

**APPLICATION—CITY PLAN BOARD**  
*Planning & Development Services*

**OFFICE USE ONLY**

Petition No. PB-09-1776 ML Fee: \$ 1575.00 JW  
 1<sup>st</sup> 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:	Eaglesrock International, LLC
Address:	123 NW 13th Street, Suite 304-10 Boca Raton, FL 33432
Phone: Contact Agent	Fax:
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name:	Causseaux, Hewett, & Walpole, Inc.
Address:	6011 NW 1st Place 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 <input checked="" type="checkbox"/>	Zoning Map [ ]	Master Flood Control Map [ ]
Present designation: LOW (County)	Present designation:	Other [ ] Specify:
Requested designation: <u>Residential</u> LOW (City)	Requested designation:	

*Dec 12/23/09*

**INFORMATION ON PROPERTY**

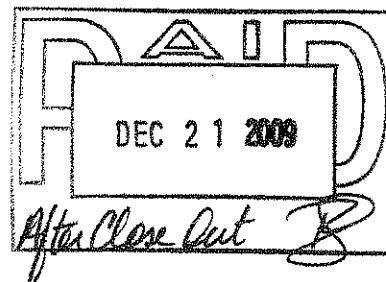
- Street address: 4123 SW 50th Street
- Map no(s): 4542 and 4543
- Tax parcel no(s): 06917-000-000
- Size of property: ± 2.3 acre(s)

*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:**

**EXHIBIT**

7



5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 1/2 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 - Alachua County Low Density Residential  
 City of Gainesville Planned Use District (PUD) (Pending)

South - Alachua County Low Density Residential

East - Alachua County Low Density Residential

West - Alachua County Low Density Residential and Recreation

B. Are there other properties or vacant buildings within 1/2 mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO X

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

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

Residential streets

Please see Justification Report

Noise and lighting

Please see Justification Report

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

NO \_\_\_ YES X (If yes, please explain below)

Please see Justification Report

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 \_\_\_

Activity Center \_\_\_

Strip Commercial \_\_\_

Urban Infill X

Urban Fringe \_\_\_

Traditional Neighborhood \_\_\_

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

Please see Justification Report

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

Please see Justification Report

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

Roadways

Please see Justification Report

Recreation

Please see Justification Report

Water and Wastewater

Please see Justification Report

Solid Waste

Please see Justification Report

Mass Transit

Please see Justification Report

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

NO

YES  (please explain)

Please see Justification Report

090952E

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.

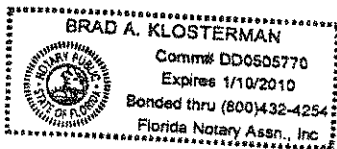
To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

Gerry Dedenbach  
Owner/Agent Signature

12-21-09  
Date

STATE OF FLORIDA  
COUNTY OF ALACHUA

Sworn to and subscribed before me this 21 day of December 2009, by (Name)  
Gerry Dedenbach



Brad A. Klosterman  
Signature - Notary Public

Personally Known X OR Produced Identification \_\_\_\_\_ (Type) \_\_\_\_\_



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090952E

## MEMORANDUM

**TO:** Neighbors of the 4200 Block of SW Archer Road  
**FROM:** Gerry Dedenbach, AICP, LEED® AP, Director of Planning & GIS Services  
**DATE:** November 25, 2009  
**RE:** Neighborhood Meeting Public Notice

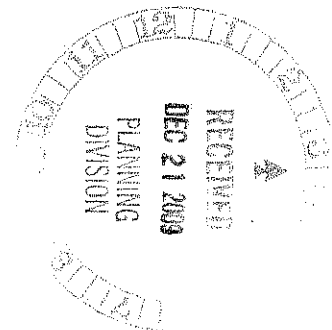
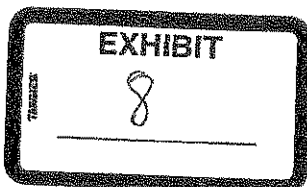
Causseaux, Hewett, & Walpole, Inc. will be conducting a Neighborhood Workshop to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning application on a ±2.3 acre site, located at approximately 4210 SW 50<sup>th</sup> Street. The two proposed actions will change the Future Land Use and Zoning categories from Alachua County categories to City of Gainesville categories, following the property's annexation into the City of Gainesville.

The Alachua County Land Use and Zoning categories will be replaced with the City of Gainesville's categories of Residential Low-Density (LOW) and Residential Single-family (RSF-4), respectively. The proposed land use and rezoning will permit residential development up to 8 dwelling units per acre.

**Date:** Monday, December 14, 2009  
**Time:** 6:00 p.m.  
**Place:** Causseaux, Hewett, & Walpole, Inc. Offices  
6011 NW 1<sup>st</sup> Place  
Gainesville, Florida, 32607  
**Contact:** Gerry Dedenbach, AICP, LEED® AP  
(352) 331-1976

This is not a public hearing. The purpose of the meeting is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you there.

I:\JOBS\2009\09-0478\Workshop\NHWS-091123-Mallout.doc



Causseaux, Hewett & Walpole, Inc.  
6011 NW 1st Place  
Gainesville, Florida 32607

*Neighborhood Watch*  
Forest Ridge/Henderson Heights  
JUANITA CASAGRANDE  
1911 NW 22 DRIVE  
GAINESVILLE, FL 32608-3953



090952

09-0478  
Eaglesrock  
NHWS



0 9 0 9 5 2 E

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Applesee  
PAT BYRNE  
3510 NW 54 LN  
GAINESVILLE, FL 32653

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  
GERALDINE NOBLE  
2247 NE 13 AVE  
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 30 ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Forest Ridge  
MELODY MARSHALL  
1935 NW 22 ST  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Golfview  
DAVID CHALMERS  
2740 SW 7 PL  
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  
MASINE 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 Fampas  
PETER JANOSZ  
3418 NW 37 AVE  
GAINESVILLE, FL 32605





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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

Pinebreeze  
JUDITH MEDER  
3460 NW 46 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pineridge  
RICHARD GIAMBRONE  
C/O BRISTOL PARK REALTY  
4635 NW 53 AVE #201  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Porters Community  
JANIE WILLIAMS  
811 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 FL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Stephen Foster Neighborhood, Inc  
BARBARA RUTH  
320 NW 36 AVE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Suburban Heights  
TAYLOR BROWN  
4421 NW 19 AVE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood  
JON REISKIND  
213 SW 41 ST  
GAINESVILLE, FL 32607



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0.90952E  
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Neighborhood Workshop Notice

Sugarhill  
CYNTHIA COOPER  
1441 SE 2 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Suites Landing  
PETER REBMAN  
3656 NW 68 LN  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Turkey Creek Forest  
JEANNETTE McDONALD  
8620 NW 13 ST, 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

Westmorland  
EMILY BROWNE  
3820 NW 10 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

ALLISON ABBOTT  
2220 SW 34 ST, Apt. 107  
GAINESVILLE, FL 32608

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  
PO Box 1269  
GAINESVILLE, FL 32602

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  
YICK 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

Gateway Bank  
LAUDE ARNALDI  
4110 NW 37 PL, STE C  
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

LARRY SCHNELL  
1048 NW 7 LN  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

MAC McEACHERN  
1020 SW 11 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

LISA BEUNING  
PO BOX 140502  
GAINESVILLE, FL 32614

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

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

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

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

Neighborhood Workshop Notice  
06836-004-000 Eaglesrock Rezoning  
ALACHUA COUNTY  
12 SE 1ST ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
06918-000-000 Eaglesrock Rezoning  
KEVIN ALVAREZ  
4230 SW 50TH ST  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice  
06933-000-000 Eaglesrock Rezoning  
ARCHER RD DEVELOPMENT LLC  
5653 NW 38TH AVE  
BOCA RATON, FL 33496

Neighborhood Workshop Notice  
06924-000-000 Eaglesrock Rezoning  
PERRY M BERRY  
10711 SW 86TH DR  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice  
06920-000-000 Eaglesrock Rezoning  
BEVILLE & BEVILLE III TRUSTEES  
4401 SW 51ST ST  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice  
06918-001-000 Eaglesrock Rezoning  
P W CARLTON  
4220 SW 50TH ST  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice  
06930-000-000 Eaglesrock Rezoning  
PAUL CARLTON  
4221 SW 50TH ST  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice  
06913-000-000 Eaglesrock Rezoning  
BOBBY L DAMRON  
1927 SW 88TH ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice  
06917-000-000 Eaglesrock Rezoning  
EAGLESROCK INTERNATIONAL LLC  
PO BOX 811382  
BOCA RATON, FL 33481

Neighborhood Workshop Notice  
06919-000-000 Eaglesrock Rezoning  
PEARSE HAYES  
4315 SW 51ST  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice  
06923-000-000 Eaglesrock Rezoning  
BRADFORD E LINGO  
PO BOX 490  
BRONSON, FL 32621

Neighborhood Workshop Notice  
06931-000-000 Eaglesrock Rezoning  
W R STEFFEN  
4311 SW 50TH ST  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice  
06931-001-000 Eaglesrock Rezoning  
JAMES STINSON  
4301 SW 50TH ST  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice  
06925-000-000 Eaglesrock Rezoning  
SURAPONG TANSUWAT  
4330 SW 50TH ST  
GAINESVILLE, FL 32608

## PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning application on a  $\pm$ 2.3-acre site, located at approximately 4210 SW 50<sup>th</sup> Street. The two proposed actions will change the Future Land Use and Zoning categories from Alachua County categories to City of Gainesville categories, following the property's annexation into the City of Gainesville.

The Alachua County Land Use and Zoning Categories will be replaced with the City of Gainesville's categories of Residential Low-Density (LOW) and Residential Single-Family (RSF-4), respectively. The proposed land use and rezoning will permit development of up to 8 dwelling units per acre.

The meeting will be held Monday, December 14, 2009 at 6:00 p.m. at the offices of Causseaux, Hewett, & Walpole, Inc., located at 6011 NW 1<sup>st</sup> Place, Gainesville, Florida, 32607.

Contact Person: Gerry Dedenbach, AICP  
Phone Number: (352) 331-1976



0 9 0 9 5 2 E

**Project Site**  
+/- 2.3 Acres

SW 47th Street

SW 50th Street

SW Archer Road



**Causseaux, Hewett, & Walpole, Inc.**  
Engineering • Surveying • Planning  
6011 NW 1st Place Gainesville, Florida 32607  
Phone: (352) 331-1976 Fax: (352) 331-2476  
<http://www.chw-inc.com>

### Eaglesrock Location Map



# The gloves come off at Amazon and Wal-Mart

By Brad Stone and Stephanie Remondino  
The New York Times

All had Frazier. Coker has Pepto. The Yankees have the Red Sox.

Now Wal-Mart, the mightiest retail giant in history, may have met its own worthy adversary: Amazon.com.

In what is emerging as one of the main story lines of the 2009 post-recession shopping season, the two heavy-weight retailers are waging an online price war that is spreading through product areas like books, movies, toys and electronics.

The tussle began last month as a relatively trivial but highly public back-and-forth over which company had the lowest prices on the most anticipated new books and DVDs this fall. By last week, it had spread to select video game consoles, mobile phones, even to the humble Easy-Bake Oven, a 45-year-old toy from Hasbro that usually heats up small cakes, not lozenges between billion-dollar corporations.

Last Wednesday, Wal-Mart dropped the price of the oven to \$17, from \$28. Later the same day, Amazon cut its price, which

had also been \$28, to \$18.

"It's not about the prices of books and movies any more; there is a bigger battle being fought," said Fiona Dines, executive vice president at GSI Commerce, which manages the Web sites of large retailers. "The price sniping by Wal-Mart is part of a greater strategic plan. They are just not going to cede their business to Amazon."

This fight is about the future. Rapid expansion by each company, as well as profound shifts in the high-tech landscape, now make direct confrontation inevitable. Though

online shopping accounts for only around 4 percent of retail sales, that percentage is growing quickly. E-commerce did not suffer as deeply as regular retailing during the economic malaise, and it is recovering faster than in-store shopping. People also are shopping on smartphones and from their PDVs.

Amazon has increased all of these trends, and is also behaving more like a traditional retailer. This fall it expanded its white-labeling program, snapping the Amazon brand onto audio and video cables and

other products, and introduced same-day shipping in seven cities, trying to replicate the instant gratification of offline shopping.

More important for Wal-Mart, sales in Amazon's electronics and general merchandise business — which competes directly with much of the selection in Wal-Mart stores — were up 46 percent.

Many analysts are not surprised that Wal-Mart executives have placed Amazon squarely in their sights, with public show-downs in interviews and pointed discounting.



Their 9-provers sat lunch together at Our Lady of Sorrows school in Corona, Queens earlier this year. People with eating problems often try to control what others eat, and this often shows up at family holiday meals.

## Food, kin and tension at Thanksgiving

The family meal often brings out longstanding battles for control.

By Tara Parker-Pope  
The New York Times

For Thanksgiving dinner, what side dish would you prefer to accompany your turkey — a serving of well-marinated conflict over how much or how little you eat, or some nice, fresh criticism of your cooking skills?

As families gather around the country this week to celebrate Thanksgiving, many of them are tracing the tense eras of the holiday meal. The combination of food and family often brings out longstanding tensions, criticism and battles for control. Simple issues like cooking with butter or jacking for seconds are fraught with family conflict and commentary.

"I've had an outburst of a lot of families talking together, you would hear so much chatter about what other people are eating, who gained weight, who lost weight, who's eating like a bird, who's having seconds," notes Dr. Cynthia M. Bulik, director of the eating disorders program at the University

of North Carolina at Chapel Hill. Bulik told the story of a patient whose mother scolded her for not eating her homemade cookies. "You don't like my cookies?" she asked. As a result, the daughter rebelled and took a cookie. But when she then reached for a second, her mother scolded her again. "Do you really think you need another one?" she asked.

In another family, a mother-in-law agreed to show up for Thanksgiving only if she could be assured that the foods would be prepared with butter. "I'm not doing butter right now," she said. "If you do butter, I'm not coming."

Many people have an unhealthy preoccupation with body image or have undiagnosed eating problems that they may then try to impose on others, said Dr. Kathryn Zerbe, professor of psychiatry at Oregon Health and Science University and a longtime expert on eating disorders.

A Long Island woman, who didn't want to be named, said she and her family traveled 12 hours by train for a summer vacation gathering with her husband's family. When her husband asked for seconds, the sister-in-law said there wasn't any

more food. "There was all this food around, but she had cut us off," the woman said. "We were just really shocked we were being told you can't eat any more after coming all this way. We found out later she really controlled food in the household."

The woman said that in her own family, she faced a different problem: the pressure to eat more. During holiday meals, her son, who has never been a big eater, was constantly pestered about not eating enough. "There was a lot of pressure on him when he would visit my family," she said. "To try to get him to eat, my mother would say this terrible thing to him. She'd say 'You know you want to be a winner. You want to be a winner.'"

A Boston physician said that in her household, holiday meals would inevitably lead to a food fight. Her father, a head-ache sufferer, had quit eating chocolate years earlier and became obsessed with stopping others from eating it, including chocolate for causing colds and other ills.

"Both of my grandmothers liked to cook chocolate cakes," she said. "He would always get angry whenever they would offer him some, and he would not infrequently cause a scene. He would fly into a rage if he thought we had some chocolate."

People who are overweight are particularly vulnerable to family criticism at holiday time. One person told the story of a mother-in-law who would prepare a huge holiday spread and then berate her overweight daughter for eating it. "Holiday time is an extraordinarily difficult time for anybody with any kind of food issue," Zerbe said. "There are complex family relationships around eating."

If you know you have a family member with a tendency to criticize what others eat or don't eat, it might help to speak up about it and set some rules before the meal starts. Zerbe advised. Make a good-natured announcement that comments about how much or how little someone is eating are off limits, she said.

"Be prepared that the person won't stop talking about it," Zerbe said. "They can't. It's a form of control. But you have to battle that intrusiveness by putting up stronger family boundaries. Intervene and intervene again."

## Conservatives eye 'purity test' for candidates

By Jim Rotenberg and Andrew Koppelman  
The New York Times

WASHINGTON — A group of conservative Republican leaders is proposing a solution to the intractable warfare over what the party should stand for: a 10-point checklist gauging proper adherence to core principles like opposing government financing for abortion and, more generally, President Barack Obama's "socialist" agenda.

In what was being dubbed a purity test when it leaked out, the proposal would require the party to withhold campaign money and endorsements from candidates who do not adhere to at least seven principles on the checklist.

While it is unclear whether the test will be adopted when it is put up for consideration before the Republican National Committee early next year, its drafting is a striking example of the intensified internal debate among Republicans about how best to handle pressure from conservatives to move the party more to the right and to recapture control of Congress and the White House.

Its introduction increases pressure on party chairman Michael Steele as he tries to maintain a balance between those in his party who have been saying the road to a Republican comeback is to include divergent views and appeal to the political center, and those who say the party needs to more fully embrace conservative principles.

But it also was likely to inflame moderate party members who have been urging the party to resist pressure from activists — spurred by commentators like Glenn Beck on the Fox News Channel and leaders of the diffuse

Tea Party movement — to move against those deemed insufficiently conservative or less than grass-roots support altogether.

Carl Glicko, a spokesman for the committee, said it was not clear what Steele would do about the proposed checklist. The list was in a resolution drafted by a like-minded group of 10 conservative committee members.

"The problem is that many conservatives have lost trust in the conservative credentials of the Republican Party," said James Bopp Jr., a committee member from Indiana who is the chief sponsor of the resolution. "So the task is to restore our conservative bona fides."

The resolution was immediately embraced by Dick Armey, the former Republican House majority leader whose conservative group, FreedomWorks, has helped organize much of the protest against Democratic health care legislation.

"The Republican Party knows it has to repair its standing with the American people," Armey said. "If you listen to the voters' anger out there, I think they're saying, 'We want the Republican Party to define themselves as a real alternative to the Democratic Party.'"

Grover Norquist, the president of Americans for Tax Reform, whose anti-tax pledge has become generally required signing for Republican candidates, said he was concerned that the proposal would lead the national party to step in where voters should.

"The party has a platform, and that platform and the pieces of it are enforced by primary voters," Norquist said. "I think orthodoxy should be imposed from below, not above."


**PUBLIC NOTICE**

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning application on a 2.23-acre site, located at approximately 4210 SW 50<sup>th</sup> Street. The two proposed actions will change the Future Land Use and Zoning categories from Alachua County categories to City of Gainesville categories, following the property's annexation into the City of Gainesville.

The Alachua County Land Use and Zoning Categories will be replaced with the City of Gainesville's categories of Residential Low-Density (LOW) and Residential Single-Family (RSF-4), respectively. The proposed land use and zoning will permit development of up to 8 dwelling units per acre.

The meeting will be held Monday, December 14, 2009 at 6:00 p.m. at the offices of Cassano, Hevert, & Walpole, Inc., located at 6011 NW 1<sup>st</sup> Place, Gainesville, Florida, 32607.

Contact Person: Gerry Dulenbach, AICP  
Phone Number: (352) 331-1976



**PRIMARY CARE INSTITUTE**



Rochelle Strain, MD, MEd, MPH and Alexander Gotsch, MD, PhD will be in Gainesville to meet with the community to take part in the Surgeon General's National Family History Day which is on Thanksgiving Day, Thursday November 26, 2009. Both common and rare diseases comprise a genetic link. Take advantage of this holiday to make your relatives aware of their health, and share that information with your health care provider.

For more information visit:  
<http://familyhistory.hhs.gov/>

New Patients Welcome. All insurance plans accepted.  
816 SW 13th St. • Gainesville FL 32609  
8AM - 5 PM Monday - Friday  
**352-371-3212**  
<http://primarycareinstitute.com>

**NOTICE OF PUBLIC MEETING**

**Public Meeting Regarding Florida CDBG Disaster Recovery Initiative**

Alachua County has the opportunity to receive a state grant for damages related to Tropical Storm Felix, which occurred in August, 2008. The funds must go to areas facing the greatest need with priority given to rental housing damaged by T.S. Felix.

Projects within the unincorporated area of municipalities are eligible. This public meeting is being held to provide additional information, discuss unmet needs and suggestions for potential projects.

Date: Thursday, December 3, 2009  
Time: 9:00 a.m. - 11:00 a.m.  
Location: Alachua County Cooperative Extension Office  
2600 NE 38th Avenue, Gainesville, FL

Eligible projects include flood and drainage improvements, housing rehabilitation or repair, and voter and/or senior conveniences for housing units among many others. Information is available at:  
[Data.Florida.gov/State/Felix/FelixRecoveryAssessment.cfm](http://Data.Florida.gov/State/Felix/FelixRecoveryAssessment.cfm)

If you have any questions regarding this notice, please contact Lenise McCarver, Alachua County Growth Management Department, 352-374-6246.  
[lmccarver@alachua.fl.gov](mailto:lmccarver@alachua.fl.gov)

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at (352) 374-5273 (voice) or (352) 374-5284 (TDD).

A Fair Housing/Equal Opportunity/Affirmative Action Employer/Disability and Harassment/Accommodation Jurisdiction

## SIGN-IN SHEET

## NEIGHBORHOOD WORKSHOP

Date: December 14, 2009

Time: 6:00 PM

Place: Causseaux, Hewett, & Walpole, Inc.  
6011 NW 1<sup>st</sup> Place  
Gainesville, FL 32607RE: Eaglesrock International, LLC  
Small-scale Comprehensive Plan Amendment (Ss-CPA) and  
Rezoning


<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	<del>ftrujillo@ust.edu</del> Anthony R. Trujillo	4721 SW 50 Ter G'ville FL 32608	<i>add me to your "contacts" list</i> Anthony R. Trujillo
2	Harold Trujillo vtrujil@bellsouth.net	208 Westover Cir Palatka, FL 32177	Harold Trujillo
3			
4			
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*Eaglebrook*

*Small-scale Comprehensive Plan*  
*Amendment & Rezoning*

*Neighborhood Workshop*

December 14, 2009

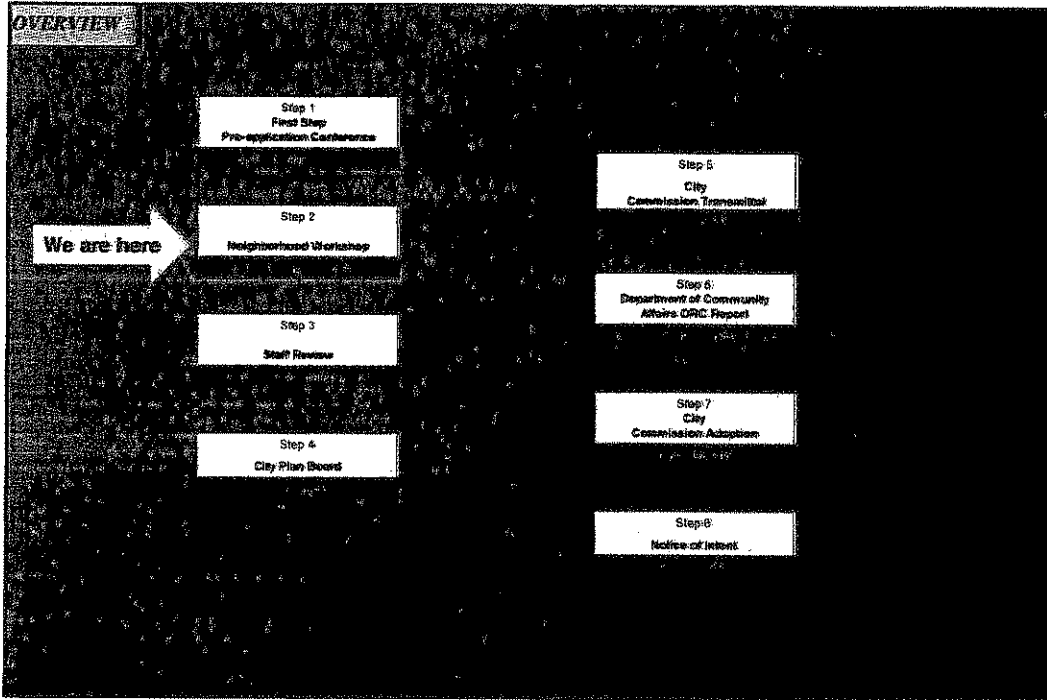


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2001 9th St. Suite 200, Phoenix, Arizona 85001  
Phone: (602) 258-9200 Fax: (602) 258-9205  
http://www.cpwinc.com

**OVERVIEW**

*Eaglebrook*





**NOTIFICATION**


**PUBLIC NOTICE**

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning application on a 4.23-acre site, located at approximately 4210 SW 56<sup>th</sup> Street. The new proposed actions will change the Future Land Use and Zoning categories from Alachua County categories to City of Gainesville categories, following the property's annexation into the City of Gainesville.

The Alachua County Land Use and Zoning Categories will be replaced with the City of Gainesville's categories of Residential Low-Density (R08) and Residential Single-Family (RSF-4), respectively. The proposed land use and zoning will permit developments of up to 8 dwelling units per acre.

The meeting will be held Monday, December 14, 2010 at 6:00 p.m. at the offices of Crockett, Hewitt & Waples, Inc., located at 6001 NW 1<sup>st</sup> Place, Gainesville, Florida, 32607.

Contact Person: Gerry Dubachuk, AICP  
Phone Number: 352-338-1976



**MEMORANDUM**

**TO:** Neighborhood of 4000 Block of Southwest 56<sup>th</sup> Street

**FROM:** Gerry Dubachuk, AICP, LEED? AP, Director of Planning & GIS Services

**DATE:** November 23, 2010

**RE:** Neighborhood Meeting Public Notice

The Alachua County Land Use and Zoning Categories will be replaced with the City of Gainesville categories of Residential Low-Density (R08) and Residential Single-Family (RSF-4), respectively. The proposed land use and zoning will permit residential developments of up to 8 dwelling units per acre.

**DATE:** Monday, December 14, 2010

**TIME:** 6:00 p.m.

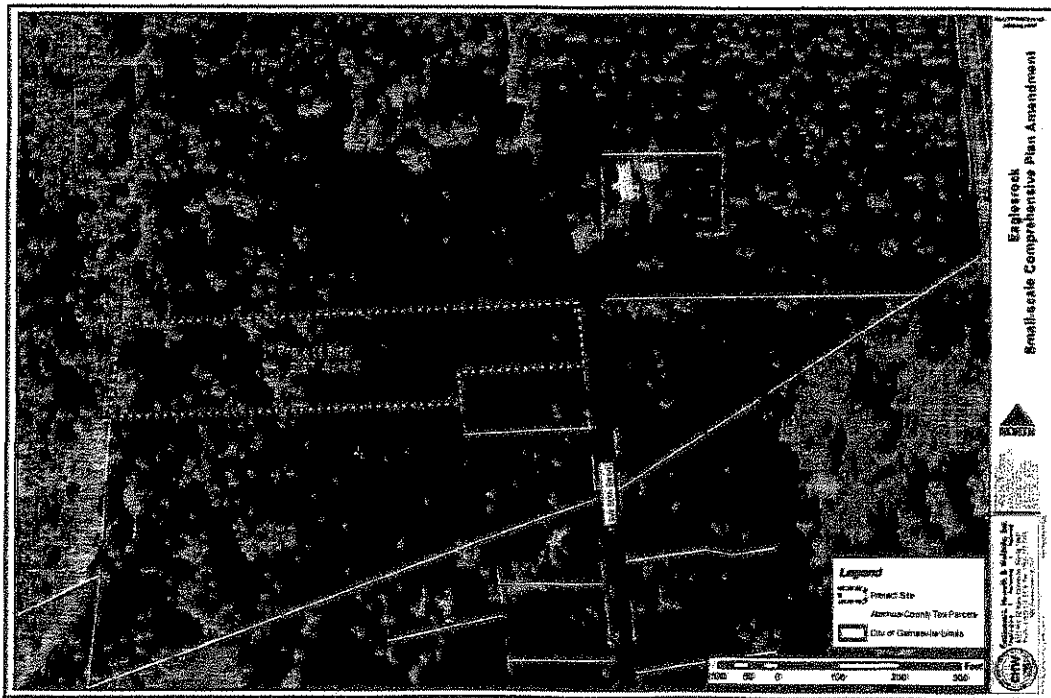
**PLACE:** Crockett, Hewitt & Waples, Inc. Offices  
6001 NW 1<sup>st</sup> Place  
Gainesville, Florida, 32607

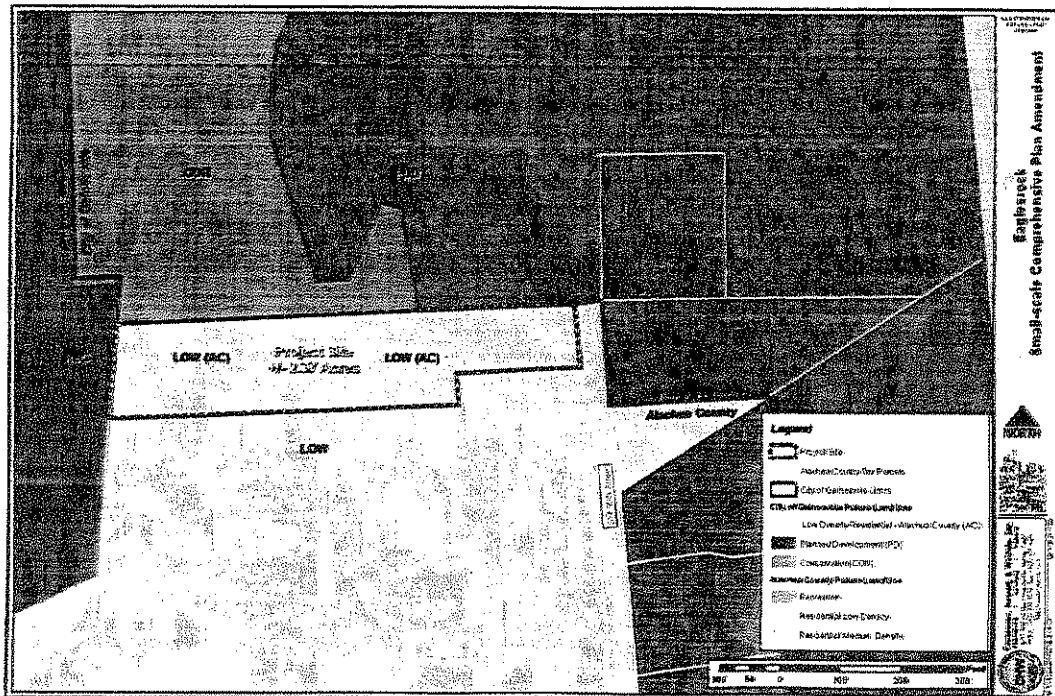
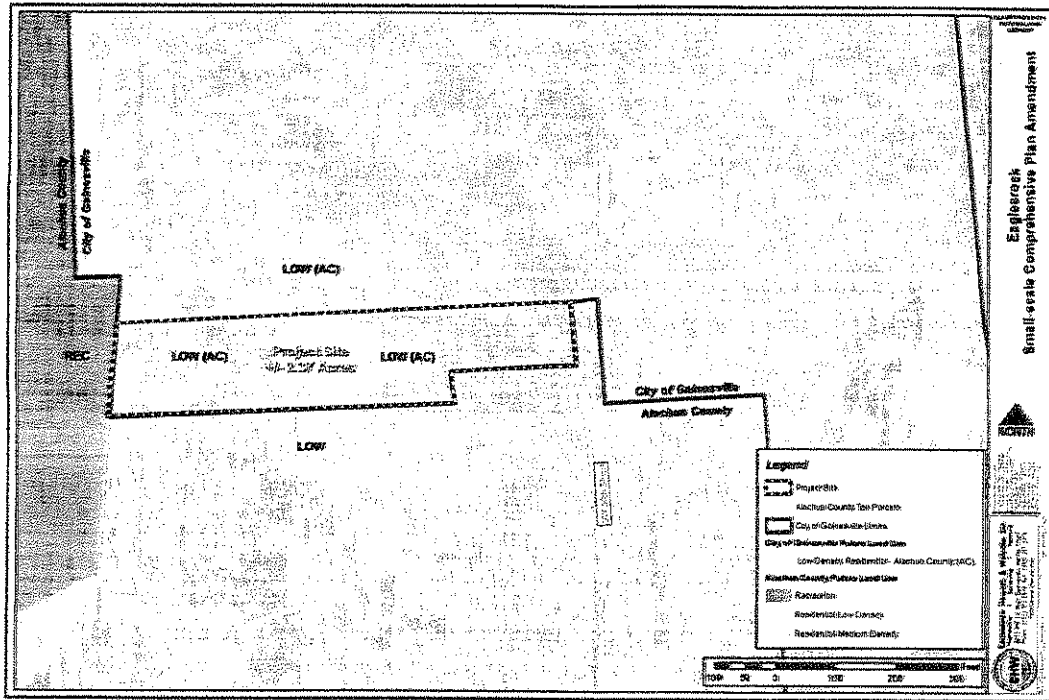
**CONTACT:** Gerry Dubachuk, AICP, LEED? AP  
(352) 338-1976

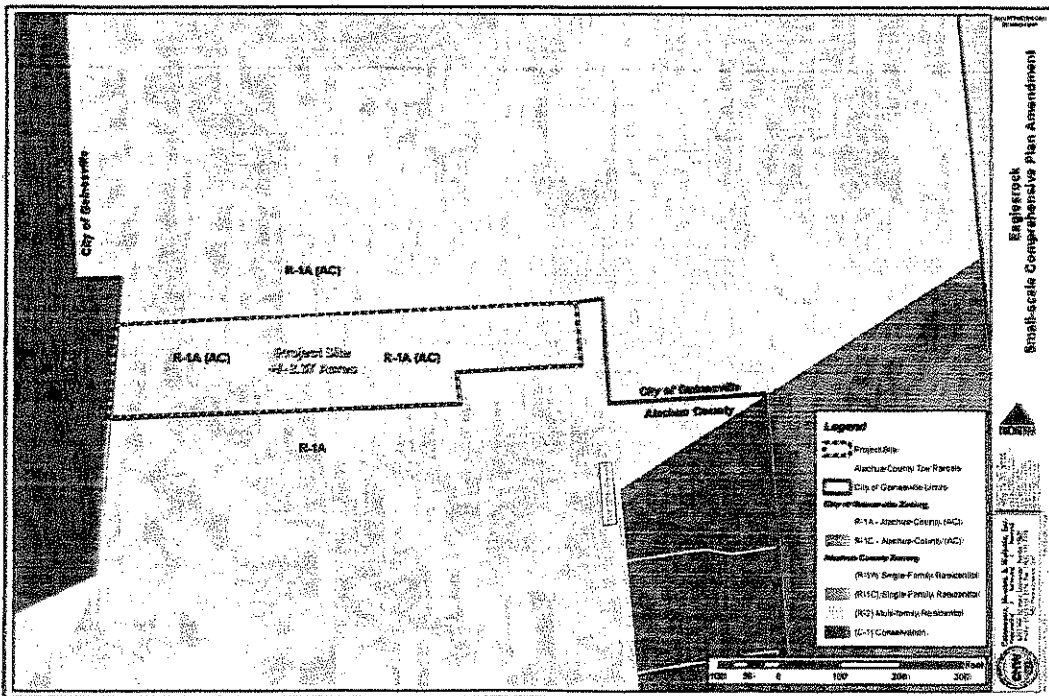
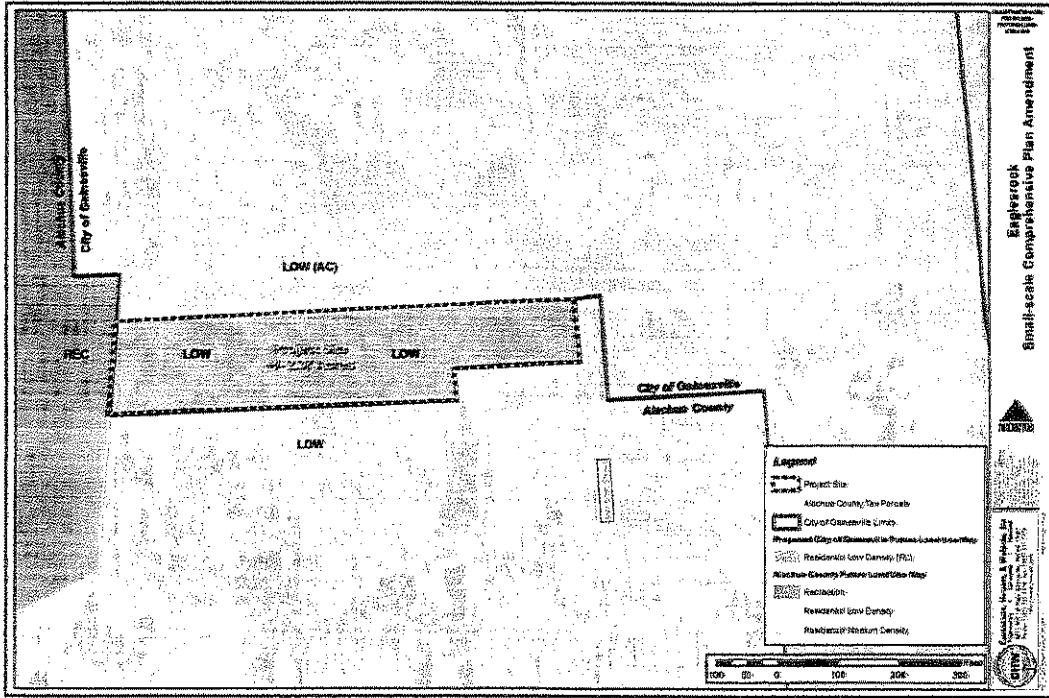
This is a public notice. The purpose of this meeting is to inform neighborhood members about the nature of the proposed land use and zoning. We look forward to seeing you there.

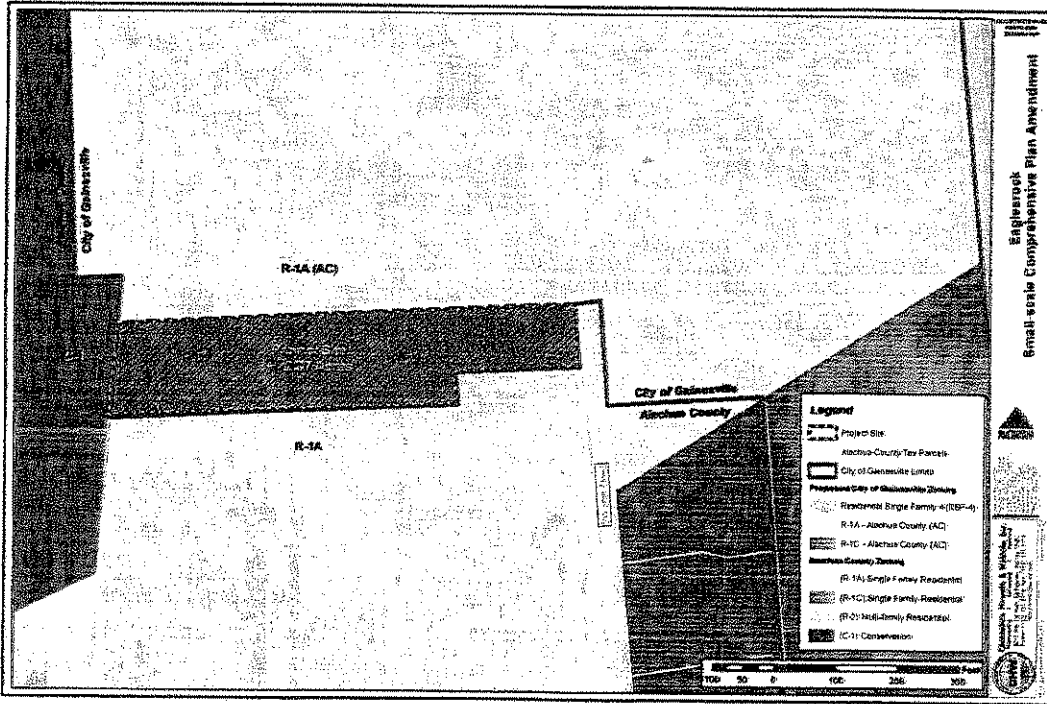
3523381976@cityofgainesville.com

City of Gainesville, Florida 32607 | Phone: (352) 338-1976 | Fax: (352) 338-1976 | www.cityofgainesville.com










ALLOWABLE USES	
<p><b>Residential Low Density Land Use</b></p> <p>&gt; Density and Uses:</p> <ul style="list-style-type: none"> <li>&gt; Single-Family Detached</li> <li>&gt; Single-Family Attached</li> <li>&gt; Zoning Code</li> <li>&gt; Special Uses</li> <li>&gt; Conditional</li> </ul>	<p><b>R-1A Zoning District</b></p> <p>&gt; Density and Uses:</p> <ul style="list-style-type: none"> <li>&gt; Single-Family Detached</li> <li>&gt; Single-Family Attached</li> <li>&gt; Medium-Density Residential</li> <li>&gt; Family Care, with limited</li> <li>&gt; Community Care homes</li> </ul>

*Eaglebrook*  
*Small-scale Comprehensive Plan*  
*Amendment & Rezoning*  
*Neighborhood Workshop*

December 14, 2009



Consulting, Planning, & Services, Inc.  
Engineering • Surveying • Planning  
4000 W. 14th Street, Suite 2000  
Tampa, FL 33607-1976 Fax: (813) 553-3678  
http://www.chw.com



**NEIGHBORHOOD WORKSHOP NOTES**  
**EAGLESROCK SMALE-SCALE COMPREHENSIVE PLAN AMENDMENT**  
**AND REZONING APPLICATION**  
**DECEMBER 14, 2009 @ 6:00 P.M.**  
**OFFICES OF CAUSSEUX, HEWETT, & WALPOLE, INC.**

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

*Following an informational presentation by Brad Klosterman, attendees asked questions regarding the requested Planned Use District and Planned Development Applications.*

*Causseaux, Hewett, & Walpole, Inc. – Brad Klosterman (BK)*

*A presentation by Brad Klosterman contained the required elements of the neighborhood workshop. Questions were asked during and after the presentation. The following is a summary of the questions asked during the workshop and the citizens comments. Various questions/comments not related to the proposed facility were omitted from this transcription.*

*Question – How large is the easement that accesses the site?*

*Answer (BK) – The private road appears to be between 25-30 foot wide. In addition, the property to the north will have an access point location at the end of SW 50<sup>th</sup> Street.*

*Question – What are you planning on building?*

*Answer (BK) – Currently, there are no plans. The property has been annexed into the City of Gainesville requiring a future land use and zoning consistent with the City's Comprehensive Plan and Land Development Code. Major roadways improvements will need to be undertaken to develop this property.*

*Question – Where is the flyover going to be located?*

*Answer (BK) – A flyover is being conceptually located here (Motioning to Illustration 1A), with possible connections to Archer Road at SW 47<sup>th</sup> Street and SW 45<sup>th</sup> Street.*

*Question – Will there be a light?*

*Answer (BK) – Eventually there will be a light at either SW 47<sup>th</sup> Street or SW 45<sup>th</sup> Street. The FDOT may prefer SW 47<sup>th</sup> Street to provide larger distances between lighted intersections.*

*Question – When was the property annexed?*

*Answer (BK) – The annexation was final about the beginning of the year.*

0 909 52E

*Question* – We are located along the south side of Archer Road at the end of SW 47<sup>th</sup> Way. How far does the City of Gainesville boundary come to up along the south side.

*Answer (BK)* – The northern boundary of the City boundary, south of Archer Road is approximately the southwesterly extension of a utility easement (clearing) just north of Fred Bear Archery (Approximately line shown on Google Earth). If you all are interested in annexing into the City you must be adjacent to this boundary. You can contact Karen Billings Billings at the City of Gainesville. She is the City' Strategic Planner.

Further discussion continued not related to the proposed application. Therefore, it has been excluded from the workshop notes.

The meeting concluded at 6:55 P.M.