

APPLICATION—CITY PLAN BOARD Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB 13-86 LUP</u>	Fee: \$ <u>1575.00</u>
1 st Step Mtg Date: _____	EZ Fee: \$ <u>787.50</u> EB
Tax Map No. <u>9-3-13</u>	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) [H]	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) [X]	

Owner(s) of Record (please print)
Name: RB Gainesville NW 3rd Avenue LLC
Address: c/o RD Management LLC
810 7th Avenue, 10th Floor
New York, NY 10019
Phone: (212) 265-6600 Fax: _____
(Additional owners may be listed at end of applic.)

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

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

REQUEST

Check applicable request(s) below:

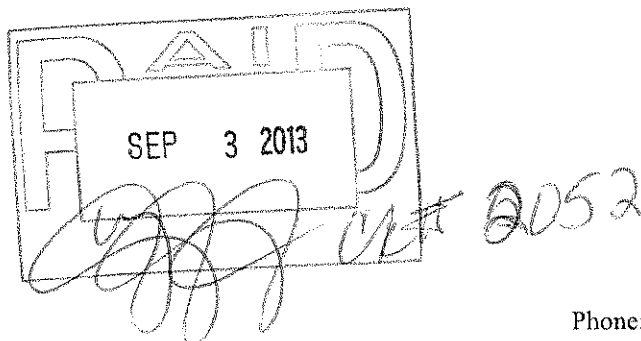
Future Land Use Map [X]	Zoning Map []	Master Flood Control Map []
Present designation: RL	Present designation: _____	Other [] Specify: _____
Requested designation: PUD	Requested designation: _____	

INFORMATION ON PROPERTY

- Street address: 1226 NW 3rd Avenue
- Map no(s): _____
- Tax parcel no(s): 14021-000-000
- Size of property: 0.14 acre(s)

All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.

Certified Cashier's Receipt:



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

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

A. What are the existing surrounding land uses?

North Planned Unit Development (PUD)

South Right of Way / Residential High Density (RH)

East Residential Low Density (RL)

West Planned Unit Development (PUD)

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

NO X YES _____ If yes, please explain why the other properties cannot accommodate the proposed use?

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

Residential streets

Please see the Justification Report for additional information

Noise and lighting

Please see the Justification Report for additional information

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 _____ YES X

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 _____

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

Please see the Justification Report for additional information

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

Please see the Justification Report for additional information

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

Roadways

Please see the Justification Report for additional information

Recreation

Please see the Justification Report for additional information

Water and Wastewater

Please see the Justification Report for additional information

Solid Waste

Please see the Justification Report for additional information

Mass Transit

Please see the Justification Report for additional information

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

NO _____ YES X (please explain)

Please see the Justification Report for additional information

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

8/30/2013
Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 30th day of August, 2013, by (Name)
Gerry Dedenbach



WENDY L. MERCER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE128256
Expires 9/7/2015

Wendy L. Mercer
Signature – Notary Public

Personally Known OR Produced Identification (Type) _____

AFFIDAVIT

RB Gainesville NW 3rd Avenue LLC

Owner(s)

Application Number

Causseaux, Hewett, & Walpole, Inc. (CHW)

Appointed Agent(s)

14021-000-000

5

10S

20E

Parcel Number(s)

Section

Township

Range

Small-scale Comprehensive Plan, PD Amendment, and Development Plan Applications

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)

New York
STATE OF ~~FLORIDA~~
COUNTY OF ~~ALACHUA~~
New York

SWORN AND SUBSCRIBED BEFORE ME THIS 26th DAY
OF August, 2013
BY Richard Birdoff
WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE
PRODUCED _____

(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

(SEAL ABOVE)

Name of Notary typed, printed or stamped

Commission Number

JESSICA LOPEZ
Notary Public State of New York
No. 01LO6106589
Qualified in Bronx County
Certificate Filed in New York County,
Commission Expires March 8, 2016

Gainesville Mixed Use on NW 13th Street
Small-scale Comprehensive Plan Amendment Application
Legal Description

Lot 14, Shellie Court, a subdivision as per Plat thereof, recorded in Plat Book C, Page 61, of the Public Records of Alachua County, Florida.

Also: A 5 foot strip of land lying adjacent to the West side of said Lot 14 of Shellie Court, more particularly described as follows:

Begin at the Southwest corner of said Lot 14 of Shellie Court, thence run West along the Westerly prolongation of the South line of said Lot 14 a distance of 5 feet, thence run North parallel to the West line of said Lot 14 to a point on the Westerly prolongation of the North Line of said Lot 14, thence run East 5 feet along the Westerly prolongation of the North line of said Lot 14 to the Northwest corner of said Lot 14, thence run South along the West line of said Lot 14 to the point of beginning.

Parcel Identification Number: 14021-000-000

Subject to covenants, conditions, restrictions, easements, reservations, and limitation or record, if any.

RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 2781970 2 PG(S)
 April 03, 2013 04:38:34 PM
 Book 4185 Page 1008
 J. K. IRBY Clerk Of Circuit Court
 ALACHUA COUNTY, Florida

Prepared by and return to:
Denise Lowry Hutson, Esq.
Attorney at Law
Salter Feiber, P.A.
3940 NW 16th Blvd. Bldg B
Gainesville, FL 32605
352-376-8201
 File Number: 11-0369.3

Doc Stamp-Deed: \$1,662.50



[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made on April 1, 2013 between **D. Bruce Hawkins and Kristin S. Hawkins, husband and wife** whose post office address is **13142 SW 1st Place, Newberry, FL 32669**, grantor, and **RB Gainesville NW 3RD Avenue LLC, a Florida Limited Liability Company** whose post office address is **c/o RD Management LLC, 810 SEVENTH AVE., 10TH FLOOR, New York, NY 10019**, 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:

Lot 14, Shellie Court, a subdivision as per Plat thereof, recorded in Plat Book C, Page 61, of the Public Records of Alachua County, Florida.

Also: A 5 foot strip of land lying adjacent to the West side of said Lot 14 of Shellie Court, more particularly described as follows:

Begin at the Southwest corner of said Lot 14 of Shellie Court, thence run West along the Westerly prolongation of the South line of said Lot 14 a distance of 5 feet, thence run North parallel to the West line of said Lot 14 to a point on the Westerly prolongation of the North line of said Lot 14, thence run East 5 feet along the Westerly prolongation of the North line of said Lot 14 to the Northwest corner of said Lot 14, thence run South along the West line of said Lot 14 to the point of beginning.

Parcel Identification Number: 14021-000-000

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.


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.

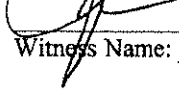
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2012**.

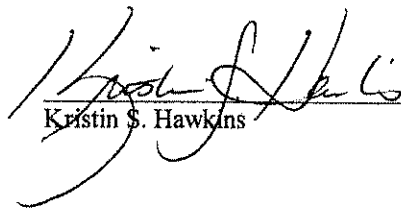
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed/sealed and delivered in our presence:


Witness Name: Denise Lowry Hutson


D. Bruce Hawkins (Seal)


Witness Name: Jeanne S Davis

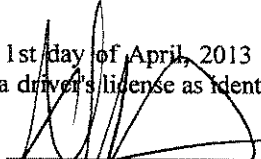

Kristin S. Hawkins (Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 1st day of April, 2013 by D. Bruce Hawkins and Kristin S. Hawkins, who are personally known or have produced a driver's license as identification.

[Notary Seal]

NOTARY PUBLIC-STATE OF FLORIDA
Denise Lowry Hutson
Commission # EE048116
Expires: DEC. 12, 2014
BONDED THRU ATLANTIC BONDING CO., INC.


Notary Public

Printed Name: Denise Lowry Hutson

My Commission Expires: _____



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2012 Roll Details — Real Estate Account At 1226 3RD AVE NW, GAINESVILLE 32601

Real Estate Account #14021 000 000

[Parcel details](#)

[Full bill history](#)

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

[Get Bills by Email](#)

Owner: HAWKINS D BRUCE KRISTIN S
 13142 SW 1ST PL
 NEWBERRY, FL 32669
 Situs: 1226 3RD AVE NW
 GAINESVILLE 32601

Account number: **14021 000 000**
 Alternate Key: 1084497
 Millage code: 3600
 Millage rate: 23.6973
 Escrow company: EVERHOME MORTGAGE (300159)
 1123 S PARKVIEW DRIVE
 COVINA, CA 91724

Assessed value: 99,200
 School assessed value: 99,200

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2012 annual bill

Ad valorem:
 Non-ad valorem:
 Total tax:

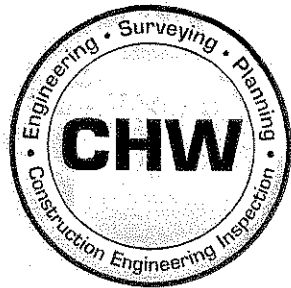
View **Legal description**

\$2,350.76 BROWN ADDN BK 14 PB A-64
 \$94.85 SHELLIE COURT PB C-61 LOT 14 &
 5' FT ON W SIDE OR 2938/0087

Location

Book, page, item: --
 Geo number: 05-10-20-14021000000
 Range: 20
 Township: 10
 Section: 05

Paid 2012-11-28 \$2,347.79
Effective 2012-11-27
Receipt #12-0035817



*Focused on Excellence
Delivered with Integrity*

September 3, 2013

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

Re: Gainesville Mixed Use on NW 13th Street
Small-scale Comprehensive Plan Amendment (SsCPA) Application

Dear Mr. Bredfeldt:

As the authorized agent for the applicant, Causseaux, Hewett, & Walpole, Inc. (CHW) submits this SsCPA application to amend the Future Land Use designation on Tax Parcel #14021-000-000, approximately 0.14 acre in size, from Residential Low-Density (RL) to Planned Unit Development (PUD). It is also the applicant's intent to include this parcel in the Gainesville Mixed Use on NW 13th Street PUD originally adopted by Ordinance No. 100896.

As discussed at the first-step meeting with City staff, the entitlements approved in Ordinance No. 100896 will be slightly changed. The following entitlements are proposed:

- Residential units / bedrooms: 202 / 288
- Commercial / retail: 26,000 sq. ft.

The currently approved entitlements for 20,000 sq. ft. of office will be eliminated. Including all trade-offs between office and multi-family residential units allowed in the currently approved PUD Ordinance, the proposed entitlements represent an increase of 11 residential units and 26 bedrooms.

A single-family residential structure is currently located on the subject parcel for this application. The developer / owner will be required to relocate this residential structure within the University Heights North Historic District or to a site in another historic district within the City of Gainesville.

We submit the following items for your review and approval:


- The City of Gainesville SsCPA application;
- A Regulated Natural Resources Review Exemption form;
- An affidavit authorizing CHW as agent;
- A Justification Report;
- A check in the amount of \$787.50 for the application fee; and
- One (1) CD-ROM with all application materials.

132 NW 76th Drive
Gainesville, Florida 32607

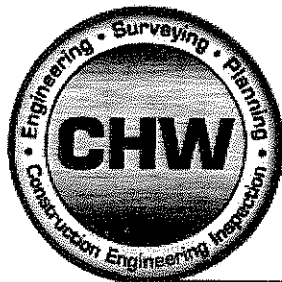
Phone: (352) 331-1976
Fax: (352) 331-2476
www.chw-inc.com

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

Sincerely,
Causseaux, Hewett, & Watpole, Inc.

A handwritten signature in black ink, appearing to read 'Craig Brashier', written over a horizontal line.

Craig Brashier, AICP
Planning Project Manager



*Focused on Excellence
Delivered with Integrity*

MEMORANDUM

TO: Richard J. Birdoff, RD Management LLC PN#13-0305
FROM: Craig Brashier, Planning Project Manager
DATE: August 28, 2013
RE: Gainesville Mixed Use on NW 13th Street Neighborhood Meeting Summary

This memorandum provides a summary of the Neighborhood Meeting that CHW facilitated on Tuesday, August 27, 2013. As you know, a Neighborhood Meeting is required as part of the Small-scale Comprehensive Plan (Ss-CPA), Planned Development Amendment, and Development Plan approval process. The Neighborhood Meeting's purposes are to: (1) inform the community of the project, and (2) garner public input.

The meeting began at 6:05 PM, ended at 6:45 PM and was held at the Holiday Inn University Center located approximately two blocks to the Project's south. Following a PowerPoint presentation by CHW staff, there was a question and comment period. The following is a summary of the questions, comments, and responses by CHW. Some questions or comments were made multiple times. In order to eliminate redundancies, individual comments or questions are summarized only once.

Question #1: How tall will the building be?

Response: The habitable portion will be ±84' or 7 stories, then taper east down to 60'. The building being proposed is not as tall as the currently approved structure.

Question #2: How close to the neighbors [east] will the building be?

Response: The building tapers down from NW 13th Street east to 60' in height. At that point, the building will be 15' to 25' from its eastern property line.

Comment #1: The garage is too tall for the area, and is located too close to neighboring properties.

Response: The proposed building consistent with the currently approved development plans, as well as the City's efforts in their Form Based Code efforts. While the garage portion of the building is moving east, there will be a 15' – 25' buffer. Again, this is consistent with the City's ongoing efforts to encourage transit-supportive densities and walkability along this corridor.

Question #3: What is going to happen with the two houses?

Response: The developer / owner is going to relocate them to a vacant property either within the University Heights Historic District or to another historic district in the City of Gainesville.

Question #4: Will the parking garage be open-access?

Response: The City required a pass-through from NW 3rd Avenue to NW 4th Avenue, essentially extending NW 12th Drive south. We anticipate this condition remaining, and have designed for such. Ground floor parking will serve the project's non-residential portion. The remaining floors will serve the residential. It is anticipated that beyond the ground level, parking will be access controlled.

Question #5: How many parking spaces will be provided? Will residents be able to use on-street parking?

Response: As proposed, there are 184 dedicated residential spaces, and 71 non-residential spaces. The City controls on-street parking. We're not aware of any regulations that would prohibit anyone, including future residents, from using it. That said, the target resident is most likely going to be affiliated with the University, either a student or faculty member, who does not rely on a car. Therefore, we do not anticipate a demand for on-street parking.

Question #6: Will there be sidewalks along the east property line between the building and adjoining properties? How far will the sidewalk extend on NW 4th Avenue? There are no sidewalks along NW 4th Avenue, and no room to place sidewalks.

Response: There are existing sidewalks for a portion of our NW 4th Avenue frontage already. It is anticipated that sidewalks will be included from NW 13th Street east to our eastern property line. We do not know if this will result in the City extending sidewalks east from our site.

Question #7: What will the building look like?

Response: While we do not have the revised architectural renderings yet, the approved PD conditions dictate the exterior building materials that must be used. The conditions regarding the exterior building materials are not proposed to be changed.

Question #8: What is the anticipated timeline for development?

Response: We anticipated the land use amendment and PD amendment approvals in early 2014. From there, the preliminary and final development processes will take another six months. Allowing for permitting and construction time, a fall 2015 completion date would be a possibility.

Question #9: When will the two houses be moved?

Response: Currently, we are required to move the NW 4th Avenue house at time of construction. That is a condition that the City placed on the development. Therefore, we would assume the same condition would apply to the NW 3rd Avenue house.

Question #10: Will a wall be required along the project's eastern boundary?

Response: Currently, a wall is required for the eastern portion where surface parking is currently approved. Surface parking is no longer proposed. Therefore, from an aesthetic standpoint, use of landscaping and buffering may actually be a better transition between the building and adjoining properties.

Thank you again for allowing CHW to provide engineering and land planning services. If you would like to discuss this matter further, please contact me at your earliest convenience.

I:\JOBS\2013\13-0305\NHWS\13-0305_Memo_130827_Neighborhood Meeting Summary.docx

Levy and Citrus County residents angered over scrapped nuclear plants

Duke Energy will not build its planned Levy County plant and is closing its Crystal River plant.

The Associated Press

OTTER CREEK — Money is usually tight in Levy and Citrus counties, which are hours removed from the flashy tourist attractions in Orlando and the vast housing subdivisions in suburban Tampa. The median household income in each ranks near the state's bottom. Still, residents in the two mostly rural counties thought the future was bright: Duke Energy was promising to build a \$2.4-billion nuclear plant in Levy while rebuilding a shuttered nuclear plant in neighboring Citrus.

Hundreds of good-paying construction jobs would be created in the short-term, and hundreds of well-paid workers would be employed at the plants long-term. That money would flow through the local economy, creating more jobs. If any locals had any environmental concerns, most weren't saying them out loud.

But the counties' current and future economic prospects dimmed considerably when Duke announced earlier this month that it will not build the Levy plant after saying earlier this year that it would not rebuild the Crystal River plant in Citrus. The country's largest

utility cited changes in the energy market — including natural gas prices — and regulatory hurdles at the state and federal levels.

For some final kicks, North Carolina-based Duke intends to charge its 1.7 million Florida customers — which includes thousands in Levy and Citrus — a monthly fee to pay for the costs it incurred planning the construction on the plants. Through these fees, Duke customers have paid \$1.5 billion for Levy County plant so far. And the company has refused to pay about \$16 million of its \$36 million property tax bill in Citrus, saying the nuclear plant has lost value. That shortfall represents about 3 percent each of Citrus County's school and county government revenue, causing emergency cuts.

Michelle Larkin, a 45-year-old bartender in Levy County who lives in Citrus, made a face when asked about Duke's impact on both counties. She didn't mind paying the fees on her utility bill when she thought there was a chance that a new plant was going up, seeing it as a key to reviving the area. Now that the company has put its plans on hold, she's skeptical of the future. The unemployment rate in each county is 7.6 percent, above the state average of 7.2 percent. Citrus has a population of 140,000, Levy 40,000.

"I think it's just gonna make it worse for the economy," Larkin said with a sigh. She who works at

the Hickory Island Lodge in Inglis, a Levy town not far from the Citrus County line. It's near the road to the now-closed Crystal River plant, and she remembers how the bar used to be packed when she started as a bartender five years ago. But Crystal River workers cracked a concrete containment building during an attempt to upgrade the plant in 2009. An attempt to fix the problem in 2011 resulted in more cracks.

Business has since lagged. "Now we don't have the ruke workers," she said, looking around at the bar, which contained a handful of people, including a few bikers just passing through. Duke executives have maintained that the Levy property remains a "good site" for a nuclear power plant and that the company could still wind up building there some day. It is still pursuing a federal license. "I'm hopeful it does come here eventually," Larkin said, shaking her head. "But by the looks of what's happened, I don't think it will."

When the Levy County plant was originally announced in 2009, it was supposed to be open by 2016. Residents thought the area would soon shed its old Florida image and become a little more like California.

That anticipation of progress mostly came because of Duke's promise.

"I don't think anyone was really against it," said Buddy Sharp, a 57-year-old cabinet maker. "It's a shame."

Man harassed woman for year, deputies say

By Greg Hamilton Staff writer

A Newberry man was arrested Saturday evening after deputies said he harassed a woman for a year by sending her obscene and threatening messages.

Thomas Ridgell, 45, of 205 NW County Road 236, has been stalking a woman who told deputies she was worried about her safety after receiving numerous unwanted text messages, phone calls and visits from him, according to an Alachua County Sheriff's Office report.

In late July, the woman told deputies that Ridgell had hit her in

Gilchrist County. The woman also said that he had driven his work truck into her apartment complex on several occasions.

A deputy listened to messages that the woman had recorded on her phone in which Ridgell told her and a friend to meet him at the Hitching Post in Gilchrist County where, a week before, he had gotten into a fight with them and punched the woman in the head, the report said.

The deputy recognized the woman from a previous report in which Ridgell had gone to her job and gotten into an argument that led the store manager to call deputies

because the fight was disturbing customers.

The woman showed the deputy 13 ignored phone messages in one day from Ridgell, and the deputy listened to several obscene and threatening messages and text messages.

While the deputy was speaking to the woman, Ridgell called and texted her. The deputy answered the phone and identified himself and Ridgell hung up, only to continue texting the woman's phone.

Ridgell was arrested on a charge of aggravated stalking and was being held Sunday at the Alachua County jail on \$10,000 bond.

LANE RANGER: ROADWORK THIS WEEK

- East University Avenue: Daytime lane closures from Waldo Road to North Main Street to repoint the roadway markings.
- Newberry Road: Daytime lane closures from 8 a.m. to 4 p.m. from Interstate 75 to County Road 241 in Jonesville for tree trimming.
- North Main Street: Daytime lane closures from University Avenue to Northwest Eighth Avenue to repoint the roadway markings.
- Northeast 18th Place: Daytime lane closures after 8:30 a.m. until 2 p.m. and after 4 p.m. between Northeast Ninth and 18th streets for sidewalk construction.
- Northwest Eighth Avenue: Daytime lane closures from North Main Street to Northwest Sixth Street to repoint the roadway markings.
- Northwest Sixth Street: Daytime lane closures from Northwest Eighth Avenue to U.S. 441 to repoint the roadway markings.

- U.S. 301: Daytime lane closures for northbound traffic just north of the State Road 24 overpass in Waldo for asphalt repairs.
- U.S. 441: Daytime lane closures for southbound traffic from 9 a.m. to 4 p.m. just west of I-75 for driveway modifications to the new Zaxby's.
- U.S. 441: Daytime lane closures from Northwest Sixth Street to the Columbia County line to repoint the roadway markings.

PUBLIC NOTICE

Neighborhood workshop. A proposed rezoning from Agricultural (A) to Planned Development (PD) located on approximately 45 acres at 16525 SW 5th Place (tax parcels 04360-026-000, 04360-030-000 & 04360-030-001). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed project and to seek their comments.

The meeting will be held on Thursday, August 22, 2013 at 6:00 p.m. located at 16525 SW 5th Place.

Contact: Clay Sweet, AICP, LEPD AP
Eng. Demoss & Associates, Inc.
Phone: (352) 373-3341

NOTICE OF PUBLIC HEARING

The Alachua County Development Review Committee will hold a public hearing Thursday, August 22, 2013 at 1:30 PM in the John R. "Jack" Durance Auditorium, 12 S.E. 1st Street, Gainesville, Florida to consider the following items:

Project 2013052882, P Preliminary Development Plan - Arbor Greens Planned Development (PD) Phase 2. (296 lot subdivision with associated infrastructure on approximately 78.25 acres) - Section 35-708-R13 - Located on Tax Parcel Numbers 04511-000-000, 04511-001-000 and 04511-001-001 in the 13200 Block of NW 9th Road - Causeways, Hewitt and Walpole, Inc. - agents; Planned Development (PD) Zoning, Low Density Residential (1 to 4 dwelling units per acre) Future Land Use Designation, ZCM-01-13

Project 2012100391, F Final Development Plan and Plat Review and Floodplain Development Permit - Estates of Walden Plantation. (89 lot subdivision with associated infrastructure on approximately 75.15 acres) - Section 19-T10-R19 - Located on Tax Parcel Numbers 06852-002-000 and 06852-002-002 at 10379 SW 52nd Lane - Causeways, Hewitt and Walpole, Inc., agents; Residential Single Family (S-1) AA Zoning, Low Density Residential (1 to 4 dwelling units per acre) Future Land Use Designation.

All interested persons are invited to attend and be heard. Written comments may be filed with the Office of Planning and Development for consideration. In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need 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.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at (352) 374-5275 (voice) or (352) 374-5284 (TDD) or 711 Relay Florida.

General Information: Staff Reports on the above items will be available on Friday of the week preceding the meeting at the Office of Planning and Development: 10-300 S.W. 2nd Avenue Gainesville, FL 32601. For further information call (352) 374-5245.

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF FIRE SERVICES SPECIAL ASSESSMENTS

Notice is hereby given that the City Commission of the City of Gainesville, Florida, will conduct a public hearing to consider the imposition of annual fire special assessments for the provision of the services within the municipal boundaries of the City of Gainesville and collection of these assessments pursuant to the tax bill collection method.

The hearing will be held at 6:00 PM on September 9, 2013, or as soon thereafter as may be held, in the Commission Chambers of City Hall, 200 E. University Avenue, Gainesville, Florida, for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice. If a person desires to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Equal Opportunity Office at (352) 334-6051, at least two days prior to the date of the hearing.

The assessment for each parcel of property will be based upon each parcel's classification and the total number of fire protection units attributed to that parcel.

The City Commission on July 16, 2013 adopted a Preliminary Rate Resolution setting the proposed fire services assessments to be assessed for the fiscal year beginning October 1, 2013 and future fiscal years as follows:

\$78.00 Per Net Factored Fire Protection Unit

Copies of the Fire Services Assessment Ordinance, the Preliminary Assessment Resolution and the Preliminary Assessment Roll are available for inspection at the City Manager's Office, City Hall, located at 200 E. University Avenue, Gainesville, Florida. The fire services non-ad valorem assessment will be collected by the tax collector and placed on the ad valorem tax bill to be mailed in November 2013 and each year that the assessment is imposed. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the Gainesville Fire Assessment Information Line at (352) 334-5088, Monday through Thursday between 2:00 a.m. and 6:00 p.m.

HYPER-SUB: Israel, others have asked about craft

Continued from 1B

actually designing a revolutionary way to get under the water for pennies on the dollar," Marion said.

His wife, Mary, said after a decade of marriage, she agreed to support her husband in his dream of building a submarine at whatever cost.

"I am not going to look back at you when I am 70 or 80 and say, 'What if?'" she said she remembers telling him.

Now, countries like South Korea, India, Israel and Panama are scheduling meetings with Marion and his team to inquire about the revolutionary vessel. Marion has also engaged in conversations with large domestic corporations like Lockheed Martin.

The boat currently has two U.S. patents and three international patents, with 40 patents pending in other countries.

Marion's overall plan for the boat is composed of two main parts. Part A: build a boat. Part B: create a globally viable company.

"So, we've got Part A of a two-part plan that I have dreamed of my

To learn more

The hyper-sub will be in the Books-A-Million parking lot on Newberry Road early this week for shoppers and potential investors to examine. For more information, visit www.hypersubnow.com.

whole life taken care of," he said.

The key to the submarine's success will be its engineered versatility, Marion said. The model is designed to be outfitted with a range of different materials and add-ons to make the vessel comfortable enough for a recreational user or hardy enough for a deep-sea researcher.

"The whole design was based around the fact of 'if you want it, we can outfit it,'" he said.

Linda Davis walked up to the hyper-submarine as it sat parked outside the bookstore near the Oaks Mall on Sunday.

"This is just from a dream? From an idea?" she asked Marion. "That's the true American spirit, isn't it?"

"God Squad"
by Rabbi Marc Gellman
answers questions of faith every Saturday in *The Gainesville Sun*

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@gvlivesun.com fax: (352) 338-3131

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss proposed amendments to the approved Gainesville Mixed Use on NW 13th Street Planned Development (PD) and its proposed development plan for the same project. The site is located on approximately 1.7 acres on the east side of NW 13th Street between NW 3rd Avenue and NW 4th Avenue.

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 Tuesday, August 27, 2013 at 6:00 p.m. at Holiday Inn University Center, Gator Boardroom, located at 1250 West University Avenue, Gainesville, FL 32601.

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

CHW

Sports gainesville.com

CITY COMMISSION
CITY OF GAINESVILLE, FLORIDA

Presented by the Dept. of Planning & Dev. Services, June 2013

SUBSCRIBE

To The Gainesville Sun, call 352-378-1416

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss proposed amendments to the approved Gainesville Mixed Use on NW 13th Street Planned Development (PD) and its proposed development plan for the same project. The site is located on approximately 1.7 acres on the east side of NW 13th Street between NW 3rd Avenue and NW 4th Avenue.

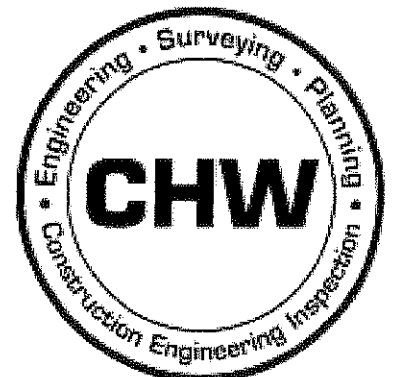
This is not a public hearing. The workshop's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.

The Workshop is Tuesday, August 27, 2013 at 6:00 p.m. at Holiday Inn University Center, Gator Boardroom, located at 1250 West University Avenue, Gainesville, FL 32601.

Contact:

Craig Brashier, AICP

Phone Number: (352) 331-1976





*Focused on Excellence
Delivered with Integrity*

130514E

MEMORANDUM

TO: Neighbors of the 300 block of NW 13th Street

PN 13-0305

FROM: Craig Brashier, AICP

DATE: Tuesday, August 13, 2013

RE: Neighborhood Workshop Public Notice

Causseaux, Hewett, & Walpole, Inc. (CHW) will be holding a Neighborhood Workshop to discuss proposed amendments to the approved Gainesville Mixed Use on NW 13th Street Planned Development (PD) and its proposed development plan for the same project. The site is located on approximately 1.7 acres on the east side of NW 13th Street between NW 3rd Avenue and NW 4th Avenue (Alachua County tax parcels 14012-000-000, 14038-000-000, and 14044-000-000).

Date: Tuesday, August 27, 2013

Time: 6:00 p.m.

Place: Holiday Inn University Center, Gator Boardroom
1250 West 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.

I:\JOBS\2013\13-0305\NHWS\Mailout_13-0305_130812.docx

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

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

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

14838-010-307 NW 13th Mixed Use
307 JACKSON SQUARE LLC
116 NORTH BELLEVUE AVE STE 300
LONGHORNE, PA 19047

Neighborhood Workshop Notice

14837-000-000 NW 13th Mixed Use
ABC LIQUORS
PO BOX 593688
ORLANDO, FL 32859

Neighborhood Workshop Notice

14838-010-201 NW 13th Mixed Use
ADAMEC & ADAMEC & ADAMEC
TRUSTEES
136 OCEANFOREST DR NORTH
ATLANTIC BEACH, FL 32233

Neighborhood Workshop Notice

14015-000-000 NW 13th Mixed Use
B & D RENTAL HOMES LLC
7811 SW 103RD AVE
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

14026-000-000 NW 13th Mixed Use
BEAL & BOOTH & BUSIC & OSBORNE
% JUDITH BOOTH
9560 SARASOTA DR
KNOXVILLE, TN 37923

Neighborhood Workshop Notice

14018-000-000 NW 13th Mixed Use
ROGER BEEBE
1210 NW 3RD AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

14001-000-000 NW 13th Mixed Use
BENTON & BENTON
3641 NW 23RD PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

13961-000-000 NW 13th Mixed Use
AREF BOUGHANNAM
3206 NW 57TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

14838-010-202 NW 13th Mixed Use
BROWN & BINION LLC
41-A FAIRPOINT DR
GULF BREEZE, FL 32561

Neighborhood Workshop Notice

14828-000-000 NW 13th Mixed Use
LAP T BUI
3612 NW 18TH TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14826-000-000 NW 13th Mixed Use
GERALD L BUSH LIFE ESTATE
1311 NW 5TH AVE
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

14031-000-000 NW 13th Mixed Use
CAMPBELL & 425 CAMPBELL 4 LLC
120 ROSEWOOD DR
GUYTON, GA 31312

Neighborhood Workshop Notice

14002-000-000 NW 13th Mixed Use
CAPITAL ASSETS GROUP
321 SW 13TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

13954-000-000 NW 13th Mixed Use
CELTIC PROPERTY INVESTMENTS
PO BOX 141764
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

14838-020-214 NW 13th Mixed Use
KASENG & MARIE CHAN-PONG
322 FLANDERS DR
INDIANTLANTIC, FL 32603

Neighborhood Workshop Notice

14838-010-305 NW 13th Mixed Use
CHRIS DAN LLC
% LIPPELMAN
PO BOX 10802
TAMPA, FL 33679

Neighborhood Workshop Notice

14838-010-103 NW 13th Mixed Use
CLERC-FAKHAR & FAKHAR W/H
325 NW 14TH ST #103
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

13966-000-000 NW 13th Mixed Use
COLLEGE VIEW APTS LTD
PO BOX 13116
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

14838-020-318 NW 13th Mixed Use
RENATO CONCEPCION
1320 NW 3RD AVE UNIT 318
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

14838-010-302 NW 13th Mixed Use
TINA JAMESON COX
5067 RIVER RD
CAMILLA, GA 31730

Neighborhood Workshop Notice

14838-010-308 NW 13th Mixed Use
CROSS KEYS PROPERTIES LLC
1706 SW 35TH PL
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

13998-000-000 NW 13th Mixed Use
DAKJ P A
8419 KEMPER LANE
WINDERMERE, FL 34786

Neighborhood Workshop Notice

14027-000-000 NW 13th Mixed Use
DARBY & FARRELL & FARRELL ET AL
8913 NW 155TH PL
ALACHUA, FL 32615

Neighborhood Workshop Notice

14829-000-000 NW 13th Mixed Use
DOBBIE & HALL ET UX
263 TREASURE BEACH RD
ST AUGUSTINE, FL 32080

Neighborhood Workshop Notice

14838-020-234 NW 13th Mixed Use
PEGGY L EVANICH
4417 NW 10TH PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14838-020-206 NW 13th Mixed Use
F & G LAND COMPANY COMPANY INC
1320 NW 3RD AVE STE 206
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

14838-020-314 NW 13th Mixed Use
BILLY R FORD JR TRUSTEE
17091 SW 51ST CT
MIRAMAR, FL 33027

Neighborhood Workshop Notice

14838-010-102 NW 13th Mixed Use
GAINESVILLE CONDOMINIUM LLC
290 POINCIANA DR
INDIAN HARBOR BEACH, FL 32937

Neighborhood Workshop Notice

13990-000-000 NW 13th Mixed Use
GAINESVILLE DOWNTOWN INN VENTURE
1250 W UNIVERSITY AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

13913-000-000 NW 13th Mixed Use
GAINESVILLE FLA HOUSING CORP INC
1900 SE 4TH ST OFFICE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

14022-000-000 NW 13th Mixed Use
GAINESVILLE HISTORIC PARCELS
4614 19TH ST COURT EAST
BRADENTON, FL 34203

Neighborhood Workshop Notice

14004-000-000 NW 13th Mixed Use
GAINESVILLE HISTORIC PROPS LLC
321 SW 13TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

13942-000-000 NW 13th Mixed Use
GATOR FAMILY LLC
2660 SCOTT MILL LN
JACKSONVILLE, FL 32223

Neighborhood Workshop Notice

14833-000-000 NW 13th Mixed Use
GATOR GRANDE LLC
220 N MAIN ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

14838-010-301 NW 13th Mixed Use
MANISHA GEAEKWAD
1320 NW 3RD AVE #301
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

14838-020-110 NW 13th Mixed Use
GENERATION II LLC
% CORP LEGAL DEPT
600 GILLAM RD
WILMINGTON, OH 45177

Neighborhood Workshop Notice

14005-000-000 NW 13th Mixed Use
GIBSON & GIBSON TRUSTEE
PO BOX 347
EVINSTON, FL 32633

Neighborhood Workshop Notice

14830-000-000 NW 13th Mixed Use
GLIKES & GLIKES
66 FAIRFIELD LN
CHESTER SPRINGS, PA 19425

Neighborhood Workshop Notice

14020-000-000 NW 13th Mixed Use
HENRY A GREMILLION
226 RUE SAINT PETER
METAIRIE, LA 70005

Neighborhood Workshop Notice

14838-020-114 NW 13th Mixed Use
HAMM & HAMM
657 SAXONY BLVD
ST PETERSBURG, FL 33716

Neighborhood Workshop Notice

14014-000-000 NW 13th Mixed Use
JOAN MARIE HILL
6912 SW 75TH ST
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

14000-000-000 NW 13th Mixed Use
HOGUE REALTY INVESTORS
1609 NW 20TH WAY
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14838-020-226 NW 13th Mixed Use
J KOOP LLC
515 21ST AVE SOUTH
NAPLES, FL 34102

Neighborhood Workshop Notice

14838-020-328 NW 13th Mixed Use
JACKSON 328 LLC
1440 NW 3RD PL #306
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

14838-010-207 NW 13th Mixed Use
JACKSON SQ AT THE UNIVESITY
1320 NW 3RD AVE #206
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

13954-001-000 NW 13th Mixed Use
KARL JACOBS
% IVO RABELL
909 NW 6TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

14838-010-205 NW 13th Mixed Use
SUSAN B JACOBSON
10166 AQUA VISTA WAY
BOCA RATON, FL 33248

Neighborhood Workshop Notice

14838-020-334 NW 13th Mixed Use
WAGNER JAMISON & WAGNER W/H
8820 MILLHOPPER RD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

14838-010-306 NW 13th Mixed Use
BRUCE A JASINSKY
311 CENTRE ST
FERNANDINA BEACH, FL 32034

Neighborhood Workshop Notice

14841-000-000 NW 13th Mixed Use
HERMAN D JONES TRUSTEE
310 NW 13TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

14023-000-000 NW 13th Mixed Use
R J KAROW
7008 SW 30TH WAY
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

14838-020-330 NW 13th Mixed Use
KAZEMINIA & KAZEMINIA
1320 NW 3RD AVE #330
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

14838-020-242 NW 13th Mixed Use
KOPELMAN & KOPELMAN ET AL
1320 NW 3RD AVE #242
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

14838-020-230 NW 13th Mixed Use
THOMAS KOVAL
4653 CHERRY VALLEY DR
ROCKVILLE, MD 20853

Neighborhood Workshop Notice

14013-000-000 NW 13th Mixed Use
KRAFT & KRAFT TRUSTEES
2620 NW 27TH TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14838-020-324 NW 13th Mixed Use
LAKEVIEW OAKS LLC
PO BOX 13116
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

14838-020-322 NW 13th Mixed Use
IMAN B LAKHANI
4900 GULF BLVD
ST PETE BEACH, FL 33706

Neighborhood Workshop Notice

13963-000-000 NW 13th Mixed Use
ISSIE ANN LOWE TRUSTEE
% ANN & MARTINE LOWE
3631 SW 17TH PL
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

14838-020-218 NW 13th Mixed Use
DAVID MACDOUGAL
500 ISLAND WAY
WINTER HAVEN, FL 33884

Neighborhood Workshop Notice

14052-001-000 NW 13th Mixed Use
MARY MARTIN
1209 NW 4TH PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

14008-000-000 NW 13th Mixed Use
C J MAY JR
3740 OCEAN BEACH BLVD UNIT 301
COCOA BEACH, FL 32931

Neighborhood Workshop Notice

14838-020-118 NW 13th Mixed Use
MAYHEW & MAYHEW
13739 CHESTERSALL DR
TAMPA, FL 33624

Neighborhood Workshop Notice

14825-000-000 NW 13th Mixed Use
JOHN P MCDONALD JR
PO BOX 13072
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

14838-010-304 NW 13th Mixed Use
KEVIN P MCGOWAN
325 NW 14TH ST UNIT 304
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

14838-020-238 NW 13th Mixed Use
GREGORY A MCLAUGHLIN
3710 NE 27TH TER
LIGHTHOUSE POINT, FL 33064

Neighborhood Workshop Notice

14838-010-204 NW 13th Mixed Use
DOUGLAS P MCLAULIN JR TRUSTEE
PO BOX 819
BARTOW, FL 33831

Neighborhood Workshop Notice

14838-010-203 NW 13th Mixed Use
JOHN B MORROW
PO BOX 1446
PANAMA CITY, FL 32402

Neighborhood Workshop Notice

13920-000-000 NW 13th Mixed Use
GEOFFREY NAYLOR
1741 NW 12TH RD
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14017-000-000 NW 13th Mixed Use
G D OSBORN
PO BOX 867
STARKE, FL 32091

Neighborhood Workshop Notice

14029-000-000 NW 13th Mixed Use
OSPINA ENTERPRISES
407 NW 13TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

14831-000-000 NW 13th Mixed Use
PARADIGM 413 LLC
PO BOX 13116
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

13943-000-000 NW 13th Mixed Use
ROBERT PEARCE
714 NW 36TH AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

14838-010-104 NW 13th Mixed Use
PENSICO TRUST COMPANY
560 MISSION ST FL 13
SAN FRANCISCO, CA 94105

Neighborhood Workshop Notice

14836-000-000 NW 13th Mixed Use
HENRY D PFEIFFER
4422 NW 22ND ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14025-000-000 NW 13th Mixed Use
HARLAN POPE TRUSTEE
% HARLAN POPE
4622 NW 93RD AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

14838-010-101 NW 13th Mixed Use
JAMES G POPIELINSKI
811 THE ESPLANADE #804
VENICE, FL 34285

Neighborhood Workshop Notice

14007-000-000 NW 13th Mixed Use
PORRAS & PORRAS & PORRAS
100 NE 3RD AVE # 480
FT LAUDERDALE, FL 33301

Neighborhood Workshop Notice

14012-000-000 *** NW 13th Mixed Use
RBLWP PARCEL D LLC
% RD MANAGEMENT LLC
810 SEVENTH AVE 28TH FL
NEW YORK, NY 10019

Neighborhood Workshop Notice

14826-001-000 NW 13th Mixed Use
ROBERTSON & ROBERTSON TRUSTEES
18203 NW 23RD PL
NEWBERRY, FL 32669

Neighborhood Workshop Notice

13941-000-000 NW 13th Mixed Use
IRENE SALLEY
6651 NW 20TH PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14011-000-000 NW 13th Mixed Use
SCOTT H WATSON TRUST
5241 NE 28TH AVE
FT LAUDERDALE, FL 33308

Neighborhood Workshop Notice

13944-000-000 NW 13th Mixed Use
PAUL A SEIDE
3591 NW 37TH ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14838-020-346 NW 13th Mixed Use
SONDRE NAERO SKARSTEN
1320 NW 3RD AVE #346
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

14838-020-222 NW 13th Mixed Use
SOWADA & SOWADA
1320 NW 3RD AVE #222
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

14048-000-000 NW 13th Mixed Use
FRANK J JR STETZ
14237 FOOTBRIDGE WAY
APPLE VALLEY, MN 55124

Neighborhood Workshop Notice

14834-001-000 NW 13th Mixed Use
ROSEMARY S SWAIN
1403 NW 11TH RD
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

13994-001-000 NW 13th Mixed Use
THOMAS & THOMAS ET AL
4025 NW 14TH ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14838-020-122 NW 13th Mixed Use
JOHANNA TUNG
1320 NW 3RD AVE #122
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

14838-020-306 NW 13th Mixed Use
JOHNNY TUNG
2215 NW 38TH DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

14892-000-000 NW 13th Mixed Use
UNIVERSITY DEV OF GAINESVILLE LLC
120 NW 13TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

14894-000-000 NW 13th Mixed Use
UNIVERSITY DEV OF GAINESVILLE LLC
PO BOX 14378
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

13994-000-000 NW 13th Mixed Use
W&L THOMAS FAMILY LLC
% MCDONALD REAL ESTATE CO
2600 CORP EXCHANGE DR #300
COLUMBUS, OH 43231

Neighborhood Workshop Notice

13962-000-000 NW 13th Mixed Use
JAMES R WALKER
415 NW 12TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

14838-010-303 NW 13th Mixed Use
WATFORD & WATFORD
897 COLDWATER CREEK CIRCLE
NICEVILLE, FL 32578

Neighborhood Workshop Notice

14838-010-206 NW 13th Mixed Use
DANIEL WATSON LIFE ESTATE
19422 LONG HAVEN DR
CYPRESS, TX 77433

Neighborhood Workshop Notice

14838-020-326 NW 13th Mixed Use
MARC S WUENSCH
11135 SW 57TH CT
COOPER CITY, FL 33328



Focused on Excellence
Delivered with Integrity

SIGN-IN SHEET

Gainesville Mixed Use on NW 13th Street
SsCPA, PD Amendment, & Development Plan
Neighborhood Workshop

Tuesday, August 27, 2013 @ 6:00 pm
Holiday Inn University Center, Gator Boardroom
1250 West University Avenue
Gainesville, FL 32601

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Fred Rowe	UF	<i>[Signature]</i>
2	Melane B	216 NE 5 th St	<i>[Signature]</i>
3	Bonnie Kraft	2620 NW 27 th Ter	<i>[Signature]</i>
4	Jean Kraft	2620 NW 27 th Ter	<i>[Signature]</i>
5	Roger Beebe	1210 NW 3 rd Ave	<i>[Signature]</i>
6	LINDA DIXON	UF - FPC	<i>[Signature]</i>
7			
8			
9			
10			

Small-scale Comprehensive Plan Amendment, Planned Development Amendment, & Development Plan

Neighborhood Workshop
August 27, 2013



CAUSSEAU, HEWETT, & WALPOLE, INC.

Civil Engineering • Land Surveying • Land Planning • Construction Engineering Inspection

Meeting Overview



The purpose of the neighborhood workshop:

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

Public Notification



*Forward on Excellence
Delivered with Integrity*

MEMORANDUM

TO: Neighbors of the 300 block of NW 13th Street PH: 352-330-6000

FROM: Craig Brashier, AICP

DATE: Tuesday, August 13, 2013

RE: Neighborhood Workshop Public Notice

Caseowner: Hines & Watson, Inc. (HWI) will be holding a Neighborhood Workshop to discuss proposed amendments to the approved Gainesville Mixed Use on NW 13th Street Planned Development (PD) and its proposed development plan for the same project. The site is located on approximately 1.7 acres on the east side of NW 13th Street between NW 3rd Avenue and NW 4th Avenue (Maplewood Country, tax parcel: 14510-000-000, 14510-000-001, and 14510-000-002).

Date: Tuesday, August 27, 2013

Time: 6:00 p.m.

Place: Holiday Inn University Center, Gator Boardroom
1250 West University Avenue
Gainesville, FL 32601

Contact: Craig Brashier, AICP
352-331-1976

It is the responsibility of the applicant to make arrangements for property owners of the project to attend the workshop. Contact the applicant for more information.

FOR MORE INFORMATION CONTACT:

FOR MORE INFORMATION CONTACT: 352-331-1976

Let's meet! CHW residents engaged over proposed master plans

Has the word 'neighbor' been dropped lately?

FOR MORE INFORMATION CONTACT:

SUBSCRIBE

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss proposed amendments to the approved Gainesville Mixed Use on NW 13th Street Planned Development (PD) and its proposed development plan for the same project. The site is located on approximately 1.7 acres on the east side of NW 13th Street between NW 3rd Avenue and NW 4th Avenue.

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.

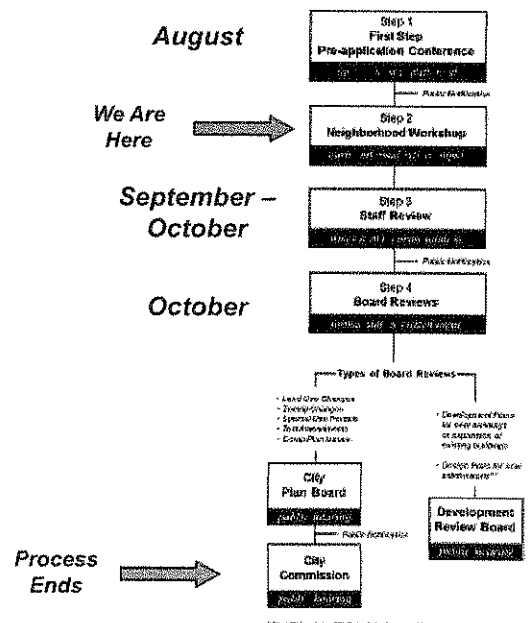
The Workshop is Tuesday, August 27, 2013 at 6:00 p.m. at Holiday Inn University Center, Gator Boardroom, located at 1250 West University Avenue, Gainesville, FL 32601.

Contact:
Craig Brashier, AICP

Phone Number: (352) 331-1976

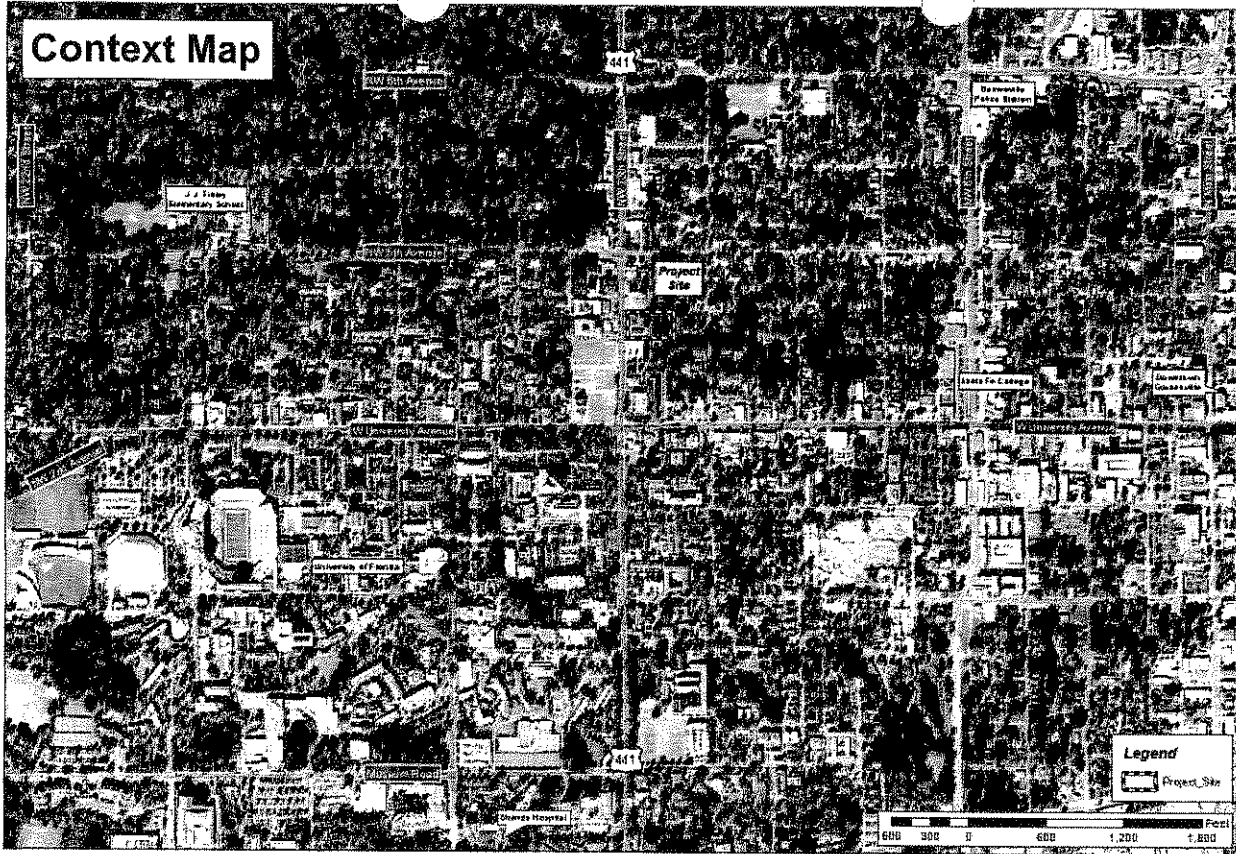
civil engineering land surveying land planning construction engineering inspection

Review Process

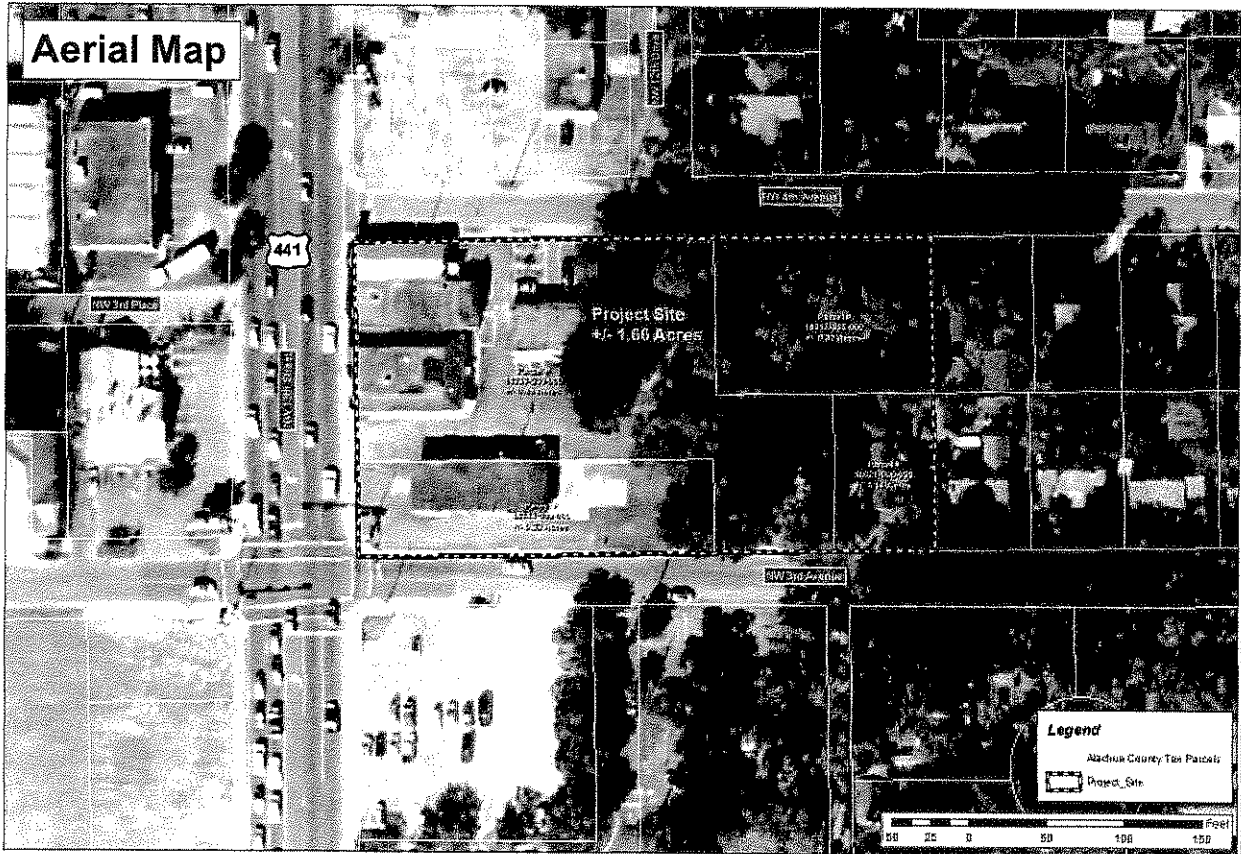


civil engineering land surveying land planning construction engineering inspection

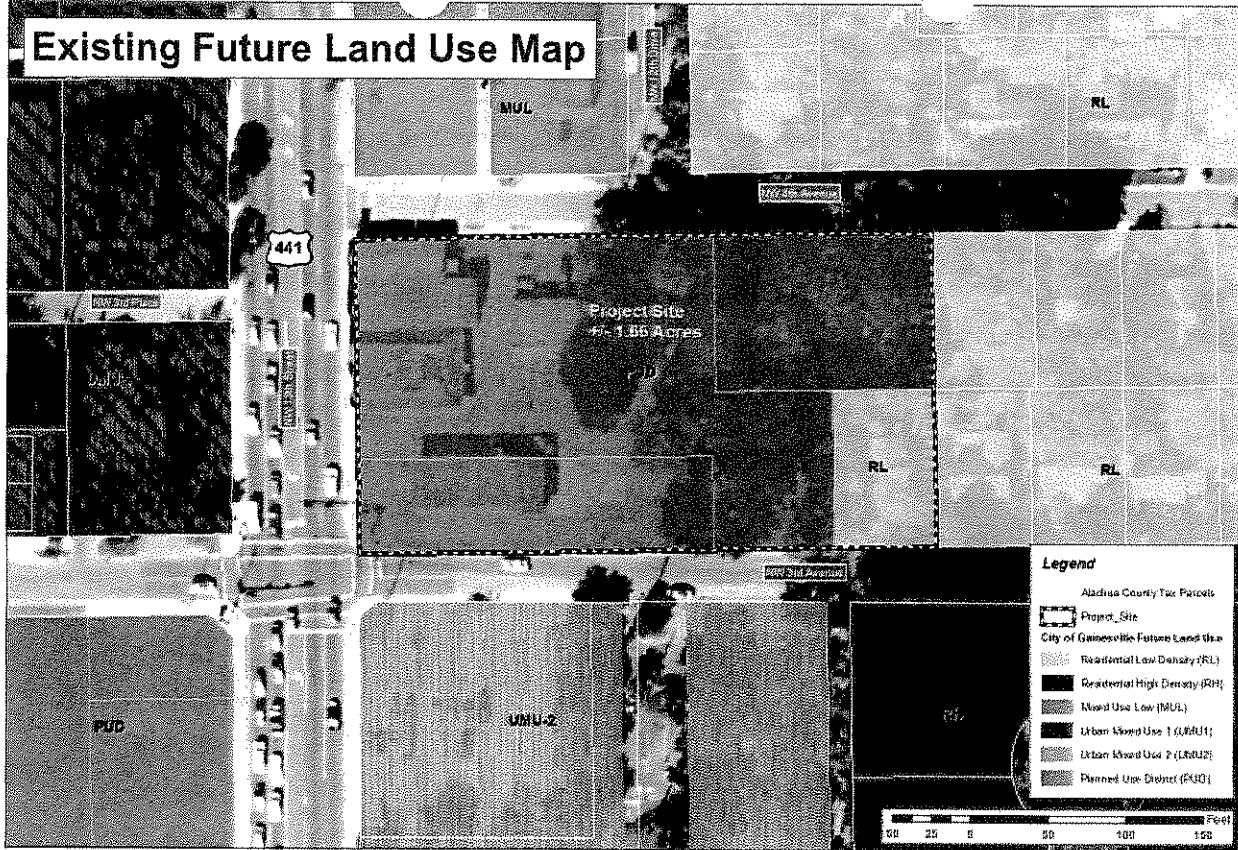
Context Map



Aerial Map



Existing Future Land Use Map



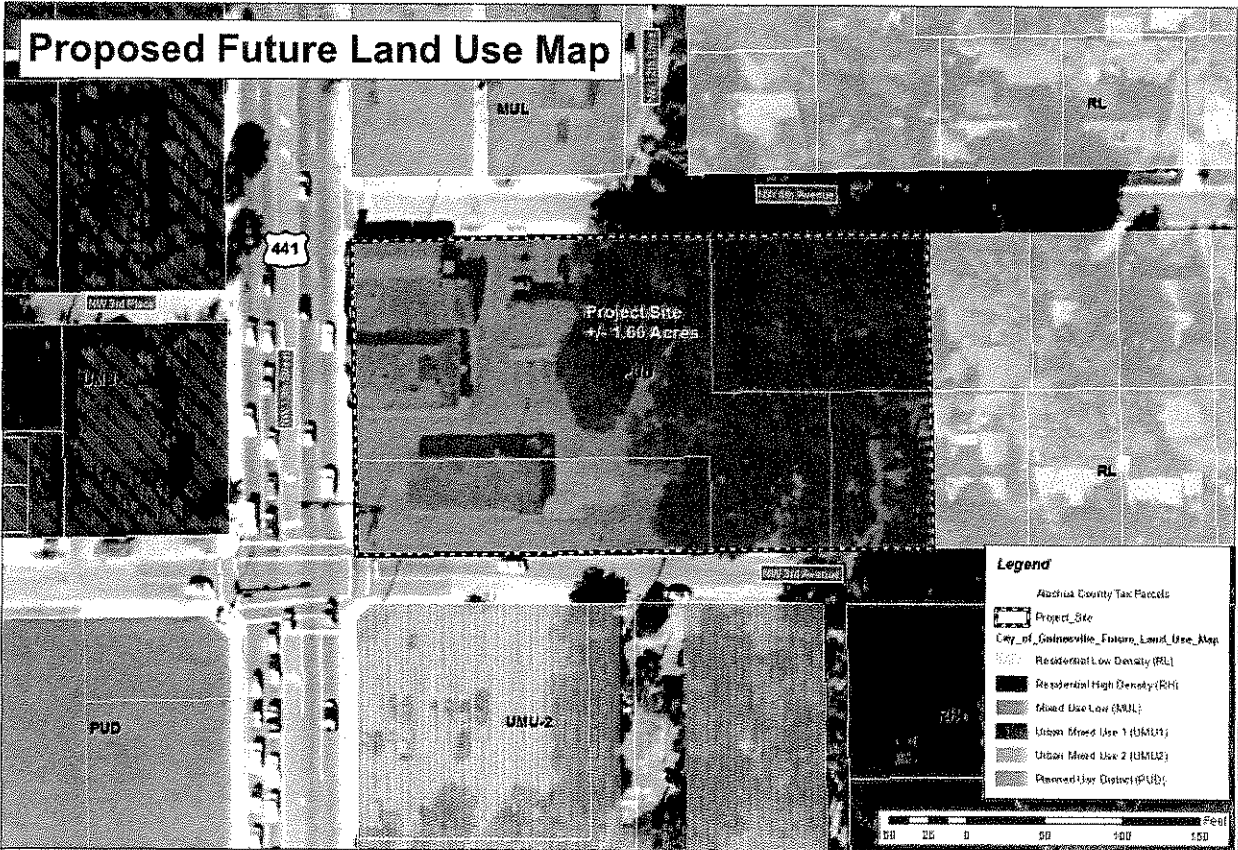
GAINESVILLE
 MUNICIPAL
 ENGINEERING
 1000 UNIVERSITY BLVD, SUITE 200
 GAINESVILLE, FL 32601
 PHONE: 352-336-1100
 FAX: 352-336-1101
 WWW.GAINESVILLEENGINEERING.COM

CAUTION: HEWLETT & WATKINS, INC.
 PROPERTY, GAINESVILLE, FL
 PROJECT: 130514E (130514E) (130514E) (130514E)
 DATE: 08/14/2008
 BY: [Signature]

Gainesville Mixed Use on NW 13th Street
 Planned Development Amendment

NORTH

Proposed Future Land Use Map



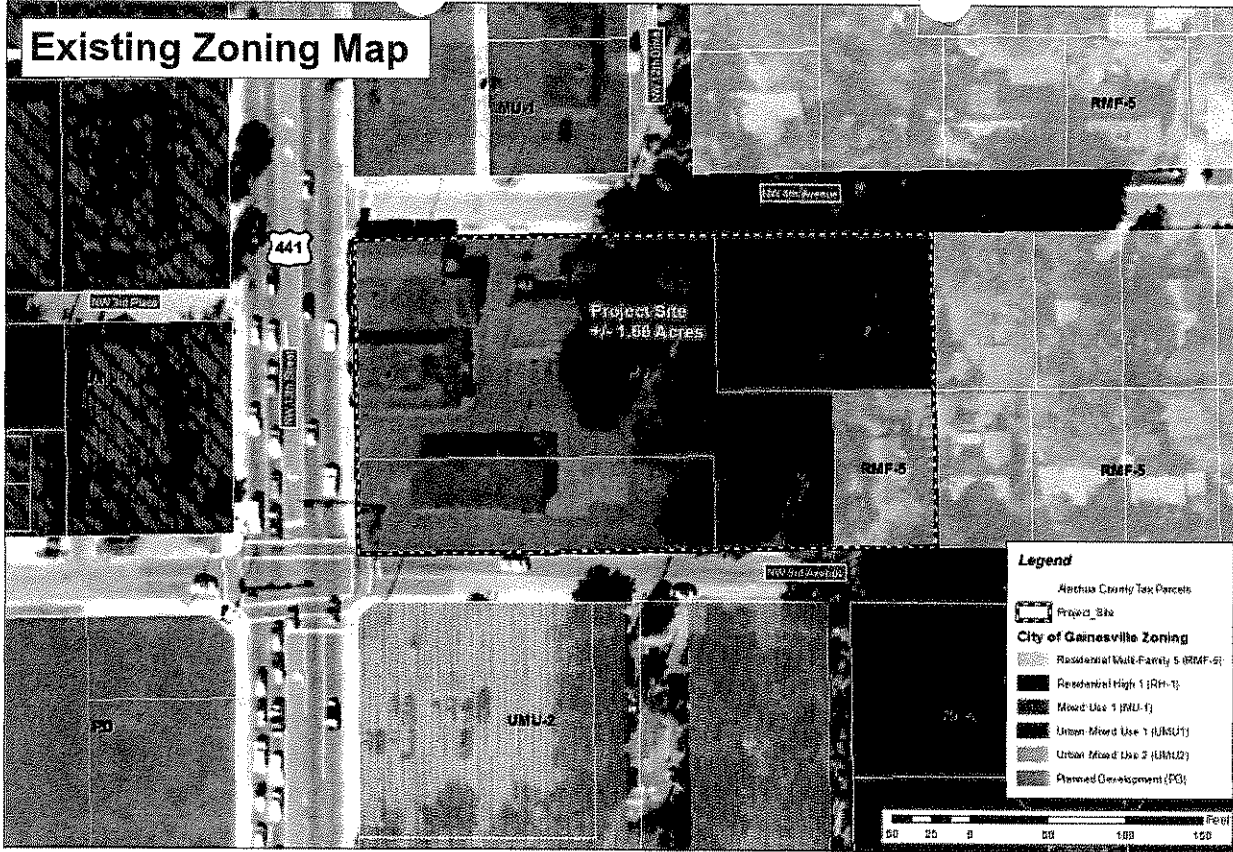
GAINESVILLE
 MUNICIPAL
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 PROJECT: 130514E (130514E) (130514E) (130514E)
 DATE: 08/14/2008
 BY: [Signature]

Gainesville Mixed Use on NW 13th Street
 Planned Development Amendment

NORTH

Existing Zoning Map



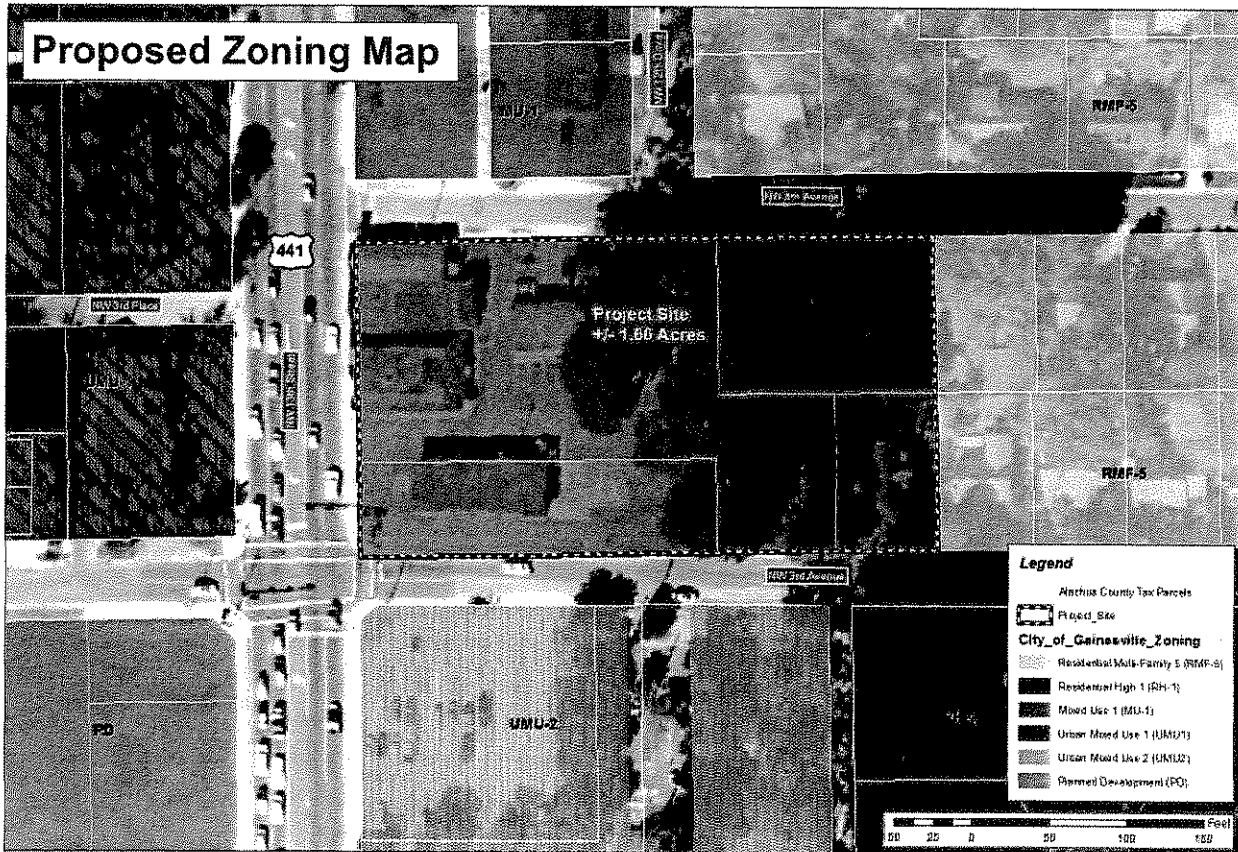
Gainesville Mixed Use on NW 13th Street
Planned Development Amendment



Prepared by:
 Christopher Stewart & Associates, LLC
 1111 University Blvd., Suite 100
 Gainesville, FL 32609
 Phone: 352-336-1234
 Fax: 352-336-1235
 Email: info@stewartandassociates.com
 Project No. 130514E



Proposed Zoning Map

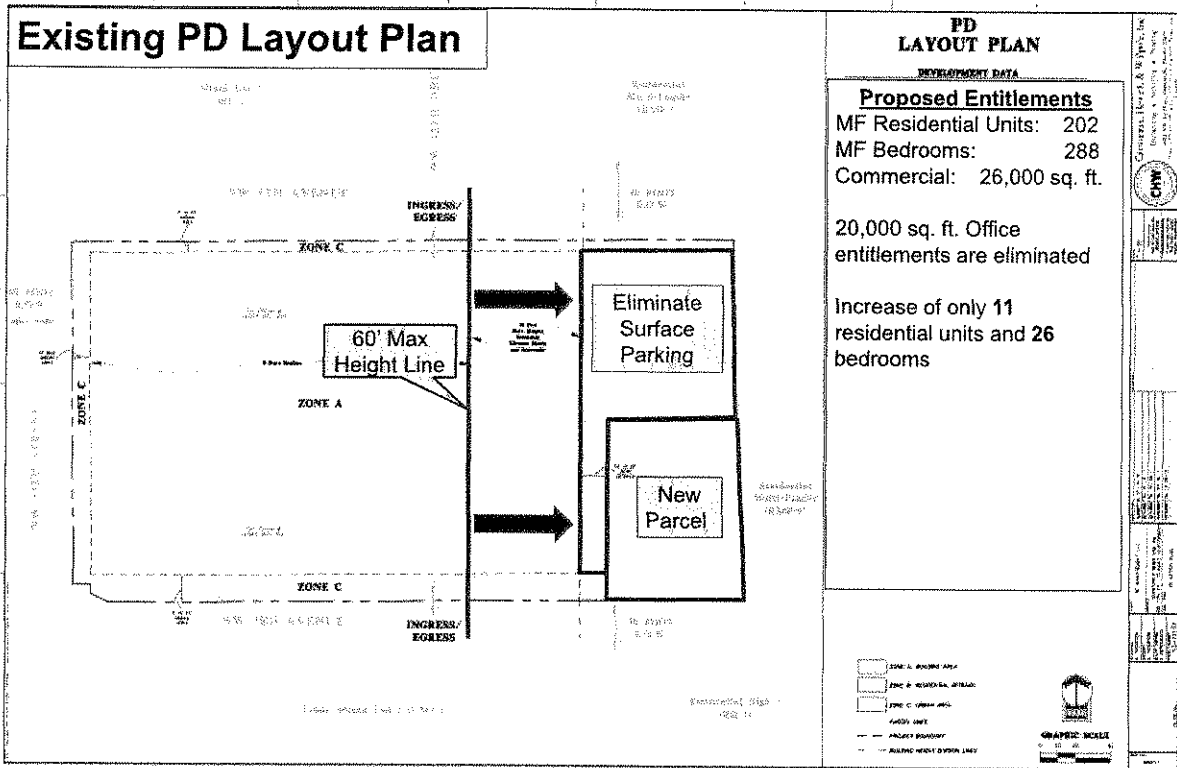


Gainesville Mixed Use on NW 13th Street
Planned Development Amendment

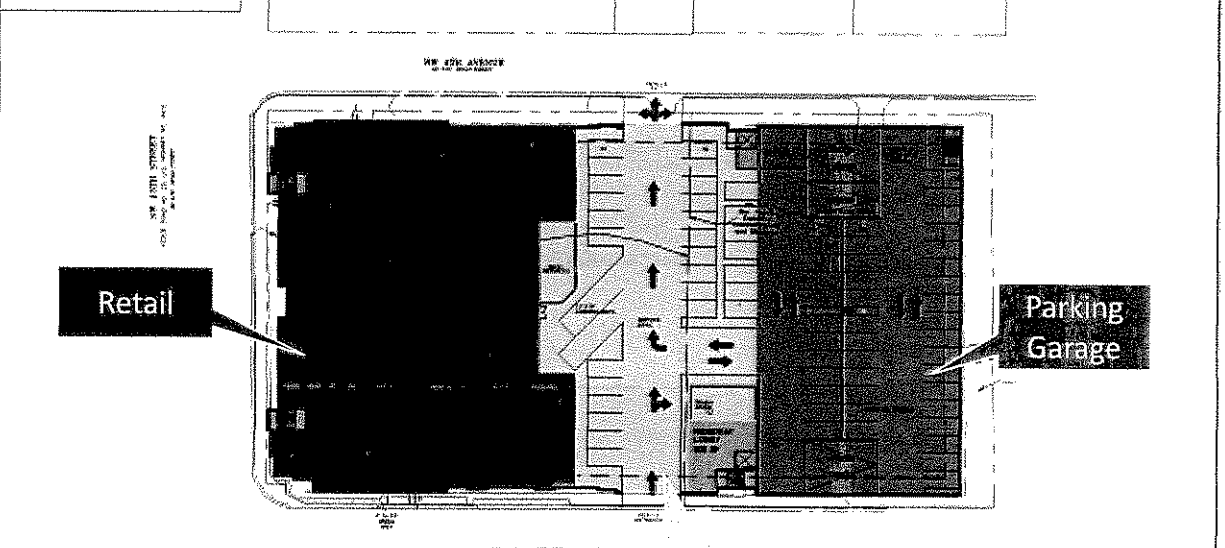


Prepared by:
 Christopher Stewart & Associates, LLC
 1111 University Blvd., Suite 100
 Gainesville, FL 32609
 Phone: 352-336-1234
 Fax: 352-336-1235
 Email: info@stewartandassociates.com
 Project No. 130514E





Floors 1 - 2



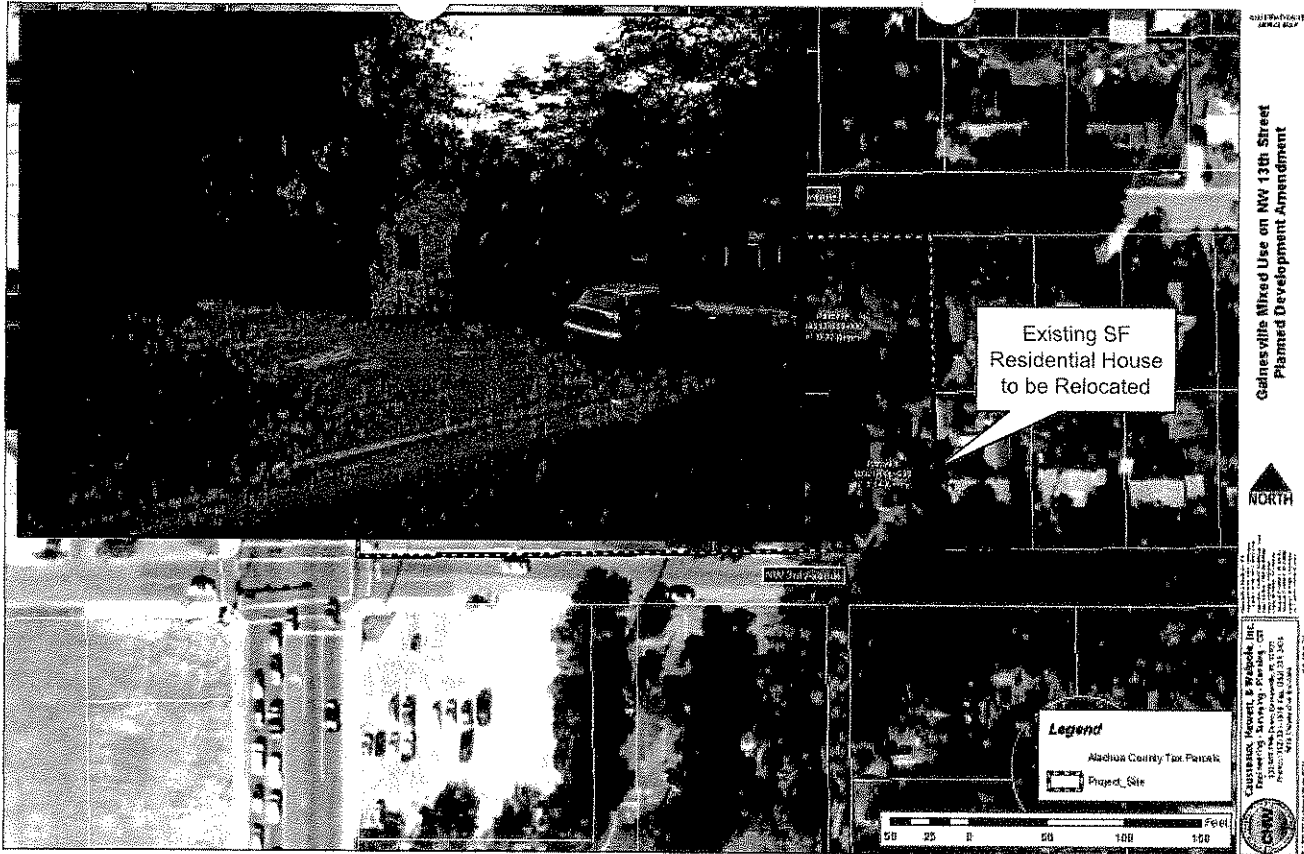
RETAIL LEVEL G1
 20,000 sq. ft. LEASABLE RETAIL SPACE
 17,000 sq. ft. APPROX. PARKING SPACES
 15,000 sq. ft. APPROX. PARKING SPACES
 11,000 sq. ft. APPROX. PARKING SPACES

Ingress / Egress

SCENARIO 4
 ASSUMES BLDG SETBACKS AND
 BY HEIGHT LIMITATION MOVE TO EAST

RD MANAGEMENT, LLC
 GAINESVILLE, FLORIDA
 JUNE 28, 2017

ARCHITECT:
 KEES BOUTIN ASSOCIATES
 1000 PEACHTREE ROAD
 SUITE 604
 ATLANTA, GEORGIA 30305



Gainesville Wired Use on NW 13th Street
Planned Development Amendment

CHW
 CAUSSEAU, HEWETT & WALPOLE, INC.
 Engineering • Surveying • Planning • Construction
 12000 NW 13th Street, Gainesville, FL 32609
 Phone: 352-336-1100
 Fax: 352-336-1101
 Website: www.chw.com

**Small-scale
 Comprehensive Plan
 Amendment, Planned
 Development
 Amendment, &
 Development Plan
 Neighborhood Workshop
 August 27, 2013**



CAUSSEAU, HEWETT, & WALPOLE, INC.

Civil Engineering Land Surveying Land Planning Construction Engineering Inspection