features or archaeological artifacts protected under criteria stipulated in Section 30-310.”

4. Support for Urban Infill and/or Redevelopment

This proposed land use amendment is consistent with the City's infill goals, which include discouragement of the proliferation of urban sprawl (Future Land Use Element Objective 1.5). It is also consistent with the City's redevelopment goals, which include but are not limited to Future Land Use Element Goal 2 and Objective 2.1.

5. Impacts on Affordable Housing

The proposed land use amendment from the Residential Low-Density (up to 12 units per acre) to the non-residential, Education land use category for this 3.7-acre, University of Florida property will have a negligible impact on the supply of potential affordable housing in the City.

6. Impacts on the Transportation System

This small-scale land use amendment from Residential Low-Density to Education entails no major transportation issues.

The 3.7-acre property is accessible by transit, bicycle and walking from Waldo Road and from Northeast 23rd Avenue. There are sidewalks on both sides of NE 23rd Avenue and on the west

side of Waldo Road, a bicycle/pedestrian path on the east side of Waldo Road, and RTS service along Waldo Road and Northeast 23rd Avenue. RTS Route 24 provides service between the Rosa Parks RTS Downtown Station and Job Corps every 60 minutes on weekdays and no service on weekends. RTS Route 25A provides weekday service at 70-minute intervals between the UF Commuter Lot and Gainesville Regional Airport, and no service on weekends.

The property is located within Transportation Concurrency Exception Area (TMPA) Zone A, but the impacts on roadways and other public infrastructure are addressed by the 2015-2025 Campus Development Agreement. The applicant states on page 4 of the application that “this parcel will be used for the foreseeable future as an overflow parking area for the East Campus, which is included in the 2015-2025 Campus Development Agreement. This 2015 agreement established the amount and type of square footage that could be built, before needing to be re-addressed with the City.”

7. Availability of Facilities and Services

This property is in an urbanized area that is served by public utilities and other public services. The proposed land use will not impact adopted levels of service for potable water, wastewater, water supply, solid waste or stormwater management. The impacts from the continuing development of the University of Florida East Campus on public infrastructure will be addressed by the 2015-2025 Campus Development Agreement.

8. Need for the Additional Acreage in the Proposed Future Land Use Category.

The additional acreage in the Education land use category will facilitate continued development of the University of Florida East Campus. The proposed large-scale land use amendment will add 3.7 acres of land in the to the Education (ED) land use category. There are currently approximately 2,324.7 acres (3.63 square miles) of land in the ED land use category, so the addition of 3.7 acres will result in a new total of approximately 2,328.4 acres (3.64 square miles), which is an increase of less than 0.2 percent in the ED land use category. The total area of the City of Gainesville is approximately 63.64 square miles (40,728.26 acres), including approximately 6.71 square miles of public right of way.

9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6) (a) 9, F.S.

Sub-section 163.3164 (51), F.S. states that “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. Sub-section 163.3177(6) (a) 9 requires that the future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

This amendment to the future land use element discourages the proliferation of urban sprawl because it meets the following criteria of Sub-section 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.

Yes. The proposed land use amendment will allow for future development within an urbanized area of the city, which is consistent with the statutory goal of discouraging the proliferation of urban sprawl. This previously developed and subsequently cleared 3.7-acre property has no regulated natural resources that could potentially be impacted by the proposed land use change to Education.

- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Yes. This previously developed and subsequently cleared, 3.7-acre property is in an urbanized area that is served by public utilities and other public services.

The property is served by Waldo Road (State Road 24), a 4-lane, divided highway with sidewalk on east side, multi-use (pedestrian and bicycle) path on west side. It is also served by NE 23rd AVE (4-lane, County arterial roadway, with sidewalks on both sides).

- (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 that includes pedestrian, bicycle, transit and roadway components.

Yes. The proposed land use amendment for this 3.7-acre parcel within the 20.75-acre, UF East Campus, an important employment center, is supportive of a multimodal transportation system, which includes nearby pedestrian, bicycle, and transit components. There are sidewalks on both sides of NE 23rd Avenue and on the west side of Waldo Road, a bicycle/pedestrian path on the east side of Waldo Road, and weekday transit service is provided by RTS service along Waldo Road and Northeast 23rd Avenue.

- (IV) Promotes conservation of water and energy.

Yes. This previously developed and subsequently cleared property is served by public utilities and other public services, and it is at an urban infill location. By adding onto the existing UF East Campus, the energy demands (e.g., added transportation costs) of using (and if necessary, developing) a remote location for parking or other uses that would serve UF's East Campus can be avoided.

- 10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and,**

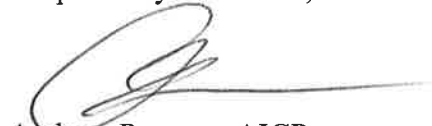
Yes. The proposed land use amendment will help meet the City's need for job creation, capital investment, and economic development to strengthen and diversify the City's economy. The proposed change to Education land use is needed for consistency both with the City's Comprehensive Plan and with the Education land use of the remainder of the

20.75 acre UF East Campus, which is a major East Gainesville employment center with many technical and professional positions within its approximately 450-person workforce. This proposed land use amendment will help meet the need for job creation, capital investment, and economic development that can strengthen and diversify the City's economy.

11. Need to modify land use categories and developmental patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

This is not applicable because the property does not contain a subdivision.

Respectfully submitted,



Andrew Persons, AICP
Interim Principal Planner



Prepared by: Dean Mimms, AICP
Lead Planner

Table 1

Adjacent Existing Uses

North	Gas station with convenience store; NE 23 rd AVE (4-lane, County arterial roadway, with sidewalks on both sides)
South	Surface parking for University of Florida East Campus
East	Waldo Road (State Road 24), a 4-lane, divided highway with sidewalk on east side, multi-use path on west side
West	Surface parking for University of Florida East Campus

Adjacent Zoning and Land Use and Zoning

	Land Use Category	Zoning Category
North	Commercial; NE 23 rd AVE (2-lane, County arterial roadway)	BUS (General business district); NE 23 rd AVE (2-lane, County arterial roadway), north of which is BI (Business industrial district)
South	Education	ED (Educational services district)
East	Waldo Road (State Road 24), a 4-lane, divided highway	Waldo Road (State Road 24), a 4-lane, divided highway, east of which is PS (Public services and operations district)
West	Education	ED (Educational services district)

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Appendix B Supplemental Documents

Exhibit B-1 Aerial Photograph

Exhibit B-2 Map: Existing Land Use

Exhibit B-3 Map: Proposed Land Use

Exhibit B-4 Map: Innovation Zone

Appendix C Application

Exhibit C-1 Application

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Future Land Use Element

Objective 1.5 Discourage the proliferation of urban sprawl.

Objective 2.2 The City shall collaborate with community partners such as the University of Florida, Santa Fe College, the Gainesville Area Chamber of Commerce, Alachua County, and the School Board of Alachua County to develop the Innovation Economy within the nonresidential areas of the Gainesville Innovation Zone (The Innovation Zone Map is part of the Future Land Use Map Series). For purposes of this objective, Innovation Economy means those technology firms and/or entities that bring a new process or technique to the production process and that are often, but not exclusively, related in some manner to University of Florida-driven research, and are generally represented by sectors such as Agritechnology, Aviation and Aerospace, Information Technology, Life Sciences and Medical Technology.

Policy 2.2.1 The City shall use the City's Strategic/Action Plan for Economic Development and shall collaborate with its community partners on the Economic Development University Community Committee (EDUCC) to encourage development of the Gainesville Innovation Zone.

Goal 2 Redevelop areas within the city, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

Objective 2.1 Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Objective 3.5 Ensure that the future plans of State government, the School Board of Alachua County, the University of Florida, and other applicable entities are consistent with this Comprehensive Plan to the extent permitted by law.

Policy 3.5.5 The City shall coordinate with the University of Florida regarding the implementation of the University of Florida Campus Master Plan, as appropriate, to support future university growth while mitigating any impacts on public facilities and services such as roads, utilities, parks and recreation.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Education

This category identifies appropriate areas for public and private schools and institutions of higher learning when located outside of neighborhood centers (activity centers). Land development regulations shall address compatibility with surrounding uses and infrastructure needs, except in a special area plan, where there shall be no floor area ratio maximum. The intensity of development on property covered by a special area plan shall be regulated by the Urban Design Standards that include building height, build-to lines, setback requirements and building coverage to determine intensity of use instead of a maximum floor area ratio.

Intergovernmental Coordination Element

Goal 1 To coordinate the plans and activities of the various units of government to promote effective, efficient comprehensive planning, and provision of urban services, and to mitigate potential conflicts between jurisdictions.

Policy 1.1.13 The City of Gainesville recognizes the adopted University of Florida Campus Master Plan as the campus master plan prepared pursuant to Florida statutory requirements.

Appendix B Supplemental Documents

EXHIBIT

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B-1



AERIAL PHOTOGRAPH

Petition Number

PB-16-27 LUC

Petition Request

Amend the City of Gainesville Future Land Use Map from Residential Low-Density (up to 12 units/acre) to Education

Name

Linda Dixon, PDC/JF, agent for University of Florida Foundation, Inc., owner

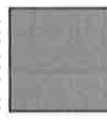


No Scale

City of Gainesville Land Use Categories

- SF Single-Family (up to 8 units per acre)
- RL Residential Low-Density (up to 12 units per acre)
- MUL Mixed-Use Low-Intensity (8-30 units per acre)
- C Commercial
- IND Industrial
- E Education
- PF Public and Institutional Facilities

Area under petition consideration



----- Division line between two zoning districts



EXHIBIT
B-2

EXISTING LAND USE

Name	Petition Request	Petition Number
Linda Dixon, PDC/JF, agent for University of Florida Foundation, Inc., owner	Amend the City of Gainesville Future Land Use Map from Residential Low-Density (up to 12 units/acre) to Education	PB-16-27 LUC



City of Gainesville Land Use Categories

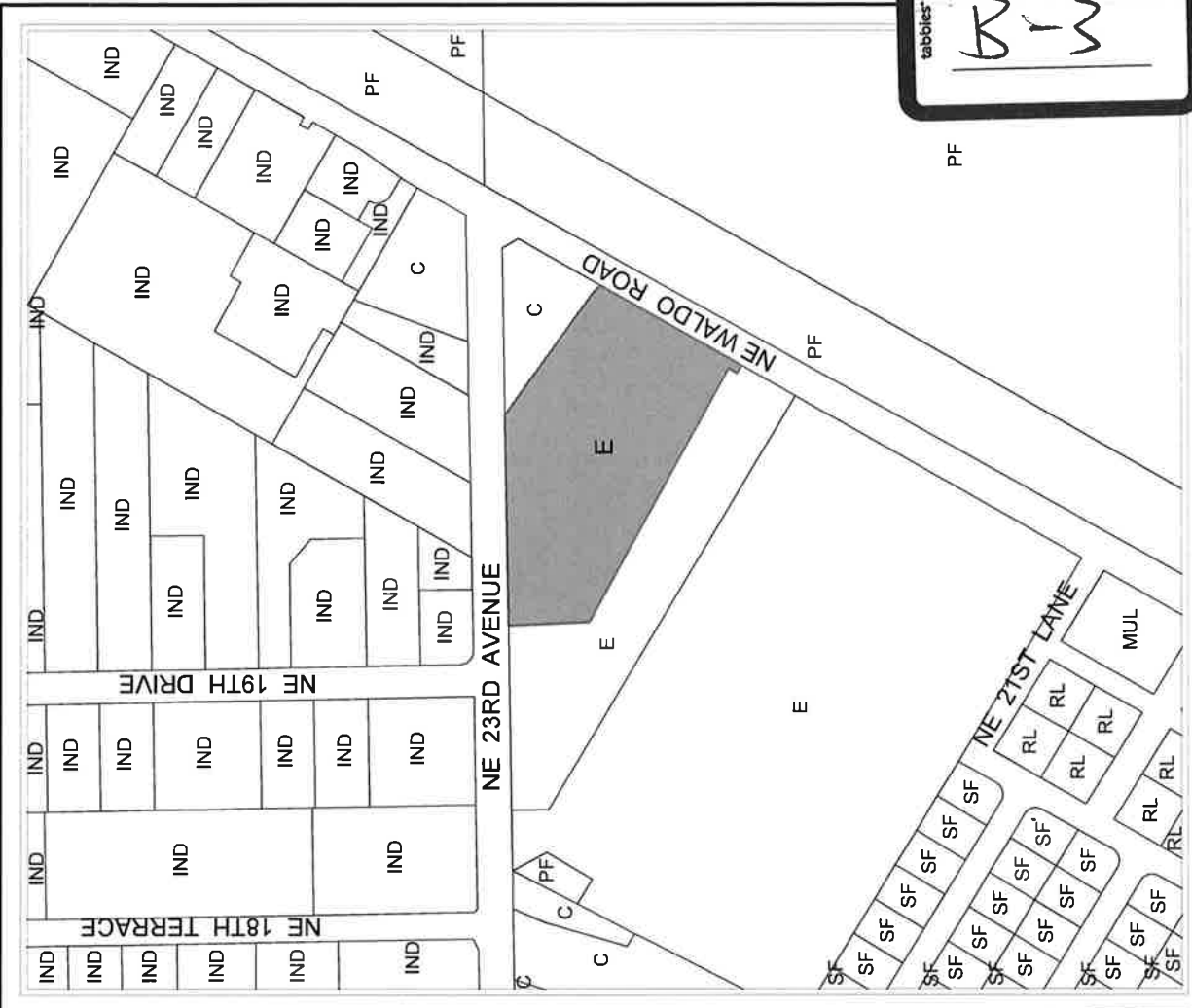
- SF Single-Family (up to 8 units per acre)
- RL Residential Low-Density (up to 12 units per acre)
- MUL Mixed-Use Low-Intensity (8-30 units per acre)
- C Commercial
- IND Industrial
- E Education
- PF Public and Institutional Facilities

Area under petition consideration

Division line between two zoning districts





No Scale



PROPOSED LAND USE	
Name	Petition Request
Linda Dixon, PDC/UF, agent for University of Florida Foundation, Inc., owner	Amend the City of Gainesville Future Land Use Map from Residential Low-Density (up to 12 units/acre) to Education
	Petition Number
	PB-16-27 LUC

FUTURE LAND USE ELEMENT

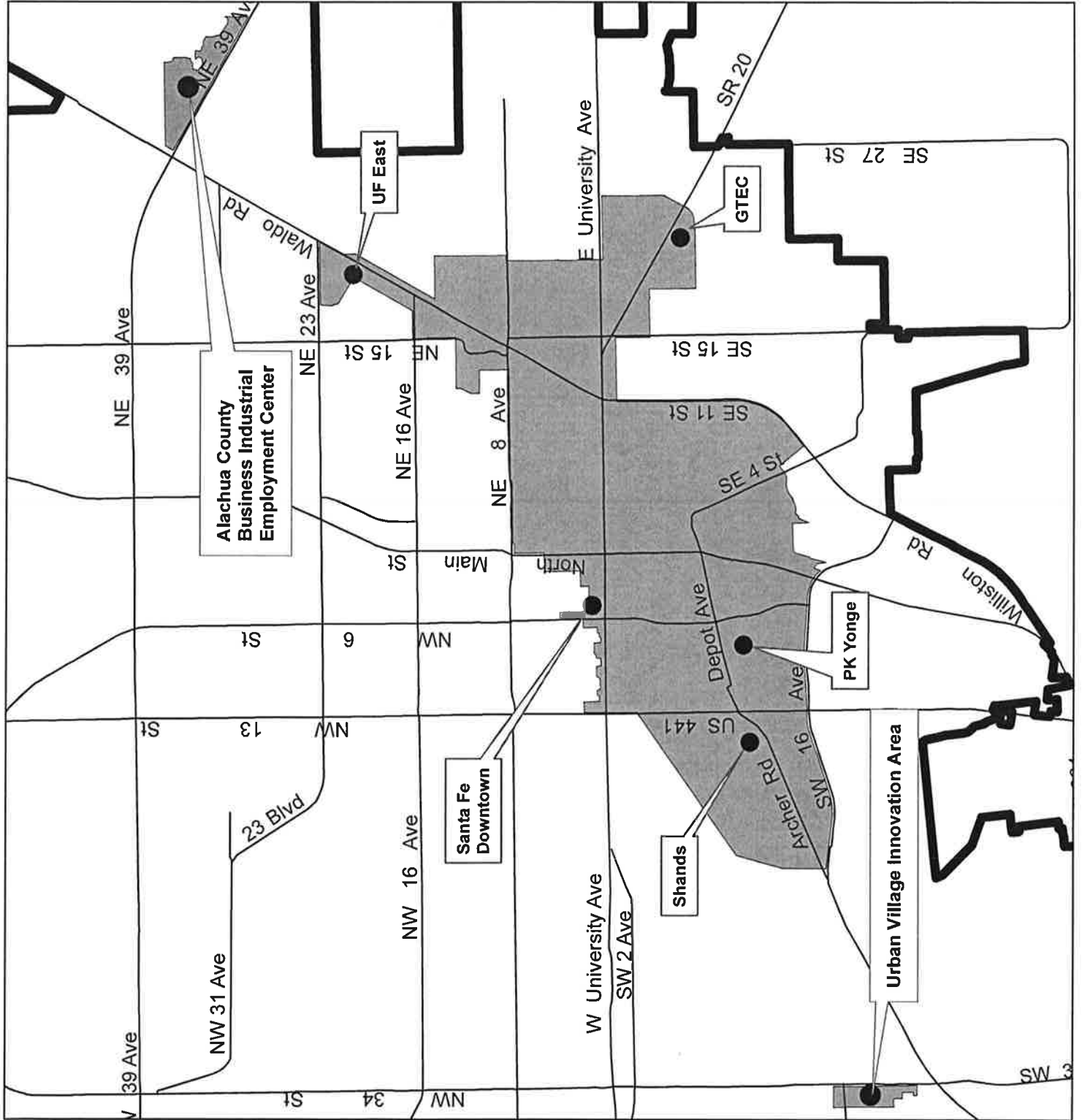
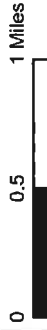
Innovation Zone

-  Innovation Zone
-  Gainesville City Limits

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EXHIBIT
B-4

City of Gainesville, Florida

Prepared by the
Planning & Development Services
March 2013



Appendix C Application



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY			
Petition No. <u>PB-16-27 LUC</u>	Fee:		\$
1 st Step Mtg Date: _____	EZ	Fee:	\$
Tax Map No. _____	Receipt No. _____		
Account No. 001-670-6710-3401 []			
Account No. 001-670-6710-1124 (Enterprise Zone) []			
Account No. 001-670-6710-1125 (Enterprise Zone Credit []			

Owner(s) of Record (please print)
Name: University of Florida Foundation
Address: PO Box 14425
Gainesville Fl. 32604
Phone: 392-1621 Fax: 392-9833
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: Linda Dixon /PDC /UF
Address: PO Box 115050
Gainesville Fl. 32611
Phone: 273-4010 Fax:

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

REQUEST

Check applicable request(s) below:

Future Land Use Map [X]	Zoning Map []	Master Flood Control Map []
Present designation: RL	Present designation: MH	Other [] Specify:
Requested designation: ED	Requested designation: ED	

INFORMATION ON PROPERTY

1. Street address: 2200 NE Waldo Road
2. Map no(s):
3. Tax parcel no(s): 10807-000-000
4. Size of property: <u>3.7</u> acre(s)
All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.

Certified Cashier's Receipt:

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

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

A. What are the existing surrounding land uses?

North-Com

South- ED

East - PF

West- Com

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

NO X

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

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

There are no other residential properties adjoining this parcel.

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

NO YES _____ (If yes, please explain below)

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

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

NO YES _____

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

NO YES _____

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

Redevelopment

Urban Infill _____

Activity Center _____

Urban Fringe _____

Strip Commercial _____

Traditional Neighborhood _____

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

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

This Zoning and Land Use change is associated with the redevelopment and expansion of the University of Florida's East Campus and as such should be looked at in the greater context of the entire East Campus. The subject parcel(s) was brought into the jurisdiction of the Campus Master Plan in 2015 as part of the plan update. Therefore, future development of the parcel(s) shall be conducted by the University's regulations with notice given to the City. This campus is envisioned as a place for uses that do not require main campus footprints, ranging from administrative functions to academic research. Currently, the University has its administrative Bridges functions (IT and finance) in two renovated buildings along Waldo Road and has moved other administrative units into the recently completed office building. The rear/western portion of the site is being used for research by the College of Engineering. The 450 people that occupy this campus during business hours contribute directly to local business such as restaurants and retail. Additionally, since most of the functions performed at the campus are technical and professional in nature, the salaries are above average for the surrounding area.

The University believes that the East Campus is and will continue to be a major catalyst for other redevelopment efforts in the area. This Campus is included within the Plan East Gainesville boundary as presented in the Plan East Gainesville report of 2003.

The addition of this parcel as an overflow parking area to the campus will help alleviate the current shortage of parking. As the total Eastside Campus continues to evolve and redevelop over time, alternate uses will be contemplated that complement the remainder of the site.

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

Roadways – There will be no additional impacts to the roadways as a result of the land use change of this parcel. This parcel will be used for the foreseeable future as an overflow parking area for the East Campus, which is included in the 2015-2025 Campus Development Agreement. This 2015 agreement established the amount and type of square footage that could be built, before needing to be re-addressed with the City.

Recreation – N/A

Water and Wastewater – N/A

Solid Waste – N/A

Mass Transit – Routes 24 & 25A go directly by the East Campus. Route 25 buses originate on the UF main campus at McCarty Hall and go along Waldo Road to the airport, thereby serving the Eastside Campus on its way.

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

NO ___ YES __X__ (please explain)

The East Campus is easily assessable by bicycle and by walking on adjacent roadways and sidewalks. In addition, the Waldo Road trail is across the street, which helps facilitate these movement choices.

CERTIFICATION

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

Owner of Record	
Name: University of Florida Foundation, Inc.	
Address: PO Box 14425	
Gainesville Florida 32604-2425	
Phone: 392-1621	Fax: 392-9833
Signature:	

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

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

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

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

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

Approved
[Signature]
UFF Legal Counsel

University of Florida Foundation, Inc.
[Signature]
Owner/Agent Signature
David M. Christie, Treasurer
[Signature]
Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 11th day of January 2016, by (Name)
David M. Christie, Treasurer of UF Foundation, Inc.



TONYA J. BURNINGHAM
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF058318
Expires 9/29/2017

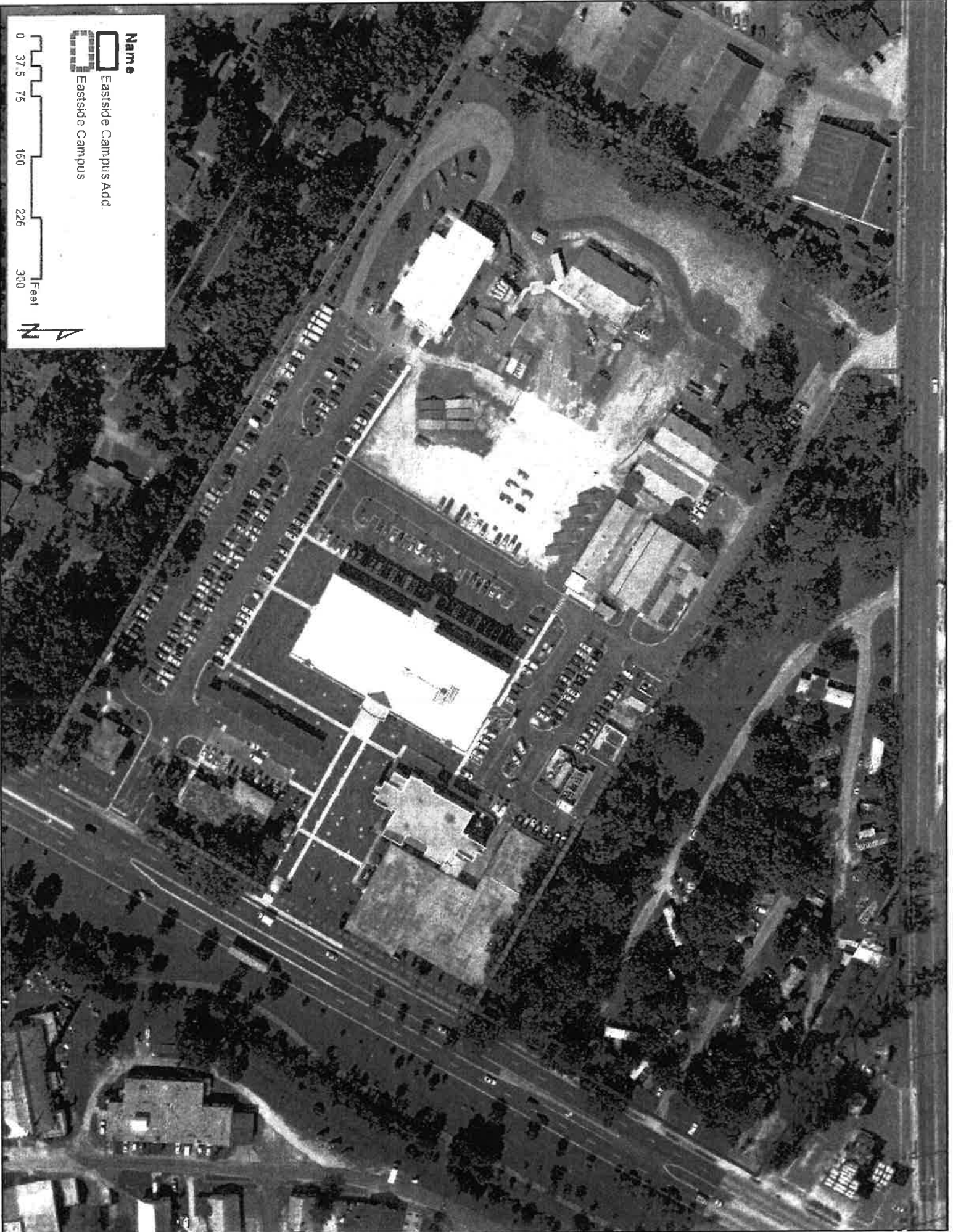
[Signature]
Signature - Notary Public

Personally Known OR Produced Identification (Type) _____

LEGAL DESCRIPTION (AS PER THIS SURVEY)

A PARCEL OF LAND SITUATED WITHIN THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1690, PAGE 2233, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND NAIL MARKING THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE; THENCE RUN S89°49'21"E ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1710.36 FEET; THENCE RUN S00°10'39"W, A DISTANCE OF 33.00 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021) LYING ON THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 23RD AVENUE; THENCE RUN S89°49'21"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 344.15 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021) AND THE POINT OF BEGINNING; THENCE RUN S89°49'21"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 328.60 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN S00°10'39"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 12.00 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN S89°49'21"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN N00°10'39"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 12.00 FEET; THENCE RUN S89°49'21"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 17.26 FEET TO A 1/2" STEEL ROD (NO ID.); THENCE RUN S57°02'24"E, LEAVING SAID RIGHT OF WAY LINE, A DISTANCE OF 329.41 FEET TO A 1/2" STEEL ROD (NO ID.) LYING ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 24 (aka WALDO ROAD); THENCE RUN S30°41'38"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 286.87 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN N59°18'22"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 17.00 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN N61°04'41"W, LEAVING SAID RIGHT OF WAY LINE, A DISTANCE OF 538.87 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN N00°10'39"E, A DISTANCE OF 157.69 FEET TO THE POINT OF BEGINNING.

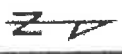


Name

Eastside Campus Add.

Eastside Campus

0 37.5 75 150 225 300 Feet



TheGainesville

STATE OF FLORIDA
Sunday
COUNTY OF ALACHUA

Published Daily and
Gainesville, Florida

Before the undersigned authority personally appeared Brandon Darling

Who on oath says that he/she is Advertising Account Manager of

THE GAINESVILLE SUN, a daily newspaper published in Gainesville in Alachua County,
Florida, that the attached copy of advertisement, being a Public Notice

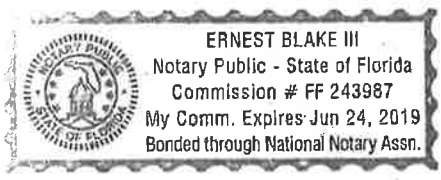
In the matter of Neighborhood workshop will be held to discuss a proposed Small-scale Land
Use Amendment and Rezoning application on 3.7 acres located at approximately 2200 NE Waldo
Road.

In the Alachua County Library District Headquarters Room A, Gainesville, FL Tuesday, October
6th, 2015 at 6om, was published in said newspaper in the issue of,
September 22nd, 2015

Affiant further says that 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
said newspaper.

Sworn to and subscribed before me this
08 Day of November A.D. 2015

(Seal) Notary Public



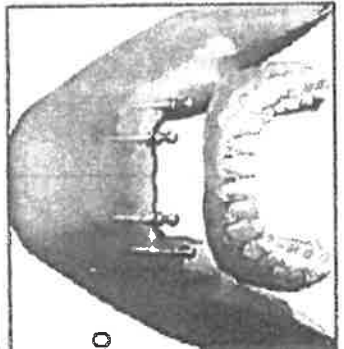
disorder.
Pharmacists complain
symptoms.

ence painful withdrawal
fear of worrying about, an
I going to be able to get my
meds to get out of bed at all

ease some of the anxiety
that the pharmacists have,"
said Florida Pharmacy
And the new rule won't

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed Small-scale Land Use Amendment and Rezoning application on 3.7 acres located at approximately 2300 NE Waldo Road. The proposed changes are from a Land Use classification of Residential Low Density (12 units per acres) to Educational and from a Zoning classification of Mobile Home to Educational services district. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments. The meeting will be held Tuesday, October 6th 2015 at 6 pm Alachua County Library District - Headquarters Room A, Gainesville, FL.
Contact person: Erik Lewis (352) 273-4011



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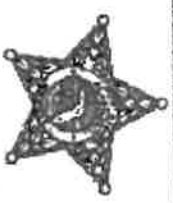


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Tallahassee Sheriff's Office



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goes on in the (corporate headquarters)," Jackson said. "But what we're doing here will help modify a little bit the behavior of pharmacists that are out there, to give them comfort knowing that this tribunal, this panel, this regulatory board of their peers are taking a different approach to overseeing what pharmacists are obligated to do under Florida laws and rules."

The pharmacy board's Controlled Substances Standards Committee could vote on the changes to the rule at its next meeting on Oct. 5. The committee has held two meetings on the issue since June.

While more education about Florida and federal law and an emphasis on filling valid prescriptions could help some patients, some subcommittee members balked at requiring pharmacists to document when they refuse to fill a prescription.

"If pharmacist x doesn't like you because you have blue hair, that prescription will never be filled in that pharmacy chain ever. That is a problem," said Harold Dalton, president of the Florida Society of Interventional Pain Physicians, who serves on the subcommittee that met Monday. "That is one of the things we're dealing with. If one pharmacist is having a bad day, and they deny a prescription for that patient, and we don't know why because we're never told, then that patient will never get that prescription."

But Board of Pharmacy member Jeffery Mesaros, who chaired Monday's meeting, said that reinv-

University of Florida East Campus Expansion Neighborhood Workshop Minutes

University planning staff held a neighborhood workshop on October 6, 2015 at the Alachua County Library District-Headquarters downtown. The meeting began at 6:00 PM, there were 0 non UF attendees, and that UF staff remained until 7:00 PM before ending the meeting.

