



City of Gainesville
Department of Doing
Planning Division

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CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: March 22, 2018

ITEM NO: 1

PROJECT NAME AND NUMBER: NW 43rd Street/23rd Avenue Redevelopment, PB-17-157 LUC

APPLICATION TYPE: Small-Scale Comprehensive Plan Amendment (**Legislative**)

CITY PROJECT CONTACT: Bedez E. Massey, Planner

RECOMMENDATION: Approve

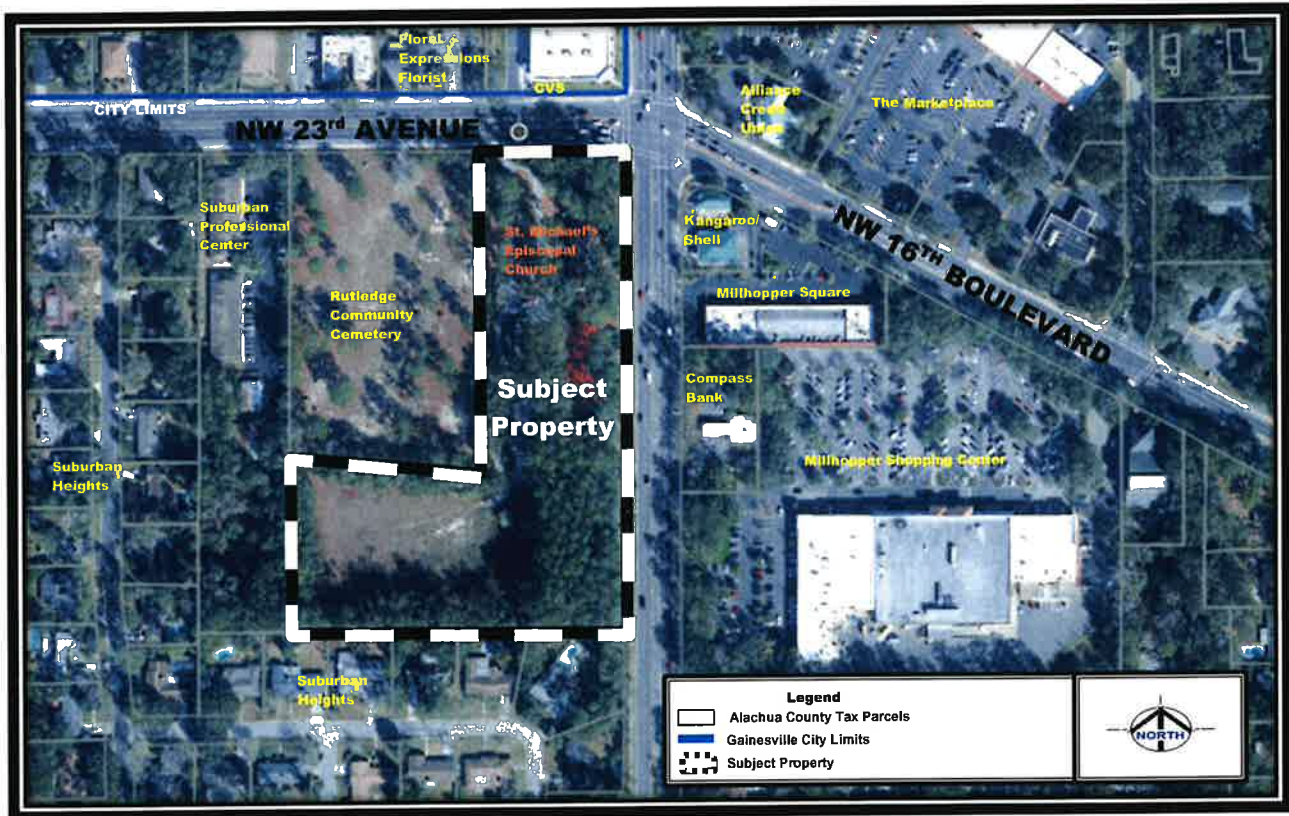


Figure 1. Location Map

APPLICATION INFORMATION:

Agent/Applicant: CHW, Agent

Property Owner(s): The Episcopal Church in the Diocese of Florida, Inc.

Related Petition(s): PB-17-158 ZON: CHW, agent for The Episcopal Church in the Diocese of Florida, Inc. Rezone property from General Office (OF) and Conservation (CON) to Mixed-Use Low-Intensity (MU-1) and Conservation (CON). Located at 4315 NW 23rd Avenue.

Legislative History: Petition 102LUC-00PB: Protestant Episcopal Church (St. Michael's Church) Amend the City of Gainesville Future Land Use Map from O (Office) to MUL (Mixed-use Low Intensity, 10-30 units per acre). Located at 4315 NW 23rd Avenue.

*Staff to City Plan Board on August 17, 2000 - Deny
City Plan Board Recommendation on August 17, 2000 – Deny Petition (Vote: 4-1)
City Commission Action on September 25, 2000 - Deny Petition (Vote: 4-0)*

Petition 151LSP-88CD: St. Michael's Episcopal Church, Agent for James T. Hennessey, Owner. Request for a lot split to subdivide a tract of land into two lots. Located at 4315 NW 23rd Avenue.

Staff-Approved on April 16, 1990

Neighborhood Workshop: Wednesday, November 29, 2017

SITE INFORMATION:

Address: 4315 NW 23rd Avenue
Parcel Number(s): 06371-003-000
Acreage: ±7.1
Existing Use(s): St. Michaels's Day School
Land Use Designation(s): Office (O) and Conservation (CON)
Zoning Designation(s): General Office (OF) and Conservation (CON)
Overlay District(s): None
Transportation Mobility Program Area (TMPA): Zone B
Census Tract: 17.02
Neighborhood: Suburban Heights
Water Management District: St. Johns River Water Management District
Special Feature(s): None
Annexed: 1979
Code Violations: There are no open cases.

PURPOSE AND DESCRIPTION:

This application is a request for a small-scale amendment to the Future Land Use Map of the Comprehensive Plan, as set forth in Subsection 163.3187(1), F.S. The purpose of this request is to change the land use designations on the ± 7.1-acre subject property from Office (O) and Conservation (CON) to Mixed-Use Low-Intensity (MUL): 8-30 units per acre and Conservation (CON), as shown below in Figures 2 and 3. According to the applicant's justification report in Appendix E, non-residential development consisting of retail sales, service, and office uses is proposed on the northern ±3.9 acres of the subject property, and stormwater management, natural area, and passive recreation are proposed on the southern ±3.2 acres of the subject property. This small-scale land use amendment request is concurrent with a rezoning request filed under Petition PB-17-158 ZON.

The subject property is the former site of St. Michael's Episcopal Church. It currently contains a church building that serves as St. Michael's Day School and a vacant office building. Two-directional driveway connections are located on NW 23rd Avenue and NW 43rd Street. Other existing features on the subject property include a paved vehicular use area; an outdoor playground; waste collection facilities; vegetation; and an open area on the south end. Public utilities and stormwater facilities are also available on the subject property.



Figure 2. Existing Future Land Use Designations



Figure 3. Proposed Future Land Use Designations

ADJACENT PROPERTY CHARACTERISTICS:

Table 1. Existing Land Use and Zoning Designations

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	NW 23 rd Avenue Right-of-Way	N/A	N/A
	Retail Sales / 24-Hour, Drive-Through Pharmacy	Commercial (Alachua County)	Retail Sales and Services (BR) (Alachua County)
	Office	Commercial (Alachua County)	Business and Professional (BP) (Alachua County)
	Cemetery	Public and Institutional Facilities (PF)	Public Services and Operations (PS)
South	Residential Dwelling Units	Single-Family (SF): up to 8 units per acre	Single-Family (RSF-1)
East	NW 43 rd Street Right-of-Way	N/A	N/A
	Retail Sales / Business / Office	Mixed-Use Medium-Intensity (MUM): 12-30 units per acre	Mixed-Use Medium Intensity (MU-2)
West	Cemetery / Open Space	Public and Institutional Facilities (PF) / Conservation (CON)	Public Services and Operations (PS) / Conservation (CON)

Note: The data in Table 1 was obtained from the following sources: City of Gainesville, Department of Doing, Planning Division, Field Survey, 2018; City of Gainesville, Department of Doing, Geographic Information Systems (GIS), March 2018; <<http://www.org/PlanningDepartment/MappingandGIS/MapLibrary.aspx>>; and Alachua County, Growth Management Department, Geographic Information Systems (GIS), March 2018, <<https://growth-management.alachuacounty.us/gis>>.

The subject property is located on the southwest corner of the NW 23rd Avenue and NW 43rd Street intersection. Tax parcels that contain single-family residential structures, and that have Single-Family (SF): up to 8 units per acre land use and Single-Family (RSF-1) zoning designations, abut on the south. A tax parcel used as open space with Conservation (CON) land use and zoning designations abuts on the west. The Rutledge Community Cemetery, which has Public and Institutional Facilities (PF) land use and Public Services and Operations (PS) zoning designations, abuts the subject property on the north and west.

As shown in Table 1 and Figures 1 through 4, the area surrounding the subject property consists of a mixture of residential and non-residential land uses on tax parcels of varying sizes. The abutting transportation corridors are County-maintained arterials that include lighting, sidewalks and bike lanes. Regional Transit System (RTS) bus service is provided along Route 10 on NW 23rd Avenue, and it is provided along Route 43 on NW 43rd Street. Other services available in the surrounding area include solid waste collection, fire, police, and utilities.



Figure 4. Adjacent Land Use Designations

STAFF ANALYSIS AND RECOMMENDATION:

ANALYSIS

The analysis of this application is based on the following factors stated in the Future Land Use Element and on State criteria, which are discussed below.

1. Consistency with the Comprehensive Plan

This application is consistent with the Comprehensive Plan, as stated in the finding for each goal, objective and policy listed below. Other applicable comprehensive plan goals, objectives and policies are located in Appendix A:

Future Land Use Element

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

Finding: This application will allow mixed-use development that is proximate to existing transportation facilities, such as sidewalks, bike lanes, bus routes and paved roadways.

Objective 1.5 Discourage the proliferation of urban sprawl.

Finding: This application will allow infill development in a neighborhood (i.e., Suburban Heights) located within the City's urban area.

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

Mixed-Use Low-Intensity (MUL): 8-30 units per acre

This land use category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses. Light assembly, fabrication, and processing uses within fully enclosed structures may be allowed as specially regulated uses through a Special Use Permit process established in the Land Development Code. Residential development shall be limited to 8 to 30 units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by Special Use Permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within ¼ mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and other community civic uses. Buildings in this category shall face the street and have modest front setbacks.

This category shall not be used to extend strip commercial development along a street. Land development regulations shall ensure a compact, pedestrian-friendly environment for these areas, and provide guidelines or standards for the compatibility of permitted uses.

Conservation (CON)

This land use category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.

Finding: This application will extend the mixed-use land use pattern in the surrounding area to the subject property. The proposed Mixed-Use Low-Intensity (MUL): 8-30 units per acre and Conservation (CON) future land use categories of the Comprehensive Plan allow the proposed Mixed-Use Low Intensity (MU-1) and Conservation (CON) zoning districts of the companion rezoning request.

2. Compatibility and surrounding land uses

The proposed Mixed-Use Low-Intensity (MUL): 8-30 units per acre and Conservation (CON) future land use categories of the Comprehensive Plan will allow residential and non-residential uses consistent with those located on adjacent properties. The land development regulations of the Comprehensive Plan, as well as those of the proposed Mixed-Use Low Intensity (MU-1) and Conservation (CON) zoning districts, are written to ensure internal and external compatibility between land uses.

3. Environmental impacts and constraints

The subject property has no reported or documented natural or archaeological features that warrant protection under the requirements of the Land Development Code. These findings are provided in a memo from Mark Brown, former City Environmental Coordinator, labelled Exhibit D-1.

4. Support for urban infill and/or redevelopment

This application will allow infill development within the City's urban area. The mixture of uses and residential density allowed within the proposed Mixed-Use Low-Intensity (MUL): 8-30 units per acre and Conservation (CON) future land use categories of the Comprehensive Plan can increase the redevelopment potential of the subject property.

5. Impacts on affordable housing

The proposed Mixed-Use Low-Intensity (MUL): 8-30 units per acre and Conservation (CON) future land use categories of the Comprehensive Plan will increase the residential density and housing types allowed on the subject property. The provision of various housing types at a higher density on the subject property can potentially increase the availability of affordable housing units within the City.

6. Impacts on the transportation system

Since the proposed Mixed-Use Low-Intensity (MUL): 8-30 units per acre and Conservation (CON) future land use categories of the Comprehensive Plan will increase the development density and intensity allowed on the subject property, this application is expected to also increase the service volume of the surrounding transportation system. Northwest 23rd Avenue abuts the subject property on the north and NW 43rd Street abuts on the east. Both roadways are County-maintained arterials that include sidewalks, RTS transit routes, bike lanes, traffic signals and monitoring cameras. The Multimodal Level of Service Report (Year 2016) of the Metropolitan Transportation Planning Organization (MTPO) for the Gainesville Urbanized Area indicates the Level of Service (LOS) for vehicle traffic on NW 23rd Avenue and NW 43rd Street is C, with A being the best and F being the worst. The available service volume for vehicles is 20,326 on NW 23rd Avenue (between NW 43rd Street and NW 55th Street) and 8,504 on NW 43rd Street (between NW 53rd Avenue and SR26/Newberry Road). These and other LOS characteristics of these roadways are shown in Table 2.

Notwithstanding the above, the subject property is located within Zone B of the City's Transportation Mobility Program Area (TMPA), in which developers are required to comply with transportation mobility criteria to mitigate transportation impacts on automotive, pedestrian, bicycle and transit facilities. The provision of Zone B criteria is subject to City approval and is recorded in a TMPA agreement between the City and the developer.

Table 2. Automotive Level of Service Characteristics

Roadway	Segment (From North or East)	Segment (To South or West)	Maximum Service Volume	Available Service Volume	2016 AADT	Level of Service	Adopted Level of Service
NW 23 rd Avenue	NW 43rd Street	NW 55th Street	35,820	20,326	15,494	C	E
NW 43 rd Street	NW 53 rd Avenue	SR 26 / Newberry Road	35,820	8,504	27,316	C	E

Note: The data in Table 2 was obtained from the "Multimodal Level of Service Report: Year 2016 Average Annual Daily Traffic", prepared by the Metropolitan Transportation Planning Organization for the Gainesville Urbanized Area.

7. An analysis of the availability of facilities and services

The subject property has access to public facilities and services that include, but are not limited to, utilities, schools, parks, transportation, fire, police, waste collection, and stormwater management. Gainesville Regional Utilities (GRU) will be able to serve the subject property with potable water, sewer, electric, and gas, as stated in an email labelled Exhibit D-2. A letter from Alachua County Public Schools, labelled Exhibit D-3, indicates that this small-scale land use amendment will not adversely impact the adopted level of service (LOS) for schools at the elementary, middle and high school levels. Impacts on adopted levels of service (LOS) for recreation, stormwater and transportation facilities are assessed during the development review process. No final development order is issued until it is determined that adequate facilities and services will be in place at the time the impact of the development occurs.

8. Need for the additional acreage in the proposed future land use category

The proposed Mixed-Use Low-Intensity (MUL): 8-30 units per acre future land use category allows a mixture of residential and non-residential uses that are scaled to serve adjacent neighborhoods in order to facilitate compact developments and walkable communities. This application will increase the MUL future land use category total acreage, which has declined citywide over a period of five (5) years. (See Table 3.)

Table 3. Future Land Use Categories Total Acreage for 2013 and 2018

Land Use Category	Description	Total Acres 2013	Total Acres 2018	Total Reduction /Increase	Occupied Acres	Vacant Acres
O	Office	665.94	573.15	-92.79	533.21	39.94
MUL	Mixed-Use Low-Intensity (MUL): 8-30 units per acre	596.35	392.22	-204.13	326.54	65.68
CON	Conservation	3,766.62	4,171.65	+405.03	3,997.86	173.79

Note: The data in Table 3 was obtained from the following sources: City of Gainesville "Future Land Use Element Supplemental Data and Analysis Report for the 2013-2023 Planning Period", prepared by the City of Gainesville, Department of Doing, revised April 2, 2013; and the City of Gainesville, Department of Doing, Graphic Information Systems (GIS) Division.

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.a., F.S.

Urban sprawl is defined in Subsection 163.3164 (51), F.S. as 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*”. The following analysis is required to determine whether the proposed small-scale land use amendment contributes to urban sprawl, using the indicators as identified in Subsection 163.3177(6)(a)9.a., F.S. and listed below.

- I. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. **The proposed small-scale land use amendment involves a ±7.1 acre tax parcel and does not represent a substantial area of the jurisdiction.**
- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. **The proposed small-scale land use amendment involves the redevelopment of an existing ±7.1 acre tax parcel located within an urban area of the jurisdiction.**
- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. **The proposed small-scale land use amendment involves a single tax parcel that is surrounded by a relatively dense amount of residential and non-residential development.**
- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems. **According to a January 30, 2018 memo from Mark Brown, former City Environmental Coordinator, the proposed small-scale land use amendment involves property with no significant natural features. (See Exhibit D-1.)**
- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. **The proposed small-scale land use amendment does not involve property that is adjacent to agricultural areas and activities.**
- VI. Fails to maximize use of existing public facilities and services. **The proposed small-scale land use amendment involves property that has access to existing public facilities and services. The extent to which existing public facilities and services are used will be determined during the development review process.**
- VII. Fails to maximize use of future public facilities and services. **The proposed small-scale land use amendment involves property that has access to future public facilities and services that may become available in the future. The extent to which future public facilities and services are used will be determined during the development review process or after they become available.**
- VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. **The proposed small-scale land use amendment involves property that has access to existing public facilities and services (e.g., roadways, utilities, schools, etc.), which helps to minimize related costs.**

- IX. Fails to provide a clear separation between rural and urban uses. **The proposed small-scale land use amendment involves a ±7.1 acre tax parcel that is surrounded by residential and non-residential uses that are located within an urban area.**
- X. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities. **The proposed small-scale land use amendment will allow the redevelopment of a ±7.1 acre tax parcel within an existing neighborhood (i.e., Suburban Heights).**
- XI. Fails to encourage a functional mix of uses. **The proposed small-scale land use amendment will allow a mixture of residential and non-residential uses that complement each other on the subject property.**
- XII. Results in poor accessibility among linked or related land uses. **The proposed small-scale land use amendment will allow access between land uses, in accordance with the City's Comprehensive Plan and Land Development Code, and in coordination with Alachua County.**
- XIII. Results in the loss of significant amounts of functional open space. **The proposed small-scale land use amendment will change the Conservation (CON) land use designation on ±0.6 acres of the subject property to Mixed-Use Low-Intensity (MUL): 8-30 units per acre. The density and intensity thresholds of the companion rezoning petition will facilitate the provision of functional open space in future development.**

Additional analysis required to determine whether the proposed small-scale land use amendment discourages the proliferation urban sprawl, using at least four (4) of the criteria identified in Subsection 163.3177(6)(a)9.b., F.S., is as follows:

- 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. **The proposed small-scale land use amendment does not involve property with significant natural features. This finding is based on a memo from Mark Brown, former City Environmental Coordinator. (See Exhibit D-1.)**
- II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services. **The proposed small-scale land use amendment involves property that is located within the City's urban area, where public services and facilities are available and within close proximity to help reduce costs. (See Exhibit D-2 and Exhibit D-3.)**
- III. Promotes walkable and connected communities and provides for compact development and multimodal transportation system, including pedestrian, bicycle, and transit, if available. **The proposed small-scale land use amendment involves property that allows access to existing pedestrian, bicycle and transit facilities within the abutting roadways. The proposed Mixed-Use Low-Intensity (MUL): 8-30 units per acre future land use category provides for compact development and promotes walkable and connected communities by allowing a mixture of residential and non-residential uses that are scaled to serve adjacent neighborhoods.**
- VII. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. **The proposed small-scale land use amendment will allow a mixture of residential and non-residential land uses scaled to meet the needs of the residential population in the surrounding area based on customer demand.**

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

The proposed small-scale land use amendment will allow a mixture of residential and non-residential development that can potentially create new jobs and provide opportunities for capital investment.

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

The proposed small-scale land use amendment does not involve property that is located within an antiquated subdivision, which is defined in Subsection 163.3164(5), F.S., as follows: *"a subdivision that was recorded or approved more than 20 years ago and that has substantially failed to be built and the continued buildout of the subdivision in accordance with the subdivision's zoning and land use purposes would cause an imbalance of land uses and would be detrimental to the local and regional economies and environment, hinder current planning practices, and lead to inefficient and fiscally irresponsible development patterns as determined by the respective jurisdiction in which the subdivision is located"*.

RECOMMENDATION

Staff recommends approval of Petition PB-17-157 LUC based on a finding of compliance with all applicable review criteria.

DRAFT MOTION FOR CONSIDERATION

I move to recommend approval of Petition PB-17-157 LUC.

BACKGROUND:

The subject property was annexed into the City of Gainesville in 1979. It was divided into two lots in 1990 under Petition No. 151LSP-88CD. The survey of the approved lot split shows the northernmost lot consisting of ±2.713 acres and the southernmost lot consisting of ±4.341 acres. The two lots combined equal ±7.1 acres, which is consistent with the size of the proposed small-scale land use amendment.

Today, the northernmost lot of the subject property contains a vacant office building and a church building that is used as St. Michael's Day School. Alachua County Property Appraiser data shows that the church building was constructed in the 1970s, and that the office building was constructed in the late 1980s. The Department of Doing, Historic Preservation Planner has conducted an analysis of the buildings to determine their historical and/or architectural significance and eligibility for placement on the Local Register of Historic Places. The results of the analysis are labelled Exhibit D-4. The City Commission, the Historic Preservation Board, or the owner of the subject property can submit nominations to place buildings on the Local Register of Historic Places. Nominations by the City Commission or the Historic Preservation Board must have the consent of the property owner, or shall be approved with a six-sevenths vote of the City Commission and a six-ninths vote of the Historic Preservation Board.

Finally, in the year 2000, the City Commission denied a request to change the land use on 3.3 acres of the subject property from Office (O) to Mixed-Use Low Intensity: 10-30 units/acre (MUL). Both the City Plan Board and City Planning Staff recommended that the request be denied. The application documents, which are filed under City of Gainesville Master Report/File No. 000229/Petition No. 102LUC-00PB (see Exhibit D-5), state that the purpose of the request was to allow redevelopment of the subject property with a mix of medically oriented uses and services. A market study the applicant submitted states that the mixed-use project would also feature an Eckerd drugstore.

POST- APPROVAL REQUIREMENTS:

The City Planning Staff must forward the City Plan Board recommendation to a City Commission public hearing, where it will be considered for further action.

LIST OF APPENDICES:

Appendix A Comprehensive Plan Goals, Objectives and Policies

- Exhibit A-1: Future Land Use Element Goals, Objectives and Policies
- Exhibit A-2: Transportation Mobility Element Goals, Objectives and Policies
- Exhibit A-3: Historic Preservation Element Goals, Objectives and Policies

Appendix B Technical Review Committee (TRC) Comments

- Exhibit B-1: Cycle 1
- Exhibit B-2: Cycle 2

Appendix C Citizen Comments

- Exhibit C-1: Email from Dr. Mary Hurd, MD, FACP
- Exhibit C-2: Email from Ms. Linda Stefanell
- Exhibit C-3: Email from Ms. Rita Jamason

Appendix D Supplemental Documents

- Exhibit D-1: Memorandum from Mark Brown, City's Environmental Coordinator
- Exhibit D-2: Email from Gainesville Regional Utilities (GRU)
- Exhibit D-3: Letter from Alachua County Public Schools
- Exhibit D-4: Historic Preservation Staff Letter of Significance
- Exhibit D-5: City of Gainesville Master Report/File Number 000229/
Petition 102LUC-00PB. Protestant Episcopal Church (St. Michael's Church)

Appendix E Application Documents

- Exhibit E-1: Conservation Area Sketch and Description
- Exhibit E-2: Mixed Use Sketch and Description
- Exhibit E-3: Affidavit
- Exhibit E-4: Application
- Exhibit E-5: Deed
- Exhibit E-6: Environmental Review Application
- Exhibit E-7: Cover Letter
- Exhibit E-8: Map Set
- Exhibit E-9: Response to Comments
- Exhibit E-10: Property Search Results
- Exhibit E-11: Neighborhood Workshop
- Exhibit E-12: Justification Report
- Exhibit E-13: School Concurrency Form
- Exhibit E-14: 2017 Tax Roll Details

Appendix A

Comprehensive Plan Goals, Objectives and Policies

Exhibit A-1

Future Land Use Element Goals, Objectives and Policies (Continued from Page 7)

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

Finding: This application involves property that is accessible from abutting roadways that provide viable transportation choices, such as sidewalks, bike lanes and bus routes.

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

Finding: This application will allow mixed-use development that will be subject to the compatibility requirements of the companion zoning designation.

Policy 1.4.4 **In mixed-use zoning districts, the City should prohibit or restrict land uses that discourage pedestrian activity and residential use, including car washes, motels (hotels are acceptable), storage facilities, auto dealerships, drive-throughs, warehouses, plasma centers, and street-level parking lots.**

Finding: This application will allow mixed-use development that promotes and encourages pedestrian activity, with or without residential use.

Exhibit A-2

Transportation Mobility Element Goals, Objectives and Policies

Policy 2.2.11 Development plans for new developments and redevelopment of residential and non-residential sites shall show any existing and proposed bicycle and pedestrian access to adjacent properties and transit stops.

Policy 2.1.12 New development will be encouraged to provide pedestrian/bicycle connections to nearby land uses such as schools, parks, retail, office, and residential when feasible.

Finding: This application involves property that is adjacent to existing sidewalks, bike lanes and transit stops. Redevelopment of the subject property will be subject to the land development regulations of the companion zoning designation that require pedestrian/bicycle connections.

Policy 2.3.2 The City shall coordinate with FDOT and Alachua County to implement Access Management regulations.

Finding: The applicant will be required to coordinate with Alachua County, as indicated in the Technical Review Committee comments in Appendix B.

Policy 10.1.2 All land uses and development located in the TMPA shall meet the TMPA policies specified in this Element.

Policy 10.1.6 For any development or redevelopment within Zone B, the developer shall, at the developer's expense, meet the following transportation mobility criteria based on the development's (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.

Net, New Average Daily Trip Generation	Number of Criteria That Shall Be Met
50 or less	At least 1
51 to 100	At least 2
101 to 400	At least 3
401 to 1,000	At least 5
1,001 to 5,000	At least 8

Exhibit A-2 (Cont'd)

<p>Greater than 5,000</p>	<p>At least 12 and meet either a. or b.:</p> <p>a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours.</p> <p>b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years.</p>
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Zone B Criteria

- a. Intersection and/or signalization modifications to address congestion management, including, but not limited to: signal timing studies, fiber optic interconnection for traffic signals, roundabouts, OPTICOM signal preemption, transit signal prioritization, and/or implementation of the Gainesville Traffic Signalization Master Plan. The Master Plan includes installation of Intelligent Transportation System (ITS) features such as state of the art traffic signal controllers, dynamic message signs, and traffic monitoring cameras designed to maximize the efficiency of the roadway network by reducing congestion and delay.
- b. Addition of lanes on existing road facilities (including, but not limited to, the 4-lane expansion of SR 121 north of US 441 to CR 231), where acceptable to the City and/or MTPo, as relevant.
- c. Construction of new road facilities that provide alternate routes, reduce congestion, and create a better gridded network.
- d. Use of joint driveways or cross-access to reduce curb cuts.
- e. Participation in a transportation demand management program that provides funding or incentives for transportation modes other than single occupant vehicle. Such demand management programs shall provide annual reports of operations to the City indicating successes in reducing single occupant vehicle trips.
- f. Provision of ride sharing or van pooling programs.
- g. Provision of Park and Ride facilities, built to RTS needs and specifications.
- h. Provision of bus pass programs provided to residents and/or employees of the development. The bus passes must be negotiated as part of a contract with the Regional Transit System
- i. Deeding of land for the addition and construction of bicycle lanes that meet City specifications. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.
- j. Provision of additional bicycle parking over the minimum required by the Land Development Code. Additional bicycle parking may be used to substitute for the required motorized vehicle parking.

Exhibit A-2 (Cont'd)

- k. Enhancements to the City's off-street paved trail network (as shown in the Transportation Mobility Map Series) that increase its utility as a multi-modal transportation route. Such enhancements may include, but shall not be limited to: 1) trail amenities such as benches, directional signage, or safety systems; 2) bicycle parking at entry points or connections with transit lines; 3) land acquisition for expansion or better connectivity; 4) additional entry points to the off-street paved trail network; 5) bridges spanning creeks or wetland areas; and 6) appropriate off-street trail surfacing.
- l. Funding of streetscaping/landscaping (including pedestrian-scale lighting, where relevant) on public rights-of-way or medians, as coordinated with the implementation of the City's streetscaping plans.
- m. In order to increase the attractiveness of the streetscape and reduce visual clutter along roadways to promote a more walkable environment, provision of no ground-mounted signage at the site for parcels with 100 linear feet or less of property frontage, or removal of non-conforming signage or billboards at the site. Signage must meet all other regulations in the Land Development Code.
- n. Widening of existing public sidewalks to increase pedestrian mobility and safety.
- o. Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria.
- p. Payments to RTS that either increase service frequency or add additional transit service, including Express Transit service and/or Bus Rapid Transit, where appropriate.
- q. Funding for the construction of new or expanded transit facilities.
- r. Construction of bus shelters built to City specifications.
- s. Bus shelter lighting using solar technology designed and constructed to City specifications.
- t. Construction of bus turn-out facilities to City specifications.
- u. Construction of access to transit stops and/or construction of transit boarding and alighting areas.
- v. Business operations shown to have limited or no peak-hour roadway impact.
- w. An innovative transportation-mobility-related modification submitted by the developer, where acceptable to and approved by the City.

Finding: Transportation mobility criteria must be met during the development review process of the companion zoning designation, prior to the issuance of a final development order.

Exhibit A-3

Historic Preservation Element Goals, Objective and Policies

- GOAL 1** **PRESERVE, PROTECT, ENHANCE AND SUPPORT THE HISTORIC, ARCHAEOLOGICAL AND CULTURAL RESOURCES WITHIN THE CITY OF GAINESVILLE.**
- Objective 1.1** **The City shall continue to update the historic, archaeological and cultural resource base survey.**
- Policy 1.1.1 The City shall continue to expand its inventory of historic properties by preparing new Florida Site Files for previously undocumented properties and updating existing site files for properties that have undergone alterations or demolitions.
- Finding: The historic preservation staff continues to conduct individual and citywide assessments of local properties in order to update and expand the City's inventory of historic, archaeological and cultural resources.
- Objective 1.2** **The City shall increase the number of historic resources listed in the Local or National Register of Historic Places.**
- Policy 1.2.2 The City shall continue to evaluate the eligibility of individual historic resources for listing in the Local or National Register of Historic Places.
- Finding: Although the buildings on the subject property are currently undergoing evaluation for historical and architectural significance, they have not been nominated for placement in the Local Register of Historic Places. Nomination for placement in the Local Register is limited to the City Commission, the Historic Preservation Board, or the property owner.
- Objective 1.3** **The City shall reduce the number of historic resources in need of stabilization and rehabilitation on an annual basis.**
- Policy 1.3.1 The City shall continue to study and, where necessary, amend its land development regulations to include incentives that encourage historic preservation.
- Policy 1.3.4 The City shall continue to ensure enforcement of the Historic Preservation/Conservation Ordinance which is adopted in the Land Development Code.
- Finding: The proposed small-scale land use amendment does not preclude the reuse of the existing buildings on the subject property.

Appendix B

Technical Review Committee (TRC) Comments



Department Review Status Report

Project Name: NW 43rd St-NW 23rd Ave Redevelopment, PB-17-157 LUC

Application Type: Small-Scale Comprehensive Plan Amendment

Public Hearing Date: 3/22/2018

Cycle	Department	Reviewer	Status	Reviewer Comments	Applicant Comments
1	Building Coordinator	John Freeland	Approved for Board Review		
	Environmental	Mark Brown	Approved		
	Gainesville Fire Rescue Department	Tom Burgett	Approved	Ok for rezoning	
	GRU New Services Department	Neal Beery	No Review Required		
	Historic Preservation Planners	Jason Simmons Bedez Massey	No Review Required Corrections Required		
	Public Works - Design	Rick Melzer	Approved	See comment	
	Public Works Constructability	Matt Williams	No Review Required	No review needed with this submittal.	
	Public Works Review - Back Up	Rick Melzer	No Review Required		
	Public Works Solid Waste	Steve Joplin	Approved		
	Public Works Stormwater	Mary Frieg	Approved		
	Public Works Survey	Pat Durbin	No Review Required	There were no files uploaded	
	Public Works Traffic Studies	Debbie Leistner	Approved	Approved for consistency with intent of redevelopment. Additional information will be needed at the site plan review to demonstrate the impacts associated with traffic generated by the development and to determine the appropriate mitigation strategies. Coordination with Alachua County will be required.	
	RTS	Jesus Gomez	Approved	improvements at near bus stops.	
	SURVIMD	Lila Stewart	No Review Required		
Transportation Mobility	Jason Simmons	Corrections Required	Please see comments in zoning petition PB-17-157.		
Urban Forestry	Earline Luhrman	No Review Required	Thanks. Earline		
Alachua County EPD	Lila Stewart	No Review Required			



Department Review Status Report

Project Name and Number: NW 43rd St-NW 23rd Ave Redevelopment, PB-17-157 LUC

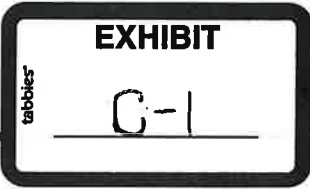
Application Type: Small-Scale Comprehensive Plan Amendment

Public Hearing Date: 3/22/2018

Cycle	Department	Reviewer	Status	Reviewer Comments	Applicant Comments
2	Historic Preservation	Jason Simmons	Approved for Board Review	Please review the staff report concerning the historic significance of the St. Michael's Episcopal Church building in the Planning comments.	
	Planners	Betaz Massey	Approved for Board Review		
	Transportation Mobility	Jason Simmons	Approved for Board Review		

Appendix C

Citizen Comments



Massey, Bedez E.

From: Massey, Bedez E.
Sent: Friday, February 02, 2018 11:42 AM
To: 'Mary Hurd'
Subject: RE: Redevelopment application: corner 43rd St. & 23rd Ave; St. Michael's Church (Petition PB-17-157 LUC & Petition PB-17-158 ZON)

Good Morning, Dr. Hurd:

Please accept this e-mail as confirmation of receipt. Your e-mail will be provided to the applicant, as well as all appropriate reviewing boards.

Thank you,

Bedez E. Massey, Planner
Planning Division
Department of Doing
City of Gainesville, Florida
(352) 334-5023

-----Original Message-----

From: Mary Hurd [<mailto:mkhg23@gmail.com>]
Sent: Friday, February 02, 2018 11:28 AM
To: Massey, Bedez E.
Subject: Redevelopment application: corner 43rd St. & 23rd Ave; St. Michael's Church

Dear Ms. Massey,

I am writing to you today as a concerned citizen of Gainesville. The developer on this project has submitted an application for land use and has requested changes to the current zoning of the property. As I understand it, the developer has requested about half an acre of designated Conservation land be converted to a commercial, non-conservation use. This zoning change would be beneficial to the developer only and serve no benefit to the City or its citizens.

The landscape of NW 43rd street is changing dramatically with the commercial use and development of land between 8th avenue and Newberry rd (area across from Holy Faith Church). The appeal of Gainesville, the city of trees, is slowly being lost to commercialization. For this reason, preservation of land designated as Conservation land is more important than ever.

Thank you for your attention to this matter.

Mary Hurd, MD, FACP



Massey, Bedez E.

From: Linda Stefanelli <lindastefanelli@hotmail.com>
Sent: Sunday, March 11, 2018 6:57 PM
To: Massey, Bedez E.
Subject: Re: St. Michael's rezoning

I have just been given an example of what "mixed use use" zoning looks like. So, I am changing my opinion. I am opposed to changing the zoning of any part of that property. I would like it to remain zoned as "office" and "conservation."

I am disappointed that the developers did not present their full intention when they met with Suburban Heights residents.

Thank you for passing this along.
Linda Stefanelli

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----
From: "Massey, Bedez E." <masseybe@cityofgainesville.org>
Date: 3/8/18 10:54 AM (GMT-05:00)
To: 'Linda Stefanelli' <lindastefanelli@hotmail.com>
Subject: RE: St. Michael's rezoning

Good Morning, Ms. Stefanelli:

I have received your email regarding the above-referenced subject, and I will provide it to the appropriate reviewing boards.

Sincerely,

Bedez E. Massey

***Bedez E. Massey, Planner
Planning Division
Department of Doing
City of Gainesville, Florida
(352) 334-5023***

Please accept this e-mail as confirmation of receipt. Your e-mail will be provided to the applicant, as well as all appropriate reviewing boards.



Massey, Bedez E.

From: Rita Jamason <ritajamason@gmail.com>
Sent: Sunday, March 11, 2018 3:56 PM
To: Massey, Bedez E.
Subject: rezoning of St. Michael's site

I live in Suburban Heights and want to voice my desire not to have the site rezoned to Mixed-Use. I think redevelopment of the site with office uses, permitted by the existing zoning, would be most compatible next to a residential subdivision. The effect upon our neighborhood of a zoning change cannot be completely anticipated, but Mixed-Use, and especially with the proposed uses including restaurants, means parking lot lights, evening and nighttime traffic, and early morning deliveries. And it is not just the proposed development, but once the zoning is changed future turnover of businesses may certainly result in uses not compatible adjacent to a residential area even with the Conservation easement. Thank you for your consideration.

Appendix D

Supplemental Documents



Department of Doing
Planning Division
PO Box 490, Station 11
Gainesville, FL 32602-0490

306 N.E. 6th Avenue
P: (352) 334-5022
P: (352) 334-5023
F: (352) 334-2648

TO: Bedez Massey, Planner
Mark Brown
FROM: Mark Brown, Environmental Coordinator **DATE:** January 30, 2018
SUBJECT: Petitions PB-17-158 LUC and related PB-17-157 ZON. **Redevelopment of parcel located at the intersection of NW 43rd Street and NW 23rd Avenue.**

The subject petitions include a proposed amendment of the City's future land use and zoning for a 7.1-acre area associated with a single parcel (Parcel #: 06371-003-000) located at the southwest intersection of NW 43rd Street and NW 23rd Avenue (aerial below). The northeast portion of the project site was previously developed, containing two buildings and facilities associated with the former St. Michael's Episcopal Church.



The petition includes a Small-scale Comprehensive Plan Amendment (Ss-CPA) to change the existing Future Land Use (FLU) designation from Office (O) and Conservation (CON) to Mixed Use Low Intensity (MUL) and Conservation (CON); with a companion application that requests rezoning to the correlating zoning designations (figure on next page).



The petitioner’s application states:

“The site’s redevelopment intent is to allow nonresidential development that provides local employment opportunities, supports the area’s growing multi-modal transportation network, and satisfies the daily goods and services needs of nearby residents. The portion currently developed as the church and accessory building will be redeveloped with retail sales, service, and office while the remainder, which is currently undeveloped, will be utilized for stormwater management, natural area, and passive recreation.”

The proposed activities have been reviewed for considerations relating to the presence of environmental resources regulated by the City’s Land Development Code (LDC) Division 2 – *Trees and Landscape*, Division 3 – *Natural and Archaeological Resources* and Division 4 - *Surface Waters and Wetlands*.

The subject parcel contains individual regulated trees that will require surveying the specific locations of various tree species and associated diameters as part of the proposed project’s planning and design process. To the degree possible, protection and preservation of regulated trees should be incorporated in the design plans. For landscape features and those trees that will require removal, criteria and guidelines for tree replacement and other mitigation options will be referenced from Division 2 of the LDC. However, there are no reported or documented natural features, archaeological artifacts, surface waters or wetlands that would require protection under criteria stipulated in Divisions 3 or 4 of the LDC.

As depicted on the previous figure, the southern half of the site will retain Conservation land use and zoning designations. As noted in the application, the proposed stormwater management facility within this area *“will be a dry basin with gentle slopes while existing invasive onsite flora shall be removed and new landscaping will enhance the quality of existing site features.”* As depicted on the aerial, over half of this area is currently a fallow field surrounded by trees located primarily along the project’s boundaries. The conversion of this field to a shallow stormwater basin with design efforts toward protection and preservation of trees will result in environmentally appropriate conditions compatible with retaining Conservation designations.

Massey, Bedez E.

Subject: FW: NW 43rd Street/23rd Avenue Redevelopment (Petitions PB-17-157 and PB-17-158)

From: Mercer, Wendy L
Sent: Friday, January 26, 2018 8:32 AM
To: Massey, Bedez E.; Beery, Neal W
Cc: McCoy, Kelly Ann
Subject: RE: NW 43rd Street/23rd Avenue Redevelopment (Petitions PB-17-157 and PB-17-158)

Good Morning Bedez,

We are able to serve the parcel/petitions with water, sewer, electric, and gas. If you need a formal letter, please let me know.

Thank you and have a fantastic day!

Wendy L. Mercer
Technical Support Specialist III
New Services Department
Gainesville Regional Utilities
Phone: (352) 393-1413
Fax: (352) 334-3480
E-mail: newservices@gru.com

Please visit our website for New Services information and forms: www.gru.com/WorkWithGRU/NewServices

BOARD MEMBERS

April M. Griffin
Robert P. Hyatt
Leannetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Eileen F. Roy

SUPERINTENDENT

Karen D. Clarke



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620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300
Fax (352) 955-6700

Facilities Department ** 3700 N. E. 53rd Avenue ** Gainesville, Florida 32609 ** 352.955.7400

January 9, 2018

Dean Mimms, AICP
Lead Planner
Planning Department
City of Gainesville
Gainesville, FL



RE: **PB-17-158 LUC / PB-17-157 ZON.** Review of plan amendment and rezoning including a net increase 51 multi-family units on 7.1 acres.

Dear Mr. Mimms:

A School Capacity Review for the above referenced project has been completed. The review was conducted in accordance with the City of Gainesville Public School Facilities Element as follows:

POLICY 1.1.2: Coordinating School Capacity with Planning Decisions

The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of a development proposal on school capacity.

POLICY 1.1.3: Geographic Basis for School Capacity Planning.

For purposes of coordinating land use decisions with school capacity planning, the SCSAs that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

POLICY 1.1.5: SBAC Report to City

The School Board shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The School Board shall forward the Report to all municipalities within the County.

POLICY 1.1.6 City to Consider SBAC Report

The City shall consider and review the School Board's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

This review does not constitute a “concurrency determination” and may not be construed to relieve the development of such review at the final subdivision or final site plan stages as by the City of Gainesville Comprehensive Plan. It is intended to provide an assessment of the relationship between the project proposed and school capacity – both existing and planned.

The PB-17-158 LUC / PB-17-157 ZON consists of 51 multi-family units.

Table 1: Petition PB-16-45 LUC – Projected Student Generation at Buildout

	Elementary	Middle	High	Total
Single Family	0			
Multiplier	0.15	0.070	0.09	0.31
Students	0	0	0	0
Multi Family	51			
Multiplier	.08	.03	.03	0.14
Students	4	2	2	8
Total Students*	4	2	2	8

Elementary Schools. PB-17-158 LUC / PB-17-157 ZON is situated in the East Gainesville Concurrency Service Area. The East Gainesville Concurrency Service Area currently provides a capacity of 8,049 seats. The current enrollment is 7,243 students representing a 92% utilization compared to an adopted LOS standard of 100%. Enrollment is not projected to increase during the ten year planning period. No new capacity is planned during the ten year planning period.

Student generation estimates for the PB-17-158 LUC / PB-17-157 ZON indicate that 4 elementary seats would be required at buildout. This increase can be reasonably accommodated during the ten year planning period.

Middle Schools. PB-17-158 LUC / PB-17-157 ZON is situated in the Fort Clarke Concurrency Service Area. The Fort Clarke Concurrency Service Area provides a capacity of 908 seats. The current enrollment is 959 students representing a 109% utilization compared to an adopted LOS standard of 100%. Utilization to remain steady through 2026. Countywide middle school capacity is currently 80% and projected to increase to 83% by 2026. No new capacity is planned for the Bishop Concurrency Service Area during the ten year planning period.

Student generation estimates for PB-17-158 LUC / PB-17-157 ZON indicate that 2 middle seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the ten year planning period.

High Schools. PB-17-158 LUC / PB-17-157 ZON is situated in the Buchholz Concurrency Service Area. The Buchholz Concurrency Service Area currently has a capacity of 2,225 seats. The current enrollment is 2,030 students representing 91% utilization compared to an adopted LOS standard of 100%. The utilization is projected to reach 99% by 2021 and 101% by 2025. Countywide high school capacity is currently 75% and projected to increase to 82% by 2026. No new capacity is planned during the ten year planning period

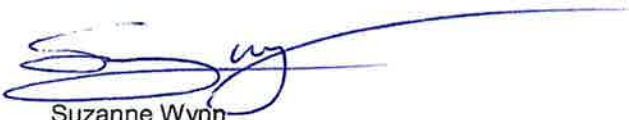
Student generation estimates for PB-17-158 LUC / PB-17-157 ZON indicate that 2 high school seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the ten year planning period.

Summary Conclusion. Students generated by PB-17-158 LUC / PB-17-157 ZON at the elementary, middle and high levels can be reasonably accommodated during the ten year planning period.

This evaluation is based on the 2017-2018 Five Year District Facilities Plan adopted by Alachua County Public Schools. **PB-17-158 LUC / PB-17-157 ZON** is subject to concurrency review and determination at final plat for single family and the final site plan for multi-family and the availability of school capacity at the time of such review.

If you have any questions, please contact this office.

Regards,



Suzanne Wynn
Director of Community Planning
School Board of Alachua County
3700 NE 53 Avenue
Gainesville, Florida 32609

CC: Gene Boles



Department of Doing
Planning Division
PO Box 490, Station 11
Gainesville, FL 32602-0490

306 N.E. 6th Avenue
P: (352) 334-5022
P: (352) 334-5023
F: (352) 334-2648

TO: Historic Preservation Board **Information Item A**
FROM: Department of Doing, Planning Staff **DATE:** March 6, 2018
SUBJECT: St. Michael's Episcopal Church (PB-17-00157/ PC-17-00158)

Background

The City is currently in progress with its Mid-century Modern Survey (1930-1975), funded by a grant from the State Division of Historical Resources (DHR). Through this grant, historic preservation staff is working to increase awareness and support for the City's mid-century architectural and cultural resources. As part of this project, the survey team identified St. Michael's property as a potential local landmark and placed the property on the survey list for further research and architectural and archival documentation.

Introduction

This Staff Report is to update the Historic Preservation Board on two petitions to the City Plan Board for the St. Michael's Episcopal Church property (Parcel 06371-003-000):

Petition PB-17-157 LUC

CHW, agent for The Episcopal Church in the Diocese of Florida, Inc. Amend the City of Gainesville Future Land Use Map from Office (O) and Conservation (CON) to Mixed-Use Low-Intensity (MUL): 8-30 units per acre and Conservation (CON). Located at 4315 NW 23rd Avenue. Related to Petition PB 17-158 ZON.

Petition PB-17-158 ZON

CHW, agent for The Episcopal Church in the Diocese of Florida, Inc. Rezone property from General Office (OF) and Conservation (CON) to Mixed-Use Low-Intensity (MU-1) and Conservation (CON). Located at 4315 NW 23rd Avenue. Related to PB-17-157 LUC.

The petitions will be heard by the Plan Board on March 22, 2018 at 6:30 pm in the City Hall Auditorium. This historic preservation comment will be placed in the staff report exhibits for the Plan Board hearing by the Planning Staff, Bedez Massey (masseybe@cityofgainesville.org).

In summary, the petitions are proposing a zoning change which will allow mixed-use low-intensity development on the site, retaining a conservation zone on the southern end of the

site. There is currently no development plan or demolition application submitted for the site, which contains St. Michael's Episcopal Church and two other structures, the Episcopal Hall and Office.

The church was designed by notable Florida architect, Nils M. Schweizer, and constructed in 1975. Using evaluation criteria for the National Register of Historic Places criteria, historic preservation staff finds the church to be representative of distinctive late-modern Florida organic architecture and considerable as the work of a regional master. Historic preservation staff finds that the church is potentially eligible for listing on the Local Register of Historic Places. The following is the historic preservation comment on the church property, undertaken as part of the planning review process.

Property Description

The property is approximately 7.1 acres, located on the southwest corner of NW 43rd Street and 23rd Avenue (tax parcel 06371-003-000). It is an L-shaped site with three buildings on the northern part, currently zoned Office (O), with Conservation (CON) zoning on the southern portion of the site, buffering the property from the adjacent neighborhood, Suburban Heights.

Building History

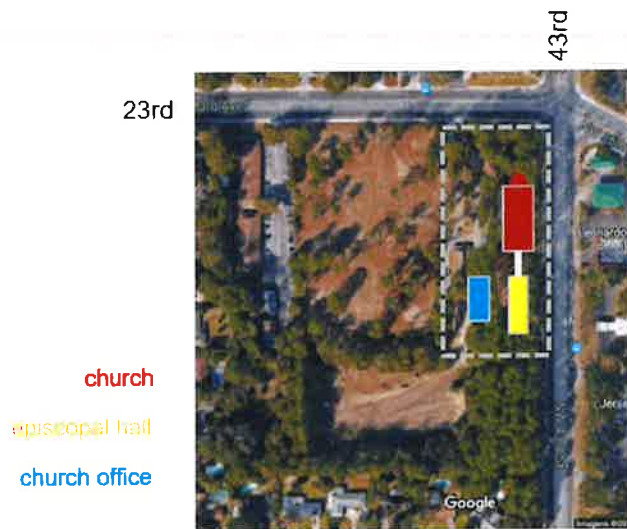
St. Michael's Episcopal Church was designed in 1974 by Schweizer Associate Architects (Environmental Design Group) from Winter Park, Florida. The design was approved and ground breaking took place on April 13, 1975; the congregation held its first service on Christmas Eve of that year (Muecke, 2012). At the time of the construction, the congregation needed new space for growth and little commercial activity surrounded the building site, except for a gas station on the corner of 43rd Street and 23rd Avenue. Muecke notes that the church offered protection and isolation for the congregation, a place to find spiritual retreat (2012).

By the mid-2000s the congregation had shrunk to less than twenty parishioners, and in 2009 the bishop of the Episcopal Diocese made the decision to place the church up for sale and move the congregation further from the city. The project did not proceed, and in 2012, the site was advertised for sale and development, though, again, the project did not proceed. The congregation at this time had grown to sixty. The building underwent renovation and became known for a ministry with a vibrant musical focus, "mirroring the abundance of natural life" (Muecke, 2012, p. 8) outside of the sanctuary. The church was later closed and the congregation dispersed to other episcopal churches in the area.

Architectural Description

Frank Lloyd Wright's concept of organic architecture is described as "...buildings would take on, in endless variety, the nature and character of the ground on which they would stand and thus inspired, become component parts" (Wright, *The Living City*, p. 112, in NRHP, 1975). Like the avant-garde Wright, St. Michael's architect, Nils Schweizer, placed emphasis on the environment and his designs were tailored to serve human needs. His son Kevin, also an architect, described Schweizer's organic approach to architecture as "sight-sensitive" (Poe, 1988). He wrote about Schweizer's philosophy:

He never understood the impulse to construct false facades or import architectural imitations to the landscapes of Florida. The state provided its own natural inspiration for design, with its unique setting of trees, sun, wind, and wide vistas. He believed that the architect must grow the building from these forces, molding form from function, not from style. The details orchestrate the rhythm, patterns, and order of material and structure so that we, as people, may discover the organic order that connects us to the earth and our community of family, friends and neighbors. "Build to heal," he said, build with the sun to create spaces into which light penetrates and is shared and reflected and absorbed until there is only the silence of light to mend our soul as we sleep. (Schweizer, 2009, in Petroli, 2016, p. 5)



(Graphic: Marcos Petroli)

The St. Michael's Episcopal Church property contains three buildings, the church (c. 1975), the Episcopal Hall (date unknown), and the church office (c. 1988) (Muecke, 2012). The buildings are placed in an "L" configuration that organizes the lot and the circulation of users; each building is a part of the larger whole of the lot. The Episcopal Hall, connected to the church by a flat-roofed breezeway with stuccoed concrete piers, wood beams and wood vertical siding, consists of primarily vernacular (local) construction, with concrete structure and random ashlar-patterned stone exterior. The church office building has a similar materials palette as the main church, with concrete and stucco base, and vertical wood siding along the building's eaves and clerestory. At this time, it is unknown if these two buildings were designed by Schweizer or his firm.



Episcopal Hall (Photo: Marcos Petroli)



Church Office (Photo: Marcos Petroli)



Church (left) and office building (right) (Photo: Clare Stokes)

The church building is the most significant building on the site, with a high level of architectural value and significance. The church is a one-story building, irregular in plan, with a double- or triple-height open interior. The structure is concrete block with stucco and 1x8 tongue-and-groove vertical wood siding on the exterior; on the interior the glue-laminated arches are exposed with a wood strip ceiling visible in between the structure. The interior walls are plaster; the floor is a stone paver. The church has two oculi in the ceiling over the altar and choir loft, one rose window over the altar, and two tall, vertical windows flanking the choir seating at the rear of the church. As in other churches he designed, Schweizer worked with members of the Gainesville congregation to design and construct the decorative windows with glass from the Blenko Glass Company of Milton, West Virginia (Muecke, 2012). The roof is asphalt-shingled, last re-roofed in 2015, per ACPA records; the roof is shown as cedar shake roofing in the original drawings. (Refer to Exhibit 2 for church photos and drawings).

Architect: Nils M. Schweizer (1925-1988)

"If you spend much time talking to architects in Central Florida, before long you are bound to hear the name Nils Schweizer. Not only several buildings, but many architects as well owe their beginnings to the late Nils Schweizer and his firm Schweizer and Associates. It is a story of a man who touched the lives of many people both inside and outside of the architectural community. It is a story of a man whose love for architecture and his fellow man lead to a lifetime of commitment to his profession and community." -Hal Billerbeck, architect (Petroli, 2016)

Nils M. Schweizer practiced for over thirty years as an architect of religious, institutional and commercial buildings in Central Florida, and is often referred to as the "dean of Orlando architecture" (Muecke, 2012) due to his numerous buildings in the region. He is also

remembered as more than a designer of buildings: he was a practitioner who was committed to his environment through use of organic architecture, and was an active member of his community and church, which “earned him a reputation as a humanitarian” (Poe, 1988).

Schweizer studied under the prominent architect Frank Lloyd Wright for eight years in the prestigious Taliesin Fellowship program before moving to Central Florida in 1953 to head the Southeastern office of Wright's firm. Schweizer's main role was oversight of the design and construction of Florida Southern College in Lakeland, and after Wright's death in 1959, served as the chief architect of the project. Schweizer also designed four buildings on the Florida Southern Campus after Wright's death: the Humanities and Fine Arts Building, the Branscomb Auditorium, the new Roux Library, and the Carlisle Rogers Business and Economics Building (c. 1984). Florida Southern College was placed on the National Register of Historic Places as a historic district in 1975; the campus is the largest collection of Frank Lloyd Wright-designed buildings in the world. The three Schweitzer buildings are located within the boundaries of the historic district and are described as “designed to complement and not dominate the buildings already completed by Wright through an attempt to carry on the design themes established by Wright” (Little & Werndli, 1975). The buildings reflect Wrightian ideas while incorporating Schweizer's regular use of concrete and Brutalist forms (Little & Werndli, 1975).

In 1960, Schweizer moved with his wife to Orlando and co-founded the architectural firm of Schweizer Associates with his younger brother, Mark. His youngest brother, Hans, joined the firm several years later. The firm was responsible for the design of more than one-hundred buildings in Central Florida. Notable projects include: Orlando International Airport, Epcot Center's Mexican Pavilion, Loch Haven Park & Art Center (Orlando, c. 1964), St. Luke's Episcopal Cathedral (Orlando), Orlando Public Library expansion (c. 1985), St. Richards Episcopal (Winter Park, c. 1971), Eastminster Presbyterian Church (Melbourne, c. 1968), Church of the Good Shepherd (Maitland, c. 1967), Calvary Assembly of God and more than forty churches (Central Florida Modern website, n.d.).

Schweizer was involved with numerous endeavors outside of the architecture profession: president (and set designer) of Lakeland Little Theatre, former chairman of the Florida Hospital Foundation and a member of the Loch Haven Park Board. He was a past president of the Loch Haven Art Center and was a trustee of Florida Defenders of the Environment, a statewide organization that has worked to protect the state's environment. He also helped organize Kairos Inc., a national prison ministry group. He was president of the Mid-Florida Chapter of the Florida Association of the American Institute of Architects in 1986. The Orlando chapter of the American Institute of Architects created the Nils Schweizer Community Service Award in his honor. Schweizer's wife noted that her husband had “great spiritual values...which were reflected in his relationships with his family, work and church” (Poe, 1988)



Inspection of Polk County Science Building, November 4, 1955, Lakeland, Florida.

(Left to right): Nils Schweizer, Frank Lloyd Wright, Olgivanna Lloyd Wright.

(Muecke, 2012) <<http://archives.flsouthern.edu/cdm/compoundobject/collection/flwp/id/762/rec/11>>

Statement of Significance

“At the center of Nils Schweizer’s design philosophy is the belief that form and function are one in the same,” said Edward Wodill III, principal of Studio 3” (Shanklin, 2012). Schweizer’s design intent follows that of Frank Lloyd Wright’s, who also declared in 1939 that in modern architecture, “form and function are one.” The influence of Wright’s organic architecture, promoting harmony between human habitation and the natural world, can be seen in the church building, borrowing from nature and allowing architecture to “grow out of the site naturally.” The relationship of building and site is evident “especially in the siting and spatial detailing of St. Michael’s Church which combines form and function into one effective ensemble” (Muecke, 2012, p. 3).

St. Michael's Episcopal is possibly Nils Schweizer's only building in Gainesville and the North Central Florida region. The church is a good example of the late- modern, organic style, which is visible in commercial, institutional and residential buildings of the 1970s and 1980s in Gainesville. The use of natural wood and textured stucco are predominant late-modern design elements characteristic of Central Florida architecture. These elements, and the building's natural and geometric form, provide a texture and material honesty found in organic architecture and reflect the building's relationship with nature and its environment. Schweizer's use of two oculi over the altar and the choir directs natural light into the interior and links the interior of the church to nature outside and the sky above. According to Nils Schweizer, St. Michael's design placed special emphasis on the environment and how it serves human needs (Muecke, 2012).

Except for the roofing replacement, the building maintains its architectural integrity and appears to be in good condition.

City of Gainesville Historic Preservation Statement

The City's historic preservation division uses the National Register of Historic Places criteria for evaluation of significance:

Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. That are associated with the lives of significant persons in our past; or*
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. That have yielded or may be likely to yield, information important in history or prehistory.*

Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance...*

St. Michael's Episcopal Church is potentially eligible to be listed as a local landmark, based upon National Register of Historic Places criteria C, for the "work of a master," Nils M. Schweizer, and

for the building's architectural significance, which "embodies distinctive characteristics" of the late-modern period in Central Florida, as well as a building that "possesses high artistic values."

Historic Preservation Options

The following options are available with respect to the St. Michael's Episcopal Church:

1) Creating a Florida Master Site File (FMSF) for the property.

This Florida Master Site File (FMSF) is a survey form filed with the State Division of Historical Resources (DHR). If a building is over 45 years of age and/or has an FMSF, the City may place a 90-day demolition delay when a demolition permit is submitted. When the delay is placed on the permit, a "free building" sign will be placed on the property, stating that the building has a demolition permit and is available for "moving." Though this mechanism was developed for houses, it does allow for time for the City to photograph and document any building before its demolition. The applicant of the demolition permit can attend a meeting of the Historic Preservation Board to ask for a waiver of the delay.

More information on demolition delay can be found under Sec. 6-19 of the *City of Gainesville Code of Ordinances: Waiting period for certain demolition permits:*

https://library.municode.com/FL/Gainesville/codes/code_of_ordinances?nodeId=PTIICOOR_CH_6BUBURE_ARTIIBUCO_S6-19WAPECEDEPE

St. Michael's has been surveyed as part of the City of Gainesville's Mid-century Modern Survey (1930-1975) and an FMSF form has been created and sent to DHR.

2) Architectural, historical and archival documentation of St. Michael's Episcopal Church.

One aim of the Mid-century Modern Survey (1930-1975) is to document the city's modern architecture through survey, photographs, historical information and scanning of documents and drawings for placement in the University of Florida's architectural archives. According to former parishioners, the original Schweizer drawings of the building may be located on site. The applicant has stated that the Church would likely be willing to provide access to the site for documentation purposes, as well as potentially salvaging architectural materials from the building.

3) Consider re-use of building/ compatible development of site.

Federal historic preservation standards state that compatible adaptive re-use of a historic building is preferred over demolition. St. Michael's is a good candidate for adaptive re-use, as many former parishioners have stated that the church building has excellent acoustics and would be a good performing arts, cultural or musical venue. There is also potential for the redevelopment of the remainder of the seven acre site, possibly including removal of the other two buildings, once they have been evaluated for significance or lease of the church building from the Diocese to another congregation for continued religious use of the property.

4) Local Individual Landmark designation/ placement on the Local Register of Historic Places.

St. Michael's Episcopal Church can be nominated as a local, individual landmark. Local designation would restrict unsympathetic architectural change and demolition, by requiring any modifications to the building or site to be reviewed by historic preservation staff and/or the Historic Preservation Board.

Nominations for placement on the local register may come from the property owner, Historic Preservation Board, or the City Commission. If nomination is proposed by either board without the owner's consent, a super majority vote by both boards is required for nomination.

Below is the section from Article 4 of the Land Development Code, describing the local register of historic places:

C. Local register of historic places.

1. Creation. A local register of historic places is hereby created as a means of identifying, classifying and protecting various sites, buildings, structures, objects, and districts as historic or architecturally significant.

2. Process.

a. Nomination. The City Commission, the Historic Preservation Board, or the owner of a site, building, structure, or object may nominate such for placement on the local register by submitting a form provided by the city. Nominations of individually listed properties by the City Commission or the Historic Preservation Board shall have the consent of the property owner, or shall be approved with a six-sevenths vote of the City Commission and a six-ninths vote of the Historic Preservation Board.

http://www.cityofgainesville.org/Portals/0/plan/Form%20Based%20Code%20Final/Final%20Ordinance/Article%20IV_20170720.pdf

3) Placement on the National Register of Historic Places.

St. Michael's Episcopal Church may also be eligible for placement upon the National Register of Historic Places. Determination of eligibility is done by submitting a Preliminary Site Information Questionnaire (PSIQ), current photos and other supplementary information to the Florida Division of Historical Resources (DHR). DHR can then determine if the property is eligible and assist in the preparation of a nomination, which uses the National Register of Historic Places form.

Nominating a property takes time (about 3-4 months) and it is purely an honorary designation—the National Register does not regulate land use nor does it limit an owner's property rights. It also requires owner consent. National Register listing does bring attention to a property, provides a written history detailing the significance of the property, and can be

useful in supporting other preservation efforts. If a property on the National Register is used to generate income, it could also qualify for historic preservation tax incentives. National Register properties owned by government or non-profit institutions may qualify for state-funded historic preservation grants as well.

Exhibits

Exhibit 1 Bibliography
Exhibit 2 Photographs

Exhibit 1: Bibliography

Little, J.R. & Werndli, P.A. (1975). Florida Southern College Architectural District. National Register of Historic Places.

Muecke, M. (2012). *St. Michael's Episcopal Church: How to connect with the sky and the land*. Presentation given at the 2012 conference of The Southeastern Society of Architectural Historians.

Nils M. Schweizer Fellows. Central Florida Modern webpage.
<http://www.centralfloridamodern.com/aboutUs.asp>

Poe, J. (February 21, 1988). Central Florida Architect Nils Schweizer Dies At 62. *The Orlando Sentinel*. http://articles.orlandosentinel.com/1988-02-21/news/0020110135_1_schweizer-loch-haven-park-integrated-design

Petroli, M.A. (2016). St. Michael's Church Report. University of Florida.

Schweizer, K. (2009). *The Dean of the School of Orlando Architecture*. The Spirit of Architecture: Nils M. Schweizer 1925–1988.

Shanklin, M. (July 02, 2012). Schweizer Offices to get interior redesign. *The Orlando Sentinel*. <https://www.pressreader.com/usa/orlando-sentinel/20120702/281925950109790>

Exhibit 2: Photographs



Church with rose window (Photo: Clare Stokes)



Exterior view of rose window (Photo: Mikesch Muecke)



Church with breezeway to Episcopal Hall (Photo: Mikesch Muecke)



Church with breezeway connecting to Episcopal Hall (Photo: Mikesch Muecke)



Schweizer design drawing (Courtesy: Mikesch Muecke)



View under breezeway (Photo: Mikesch Muecke)



Low-scale vestibule before entry into multi-height church interior. This transition is typical of Frank Lloyd Wright. (Photo: Mikesch Muecke)



Sanctuary interior (Photo: Mikesch Muecke)



Rose window interior (Courtesy: Mikesch Muecke)



City of Gainesville
Master Report
File Number: 000229

City Hall
 200 East University Avenue
 Gainesville, Florida 32601

File Number: 000229 **File Type:** Petition **Status:** Passed
Version: 0 **Reference:** **Controlling Body:** Plan Board
File Name: Petition 102LUC-00PB. Protestant Episcopal Church (St. Michael's Church) (B) **Introduced:** 9/11/00
Requester: **Cost:** **Final Action:** 9/25/00

Notes: **Title:** Petition 102LUC-00 PB. Protestant Episcopal Church (St. Michael's Church). Amend the City of Gainesville Future Land Use Map from O (Office) to MU-L (Mixed-use Low Intensity, 10-30 units per acre). Located at 4315 Northwest 23rd Avenue. (B)

Indexes: **Sponsors:**
Attachments:

History of Legislative File

Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
City Commission	9/11/00	Continued (Petition)		9/25/00		Pass

Action Note: City of Gainesville Chief of Comprehensive Planning Dean Mimms gave a presentation.

Mayor Paula M. DeLaney recognized Attorney for the Petitioner Patrice Boyes; Hank Fishkind & Associates Representative Hank Fishkind; Brown and Cullen Civil Engineer Jay Brown; Brown and Cullen Planner Mike Castine; Pastor of St. Michael's Church Reverend Tony Bullman and Architect for the project Jay Reeves who spoke to the matter.

MOTION: Commissioner Pegeen Hanrahan moved and Commissioner Warren Nielsen seconded to continue this hearing to the September 25, 2000 Regular City Commission Meeting @ 2:30 PM (Time Certain).
 (VOTE: 4-0)

City Commission	9/25/00	Approved, as Recommended (Deny Petition)				Pass
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Action Note: Mayor-Commissioner Pro Tem John R. Barrow declared a conflict of interest regarding this issue.

Chair Paula M. DeLaney recognized Attorney for Suburban Heights Homeowner's Association David Coffey; Citizens Beth Cousins, Jim Pollard, and Diane Stevenson; Attorney for the Petitioner Patrice Boyes; Citizens Mildred Russell, James Sunwall, Ralph Coryell, Rick Mulligan, Janice Ladd, Leslie Goble, Margaret Wagoner, Karen Welker, Debra Bateman, Erica Formisano, Ed Walcott and Rosemary Dreier who spoke to the matter.

Appendix E

Application Documents



8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW.INC.COM

DESCRIPTION

DATE: DECEMBER 1, 2017

CLIENT: WILSON DEVELOPMENT GROUP

PROJECT NO: 17-0173

DESCRIPTION FOR: CONSERVATION USE AREA, PORTION OF TAX PARCEL 06371-003-000

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 34 FOR A POINT OF REFERENCE; THENCE RUN SOUTH89°03'23"WEST, ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 50.00 TO THE CURRENT WEST RIGHT OF WAY LINE OF NW 43rd STREET, (A 100 FOOT WIDE RIGHT OF WAY); THENCE RUN SOUTH00°47'05"EAST, ALONG THE SAID WEST RIGHT OF WAY LINE OF NW 43rd STREET, A DISTANCE OF 49.68 FEET TO A NAIL AND DISK STAMPED CHW, INC. LB5075 MARKING IT'S INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF NW 23rd AVENUE, (A 100 FOOT WIDE RIGHT OF WAY); THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH00°47'05"EAST, A DISTANCE OF 683.29 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH00°47'05"EAST, A DISTANCE OF 167.03 FEET TO A 4" SQUARE CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SUBURBAN HEIGHTS, UNIT 7 AS RECORDED IN PLAT BOOK H AT PAGE 13 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH89°05'44"WEST, ALONG THE NORTH LINE OF SAID SUBURBAN HEIGHTS UNIT 7, A DISTANCE OF 582.86 FEET TO A 4" SQUARE CONCRETE MONUMENT AND DISK STAMPED RLS 509, MARKING THE SOUTH WEST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 32 AT PAGE 391 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN ALONG THE BOUNDS OF SAID LANDS, NORTH02°25'52"WEST, A DISTANCE OF 299.95 FEET TO A 4" SQUARE CONCRETE MONUMENT AND DISK STAMPED RLS 509; THENCE CONTINUE ALONG SAID BOUNDS, SOUTH86°25'59"EAST, A DISTANCE OF 338.92 FEET TO A 4" SQUARE CONCRETE MONUMENT AND DISK STAMPED RLS 509; THENCE DEPARTING SAID BOUNDS, SOUTH 00°32'02"WEST, A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH89°27'58"EAST, A DISTANCE OF 255.91 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 3.182 ACRES, MORE OR LESS.

**ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND
MADE A PART HEREOF**

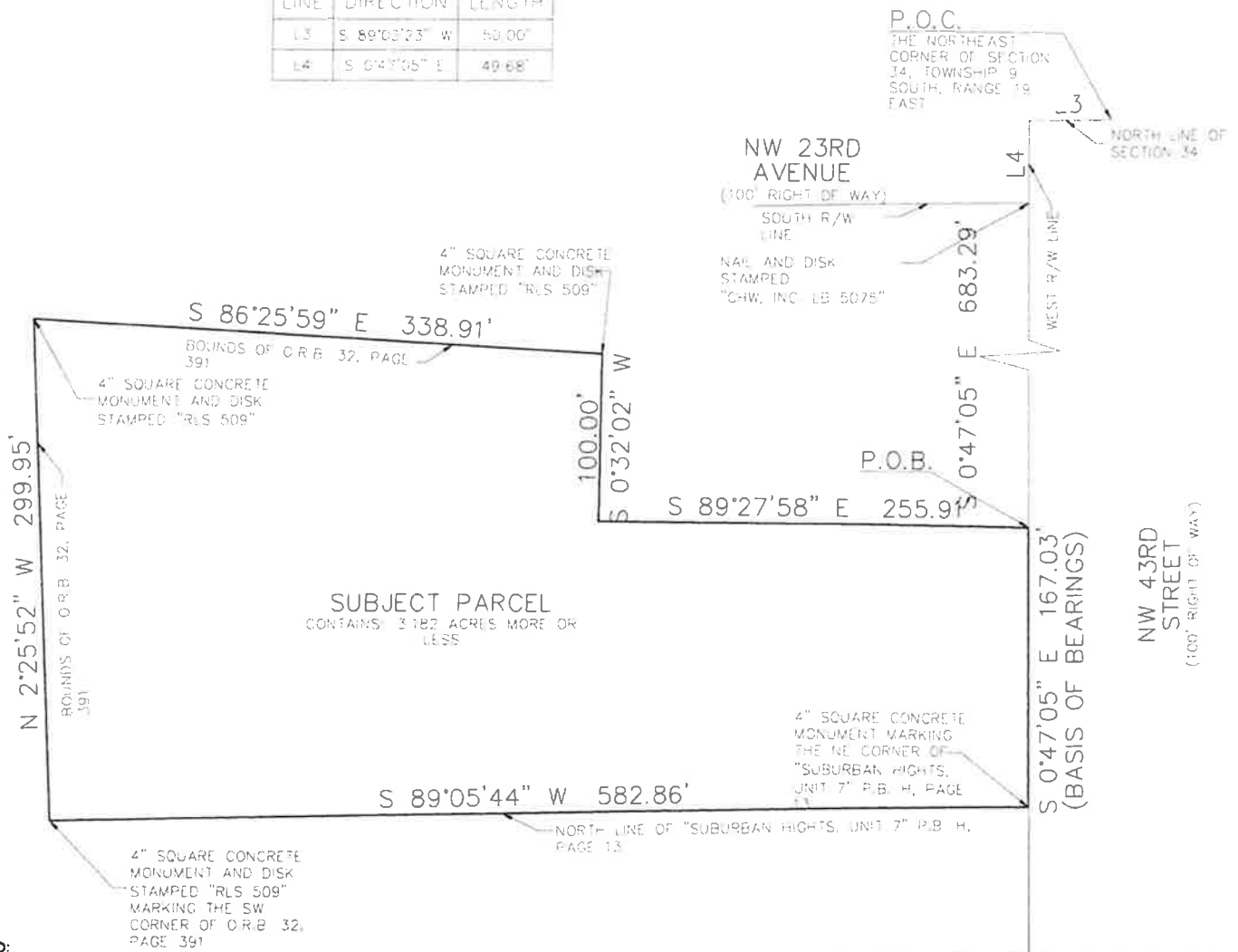
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 34, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L3	S 88°00'23" W	50.00'
L4	S 0°47'05" E	40.68'



LEGEND:

P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF S 00°47'05" E OF THE WEST R/W LINE OF NW 43RD STREET.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

WILSON DEVELOPMENT GROUP

This map prepared by
MICHAEL L. HARBERT
Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Michael L. Harbert
4086.17
Professional Surveyor & Mapper Fla. Lic. #6690

DATE: 12/4/2017
TECHNICIAN: K.W.M.
CHECKED BY: M.L.H.
PROJECT NUMBER: 17-0173

SCALE: 1" = 100'
VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
EST. 1988 FLORIDA LB 5075



DESCRIPTION

DATE: DECEMBER 1, 2017

CLIENT: WILSON DEVELOPMENT GROUP

PROJECT NO: 17-0173

DESCRIPTION FOR: MIXED USE PORTION OF TAX PARCEL 06371-003-000

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 34 FOR A POINT OF REFERENCE; THENCE RUN SOUTH89°03'23"WEST, ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 50.00 TO THE CURRENT WEST RIGHT OF WAY LINE OF NW 43rd STREET, (A 100 FOOT WIDE RIGHT OF WAY); THENCE RUN SOUTH00°47'05"EAST, ALONG THE SAID WEST RIGHT OF WAY LINE OF NW 43rd STREET, A DISTANCE OF 49.68 FEET TO A NAIL AND DISK STAMPED CHW, INC. LB5075 MARKING IT'S INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF NW 23rd AVENUE, (A 100 FOOT WIDE RIGHT OF WAY) FOR A **POINT OF BEGINNING**; THENCE RUN SOUTH00°47'05"EAST, ALONG SAID WEST RIGHT OF WAY LINE OF NW 43rd STREET, A DISTANCE OF 683.29 FEET; THENCE RUN NORTH89°27'58"WEST, A DISTANCE OF 255.91 FEET; THENCE RUN NORTH00°32'02"EAST, A DISTANCE OF 100.00 FEET TO A 4" SQUARE CONCRETE MONUMENT AND DISK STAMPED RLS 509 MARKING THE WEST BOUNDS OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 32 AT PAGE 391 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH00°32'02"EAST, ALONG SAID BOUNDS, A DISTANCE OF 576.85 FEET TO THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF NW 23rd AVENUE; THENCE RUN NORTH 89°02'29"EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 240.26 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 3.873 ACRES, MORE OR LESS.

**ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND
MADE A PART HEREOF**

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 34, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

P.O.C.
THE NORTHEAST
CORNER OF SECTION 34,
TOWNSHIP 9 SOUTH,
RANGE 19 EAST



GRAPHIC SCALE



NW 23RD AVENUE
(100' RIGHT OF WAY)
N 89°02'29" E 240.26'

SOUTH R/W LINE

P.O.B.
NAIL AND DISK STAMPED
"CHW, INC. LB 5075"

L3
L4
WEST R/W LINE
NORTH LINE OF SECTION 34

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L3	S 89°03'23" W	50.00'
L4	S 0°47'05" E	49.68'

SUBJECT PARCEL
CONTAINS: 3.873 ACRES MORE OR LESS

N 0°32'02" E 576.85'
BOUNDS OF O.R.B. 32, PAGE 391

S 0°47'05" E 683.29'
(BASIS OF BEARINGS)
NW 43RD STREET
(100' RIGHT OF WAY)

4" SQUARE CONCRETE
MONUMENT AND DISK
STAMPED "RLS 509"
MARKING THE WEST
BOUNDS OF O.R.B. 32,
PAGE 391

N 89°27'58" W 255.91'

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED
ON A VALUE OF S 00°47'05" E OF THE WEST R/W
LINE OF N.W. 43RD STREET

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO
WILSON DEVELOPMENT GROUP

1 OF 1
This map prepared by
Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

MICHAEL L. HARBERT
Michael L. Harbert
4 DEC 17
Professional Engineer & Mapper Fla. License No. 4995


DATE: 12/4/2017
TECHNICIAN: KWM
CHECKED BY: MLH
PROJECT NUMBER: 17-0173
SCALE: 1" = 100'
CONTRACT NO. 17-0173
DATE OF FINAL DRAWING: 12/4/2017
DATE OF FIELD WORK: 12/4/2017
DATE OF CALCULATIONS: 12/4/2017
DATE OF PLOTTING: 12/4/2017
DATE OF FINAL CHECK: 12/4/2017
DATE OF FINAL REVIEW: 12/4/2017
DATE OF FINAL APPROVAL: 12/4/2017

CHW
Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1876 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA
LB 5075

PROPERTY OWNER AFFIDAVIT

Owner Name: The Episcopal Church in the Diocese of Florida, Inc.			
Address: 325 N Market Street Jacksonville, FL 32202		Phone: 352-376-8201	
Agent Name: CHW			
Address: 132 NW 76th Drive Gainesville, FL 32607		Phone: 352-331-1976	
Parcel No.: 06371-003-000			
Acreage: ± 7.1	S: 34	T: 09	R: 19
Requested Action: Comprehensive Plan Amendment and Rezoning.			


I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: 

Printed name: James D. Salter, Authorized Agent

Date: 11-20-17

The foregoing affidavit is acknowledged before me this 20th day of Nov, 2017, by JAMES D. SALTER, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL 
Signature of Notary Public, State of Florida



JENESE J. BOLDUC
MY COMMISSION # GG 050283
EXPIRES: November 27, 2020
Bonded Thru Budget Notary Services

APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 [<input type="checkbox"/>]	
Account No. 001-660-6680-1124 (Enterprise Zone) [<input type="checkbox"/>]	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) [<input type="checkbox"/>]	

Owner(s) of Record (please print)	
Name: The Episcopal Church in the Diocese of Florida	
Address: 352 N Market Street	
Jacksonville, FL 32202	
Phone: contact agent	Fax: contact agent
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name: CHW	
Address: 132 NW 76th Drive	
Gainesville, FL 32607	
Phone: 352-331-1976	Fax: 352-331-2476

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: O, CON	Present designation:	Other [] Specify:
Requested designation: MUL, CON	Requested designation:	

INFORMATION ON PROPERTY

1. Street address: 4315 NW 23rd Avenue, Gainesville, FL 32606
2. Map no(s):
3. Tax parcel no(s): 06371-003-000
4. Size of property: ±7.1 _____ acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i>

Certified Cashier's Receipt:

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

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

A. What are the existing surrounding land uses?

North NW 23rd Avenue r/w, Commercial

South Single-family residential

East NW 43rd Street r/w, Commercial

West Conservation (vacant), Public facilities (cemetery)

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:

Residential streets

Please see Justification Report.

Noise and lighting

Please see Justification Report.

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 X 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 X YES ____

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

NO X YES ____

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

Redevelopment X

Activity Center ____

Strip Commercial ____

Urban Infill ____

Urban Fringe ____

Traditional Neighborhood ____

Explanation of how the proposed development will contribute to the community.
Please see Justification Report.

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

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

Roadways
Please see Justification Report.

Recreation
Please see Justification Report.

Water and Wastewater
Please see Justification Report.

Solid Waste
Please see Justification Report.

Mass Transit
Please see Justification Report.

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

NO YES (please explain)

The site is located along RTS routes 10 and 43. Sidewalks serve the site to the north and east.
Please see the Justification Report.

CERTIFICATION

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

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

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

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

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

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

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

[Signature]
Owner/Agent Signature

12/4/17
Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 4th day of December 2017, by (Name)
Ryan Thompson



[Signature]
Signature - Notary Public

Personally Known OR Produced Identification (Type) _____

This Instrument was made and signed on the 22nd day of October, A. D. 1958, Between J. EDWIN PRICE and wife, BETTY B. PRICE,

of the County of Alachua and State of Florida part 1st of the first part, and THE PROTESTANT EPISCOPAL CHURCH IN THE DIOCESE OF FLORIDA,

of the County of Alachua and State of Florida part 2nd of the second part. Witnesseth, that the said part 1st of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said part 2nd of the second part and its heirs and assigns forever, all that certain parcel of land lying and being in the County of Alachua and State of Florida, more particularly described as follows:

A tract of land situated in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 34, Township 9 South, Range 19 East, Alachua County, Florida, said tract of land being more particularly described as follows: Commence at the Northeast corner of Section 34, Township 9 South, Range 19 East, and run North 89 Degrees 56 Minutes West along the North line of said Section 34, 33.0 feet to the Westerly right-of-way line of Northwest 42nd Street and the Point of Beginning; thence run North 89 Degrees 56 Minutes West along the North line of said Section 34, 256.0 feet; thence run South 01 Degree 35 Minutes 42 Seconds West, 627.0 feet; thence run North 85 Degrees 22 Minutes 02 Seconds West, 339.0 feet; thence run South 01 Degree 24 Minutes East, 300.0 feet; thence run South 89 Degree 54 Minutes 16 Seconds East, 600.08 feet to a point on the Westerly Right-of-way line of Northwest 42nd Street, said point being North 89 Degrees 54 Minutes 16 Seconds West, 33.0 feet from the East line of said Section 34; thence run North 00 Degree 15 Minutes East along the Westerly Right-of-way line of Northwest 42nd Street and parallel to the East line of said Section 34, 900.0 feet to the point of beginning.

The property conveyed hereunder shall be restricted to the use of the grantee hereunder for purposes directly or primarily related to the Episcopal Church and its activities for a period of time until September 1, 1978, when such restrictions shall no longer be effective.

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining, To Have and to Hold the same in fee simple forever.

And the said part 1st of the first part do covenant with the said part 2nd of the second part that they are lawfully seized of the said premises, that they are free from all encumbrances and that they have good right and lawful authority to sell the same; and the said part 1st of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said part 1st of the first part have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered in our presence: *Edwin Price* and *Betty B. Price*

Edwin Price
Betty B. Price

State of Florida,
County of ALACHUA

BOOK 32 PAGE 392

I Hereby Certify, That this day in the next above named State and County before me, an officer duly authorized and acting, personally appeared J. EDWIN PRICE and wife, BETTY B. PRICE, to me well known and known to me to be the individual, described in and who executed the foregoing deed, and they acknowledged then and there before me that they executed said deed.

And I Further Certify, That the said BETTY B. PRICE, known to me to be the wife of the said J. EDWIN PRICE, on a separate and private examination, taken and made in the above named State and County, by and before me, separately and apart from her said husband, did this day acknowledge before me, an officer authorized to take acknowledgments of deeds, that she executed the foregoing deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal this

22nd day of

October

A. D. 19 58.

Elice F. Voss

Notary Public, State of Florida
at Large
MY COMMISSION EXPIRES THE
EIGH DAY OF MARCH 1961

My commission expires day of

A. D. 19



Warranty Deed

ERAY, CHANDLER
211 N. E. 1ST
GAINESVILLE



RECORD VERIFIED
GEO. E. EVANS
CLERK CIRCUIT COURT
1958 NOV - 7 PM 1:08

FILED

MAIL TO: REV. W. M. HALL

HOLY TRINITY CHURCH

16 N. E. FIRST ST.

GAINESVILLE, FLA.

RECORDING: 2.00

STATE STAMPS: 20.70

FEDERAL STAMPS: 11.55

33.95 Pd

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-4063	

CHECK ONE:

Basic **Level 1** **Level 2** **Submittal:** **1st** **2nd** **3rd**

Basic Environmental Review – Submit general environmental assessment with application.
Level 1 Environmental Review – Submit environmental studies with application.
Level 2 Environmental Review – Submit mitigation and/or management plan.
 (Review fees are set in accordance with the most current fee schedule. The environmental review fee includes a maximum of three reviews within 2 years per project.)

Owner(s) of Record (please print)	Applicant(s)/Agent(s) (please print)
Name: The Epsicopal Church in the Diocese of FL	Name: CHW
Address: CONTACT AGENT	Address: 132 NW 76 Drive, Gainesville FL 32607
E-mail: CONTACT AGENT	E-mail: ryant@chw-inc.com
Phone: _____ Fax: _____	Phone: (352) 331-1976 Fax: _____
<i>(If additional owners, please include on back)</i>	

PROJECT INFORMATION	
Project Name	NW 43rd Street/23rd Avenue Redevelopment
Check all regulated resources that apply to this development application:	
Regulated Surface Waters & Wetlands (LDC 30-300)	<input type="checkbox"/> Surface Waters and/or Wetlands
Regulated Parks & Conservation Areas (LDC 30-307)	<input type="checkbox"/> Nature Park and Public Conservation/Preservation Areas District
Regulated Natural & Archaeological Resources (LDC 30-310)	<input type="checkbox"/> Floridan Aquifer High Recharge Area
	<input type="checkbox"/> Significant Natural Communities
	<input type="checkbox"/> Listed Species
	<input type="checkbox"/> Strategic Ecosystems
	<input type="checkbox"/> Significant Archaeological Resources
	<input type="checkbox"/> Significant Geological Resource Features

I certify that the above statements are correct and true to the best of my knowledge.

Applicant's signature

12/4/17

Date

Certified Cashier's Receipt:

Current Planning
Planning Counter—158

Phone: 352-334-5023

Thomas Center B
306 NE 6th Avenue

December 4, 2017

Wendy Thomas, AICP, Director
City of Gainesville Department of Doing
Thomas Center B
306 NE 6th Avenue
Gainesville, FL 32601

Re: NW 43rd Street / NW 23rd Avenue Redevelopment– Small-scale Comprehensive Plan Amendment
(Ss-CPA) and Rezoning Applications
(Tax Parcel No. 06371-003-000)
Gainesville, Florida

Dear Wendy,

On behalf of the Episcopal Church in the Diocese of Florida, CHW submits the Ss-CPA and Rezoning applications, which include the following items:

- The required City of Gainesville Ss-CPA and Rezoning applications;
- Property Owner Affidavits; and
- Justification Reports and other supporting information for each application.

Also submitted with each application is a CD-ROM with all application materials, and the following application fees:

- Check No. 6210 for Ss-CPA: \$ 1,736.50
- Check No. 6211 for Rezoning: \$ 3,229.75

The applications include an Ss-CPA to change the existing Future Land Use (FLU) designation from Office (O) and Conservation (CON) to Mixed Use Low Intensity (MUL) and Conservation (CON) and a companion Rezoning application that requests a zoning change from General Office (OF) and Conservation (CON) to Mixed- Use Low Intensity (MU-1) and Conservation (CON). The ±7.1-acre site is located at the southwest corner of NW 43rd Street / NW 23rd Avenue intersection and is the former St. Michael's Episcopal Church site (Alachua County Tax Parcel 06371-003-000).

We trust this submittal will be sufficient for your review and subsequent approval by the City Plan Board and City Commission. If you have any questions or need additional information, please call me at (352) 331-1976.

Sincerely,
CHW


Ryan Thompson, AICP
Project Manager

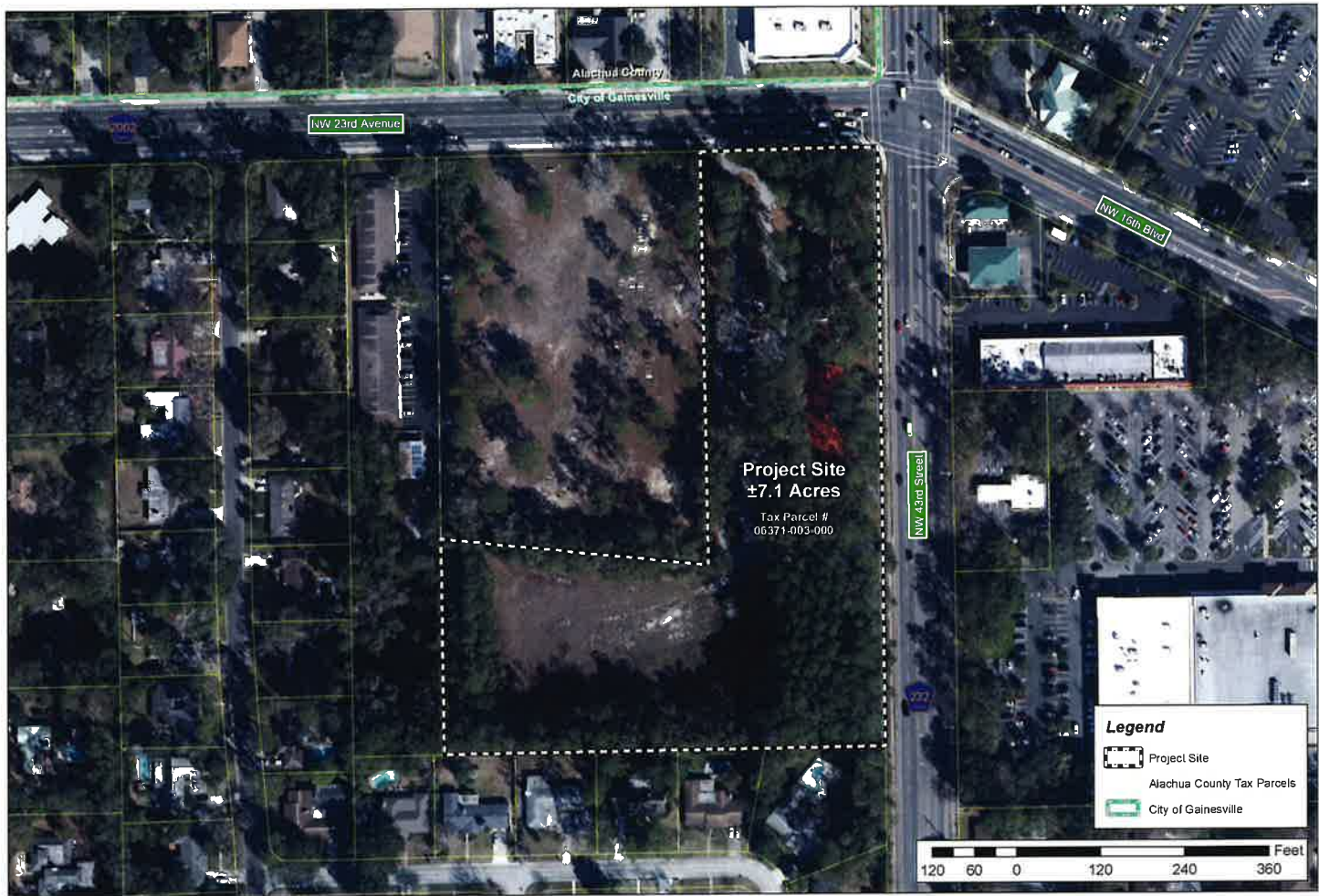


ILLUSTRATION 18
 AERIAL MAP

Alachua County Tax Parcel #06371-003-000
 Ss-CPA and Rezoning Applications



CHW



ILLUSTRATION 2A
EXIST. FLU MAP

Alachua County Tax Parcel #06371-003-000
Ss-CPA and Rezoning Applications





ILLUSTRATION 28
PROP. FLU MAP

Alachua County Tax Parcel #06371-003-000
Ss-CPA and Rezoning Applications

CHW
Engineering & Construction
1000 University Blvd, Suite 1000, Gainesville, FL 32601
Phone: 352.336.1111
Fax: 352.336.1112
www.chw.com

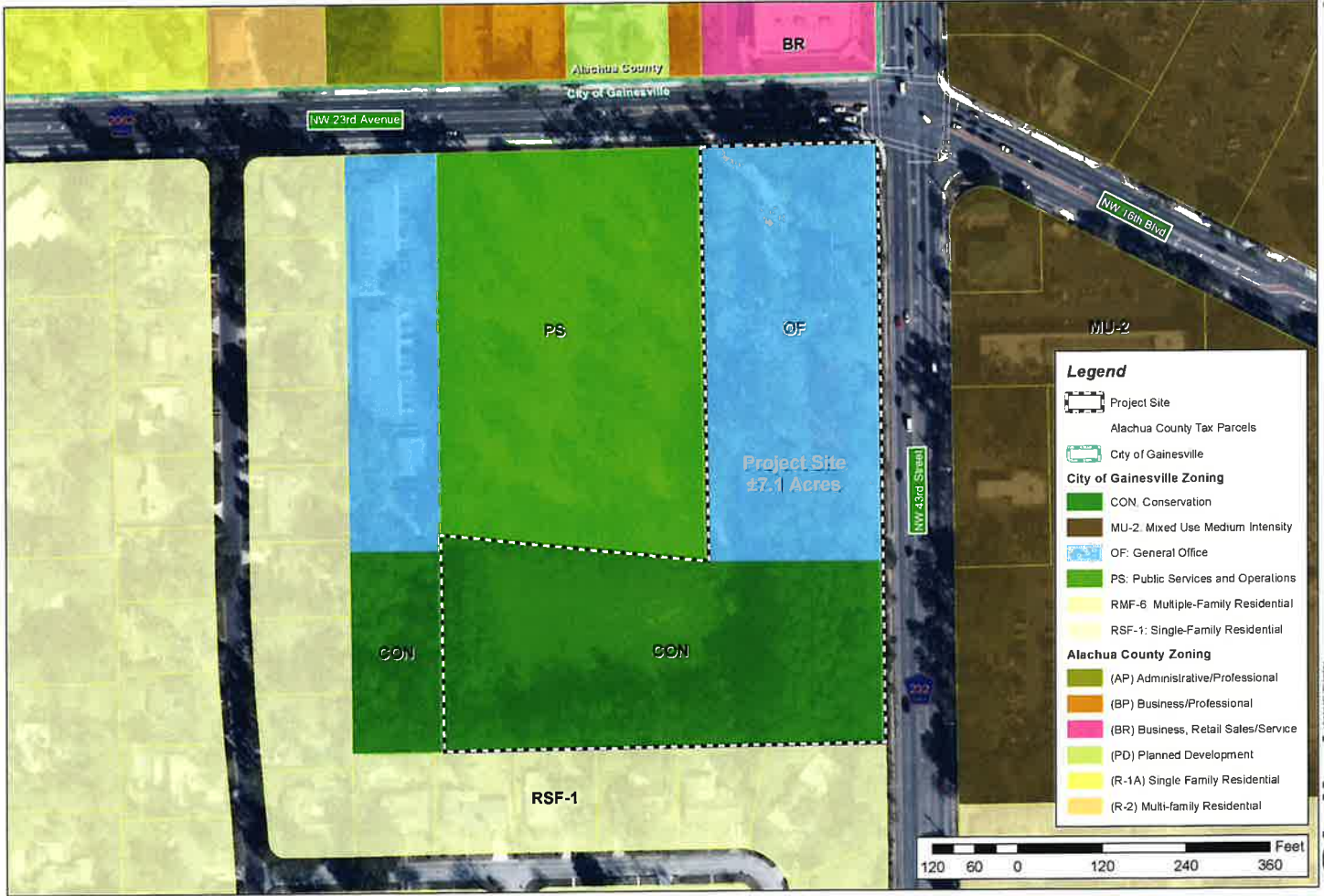


ILLUSTRATION 2A
EXHIBIT 20A MAP

Alachua County Tax Parcel #06371-003-000
Ss-CPA and Rezoning Applications





ILLUSTRATION 38
PROP ZON MAP

Alachua County Tax Parcel #06371-003-000
Ss-CPA and Rezoning Applications

NORTH

CHW
Professional Consultants
1000 University Blvd, Suite 100
Gainesville, FL 32609
Phone: 352.339.1111
www.chw.com



ILLUSTRATION 4
ENV MAP

Alachua County Tax Parcel #06371-003-000
Ss-CPA and Rezoning Applications

NORTH

CHW
Professional Consultants
10000 NW 13th Street, Suite 1000
Fort Lauderdale, FL 33304
Phone: 954.343.1111
Fax: 954.343.1112
www.chw.com



ILLUSTRATION
SOILS MAP

Alachua County Tax Parcel #06371-003-000
Ss-CPA and Rezoning Applications

NORTH

CHW
Professional Consultants
1000 Highway 17 North
Gainesville, FL 32609
Phone: 352.339.1111
Fax: 352.339.1112
www.chw.com

CHW
Professional Consultants
1000 Highway 17 North
Gainesville, FL 32609
Phone: 352.339.1111
Fax: 352.339.1112
www.chw.com

MEMORANDUM



To: Ms. Wendy Thomas, AICP, Department of Doing, Director 17-0173
From: Ryan Thompson, AICP, Project Manager
Date: February 8, 2018
RE: NW 43rd Street / 23rd Avenue Redevelopment, Ss-CPA and Rezoning –
 Response to Comments

The following are responses to City of Gainesville Technical Review Committee (TRC) comments received on January 10, 2018.

Item	Subject	Comment	Response
1	Proposed Zoning District Description	Please consider describing the MU-1 zoning district consistent with the newly-adopted City Land Development Code - See current language and list of permitted uses. The description used is from the formerly-adopted LDC.	The original definition/description of the MU-1 Zoning designation is not included in the updated City of Gainesville Form-Based Code. Therefore, the resubmitted Justification Reports has kept the definition found within the formerly-adopted LDC.
2	Statement of Proposed Change	Please consider revising the first sentence under Statement of Proposed Change, since the entire 7.1-acre parcel will be impacted by the proposed land use amendment.	Noted. This statement has been rewritten to clarify that the entire ±7.1-acre parcel will be impacted by the proposed Rezoning.
3	Statement of Proposed Change	Please discuss the acreage increase in the portion of the subject property proposed for MUL land use.	Currently, the NW 43 rd Street driveway is in the area designated Conservation FLU and Zoning. To ensure all onsite development associated with the nonresidential uses are wholly contained within the proposed MU-1 zone, and to allow the driveway to align with the Millhopper Shopping Center's western driveway, a portion of this application requests to rezone ±0.60 acres of onsite area from CON to MU-1.
4	Justification Report - Pages 3 and 18	On Page 18 of the report, the site is said to be abandoned. Please address this inconsistency.	Noted. The primary use of the subject property is the St. Michael's Episcopal Church, which has since relocated. A day care center may remain onsite.
5	Historical and Archeological Resources	Given the proximity of the subject property to an existing cemetery, please address within the report whether or not there are unmarked burial plots on the subject property and required remedial action.	An existing fence separates the adjacent, existing cemetery from the subject property. No marked or unmarked plots have been identified onsite.

6	Level of Service Analysis (ITE Land Use and Zoning Categories)	The ITE Land Use Categories included in Item 2 are not reflective of the entire variety of non-residential uses permitted by right and by Special Use Permit in the MUL land use and MU-1 zoning designations proposed for the subject property. Please correct or note the use of data for proposed uses.	Noted. Since a development program is not being submitted concurrently with this request and the fact that a large variety of uses are permitted within the MU-1 district, a hypothetical and representative sample of the MU-1 Zoning designations list of permitted uses are mentioned in the report and utilized for preliminary concurrency calculations.
7	Typographical Error	Please correct the wording within the last sentence on Page 11.	Noted. This typographical error is likely in reference to the misstated policy number, which has since been corrected to Policy 10.1.6.
8	Projected Trip Generation	Please consult with Jason Simmons on whether this policy number should be 10.1.6.	Jason Simmons has confirmed that Policy 10.1.6 is the correct item to identify specific transportation improvement criteria applicable to the site's future development.
9	Objective 1.4	The justification report must address Policy 1.4.4, which addresses vehicle-oriented uses within mixed-use zoning districts, to show consistency with the Future Land Use Element of the Comprehensive Plan.	Noted. The justification report now includes a statement reflecting how the proposed amendment is consistent with Comprehensive Plan Future Land Use Element Policy 1.4.4.
10	Policy 4.1.3	Not all factors to be considered in reviewing proposed changes to the Future Land Use Map are addressed in the justification report, as listed in Policy 4.1.3 of the Future Land Use Element of the City's Comprehensive Plan. Please correct.	Noted. All items mentioned under Policy 4.1.3 have been addressed in the justification report submitted with Rezoning resubmittal package.



home
sweet
home

Find your dream home
FCU Mortgage L

Florida
Credit Union

Property Search Results

The data displayed is the most current data available to the
Property Appraiser.

Search Date: 11/9/2017 at 2:00:19 PM

Printer Friendly Page

Parcel: 06371-003-000 [GIS Map](#)

Taxpayer: PROTESTANT EPISCOPAL CHURCH	Legal: COM 50 FT S & 50 FT W OF NE COR SEC POB W 239 FT S 627 FT N 85 DEG W 339 FT S 300 FT E 583.08 FT N 850 FT TO POB OR 32/391
Mailing: 325 N MARKET ST JACKSONVILLE, FL 32202-2732	
Location: 4315 NW 23RD AV GAINESVILLE	
Sec-Twn-Rng: 34-09-19	
Property Use: 07100 - Churches	
Tax Jurisdiction: Gainesville 3600	
Area: Thornebrook Area Comm	
Subdivision: Placeholder	

	<u>Property</u>	<u>Land</u>	<u>Land</u>	<u>Building</u>	<u>Misc</u>	<u>Total</u>	<u>Deferred</u>	<u>County</u>	<u>School</u>	<u>County</u>	<u>School</u>	<u>County</u>	<u>School</u>
<u>Year</u>	<u>Use</u>	<u>Value</u>	<u>Just Value</u>	<u>Value</u>	<u>Value</u>	<u>Just Value</u>	<u>Value</u>	<u>Assessed</u>	<u>Assessed</u>	<u>Exempt</u>	<u>Exempt</u>	<u>Taxable</u>	<u>Taxable</u>
2017	Churches	1204300	1204300	649200	8800	1862300	0	1862300	1862300	1862300	1862300	0	0
2016	Churches	1204300	1204300	659100	8800	1872200	0	1872200	1872200	1872200	1872200	0	0
2015	Churches	1204300	1204300	684500	8800	1897600	0	1897600	1897600	1897600	1897600	0	0
2014	Churches	1204300	1204300	695300	8800	1908400	0	1908400	1908400	1908400	1908400	0	0
2013	Churches	1204300	1204300	705300	7900	1917500	0	1917500	1917500	1917500	1917500	0	0
2012	Churches	1204300	1204300	715300	7900	1927500	0	1927500	1927500	1927500	1927500	0	0
2011	Churches	1204300	1204300	726300	7900	1938500	0	1938500	1938500	1938500	1938500	0	0
2010	Churches	1204300	1204300	736500	7900	1948700	0	1948700	1948700	1948700	1948700	0	0
2009	Churches	1204300	1204300	746500	7900	1958700	0	1958700	1958700	1958700	1958700	0	0
2008	Churches	1204300	1204300	758200	7900	1970400	0	1970400	0	1970400	0	0	0
2007	Churches	100800	100800	711400	8700	820900	0	820900	0	820900	0	0	0

Land

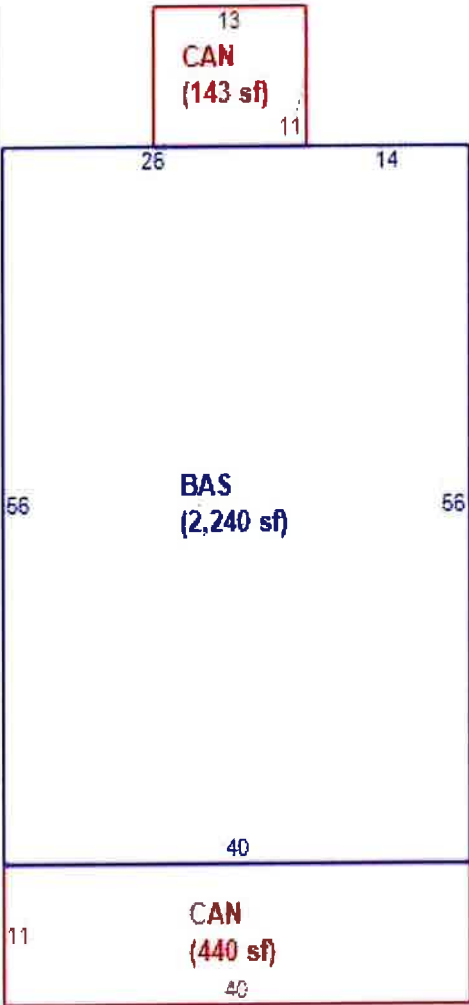
<u>Use</u>	<u>Zoning Type</u>	<u>Zoning Desc</u>	<u>Unit Type</u>	<u>Units</u>
Church	OF		Square Feet	140800
Church	CON		Acre	3.49
			2017 Certified Land Just Value: 1204300	2017 Certified Land Assessed Value: 1204300

Building

--	--

<u>Actual Year Built</u>	1988
<u>Effective Year Built</u>	1988
<u>Building Quality</u>	Average
<u>Building Style</u>	94
<u>Building Use</u>	4900 - Office Low Rise
<u>Bedrooms</u>	
<u>Baths</u>	
<u>Stories</u>	1.0
<u>Exterior Wall 1</u>	Cb Stucco
<u>Exterior Wall 2</u>	N/A
<u>Interior Wall 1</u>	Drywall
<u>Interior Wall 2</u>	N/A
<u>Floor Cover 1</u>	Carpet
<u>Floor Cover 2</u>	N/A
<u>Roof Cover</u>	Asphalt
<u>Roof Structure</u>	Gable/Hip
<u>AC</u>	Central
<u>Heating Type</u>	Forced Air
<u>Heating System</u>	Electric
<u>Total Square Feet</u>	2823
<u>Heated Square Feet</u>	2240

<u>Area Type</u>	<u>Square Footage</u>
BAS (BASE AREA)	2240
CAN (CANOPY)	583



Miscellaneous

<u>Description</u>	<u>Unit Type</u>	<u>Units</u>
5221 - Stg 1	SF	360
3800 - Drive/Walk	UNITS	1000
4420 - Lights	UNITS	2
3882 - Fence CB	SF	720
4680 - Paving 1	SF	6000
5160 - Spr System	UNITS	1
3883 - Fence CL	SF	1800
2017 Certified Miscellaneous Value: 8800		

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

<u>Permit Number</u>	<u>Permit Type</u>	<u>Issue Date</u>	<u>Final Date</u>	<u>Appraisal Date</u>	<u>Comment</u>
15-03988	RR	07/22/2015	08/14/2015	11/18/2015	
12-04811	RR	10/02/2012	10/23/2012	01/24/2013	REROOF

[Link to TaxCollector Record](#)

The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278

EXHIBIT
tabbles
E-11
Pages 1-29

Mailed Memorandum



MEMORANDUM

To: Neighbors of the NW 43rd Street and NW 23rd Avenue intersection 17-0173
From: Ryan Thompson, AICP, Planning Project Manager
Date: Tuesday, November 14, 2017
RE: Neighborhood Workshop Public Notice

A Neighborhood Workshop will be held to discuss a Small-scale Comprehensive Plan Amendment from Office and Conservation Future Land Use (FLU) to Mixed-Use Low-Intensity (MUL) and Conservation and a Rezoning from General Office (OF) and Conservation (CON) to Mixed-Use 1 (MU-1) and CON on ±7.0 acres (Alachua County Tax Parcel 06371-003-000.) The site is the former St. Michael's Episcopal Church, located at 4315 NW 23rd Avenue, Gainesville, FL 32605.

Date: Wednesday, November 29, 2017
Time: 6:00 p.m.
Place: Alachua Public Library, Millhopper Branch
3145 NW 43rd Street
Gainesville, FL 32606
Contact: Ryan Thompson, AICP
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform the public about the nature of the proposal and seek their comments.

Mailing Labels

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

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

Neighborhood Workshop Notice
Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

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

Neighborhood Workshop Notice
REGINA HILLMAN
506 NW 30 STREET
GAINESVILLE, FL 32607

b

Neighborhood Workshop Notice
Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

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

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

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

Neighborhood Workshop Notice
Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

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

Neighborhood Workshop Notice
Duval
GILBERT S MEANS, SR
2153 SE HAWTHORNE RD, #111
PO BOX 7
GAINESVILLE, FL 32641

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

Neighborhood Workshop Notice
LEE NELSON
DIRECTOR OF REAL ESTATE – UF
204 TIGERT HALL
PO BOX 113100
GAINESVILLE, FL 32611-3100

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

Neighborhood Workshop Notice
Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

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

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

Neighborhood Workshop Notice
Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

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

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

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

Neighborhood Workshop Notice
Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

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

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

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

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

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

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice
Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

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

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

Neighborhood Workshop Notice
University Park
JIMMY HARNSBERGER
402 NW 24 ST
GAINESVILLE, FL 32604

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

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

Neighborhood Workshop Notice
Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

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

Neighborhood Workshop Notice
Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

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

Neighborhood Workshop Notice
Porters
RUBY WILLIAMS
237 SW 6 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

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

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

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

Neighborhood Workshop Notice
Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Florida Bank
LAUDE ARNALDI
13840 W NEWBERRY RD
NEWBERRY, FL 32669

Neighborhood Workshop Notice
LARRY SCHNELL
2048 NW 7 LN
GAINESVILLE, FL 32603

Neighborhood Workshop Notice
MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

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

Neighborhood Workshop Notice
BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

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

Neighborhood Workshop Notice
STEWART WELLS
6744 NW 36 DR
GAINESVILLE, FL 32653

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

Neighborhood Workshop Notice
KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
06107-003-007 St Michaels
1ST CREDIT UNION OF, GAINESVIL
412 EAST UNIVERSITY AVE
GAINESVILLE, FL 32602

Neighborhood Workshop Notice
06180-003-000 St Michaels
ADHAMI EFTIM
945 NW 114TH WAY
GAINESVILLE, FL 32606-0404

Neighborhood Workshop Notice
06383-030-004 St Michaels
BECKUM J T & ELAINE
2121 NW 46TH ST
GAINESVILLE, FL 32605-3452

Neighborhood Workshop Notice
06383-030-025 St Michaels
BROWN ROSS D JR & MIKELINA
2002 NW 46TH ST
GAINESVILLE, FL 32605-3451

Neighborhood Workshop Notice
06180-001-001 St Michaels
CIESLA & SAHLER LIFE ESTATE
4400 NW 23RD AVE STE A
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06107-003-006 St Michaels
COMMERCIAL NET LEASE REALTY
450 S ORANGE AVE #900
ORLANDO, FL 32801

Neighborhood Workshop Notice
06383-030-012 St Michaels
DAL & NIANG H/W
4420 NW 20TH PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06179-001-000 St Michaels
GAINESVILLE LANDSCAPE, CONTRAC
2406 NW 43RD ST
GAINESVILLE, FL 32606-6602

Neighborhood Workshop Notice
06383-030-009 St Michaels
GRAY MELISSA E
2011 NW 46TH ST
GAINESVILLE, FL 32605-3468

Neighborhood Workshop Notice
06383-030-007 St Michaels
KHOTIN, ARKADY
PO BOX 90243
GAINESVILLE, FL 32607-0243

Neighborhood Workshop Notice
06179-001-001 St Michaels
2404 INC
3930 NW 32ND PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06180-001-002 St Michaels
AGUIRRE FAMILY LIMITED, PARTNE
3540 NW 30TH BLVD
GAINESVILLE, FL 32605-2609

Neighborhood Workshop Notice
06383-030-027 St Michaels
BERGMAN & FREIFELD H/W LIFE
ESTATE
2020 NW 46TH ST
GAINESVILLE, FL 32605-3451

Neighborhood Workshop Notice
06180-003-001 St Michaels
C&C OFFICE HOLDINGS LLC
175 NW 138TH TER STE 100
NEWBERRY, FL 32669

Neighborhood Workshop Notice
06180-001-003 St Michaels
CIESLA & SAHLER LIFE ESTATE
PO BOX 358539
GAINESVILLE, FL 32635

Neighborhood Workshop Notice
06180-002-000 St Michaels
CVS 1815 FL LLC
ONE CVS DRIVE
WOONSOCKET, RI 02895

Neighborhood Workshop Notice
06383-030-031 St Michaels
DEESE & NACKASHI
2120 NW 46TH ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06383-030-006 St Michaels
GIBBS & GIBBS TRUSTEES
2521 CITRUS CLUB LANE
ORLANDO, FL 32839

Neighborhood Workshop Notice
06107-003-004 St Michaels
GVILLE MARKETPLACE ASSOC
703 WATERFORD WAY #800
MIAMI, FL 33126

Neighborhood Workshop Notice
06383-029-005 St Michaels
LU SUNG YUN & TAK WAN KONG
1924 NW 45TH ST
GAINESVILLE, FL 32605-3462

Neighborhood Workshop Notice
06383-030-010 St Michaels
ADAMS SEAN P
4510 NW 20TH PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06371-004-000 St Michaels
ALACHUA VENTURES LLC
1325 NW 53RD AVE
GAINESVILEL, FL 32609

Neighborhood Workshop Notice
06383-030-028 St Michaels
BRASWELL MARIAN C LIFE ESTATE
2030 NW 46TH ST
GAINESVILLE, FL 32605-3451

Neighborhood Workshop Notice
06383-030-033 St Michaels
CAMPBELL & CAMPBELL TRUSTEES
2210 NW 46TH ST
GAINESVILLE, FL 32605-5703

Neighborhood Workshop Notice
06392-002-000 St Michaels
CIRCLE K STORES INC
PO BOX 8019
CARY, NC 27512-9998

Neighborhood Workshop Notice
06383-030-026 St Michaels
DADOLE JAIME & AMYLENN
2010 NW 46TH ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06383-030-016 St Michaels
DOUGLAS & DOUGLAS
12303 COUNTY ROAD 225
WALDO, FL 32694

Neighborhood Workshop Notice
06383-030-014 St Michaels
GOODRICH CHRISTOPHER &
MEREDITH
4330 NW 20TH PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06383-030-032 St Michaels
HAMIDA & MUTTALIB W/H
2200 NW 46TH ST
GAINESVILLE, FL 32605-5703

Neighborhood Workshop Notice
06391-049-000 St Michaels
MAGGIO & NELSON
4222 NW 19TH PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06383-030-021 St Michaels
MATHENEY JOANNA L
4431 NW 20TH PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06383-030-008 St Michaels
MCCULLOUGH MARTHA R
3426 NW 40TH ST
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06383-030-003 St Michaels
MOTT ROBERT G & MARSHA S
2201 NW 46TH ST
GAINESVILLE, FL 32605-5702

Neighborhood Workshop Notice
06392-000-000 St Michaels
NBG MILLHOPPER SQUARE INC
3206 NW 57TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06383-029-001 St Michaels
NEIRA TEODORO A & ROSA E
1921 NW 43RD TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06383-029-003 St Michaels
OSHINS REGINA A & LAWRENCE W
1924 NW 43RD TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06383-029-006 St Michaels
OVERMAN A R & DEANYE
1925 NW 46TH ST
GAINESVILLE, FL 32605-3450

Neighborhood Workshop Notice
06383-030-030 St Michaels
PARKER JOHN A LIFE ESTATE
2110 NW 46TH ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06392-006-000 St Michaels
PINWOOD PROPERTIES OF GVILLE
4229 NW 43RD ST
GAINESVILLE, FL 32606-2510

Neighborhood Workshop Notice
06383-030-022 St Michaels
POLLARD JAMES T & NANCY C
4511 NW 20TH PL
GAINESVILLE, FL 32605-3440

Neighborhood Workshop Notice
06371-003-000 *** St Michaels
PROTESTANT EPISCOPAL CHURCH
325 N MARKET ST
JACKSONVILLE, FL 32202-2732

Neighborhood Workshop Notice
06383-030-011 St Michaels
RANDLES R H & CAROLYN
4430 NW 20TH PL
GAINESVILLE, FL 32605-3439

Neighborhood Workshop Notice
06392-005-000 St Michaels
REGENCY CENTERS L P
PO BOX 790830
SAN ANTONIO, TX 78279-0830

Neighborhood Workshop Notice
06383-030-013 St Michaels
REPETTO JEANNE B
4410 NW 20TH PL
GAINESVILLE, FL 32605-3439

Neighborhood Workshop Notice
06383-029-004 St Michaels
REPPENHAGEN & REPPENHAGEN
1925 NW 45TH ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06180-000-000 St Michaels
ROTHSTEIN, JEFFREY H & KRISTI
1529 NW 38TH ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06383-030-019 St Michaels
SHANNON ERICA L
4411 NW 20TH PL
GAINESVILLE, FL 32605-3438

Neighborhood Workshop Notice
06383-030-005 St Michaels
SHAW H B & CHRISTIANA
2111 NW 46TH ST
GAINESVILLE, FL 32605-3452

Neighborhood Workshop Notice
06383-030-029 St Michaels
SIMPSON SHARLEEN
2100 NW 46TH ST
GAINESVILLE, FL 32605-3453

Neighborhood Workshop Notice
06383-030-015 St Michaels
STAPLES ADDISON DENMARK & TRACY
J
2011 NW 43RD TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06383-030-018 St Michaels
SUZUKI & SUZUKI TRUSTEES
4331 NW 20TH PL
GAINESVILLE, FL 32605-3436

Neighborhood Workshop Notice
06383-030-020 St Michaels
TALBOT JOSEPH S & ROSEANNA L
4421 NW 20TH PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06383-030-023 St Michaels
TORRES ERIC D
4521 NW 20TH PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06371-002-000 St Michaels
UNION CEMETERY OF RUTLEDGE
BROWN & PAGE AS TRUSTEES
GAINESVILLE, FL 32607-9805

Neighborhood Workshop Notice
06383-030-017 St Michaels
VIDI LIONEL S & SUSAN R
1931 NW 43RD TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06178-020-000 St Michaels
WATSON, W A JR
7821 DEERCREEK CLUB RD # 200
JACKSONVILLE, FL 32256-3698

Neighborhood Workshop Notice
06383-030-002 St Michaels
WAYLEN PETER R & MARILYN S
2211 NW 46TH ST
GAINESVILLE, FL 32605-5702

Neighborhood Workshop Notice
06180-001-005 St Michaels
WEBB, HERBERT M P.A.
4400 NW 23RD AVE
GAINESVILLE, FL 32606-6580

Newspaper Advertisement

TODAY IN HISTORY

In 1851, Herman Melville's novel 'Moby-Dick; or, The Whale' was published in the United States. In 1918, Eugene B. Ely became the first aviator to take off from a ship as his Curtiss pusher rolled off a sloping platform on the deck of the scout cruiser USS Birmingham off Hampton Roads, Virginia. In 1946, during World War II, German planes destroyed most of the English town of Coventry. In 1965, the U.S. Army's first major military operation of the Vietnam War began with the start of the five-day Battle of Ia Drang. In 1969, Apollo 12 blasted off for the moon. In 1986, the Securities and Exchange Commission imposed a \$100 million penalty on inside-trader Ivan F. Boesky and barred him from working again in the securities industry.

TODAY'S BIRTHDAYS

Former NASA astronaut Fred Haise is 84. Jazz musician Ellis Marsalis is 83. Composer Wendy Carlos is 78. Writer P.J. O'Rourke is 70. Blues musician Anson Funderburg is 63. Muslim cleric Yusuf Islam is 63. Rapier Reverend Ike (Rev. Ike) is 53. Actor Patrick Warburton is 53. Actress Olga Kurylenko is 38. Actress-comedian Vanessa Bayer is 36. Actor Cary Michael Smith is 31.

LOTTERY

Monday, Nov. 13 Pick 2 Early drawing: 6-8 Night drawing: 3-7 Pick 3 Early drawing: 4-1-9 Night drawing: 0-3-6 Pick 4 Early drawing: 2-7-3-5 Night drawing: 7-5-2-2 Pick 5 Early drawing: 6-0-4-0-8 Night drawing: 6-5-6-6-9 Fantasy 5 2-13-16-18-24 CASHALIFE 9-17-21-29-58 CB: 3

PREVIOUS RESULTS

Fantasy 5 - Sunday 1-22-24-25-26 Match Payoff - Winners 5-of-5 - \$57,439,173 4-of-5 - \$95,561,291 3-of-5 - \$9,550,781

Protest disrupts US event at climate talks

By Frank Jordans The Associated Press

BONN, Germany — Protesters drowned out speeches by White House advisers and business representatives Monday at an event the U.S. government sponsored at the U.N. climate talks in Germany promoting the use of fossil fuels and nuclear energy. About 200 protesters stood up 10 minutes into the event and began singing an anti-coal song to the tune of "God Bless the U.S.A." They were ushered out of the room without further incident.



In this image made from video, protesters sing during climate talks Monday at the World Climate Conference in Bonn, Germany. About 200 protesters have disrupted a U.S. government-hosted event on coal and nuclear energy at the U.N. climate talks in Germany. (THE ASSOCIATED PRESS)

The several late Monday was the only one the U.S. delegation organized at the ongoing climate talks in Bonn. The American delegates are being closely watched by diplomats from the other 194 nations at the conference because of President Donald Trump's announcement that he wants to quit the 2015 Paris climate accord. Before the panel event, the governors of Oregon and Washington — Kate Brown and Jay Inslee — said Trump's rejection of climate change was "a dead end." "What you're going to hear today is essentially Donald Trump trying to sell 8-truck tapes in a Spotify streaming world," Inslee told reporters. "That is not going to cut it." Both Oregon and Washington are part of a coalition backing the Paris accord.

George David Banks, a White House adviser who was part of the U.S. panel, said ruling out the use of fossil fuels and other non-renewable sources of energy was only controversial "if we choose to bury our heads in the sand and ignore the reality of the global energy system." After the singing protesters left, the panel faced largely hostile questions from the audience about the facts and figures presented to support the continued use of fossil fuels. The event took place as a new report released Monday showed global carbon emissions will reach a record high in 2017, dashing hopes that levels of the heat-trapping gas might have plateaued following three

consecutive years when they didn't go up at all. The talks in Bonn, now in their second week, are intended to hammer out some of the nitty-gritty details for implementing the Paris accord. Participating countries agreed to keep global warming significantly below 2 degrees Celsius (3.6 Fahrenheit). Key topics include how to measure individual countries' efforts, taking stock of what's been achieved so far and setting the new emissions reduction targets needed to reach the Paris goal. Developing countries also are pushing for rich nations to pay for some of the devastating impacts climate change inevitably is going to have, particularly on poor communities around the world.

Poor nations see the issue of financial compensation, known in U.N. parlance as "loss and damage," as a matter of fairness. They argue that rising sea levels and more extreme weather will hit them disproportionately hard even though they have contributed only a fraction of the carbon emissions blamed for global warming. Rich countries counter that they are already paying billions of dollars to help developing nations reduce emissions — such as by switching to renewable energy — and to adapt to climate change. "Without that support forthcoming from the developed countries, there's going to be some real fireworks at the end of this week," said

Alden Meyer, strategy and policy director for the Union of Concerned Scientists, an advocacy group in Washington. Formal decisions on most issues won't be taken until next year's meeting in Poland, but few want to leave progress until the last minute. Green groups said it might fall to leaders to break a deadlock over issues such as compensation for countries hardest-hit by global warming. German Chancellor Angela Merkel and French President Emmanuel Macron will take part in a high-level event Wednesday. While other developed countries reject the Trump administration's stance on the Paris agreement, their views on loss and damage are largely in step with Washington's. "It's fair to say that other developed countries are hiding behind the U.S. on the loss and damage," Meyer said. "They need to be called out on this."

The other issue that's been hotly debated in Bonn is what emissions-cutting measures are necessary before 2020. While some countries already have taken reduction steps, activists say they fall far short of what's needed to ensure emissions peak in three years' time — after which it would become much harder to achieve the most ambitious goal of limiting global warming to 1.5 degrees Celsius (2.7 F.)

Business chiefs ask May to speed up Brexit talks

By Danica Kirke and Gert Moutson The Associated Press

LONDON — Business leaders from both sides of the English Channel urged Prime Minister Theresa May on Monday to accelerate talks on Britain's exit from the European Union as uncertainty about future trade relations threatens jobs and investment. European business leaders are urging Britain to make concrete proposals on the so-called

divorce issues so the negotiations can move forward. The EU has refused to discuss trade until there is agreement on Britain's financial obligations, citizens' rights and the Irish border. Industry groups from Germany, France, Britain and other EU countries deployed representatives to London amid concern that time is running out to estimate more than 550 billion pounds (£719 billion) of trade keeps flowing smoothly after the U.K. leaves the bloc in March 2019. They want a transitional period during which Britain would remain in the European single market and customs union so companies could adjust to the new relationship after Brexit. "Business is extremely concerned with the slow

pace of negotiations and the lack of progress," said Emma Marcegaglia, president of BusinessEurope, an umbrella organization of business lobbies. "Business aims to avoid a cliff edge and therefore asks for a 'status quo-like' transitional arrangement with the U.K. staying in the custom union and the single market as this will best provide citizens and businesses with greater certainty." May had pledged to outline her hopes for a "bold and deep economic partnership" between Britain and the EU after Brexit. A statement from her office later said that May reassured the group with the oft-repeated sentiment that the U.K. was leaving the EU, not Europe, and expressed her commitment to giving

businesses "the certainty they need by agreeing a time-limited implementation period as soon as possible." But tensions within her own government may make it difficult for the prime minister to deliver on her vision. After two ministers resigned from the Cabinet in recent weeks, Foreign Minister Boris Johnson and Environment Secretary Michael Gove are now under fire for their comments about a British woman imprisoned in Iran. The pound fell a cent against the dollar, to below \$1.31 in afternoon trading in London, on concern about the government's weakness. A Sunday Times report said a group of lawmakers had signed a letter of no-confidence in May weighed on sterling's performance. "The 40 MPs is short of

the 48 required to force a vote on her leadership and with Labour looking strong, going to the country again in the last thing most Conservative MPs want," said Neil Wilson, an EFX Capital analyst. "Nevertheless, investors are rightly exercising caution on the pound given the risks with regards to the Brexit process." In a concession Monday, Brexit secretary David Davis told Parliament that lawmakers would be given a vote on the withdrawal agreement between Britain and the EU that will be enshrined into British domestic law. However, Davis said Britain would the EU in 2019 even if Parliament rejects the final deal, so the promise fell short of demands from pro-EU legislators who hope to often the terms of the departure.

LLOYD FLANDERS FACTORY AUTHORIZED SALE 40% OFF LLOYD FLANDERS CHRISTMAS DECOR IS HERE! Sisseton Home & Patio 3429 W. University Ave | 352.224.5192

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a Small-scale Comprehensive Plan Amendment from Office and Conservation Future Land Use (FLU) to Mixed-Use Low-Intensity (MUL) and Conservation and a Rezoning from General Office (OF) and Conservation (CON) to Mixed-Use 1 (MU-1) and CON on 0.70 acre (Alachua County Tax Parcel 0537-003-000). The site is the former St. Michael's Episcopal Church, located at 4315 NW 23rd Avenue, Gainesville, FL 32605.

Time: 6:00pm on Wednesday, November 29, 2017 Location: Alachua County Public Library, Millhopper Branch, 3145 NW 43rd Street, Gainesville, FL 32606. Contact: Ryan Thompson, AICP Phone Number: (352) 331-1976

CHIX Real Estate Co. solutions

JUST IN... Handmade in Austria... Florida's Most Exciting Selection of Booties Pinner's Fine Shoes 3411 W. University Ave. On the corner of University Avenue and SW 34th Street 352-376-7001 paul green. Mon, Tu, 10-5:30 • Sat, 10-5 www.pinnerfineshoes.com

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Workshop Presentation



**NW 43RD ST & 23RD AVE
REDEVELOPMENT**

**Small-scale Comprehensive
Plan Amendment (Ss-CPA)
& Rezoning Applications**


Neighborhood Workshop
November 29, 2017

WORKSHOP PURPOSE

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

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APPLICATION REQUEST & INTENT



Request:


- An Ss-CPA to change the site's Future Land Use (FLU) designation:
 - From: Office (O) and Conservation (CON)
 - To: Mixed-Use Low-Intensity (MUL) and CON
- A Rezoning to change the site's zoning designation:
 - From: General Office (OF) and CON
 - To: Mixed-Use Low-Intensity (MU-1) and CON


Intent:


- To redevelop the site with neighborhood-scale retail, service, and office uses

planning design, surveying engineering, construction.
professional consultants

PUBLIC NOTIFICATION







PUBLIC NOTICE


A Neighborhood Workshop will be held to discuss a Small-scale Comprehensive Plan Amendment from Office and Conservation Future Land Use (FLU) to Mixed-Use Low-Intensity (MUL) and Conservation and a Rezoning from General Office (OF) and Conservation (CON) to Mixed-Use 1 (MU-1) and CON on a 7.0 acres (Alachua County Tax Parcel 06371-003-000.) The site is the former St. Michael's Episcopal Church, located at 4315 NW 23rd Avenue, Gainesville, FL 32605.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00pm on Wednesday, November 29, 2017


Location: Alachua County Public Library, Milhopper Branch, 3145 NW 43rd Street, Gainesville, FL 32606.


Contact: Ryan Thompson, AICP
Phone Number: (352) 331-1976



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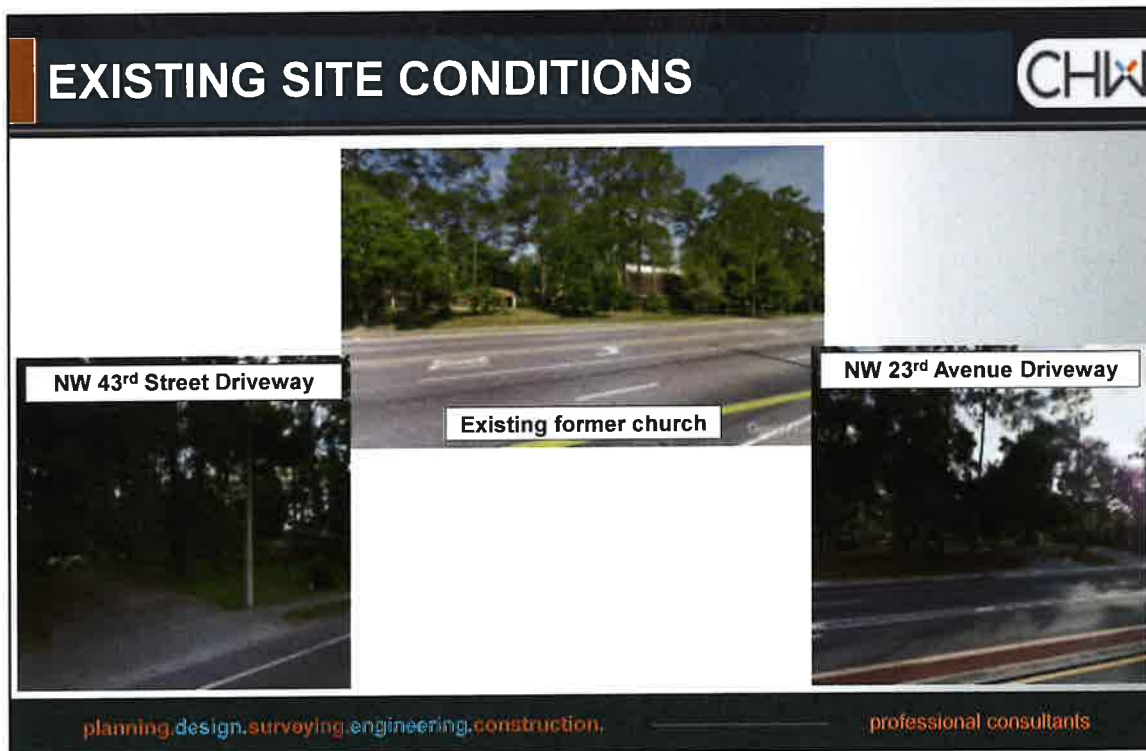
APPLICATION REVIEW PROCESS

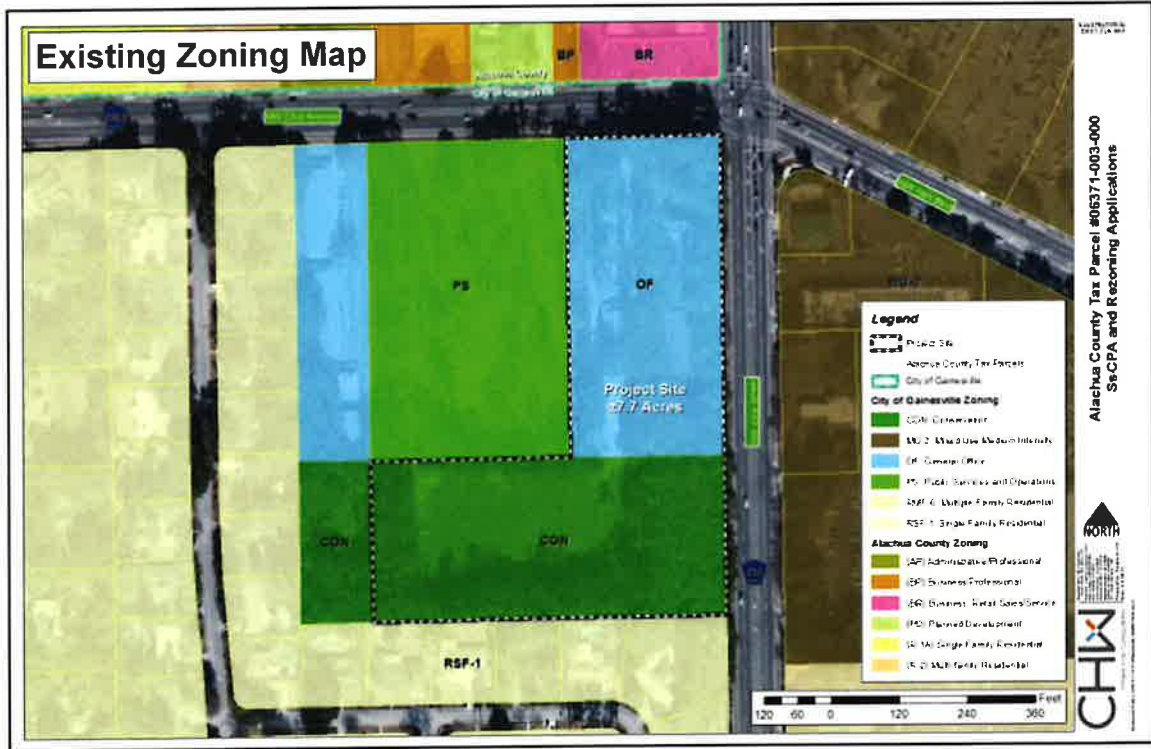


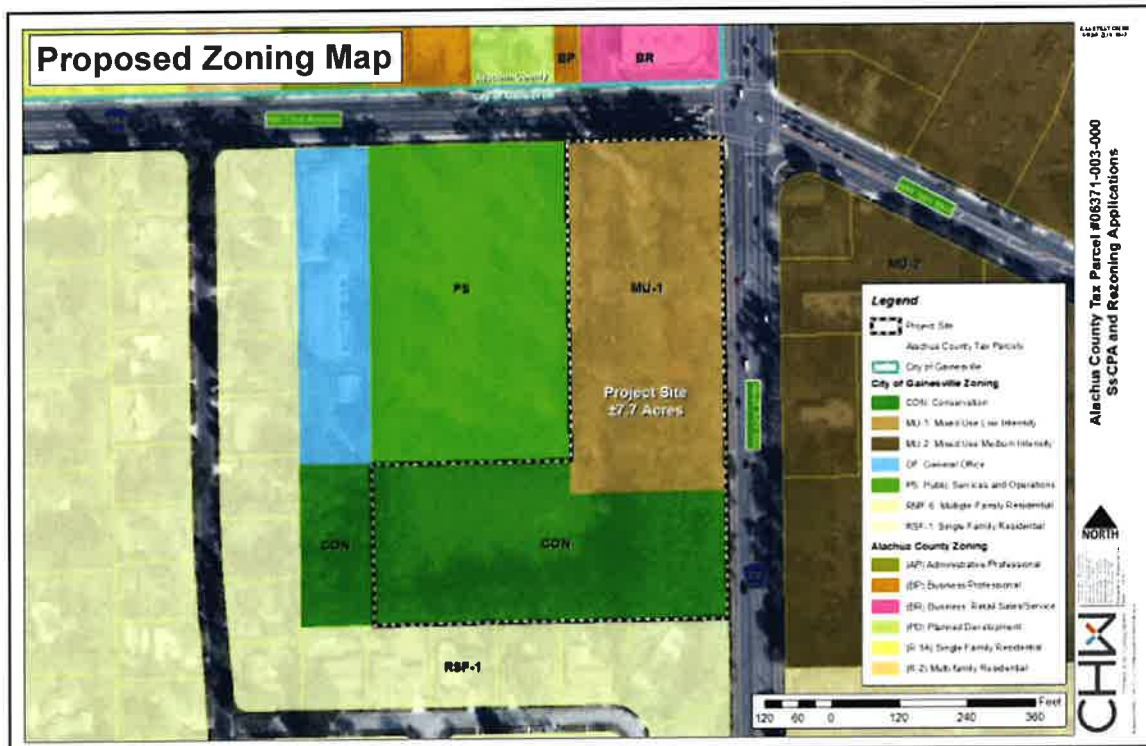
<i>Suburban Heights HOA workshop #1</i>	<i>November 9th</i>
<i>Suburban Heights HOA workshop #2</i>	<i>November 20th</i>
 Code-required Neighborhood Workshop	November 29 th
Submit Ss-CPA & Rezoning Applications	December 4 th
Staff Review	December - January
Plan Board Public Hearing	January 25 th
City Commission Public Hearing	February 15 th

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Sign-in Sheet

SIGN-IN SHEET

Event: Neighborhood Workshop

Date/Time: November 29, 2017 @ 6:00pm

Place: Alachua County Public Library, Millhopper Branch, 3145 NW 43rd Street, Gainesville, FL 32606

Re: NW 43rd Street & 23rd Avenue Redevelopment (Former St. Michael's Site) – Ss-CPA & Rezoning Applications

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	D. CATON	4510 NW 15 th P	
2	C. CATON	"	Cecilia A Caton
3	John Herbert	5002 NW 16 th Pl.	John Herbert
4	Nancy Pollard	4511 NW 20 th Place Gainesville 32605	Nancy Pollard
5	Carolyn Randles	4430 NW 20 th Place Gainesville, 32605	Carolyn Randles
6	Ronald Randles	"	Ronald Randles
7	Bryan Wiggins	5315 NW 9 th Ln Gainesville, FL 32605	
8	Jeannette Repetto	4410 NW 20 th Place 32605	
9	Meredith Goodrich	4330 NW 20 th Place 32605	M Goodrich
10	Chris Goodrich	4330 NW 20 th Pl, 32605	Chris Goodrich
11	R. Brown	2002 NW 46 th St.	Russell Brown, Jr.
12	Pat Horrially	4730 NW 13 th Ave	
13	Belinda Kelling	4730 NW 13 th Ave	Belinda Kelling

14	Regina Oshins	1924 NW 43rd Ter	Regina
15	Larry Oshins	1924 NW 43rd Ter	Larry
16	Margaret Wagener	5012 NW 15th PL	M/Wagener
17	Michael Klein	4710 NW 13 th Ave.	Michael Klein
18	Geoff Gowan	4400 ^{geof@jgbg.org} NW 16 th Place	Geoff Gowan
19	DON NIESEW	4821 NW 13 th Ave	Don Niese
20	J.J. Buchholz	1821 1821 NE 7th St	Jung Buchholz
21	Joyce Dewsbury	4590 NW 15 Place	Joyce Dewsbury
22	Addison Staples	2011 NW 43rd Terr	Addison
23	Eric Ligan	4363 N.W.G/ST Terr	Eric Ligan
24	Cindy Campbell	2210 NW 46 ST	Campbell
25	Kren Campbell	2210 NW 46 ST	Kren Campbell
26	Ed Wolcott	4624 NW 17th PL	Ed Wolcott
27	Tracy Staples	2011 NW 43rd Terr	Tracy
28	Grace Staples	↓	
29	Emeline Staples		
30	Alex Nackershi	2120 NW 46 th St	Alex Nackershi
31	Leah Nackershi	n n	Leah
32			

Workshop Minutes

NEIGHBORHOOD WORKSHOP MINUTES

NW 43rd Street / NW 23rd Avenue Redevelopment

Small-scale Comprehensive Plan Amendment and Rezoning Applications

November 29, 2017 at 6:00 PM

Alachua County Public Library, Millhopper Branch

3145 NW 43rd Street, Gainesville, FL 32606

Recorded and transcribed by CHW staff.

CHW Attendees – Gerry Dedenbach, AICP; Ryan Thompson, AICP

Wilson Development Group Attendees – Kevin Frazier, Matt Wilson

Community Members in Attendance: 31

CHW Staff hosted the required Neighborhood Workshop at the Alachua County Public Library Millhopper Branch. CHW gave a presentation that contained detailed information pertaining to the workshop's purpose, the application's request and intent, public notification information, the estimated schedule and review process, and various maps illustrating the project site's location and characteristics. Thirty-one (31) community members attended the workshop. Discussion occurred both during and after the presentation. The following is a recount of the discussion, which has been edited for clarity and ease of reading.

Question: Will there be a traffic light at the intersection [where the southern 43rd Street entrance will be aligned with the main, divided Publix shopping center driveway is located]?

Response: Not likely, due to the proximity to the NW 43rd Street / NW 23rd Avenue intersection.

Question: How far does the driveway extend into the conservation zoning area?

Response: This area will be approximately 60' – 80'. The existing driveway is in the conservation area, the request will formalize the driveway location aligned with the zoning districts.

Question: What is the difference between Office and Mixed-Use [Future Land Use/Zoning]?

Response: Mixed-use allows a blend of retail, office, and residential. The site's concept will have office to the south and retail sales and service central to the site and at the northern portion.

Question: Will there be 24-hour uses onsite?

Response: No, while the proposed financial institution's drive-up video tellers may be 24hrs, similar to others in Gainesville, none of the other uses will be open 24-hours a day.

Question: What changes will be made to the existing conservation area?

Response: First, invasive exotic vegetation will be removed, then the area will be replanted with native species. Suburban Heights neighbors have requested a berm and wall along southern portions of the development and along the NW 43rd Street frontage. This will enhance the vegetative character, which today is primarily a monoculture of pines. It will also create a visual and sound barrier for neighbors.

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planning.design.surveying.engineering.construction.

CHW staff stated that, when they met with the City staff, they were not in favor of a wall atop the berm, primarily because walls isolate and can attract undesirable activity. CHW staff were in agreement.

The conservation area will have a gently-sloped basin for a stormwater management facility (SMF) within the currently disturbed, unvegetated area. Passive recreation, such as paths may be included.

Question: Who will be responsible for Maintenance and Operation of [the Conservation] site?

Response: An Owner's Association, funded by the owners and tenants will be responsible. The area will remain privately held by the developer, and maintained in perpetuity.

Comment: I don't want trails back there. It will encourage people to use the area, like a park.

Comment: Do stormwater management areas require fencing?

Response: No, most SMF's with fences that one sees are constructed by FDOT for State-maintained roadway runoff. They are basically a deeply inscribed hole, cut into the ground, to maximize storage volume. The City, as well as the County, have regulations that require SMF basins to appear more natural, with no parallel sides, landscaped, and constructed with gentle side slopes.

Question: How tall will the berm be?

Response: The berm can be 4'-5', which will require about 30'-40' in width to have a modest slope angle. This will also for groundcover, shrubs, understory hedges, and tree planting on the berm.

Question: Will the berm dam and divert water?

Response: No, the developed area will be piped underground, beneath the berm, into the basin.

Question: Will there be trees planted throughout the conservation area?

Response: Yes, we will prepare a planting plan once we submit a development plan application, which will adhere to the City's landscape requirements. Additional plantings will be placed along the site's perimeter to enhance the natural separation and fill in where invasive species were removed.

Comment (neighbor): I'm worried about noise, light, flooding, and animals in the area.

Response (CHW): The basin will be dry, which will not cause bugs/mosquitos/reptiles to thrive, and is much easier to maintain.

Question (CHW): Do you have flooding now?

Response (neighbor): No, but this will be a lot more development than what is there now.

Response (CHW): There will be more impervious area which increases the rainwater runoff. Both the City and Water Management District have regulations preventing runoff from leaving the property after it is developed. Post development runoff cannot exceed pre-development runoff.

Question: What size will the SMF basin be?

Response: Based on the developable area (3.9 acres), approximately 35,000 sf surface area will be dedicated to SMF. We typically plan for 15-20% of the developed area, depending on soil character.

Question: How much area "A" [MUL/MU-1 area] will be developed?

Response: Approximately 32,000 square feet of the 3.9 acres, based on our current concepts. We have not engineered the site to know for sure what the actual building footprints and SMF will be onsite.

Comment: I want thicker landscaping [between the developable area and the residential homes].

Question: You are proposing multiple drive-thru uses?

Response: Yes, there is a financial use and service uses, such as food and beverage.

Question: Fast food and coffee shop?

Response: Possibly both and a financial institution with two-lane drive-thru automated tellers.

Question: Has a traffic impact study been done?

Response: We have performed a preliminary evaluation of roadway impacts based on the maximum development potential permitted in the MU-1 Zoning District. It is mandatory for the Ss-CPA/Rezoning submittals. However, a detailed Traffic Impact Analysis (TIA) will be performed during Site Plan review.

NW 23rd and 43rd are both County-maintained roadways. We presume the County will request a concrete traffic separator along 43rd Street from 23rd Avenue to the south, limiting turning movements. The NW 23rd Avenue ingress/egress will likely be located as far west (away from) the intersection.

Comment: I'm concerned with additional traffic and more people cutting through our neighborhood [Suburban Heights].

Response: A development plan will be submitted following the approval of the Ss-CPA/Rezoning applications. The development plan materials will include a thorough TIA based on the specific development intent. The TIA will account for new vehicle trips versus pass-by trips and internal capture (employees that also patron onsite uses). The study will also look at trip distribution, net new trips, and evaluate the impact onsite development will have on adjacent roadways. The City may require improvements to adjacent roadways based on the study's findings.

Question: Can you explain the reason to align the two drives on NW 43rd Street? It doesn't sound safe to encourage cars to try to cross NW 43rd Street.

Response: The TIA will also evaluate driveway locations and recommend the statistically-safest locations practicable. A median separator may be proposed to prevent cross-traffic movements. An alternative may be reducing the speed on NW 43rd Street, which will be determined by the County.

Comment: We need a mid-block pedestrian crossing. Today, the only place to cross [NW 43rd Street] is the NW 23rd Avenue intersection or all the way south at NW 8th Avenue, which is half a mile away.

Question: Will you be able to turn left into Publix [headed Southbound on NW 43rd Street]?

Response: It depends on what changes are required on NW 43rd Street, whether separator

Comment: Speed on NW 43rd is way too fast, unsafe. Cars are cutting behind Publix to get to the existing traffic light. New development will make it impossible to turn left (South on NW 43rd Street) Perhaps a traffic light at Beef Brady's could be added.

Response: NW 43rd may be recommended for separators, but probably would not meet other warrant factors, as new traffic signals must be justified by statistical evaluation.

Comment: I live several streets away, but I want to ensure properties along the border retain their values, so my house does not decrease in value.

Response: We understand, and our clients are seeking to create a landmark project. The property today is empty and has been for several years. Redevelopment can create a higher and complimentary use that benefits the context area and brings services to the neighborhood.

Comment: I like the concept you describe for the SMF/Berm area. I think it will be an improvement over what is currently there.

Comment/Question: I'm concerned about water retention. Can you guarantee properties won't flood?

Response: The developed area will be piped to a stormwater basin that is designed to retain/detain onsite runoff. The City of Gainesville and Water Management District will review and permit onsite development based on engineered plans that appropriately address the respective design regulations. As previously stated, post-development runoff cannot exceed pre-development runoff.

Question: Is there some master City basin you can pipe [runoff] to?

Response: No, City basins are limited, such as Depot Park, which serves downtown.

Question: Will the conservation be open to the public, a public park?

Response: During the two (2) meetings with the Suburban Heights Homeowners' Association (HOA), we talked about a public park, which was not desired because of potential crime/undesirable activity. We talked about a private park, which the HOA did not want to pay for nor maintain. The best solution was the area to be privately held and maintained by the development through a Commercial Owners Association. This COA could be responsible in perpetuity for upkeep and long-term maintenance.

Question: Is the site's sale dependent on approval of the Ss-CPA and Rezoning applications?

Response: Yes

Question: Who approves the applications?

Response: The City of Gainesville Commission

Question: How can we oppose the applications?

Response: Call City staff and your City Commissioner(s). All Commissioners will have voting authority to approve, approve with conditions, or deny the applications.

Question: What is the difference between Office vs MUL, again?

Response: Office is limited to administrative/professional uses, typically service oriented. Mixed use permits retail sales and services, as well as residential.

Question: How much of the trees will remain?

Response: Some trees along 43rd Street will be removed to allow for the berm. Otherwise, tree removal will be selective to those within the development area, invasive or unhealthy species, a those that may pose threats to safety due to age, condition, or location.

Question: What is the concept square feet? Uses?

Response: Approximately 32,000 square feet; coffee shop, quick service restaurants, bank, offices.

Question: If the berm is going to cause tree removal and the City is not in favor [of the berm] due to potential safety concerns, how about a wall along southern boundary [adjacent to residential lots]?

Response: That may be a solution. However, if the wall's purpose is to limit light and sound it is best placed close to the point-source location, rather than over 100 yards away from the closest vehicle.

Question: What will be the maintenance routine?

Response: A schedule is not yet finalized. However, there is generally daily sweeping and weekly landscape maintenance on the businesses and parking areas, basins are included in this schedule.

Question: What assurance do we have that the conservation will remain as illustrated?

Response: To amend the conservation FLU and Zoning, an application for each would have to be approved by the City Commission, exactly what we are requesting currently.

Question: Will the conservation area be in perpetuity?

Response: No, that would require an easement or other civil document that a City Commission could not amend.

Question: What are consequences if plan falls through, but Land Use/ Zone approved?

Response: After having gone through two dozen-plus iterations and understanding site environmental features, physical constraints, and regulatory requirements, we are confident in the site's highest and best use. Common, practical development will differ little from what is proposed. The site could be developed as office or multi-family residential. However, the site is likely to develop as commercial, consistent with the intersection's other three (3) corners, which all serve the surrounding context area.

Question: When are you submitting the applications?

Response: December 4th.

Question: Are you also submitting a site plan?

Response: No.

Question: Gas station permitted in MU-1?

Response: We are not planning for a gas station and believe it requires MU-2 zoning.

Question: What is the permitted building heights?

Response: 5 stories maximum. However, our proposed plan has only one two-story building.

Question: Can we limit drive-throughs, primarily quick service?

Response: Quick service restaurant are not typically destinations. Patrons are typically passing by the site already and stop in for a quick meal.

Question: What is the timeframe for development?

Response: Ss-CPA and Rezoning applications will take about six (6) months for approval. We will then begin engineering the site/development plans, which will take 6-9 months for approval. And, construction will take about 4-5 months.

Question: Will you build the basin and berm first?

Response: That is possible, during site construction. First, the site will be cleared of existing development and invasive exotic species. Soil from the SMF basin may be used throughout the site for grading and creating the proposed landscape berm.

Question: Thank you for working with us! – [Shared by all, and repeated several times towards the end.]

Comment (Client): We realize this is a very special/desirable corner, one of the last in Gainesville. We are interested in a mixture of local business and suitable national tenants. We want to keep it special.

Comment: Thank you for listening to our concerns.

Comment: We really need specialized local hardware store.

Comment: The developer could develop office [200k sf] without working with us at all; thanks for listening.

Comment (Client): We want this to be our signature/flagship project. We are developing the site, but are also retaining it in our portfolio. Our philosophy differs from our predecessors. We want to incorporate neighbors' input in the design and be as transparent as possible throughout the process.

Question: What is the name of the developer?

Response: Wilson Development Group, I am Matt Wilson and founded the Company.

The workshop concluded at 8:30pm.



**NW 43rd Street/
23rd Avenue
Redevelopment
Small-scale Comprehensive Plan
Amendment (Ss-CPA) –
Justification Report
December 04, 2017
REVISED February 23, 2018**

Prepared for:
City of Gainesville Department of Doing

Prepared on behalf of:
The Episcopal Church in the Diocese of
Florida

Prepared by:
CHW

PN# 17-0173
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1. Executive Summary

To: Ms. Wendy Thomas, AICP, Department of Doing, Director #17-0173
From: Ryan Thompson, AICP, Project Manager
Date: December 4th, 2017 REVISED February 23, 2018
Re: NW 43rd Street / 23rd Avenue Redevelopment – Ss-CPA Application

<p>Jurisdiction: City of Gainesville</p>	<p>Intent of Development: Retail Sales, Service, and Office uses</p>
<p>Address: 4315 NW 23rd Avenue, Gainesville, FL 32606</p>	
<p>Parcel Number: 06371-003-000</p>	<p>Acres: ±7.1 acres (ac) (Source: CHW Boundary Survey)</p>
<p>Existing Future Land Use Classifications:</p> <p>O: Office (±3.3 ac) (Up to 20 dwelling units (du) per acre (ac)) This land use category identifies areas appropriate for office, residential, professional and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the Office zoning district. Some non-office type uses may be allowed in this land use category by a Special Use Permit process established in the Land Development Code. Densities shall not exceed 20 units per acre</p> <p>CON: Conservation (±3.8 ac) (Up to 1 du per 5 ac) This land use category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.</p>	<p>Proposed Future Land Use Classification:</p> <p>MUL: Mixed-Use Low-Intensity (±3.9 ac) (8-30 du/acre) This land use category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multifamily housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses.</p> <p>CON: Conservation (±3.2 ac) (Up to 1 du per 5 ac) This land use category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.</p>

1. Executive Summary

<p>Existing Zoning Districts: OF: General Office (±3.3 ac) <i>(Up to 20 du/ac)</i> This district is established for the purpose of encouraging the development of professional offices, low to medium density residential and studio uses at locations where such uses of land would be compatible with surrounding residential uses and be in keeping with the land use policies of the comprehensive plan.</p> <p>CON: Conservation (±3.8 ac) <i>(Up to 1 du/ 5 ac)</i> This district is established for the purpose of conserving, restoring and protecting environmentally significant lands within the city and for establishing natural buffers between incompatible uses. It is intended that this district shall protect, restore and preserve natural features and open space so that the present and future residents of the city shall be able to enjoy the benefits of the natural environment of the city.</p>	<p>Proposed Zoning District: MU-1: Mixed-Use Low-Intensity (±3.9 ac) <i>(8-30 du/acre)</i> This district is established for the purpose of allowing coordinated developments designed to offer a mixture of residential, convenience-type retail, professional and consumer service uses primarily for residents of mixed-use and adjacent residential neighborhoods, and places of religious assembly. The district is intended to reduce the length and number of vehicular trips by providing for basic needs within close proximity to residential areas, by encouraging pedestrian access, and by the combining of trips.</p> <p>CON: Conservation (±3.2 ac) <i>(Up to 1 du/ 5 ac)</i> This district is established for the purpose of conserving, restoring and protecting environmentally significant lands within the city and for establishing natural buffers between incompatible uses. It is intended that this district shall protect, restore and preserve natural features and open space so that the present and future residents of the city shall be able to enjoy the benefits of the natural environment of the city.</p>
<p>Existing Maximum Density / Intensity Existing Maximum Density: $\pm 3.3 \text{ ac} \times 20 \text{ du/ac} = 66 \text{ du}$ $\pm 3.8 \text{ ac} \times 0.2 \text{ du/ac} = 1 \text{ du}$ = 67 du total</p> <p>Existing Maximum Intensity: $\pm 3.3 \text{ ac} \times 50\% \text{ Max. Bldg. Coverage}$ $\times 3 \text{ stories} = 215,622 \text{ ft}^2 \text{ total}$</p>	<p>Proposed Maximum Density / Intensity Proposed Maximum Density: $\pm 3.9 \text{ ac} \times 30 \text{ du/ac} = 117 \text{ du}$ $+ \pm 3.2 \text{ ac} \times .20 \text{ du/ac} = 1 \text{ du}$ = 118 du total</p> <p>Proposed Maximum Intensity: $\pm 3.9 \text{ ac} \times 60\% \text{ Max. Bldg. Coverage}$ $\times 3 \text{ stories} = \text{N/A (Capped at 100,000)}^1$</p>
<p>Net Change Approval of this application may result in a net increase of 51 residential units, decrease of 115,622 ft² for nonresidential uses, or a combination thereof.</p>	

¹ Per City of Gainesville Land Development Code (LDC) §30-4.20. Table V-8., the proposed MU-1 Zoning District is capped at 100,000 square feet of nonresidential uses.

2. STATEMENT OF PROPOSED CHANGE

This Ss-CPA application requests to change the ±7.1-acre site's existing Future Land Use (FLU) designations from Office (O) and Conservation (CON) to Mixed-Use Low-Intensity (MUL) and CON within Alachua County Tax Parcel 06371-003-000. The subject property is located at the southwest corner of the NW 43rd Street/23rd Avenue intersection, and is the former St. Michael's Episcopal Church site, which also has an accessory building used as a day care center. An aerial is provided as Figure 1, which shows the site's exact location and existing conditions.

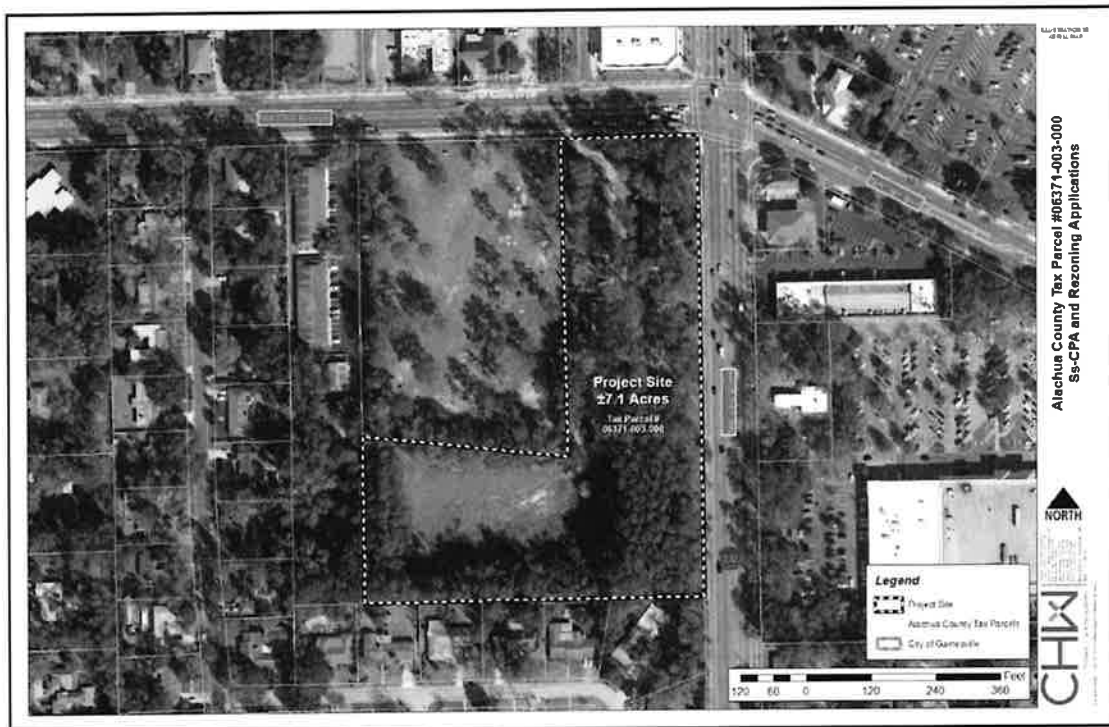


Figure 1: Aerial Map

The requested Ss-CPA is companion to a Rezoning application requesting the proposed FLU designations' corresponding zoning designations, Mixed-Use Low-Intensity (MU-1) and Conservation (CON).

The site's redevelopment intent is to allow nonresidential redevelopment that provides local employment opportunities, supports the area's growing multimodal transportation network, and satisfies the daily goods and services needs of nearby residents. The portion currently developed as the church and accessory building will be redeveloped with retail sales, service, and office while the remainder, which is currently undeveloped, will be utilized for stormwater management, natural area, and passive recreation.

Although driveway (re)locations will be determined by both City of Gainesville and Alachua County Public Works Departments, these applications anticipate shifting the existing, onsite NW 43rd Street driveway to the south to align with the existing Millhopper Shopping Center driveway. This will separate the driveway as far from the NW 43rd Street/23rd Avenue intersection as possible while maximizing separation from driveways across NW 43rd Street.

To ensure the onsite NW 43rd Street driveway is located outside of the site's conservation area, these applications request to change ±0.60-acre portion of the subject property's FLU and zoning designations from CON/CON to MUL/MU-1. **The additional MUL/MU-1 land area is not intended to allow additional permitted square footage or locate nonresidential uses closer to the existing single-family residential development located south of the project site.**

Table 1 identifies adjacent FLU and Zoning while Figures 2 through 5 shows existing and proposed FLU and Zoning.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	NW 23 rd Avenue right-of-way (R.O.W.); Commercial (Alachua County)	NW 23 rd Avenue R.O.W.; Business, Retail Sales/Service (BR) (Alachua County)
East	NW 43 rd Street R.O.W.; Mixed-Use Medium-Intensity (MUM)	NW 43 rd Street R.O.W.; Mixed-Use Medium-Intensity (MU-2)
South	Single Family (SF)	Single-Family Residential (RSF-1)
West	Public Facilities (PF); Conservation (CON)	Public Services and Operations (PS); CON



Figure 2: Existing Future Land Use Map



Figure 3: Proposed Future Land Use Map



Figure 4: Existing Zoning Map



Figure 5: Proposed Zoning Map

3. IMPACT ANALYSIS

IMPACT ON RESIDENTIAL STREETS

The site is located at the 43rd Street/23rd Avenue intersection's southwest quadrant. Each of the three (3) other corners consist of neighborhood-scale, nonresidential development. Adjacent residential streets currently experience impacts from local residents, students (both Buccholz High School and Santa Fe College), and local/regional commuters. The majority of onsite patrons will either walk to the site from adjacent neighborhoods or are passers-by that are commuting to/from work. Therefore, few new additional vehicle trips will be generated by the proposed onsite uses.

IMPACT ON NOISE AND LIGHTING

The site will be developed consistent with adjacent corners that consist of nonresidential uses that are adjacent to residential subdivisions. Additionally, the site is currently used as a church and day care center, which historically produced event-based noise and light and traditional, work-hours, and playground impacts associated with a day care center.

Noise and light generated from the site's redevelopment will be minimized to the greatest extent practicable by adhering to City Comprehensive Plan and Land Development Code (LDC) regulations, as well as providing additional measures to meet specific neighbor concerns. These measures include enhanced landscaping and a strategic site layout, which locates the most-intensive uses (retail sales) at the corner and conservation/SMF adjacent to residential. Additional measures may include a landscaped berm and/or landscape wall to minimize both on- and offsite vehicular noise and light.

ENVIRONMENTAL FEATURES

As shown in Figure 6, the site does not possess any significant environmental features, nor is it located in any environmentally protected areas. The site's southern half, which is assigned Conservation FLU and Zoning, does not contain surface water, flora, fauna, or other ecological features that warrant protection/conservation.

The site's topography slopes slightly from west to east, towards NW 43rd Street with elevations ranging from 179' to 170'. As detailed further during the site plan process, the onsite surface-water runoff derived from future redevelopment will be conveyed to an onsite SMF located in the site's lowest area(s). The SMF will be a dry basin with gentle slopes while existing invasive onsite flora shall be removed and new landscaping will enhance the quality of existing site features.

According to the National Resources Conservation Service (NRCS), onsite soils consist of Arrendondo Urban Land Complex—0 to 5% slopes (Hydro Group: A) and a minute amount of Millhopper-Urban Land Complex—0 to 5% slopes (Hydro Group: A), as shown in Figure 7. These soils are suitable for the intended nonresidential buildings and associated uses, as demonstrated on adjacent properties.

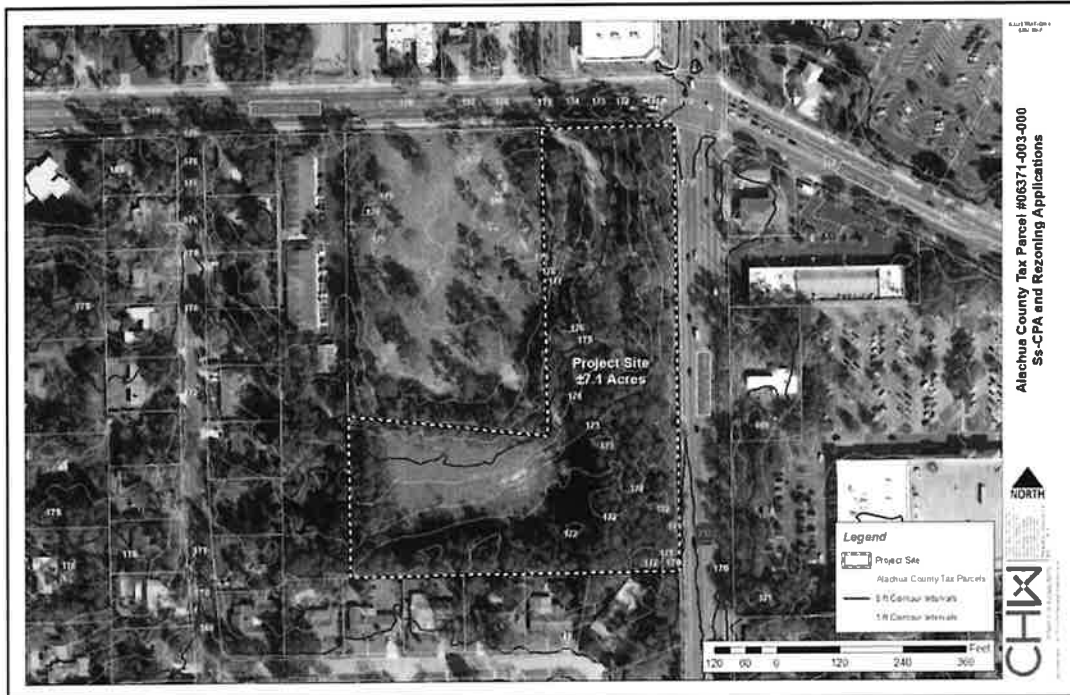


Figure 6: Topography, Wetlands, and FEMA Floodplain Map



Figure 7: Natural Resources Conservation Service (NRCS) Soils Map

HISTORIC AND ARCHEOLOGICAL RESOURCES

The site is not located within, nor does it possess, historical sites or structures. There is a church sanctuary onsite that was constructed in the 1970's, but has not been nominated or listed on the local or national register of historic places. The property owner/developer is willing to work with the City of Gainesville, University of Florida, or other entities to the maximum extent practicable to document the structure and repurpose materials.

The subject property is adjacent to an existing cemetery which clearly delineates separation between the two properties with fencing. No marked or unmarked plots have been identified onsite. If any items of historical significance are discovered within the project site during any phase of permit approval or development, it will be immediately reported to the appropriate governmental body for historical analysis and preservation.

COMMUNITY CONTRIBUTIONS

The nonresidential uses permitted as a result of this application's approval will provide local employment opportunities, support the area's developing multimodal transportation system, and satisfy the nearby residents' daily needs. Approximately one-half of the project site will remain undeveloped to revitalize onsite landscaping and address stormwater needs.

POTENTIAL LONG-TERM ECONOMIC BENEFITS

The site's intended nonresidential uses will provide long-term economic benefits to the surrounding community. The intended retail and office uses will create employment opportunities for local Gainesville citizens that can contribute to City's economy. Furthermore, this development will be capable of providing a wealth of goods and services that satisfies the daily needs of nearby residential neighborhoods without the use of a motor vehicle.

LEVEL OF SERVICE (LOS)

This Ss-CPA application is being submitted concurrent with an Rezoning application that requests the Mixed-Use Low-Intensity (MU-1) and Conservation (CON) Zoning designations for the subject property. Approval of these applications will change the development's maximum density and intensity permitted onsite. However, before calculating this change in estimated impact to local infrastructure the following factors should be acknowledged:

1. This LOS analysis does not benefit from utilizing practicable density/intensity, since a site plan will not be submitted with this application. As a result, this analysis is based on the maximum density/intensity permitted, which is often significantly greater than what is practically developed.
2. To reflect a reasonable representative of the variety of uses permitted within the requested FLU and zoning designations, the following ITE Land Use Categories were used for this analysis:
 - a. 220: Apartment (approximately half of the MUL/MU-1 area (1.9-acres));
 - b. 826: Specialty Retail Center (1.0-acre of the MU-1 proposed area);
 - c. 715: Single-Tenant Office Building (1.0-acre of the MU-1 proposed area); and
 - d. 210: Single-Family Detached Housing (for the remaining onsite CON area).
3. The actual development intent is to develop a mix of office and retail sales and service uses, not residential.
4. Onsite nonresidential development is capped at 100,000 GLA for the proposed MUL/MU-1 FLU and Zoning district. Therefore, both ITE 826 and 715 will be calculated utilizing 50,000 GLA each.
5. The intended nonresidential development shall be around 35,000 square feet.
6. Almost half the site will be dedicated to natural-area, even though one (1) unit per five (5) acres is permitted.

The calculations for determining both the existing and proposed maximum permitted development potential has been summarized in Table 2:

Table 2: Existing and Proposed Maximum Development Potential

Existing FLU / Zoning		Proposed FLU / Zoning	
O / OF (±3.3 ac); CON / CON (±3.8 ac)		MUL / MU-1 (±3.9 ac); CON / CON (±3.2 ac)	
<i>Existing Maximum Permitted Density</i>		<i>Proposed Maximum Permitted Density</i>	
±3.3 ac x 20 du/ac	66 du	±3.9 ac x 30 du/ac	117 du
±3.8 ac x 0.2 du/ac	1 du	±3.2 ac x 0.2 du/ac	1 du
Total	67 du	Total	118 du
<i>Existing Maximum Permitted Intensity</i>		<i>Proposed Maximum Permitted Intensity</i>	
±3.3 ac x 50% Max. Bldg. Cv. x 3 stories	215,622 ft ²	Capped at 100,000 ft ² GFA ¹	100,000 ft ²
Not Permitted	-	Not Permitted	-
Total	215,622 ft²	Total	100,000 ft²

1. Source: LDC §30-4.20. Table V-8

Table 3: Projected Net Trip Generation

Land Use ¹ (ITE)	Units	Daily ¹		AM Peak ¹		PM Peak ¹	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Specialty Retail Center (ITE 826)	50	44.32	2,216	6.84	342	2.71	136
Single Tenant Office Building (ITE 715)	50	11.65	583	1.80	90	1.74	87
Apartment (ITE 220)	57	6.65	379	.51	29	.62	35
Single-Family Detached Housing (ITE 210)	1	9.52	10	.75	1	1.00	1
Subtotal:	-	-	3,187	-	462	-	259
Existing							
General Office Building (ITE 710)	216	11.03	2,382	1.56	337	1.49	322
Single-Family Detached Housing (ITE 210)	1	9.52	10	.75	1	1.00	1
Subtotal:	-	-	2,392	-	338	-	323
Net Trip Generation	-	-	795	-	126	-	-64

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

Conclusion: If the project were to be developed utilizing the site's theoretical maximum development potential, these applications' approval would result in a potential maximum increase of **796 net daily vehicle trips**. The site is located within the City's Transportation Mobility Program Area (TMPA) Zone B. Developers within TMPA Zone B are responsible for providing improvements to the City's transportation system and infrastructure.

Developments within TMPA Zone B will be required to provide items a. – e of Comprehensive Plan Policy 10.1.4. In addition, project sites within Zone B are also required to meet transportation mobility criteria based upon the development's trip generation's proportional impact on transportation mobility needs. Specific criteria within Policy 10.1.6 shall be determined during Development Plan review when a specific development program is proposed to the City. Furthermore, the site is located within the Millhopper/Thornebrook transit hub which renders the intended development eligible for a 25% reduction in the project's net, new average daily vehicle trip generation if existing onsite buildings are expanded or converted for new uses as stated in Policy 10.2.5. Application of this reduction will be determined during development plan review.

Potable Water

Based on the Gainesville Regional Utilities (GRU) potable water map (Figure 8), future uses will connect to the existing 16" Ductile Iron Pipe (DIP) pressurized main located along the NW 43rd Street right-of-way (R.O.W.).

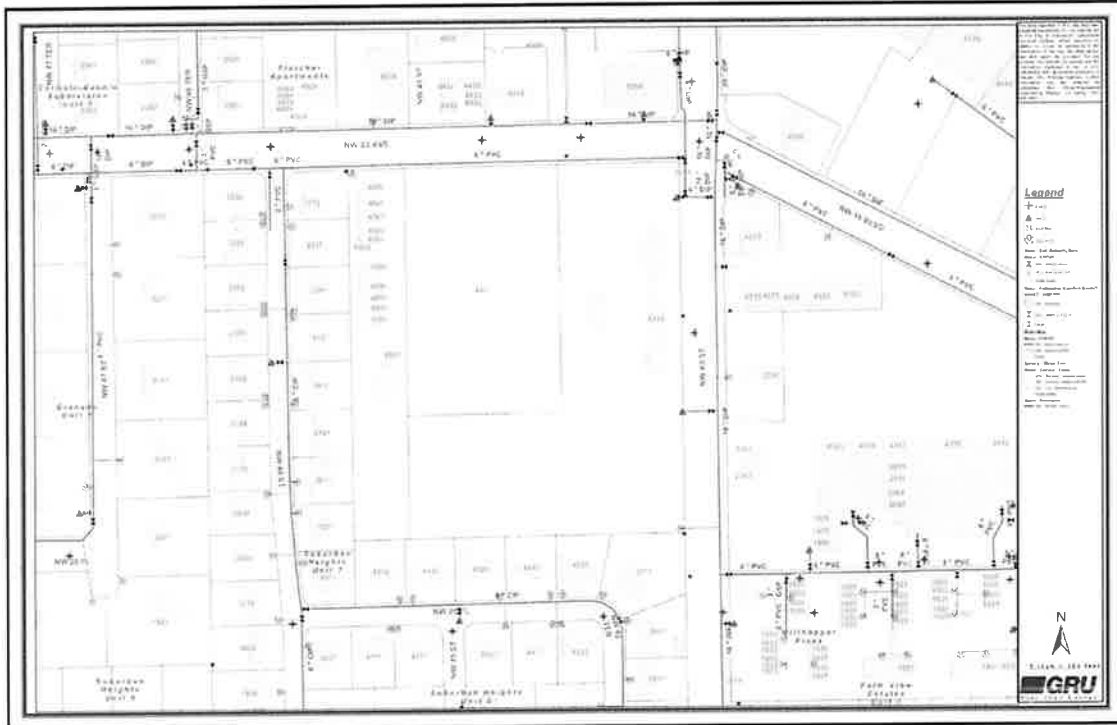


Figure 8. Existing Potable Water Infrastructure

Table 4: Projected Potable Water Demand

Land Use	Maximum Units	Generation Rate ^{1,2}	Estimated Demand (GPD)
Proposed			
Specialty Retail Center (ITE 826)	50,000	15 gal. per 100 ft ²	7,500
Single Tenant Office Building (ITE 715)	50,000	15 gal. per 100 ft ²	7,500
Apartment (ITE 220)	157	100 gal. per bdrm.	15,700
Single-Family Detached Housing (ITE 210)	3	100 gal. per bdrm.	300
<i>Subtotal:</i>	-	-	31,000
Existing			
General Office Building (ITE 710)	215,622	15 gal. per 100 ft ²	32,343
Single-Family Detached Housing (ITE 210)	3	100 gal. per bdrm.	300
<i>Subtotal:</i>	-	-	32,643
Net Demand	-	-	-1,643

1. Source: Ch. 64E-6.008, F.A.C.

2. Where LOS is measured per bedroom, an estimated multiplier of 2.75 bedrooms per permitted dwelling unit is used.

Conclusion: As shown in Figure 8, the project site will be served by existing Gainesville Regional Utilities potable water infrastructure. If the project were to be developed utilizing the site's theoretical maximum development potential, approval of this request would result in a **net decrease of 1,643 gallons per day** in estimated potable water demand and *would not* negatively impact the City's adopted Level of Service (LOS).

Sanitary Sewer

Proposed uses will connect to a gravity sewer main located in the NW 23rd Avenue R.O.W., as shown on the GRU sanitary sewer map (Figure 9).

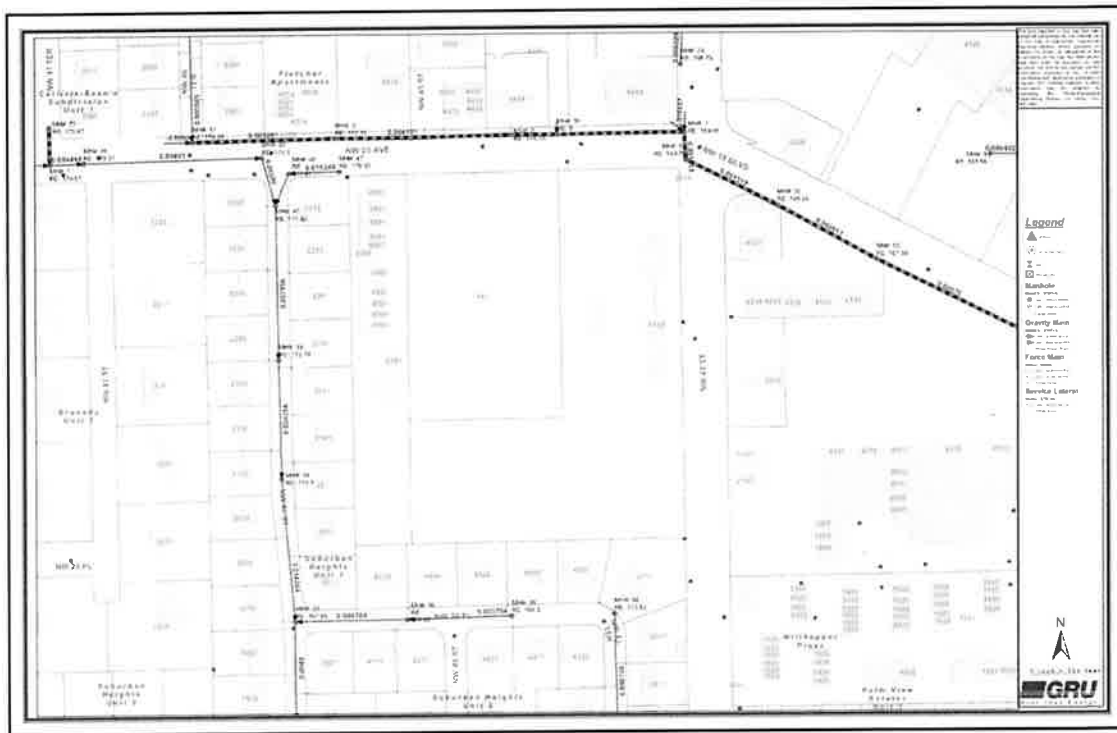


Figure 9. Existing Sanitary Sewer Infrastructure

Table 5: Projected Sanitary Sewer Demand

Land Use	Maximum Units	Generation Rate ^{1,2}	Estimated Demand (GPD)
Proposed			
Specialty Retail Center (ITE 826)	50,000	15 gal. per 100 ft ²	7,500
Single Tenant Office Building (ITE 715)	50,000	15 gal. per 100 ft ²	7,500
Apartment (ITE 220)	157	100 gal. per bdrm.	15,700
Single-Family Detached Housing (ITE 210)	3	100 gal. per bdrm.	300
<i>Subtotal:</i>	-	-	31,000
Existing			
General Office Building (ITE 710)	215,622	15 gal. per 100 ft ²	32,343
Single-Family Detached Housing (ITE 210)	3	100 gal. per bdrm.	300
<i>Subtotal:</i>	-	-	32,643
Net Demand	-	-	-1,643

1. Source: Ch. 64E-6.008, F.A.C.

2. Where LOS is measured per bedroom, an estimated multiplier of 2.75 bedrooms per permitted dwelling unit is used.

Conclusion: As shown in Figure 9, the project site will be served by existing Gainesville Regional Utilities sanitary sewer infrastructure. If the project were to be developed utilizing the site's theoretical maximum development potential, these applications' approval would result in a **net decrease of 1,643 gallons per day** in estimated sanitary sewer demand and *would not* negatively impact the City's adopted Level of Service (LOS).

Potential Solid Waste Impact

Table 6. Projected Solid Waste Demand and Capacity

Generation Rate Calculation ¹	Tons Per Year
[(57 dwelling units x 2.6 persons per du x .73 tons per capita) + (((12 lbs. / 1,000 sq. ft. / day x 100,000 ft ²) x 365) / 2,000)]	327
Leveda Brown Environmental Park and Transfer Station Capacity ²	20 years

1. Source: Sincero and Sincero: *Environmental Engineering: A Design Approach*, Prentice Hall, NJ, 1996

2. Source: Alachua County Comprehensive Plan, Solid Waste Element 57

Conclusion: As calculated in Table 6, solid waste facility capacity exists to adequately serve the proposed Ss-CPA and Rezoning applications' approval. If the project were to be developed utilizing the site's theoretical maximum development potential, these applications' approval *would not* negatively impact the adopted LOS. The Leveda Brown Environmental Park and Transfer Station has the capacity to process various

components of the solid waste stream for the next 20 years. This facility has adequate capacity to meet the proposed amendment's demand.

Public School and Recreation Generation

The intent of these applications is to allow a mix of nonresidential uses within the site's proposed MUL/MU-1 designated area, not residential dwelling units. Therefore, no demand shall be placed on the school system as a result of this application's approval. However, the City of Gainesville requires all Ss-CPA and Rezoning applications to evaluate LOS based on the site's theoretical maximum density/intensity. Therefore, public school generation and recreation demands are evaluated in Tables 7 and 8, respectively. A Public School Generation form has been included with this application.

Table 7: Projected Public School Demand

Land Use (ITE)	Units	Elem.		Middle		High	
		Rate	Total	Rate	Total	Rate	Total
Proposed							
Multifamily	117	.08	9	.03	4	.03	4
Single Family	1	.15	0	.07	0	.09	0
Existing							
Multifamily	66	.08	5	.03	2	.03	2
Single Family	1	.15	0	.07	0	.09	0
Net Generation	-	-	4	-	2	-	2

If the proposed nonresidential site were to be developed utilizing the site's theoretical maximum development potential into single-family and multifamily homes, these application's approval would result in a potential increase of **four (4) stations** to public Elementary schools, **and two (2) stations each** to Middle and High schools.

As evidenced by the Service Level Standards for Parks' table within the City of Gainesville Comprehensive Plan's Recreation Element, the City's existing LOS for City Parks exceed the Adopted LOS for all Gainesville park designations. This discrepancy is shown on Table 8 of this report:

Table 8: Service Level Standards for Parks

Park	Adopted LOS Standard	Existing LOS
Local Nature/Conservation	6.00 ac.	15.71 ac.
Community Park	2.00 ac.	2.13 ac.
Neighborhood Park	.80 ac.	1.33 ac.
Total Acres per 1000	8.80 ac.	19.73 ac.

If the creation of recreation facilities is deemed appropriate for the project site as a result of this application, the developer will remain consistent with all Recreation design policies required by the City's Comprehensive Plan and LDC.

4. CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

This section identifies specific City of Gainesville Comprehensive Plan Goals, Objectives, and Policies and explains how this Ss-CPA application is consistent with each. Text from the City of Gainesville is provided in normal font while consistency statements are provided in **bold**.

The requested MUL & MU-1 designations permit a mixture of residential and nonresidential uses designed to promote both pedestrian and transit use in the City of Gainesville's developed, urban area. In addition, the requested CON FLU and Zoning designations preserve existing natural lands and resources. The proposed onsite MUL & CON FLU designations are consistent with the following Comprehensive Plan goals, objectives, and policies:

FUTURE LAND USE ELEMENT

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

This Ss-CPA application requests to change a portion of the ±7.1-acre site's existing O and CON FLU designations to MUL and CON. Granting this request will permit nonresidential redevelopment onsite that provides local employment opportunities and satisfies nearby residents' daily needs for goods and services.

In addition, the site's remaining conservation area will be maintained the maximum extent practicable to protect the area's natural features and provide vegetative buffering between the site's nonresidential activity and adjacent neighborhoods.

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

This request for a mixture of uses is consistent with the City's desire for integrating uses that are essential for the daily needs of nearby residents. The proposed nonresidential development is located within walking distance of hundreds of households that are likely to either patron onsite uses or work onsite.

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

Approval of this application permits the redevelopment of an institutional site into a mix of retail sales, service, and office uses at an otherwise appropriately-scaled, commercial intersection. Approval of these applications will diversify land uses within walking distance to hundreds of households.

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

Proposed onsite uses will improve the utility of alternative transportation modes, such as transit, biking, and walking in numerous ways. Redevelopment will include supplementing the existing, fragmented bike/pedestrian facilities, connecting onsite buildings with adjacent bike/pedestrian facilities, and improving transit stop facilities. Wider sidewalks and appropriate landscaping enhancements will encourage walking past and into the site. Proposed onsite uses will draw more bike/pedestrian users than the abandoned institutional uses currently onsite.

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

These applications request MUL FLU and MU-1 Zoning designations that permit a mix of onsite uses. As evidenced by the adjacent property's Mixed-Use Medium-Intensity (MUM) FLU designation, and the site's adjacency to both residential and nonresidential uses, this application is consistent with the existing mixed-use development pattern at this intersection.

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

Mixed-use development is implemented through lands designated as one of the City's mixed-use FLU categories. Approval of this Ss-CPA and the accompanying Rezoning application will assist the City in implementing Objective 1.4 by permitting mixed-use redevelopment onsite. Proposed retail sales and service uses will further diversify the mix of uses within the City of Gainesville.

Policy 1.4.4. In mixed-use zoning districts, the City should prohibit or restrict land uses that discourage pedestrian activity and residential use, including car washes, motels (hotels are acceptable), storage facilities, auto dealerships, drive-throughs, warehouses, plasma centers, and street-level parking lots.

The intent of this application is to permit a mix of nonresidential uses capable of satisfying the daily needs of adjacent and nearby residential developments. Approval of this request will allow for pedestrian-friendly nonresidential developments capable of satisfying the community's desire for employment opportunities, goods, and services within close proximity of their homes.

Objective 1.5 Discourage the proliferation of urban sprawl.

The project site is located within the developed, urban area of Gainesville. The proposed mixed-use designations discussed in this report will encourage the mixed-use redevelopment of an institutional facility. Approval of these applications will encourage the site's future redevelopment, therefore relieving development pressure in the urban fringe and rural areas of the city.

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

1. Consistency with the Comprehensive Plan;

As stated throughout Section 4 of this report, the proposed Ss-CPA and Rezoning applications are consistent with all relevant Goals, Objectives, and Policies found within the City of Gainesville Comprehensive Plan.

2. Compatibility and surrounding land uses;

These applications request the MUL FLU and MU-1 Zoning designations for ±3.9-acres of onsite area which permit both residential and nonresidential uses. The intended development will satisfy the daily needs for goods, services, and employment opportunities for adjacent and nearby neighborhoods. Compatibility with adjacent land uses is provided by natural landscaping and buffering consistent with LDC §30-8.5. Additionally, a ±3.20-acre, ≥200'-wide area will remain as conservation lands not to be developed between onsite uses and adjacent residential structures.

3. Environmental impacts and constraints;

As demonstrated throughout this report, approval of this application will not lead to any significant environmental impacts or constraints on the previously-developed site. The ±7.1-acre subject property does not possess any significant environmental features such as floodplains, wetlands, or protected habitats. In addition, this application requests to maintain a significant majority of the site's undeveloped area in conservation.

4. Support for urban infill and/or redevelopment;

Approval of these applications allow residential and promote a wider variety of nonresidential uses, which improves the surrounding context area's residents' ability to satisfy daily needs. The mixed-use redevelopment of the underutilized site also promotes proximate infill development that can serve thousands of homes and residents.

5. Impacts on affordable housing;

Although the site's redevelopment is not anticipated to include residential dwellings, the proposed FLU and zoning will permit residential uses. If developed, the permitted, multi-family dwellings would diversify the area's housing stock, which may improve housing affordability.

6. Impacts on the transportation system;

As demonstrated in Section 3 of this report, the site is expected to have a minimal impact on the area's existing transportation system as sufficient roadway capacity exists to facilitate the intended nonresidential development. Furthermore, the site is located within the City's Transportation Mobility Program Area (TMPA) Zone B and is responsible for providing appropriate improvements to the City's transportation system and infrastructure determined at the time of development plan review.

7. An analysis of the availability of facilities and services;

The site utilizes existing public facilities and services supplied by GRU and the City of Gainesville Public Works Department. Any urban infill redevelopment on the project site will retain the use of GRU and City infrastructure and services, including centralized potable water and sanitary sewer. The site's immediate adjacency to nearby residential and nonresidential areas will also encourage alternative transportation modes in the area.

8. Need for the additional acreage in the proposed future land use category;

The subject property is the previous location of the St. Michael's Episcopal Church, which has since relocated. Existing onsite day care services may remain throughout the intended redevelopment process. This application seeks to increase the site's development potential by permitting additional residential and nonresidential uses onsite that can service adjacent and nearby residents' need for daily goods and services while simultaneously preserving a majority of the site's existing conservation area.

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.;

As demonstrated in Section 5 of this report, the intended nonresidential development does not constitute urban sprawl as defined in Section 163.3164, F.S. and is consistent with the standards found within Subsection 163.3177(6)(a)9., F.S.

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

St. Michael's Episcopal Church has relocated to another site, leaving a day care as the only use on a prominent ±7.1-acre site. These applications request the FLU and zoning necessary to redevelop the site for uses that are capable of positively contributing to the area's inventory of quality employment options, investment opportunities, and diverse economic activities.

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

The project site is not located within an antiquated subdivision as defined in Section 163.3164, F.S. Rather, the area has prosperous retail sales and service and vibrant residential communities that have seen routine redevelopment to meet community needs. The subject property's redevelopment will contribute to this area's prosperity.

TRANSPORTATION MOBILITY ELEMENT

Transportation Mobility Element *Overall Goal*

ESTABLISH A TRANSPORTATION SYSTEM THAT ENHANCES COMPACT DEVELOPMENT, REDEVELOPMENT, AND QUALITY OF LIFE, THAT IS SENSITIVE TO CULTURAL AND ENVIRONMENTAL AMENITIES, AND THAT IMPLEMENTS THE VISION OF THE "YEAR 2035 LONG RANGE TRANSPORTATION PLAN" WITHIN THE CITY OF GAINESVILLE. THE TRANSPORTATION SYSTEM SHALL BE DESIGNED TO MEET THE NEEDS OF PEDESTRIANS, BICYCLISTS, TRANSIT, AND AUTO USERS. SAFETY AND EFFICIENCY SHALL BE ENHANCED BY LIMITATIONS AND CARE IN THE LOCATIONS OF DRIVEWAYS, PROVISION OF SIDEWALK CONNECTIONS WITHIN DEVELOPMENTS, AND AN OVERALL EFFORT TO ENHANCE AND ENCOURAGE PEDESTRIAN MOBILITY THROUGHOUT THE COMMUNITY BY IMPROVEMENT AND PROVISION OF SAFE CROSSINGS, COMPLETE SIDEWALK AND TRAIL SYSTEMS, AND SIDEWALKS OF ADEQUATE WIDTHS. BASIC TRANSPORTATION SHOULD BE PROVIDED FOR TRANSPORTATIONDISADVANTAGED RESIDENTS TO EMPLOYMENT, EDUCATIONAL FACILITIES, AND BASIC SERVICES.

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

This application proposes to further develop the existing commercial node located at the NW 43rd Street/23rd Avenue intersection by requesting FLU and zoning designations that support multi-modal transportation and allow for a compact mix of uses. The site is adjacent to several transit routes that will benefit from improved transit stops. Biking and walking will be encouraged through wider, connected sidewalks and enhanced landscaping. In addition, onsite uses will make efficient use of developable land while enhancing non-developed property.

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

Although transit-supportive density is permitted in both the existing O and proposed MUL FLU designations, residential is not appropriate for this subject property, nor is it intended following this application's approval. The site fronts two arterial corridors and is located at an otherwise commercial intersection. Appropriate uses onsite should reflect the intersection's adjacent corners.

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

The site is adjacent to several transit routes that will benefit from improved transit connection. Biking and walking will be encouraged through wider, connected sidewalks and enhanced landscaping. In addition, onsite uses will attract some of the hundreds of residents within walking and biking distance of the site that are likely to become patrons and/or employees of proposed uses.

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

Approval of these applications will further diversify the mix of uses and enhance transit, bicycle, and pedestrian facilities that will collectively encourage multi-modal transportation, reducing automobile dependency within the City.

HISTORIC PRESERVATION ELEMENT

GOAL 1 PRESERVE, PROTECT, ENHANCE AND SUPPORT THE HISTORIC, ARCHAEOLOGICAL AND CULTURAL RESOURCES WITHIN THE CITY OF GAINESVILLE.

Objective 1.1 The City shall continue to update the historic, archaeological and cultural resource base survey.

Policy 1.1.1 The City shall continue to expand its inventory of historic properties by preparing new Florida Site Files for previously undocumented properties and updating existing site files for properties that have undergone alterations or demolitions.

Policy 1.1.2 The City shall seek funding to develop a city-wide archaeological sensitivity map to indicate the probability of archaeological sites. This map will be used to review the possible impact of both public and private projects upon archaeological resources.

City of Gainesville Comprehensive Plan Goal 1 and Objective 1.1 place responsibility upon City of Gainesville staff to update the City’s “historic, archeological and cultural resource based survey”. Further the associated Policies charge the City with expanding the inventory by facilitating preparation of new Florida Site Files and seeking funding to develop a city-wide archeological sensitivity map. Objective 1.1 and its Policies 1.1.1 and 1.1.2 do not place any obligations upon City staff to impart these actions on individual development applications or during the course of Comprehensive Plan Amendments or Rezoning requests.

Objective 1.2 The City shall increase the number of historic resources listed in the Local or National Register of Historic Places.

Policy 1.2.2 The City shall continue to evaluate the eligibility of individual historic resources for listing in the Local or National Register of Historic Places.

City of Gainesville Comprehensive Plan Objective 1.2 specifically directs City of Gainesville staff to “increase the number of historic resources listed in the Local or National Register of Historic Places” and Policy 1.2.2 charges the City staff with evaluating the eligibility of individual historic resources for listing in the Local or National Register of Historic Places. Objective 1.2 and Policy 1.2.2 do not place any obligations upon City staff to act further than evaluation, nor does it direct staff to nominate, private property that does not seek Local or National Register designation.

Objective 1.5 The City shall maintain a program that increases public and private involvement in the preservation, protection, enhancement and support of historic, archaeological and cultural resources

City of Gainesville Comprehensive Plan Objective 1.5 specifically defrays the cost of preserving historic and archaeological resources and directs City of Gainesville to “maintain a program that increases public and private involvement in the preservation, protection, enhancement and support of historic, archaeological and cultural resources”. The City obligation has been met since the mid 1970’s and is present today in its Historic Preservation Board and professional staff.

Policy 1.5.1 The City shall coordinate with for-profit and not-for-profit organizations to help defray the cost of preserving historic and archaeological resources.

Policy 1.5.1 directs the City to coordinate with all organizations to help defray the cost of preserving historic and archeological resources. The applicant and owner of the subject site, requesting a Small-scale Comprehensive Plan Amendment and Rezoning, are willing to donate the building’s structural elements and materials to a bona fide reuse or recycling program so that materials can be adaptively reused or repurposed within the community. Further, the applicant and owner will donate revenue generated from the purchase of materials by a bona fide reuse or recycling program to the City of Gainesville to “defray the cost of preserving historic and archaeological resources”, should one be identified in a timely manner prior to Development Plan Approval.

5. URBAN SPRAWL ANALYSIS

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

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

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

As demonstrated by the following analysis, the proposed Ss-CPA does not trigger any urban sprawl indicators, and adoption of this application will discourage the proliferation of urban sprawl within the City of Gainesville and Alachua County. All indicators will be shown in normal font, while consistency statements will be provided in **bold**.

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

The project site is located within the developed, urban area of the City. The proposed mixed-use FLU designation is consistent with the area's robust mix of residential and nonresidential uses. By approving this application, the City will permit the FLU necessary to redevelop the existing, abandoned, institutional facility into a vibrant, mixed-use site, which will be developed at an appropriate, urban density/intensity.

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

The project site is not located within a rural area, as it is adjacent to two (2) County roadways within the City's urban core. The proposed Ss-CPA will encourage a mixed-use redevelopment of the site's existing institutional facility that is more consistent with the area's development pattern. Approval of this application and its companion Rezoning application will encourage onsite redevelopment consistent with adjacent properties on a site suitable for neighborhood-scale retail sales and service uses.

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

The project site is one of the last, underdeveloped corners within the City. The three (3) other corners at this intersection are developed with appropriately-scaled nonresidential development. Approval of this Ss-CPA and the accompanying Rezoning application will continue the existing development pattern at this intersection. Furthermore, the proposed MUL FLU and MU-1 Zoning District designations require design standards that prohibit strip, non-residential development and encourage multi-modal travel.

4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

As discussed and illustrated within Section 3 of this report, the site is not located in any environmentally protected areas nor does it possess any significant environmental features. Regardless, this application requests to retain a majority of the onsite conservation area in efforts to protect the site's native tree canopy and provide a large, natural separation between the proposed mixed-use district and the adjacent single-family neighborhood.

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

Due to the site's urban setting, no agricultural activities are adjacent to the site, nor will any be interrupted or discontinued as a result of this application's approval.

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

Following the site' redevelopment, onsite uses will continue to utilize existing public facilities and services currently supplied by Gainesville Regional Utilities (GRU), the City of Gainesville, and Alachua County, including potable water, sanitary sewer, electric, roads, sidewalks, transit, and emergency services.

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

Proposed onsite uses shall maximize the use of future public facilities and services as they become available.

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

The site is located in an urban area that is already supported by public facilities and services. Therefore, the urban redevelopment project attributable to this Ss-CPA does not disproportionately increase the cost in time, money, or energy by providing and maintaining these facilities and services within the project site.

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

The site is located within the City of Gainesville's urbanized core, which is already greatly separated from rural areas within the County. Approval of this Ss-CPA and the accompanying Rezoning application shall allow the continued urbanization of an otherwise underutilized parcel located at a commercial intersection. The intent is to provide appropriately-scaled, nonresidential uses in the urban core, which shall relieve development pressure at the urban fringe.

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

Approval of the proposed Ss-CPA and Rezoning applications would increase the redevelopment potential of a currently underdeveloped, single-use parcel within the City of Gainesville's urbanized area. Upon adoption, a mixed-use facility consistent with the proposed MUL FLU and MU-1 Zoning designation is intended that is capable of satisfying the daily needs for goods and services of nearby single-family homes. In addition, this application also proposes to retain a majority of the site's existing conservation area in efforts to continue the preservation and protection of Gainesville's natural resources and to provide a large, organic separation between on- and offsite uses.

11. Fails to encourage a functional mix of uses.

The proposed MUL FLU designation is intended to allow a mix of residential and non-residential uses. The project site is located within the City's developed, urbanized within walking or biking distance of hundreds of residential dwellings. Approval of this Ss-CPA application will further diversify the nonresidential uses within this area, allowing residents to meet daily needs and offering employment opportunities.

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

The site is located adjacent to two (2) arterial roadways and at an intersection characterized by existing, appropriately-scaled nonresidential uses. Approval of these applications shall ensure that the site is developed consistent with the existing development pattern. To ensure compatibility with adjacent residential uses, approximately half of the site shall remain in conservation, providing a natural separation between uses. Multi-modal transportation shall be encouraged through both on- and offsite design and enhanced pedestrian, bicycle, and transit systems.

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

Currently, the site is privately owned with access only permitted to attendees of the site's existing, institutional uses. Future development plans for the project site would continue to conserve this natural area while enhancing native landscaping and removing invasive exotics. To discourage undesirable use of the conservation area and relieve adjacent neighbors of financial burdens, the conservation area shall remain privately owned and maintained.

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

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

The site is located at a major City of Gainesville intersection that is characterized by appropriately-scaled nonresidential uses. The intent of this site's redevelopment is to continue this development pattern. Approval of these applications will encourage economic growth within the City's urbanized core. Additionally, the project site does not contain natural resources and ecosystems that warrant protection.

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

The redeveloped site will continue to utilize existing public facilities and services supplied by Gainesville Regional Utilities (GRU), the City of Gainesville, and Alachua County.

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

The site is located within the developed, urbanized area of Gainesville that includes hundreds of residential dwellings within walking or biking distance. The site's design shall encourage walking, biking, and transit through enhanced facilities, both on- and offsite. The requested MUL FLU and MU-1 Zoning District shall ensure a vibrant mix of uses onsite, which is a stark contrast to the abandoned, institutional uses currently onsite.

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

The site is located at the NW 43rd Street/23rd Avenue intersection that is characterized by appropriately-scaled, nonresidential uses. Within walking or biking distance to this intersection are hundreds of residential dwellings. Approval of this Ss-CPA application will diversify the nonresidential uses available to these residents, which will both allow nearby residents to meet retail, service and employment needs without relying on a vehicle for transportation.

City of Gainesville

EXHIBIT
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PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # **APPLICATION DATE**

NAME & DESCRIPTION OF PROJECT

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers

Acreage

DEVELOPMENT DATA (check all that apply)

Single Family Multi Family Exempt (See exemptions on page 2)
Number of Units Number of Units

Level of Review

Pre-Application Conference Preliminary Final Revised Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs can be obtained from Alachua County Growth Management Department GIS Services by clicking on the "GIS Data" link.

http://growth-management.alachuacounty.us/gis_services/map_gallery/

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary **Middle** **High**

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text" value="1"/>	units X 0.15 Elementary School Multiplier	<input type="text" value="0"/>	Student Stations
MIDDLE	<input type="text" value="1"/>	units X 0.07 Middle School Multiplier	<input type="text" value="0"/>	Student Stations
HIGH	<input type="text" value="1"/>	units X 0.09 High School Multiplier	<input type="text" value="0"/>	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text" value="117"/>	units X 0.08 Elementary School Multiplier	<input type="text" value="9"/>	Student Stations
MIDDLE	<input type="text" value="117"/>	units X 0.03 Middle School Multiplier	<input type="text" value="4"/>	Student Stations
HIGH	<input type="text" value="117"/>	units X 0.03 High School Multiplier	<input type="text" value="4"/>	Student Stations

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

- Existing legal lots eligible for a building permit
- Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired
- Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development
- Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA
- Group quarters that do not generate public school students, as described in the ILA

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address:

Phone:

Email:

CERTIFICATION

PROJECT NAME :

PROJECT #:

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

Approved based upon the following findings (see 2015-2016 Capacity Tables)

Elementary SCSA Capacity Required

- Capacity Available Available Capacity
- Capacity Available in 3 yrs Available Capacity
- Capacity Available in Adjacent SCSA Available Capacity

Middle SCSA Capacity Required

- Capacity Available Available Capacity
- Capacity Available in 3 yrs Available Capacity
- Capacity Available in Adjacent SCSA Available Capacity

High SCSA

- Capacity Available Available Capacity
- Capacity Available in 3 yrs Available Capacity
- Capacity Available in Adjacent SCSA Available Capacity

Denial for reasons stated

Approved by

City of Gainesville Staff

School Board Staff Certification

A complete application for the development project was accepted on

Date:

Vicki McGrath
Community Planning Director
School Board of Alachua County
352.955.7400 x 1423

Signed:

Date:

Printed Name:



2017 Roll Details — Real Estate Account At 4315 NW 23RD AVE

Print this page

Real Estate Account #06371 003 000

Parcel details Latest bill Full bill history

2017	2016	2015	2014	...	2002
NO TAXES DUE	NO TAXES DUE	NO TAXES DUE	PAID		NO TAXES DUE

Get Bills by Email

No taxes due

Owner: PROTESTANT EPISCOPAL CHURCH
325 N MARKET ST
JACKSONVILLE, FL 32202-2732

Situs: 4315 NW 23RD AVE

Account number: 06371 003 000
Alternate Key: 1044648
Millage code: 3600
Millage rate: 22.3751

Assessed value: 1,862,300
School assessed value: 1,862,300
Unimproved land value: 1,204,300

Exemptions

CHURCH: 1,862,300

Property Appraiser
Location is not guaranteed to be accurate

2017 Annual bill

View

Ad valorem: \$0.00
Non-ad valorem: \$0.00
Total Discountable: 0.00
No Discount NAVA: 0.00
Total tax:

Legal description

COM 50 FT S & 50 FT W OF NE COR SEC POB W 239 FT S 627 FT N 85 DEG W 339 FT S 300 FT E 583.08 FT N 850 FT TO POB OR 32/391

Location

Book, page, item: -
Geo number: 34-09-19-06371003000
Range: 19
Township: 09
Section: 34
Neighborhood: 114300.50
Use code: 07100
Total acres: 6.722

