

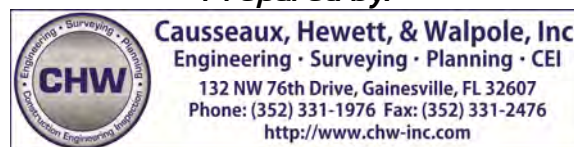
Appendix D Application and Neighborhood Workshop information

SW 5th Avenue & SW 7th Terrace
Rezoning
Application Package

Prepared for Submittal to:
The City of Gainesville, Florida

Prepared on Behalf of:
Heritage Investments Group of Gainesville, LLC

Prepared by:



December 17, 2012

PN 12-0365

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Tax Records and Warranty Deeds
6. Neighborhood Workshop Materials
7. Justification Report
8. Map Set

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*Focused on Excellence
Delivered with Integrity*

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December 17, 2012

Mr. Erik Bredfeldt, AICP, Ph.D., Planning and Development Director
City of Gainesville Planning & Development Services
306 Northeast 6th Street
Gainesville, FL 32601

Re: SW 5th Avenue & SW 7th Terrace – Rezoning

Dear Mr. Bredfeldt:

On behalf of the property owners, Causseaux, Hewett, & Walpole, Inc. (CHW) submits this Rezoning application to change Alachua County tax parcels 13431-000-000 and 13432-000-000 (±0.62 acres) from Residential High – 1 (RH-1) to Urban Mixed Use – 2 (UMU-2) on the City's Zoning Atlas.

This application is submitted in conjunction with a Small-scale Comprehensive Plan Amendment application to amend the City's Future Land Use Map (FLUM). Additionally, it is our understanding that the above-referenced property will be removed from the University Heights Special Area Plan, if the City Commission grants approval for this Rezoning request, concurrently with this application.

We submit the following items for your review and approval:

- The required City of Gainesville Rezoning application;
- An affidavit authorizing CHW as agent with property records and tax roll documents;
- A check in the amount of \$1,464.75 for application fees;
- Neighborhood Workshop materials;
- A legal description for the subject properties;
- Fourteen (14) copies of the Rezoning Justification Report.

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

Sincerely,
Causseaux, Hewett, & Walpole, Inc.

Gerry R. Dedenbach, AICP, LEED® AP
Director of Planning & GIS Services

I:\JOBS\2012\12-0365\Application\Rezoning\LTR_12-0365_REZ_121217.doc

132 NW 76th Drive
Gainesville, Florida 32607

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

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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. 001-670-6710-3401 []	
Account No. 001-670-6710-1124 (Enterprise Zone) []	
Account No. 001-670-6710-1125 (Enterprise Zone Credit []	

Owner(s) of Record (please print)
Name: Heritage Investments Group of Gainesville, LLC
Address: 321 SW 13th Street Gainesville, FL 32601
Phone: 352-376-6223 Fax: 352-376-6269
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: Causseaux, Hewett, & Walpole, Inc.
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 []	Zoning Map <input checked="" type="checkbox"/>	Master Flood Control Map []
Present designation:	Present designation: RH-1	Other [] Specify:
Requested designation:	Requested designation: UMU-2	

INFORMATION ON PROPERTY

1. Street address: 717/721 SW 5th Avenue, Gainesville, FL 32601
2. Map no(s):
3. Tax parcel no(s): 13431-000-000 and 13432-000-000
4. Size of property: 0.62 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:

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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 **Urban Mixed Use - 2 (UMU-2)**

South **Residential High-Density (RH)**

East **Residential High-Density (RH)**

West **Residential High-Density (RH)**

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

Our client does not own those properties.

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- 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

See Justification Report.

Noise and lighting

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 X

Urban Fringe ____

Traditional Neighborhood ____

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

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

The amendment will facilitate the redevelopment of a vacant building to a more appropriate use that will potentially support local housing and/or business needs. The long-term economic benefits could include additional jobs, housing, and an increased tax base.

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

Roadways

See Justification Report.

Recreation

See Justification Report.

Water and Wastewater

See Justification Report.

Solid Waste

See Justification Report.

Mass Transit

See Justification Report.

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

NO ____

YES X (please explain)

The site is located on SW 5th Avenue, which is a walkable neighborhood proximate to downtown. A sidewalk is located on the north side of SW 5th Avenue. SW 6th Street, located one (1) block east of the site, has sidewalks and a 10-foot, multi-modal path. RTS routes #10 and #46 run along SW 4th Avenue, which is located one (1) block north.

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.

Gerry Dedenbach
Owner/Agent Signature

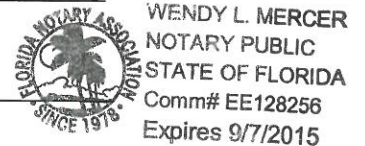
12.17.2012
Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 17th day of December 2012, by (Name)
Gerry Dedenbach.

Wendy L. Mercer
Signature – Notary Public

Personally Known OR Produced Identification (Type) _____



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AFFIDAVIT

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Heritage Investments Group of Gainesville, LLC

Owner(s)

Application Number

Causseaux, Hewett, & Walpole, Inc.

Appointed Agent(s)

13431-000-000 and 13432-000-000

05

10S

20E

Parcel Number(s)

Section

Township

Range

Small-scale Comprehensive Plan Amendment, Rezoning, and Site Plan

Type of Request

I (we), the property owner(s) of the subject property, being duly sworn, depose and say the following:

1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
2. That this property constitutes the property for which the above noted land use request is being made to the City of Gainesville City Commissioners;
3. That I (we), the undersigned, have appointed, and do appoint, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;
4. That this affidavit has been executed to induce the City of Gainesville City Commissioners to consider and act on the subject request;
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

Owner (Signature)

Owner (Signature)

STATE OF FLORIDA
COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME THIS 26th DAY
OF November, 2012
BY Peter McNiece
WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE
PRODUCED _____

(TYPE OF IDENTIFICATION) AS IDENTIFICATION.



PETER MCNIECE
MY COMMISSION # DD 992963
EXPIRES: September 18, 2014
Bonded Thru Budget Notary Services

Name of Notary typed, printed or stamped

Commission Number

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Legal Description

Parcel 1:

Commence 50 feet West of the Northeast corner of Lot 106 of O. A. PORTER'S ADDITION, run thence West 47 ½ feet; thence South 100 feet; thence East 47 ½ feet; thence North 100 feet to the Point of Beginning. Same lying and being in Lot 106 of O. A. PORTER'S ADDITION TO GAINESVILLE as per Plat Book "A", page 43, also per Plat Book "A", page 54, of the Public Records of Alachua County, Florida.

Parcel 2:

Begin at the Southwest corner of the intersection of SW 5th Avenue and SW 7th Terrace in Gainesville, Florida (being the Northeast corner of Lot 106 of O. A. PORTER'S ADDITION TO GAINESVILLE, FLORIDA, as recorded in Plat Book "A", page 54 of the Public Records of Alachua County, Florida), and run West along the South right of way line of said SW 5th Avenue (being the North line of said Lot 106), a distance of 50.00 feet; thence run South, parallel to the East line of said Lot 106, a distance of 150.00 feet; thence run West parallel with said South right of way line of SW 5th Avenue a distance of 95.00 feet to the West line of said Lot 106, thence run South, along said West line, a distance of 78.00 feet to the Southwest corner of said Lot 106; thence run East along the South line of said Lot 106, a distance of 145.00 feet to the Southeast corner of said Lot 106, thence run North, along the West right of way line of SW 7th Terrace (being the aforementioned East line of Lot 106) a distance of 228.00 feet to the Point of Beginning.

Parcel Identification Number: 13431-000-000 & 13432-000-000

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Tax Collector Home Search Reports Shopping Cart

2011 Roll Details — Real Estate Account At 721 SW 5TH AVE

Real Estate Account #13431 000 000

Parcel details Latest bill Full bill history

2012	2011	2010	2009	...	2002
Paid	Paid	Paid	Paid		Paid

Get Bills by Email

Owner: HERITAGE INVESTMENT GROUP OF
 G
 321 SW 13TH ST
 GAINESVILLE, FL 32601
 Situs: 721 SW 5TH AVE

Account number: **13431 000 000**
 Alternate Key: 99577
 Millage code: 3600
 Millage rate: 24.0023
 Assessed value: 30,800
 School assessed value: 30,800

Location is not guaranteed to be accurate.

[Property Appraiser](#) - [GIS](#)

2011 annual bill

[View](#)

Legal description

Location

Ad valorem: \$739.27
 Non-ad valorem: \$17.78
 Total tax:

PORTERS ADD PB A-54 W 47 1/2 FT
 OF E 97 1/2 FT OF N 100 FT OF
 LOT 106 OR 3832/2215

Book, page, item: --
 Geo number: 05-10-20-13431000000
 Range: 20
 Township: 10
 Section: 05

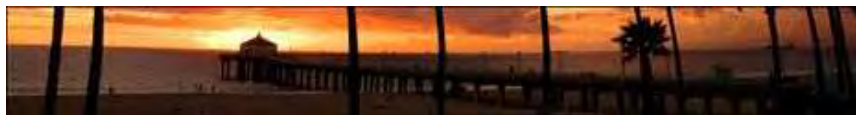
Paid 2011-11-29 \$726.77
Receipt #2011-1013956

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Property Search Results

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

Search Date: 9/28/2012 at 8:57:00 AM
 - Data updated: 09/28/12



Printer Friendly Page

Parcel: 13431- [GIS Map \(best viewed with IE\)](#)
 000-000

Taxpayer:	HERITAGE INVESTMENT GROUP OF GAINESVILLE LLC	Legal:	PORTERS ADD PB A-54 W 47 1/2 FT OF E 97 1/2 FT OF N 100 FT OF LOT 106 OR 3832/2215
Mailing:	321 SW 13TH ST GAINESVILLE, FL 32601		
Location:	721 SW 5TH AVE Gainesville		
Sec-Twn-Rng:	5-10-20		
Use:	Vacant		
Tax Jurisdiction:	Gainesville 3600		
Area:	RH1 ZONED HUB		
Subdivision:	GAINESVILLE PORTERS ADDN		

Preliminary TRIM Values for 2012									
Land	Building	Misc	Market	Deferred	Assessed	Exempt	Taxable	Proposed Taxes	
30800	0	0	30800	0	30800	0	30800	747.49	
School Board Values					30800	0	30800		

Assessment History

** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. **

Year	Use	Land	MktLand	Building	Misc	Market	Deferred	Assessed	Exempt**	Taxable**	Taxes
2011	Vacant	30800	30800	0	0	30800	0	30800	0	30800	757.05
2010	Vacant	30800	30800	0	0	30800	0	30800	0	30800	752.56
2009	Vacant	36000	36000	0	0	36000	0	36000	0	36000	886.08
2008	Vacant	36000	36000	0	0	36000	0	36000	36000	0	23.66
2007	Vacant	36000	36000	0	0	36000	0	36000	36000	0	22.46
2006	Vacant	33400	33400	0	0	33400	0	33400	33400	0	19.28
2005	Vacant	15400	15400	0	0	15400	0	15400	15400	0	16.66
2004	Vacant	12800	12800	0	0	12800	0	12800	12800	0	15.44
2003	SINGLE FAMILY	12800	12800	15500	0	28300	0	28300	0	28300	755.13
2002	SINGLE FAMILY	14000	14000	12500	0	26500	0	26500	0	26500	714.49

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2001	SINGLE FAMILY	4900	4900	12000	0	16900	0	16900	0	16900	458.52
2000	SINGLE FAMILY	4900	4900	11300	0	16200	0	16200	0	16200	446.23
1999	SINGLE FAMILY	4900	4900	10300	0	15200	0	15200	0	15200	422.99
1998	SINGLE FAMILY	4900	4900	9900	0	14800	0	14800	0	14800	425.44
1997	SINGLE FAMILY	4900	4900	9400	0	14300	0	14300	0	14300	418.54
1996	SINGLE FAMILY	4900	4900	8600	0	13500	0	13500	0	13500	387.76
1995	SINGLE FAMILY	4900	4900	8400	0	13300	0	13300	0	13300	382.34

Land

Use	Zoning	Acres
SFR	Res High Dens 8-43 ut/ac	0.11
Current Land Value: 30800		

Sale

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
09/29/2008	520000	No	No	3832	2215	Mult Sale	Official Public Record
10/09/2003	100	No	No	2787	0109	Special Warranty Deed	Official Public Record
10/09/2003	100	No	No	2787	0111	Special Warranty Deed	Official Public Record
05/13/2003	100	No	No	2671	0985	Special Warranty Deed	Official Public Record
05/05/2003	45800	No	No	2661	0861	Special Warranty Deed	Official Public Record
04/09/2003	15000	No	No	2642	0847	Quitclaim Deed	Official Public Record
04/09/2002	100	No	No	2434	1869	Mult Sale	Official Public Record
01/25/1978	100	No	No	1114	1013	Quitclaim Deed	Official Public Record

[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.

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Alachua County Property Appraiser • 12 SE 1st Street • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278



Von Fraser

"Dedicated to Exceeding your Expectations."

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Tax Collector Home Search Reports Shopping Cart

2011 Roll Details — Real Estate Account At 717 SW 5TH AVE

Real Estate Account #13432 000 000

Parcel details

Latest bill

Full bill history

- 2012
Paid
- 2011
Paid
- 2010
Paid
- 2009
Paid
- ...
- 2002
Paid

Get Bills by Email

Owner: HERITAGE INVESTMENT GROUP OF
 G
 321 SW 13TH ST
 GAINESVILLE, FL 32601
 Situs: 717 SW 5TH AVE

Account number: **13432 000 000**
 Alternate Key: 99578
 Millage code: 3600
 Millage rate: 24.0023
 Assessed value: 156,900
 School assessed value: 156,900

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2011 annual bill

Ad valorem:
 Non-ad valorem:
 Total tax:

[View](#)
 \$3,765.96
 \$342.89

Legal description

PORTERS ADD PB A-54 N 150 FT OF
 E 50 FT OF LOT 106 & S 78 FT OF
 LOT 106 ALSO R/W ADJ ON E OR
 3832/2215

Location

Book, page, item: --
 Geo number: 05-10-20-
 1343200000
 Range: 20
 Township: 10
 Section: 05

Paid 2011-11-29 \$3,944.50
Receipt #2011-1013956

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Property Search Results

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

Search Date: 9/28/2012 at 8:57:21 AM -
Data updated: 09/28/12



Printer Friendly Page

Parcel: 13432- [GIS Map \(best viewed with IE\)](#)
000-000

Taxpayer:	HERITAGE INVESTMENT GROUP OF GAINESVILLE LLC	Legal:	PORTERS ADD PB A-54 N 150 FT OF E 50 FT OF LOT 106 & S 78 FT OF LOT 106 ALSO R/W ADJ ON E OR 3832/2215					
Mailing:	321 SW 13TH ST GAINESVILLE, FL 32601							
Location:	717 SW 5TH AVE Gainesville							
Sec-Twn-Rng:	5-10-20							
Use:	CHURCHES							
Tax Jurisdiction:	Gainesville 3600							
Area:	RH1 ZONED HUB							
Subdivision:	GAINESVILLE PORTERS ADDN							
Preliminary TRIM Values for 2012								
Land	Building	Misc	Market	Deferred	Assessed	Exempt	Taxable	Proposed Taxes
80400	38200	5800	124400	0	124400	0	124400	2947.94
			School Board Values		124400	0	124400	

Assessment History

** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ.
**

Year	Use	Land	MktLand	Building	Misc	Market	Deferred	Assessed	Exempt**	Taxable**	Taxes
2011	CHURCHES	80400	80400	70500	6000	156900	0	156900	0	156900	3765.96
2010	CHURCHES	80400	80400	70500	6200	157100	0	157100	0	157100	3751.11
2009	CHURCHES	93800	93800	70500	6500	170800	0	170800	0	170800	4081.55
2008	CHURCHES	93800	93800	70500	6700	171000	0	171000	171000	0	0
2007	CHURCHES	93800	93800	65300	5600	164700	0	164700	164700	0	0
2006	CHURCHES	87100	87100	56800	5600	149500	0	149500	149500	0	0
2005	CHURCHES	40200	40200	0	42700	82900	0	82900	82900	0	0
2004	CHURCHES	33500	33500	0	42700	76200	0	76200	76200	0	0
2003	CHURCHES	27800	27800	0	42700	70500	0	70500	70500	0	0
2002	CHURCHES	27700	27700	0	42700	70400	0	70400	70400	0	0
2001	CHURCHES	6300	6300	0	42700	49000	0	49000	49000	0	0
2000	CHURCHES	6300	6300	0	42700	49000	0	49000	49000	0	0
1999	CHURCHES	6300	6300	0	42700	49000	0	49000	49000	0	0
1998	CHURCHES	6300	6300	0	42700	49000	0	49000	49000	0	0

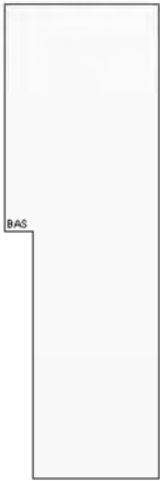
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1997	CHURCHES	6300	6300	0	42700	49000	0	49000	49000	0	0
1996	CHURCHES	6300	6300	0	42700	49000	0	49000	49000	0	0
1995	CHURCHES	6300	6300	0	42700	49000	0	49000	49000	0	0

Land

<u>Use</u>	<u>Zoning</u>	<u>Acres</u>
CHURCH	Res High Dens 8-43 ut/ac	0.51
Current Land Value: 80400		

Building

<p><u>Actual Year Built</u> 1900</p> <p><u>Effective Year Built</u> 1958</p> <p><u>Use:</u> WRHSE STORAGE</p> <p><u>Bedrooms:</u> 0</p> <p><u>Baths:</u> 0</p> <p><u>Stories:</u> 1</p> <p><u>Exterior Wall:</u> CONCRETE BLOCK</p> <p><u>AC:</u> CENTRAL AIR</p> <p><u>Heating:</u> FORCED AIR DUCT</p>	<p><u>Area Type</u> <u>Square Footage</u></p> <p>BASE AREA (BAS) 5416</p> <p style="text-align: center;">Heated Area: 5416 Total Area: 5416</p> <p style="text-align: center;"><input type="checkbox"/> For color, check here.</p> <div style="text-align: center;">  </div> <p style="text-align: center; margin-top: 10px;">Enlarge Drawing / Show Dimensions</p>
Current Building Value: 38200	

Miscellaneous

<u>Description</u>	<u>Units</u>
DRIVE/WALK	316
FENCE CB	620
PAVING 1	3345
PAVING 2	3107
Current Miscellaneous Value: 5800	

Sale

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

<u>Date</u>	<u>Price</u>	<u>Vacant</u>	<u>Qualified</u>	<u>OR Book</u>	<u>OR Page</u>	<u>Instrument</u>	<u>OR Link (Clerk)</u>
09/29/2008	520000	No	No	3832	2215	Mult Sale	Official Public Record
03/31/2004	100	No	No	2883	0851	Mult Sale	Official Public Record

120807F

[Link to TaxCollector Record](#) **Don't Show Building Drawing**
[See Help about Building Drawings](#)

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 • 12 SE 1st Street • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278

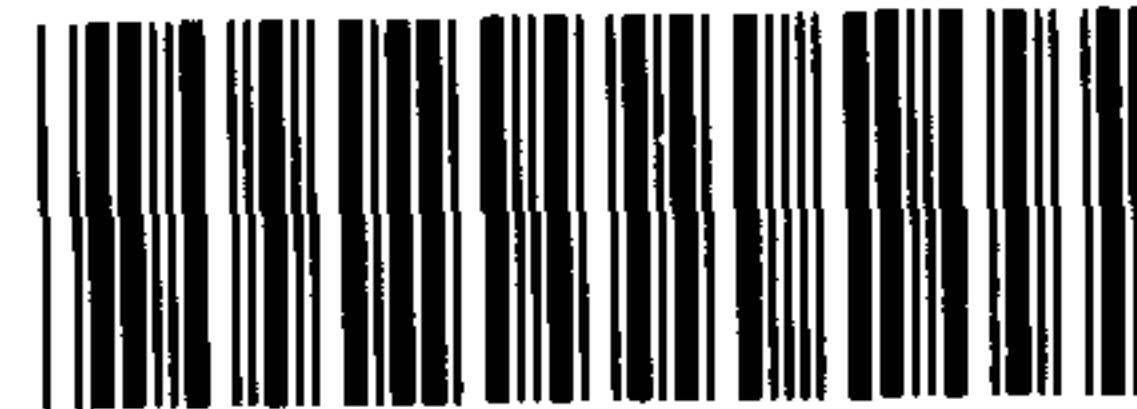
RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2458509 2 PGS

Sep 30, 2008 04:14 PM
BOOK 3832 PAGE 2215

J. K. "BUDDY" IRBY
Clerk Of Circuit Court
Alachua County, Florida
CLERK10 Receipt # 387016

Prepared by and return to:
Philip A. DeLaney
Attorney at Law
Scruggs & Carmichael, P.A.
4041 N.W. 37th Place, Suite B
Gainesville, FL 32606
PAD: 08-1736

Doc Stamp-Deed: \$3,640.00



2458509 2 PGS

Sales price - \$520,000.00
Recording Fee - \$18.50

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **29th** day of **September, 2008** between

Compassionate Outreach Ministries, Inc., a Florida non-profit corporation,
whose post office address(es) is(are): **PO Box 143116, Gainesville, FL 32614-3116**, grantor, and

Heritage Investment Group of Gainesville, LLC, a Florida limited liability company, Document
#L04000089315,

whose post office address(es) is(are): **321 S.W. 13th Street, Gainesville, FL 32601**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County Florida** to-wit:

Parcel 1:

Commence 50 feet West of the Northeast corner of Lot 106 of O. A. PORTER'S ADDITION, run thence West 47 1/2 feet; thence South 100 feet; thence East 47 1/2 feet; thence North 100 feet to the Point of Beginning. Same lying and being in Lot 106 of O. A. PORTER'S ADDITION TO GAINESVILLE as per Plat Book "A", page 43, also per Plat Book "A", page 54, of the Public Records of Alachua County, Florida.

Parcel 2:

Begin at the Southwest corner of the intersection of SW 5th Avenue and SW 7th Terrace in Gainesville, Florida (being the Northeast corner of Lot 106 of O. A. PORTER'S ADDITION TO GAINESVILLE, FLORIDA, as recorded in Plat Book "A", page 54 of the Public Records of Alachua County, Florida), and run West along the South right of way line of said SW 5th Avenue (being the North line of said Lot 106), a distance of 50.00 feet; thence run South, parallel to the East line of said Lot 106, a distance of 150.00 feet; thence run West parallel with said South right of way line of SW 5th Avenue a distance of 95.00 feet to the West line of said Lot 106, thence run South, along said West line, a distance of 78.00 feet to the Southwest corner of said Lot 106; thence run East along the South line of said Lot 106, a distance of 145.00 feet to the Southeast corner of said Lot 106, thence run North, along the West right of way line of SW 7th Terrace (being the aforementioned East line of Lot 106) a distance of 228.00 feet to the Point of Beginning.

TOGETHER WITH all of the adjacent vacated right of way of SW 7th Terrace (both East 1/2 and West 1/2 of the vacated right-of-way) per Ordinance No. 030622, recorded April 1, 2004, in O. R. Book 2883, page 851, of the Public Records of Alachua County, Florida.

Parcel Identification Number: 13431-000-000 & 13432-000-000

Subject to taxes for 2008 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Warranty Deed

Page 2

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2007**.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Compassionate Outreach Ministries, Inc., a Florida non-profit corporation

By: Lillian J. Dennison
Lillian Jane Dennison, Secretary

By: Larry J. Dennison
Larry J. Dennison, President



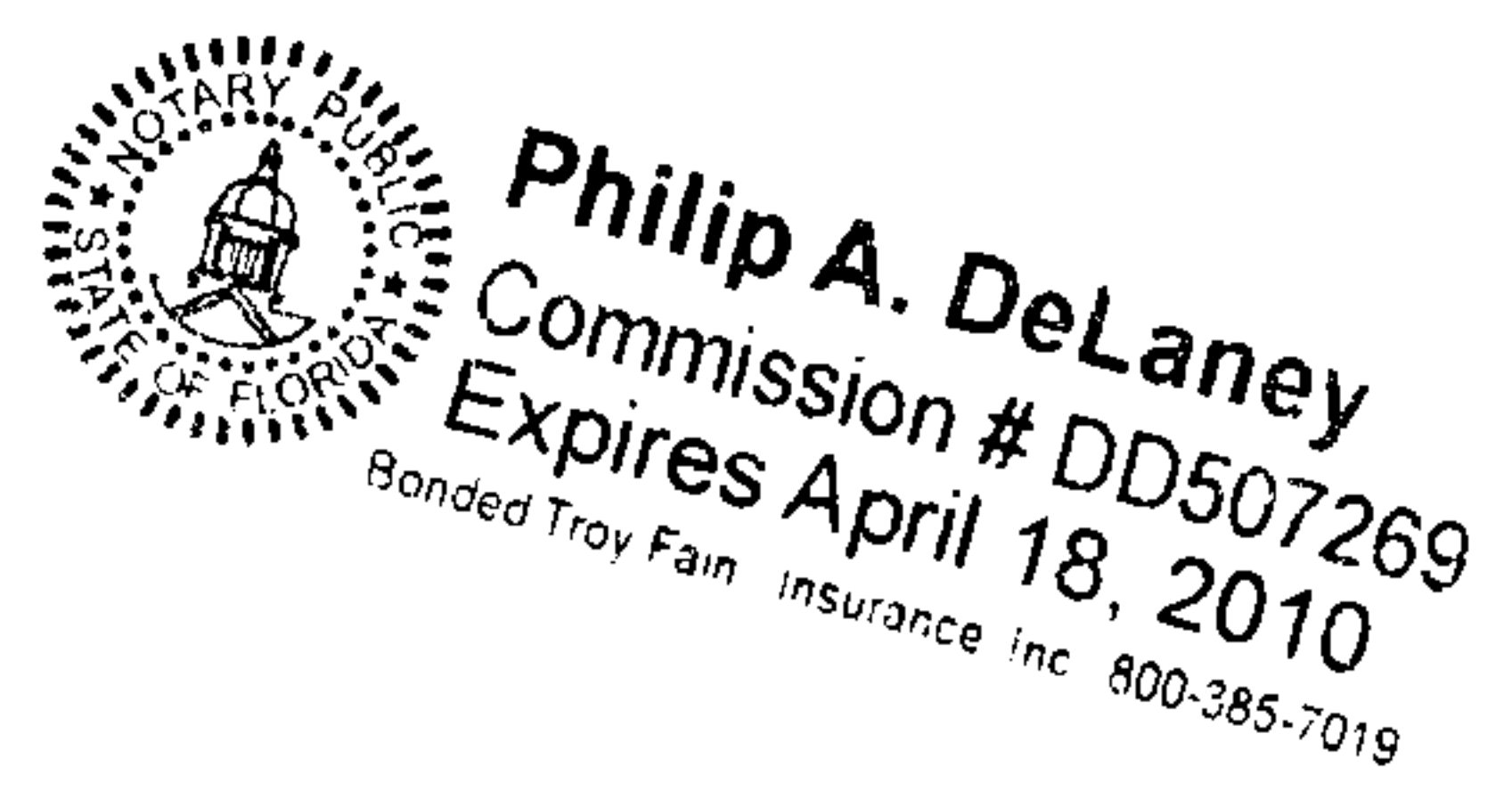
Queta Williams
Witness Name: QUETA WILLIAMS

Philip A. DeLaney
Witness Name: PHILIP A. DELANEY

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 29th day of September, 2008 by Lillian Jane Dennison, Secretary and Larry J. Dennison, President of Compassionate Outreach Ministries, Inc., a Florida non-profit corporation, on behalf of the corporation. They are personally known to me or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Tax Records and Warranty Deeds
- 6. Neighborhood Workshop Materials**
7. Justification Report
8. Map Set

Mailed Memorandum



*Focused on Excellence
Delivered with Integrity*

MEMORANDUM

TO: Neighbors of the 700 Block of SW 5th Avenue PN 12-0365
FROM: Craig Brashier, AICP
DATE: Wednesday, November 14, 2012
RE: Neighborhood Workshop Public Notice

Causseaux, Hewett, and Walpole, Inc. will hold a neighborhood workshop to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a site located on Alachua County Tax Parcels 13431-000-000 and 13432-000-000. The proposed changes will amend the Future Land Use category from Residential High-Density (RH) to Urban Mixed-Use 2 (UMU-2) and the Zoning district from Residential High-Density (RH-1) to Urban Mixed-Use 2 (UMU-2).

- Date: Thursday, November 29, 2012
- Time: 6:00 p.m.
- Place: The Alachua County Library Headquarters, Foundation Room
401 East University Avenue
Gainesville, FL 32601
- Contact: Craig Brashier, AICP
(352) 331-1976

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

Mailing Labels

120807F

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
DAVID L. SMOCK
5858 NW 45 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Black Acres
ANNE MURRAY
224 NW 28 TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

Duckpond
RANDY WELLS
820 NE 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Greater Northeast Community, The
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

120807F

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Mill Pond
HAROLD HANEL
309 NW 48 BLVD
GAINESVILLE, FL 32607

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

Phoenix
APRIL JONES
3214-B SW 26 TER
GAINESVILLE, FL 32608

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

Pineridge
BERNADINE TUCKER
9 TURKEY CREEK
ALACHUA, FL 32615

Neighborhood Workshop Notice

Pleasant Street
LARRY HAMILTON
212 NW 3 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

120807F

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

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

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

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

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

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

Neighborhood Workshop Notice
Woodland Terrace
JERRY D. ROSE
3415 NW 1 CT
GAINESVILLE, FL 32607

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

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

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

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

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

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

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

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

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

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

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

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

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

Neighborhood Workshop Notice
Florida Bank
LAUDE ARNALDI
PO BOX 5549
GAINESVILLE, FL 32627

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

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

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

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

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

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

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

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

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

Neighborhood Workshop Notice

Pinebreeze`
JUDITH MEDER
3460 NW 46 PL
GAINESVILLE, FL 32605

120807F

Neighborhood Workshop Notice
13488-000-000 SW 5th Ave Rezoning
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
13393-000-000 SW 5th Ave Rezoning
BOBBY LEE ALDAY
13010 SW 89TH AVE
ARCHER, FL 32618

120807F
Neighborhood Workshop Notice
13161-001-000 SW 5th Ave Rezoning
AULTON & AULTON
1438 NE 105TH ST
MIAMI, FL 33138

Neighborhood Workshop Notice
14444-100-000 SW 5th Ave Rezoning
TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST BOARD
3900 COMMONWEALTH BLVD MS 115
TALLAHASSEE, FL 32399

Neighborhood Workshop Notice
13331-000-000 SW 5th Ave Rezoning
BUCHANAN PROPERTIES LLC
13710 NW 56TH AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
13409-000-000 SW 5th Ave Rezoning
CITY OF GAINESVILLE
% SAM BRIDGES: LAND RIGHTS COORD
PO BOX 490 MS 58
GAINESVILLE, FL 32627

Neighborhood Workshop Notice
13332-000-000 SW 5th Ave Rezoning
AUDREY P COULOMBIS
5905 COUNTY RD 352
KEYSTONE HEIGHTS, FL 32656

Neighborhood Workshop Notice
13498-000-000 SW 5th Ave Rezoning
GERTNER JR & LOHRBAUER
121 NW 116TH WAY
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
13394-000-000 SW 5th Ave Rezoning
DERRICK COURTNEY GILLIS SR
667 W DAYTON CIR
FT LAUDERDALE, FL 33312

Neighborhood Workshop Notice
13431-000-000 **** SW 5th Ave Rezoning
HERITAGE INV GROUP OF GAINESVILLE
321 SW 13TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
13170-000-000 SW 5th Ave Rezoning
LOCASCIO & LOCASCIO TRUSTEE
406 NW 32ND ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
13161-004-000 SW 5th Ave Rezoning
C J MILLER
6600 SW 13TH ST
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
13167-001-000 SW 5th Ave Rezoning
PARK CENTRAL HOLDINGS
321 SW 13TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
13434-000-000 SW 5th Ave Rezoning
JAMES PARNON
PO BOX 12077
GAINESVILLE, FL 32604

Neighborhood Workshop Notice
13428-000-000 SW 5th Ave Rezoning
ROYAL GAINESVILLE LTD II
1605 S STATE ST STE 112
CHAMPAIGN, IL 61820

Neighborhood Workshop Notice
13337-000-000 SW 5th Ave Rezoning
SHANDS TEACHING HOSPITAL
720 SW 2ND AVE STE 360A
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
13393-001-000 SW 5th Ave Rezoning
SPAUSE INVESTMENTS LLC
% SPAUSE INVESTMENTS LLC
PO BOX 357575
GAINESVILLE, FL 32635

Neighborhood Workshop Notice
13394-001-000 SW 5th Ave Rezoning
NATHANIEL B THOMAS
PO BOX 284
ADEL, GA 31620

Neighborhood Workshop Notice
13161-003-000 SW 5th Ave Rezoning
ROBERT R TUCKER
3524 NW 63RD PL
GAINESVILLE, FL 32653

120807F

Scanned Mailing Envelope

Causeaux, Hewett, & Walpole, Inc
132 NW 76th Drive
Gainesville, FL 32607



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

120807F

Newspaper Advertisement

TEACHERS: Awards are 'well deserved'

Continued from 1B

dealerships, said the goal is to support teachers. "They are one of our most valuable assets," he said. April Griffin, chair of the Alachua County School Board, said the honor teachers received was well-deserved. "They don't get enough thank yous and recognition," she said. Emma Lipicky, who teaches third grade at Stephen Foster Elementary, said it was a special honor because of the kind words she received from her students. "The students are why I'm here," she said.

Contact **Joey Flechas** at 338-3166 or joey.flechas@gvillesun.com.

Teachers appreciated

Here is the list of Gatorland Dealership's Teacher Appreciation Award winners:

- Alachua Elementary:** Katie Erickson, fourth/fifth grade class teacher.
- Archer Elementary:** Cherin Davenport, gifted teacher.
- Bishop Middle:** Cyndi Murphy, reading and language arts.
- Buchholz High:** Marilyn Booher, chemistry.
- Chiles Elementary:** Laura Varsick, third grade.
- Duval Elementary:** Brunilda Lopez, third grade.
- Eastside High School:** Ann Nichols.
- J.J. Finley Elementary:** Emily Mondia Pae, fourth grade teacher.
- Fort Clarke Middle:** Dikessa Dixon.
- Stephen Foster Elementary:** Emma Lipsky, 3rd grade magnet teacher.
- Gainesville High School:** Kelly Carbett, science teacher.
- Glen Springs Elementary:** Coraly Carey, fourth grade.
- Hawthorne Jr./Sr. High:** Elizabeth Treese, math, technology and journalism.
- Hidden Oak Elementary:** Jennifer Colon, second grade.
- High Springs Elementary:** Jodie Michael.
- Horizon:** John Montmarquette.
- Idylwild Elementary:** Sandy Tysonsky, third grade.
- Irby Elementary:** Lorena Sanchez, second grade.
- A. Quinn Jones Center:** Susan Burchfield.
- Kanawha Middle:** Amy Storck.
- Lake Forest Elementary:** Amanda Hooghuis.
- Stiney Lanier Center:** Cassandra Anderson.
- Lincoln Middle:** Johanna Focks, advanced math.
- Littlewood Elementary:** Denise VanValey.
- Meadowbrook Elementary:** Dawn Moore, second grade.
- Mebane Middle:** Amanda Rose, first-year teacher, 7th/8th grade reading.
- Metcalfe Elementary:** Sunny Heo.
- Newberry Elementary:** Julie Williams.
- Newberry High:** Darcy Wells.
- Norton Elementary:** Lindy Ireland, first-year kindergarten.
- Oak View Middle:** Barbara Brooks.
- Rawlings Elementary:** Nate Shank.
- Santa Fe High School:** Nate Bisco, band director.
- Shell Elementary:** Lynn Ennertich.
- Talbot Elementary:** Kasia Malinowski.
- Terwilliger Elementary:** Evelyn Jackson.
- Waldo Elementary:** Diane Fuller.
- Westwood Middle:** Curtis Givson, seventh grade science.
- Wiles Elementary:** Cheryl Ferguson.
- Williams Elementary:** Anna Spentig.

PARKER: She was praised for being ready to listen

Continued from 1B

she said in an interview earlier in the day. "We are five people privileged to decide for all the citizens." In late 2007, Parker joined the commission without opposition to finish a year left on an unexpired term. The next year, she was elected to a full four-year term. City commissioner is one in the long list of roles she has held in life. Some others include widowed, single mother, correction officer, counselor to her mother and other family members and an involved citizen. "I have always been a take-charge person," she said. Some 30 years ago, Parker's husband, a Columbus, Ohio, police officer, died in a flash flood

while fishing. At the time, she had a young child and was seven months' pregnant. With \$50 in the bank, she got work in the criminal justice and jail system to support her family and rose to the rank of sergeant before retiring in 1979. A few years later, she moved to Gainesville and then Archer, where she reunited with and took care of the mother who had left her family when Parker was only 7. Her mother passed away and then, in 2002, her last living brother died. It was then that former City Commissioner Roberta Lopez stopped by Parker's house while campaigning door to door. They forged a friendship and Lopez encouraged Parker to get involved in city government and attend

commission meetings. Parker became a regular at City Hall and decided that more residents in southwestern Alachua County should do the same. To draw them in, she started an "honors table" program in 2003 to commemorate the contributions of the city's everyday people. Area business owner Chris Crawford was one of the people Parker decided to honor. "She ended up being a real good friend," Crawford said. "You could always tell her what was on your mind and she could relate. She's down to earth." Just as Lopez talked Parker into attending meetings, it was Lopez who talked her into filling the vacancy on the commission in late 2007. Lopez said Parker

turned out to be an "excellent" commissioner—ready to listen to the citizens while always voicing her own opinion on issues. Mayor Frank Ogborn recalled that Parker's hard work in helping to secure grant funding for the renovation of the city's community center included delivering grant documents to Tallahassee in person. Ogborn described Parker as a "woman who has given freely of her time, her wisdom and her energy with no expectation of anything in return." Parker would not call Tuesday a retirement but a "change of position." She said she plans to remain involved in city government and continue attending commission meetings.

120807F

DIABETES: Childhood obesity a factor

Continued from 1B

enough exercise," said Kathryn A. Parker, the program manager for diabetes education and nutrition therapy at UF&Shands. The pancreas produces insulin, a hormone, to regulate the body's blood-sugar level. "Your pancreas has only so much insulin that it will produce. If you take in too many calories, the body wears out its 'pumping machine,'" said Parker, who compares the body's production of insulin to a baseball pitcher's capacity to pitch over a lifetime. The pitcher has to take periodic breaks just like the pancreas, Parker said.

But people who have grown up "super-sizing" are now being diagnosed with diabetes. "We're beginning to see the results of childhood obesity," Parker said. "This isn't an endocrine problem. It's a lifestyle problem."

At the screening, Parker displayed blood vials filled with sugar to show how much sugar is in a 12-ounce soda. While the tactic has worked to discourage people from certain dietary choices, Parker puts more emphasis on exercise for diabetes prevention.

"People who exercise use their insulin very efficiently," Parker said. "Exercise is the elixir. You don't have to run a marathon. Just get up and move a little more than you did yesterday."

Jenna Bilodeau, 19, a UF pre-med student, stopped by to get screened and was diagnosed six months ago with hypoglycemia, a condition in which blood-sugar levels are too low. Bilodeau's blood

Diabetes Awareness Week events

- TODAY**
- 11 a.m.-2 p.m.: Screening at Shands UF Atrium, 1600 Archer Road.
 - 11 a.m.-4 p.m.: At Student Health Care Center, 280 Fletcher Drive
 - 5:30 p.m.: World Diabetes Day lighting of UF Century Tower
- THURSDAY**
- 11 a.m.-2 p.m.: Screening at UF&Shands Family Medicine at Main Street Clinic, 1707 N. Main St.

FRIDAY

- 9 a.m.-noon: Research and Patient Care presentation, HHPN Complex, Room G-103, 1225 Center Drive.
- 8 a.m.-2 p.m. and Saturday 9 a.m.-noon: Racecar driver Ryan Reed, who has Type 1 diabetes, will meet fans and show people his Ford Fusion simulator show car. Circle between Health Professions/Nursing/Pharmacy Complex and the Biomedical Sciences Building.

niger was normal Tuesday. "Just ate a Snickers, so that probably helps," Bilodeau said, adding that diabetes runs in her family, so she pays even more attention to what she eats. "I eat a lot of couscous, veggies, apples and peanut butter."

While Type 2 diabetes is for the most part a preventable condition with lifestyle modification, Type 1 runs in families and is harder to prevent. Schatz said that if you have a relative with Type 1 diabetes, you have a 15-fold increase of getting it, compared with the general population.

Type 1 diabetes also is increasing by about 3 percent per year in children under age 10, Schatz said. UF researchers are at the forefront of trying to understand risk assessment and prevention of Type 1 diabetes and will present some of their recent findings Friday morning at the Health Professions/Nursing/Pharmacy

Complex. UF will host three more screening events this week. Parker said she hopes to top the number of people—who often do not get screened last year. She said it's particularly important to get the people who normally walk away.

"It's only a drop of blood and five seconds," she said, adding that people also can take a self-assessment card and consult their doctor if they are at high risk of diabetes.

To make diabetes awareness week more fun, organizers are hosting a hula hoop competition at 5 p.m. today. "The symbol of diabetes awareness is a circle, and that's a hula hoop," Parker said. "It's exercise, and people need exercise."

Organizers will light UF's Century Tower blue at dusk. City Hall, all fire stations and some area churches also will turn on a blue light to commemorate the day.

Obituary Information

All obituaries are paid notices and are placed by the funeral home or crematorium handling the arrangements as a service to the family.

For more information: 337-0304 or 374-5017 obits@gvillesun.com fax: (352) 338-3131

EYECARE EXPRESS

375-6133

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Corner of NW 13th St.
6 39th Ave.
Near Publix

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a site located on Alachua County Tax Parcels 13431-000-000 and 13432-000-000. The proposed changes will amend the Future Land Use category from Residential High-Density (RH) to Urban Mixed-Use 2 (UMU-2) and the Zoning district from Residential High-Density (RH-1) to Urban Mixed-Use 2 (UMU-2).

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

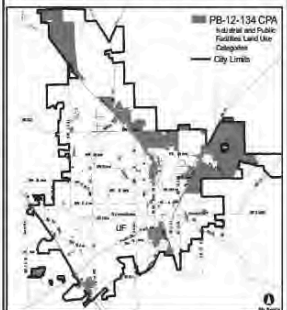
The workshop is Thursday, November 29, 2012, at 6:00 p.m. at the Alachua County Library Headquarters, Foundation Room, 401 East University Avenue, Gainesville, FL 32601.

Contact: Craig Bushier, AICP
Phone Number: (352) 331-1976



HEARING BEFORE CITY PLAN BOARD DECEMBER 3, 2012

The Plan Board of the City of Gainesville, FL will discuss the following item at a Public Hearing scheduled on Monday, December 3, 2012 starting at 6:30 P.M. or as soon thereafter as may be heard, in the City Hall Building, 1st floor City Commission Auditorium, located at 200 E. University Avenue, Gainesville, FL. FOR INFORMATION CALL, 352-334-5022.



Petition No. PE-12-134 CPA

City Plan Board. Amend the City of Gainesville Comprehensive Plan Future Land Use Element to change the permitted uses in the Industrial and Public Facilities land use categories.

"If any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceeding, and for such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

PERSONS NEEDING SPECIAL ACCOMMODATION SHOULD CONTACT THE EQUAL OPPORTUNITY DEPARTMENT AT 352-334-8051 (TDD) 352-334-2000 AT LEAST 48 HOURS PRIOR TO THE MEETING DATE.
Prepared by the Planning Dept. - GIS Section November 2012

COUNTY: Opts out of septic inspection

Continued from 1B

using interest revenue from the CHOICES fund was dissipated by county staff after interim County Manager Richard Drummond called it economically unviable.

Cue Tran, a 28-year-old University of Florida doctoral student and former FluMist program coordinator, said she was excited to see local government support an important public health effort. "It's such a unique opportunity," she said. "And everyone sees the value in it."

The commission also voted unanimously Tuesday to opt out of a state septic system inspection program that would have required tank evaluations every five years.

It is one of 19 Florida counties with first-magnitude springs that have been asked to decide whether to opt out of the program by Jan. 1, 2013. High Springs is one of three municipalities also given this choice. Alachua County has three first-magnitude springs, which pump 65

million gallons of fresh water per day the Santa Fe Rise, Hornsby and Treehouse springs.

As of October, 11 of the other 18 counties had decided against the plan, which was laid out in House Bill 1263, a Department of Health reorganization measure that passed the state Legislature in April.

The bill repealed a Florida-wide inspection program passed in 2010 that mandated reviews of all septic systems by qualified contractors every five years. If Alachua County had implemented the program, eligible homeowners with septic tanks would have had to pay for the twice-a-decade inspections and a soundproof pumping out of their systems.

Tuesday's regular commission meeting was the last for Commissioner Paula DeLaney and Winston Bradley, who will be replaced by incoming board members Robert "Huteb" Hutchinson and state Rep. Charles S. "Chucky" Chestnut IV when they are sworn into office on

Nov. 20. Both received engraved gifts for their service, including the traditional gift of a gavel for DeLaney as the outgoing chair.

Bradley, who was appointed to the board in February as former Commissioner Rodney Long's replacement, said it was a challenging but rewarding experience. "If I have any regret, my greatest regret is really that we were not able to give the employees a raise, and I'm hoping the new commission will be able to do that," Bradley said.

DeLaney, who was elected to the board in 2004 and before that served on the Gainesville City Commission and as mayor, thanked county staff for their support. "Serving in local government has truly been the most exciting and educational experience of my life, and I am very proud to have had this opportunity," she said.

Contact **Morgan Watkins** at 338-3104 or watkins@gvillesun.com.

Workshop Presentation




SW 5th Avenue & SW 7th Terrace SsCPA & Rezoning

November 29, 2012



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

Meeting Overview





The purpose of the neighborhood workshop:

- **The City of Gainesville requires** Small-scale Comprehensive Plan Amendment (SsCPA) 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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Public Notification





Focused on Excellence
Delivered with Integrity

MEMORANDUM

TO: Neighbors of the 700 Block of SW 5th Avenue **PN: 12-0365**

FROM: Craig Brushier, AICP

DATE: Wednesday, November 14, 2012

RE: Neighborhood Workshop Public Notice

Casevacare, Hawaii, and Watson, Inc. will hold a neighborhood workshop to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a site located on Alachua County Tax Parcels 13431-000-000 and 13432-000-000. The proposed changes will amend the Future Land Use category from Residential High-Density (RH) to Urban Mixed-Use 2 (UMU-2) and the Zoning district from Residential High-Density (RH-1) to Urban Mixed-Use 2 (UMU-2).

Date: Thursday, November 29, 2012
Time: 6:00 p.m.
Place: The Alachua County Library Headquarters, Foundation Room
401 East University Avenue
Gainesville, FL 32601
Contact: Craig Brushier, AICP
(352) 331-1976

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


PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a site located on Alachua County Tax Parcels 13431-000-000 and 13432-000-000. The proposed changes will amend the Future Land Use category from Residential High-Density (RH) to Urban Mixed-Use 2 (UMU-2) and the Zoning district from Residential High-Density (RH-1) to Urban Mixed-Use 2 (UMU-2).

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

The workshop is Thursday, November 29, 2012, at 6:00 p.m. at the Alachua County Library Headquarters, Foundation Room, 401 East University Avenue, Gainesville, FL 32601.

Contact:
Craig Brushier, AICP
Phone Number: (352) 331-1976



NEWS She was praised for being ready to listen


NEWS Awards are well deserved

NEWS Childhood obesity a factor

NEWS Hybrid of water inspection

civil engineering land surveying land planning construction engineering inspection

Review Process



November

November

December – January

January – March

Step 1
First Step
Pre-application Conference
staff, internal staff input

Step 2
Neighborhood Workshop
staff, informal citizen input

Step 3
Staff Review
internal staff consultation/loop

Step 4
Board Reviews
internal staff & citizen input

Types of Board Reviews

City Plan Board
public hearing

Public Notification

City Commission
public hearing

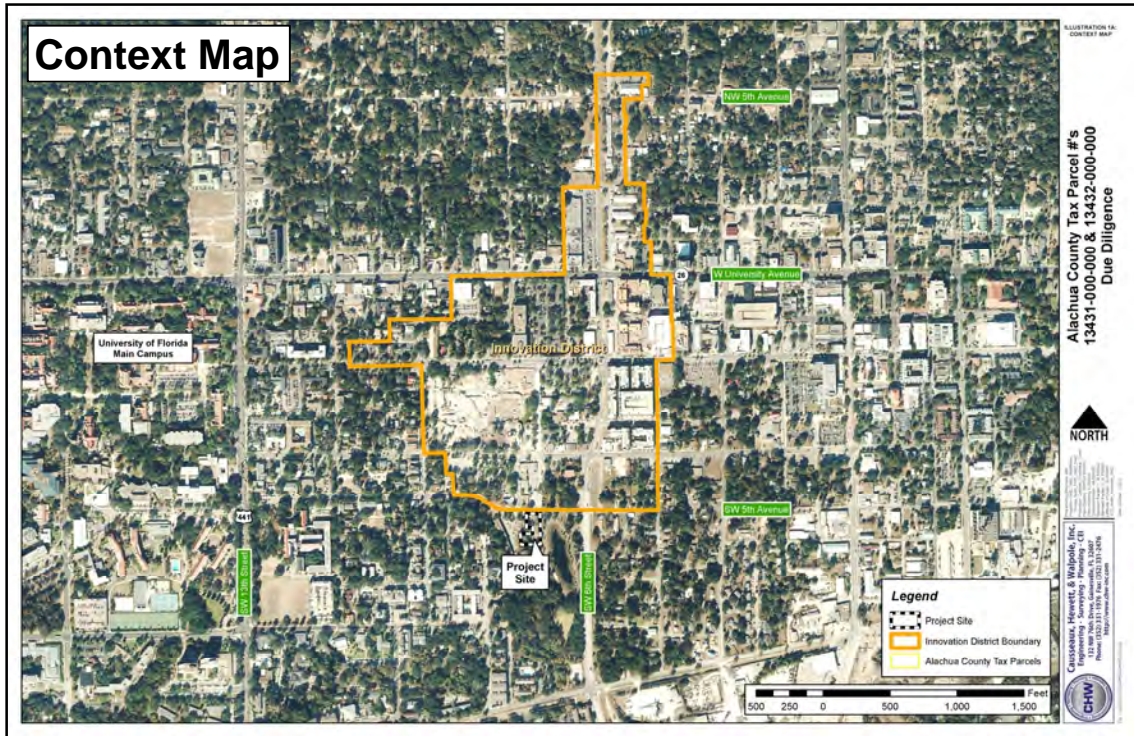
Development Review Board
public hearing

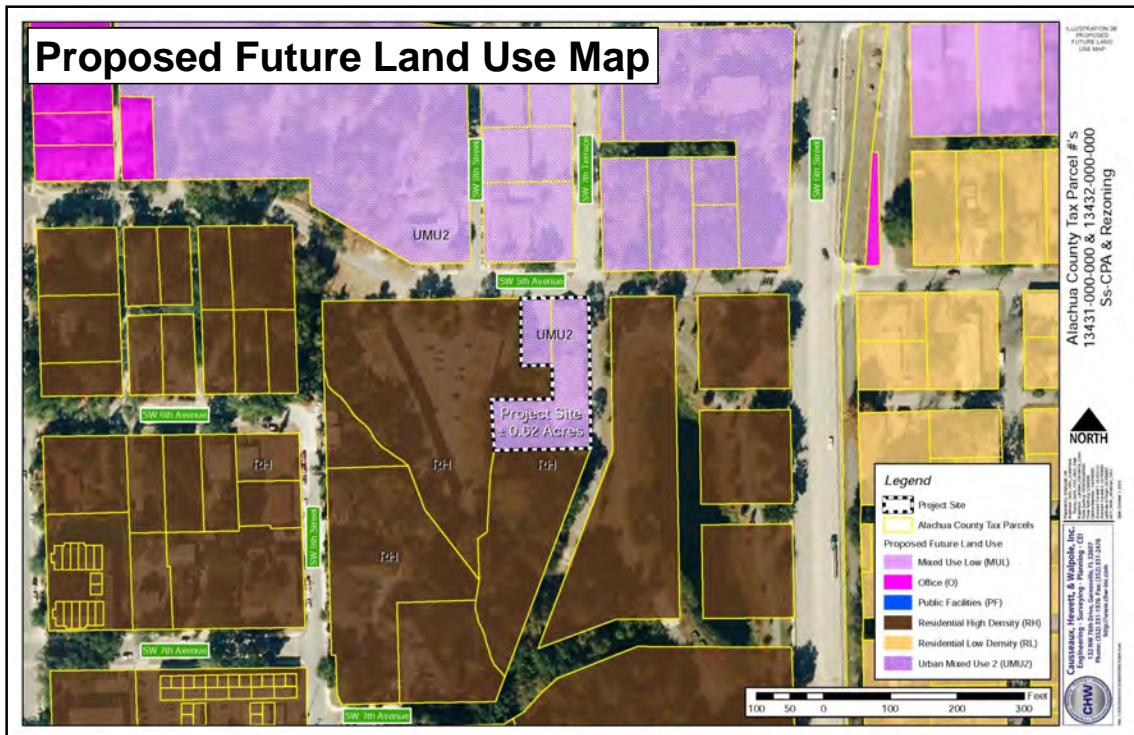
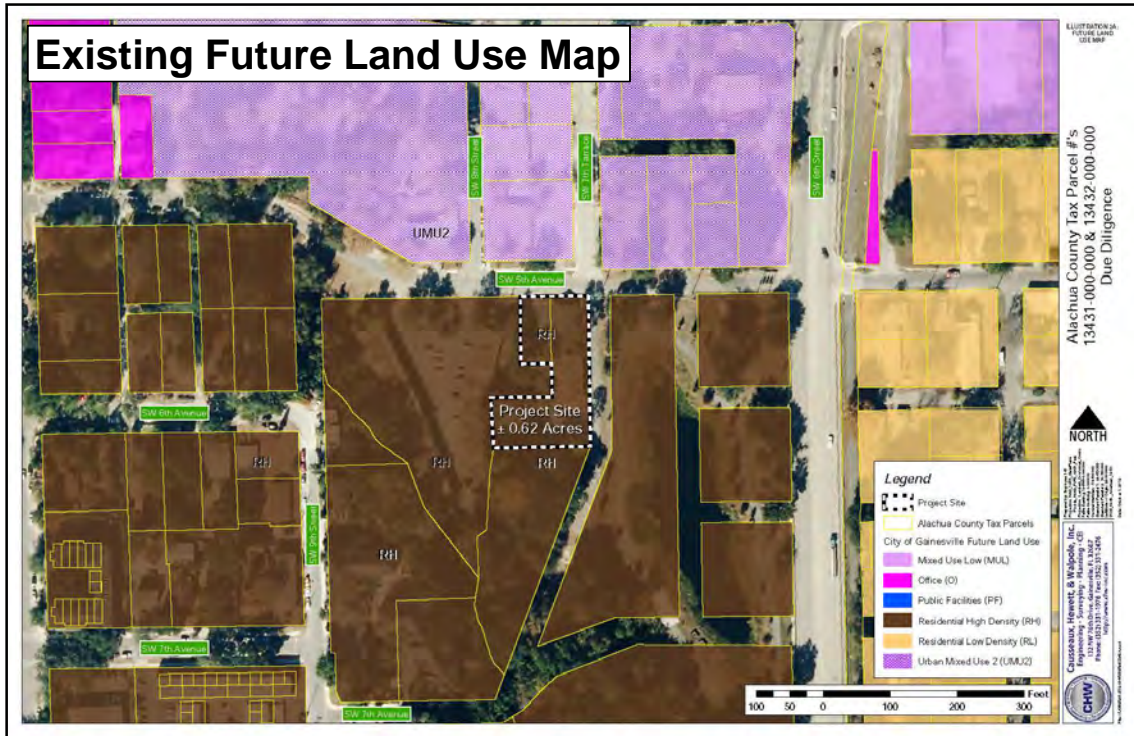
(Use Neighbors' & Commission input)

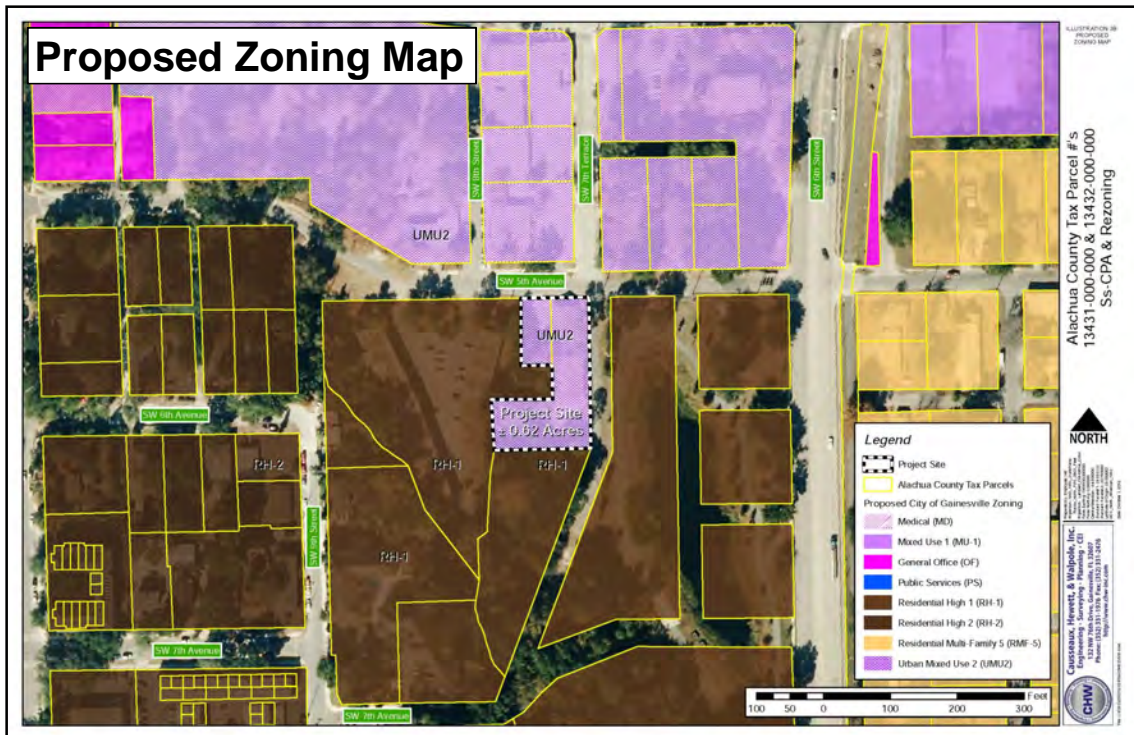
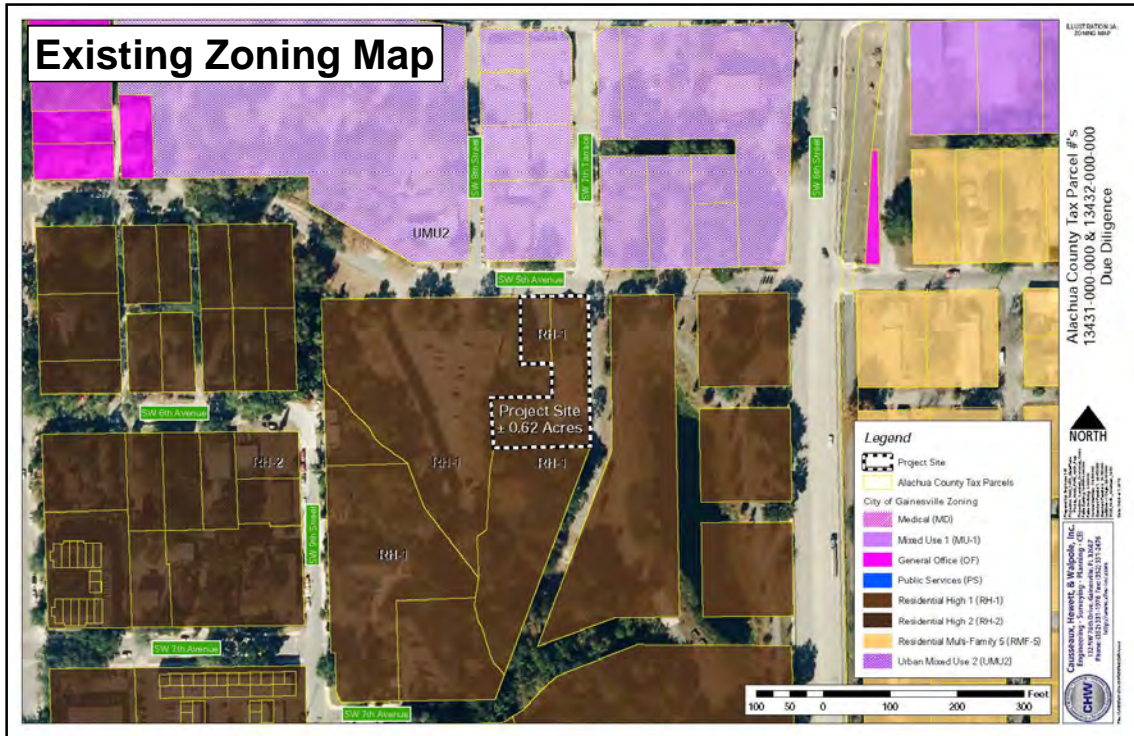
We Are Here →

Process Ends →

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Justification



- Redevelop a vacant, boarded-up structure
- Positive example of infill development
- Supports the Innovation District's intended development pattern
- Promotes mixed-use development patterns
- Enhance the aesthetics of the neighborhood
- Generate additional tax revenue

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SW 5th Avenue & SW 7th Terrace SsCPA & Rezoning

November 29, 2012



GAUSSEAU, HEWETT, & WALPOLE, INC.

Civil Engineering Land Surveying Land Planning Construction Engineering Inspection

Sign-in Sheet

SIGN-IN SHEET

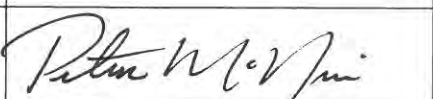



NEIGHBORHOOD WORKSHOP

Date: November 29, 2012

Time: ~~5:30~~ 6:00 pm

Place: The Alachua County Library Headquarters, Foundation Room
401 East University Avenue
Gainesville, FL 32601

RE: SW 5th Avenue - Small-scale Comprehensive Plan Amendment and
Rezoning Applications

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Peter McNiece	Trimark Properties 321 SW 13 th ST	
2	John Fleming	Trimark Properties	
3	Rob Edmunds	"	
4	HOMER MCLEAN	SKINNER VIGNOLA MCLEAN	
5			
6			
7			
8			
9			

Workshop Minutes

SW 5TH AVENUE & SW 7TH STREET
NEIGHBORHOOD WORKSHOP MINUTES
NOVEMBER 29, 2012 at 6:00 P.M.
THE ALACHUA COUNTY LIBRARY HEADQUARTERS,
FOUNDATION ROOM

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

*Causseaux, Hewett, & Walpole, Inc. – Craig Brashier (CB)
Ryan Thompson (RT)*
*Property Owner Representatives – John Fleming (JF)
Peter McNiece (PM)
Rob Edmunds (RE)*
Skinner Vignola McLean, Inc. – Howard McLean (HM)

There were no attendees other than the project's property owner representatives and their architect, Skinner Vignola McLean, Inc. Craig Brashier was prepared to give an informational PowerPoint presentation, which contained the required neighborhood workshop elements, to attendees and allow them to ask questions regarding the proposed Small-scale Comprehensive Plan Amendment and Rezoning request. Since there were no attendees, the presentation was not given. CHW staff and the client stayed for a half an hour to ensure no attendees were running late. The meeting concluded at 6:30 p.m.

Application Package
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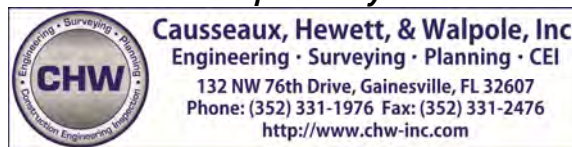
1. Cover Letter
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Tax Records and Warranty Deeds
6. Neighborhood Workshop Materials
- 7. Justification Report**
8. Map Set

SW 5th Avenue & SW 7th Terrace
Rezoning
Justification Report

Prepared for Submittal to:
The City of Gainesville, Florida

Prepared on Behalf of:
Heritage Investments Group of Gainesville, LLC

Prepared by:



December 17, 2012

PN 12-0365

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1. EXECUTIVE SUMMARY

To: Mr. Erik Bredfeldt, AICP, Ph.D., Planning and Development Director #12-0365

From: Gerry Dedenbach, AICP, LEED® AP, Director of Planning and GIS Services

Date: December 17, 2012

Re: SW 5th Avenue & SW 7th Terrace Rezoning Application

<p>Jurisdiction: City of Gainesville</p>	<p>Intent of Development: Multi-family Residential and/or Mixed-Use Development</p>
<p>Description of Location: 717/721 SW 5th Avenue, Gainesville, FL 32601</p>	
<p>Parcel Numbers: 13431-000-000 and 13432-000-000</p>	<p>Acres: ± 0.62 acres <i>(Source: The Alachua County Property Appraiser)</i></p>
<p>Current Zoning Category: <i>Residential High – 1 (RH-1) (±0.62 acres)</i> The <i>Residential High-Density</i> districts are created to promote and encourage the establishment and maintenance of a suitable residential environment for housing located in proximity to high intensity activity centers or major traffic generators. Due to the existing residential environment, particular development criteria must be instituted to harmonize the existing patterns of growth with the needs of the activity centers and the community at large. The principal use in the RH-2 district shall be residential. The maximum allowable density by right for the RH-1 district shall be 20 dwelling units per acre (du/a).</p>	
<p>Proposed Zoning Category: <i>Urban Mixed-Use 2 (UMU-2) (±0.62 acres)</i> The <i>Urban Mixed-Use 2 (UMU-2)</i> zoning district is created to promote and encourage redevelopment of the existing urban commercial areas and neighborhoods near the University of Florida. The district is intended to encourage multimodal mobility and to allow uses and development compatible with each other and with surrounding residential areas and which are consistent with the land use policies of the comprehensive plan. Furthermore, this district is intended to allow for establishments engaged in conducting research and experimental development in the physical, engineering or life sciences, in order to facilitate technology transfer from institutions of higher learning to the market place. The maximum allowable density by right for the UMU-2 district shall be 100 du/a.</p>	
<p>Existing Maximum Density / Intensity <i>Residential High – 1 (RH-1):</i> (±0.62 acres x 20 dwelling units (du)) = 12 du</p>	
<p>Proposed Density/Intensity <i>Urban Mixed-Use 2 (UMU-2):</i> Residential: (±0.62 acres x 100 dwelling units (du)) = 62 du Nonresidential: (±0.62 acres x 100% maximum lot coverage) = 27,007 square feet</p>	
<p>Net Change This Rezoning application increases the site's maximum allowable density by right by 50 dwelling units and the maximum allowable intensity by ±27,000 square feet of nonresidential space.</p>	

STATEMENT OF PROPOSED CHANGE

This Rezoning application requests to change the existing Zoning district category on a ±0.62-acre site (Alachua County Tax Parcels 13431-000-000 and 13432-000-000) from Residential High – 1 (RH-1) to Urban Mixed-Use 2 (UMU-2). The site is located on the south side of SW 5th Avenue, one (1) block west of SW 6th Street. The site currently contains two (2) vacant buildings and associated parking lot.

The requested Rezoning is companion to a Small-scale Comprehensive Plan Amendment (SsCPA) that requests the Urban Mixed-Use 2 (UMU-2) Future Land Use (FLU) classification. The proposed amendments satisfy the logical nexus test because contiguous parcels to the north are also designated the requested FLU UMU-2 classification and zoning category.



Figure 1: Aerial Map

The project site fronts SW 5th Avenue to the north. The site’s eastern boundary is adjacent to SW 7th Terrace, which is a vacated right-of-way, and a park. Immediately to the south is an undeveloped lot, and St. Croix apartment complex abuts the property to the west. Surrounding FLU and zoning designations are summarized in *Table 1*.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Urban Mixed-Use 2	Urban Mixed-Use 2
East	Residential High-Density	Residential High – 1
South	Residential High-Density	Residential High – 1
West	Residential High-Density	Residential High – 1

Figures 2 and 3 depict the existing FLU Map (FLUM) and Official Zoning Atlas.

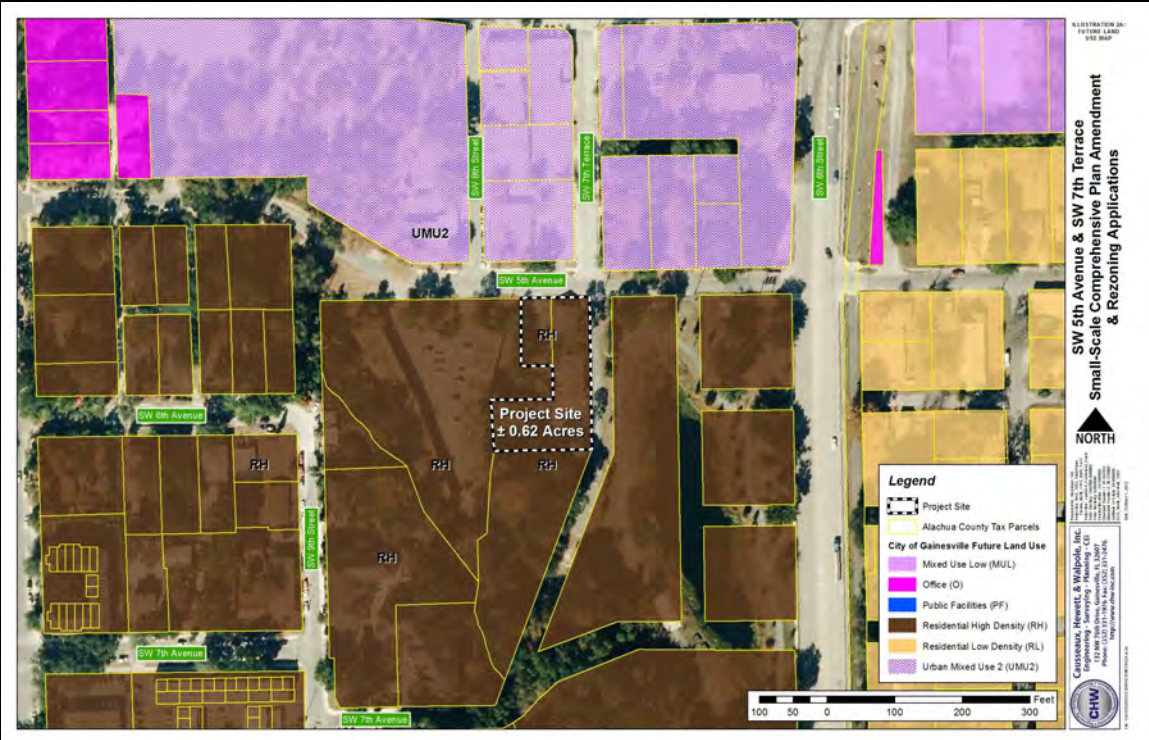


Figure 2: Existing Future Land Use Map



Figure 3: Existing Zoning Map

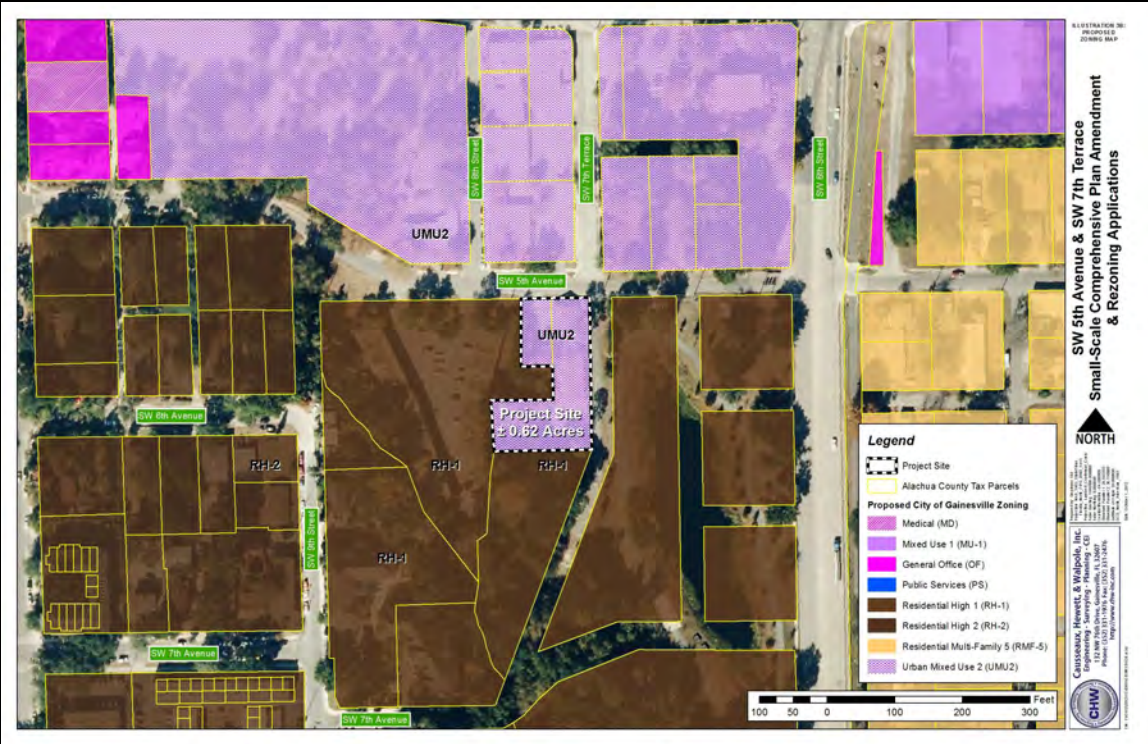


Figure 4: Proposed Zoning Map

The current Residential High – 1 (RH-1) zoning category only allows for a limited, single use, residential. The Urban Mixed-Use 2 (UMU-2) zoning category allows for a mixture of commercial, office, and residential uses that are supportive of the University of Florida, Santa Fe College, and neighboring residences and businesses by allowing greater diversity in the uses permitted on the property. The site’s proximity to downtown, the Innovation District, and the University of Florida’s main campus make for an ideal location for the requested UMU-2 zoning district.

The proposed Rezoning is compatible with adjacent residential and mixed-use designated parcels that consist of multi-family residential and office/commercial uses. As illustrated in *Figure 4*, parcels immediately to the north are currently designated UMU-2 zoning category.

The proposed Rezoning creates a cohesive zoning district designation across SW 5th Avenue, extending the UMU-2 zoning district design standards to the south. Primary design standard benefits include shallower building setbacks, defined build-to lines, established sidewalk and landscape zones, and improved glazing and building articulation standards that are not required in the RH-1 zoning district. Therefore, this Rezoning’s approval will benefit the surrounding neighborhood.

IMPACT ANALYSIS

IMPACT ON RESIDENTIAL STREETS

The requested UMU-2 zoning category permits 50 additional dwelling units and ±27,000 square feet (sf) of nonresidential space. This increase in density and intensity is not expected to impact the residential streets that are located to the site’s west. Specific impacts to the adjacent roadways are outlined in *Table 2*.

Anyone travelling the local streets adjacent to the project site for daily or weekly needs is already on the roadway network. Pedestrian access to and from numerous houses and apartments is possible , as well as, access to multi-modal pathways and mass transit and can reduce overall Vehicle Miles Traveled (VMT) based on redevelopment opportunity.

IMPACT ON NOISE AND LIGHTING

All surrounding uses are located within a mixed-use urban environment. The maximum potential 50 additional dwelling units and ±27,000 sf of nonresidential space are not anticipated having significant noise and lighting impacts on adjacent residential properties. City of Gainesville ordinances ensure landscaping and carefully placed security lighting that promote safety and compatibility among a variety of uses.

ENVIRONMENTAL FEATURES

The project is located in the City of Gainesville’s urban core. As illustrated in *Figure 5*, there are no wetland or floodplain areas within the project site.

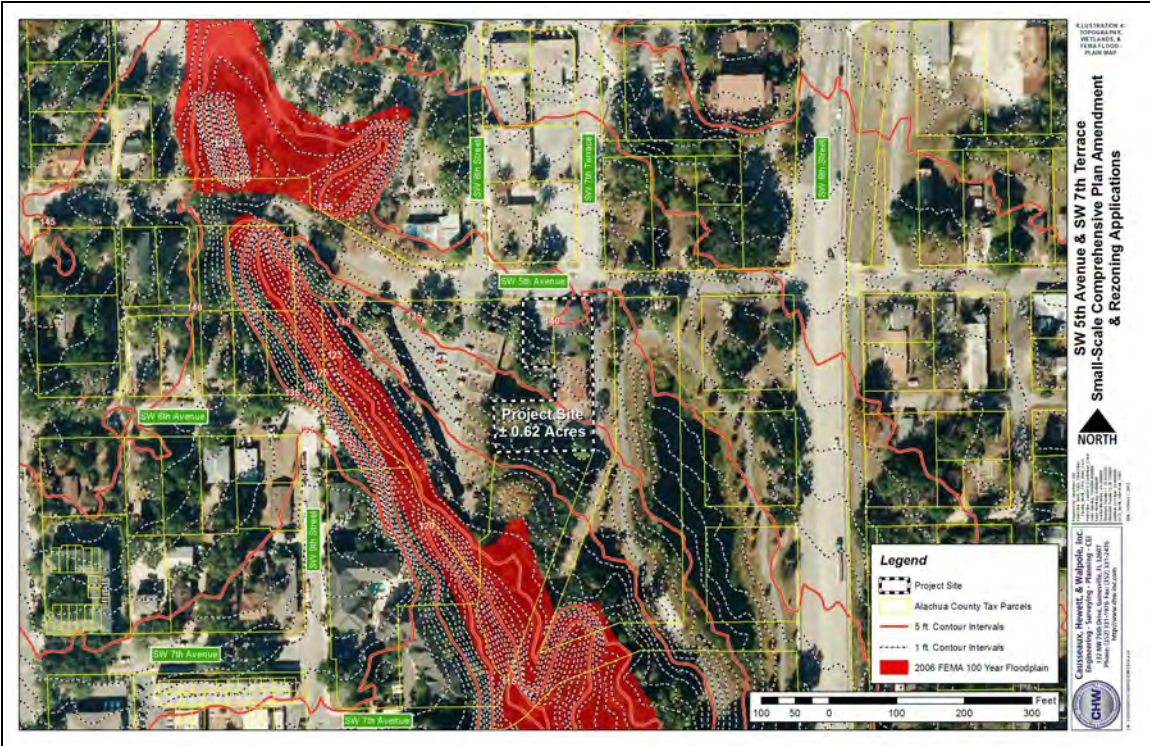


Figure 5: Topography, Wetlands, and FEMA Floodplain Map

According to the National Resources Conservation Service (NRCS), the on-site soil types are Urban Land and Blighton-Urban Land Complex (*Figure 6*). These soils are suitable for urban-type development.

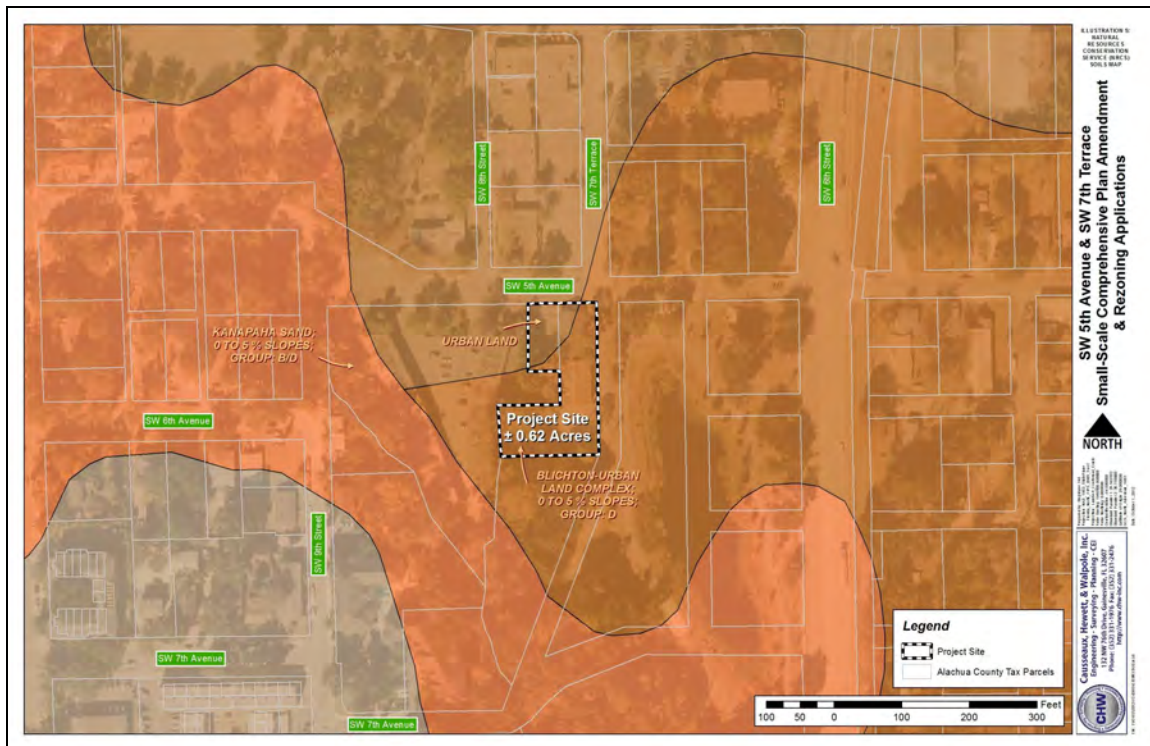


Figure 6: Natural Resources Conservation Service (NRCS) Soils Map

Three small trees are located along the existing vacant building's eastern façade while the site's majority of trees are located in the property's southwestern corner. These trees may be preserved where practicable to buffer adjacent uses. Trees that are not able to be saved will be replaced in accordance with City of Gainesville Land Development Code (LDC).

HISTORIC AND ARCHEOLOGICAL RESOURCES

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

COMMUNITY CONTRIBUTIONS

The proposed Rezoning is consistent with the City of Gainesville Comprehensive Plan and LDC. The site's potential redevelopment will revitalize an underutilized site, increase employment opportunities in the area, and promote a live-work environment. The approval of this Rezoning application also provides an opportunity to redevelop the site consistent with UMU-2 design standards that promote a more defined urban-scale development by bringing buildings to the street and providing landscape and sidewalk zones. The UMU-2 design standards will also create consistency with the adjacent Innovation District and support the expansion of this development pattern and supporting uses.

POTENTIAL LONG-TERM ECONOMIC BENEFITS

The property's potential redevelopment replaces two (2) vacant buildings. This proposed Rezoning serves as a catalyst for much needed redevelopment in the surrounding area. The UMU-2 FLU classification and zoning category promote mixed-use development, consistent with the City's long-term vision. Redevelopment of this site will also increase the tax base by replacing a use that was previously tax exempt.

LEVEL OF SERVICE STANDARDS

Level of Service (LOS) standards were calculated based on the density and intensity increases that may result from the proposed Rezoning. Therefore, 50 additional dwelling units and $\pm 27,000$ sf of nonresidential space were used for the LOS calculations, as this is the increase in potential development associated with this Rezoning request.

The site is located within the City's TCEA Zone A, which was established to encourage redevelopment and infill near the University Context Area and the urban core. Developers within TCEA Zone A are responsible for providing transportation improvements that are required due to safety and/or operational conditions. Development or redevelopment within TCEA Zone A may be required to provide the following:

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

The proposed redevelopment allows employees and patrons to have walking access to the Regional Transit System's numerous bus routes with the Rosa Parks RTS Downtown Station located only six (6) blocks to the east along SW 5th Avenue. With respect to mass transit, specific LOS standards are not established within the City of Gainesville Comprehensive Plan. However, desired densities along major corridors have been expressed.

LEVEL OF SERVICE

The following tables summarize the public facilities capacity analysis for the proposed Rezoning. As can be seen by the calculations, this Rezoning application does not degrade existing public facilities below accepted LOS standards.

Table 2: Projected Trip Generation

Category ¹	Units ²	AADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Apartment (ITE 220)	50	6.65	333	0.51	26	0.62	31
Specialty Retail Center (ITE 814)	27	11.01	297	1.55	42	1.49	40
Total		-	630	-	68	-	71

1. Source: ITE Trip Generation Manual, 8th Edition.

2. Unit = 1,000 square feet.

Table 3: Projected Potable Water Capacity

System Category	Gallons Per Day
Murphy Water Treatment Plant Current Capacity ¹	30,000,000
Current Use ¹	23,400,000
Available Capacity	6,600,000
Projected Demand from Rezoning [50 additional du x 2.46 persons / du x 200 gal/day] + [27,007 sf x 0.15 gal per sf]	28,651
Residual Capacity After Proposed Rezoning	6,571,349

1. Source: Gainesville Regional Utilities, Water and Wastewater Systems Division. Date: January 11, 2012

Conclusion: As calculated in Table 3, potable water capacity exists to adequately serve the proposed amendment. This application will not negatively impact the adopted Level of Service (LOS).

Table 4: Projected Sanitary Sewer Capacity

System Category	Gallons of Effluent Per Day
Main Street Water Reclamation Facility Current Capacity ¹	7,500,000
Current Average Demand ¹	6,080,000
Available Capacity	1,420,000
Projected Demand from Rezoning [50 additional du x 2.46 persons / du x 113 gal/day] + [27,007 sf x 0.15 gal per sf]	17,950
Residual Capacity After Proposed Rezoning	1,402,050

1. Source: Gainesville Regional Utilities Water and Wastewater Systems Division. Date: January 11, 2012

Conclusion: As calculated in Table 4, sanitary sewer capacity exists to adequately serve the proposed amendment. This application will not negatively impact the adopted Level of Service (LOS).

Table 5: Projected Solid Waste Capacity

System Category	Tons of Solid Waste Per Year
Projected Impact from Rezoning [((5.5 lbs./1,000 sf/day x 27,007 sf) x 365) / 2000] + [50 dwelling units x 2.64 persons per HH x 0.0655 tons / yr]	35.9
Alachua County Solid Waste Facility Capacity¹	>10 years

1. Source: Alachua County Comprehensive Plan

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

Table 6: Projected Public School Student Generation

	Units¹	Elementary	Middle	High
Generation Rates²				
Single Family Units	-	0.159	0.080	0.112
Multi-family Units	-	0.042	0.016	0.019
Calculations				
Single Family Units	0	0	0	0
Multi-family Units	50	2	1	1
Total	50	2	1	1

1. Unit = number of dwelling units.

2. Source: School Board of Alachua County: 2009-2010 Five Year District Facilities Plan.

Table 7: Projected Public School Capacities

School¹	Adjusted Permanent Program Capacity²	11/15/12 Enrollment School Year²	Estimated Students Created by Rezoning at Build-out³	Actual Available Capacity
Finley Elementary	503	548	2	109.3%
Kanapaha Middle	1,080	968	1	89.6%
Gainesville High	1,935	1,815	1	93.9%

1. Source: City of Gainesville Planning Division, School Concurrency Service Area (SCSA) Maps.

2. Source: School Board of Alachua County: School Capacity vs. Enrollment. Dated: November 15, 2012.

3. Source: Table 6: Projected Public School Impact.

Conclusion: As calculated in *Tables 6 and 7*, there only minimal additional multi-family dwelling units associated with this proposed amendment. This application will not negatively impact the adopted LOS.

CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

The site is currently designated Residential High – 1 (RH-1) zoning category. The requested Rezoning to Urban Mixed-Use 2 (UMU-2) is consistent with the accompanying Small-scale Comprehensive Plan Amendment (SsCPA) for the Urban Mixed-Use 2 (UMU-2) Future Land Use (FLU) classification. The UMU-2 designations permit a mixture of residential and nonresidential uses designed to promote both pedestrian and transit use in the City of Gainesville’s urban core.

Future Land Use Element (FLUE) *Policy 4.1.1*

Urban Mixed-Use 2 (UMU-2: up to 100 units per acre)

This category allows a mixture of residential, retail and office/research uses. The Urban Mixed districts are distinguished from other mixed-use districts in that they are specifically established to support biotechnology research in close proximity to the University of Florida. An essential component of the district is orientation of structures to the street and pedestrian character of the area. Retail and office uses located within this district should be scaled to fit into the character of the area. Residential density shall be limited to 100 units per acre with provisions to add up to 25 additional units per acre by special use permit. All new development must be a minimum of 2 stories in height. Building height shall be limited to 6 stories and up to 8 stories by special use permit. Land development regulations shall set the appropriate densities; the distribution of uses; design criteria; landscaping, pedestrian, and vehicular access. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.

Response: The site is located proximate (three (3) City blocks) to the University of Florida and downtown, allowing an opportunity to support both biotechnical research and downtown businesses alike. The site’s redevelopment will ensure a pedestrian-friendly environment, consisting of sidewalks and modest build-to-lines. The site’s redevelopment encourages similar efforts in the Innovation District immediately across SW 5th Avenue and helps support additional area residences and businesses.

FLUE *Policy 1.1.3*

Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

Response: The proposed amendment will continue to allow multi-family housing, which adds to the housing type diversity in the area. The area

currently has a mixture of single-family, duplex, and multi-family housing types that are available in a variety of price points.

FLUE *Goal 2*

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

Response: The requested Rezoning promotes the redevelopment of an underutilized site within the City of Gainesville’s urban core. The site is in close proximity to several RTS transit lines, including the Rosa Parks RTS Downtown Station, and within walking distance to the Santa Fe College (SFC) downtown campus and the University of Florida (UF) main campus. As an urban infill redevelopment project, the proposal encourages economic development within the area by increasing employment and supporting additional businesses, and further discourages urban sprawl towards and beyond Interstate-75. Approval of this Rezoning will provide the opportunity to redevelop two (2) vacant buildings into a vibrant multi-family or mixed use structure, providing improved quality of life for downtown businesses and residents.

TRANSPORTATION MOBILITY ELEMENT

Transportation Mobility Element *Overall Goal*

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

Response: The proposed Rezoning meets the Overall Goal of the Comprehensive Plan Transportation Mobility Element by encouraging multi-modal transportation, creating compact multi-use development proximate to transit facilities, and improving connections between uses.

The site currently has one (1) access point along SW 5th Avenue. Alignment of the existing driveway may be moved to either align with the northern property's driveway or SW 7th Terrace, as SW 7th Terrace south of SW 5th Avenue has been vacated. Transportation enhancements, which include sidewalks, may be made in accordance with the Transportation Mobility Element to improve overall pedestrian and vehicular mobility.

POTABLE WATER & WASTEWATER MANAGEMENT ELEMENT

Potable Water & Wastewater Management Element Objective 1.4

The use of existing water and wastewater facilities shall be maximized by adopting the following policies:

Response: Redevelopment resulting from the proposed Rezoning application will connect to the City of Gainesville's utilities system. As shown in *Section 3: Impact Analysis*, redevelopment of the property is not shown to exceed the City of Gainesville Potable Water or Sanitary Sewer systems' capacities. This analysis takes into account planned infrastructure enhancements outlined in the *Comprehensive Plan Capital Improvements Element*, which include expansions to the potable water plant and wastewater treatment plant capacities.

SOLID WASTE ELEMENT

Solid Waste Element Objective 1.1

By 2001, reduce by 50% the amount of solid waste that would have been disposed of in the absence of landfill diversion practices such as recycling, reuse and composting.

Response: Development resulting from the proposed Rezoning will utilize appropriate mechanisms for solid waste disposal, including the recycling, reuse, and composting of waste materials for on-site or off-site uses. As outlined in *Table 5: Projected Solid Waste Capacity, New River Regional Landfill*, the area's main landfill, will not be adversely impacted by site development.

STORMWATER MANAGEMENT ELEMENT

Stormwater Management Element Goal 1

Design, construct, and maintain a stormwater management system that reduces the incidence of flooding, and protects, preserves, and enhances desirable water quality conditions, and to the maximum extent feasible, preserves and utilizes the existing natural systems.

Response: Stormwater Management Facilities (SMF's) can be constructed to mitigate the potential impacts of 100-year critical duration rainfall depth. The SMF's will be designed to contain the site's stormwater and to allow

percolation into the soil rather than run directly into the downstream receiving surface waters.

PUBLIC SCHOOLS FACILITIES ELEMENT

Public School Facilities Element Goal 2

Provide adequate public school capacity to accommodate enrollment demand within a financially feasible, five-year capital improvements program.

Response: Although the proposed Rezoning permits an increase in potential dwelling units, no public school facility impacts are anticipated.

URBAN DESIGN ELEMENT

Urban Design Element *Objective 1.2*

Promote urban livability and aesthetics, including the safety, comfort, and convenience of pedestrians, bicyclists and transit users, while still providing for the needs of car drivers.

Response: The site's redevelopment can enhance the sidewalk system and public realm, which encourages greater pedestrian interaction.

Urban Design Element *Objective 1.4*

The City should ensure that the location of off-street surface parking lots reflects quality urban design.

Response: Parking can be located mostly to the facility's side and rear. Additional design features, such as landscaping and buffering, that promote quality urban design have been discussed throughout this report.

CONSERVATION ELEMENT

Conservation Element *Goal 2*

Mitigate the effects of growth and development on environmental resources.

Response: The site is within Gainesville's urban core, located on SW 5th Avenue, and one block west of SW 6th Street. There are no environmental characteristics that prohibit site redevelopment. Therefore, approval of this Rezoning application will encourage redevelopment in the City's urban core, and thereby reduce development pressure near environmental resources at the urban fringe.

Any stormwater runoff that results from the development will be mitigated in accordance with the City of Gainesville and St. Johns River Water Management District (SJRWMD) requirements.

Based on the Natural Resources Conservation Service (NRCS) soils data (*Figure 5*), on-site soils are suitable for urban-type development. Additional site-specific evaluations will be conducted during site redevelopment to determine suitability of specific locations for buildings and support structures. Existing on-site vegetation will be retained to the maximum extent practicable to help maintain soil stability.

The site was also analyzed using Federal Emergency Management Agency (FEMA) 100-year floodplain areas and the National Wetlands Inventory, and the database of Alachua County Regulated Wetlands (*Figure 6*). No floodplain or wetland areas have been located on site.

CONSISTENCY WITH CITY OF GAINESVILLE LAND DEVELOPMENT CODE

ARTICLE III. - VESTED RIGHTS REVIEW, CONCURRENCY MANAGEMENT, PROPORTIONATE FAIR-SHARE AND STATE-MANDATED TRANSPORTATION CONCURRENCY EXCEPTION AREA

DIVISION 2. - CONCURRENCY MANAGEMENT

Sec. 30-35. - Level of service standards.

Response: Please refer to Section 3: Impact Analysis, which addresses Transportation, Potable Water, Sanitary Sewer, Solid Waste, Public Schools, and Mass Transit.

ARTICLE IV. - USE REGULATIONS

DIVISION 4. - BUSINESS AND MIXED USE ZONING DISTRICTS

Sec. 30-65.2. – Urban Mixed-Use 2 (UMU-2)

- (a) *Intent.* The UMU-2 zoning district is created to promote and encourage redevelopment of the existing urban commercial areas and neighborhoods near the University of Florida. The district is intended to encourage multimodal mobility and to allow uses and development compatible with each other and with surrounding residential areas and which are consistent with the land use policies of the comprehensive plan. Furthermore, this district is intended to allow for establishments engaged in conducting research and experimental development in the physical, engineering or life sciences, in order to facilitate technology transfer from institutions of higher learning to the market place. The objectives of this district are to:
- (1) Provide a mixture of residential, commercial and office/research uses that are complementary to the residential and mixed-use character of the district;
 - (2) Encourage quality redevelopment and the renovation of existing structures;
 - (3) Promote multimodal transportation and create high-quality urban streetscapes by using buildings, sidewalks, and street trees to form a pleasant, convenient and safe environment designed for pedestrians, bicyclists, public transit, and automobiles;
 - (4) Promote retail and office uses that serve the surrounding neighborhoods and enhance the viability of existing commercial areas by focusing new development in appropriate locations; and

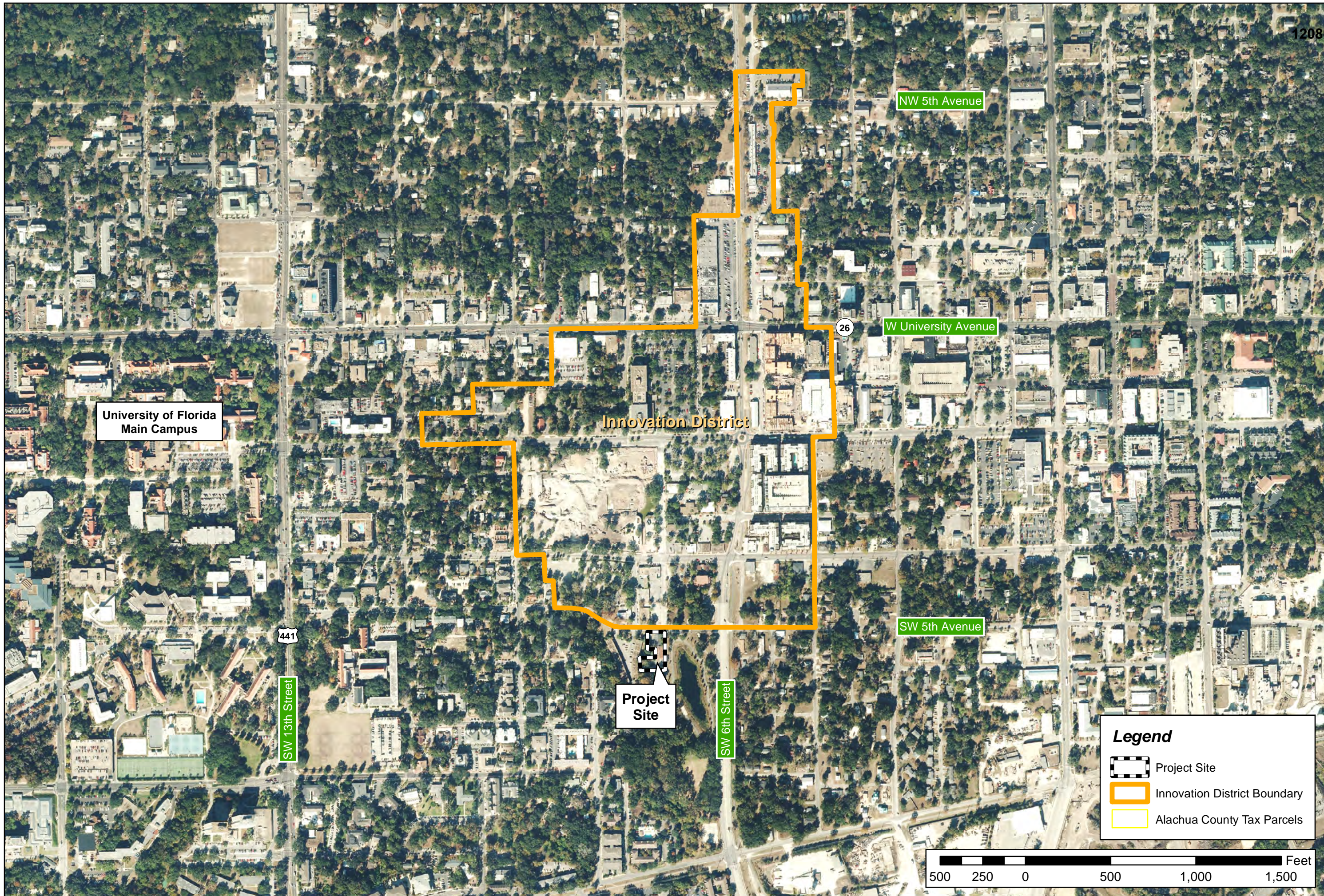
- (5) Promote office/research uses that serve the needs of the University and the community and enhance the development of the local innovation economy.

Response: This rezoning application is consistent with the Urban Mixed-Use 2 (UMU-2) district in the following ways:

- The site is only three (3) City blocks east of the University of Florida main campus and is equally proximate to downtown, which allows a unique opportunity to both serve the residential and office/retail needs for biotechnical research and downtown businesses;
- The redevelopment project transforms an underutilized site that contains two (2) vacant buildings into a site with the opportunity to meet both residential and nonresidential needs within the surrounding neighborhood;
- The site is proximate to residential neighborhoods and only six (6) City blocks from the Rosa Parks RTS Downtown Station;
- Urban Mixed-Use 2 (UMU-2) zoned properties are adjacent to the site, immediately to the north;
- Extend and support development patterns in the Innovation District;
- The development's scale is consistent with adjacent properties;
- The proposed rezoning can enhance and improve the pedestrian experience by presenting nominal setbacks, adequate sidewalks, street trees, and other City of Gainesville Land Development Code (LDC) required enhancements;
- The redevelopment project is consistent with *Section 30-65.2(c)(1): Permitted Uses* by allowing for a mixture of residential and nonresidential uses on a single site; and
- The proposed project meets all dimensional, additional, and general requirements as set forth in *Section 30-65.2*.

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Tax Records and Warranty Deeds
6. Neighborhood Workshop Materials
7. Justification Report
- 8. Map Set**



University of Florida
Main Campus

Innovation District

Project
Site

NW 5th Avenue

W University Avenue

SW 5th Avenue




SW 13th Street

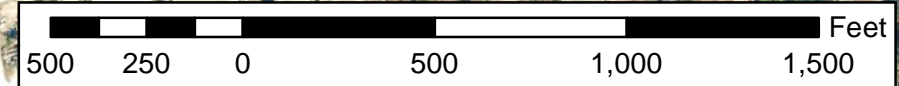
SW 6th Street

26

441

Legend

-  Project Site
-  Innovation District Boundary
-  Alachua County Tax Parcels



**SW 5th Avenue & SW 7th Terrace
Small-Scale Comprehensive Plan Amendment
& Rezoning Applications**



Prepared by: Employee 348
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Florida_North_FIPS_0603_Feet
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Standard Parallel 2: 29.000000
Latitude of Origin: 29.000000
GCS: North_American_1983

Date: October 1, 2012

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120807F



SW 8th Street

SW 7th Terrace

SW 5th Avenue

SW 6th Street

SW 9th Street

Tax Parcel #
13431-000-000

Project Site
± 0.62 Acres

Tax Parcel #
13432-000-000

Legend

Project Site

Alachua County Tax Parcels



NORTH

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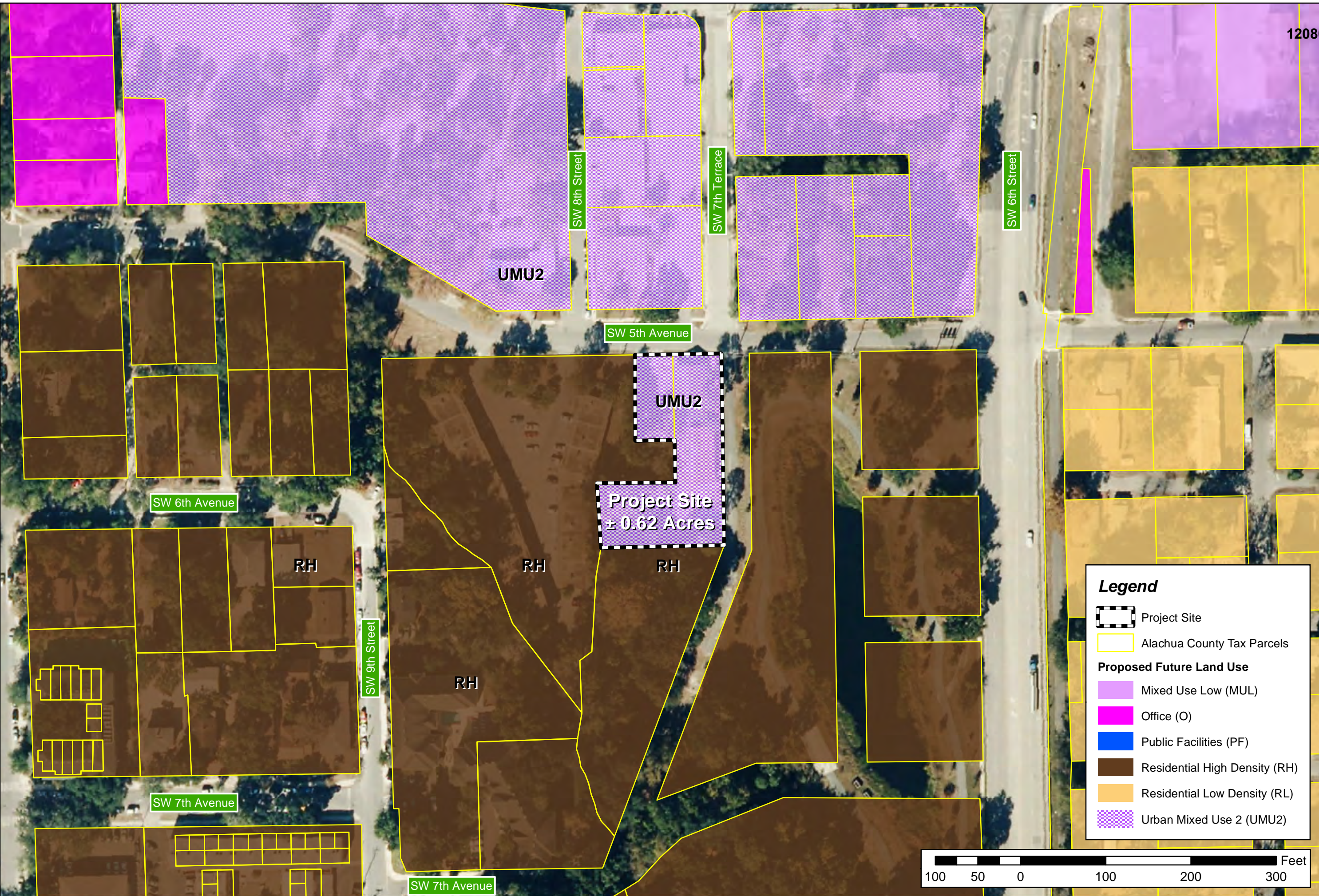
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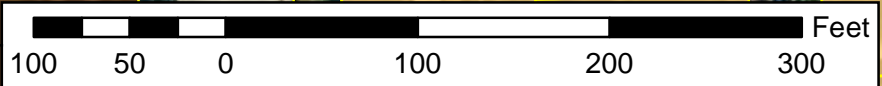
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Legend

- Project Site
- Alachua County Tax Parcels
- Proposed Future Land Use**
- Mixed Use Low (MUL)
- Office (O)
- Public Facilities (PF)
- Residential High Density (RH)
- Residential Low Density (RL)
- Urban Mixed Use 2 (UMU2)



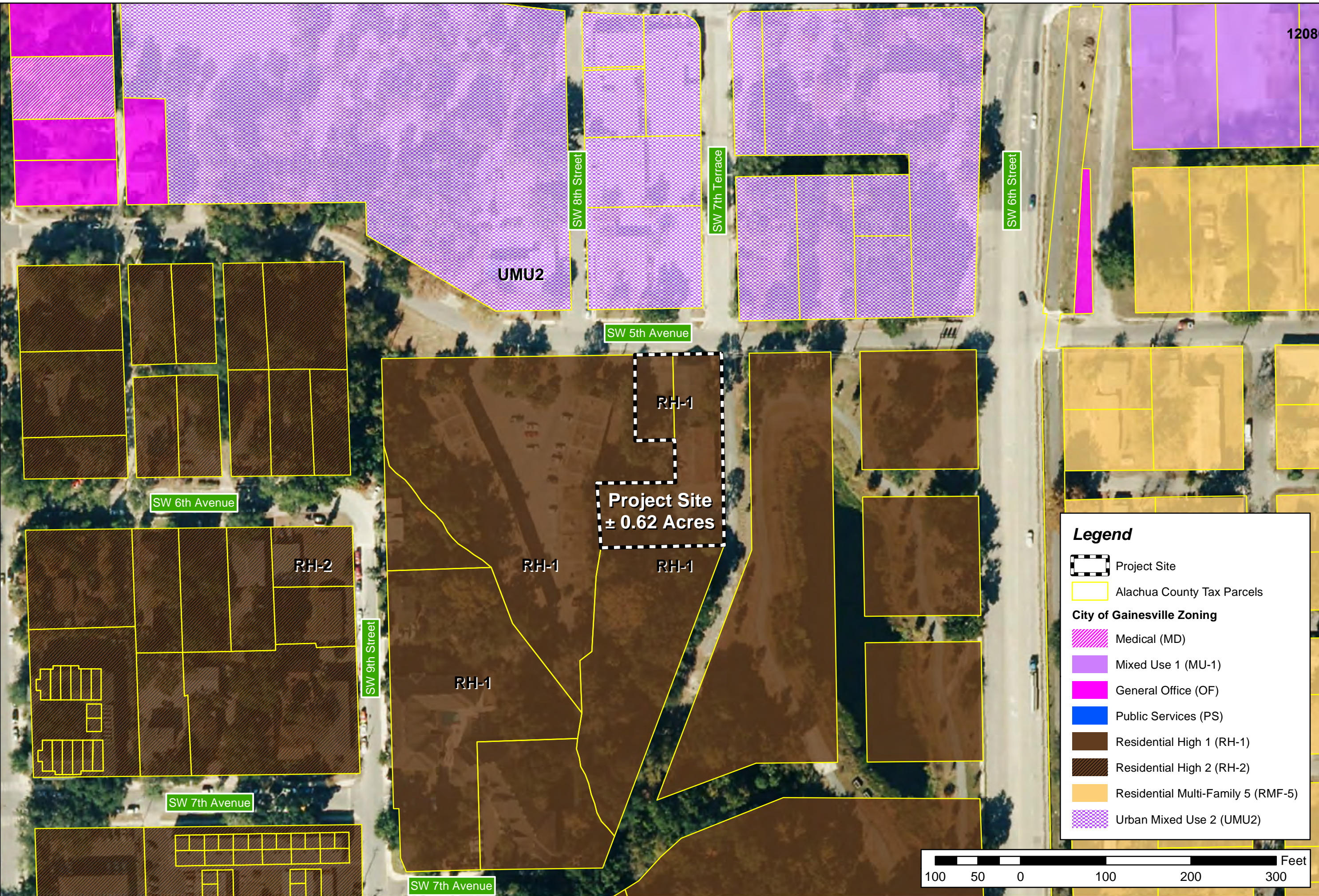
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SW 5th Avenue & SW 7th Terrace Small-Scale Comprehensive Plan Amendment & Rezoning Applications



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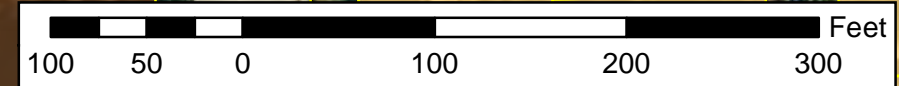


Legend

- Project Site
- Alachua County Tax Parcels

City of Gainesville Zoning

- Medical (MD)
- Mixed Use 1 (MU-1)
- General Office (OF)
- Public Services (PS)
- Residential High 1 (RH-1)
- Residential High 2 (RH-2)
- Residential Multi-Family 5 (RMF-5)
- Urban Mixed Use 2 (UMU2)



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**SW 5th Avenue & SW 7th Terrace
Small-Scale Comprehensive Plan Amendment
& Rezoning Applications**



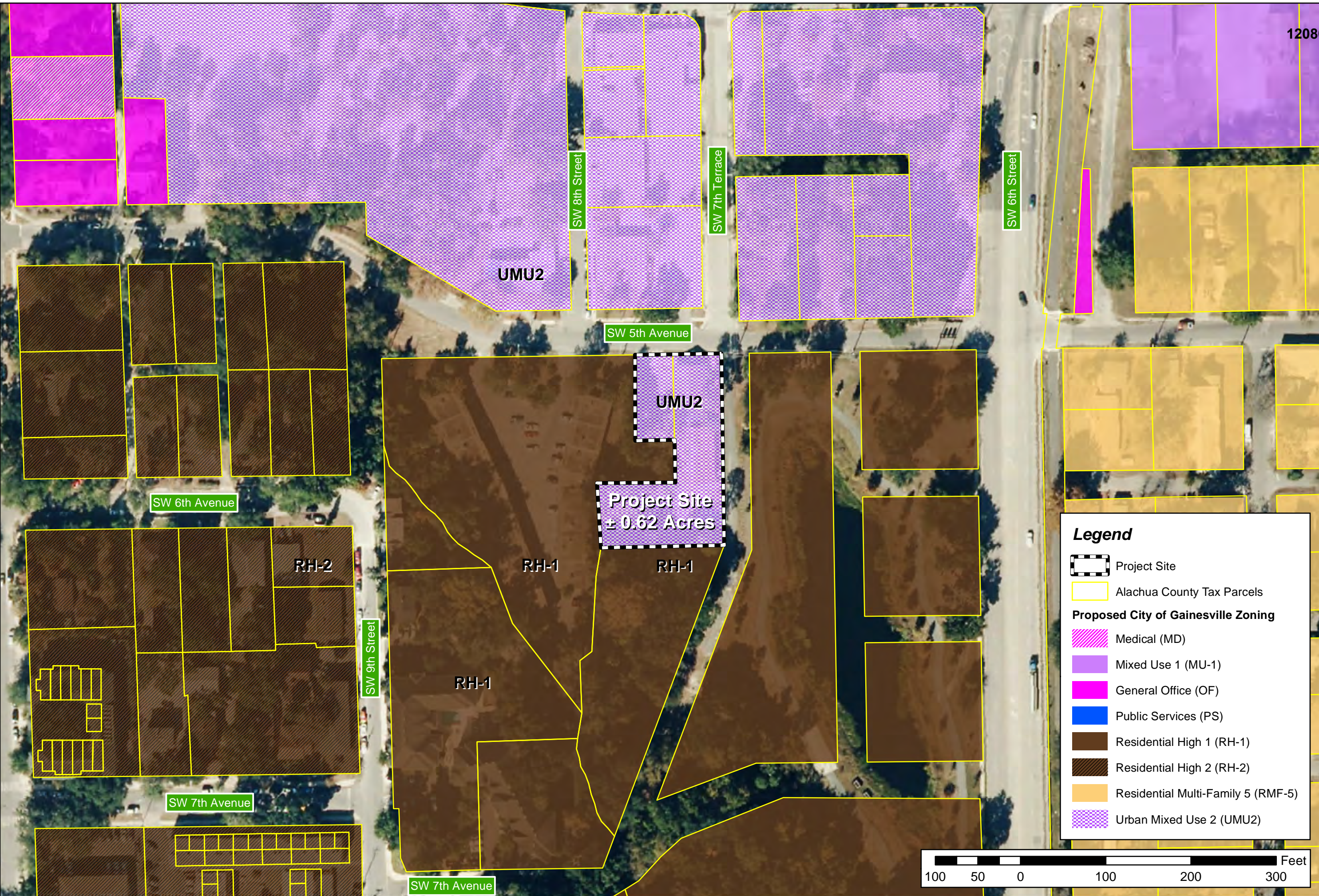
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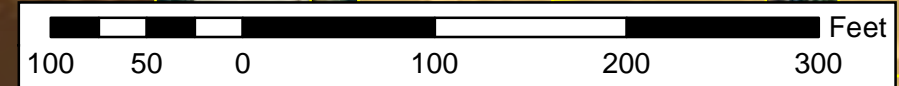


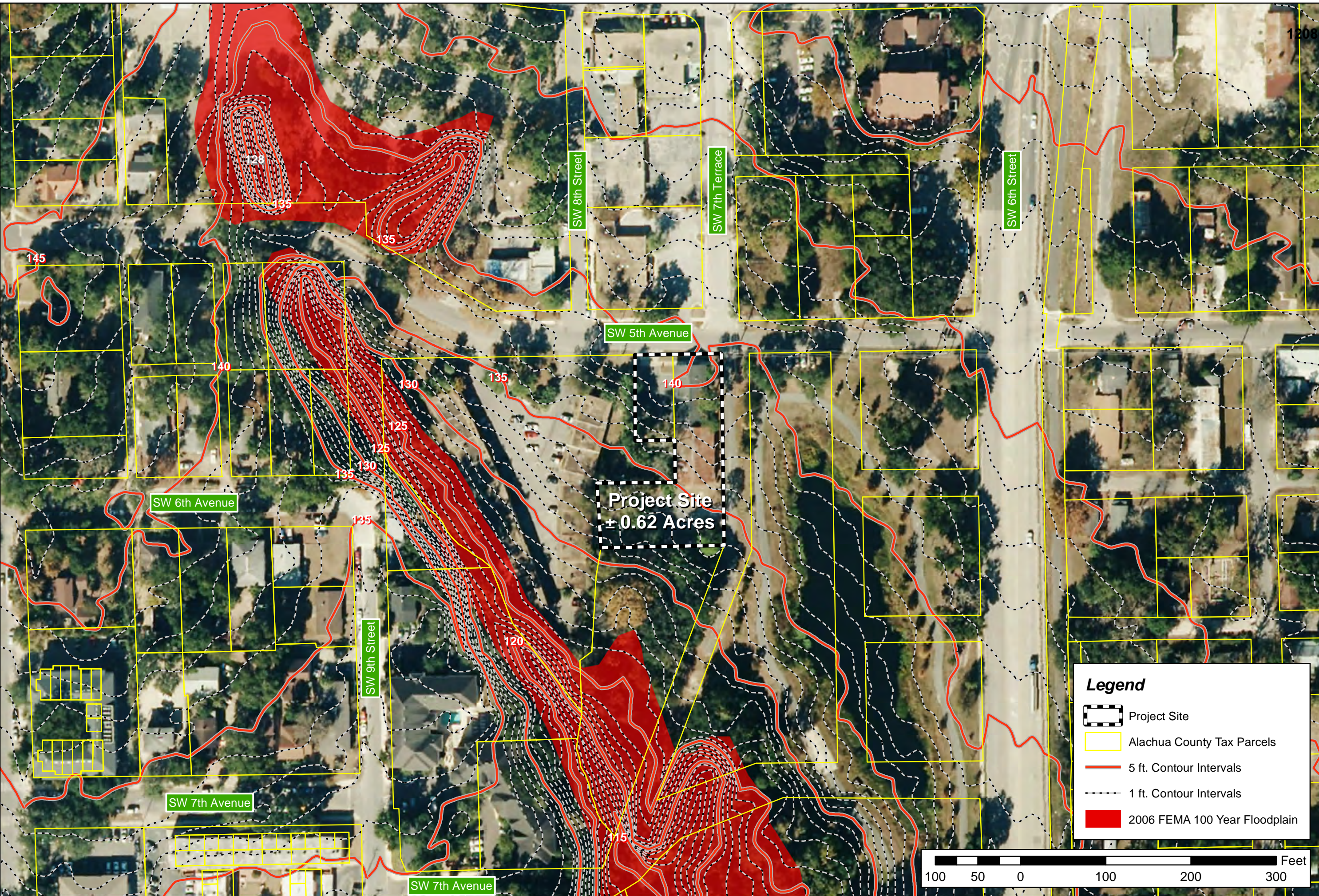
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Legend






- Project Site
- Alachua County Tax Parcels
- Proposed City of Gainesville Zoning**
- Medical (MD)
- Mixed Use 1 (MU-1)
- General Office (OF)
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- Residential Multi-Family 5 (RMF-5)
- Urban Mixed Use 2 (UMU2)

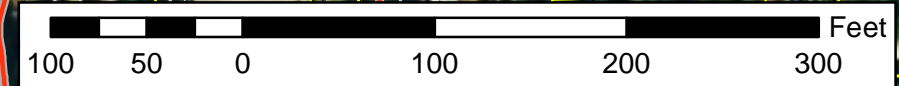




Project Site
± 0.62 Acres

Legend

-  Project Site
-  Alachua County Tax Parcels
-  5 ft. Contour Intervals
-  1 ft. Contour Intervals
-  2006 FEMA 100 Year Floodplain



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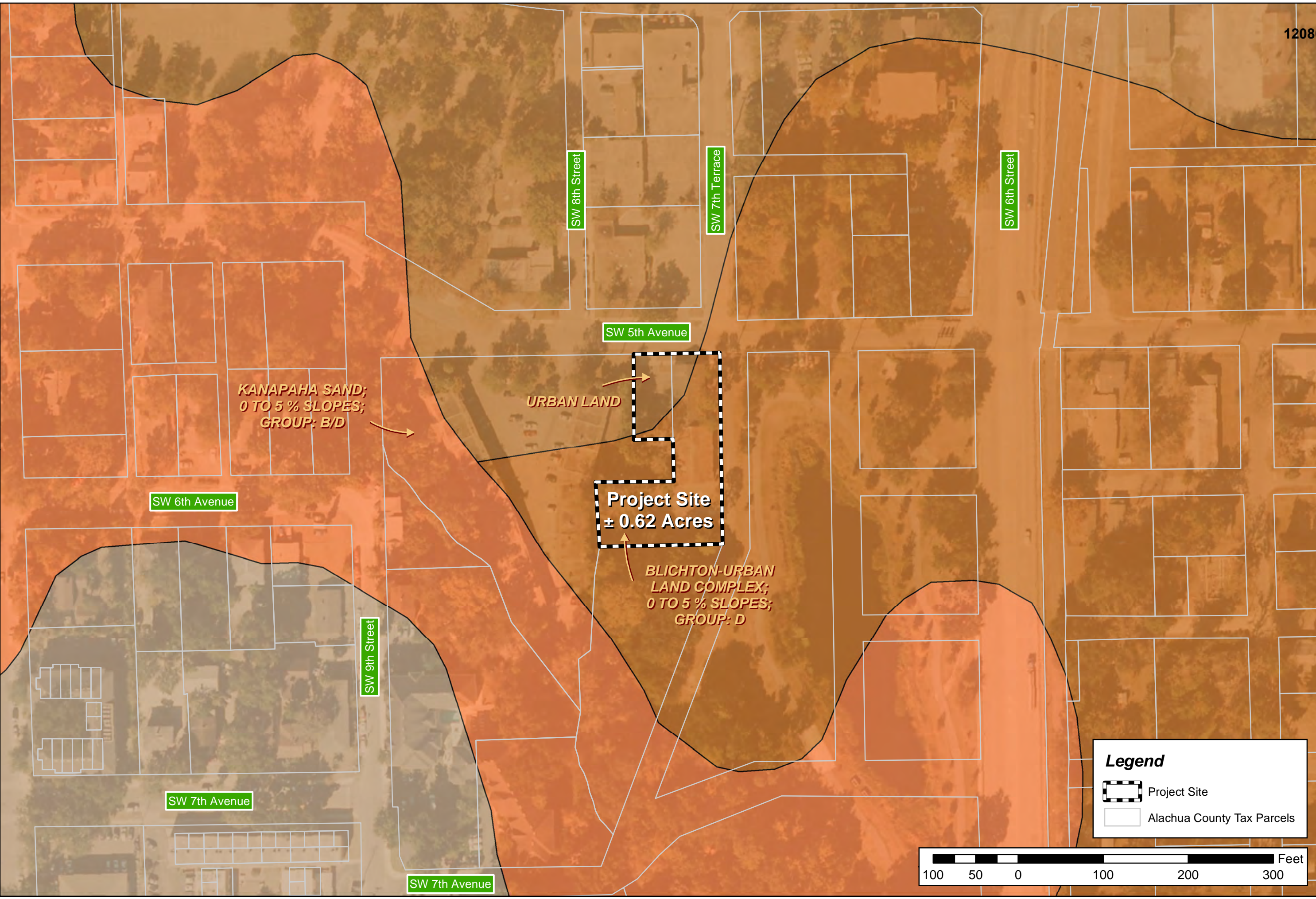
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