

**Gardenia Garden Apartments**  
*Rezoning*  
*Application Package*

*Prepared for Submittal to:*  
The City of Gainesville, Florida

*Prepared on Behalf of:*  
Gardenia Garden Apartments Limited Partnership

*Prepared by:*



**Causseaux, Hewett, & Walpole, Inc.**  
Engineering • Surveying • Planning • CEI  
132 NW 76th Drive, Gainesville, FL 32607  
Phone: (352) 331-1976 Fax: (352) 331-2476  
<http://www.chw-inc.com>

February 18, 2013

PN 12-0467

**Application Package**  
**Table of Contents**

1. Cover Letter
2. Owner Affidavit
3. Legal Description
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6. Justification Report
7. Map Set

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*Focused on Excellence  
Delivered with Integrity*

**121097E  
Exhibit B-1**

February 18, 2013

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

Re: Gardenia Garden Apartments – Rezoning

Dear Mr. Bredfeldt: *Erik*

On behalf of the property owners, Causseaux, Hewett, & Walpole, Inc. (CHW) submits this Rezoning application to change a portion of Alachua County tax parcel 10970-000-000 ( $\pm 3.47$  acres) from Residential Multi-family 5 (RMF-5) to Residential Multi-family 7 (RMF-7) on the City's Zoning Atlas. This application is submitted in conjunction with a Small-scale Comprehensive Plan Amendment application to amend the City's Future Land Use Map (FLUM).

We submit the following items for your review and approval:

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

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

Sincerely,  
Causseaux, Hewett, & Walpole, Inc.

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

I:\JOBS\2012\12-0467\Application\Rezoning\LTR\_12-0365\_REZ\_121217.doc

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AFFIDAVIT

Gardenia Garden Apartments Limited Partnership

Owner(s)

Application Number

Causseaux, Hewett, & Walpole, Inc.

Appointed Agent(s)

10970-000-000

Parcel Number(s)

3

Section

10S

Township

20E

Range

Small-scale Comprehensive Plan Amendment and Rezoning

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.

*[Signature]*  
Owner (Signature)

*[Signature]*  
Owner (Signature)

STATE OF FLORIDA  
COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME THIS 13th DAY

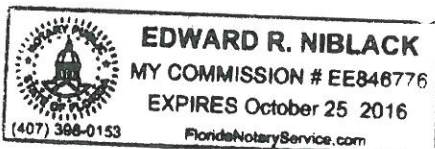
OF February, 2013

BY [Signature]

WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE

PRODUCED Drivers License

(TYPE OF IDENTIFICATION) AS IDENTIFICATION.



(SEAL ABOVE)

Edward R. Niblack  
Name of Notary typed, printed or stamped

EE 846776  
Commission Number

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February 15, 2013

**CLIENT:** GARDENIA GARDENS  
**PROJECT NO:** 12-0467  
**DESCRIPTION FOR:** GARDENIA GARDENS-RMF-5

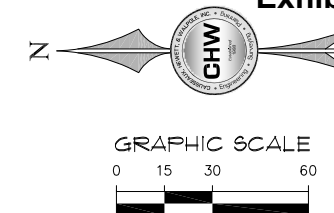
**DESCRIPTION:**

A PARCEL OF LAND SITUATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK E OF JERU PARK AS RECORDED IN PLAT BOOK C, PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AS THE POINT OF REFERENCE, THENCE RUN NORTH 89°46'58" WEST ALONG THE SOUTH LINE OF SAID BLOCK "E", 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°46'58" WEST ALONG THE SOUTH LINE OF SAID BLOCK "E", A DISTANCE OF 235.02 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF SAID BLOCK "E"; THENCE RUN NORTH 00°16'45" EAST, 94.23 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE RUN NORTH 89°48'00" WEST, 24.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 14, THE SAME BEING THE SOUTHEAST CORNER OF LOT 12, BLOCK E; THENCE RUN NORTH 00°16'45" EAST, 94.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE RUN SOUTH 89°44'15" EAST ALONG THE NORTH LINE OF BLOCK E, 75.00 FEET TO THE NORTHEAST CORNER OF LOT 9 OF SAID BLOCK "E"; THENCE RUN NORTH 00°16'00" EAST, 124.15 FEET TO THE NORTHEAST CORNER OF LOT 16, BLOCK D, OF SAID JERU PARK; THENCE RUN NORTH 89°47'37" WEST, 75.03 FEET TO THE SOUTHEAST CORNER OF LOT 12, BLOCK D; THENCE RUN NORTH 00°15'19" EAST 94.09 FEET TO THE NORTHEAST CORNER OF LOT 12, BLOCK D; THENCE SOUTH 89°51'16" EAST ALONG THE NORTH LINE OF BLOCK D, 49.96 FEET TO THE NORTHEAST CORNER OF LOT 10, AT SAID BLOCK "B"; THENCE RUN NORTH 00°22'18" EAST, 124.16 FEET TO THE NORTHEAST CORNER OF LOT 15, BLOCK A OF SAID JERU PARK; THENCE RUN NORTH 89°46'46" WEST, 75.10 FEET TO THE WEST LINE OF BLOCK A; THENCE RUN NORTH 00°16'00" EAST ALONG SAID WEST LINE AND A NORTHERLY PROJECTION OF SAME, 109.15 FEET TO THE SOUTH LINE OF LOT 13 OF NEW GAINESVILLE AS RECORDED IN PLAT BOOK A, PAGE 66 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°46'46" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 284.97 FEET TO THE WEST RIGHT OF WAY LINE OF NORTHEAST 18<sup>TH</sup> STREET; THENCE SOUTH 0°16'24" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 639.92 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 3.47 ACRES, MORE OR LESS.

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



**LEGEND:**  
 TP = TAX PARCEL  
 ORB = OFFICIAL RECORDS BOOK  
 R/W = RIGHT OF WAY

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

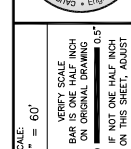
SITUATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 20 EAST,  
 ALACHUA COUNTY, FLORIDA  
 \*SKETCH - NOT A BOUNDARY SURVEY\*

DESCRIPTION: (SEE ATTACHED)

**SURVEYOR'S NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF NORTH 00°16'00" EAST FOR THE WEST LINE OF LOT 12, BLOCK "A" OF JERU PARK, AS RECORDED IN PLAT BOOK C, PAGE 44, OF THE PUBLIC RECORDS OF ALACHUA, COUNTY.

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 LB-5075



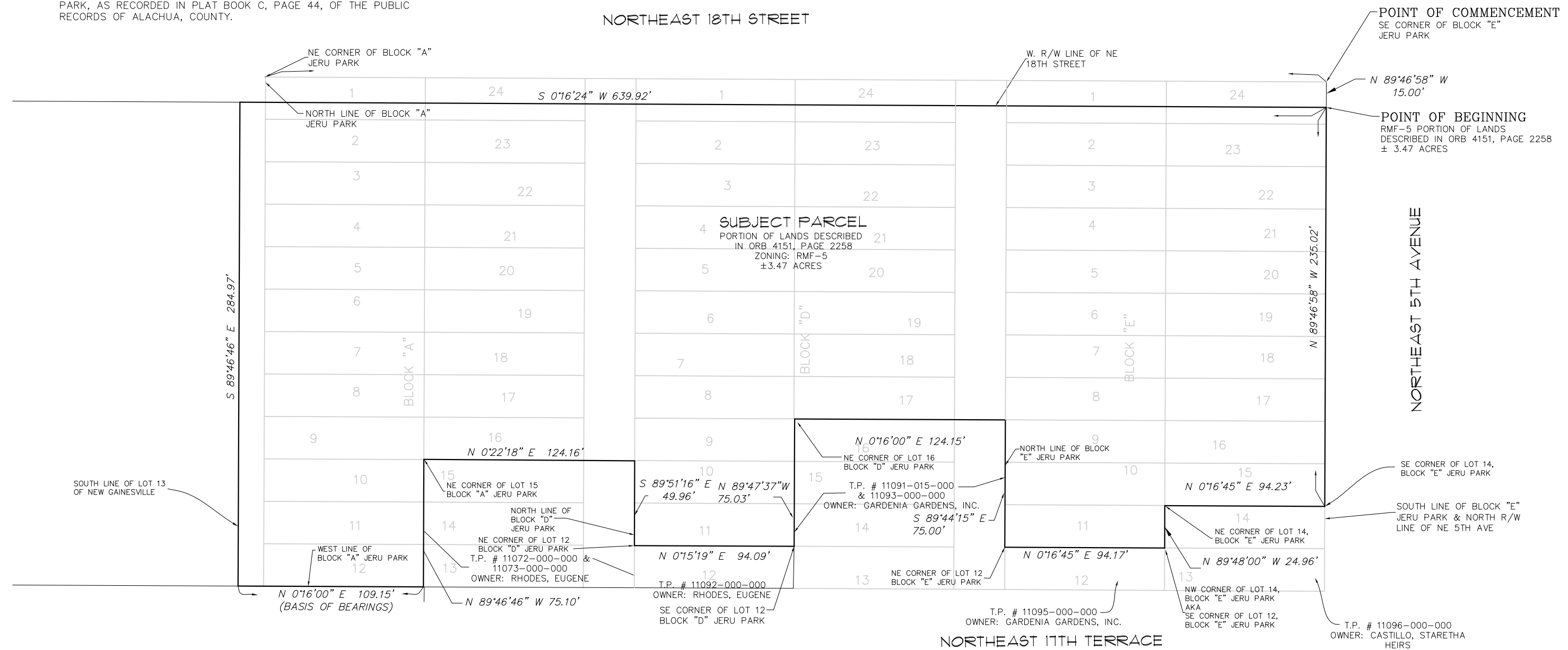
SCALE: 1" = 60'  
 VERIFY SCALE  
 BAR IS ONE HALF INCH  
 ON ORIGINAL DRAWING  
 0 = NOT ONE HALF INCH  
 ON THIS SHEET, ADJUST  
 SCALES ACCORDINGLY.

CERTIFIED TO:  
 GARDENIA GARDEN APARTMENTS LIMITED PARTNERSHIP

TECHNICIAN: JTT  
 DREW: N/A  
 CHECKED BY: AIH  
 FIELD BOOK & PAGE: N/A

Prepared by:  
 Aaron H. Hickman  
 Certificate of Authorization No. LB-5075  
 NOT VALID WITHOUT THE SIGNATURE AND  
 ORIGINAL RAISED SEAL OF A FLORIDA  
 LICENSED SURVEYOR AND MAPPER

Tech: Justint Plot Date: Feb 18, 2013 8:27am Filename: H:\2012\12-0467\BASE FILE\12-0467-SKETCH.dwg



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**121097E  
Exhibit B-1**

*Search Date: 2/7/2013 at 4:40:47 PM - Data updated: 02/06/13* Parcel: **10970-000-000**

|   |  |
|---|--|
| <b>Taxpayer:</b> GARDENIA GARDEN APARTMENTS LTD PARTNERSHIP | <b>Legal:</b> NEW GAINESVILLE PB A-66 LOT 13 LESS R/W OR 533/366 AND JERU PARK PB C-44 LOTS 1 TO 12 & 16 TO 24 INCL BK A LOTS 11 TO 11 & 17 TO 24 INCL BK D LOTS 1 TO 11 & 15 TO 24 INCL BK E ALSO W 285 FTE 300 FT NE 6TH PLACE W 210 FT OF E 225FT OF NE 6TH AVE W 185 FT OF E 200 FT OF NE 5TH PLACE ALL OF ABOVE STREETS CLOSEDW OF NE 18TH ST PER OR 487/66 LESS E 15FT OF BKS A D & E OR 4154/2258 |
| <b>Mailing:</b> 1727 NE 8TH AVE<br>GAINESVILLE, FL 32641    |  |
| <b>Location:</b> 1715 NE 8TH AVE<br>Gainesville             |  |
| <b>Sec-Twn-Rng:</b> 3-10-20                                 |  |
| <b>Use:</b> MULTIFAMILY                                     |  |
| <b>Tax Jurisdiction:</b> Gainesville                        |  |
| <b>Area:</b> MFR>10   |  |
| <b>Subdivision:</b>   |  |

**Assessment History**

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

| Year | Use         | Land   | Building | Misc  | Total   | SOH Deferred | Assessed | Exempt** | Taxable** | Taxes |
|------|-------------|--------|----------|-------|---------|--------------|----------|----------|-----------|-------|
| 2012 | MULTIFAMILY | 138200 | 1729200  | 0     | 1867400 | 0            | 1867400  | 1867400  | 0         | 1673  |
| 2011 | MULTIFAMILY | 138200 | 1597500  | 0     | 1735700 | 0            | 1735700  | 1735700  | 0         | 1662  |
| 2010 | MULTIFAMILY | 138200 | 1597500  | 0     | 1735700 | 0            | 1735700  | 1735700  | 0         | 1584  |
| 2009 | MULTIFAMILY | 138200 | 1615200  | 0     | 1753400 | 0            | 1753400  | 1753400  | 0         | 2301  |
| 2008 | MULTIFAMILY | 138200 | 1615200  | 0     | 1753400 | 0            | 1753400  | 1753400  | 0         | 2232  |
| 2007 | MULTIFAMILY | 138200 | 1615200  | 0     | 1753400 | 0            | 1753400  | 1753400  | 0         | 2077  |
| 2006 | MULTIFAMILY | 138200 | 1533900  | 0     | 1672100 | 0            | 1672100  | 1672100  | 0         | 1848  |
| 2005 | MULTIFAMILY | 138200 | 1482100  | 0     | 1620300 | 0            | 1620300  | 1620300  | 0         | 1544  |
| 2004 | MULTIFAMILY | 138200 | 1375600  | 0     | 1513800 | 0            | 1513800  | 1513800  | 0         | 1465  |
| 2003 | MULTIFAMILY | 138200 | 1370400  | 0     | 1508600 | 0            | 1508600  | 1508600  | 0         | 1470  |
| 2002 | MULTIFAMILY | 138200 | 1213700  | 0     | 1351900 | 0            | 1351900  | 1351900  | 0         | 1011  |
| 2001 | MULTIFAMILY | 138200 | 1090400  | 0     | 1228600 | 0            | 1228600  | 1228600  | 0         | 860   |
| 2000 | MULTIFAMILY | 138200 | 1058900  | 0     | 1197100 | 0            | 1197100  | 1197100  | 0         | 999   |
| 1999 | MULTIFAMILY | 138200 | 1021900  | 0     | 1160100 | 0            | 1160100  | 1160100  | 0         | 1261  |
| 1998 | MULTIFAMILY | 138200 | 907200   | 0     | 1045400 | 0            | 1045400  | 1045400  | 0         | 1260  |
| 1997 | MULTIFAMILY | 138200 | 904900   | 0     | 1043100 | 0            | 1043100  | 1043100  | 0         | 1135  |
| 1996 | MULTIFAMILY | 95000  | 965600   | 0     | 1060600 | 0            | 1060600  | 1060600  | 0         | 0     |
| 1995 | MULTIFAMILY | 95000  | 925600   | 24700 | 1045300 | 0            | 1045300  | 1045300  | 0         | 0     |

**Land**

| Use                                      | Zoning        | Acres |
|--|---------------|-------|
| MFR>10 UNITS                             | Res Multi Fam | 8.64  |
| <b>2012 Certified Land Value: 138200</b> |               |       |

**Building**

|                                  |   |                       |
|----------------------------------|---|-----------------------|
| <b>Actual Year Built</b> 1968    | <b>Area Type</b>                            | <b>Square Footage</b> |
| <b>Effective Year Built</b> 1968 |   |                       |
| <b>Use:</b> APARTMENT            | BASE AREA (BAS)                             | 5964                  |
| <b>Bedrooms:</b> 3               | FINISHED OPEN PORCH (FOP)                   | 336                   |
| <b>Baths:</b> 1                  | FINISHED UPPER STORY (FUS)                  | 5964                  |
| <b>Stories:</b> 2                | UNFINISHED STORAGE (UST)                    | 84                    |
| <b>Exterior Wall:</b> FACE BRICK | <b>Heated Area: 11928 Total Area: 12348</b> |                       |
| <b>AC:</b> CENTRAL AIR           |   |                       |
| <b>Heating:</b> FORCED AIR DUCT  |   |                       |
| <b>Actual Year Built</b> 1968    | <b>Area Type</b>                            | <b>Square Footage</b> |
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**121097E**  
**Exhibit B-1**

| <b>Stories:</b> 2<br><b>Exterior Wall:</b> FACE BRICK<br><b>AC:</b> CENTRAL AIR<br><b>Heating:</b> FORCED AIR DUCT  | <b>Heated Area: 11928 Total Area: 12348</b>   |           |                |                 |      |                           |     |                           |     |                            |      |   |  |
|---|---|-----------|----------------|-----------------|------|---------------------------|-----|---------------------------|-----|----------------------------|------|---|--|
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| BASE AREA (BAS)   | 5320  |           |                |                 |      |                           |     |                           |     |                            |      |   |  |
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| FINISHED OPEN PORCH (FOP)   | 336   |           |                |                 |      |                           |     |                           |     |                            |      |   |  |
| FINISHED UPPER STORY (FUS)  | 5320  |           |                |                 |      |                           |     |                           |     |                            |      |   |  |
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| FINISHED UPPER STORY (FUS)  | 5964  |           |                |                 |      |                           |     |                           |     |                            |      |   |  |
| <b>Heated Area: 11928 Total Area: 12348</b>   |   |           |                |                 |      |                           |     |                           |     |                            |      |   |  |
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| Area Type   | Square Footage  |           |                |                 |      |                           |     |                           |     |                            |      |   |  |
| BASE AREA (BAS)   | 4004  |           |                |                 |      |                           |     |                           |     |                            |      |   |  |
| FINISHED OPEN PORCH (FOP)   | 224   |           |                |                 |      |                           |     |                           |     |                            |      |   |  |
| UNFINISHED STORAGE (UST)  | 84  |           |                |                 |      |                           |     |                           |     |                            |      |   |  |
| FINISHED UPPER STORY (FUS)  | 4004  |           |                |                 |      |                           |     |                           |     |                            |      |   |  |
| <b>Heated Area: 8008 Total Area: 8316</b>   |   |           |                |                 |      |                           |     |                           |     |                            |      |   |  |
| <b>Actual Year Built</b> 1968<br><b>Effective Year Built</b> 1968<br><b>Use:</b> APARTMENT<br><b>Bedrooms:</b> 3<br><b>Baths:</b> 1<br><b>Stories:</b> 2<br><b>Exterior Wall:</b> FACE BRICK<br><b>AC:</b> CENTRAL AIR<br><b>Heating:</b> FORCED AIR DUCT | <table border="0"> <thead> <tr> <th align="left">Area Type</th> <th align="right">Square Footage</th> </tr> </thead> <tbody> <tr> <td>BASE AREA (BAS)</td> <td align="right">5964</td> </tr> <tr> <td>FINISHED OPEN PORCH (FOP)</td> <td align="right">336</td> </tr> <tr> <td>UNFINISHED STORAGE (UST)</td> <td align="right">84</td> </tr> <tr> <td>FINISHED UPPER STORY (FUS)</td> <td align="right">5964</td> </tr> <tr> <td align="right" colspan="2"><b>Heated Area: 11928 Total Area: 12348</b></td> </tr> </tbody> </table> | Area Type | Square Footage | BASE AREA (BAS) | 5964 | FINISHED OPEN PORCH (FOP) | 336 | UNFINISHED STORAGE (UST)  | 84  | FINISHED UPPER STORY (FUS) | 5964 | <b>Heated Area: 11928 Total Area: 12348</b> |  |
| Area Type   | Square Footage  |           |                |                 |      |                           |     |                           |     |                            |      |   |  |
| BASE AREA (BAS)   | 5964  |           |                |                 |      |                           |     |                           |     |                            |      |   |  |
| FINISHED OPEN PORCH (FOP)   | 336   |           |                |                 |      |                           |     |                           |     |                            |      |   |  |
| UNFINISHED STORAGE (UST)  | 84  |           |                |                 |      |                           |     |                           |     |                            |      |   |  |
| FINISHED UPPER STORY (FUS)  | 5964  |           |                |                 |      |                           |     |                           |     |                            |      |   |  |
| <b>Heated Area: 11928 Total Area: 12348</b>   |   |           |                |                 |      |                           |     |                           |     |                            |      |   |  |
| <b>Actual Year Built</b> 1968<br><b>Effective Year Built</b> 1968<br><b>Use:</b> APARTMENT<br><b>Bedrooms:</b> 3<br><b>Baths:</b> 1<br><b>Stories:</b> 2<br><b>Exterior Wall:</b> FACE BRICK<br><b>AC:</b> CENTRAL AIR                                    | <table border="0"> <thead> <tr> <th align="left">Area Type</th> <th align="right">Square Footage</th> </tr> </thead> <tbody> <tr> <td>BASE AREA (BAS)</td> <td align="right">4004</td> </tr> <tr> <td>FINISHED OPEN PORCH (FOP)</td> <td align="right">224</td> </tr> <tr> <td>UNFINISHED STORAGE (UST)</td> <td align="right">84</td> </tr> <tr> <td>FINISHED UPPER STORY (FUS)</td> <td align="right">4004</td> </tr> <tr> <td align="right" colspan="2"><b>Heated Area: 8008 Total Area: 8316</b></td> </tr> </tbody> </table>   | Area Type | Square Footage | BASE AREA (BAS) | 4004 | FINISHED OPEN PORCH (FOP) | 224 | UNFINISHED STORAGE (UST)  | 84  | FINISHED UPPER STORY (FUS) | 4004 | <b>Heated Area: 8008 Total Area: 8316</b>   |  |
| Area Type   | Square Footage  |           |                |                 |      |                           |     |                           |     |                            |      |   |  |
| BASE AREA (BAS)   | 4004  |           |                |                 |      |                           |     |                           |     |                            |      |   |  |
| FINISHED OPEN PORCH (FOP)   | 224   |           |                |                 |      |                           |     |                           |     |                            |      |   |  |
| UNFINISHED STORAGE (UST)  | 84  |           |                |                 |      |                           |     |                           |     |                            |      |   |  |
| FINISHED UPPER STORY (FUS)  | 4004  |           |                |                 |      |                           |     |                           |     |                            |      |   |  |
| <b>Heated Area: 8008 Total Area: 8316</b>   |   |           |                |                 |      |                           |     |                           |     |                            |      |   |  |

**121097E**  
**Exhibit B-1**

|   |                 |                            |   |
|---|-----------------|----------------------------|---|
| <b>Heating:</b>                               | FORCED AIR DUCT |                            |   |
| <b>Actual Year Built</b>                      | 1968            | <b>Area Type</b>           | <b>Square Footage</b>                       |
| <b>Effective Year Built</b>                   | 1968            | BASE AREA (BAS)            | 5320  |
| <b>Use:</b>                                   | APARTMENT       | FINISHED OPEN PORCH (FOP)  | 336   |
| <b>Bedrooms:</b>                              | 2               | UNFINISHED STORAGE (UST)   | 84  |
| <b>Baths:</b>                                 | 1               | FINISHED UPPER STORY (FUS) | 5320  |
| <b>Stories:</b>                               | 2               |                            | <b>Heated Area: 10640 Total Area: 11060</b> |
| <b>Exterior Wall:</b>                         | FACE BRICK      |                            |   |
| <b>AC:</b>                                    | CENTRAL AIR     |                            |   |
| <b>Heating:</b>                               | FORCED AIR DUCT |                            |   |
| <b>Actual Year Built</b>                      | 1968            | <b>Area Type</b>           | <b>Square Footage</b>                       |
| <b>Effective Year Built</b>                   | 1968            | BASE AREA (BAS)            | 1876  |
| <b>Use:</b>                                   | OFFICE LOW RISE | FINISHED OPEN PORCH (FOP)  | 191   |
| <b>Bedrooms:</b>                              | 0               |                            | <b>Heated Area: 1876 Total Area: 2067</b>   |
| <b>Baths:</b>                                 | 16              |                            |   |
| <b>Stories:</b>                               | 1               |                            |   |
| <b>Exterior Wall:</b>                         | FACE BRICK      |                            |   |
| <b>AC:</b>                                    | CENTRAL AIR     |                            |   |
| <b>Heating:</b>                               | FORCED AIR DUCT |                            |   |
| <b>Actual Year Built</b>                      | 1968            | <b>Area Type</b>           | <b>Square Footage</b>                       |
| <b>Effective Year Built</b>                   | 1968            | BASE AREA (BAS)            | 660   |
| <b>Use:</b>                                   | WRHSE STORAGE   |                            | <b>Heated Area: 660 Total Area: 660</b>     |
| <b>Bedrooms:</b>                              | 0               |                            |   |
| <b>Baths:</b>                                 | 1               |                            |   |
| <b>Stories:</b>                               | 1               |                            |   |
| <b>Exterior Wall:</b>                         | CONCRETE BLOCK  |                            |   |
| <b>AC:</b>                                    | NONE            |                            |   |
| <b>Heating:</b>                               | NONE            |                            |   |
| <b>Actual Year Built</b>                      | 1968            | <b>Area Type</b>           | <b>Square Footage</b>                       |
| <b>Effective Year Built</b>                   | 1968            | BASE AREA (BAS)            | 660   |
| <b>Use:</b>                                   | WRHSE STORAGE   |                            | <b>Heated Area: 660 Total Area: 660</b>     |
| <b>Bedrooms:</b>                              | 0               |                            |   |
| <b>Baths:</b>                                 | 1               |                            |   |
| <b>Stories:</b>                               | 1               |                            |   |
| <b>Exterior Wall:</b>                         | CONCRETE BLOCK  |                            |   |
| <b>AC:</b>                                    | NONE            |                            |   |
| <b>Heating:</b>                               | NONE            |                            |   |
| <b>2012 Certified Building Value: 1729200</b> |                 |                            |   |

**Miscellaneous**

| Description                                  | Units |
|--|-------|
| DRIVE/WALK                                   | 17050 |
| PAVING 1                                     | 57800 |
| GUTTER                                       | 1208  |
| CURB   | 3370  |
| STAIRWAY                                     | 6000  |
| <b>2012 Certified Miscellaneous Value: 0</b> |       |

**Sale**

| Date       | Price   | Vacant | Qualified | OR Book | OR Page | Instrument    |
|------------|---------|--------|-----------|---------|---------|---------------|
| 11/26/2012 | 4500000 | No     | Yes       | 4154    | 2258    | Warranty Deed |



[Tax Collector Home](#) [Search](#) [Reports](#) [Shopping Cart](#)

## 2011 Roll Details — Real Estate Account At 1715 NE 8TH AVE

Real Estate Account #10970 000 000

[Parcel details](#) [Latest bill](#) [Full bill history](#)

|      |             |      |      |     |      |
|------|-------------|------|------|-----|------|
| 2012 | <b>2011</b> | 2010 | 2009 | ... | 2002 |
| Paid | Paid        | Paid | Paid |     | Paid |

[Get Bills by Email](#)

Owner: GARDENIA GARDEN INC  
 % ED NIBLACK  
 1727 NE 8TH AVE  
 GAINESVILLE, FL 32641  
 Situs: 1715 NE 8TH AVE

Account number: **10970 000 000**  
 Alternate Key: 96447  
 Millage code: 3600  
 Millage rate: 24.0023

Assessed value: 1,735,700  
 School assessed value: 1,735,700

### Exemptions

MUNICIPAL LANDS-GOVT: 1,735,700

*Location is not guaranteed to be accurate.*

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

### 2011 annual bill

Ad valorem: \$0.00  
 Non-ad valorem: \$5,004.08  
 Total tax:

**Paid 2011-12-21 \$4,853.96**  
**Receipt #2011-3023325**

[View](#)

### Legal description

NEW GAINESVILLE PB A-66 LOT 13  
 LESS R/W OR 533/366 AND JERU  
 PARK PB C-44 LOTS 1 TO 12 & 16  
 TO 24 INCL BK A LOTS 1 1 TO 11  
 & 17 TO 24 INCL BK D LOTS 1 TO  
 11 & 15 TO 24 INCL BK E ALSO W  
 285 FT E 300 FT NE 6TH PLACE W  
 210 FT OF E 225 FT OF NE 6TH

### Location

Book, page, item: --  
 Geo number: 03-10-20-  
 10970000000  
 Range: 20  
 Township: 10  
 Section: 03

**Exhibit B-1**

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2756597 3 PG(S)  
December 05, 2012 11:17:59 AM  
Book 4154 Page 2258  
J. K. IRBY, Clerk Of Circuit Court  
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$31,500.00



**THIS INSTRUMENT PREPARED BY  
AND RETURN TO:**

Pamela Brown, Esq.  
**Broad and Cassel**  
390 North Orange Avenue, Suite 1400  
Orlando, Florida 32801

Property Appraisers Folio No.: 10970-000-000

**WARRANTY DEED**

THIS WARRANTY DEED is made as of the 26th day of November, 2012 by **GARDENIA GARDEN INC.**, a Florida non-profit corporation ("**Grantor**"), whose post office address is 1727 NE 8<sup>th</sup> Avenue, Gainesville, Florida 32641, to **GARDENIA GARDEN APARTMENTS LIMITED PARTNERSHIP**, a Florida limited partnership ("**Grantee**"), whose post office address is 1727 NE 8<sup>th</sup> Avenue, Gainesville, Florida 32641.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee, and its successors and assigns, all that certain real property lying and being in Alachua County, Florida, and more particularly described as follows:

**See attached Exhibit "A".**

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 Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, and that the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2011, and subject to the rights of tenants in possession, as tenants only, under unrecorded residential leases, and all other reservations, easements or matters of public record, provided, however, that this reference shall not serve to reimpose same.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the day and year first above written.

In the presence of:

**GRANTOR:**

**GARDENIA GARDEN INC.**, a Florida non-profit corporation

By: Andrew Mickle  
Andrew Mickle, President

Michael N. Oest  
Printed Name: Michael N. Oest

Edward R. Niblack  
Printed Name: Edward R. Niblack

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 15 day of November, 2012, by Andrew Mickle as President of Gardenia Garden, Inc., a Florida non-profit corporation, who either ( ) is personally known to me or ( ) has produced Driver License as identification.

Edward R. Niblack  
Notary Public  
Name: Edward R. Niblack  
My Commission Expires: 10-25-12

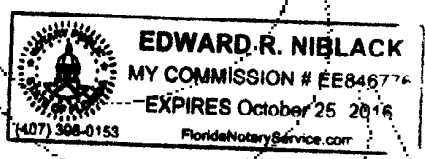


EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK E OF JERU PARK AS RECORDED IN PLAT BOOK C, PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AS THE POINT OF REFERENCE, THENCE RUN NORTH 89 DEG. 48 MIN. WEST ALONG THE SOUTH LINE OF SAID BLOCK, 250 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF SAID BLOCK; THENCE RUN NORTH 00 DEG. 16 MIN. EAST, 94.15 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE RUN NORTH 89 DEG. 48 MIN. WEST, 25 FEET TO THE NORTHWEST CORNER OF SAID LOT; THE SAME BEING THE SOUTHEAST CORNER OF LOT 12, BLOCK E; THENCE RUN NORTH 00 DEG. 16 MIN. EAST, 94.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE RUN SOUTH 89 DEG. 48 MIN. EAST ALONG THE NORTH LINE OF BLOCK E, 75 FEET; THENCE RUN NORTH 00 DEG. 16 MIN. EAST, 124.15 FEET TO THE NORTHEAST CORNER OF LOT 16, BLOCK D, OF SAID JERU PARK; THENCE RUN NORTH 89 DEG. 48 MIN. WEST, 75 FEET TO THE SOUTHEAST CORNER OF LOT 12, BLOCK D; THENCE RUN NORTH 00 DEG. 16 MIN. EAST, 94.15 FEET TO THE NORTHEAST CORNER OF LOT 12, BLOCK D; THENCE SOUTH 89 DEG. 48 MIN. EAST ALONG THE NORTH LINE OF BLOCK D, 50 FEET; THENCE RUN NORTH 00 DEG. 16 MIN. EAST, 124.15 FEET TO THE NORTHEAST CORNER OF LOT 15, BLOCK A OF SAID JERU PARK; THENCE RUN NORTH 89 DEG. 48 MIN. WEST, 75 FEET TO THE WEST LINE OF BLOCK A; THENCE RUN NORTH 00 DEG. 16 MIN. EAST ALONG SAID WEST LINE AND A NORTHERLY PROJECTION OF SAME, 109.15 FEET TO THE SOUTH LINE OF LOT 13 OF NEW GAINESVILLE AS RECORDED IN PLAT BOOK A, PAGE 66 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 89 DEG. 48 MIN. WEST ALONG SAID LOT LINE 15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE RUN NORTH 00 DEG. 16 MIN. EAST ALONG THE WEST LINE OF LOT 13, 627.67 FEET TO THE SOUTH RIGHT OF WAY OF NE 8TH AVENUE (STATE ROAD NO. S-329-A); THENCE RUN SOUTH 87 DEG. 36 MIN. 42 SEC. EAST ALONG SAID RIGHT OF WAY, 176.62 FEET; THENCE RUN NORTH 89 DEG. 11 MIN. 30 SEC. EAST ALONG SAID RIGHT OF WAY, 133.52 FEET TO THE WEST RIGHT OF WAY OF NE 18TH STREET; THENCE RUN SOUTH 00 DEG. 16 MIN. WEST ALONG SAID RIGHT OF WAY, 638.27 FEET TO THE NORTH LINE OF BLOCK A OF SAID JERU PARK; THENCE RUN SOUTH 89 DEG. 48 MIN. EAST, 5 FEET TO THE NORTHEAST CORNER OF BLOCK A; THENCE RUN SOUTH 00 DEG. 16 MIN. WEST ALONG THE WEST RIGHT OF WAY OF NE 18TH STREET, 624.9 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THE EAST 15 FEET OF BLOCK A, D, AND E OF JERU PARK, AS RECORDED IN PLAT BOOK C, PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE WEST 10 FEET OF THE EAST 30 FEET OF LOT 13 AND THE WEST 15 FEET OF SAID LOT 13 LYING SOUTH OF STATE ROAD NO. S-329-A, OF NEW GAINESVILLE, AS RECORDED IN PLAT BOOK A, PAGE 66 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

BEING AND LYING IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 20 EAST, GAINESVILLE, ALACHUA COUNTY, FLORIDA.

Application Package  
Table of Contents

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



## PUBLIC NOTICE

121097E  
Exhibit B-1

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a site located on a portion of Alachua County Tax Parcel 10970-000-000. The proposed changes will amend the Future Land Use category from Residential Low-Density (up to 12 units/ac) to Residential Medium-Density (8-30 units/ac) and the Zoning district from Residential Low-Density (RMF-5) to Multiple-family Medium Density (RMF-7).

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 Monday, February 11, 2013, at 6:00 p.m. at the Alachua County Library Headquarters, Foundation Room, 401 East University Avenue, Gainesville, FL 32601.

**Contact:** Craig Brashier, AICP

**Phone Number:** (352) 331-1976



## Expert: Students' race, socioeconomic status not factors in teacher ratings

The Associated Press

TALLAHASSEE — Studies show students' race and socioeconomic status have virtually no correlation with their teachers' performance evaluation scores, a top Florida education official told a legislative panel Thursday.

Teachers are being evaluated during the current school year for the first time using what's known as a value-added model. Half of each score must be based on how much a teacher's students have improved on reading and math tests from one year to the next.

A hotly debated 2011 law that created the evaluation system prohibits students' race, ethnicity, socioeconomic status and gender from being considered in the value-added model, but it doesn't really matter, said Deputy Chancellor for Educator Quality Kathy Hebda.

Hebda presented charts to the House K-12 Education Subcommittee that show almost zero correlation between teachers' evaluation scores and the percentages of their students

who are poor, nonwhite, gifted, disabled or English language learners. Teachers similarly didn't get any advantage or disadvantage based on what grade levels they teach.

"Those things didn't seem to factor in," Hebda said. "You can't tell for a teacher's classroom by the way the value-added scores turned out whether she had zero percent students on free and reduced-price lunch or 100 percent."

Not all subcommittee members were convinced. "You can't deny the difference between a child who comes from a home where the parents are able to help that child with their learning, or if they provide tutoring or other enrichment activities, versus a child who goes home and doesn't know where they're going to stay that night," said Rep. Karen Castor Dentel, D-Maitland. "It's a factor that is out of the teacher's control."

Hebda said the model levels out those differences because it compares year-to-year test scores instead of using just the results

from a single year.

The same Republican-sponsored law that mandated the evaluation system also calls for a performance pay system and ends tenure for teachers hired after July 1, 2011. It's being challenged in court by the Florida Education Association, the statewide teachers union.

Rep. Dennis Baxley, R-Ocala, said the findings Hebda cited vindicate the law. "Those who say it can't be done need to get out of the way of those who are doing it," Baxley said.

Education officials, though, have acknowledged the new system has issues. In many cases teachers were evaluated on their entire school's average exam results rather than the performance of their own students because their subject or grade level isn't tested.

Preliminary results released last month show nearly 97 percent of teachers were rated "effective" or "highly effective." The rest were rated "developing," "needs improvement" and "unsatisfactory."

## Man gets two life sentences in molestation case

By Jon Silman  
Staff writer

A convicted sex offender arrested for sex crimes against a child was sentenced to two consecutive life sentences on Thursday.

Anthony James Petersen, 37, was found guilty in court and sentenced by Eighth Judicial Circuit Court Senior Judge Aymer Curtis after a two-day trial this week. Petersen was convicted of capital sexual battery and lewd and lascivious molestation on a child under 12. Petersen was arrested and charged in September 2011.

"The state is pleased with both the verdict

and sentence," said Spencer Mann, chief investigator for the State Attorney's Office in Gainesville.

The charges stemmed from a July 2011 investigation when a teenager told a relative about what Petersen had done to him, according to a Gainesville Police Department spokesperson.

An arrest report said Petersen was dating the victim's mother at the time and living with the family.

The woman's son and daughter "reported that during the time frame of 2009-04 they were each sexually battered multiple times"

by Petersen, the report said. The abuse stopped when the woman ended her relationship with Petersen, the report added.

Petersen was also convicted of lewd and lascivious assault on a child and false imprisonment in 1996, according to Department of Corrections records, and he spent a year in prison.

Petersen was subsequently convicted of failing to notify law enforcement of his entry into a community in 2003, and failing to comply with Florida's sex offender registration requirements in 2008. He was released from prison in February 2008.

## Female inmates join Paws on Parole program

By Audreyanna Loguierre  
Correspondent

The Paws on Parole program run by Alachua County Animal Services will allow female inmates at the Alachua County jail to train dogs. Both inmates and the dogs they train will learn skills that could benefit their future outside the jail.

Behind the jailhouse in a grassy area, about a quarter of an acre large, dogs will learn obedience and good behavior skills on agility equipment similar to ones used at a dog show. Two female inmates will have the opportunity to train the dogs from 8 a.m. to 3 p.m. for the 60-day program. They will learn basic dog grooming and canine health care.

Sheriff Sadie Darnell said officials have noticed that inmates are more tolerant, nurturing and easygoing while at the jail compared to before they came to jail, and by bonding with animals, they learn those traits.

"It does show great benefits. It helps the inmate become a better person," Darnell said. Darnell said the female inmates were chosen to take part in the program because females don't have as many work-detail programs available as do the male inmates.

"It's truly a privilege to earn the ability to work with the dogs," Darnell said. After completion of Paws on Parole, the dogs will be tested to see if they meet the American Kennel Club's Canine Good Citizen standards, in hopes of getting them adopted.

Paws on Parole started several years ago with male inmates through the Florida Department of Corrections. Dogs and inmates have now completed the 60-day training program 24 times. This marks the first time the program has involved female inmates.

The main goal of the program is to increase the rate of adoption of dogs at the Alachua

County Animal Shelter. It also provides experience and education in dog care for inmates. The program is funded through a \$42,632 grant.

Sheriff's Lt. Lee Hudson said the female inmates with minimal crimes are eligible to become trainers. Their criminal history, institutional behavior and the severity of charges against them are evaluated before they're considered. Then, they go through a double interview process.

He said the women need a positive attitude and the ability to perform the training techniques to work with the dogs.

The female inmates in the program leave with greater discipline and feelings of self-worth, Hudson said. They can market their dog training skills and apply for jobs at places such as animal shelters, Hudson said.

None of the dogs will fail the program, he said. "We will have successful graduates."

## Ohio crime lab chief dies while scuba diving in Fla.

The Associated Press

KEY LARGO — The director of Ohio's state crime lab died while scuba diving, authorities said Thursday.

Ronald Dye, of Grove City, Ohio, and a buddy were diving about 6 miles offshore Wednesday when they surfaced after about 25 minutes, Monroe County sheriff's officials said. The friend told deputies Dye was low on air and that Dye

then indicated something was wrong, but he didn't tell him what it was.

The captain of a commercial dive vessel, Tropical Adventures, told deputies a crew member went into the water with a rescue buoy and helped the men back to the boat. A crew member started CPR and the boat headed for the dock, but the 36-year-old Dye was declared dead a short time later at a hospital.

## OUTAGE: Damaged equipment cited

Continued from 1B

such an outage, and the cause wouldn't be determined until after the problem was fixed.

A few businesses didn't let the power outage affect them.

China Wok continued to take orders, despite the outage. The back door was propped open to allow the chef to use as he cooked.

The owner of Simply Delights, Linda Bowen, rented a generator to

save her chocolate from melting.

Bowen said the chocolate has to remain between 60 and 68 degrees. She couldn't risk losing thousands of dollars worth of expensive chocolate shipped from Europe, she said.

"I had no choice but to do the generator. It was my only option," she said.

By nightfall Thursday, the power had not been restored, but GRU workers said they expected the power to be back on soon.

## ESPINOSA: Says 'business-friendly environment' is needed

Continued from 1B

He said city government also needs to create a "business-friendly environment to improve the quality of life for Gainesville residents."

Espinosa said that means city officials need to work closely with

the Gainesville Area Chamber of Commerce.

Espinosa, 20, is studying building construction at UF. He is active in Florida Blue Key, the campus leadership honor society.

Currently, the other candidates to sign up for the race are incumbent Randy Wells and former City

Commissioner Mac McEachern, who does not meet the residency requirements under the new district boundaries commissioners approved in December.

McEachern's home, which is his registered voting address, was in the former boundaries of District 4. But it is not inside the

newly drawn district that commissioners unanimously approved on Dec. 20, when completing the required redistricting process that follows the U.S. census.

The official candidate qualification period is next week from noon Monday to noon Friday.

### Obituary Information

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

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

## PUTNAM: Says getting people involved in the state's dense history is his ultimate goal

Continued from 1B

Griffin, a Dade Battlefield Society member, his grandnephew, Matthew Griffin, a UF student and Seminole War re-enactor, and Marilyn Bishop Shaw, a writer and fifth-generation Floridian.

Using the idea of agriculture as a stepping stone, the panel explored a number of topics: the role of war and racism in shaping Florida, sustainability and the future of the food supply, learning to accept cultures of all shapes and sizes.

"We have, at some level, a constituency that doesn't think of Florida as

an identity," Noll said.

Shaw agreed, and said history was the bridge to fixing that problem.

"We need to share the background so that we understand where we come from. It's very difficult to make wise decisions if we don't know the whole story."

The younger Griffin said the problem also lay in monolithic stereotypes, like Disney World and crystalline beaches.

"We have to go back and erase them," he said. "It affords us the opportunity to teach people around the world about the state of Florida."

When the panel opened the floor

for questions, Putnam fielded each inquiry with a smile. Getting people involved in the state's dense history is his ultimate goal, he said.

"I was thrilled with the turnout," he said. "The questions from both community leaders and students were great. It was a forum that anyone who came with any background came away with something they hadn't known before. And hopefully their enthusiasm will be contagious."

The "Florida Agriculture" series includes five more events, the next of which is at Flagler College on March 31.

### PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a site located on a portion of Alachua County Tax Parcel 10970-000-000. The proposed changes will amend the Future Land Use category from Residential Low-Density (up to 12 units/ac) to Residential Medium-Density (8-30 units/ac) and the Zoning district from Residential Low-Density (RMF-5) to Multiple-family Medium-Density (RMF-7).

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 Monday, February 11, 2013, at 6:00 p.m. at the Alachua County Library Headquarters, Foundation Room, 401 East University Avenue, Gainesville, FL 32601.

Contact: Craig Brasher, AICP

Phone Number: (352) 331-1976





*Focused on Excellence  
Delivered with Integrity*

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## MEMORANDUM

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**TO:** Neighbors of the Gardenia Garden Apartments PN 12-0467  
**FROM:** Craig Brashier, AICP  
**DATE:** Friday, January 25, 2013  
**RE:** Neighborhood Workshop Public Notice

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Causseaux, Hewett, and Walpole, Inc. (CHW) will hold a neighborhood workshop to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a site located on a portion of Alachua County Tax Parcel 10970-000-000. The proposed changes will amend the Future Land Use category from Residential Low-Density (up to 12 units/ac) to Residential Medium-Density (8-30 units/ac) and the Zoning district from Residential Low-Density (RMF-5) to Multiple-family Medium Density (RMF-7).

**Date:** Monday, February 11, 2013

**Time:** 6:00 p.m.

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

**Contact:** Craig Brashier, AICP  
(352) 331-1976

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

**121097E**  
**Exhibit B-1**

Neighborhood Workshop Notice  
11375-000-000 Gardenia Gardens  
ALDRIDGE JR & HAROLD & STUCKEY  
318 SE 15TH ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10973-000-000 Gardenia Gardens  
NORMAN B ANDERSON  
611 NE 17TH ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10679-014-000 Gardenia Gardens  
GWENDOLYN J ASIA  
PO BOX 743  
BELLE GLADE, FL 33430

Neighborhood Workshop Notice  
10678-002-000 Gardenia Gardens  
AWOFADEJU & WILLIAMS  
3390 NW 46TH AVE  
LAUDERDALE LAKES, FL 33319

Neighborhood Workshop Notice  
11108-000-000 Gardenia Gardens  
ROBERT BAKER  
1313 NE 12TH ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
11108-001-000 Gardenia Gardens  
SHEILA D BAKER  
1032 NW 23RD AVE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
10968-006-005 Gardenia Gardens  
BARNARD & ST CYR  
632 NE 19TH ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10849-000-000 Gardenia Gardens  
C A BASKIN  
511 NE 25TH ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11046-000-000 Gardenia Gardens  
REGENIA RUSS BELL  
809 NE 25TH TER  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10955-000-000 Gardenia Gardens  
OLLIE MARIE BENSON HEIRS  
% OMER A B HAYES  
3510 CYPRESS POND DR  
CHARLOTTE, NC 28269

Neighborhood Workshop Notice  
10979-003-000 Gardenia Gardens  
BERENGER & GALLIS  
7515 W UNIVERSITY AVE  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice  
11468-000-000 Gardenia Gardens  
EARNEST D BOOKER  
1727 NE 4TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11076-000-000 Gardenia Gardens  
ROSA B BOONE  
% ANDREW CHARLES BOONE  
PO BOX 6036  
GAINESVILLE, FL 32627

Neighborhood Workshop Notice  
11109-003-000 Gardenia Gardens  
LOLIS BRITT  
6908 SW 73RD AVE  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice  
11107-007-000 Gardenia Gardens  
SYLVESTER BROWN  
2048 NE 15TH TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
10991-000-000 Gardenia Gardens  
BROWN & BROWN  
710 NW 3RD ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
10976-001-000 Gardenia Gardens  
BROWN & NEWSOMS  
671 NE 16TH TER  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11469-000-000 Gardenia Gardens  
BURNLEY & BURNLEY JR  
1725 NE 4TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11366-000-000 Gardenia Gardens  
NAZERINE R BURNEY JR  
1725 NE 4TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11185-002-000 Gardenia Gardens  
LOUIS CAMPS  
% JANE CAMPS  
6018 NE 27TH AVE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
11099-000-000 Gardenia Gardens  
CANADY HEIRS & CANADY  
1611 NE 5TH PL  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11074-001-000 Gardenia Gardens  
MARY ANN CASON  
4955 SE HAWTHORNE RD  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11096-000-000 Gardenia Gardens  
STARETHA CASTILLO HEIRS  
% LUCILLE GODBOLT  
827 NW 40TH AVE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
11102-000-000 Gardenia Gardens  
DAVID CAYES  
108 SW 5TH AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
11470-000-000 Gardenia Gardens  
CHURCH OF GOD IN CHRIST  
1631 NE 4TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10679-013-000 Gardenia Gardens  
CHURCH OF GOD IN UNITY  
508 SE 15TH ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10679-019-000 Gardenia Gardens  
CHURCH OF GOD IN UNITY  
1714 NE 8TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11359-000-000 Gardenia Gardens  
CHURCH OF THE LIVING GOD IN CHRIST  
2111 NE 4TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10674-016-000 Gardenia Gardens  
CITY OF GAINESVILLE  
% SAM BRIDGES: LAND RIGHTS COORD  
PO BOX 490 MS 58  
GAINESVILLE, FL 32627

Neighborhood Workshop Notice  
10733-056-000 Gardenia Gardens  
ULYSSES COBB  
824 NE 25TH TER  
GAINESVILLE, FL 32641

**121097E**  
**Exhibit B-1**

Neighborhood Workshop Notice  
11107-003-000 Gardenia Gardens  
COFFEY & KIM & MULLERSMAN  
507 NE 18TH ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10992-000-000 Gardenia Gardens  
DAVID SHERRARD COOPER  
12 NE 17TH ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
10733-052-000 Gardenia Gardens  
JOHN KEDREN COWVINS  
417 NW 7TH AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
11098-000-000 Gardenia Gardens  
ADDIE HEIRS CRISWELL  
% BENNIE CHILDS  
3436 SW 42ND AVE #3  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice  
10733-043-000 Gardenia Gardens  
ET AL CRISWELL HEIRS & CRISWELL  
% T ALLEN  
830 NE 18TH TER  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10733-055-000 Gardenia Gardens  
G CUDGO  
222 SELKIRK WAY  
LONGWOOD, FL 32779

Neighborhood Workshop Notice  
10988-000-000 Gardenia Gardens  
WILLIE CUNNINGHAM  
1422 SE 43RD PL  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10678-001-000 Gardenia Gardens  
WILLIE L DAVIS  
PO BOX 310483  
TAMPA, FL 33680

Neighborhood Workshop Notice  
10679-018-000 Gardenia Gardens  
E DAVIS  
5062 NW 41ST PL  
FORT LAUDERDALE, FL 33319

Neighborhood Workshop Notice  
10978-001-000 Gardenia Gardens  
ANTHONY J JR DAVIS  
% ASHLEY DAVIS  
1704 SE 12TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11195-000-000 Gardenia Gardens  
FRANKIE DAVIS  
329 NE 18TH ST  
GAINESVILLE, FL 32602

Neighborhood Workshop Notice  
11358-000-000 Gardenia Gardens  
OTIS DIXSON HEIRS  
% MRS BARBARA DIXSON  
20 ATKINS AVE APT 14  
NEPTUNE, NJ 7753

Neighborhood Workshop Notice  
11374-000-000 Gardenia Gardens  
NATHANIEL DOUGLAS  
1619 NE 5TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11192-000-000 Gardenia Gardens  
ZEFNIA III DURHAM  
3827 NE 14TH ST  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
11107-002-000 Gardenia Gardens  
EPPS & MOSLEY  
517 SE 14TH TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
10841-000-000 Gardenia Gardens  
AUDREY E FERGUSON  
4307 SW 67TH TER  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice  
11084-000-000 Gardenia Gardens  
ERNEST FREENEY HEIRS  
1746 W 146TH ST #C  
GARDENA, CA 90247

Neighborhood Workshop Notice  
10981-000-000 Gardenia Gardens  
FULLER & LYONS & TAYLOR  
% CLINTON P MITCHELL  
539 SW 5TH AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
11370-000-000 Gardenia Gardens  
GAINESVILLE DEVELOPMENT CO  
PO BOX 13474  
GAINESVILLE, FL 32604

Neighborhood Workshop Notice  
10971-006-000 Gardenia Gardens  
ROBERT GAINEY  
925 SE 10TH TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
11027-000-000 Gardenia Gardens  
FRANK GAINEY  
697 SE 15TH DR  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11101-000-000 Gardenia Gardens  
ANTHONY GAINEY  
1601 NE 5TH PL  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11365-000-000 Gardenia Gardens  
JESSE GAINEY  
1708 NE 4TH AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
10968-006-008 Gardenia Gardens  
GAINEY & JACKSON  
626 NE 19TH ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10970-000-000 \*\*\*\* Gardenia Gardens  
GARDENIA GARDEN INC  
% ED NIBLACK  
1727 NE 8TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10852-000-000 Gardenia Gardens  
STEVE H GIBSON  
3310 SE 27TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10679-001-000 Gardenia Gardens  
EDITH C GILL  
300 TOFFEE CT  
MCDONOUGH, GA 30253

Neighborhood Workshop Notice  
10679-008-000 Gardenia Gardens  
GILL & GILL  
17917 HIGHWAY 441 SOUTH  
MICANOPY, FL 32667

Neighborhood Workshop Notice  
10733-041-000 Gardenia Gardens  
ELSIE GLOVER  
829 NE 18TH TER  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10837-000-000 Gardenia Gardens  
CHARLOTTE GUERLY HEIRS  
PO BOX 488  
BRADENTON, FL 34206

**121097E**  
**Exhibit B-1**

Neighborhood Workshop Notice  
10842-001-000 Gardenia Gardens  
GVILLE COMMUNITY HOLINESS  
1709 NE 15TH TERR  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
11373-000-000 Gardenia Gardens  
C D HAILE  
1631 NE 5TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10679-012-000 Gardenia Gardens  
EDITH HALL  
17917 HIGHWAY 441 SOUTH  
MICANOPY, FL 32667

Neighborhood Workshop Notice  
10733-053-000 Gardenia Gardens  
EDNA HENDERSON  
825 NE 18TH TER  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10679-007-000 Gardenia Gardens  
LILLIE HENRY  
% LILLIE P H LEWIS  
1905 NE 8TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10679-015-000 Gardenia Gardens  
BERNICE HENRY  
1146 NE 16TH AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
10678-015-000 Gardenia Gardens  
LEON HICKS HEIRS  
% ELLEN HICKS RUSH  
909 NE 24TH TER  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10979-004-000 Gardenia Gardens  
KAREN W HOBBS  
2701 NW 23RD BLVD APT 817  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
10968-003-000 Gardenia Gardens  
DOROTHY H HOLMES  
1905 NE 8TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10989-000-000 Gardenia Gardens  
LLC HOME INVESTORS OF GAINESVILLE  
4605 NW 6TH ST STE H  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
11082-001-000 Gardenia Gardens  
SAMUEL HUGHES  
1621 NE 6TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10977-000-000 Gardenia Gardens  
TRUSTEE J J KIND INVESTMENTS LLC  
PO BOX 5012  
GAINESVILLE, FL 32627

Neighborhood Workshop Notice  
10830-000-000 Gardenia Gardens  
J.A.L.C. INVESTMENTS LLC  
8708 SW 34TH AVE  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice  
10979-002-000 Gardenia Gardens  
JACK USA INC  
5542 NW 43RD ST  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice  
11097-000-000 Gardenia Gardens  
KENNETH JAMES  
1625 NE 5TH PL  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11108-002-000 Gardenia Gardens  
J D JAMES  
2717 NW 54TH AVE  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice  
11200-001-000 Gardenia Gardens  
DELORIS JACQUELYN JAMES  
320 NE 19TH ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11369-000-000 Gardenia Gardens  
WILLIE M JAMES  
408 NE 18TH ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10847-000-000 Gardenia Gardens  
JENKINS & JENKINS  
906 NE 17TH DR  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10827-001-000 Gardenia Gardens  
KENETRA N JOHNSON  
4617 SW 56TH TER  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice  
11109-001-000 Gardenia Gardens  
CHRISTINE JOHNSON  
505 NE 19TH ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10855-000-000 Gardenia Gardens  
JONES & YARBER  
2823 NE 17TH DR  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
10733-070-000 Gardenia Gardens  
JONES HEIRS & STACEY  
909 MCAFINA TRL  
VALDOSTA, GA 31602

Neighborhood Workshop Notice  
11079-000-000 Gardenia Gardens  
LAURA JORDAN  
809 NE 18TH TER  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10678-019-000 Gardenia Gardens  
KHDP SAIKRUPA INC  
2072 SW 66TH DR  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice  
10953-000-000 Gardenia Gardens  
WALLACE LANG JR  
3910 NW 23RD TER  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
10947-000-000 Gardenia Gardens  
EARSEL L LEWIS  
1905 NE 8TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11074-006-000 Gardenia Gardens  
INC LEWIS REAL ESTATE INVESTMENTS  
118 NW 14TH AVE STE A  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
10828-000-000 Gardenia Gardens  
JOHNNY LLOYD  
4321 NW 23RD DR  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
10733-065-000 Gardenia Gardens  
ISSIE ANN LOWE TRUSTEE  
% ANN AND MARTINE LOWE  
3631 SW 17TH PL  
GAINESVILLE, FL 32607

**121097E**  
**Exhibit B-1**

Neighborhood Workshop Notice  
10968-001-003 Gardenia Gardens  
ROSE SAU LUGANO  
753 NE 18TH ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10733-042-000 Gardenia Gardens  
EDMON MACK  
PO BOX 537  
WILLISTON, FL 32696

Neighborhood Workshop Notice  
11469-003-000 Gardenia Gardens  
ANDREW JR MADDOX  
1713 NE 4TH AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
11198-001-000 Gardenia Gardens  
WILLIE MALONE HEIRS  
424 NE 19TH ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11086-002-000 Gardenia Gardens  
J F MCNAIR HEIRS  
1616 NE 5TH PL  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11074-009-000 Gardenia Gardens  
SHIRLEY A MCNISH  
1611 NE 6TH PL  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11364-000-000 Gardenia Gardens  
JUDY MCNISH  
1704 NE 4TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11107-000-000 Gardenia Gardens  
PAUL MCPHADDER  
% MARY ANN MCPHADDER COATES  
2526 NE 13TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11105-000-000 Gardenia Gardens  
PAUL D MILLER  
1662 NE 5TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10840-001-000 Gardenia Gardens  
FLORRIE BELL MINGO  
188 PARK AVE  
LABELLE, FL 33935

Neighborhood Workshop Notice  
10976-000-000 Gardenia Gardens  
CHRISTOPHER MITCHELL  
668 NE 17TH ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10733-064-000 Gardenia Gardens  
ROBERT A MITCHELL TRUSTEE  
7815 NW 20TH LN  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
10999-000-000 Gardenia Gardens  
HENRY CARLAS MONTGOMERY  
638 NE 16TH TER  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10733-071-000 Gardenia Gardens  
IN UNITY MT ZION HOLINESS CHURCH OF  
GOD  
1916 NE 8TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10968-001-001 Gardenia Gardens  
KATINA A MUSTIPHER  
1805 NE 8TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10980-000-000 Gardenia Gardens  
N.H.D.C.  
633 NW 8TH AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
10827-004-000 Gardenia Gardens  
BERNICE NEAL  
824 NE 18TH ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10674-015-000 Gardenia Gardens  
E V NIX  
6114 SE COUNTY ROAD 234  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10836-000-000 Gardenia Gardens  
J H NIX JR  
6102 SE CR 234  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11109-002-000 Gardenia Gardens  
OPEN DOOR BAPTIST CHURCH  
915 SE 19TH ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10966-001-000 Gardenia Gardens  
OPEN DOOR MINISTRIES  
PO BOX 5146  
GAINESVILLE, FL 32627

Neighborhood Workshop Notice  
11055-000-000 Gardenia Gardens  
SOPHIA PARKER  
2119 NW 7TH TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
11082-000-000 Gardenia Gardens  
JEFFREY PARKER  
1622 NE 5TH PL  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10733-057-000 Gardenia Gardens  
ANISSA PATTERSON  
820 NE 19TH ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
10851-000-000 Gardenia Gardens  
J G PEPPEL  
PO BOX 5338  
GAINESVILLE, FL 32627

Neighborhood Workshop Notice  
10968-001-006 Gardenia Gardens  
PERRY & PERRY & PERRY & PERRY  
701 NE 18TH ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11075-000-000 Gardenia Gardens  
CARRIE PETERSON  
104 194TH ST # 37  
HOLLIS, NY 11423

Neighborhood Workshop Notice  
10996-000-000 Gardenia Gardens  
JOHN PINKNEY  
648 NE 16TH TER  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11199-001-000 Gardenia Gardens  
J W PRICE  
PO BOX 140304  
GAINESVILLE, FL 32614

Neighborhood Workshop Notice  
10678-012-000 Gardenia Gardens  
MOLLIE PUGH  
814 NE 17TH ST  
GAINESVILLE, FL 32641



**121097E**  
**Exhibit B-1**

Neighborhood Workshop Notice  
11386-000-000 Gardenia Gardens  
GLORIA F PURNELL  
410 NE 17TH ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10998-000-000 Gardenia Gardens  
QUINN & QUINN & QUINN ET AL  
% ROSA LEE QUINN  
4905 NE 4TH PL  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11106-000-000 Gardenia Gardens  
SERGIO J QUINTANA  
700 SW 16TH PL  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
10733-066-000 Gardenia Gardens  
R & A WOODS ENTERPRISES INC  
331 NE 25TH ST  
POMPANO, FL 33064

Neighborhood Workshop Notice  
10983-000-000 Gardenia Gardens  
KIRK P REEB  
% REEB PROPERTIES  
1411 NW 2ND ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
11063-000-000 Gardenia Gardens  
BRANDON S REEB  
12 NW 7TH AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
10968-001-002 Gardenia Gardens  
ANGIE K RENTZ  
1813 NE 8TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11073-000-000 Gardenia Gardens  
EUGENE RHODES  
PO BOX 2104  
GAINESVILLE, FL 32602

Neighborhood Workshop Notice  
11103-000-000 Gardenia Gardens  
SYLVESTER S RICHET  
1652 NE 5TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10840-000-000 Gardenia Gardens  
MARK JR ROUSE JR  
PO BOX 5752  
GAINESVILLE, FL 32627

Neighborhood Workshop Notice  
11083-000-000 Gardenia Gardens  
MAXINE W RUSHING  
1617 NE 6TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11107-005-000 Gardenia Gardens  
YVONNE RUSHING  
1034 SE 12TH AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
11108-012-000 Gardenia Gardens  
CARLEAN RYLES  
1823 NE 3RD AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11078-000-000 Gardenia Gardens  
HORACE SANFORD  
1612 NE 6TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11085-000-000 Gardenia Gardens  
OLIN SCOTT JR  
1606 NE 5TH PL  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11194-000-000 Gardenia Gardens  
SEC OF HUD  
4400 WILL ROGERS PKWAY STE 300  
OKLAHOMA CITY, FL 73108

Neighborhood Workshop Notice  
11191-000-000 Gardenia Gardens  
DORIS B SHANNON  
5427 BROADMOOR STREET  
ALEXANDRIA, VA 22315

Neighborhood Workshop Notice  
10733-069-000 Gardenia Gardens  
MICHELLE E SHERFIELD  
810 NE 19TH ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11080-000-000 Gardenia Gardens  
SHULER & SHULER & SMITH  
2205 NE 70TH ST  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
10827-000-000 Gardenia Gardens  
W J SIMMONS  
1600 SE 39TH TER #2  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10733-054-000 Gardenia Gardens  
SMALL & SMALL & SMALL HEIRS  
920 NW 41ST ST  
MIAMI, FL 33127

Neighborhood Workshop Notice  
10952-000-000 Gardenia Gardens  
CORA SMITH  
727 NW 1ST ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
10975-000-000 Gardenia Gardens  
DONNA L SMITH  
225 SW 5TH AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
11384-000-000 Gardenia Gardens  
BETTY F STANFORD  
1275 SE 11TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11199-004-000 Gardenia Gardens  
CAROL E STRICKLAND  
334 NE 19TH ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11107-009-000 Gardenia Gardens  
FRANKIE SUMPTER  
619 NE 18TH ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10978-000-000 Gardenia Gardens  
TAX EASE LIEN INVESTMENTS  
14901 QUORUM DR STE 900  
DALLAS, TX 75254

Neighborhood Workshop Notice  
11467-000-000 Gardenia Gardens  
FRANKIE H THOMAS  
1733 NE 4TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10955-001-000 Gardenia Gardens  
THOMAS & THOMAS  
715 SW 75TH ST #105  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice  
10838-000-000 Gardenia Gardens  
GLADYS THOMPSON  
1228 SE 18TH TER  
GAINESVILLE, FL 32641

**121097E**  
**Exhibit B-1**

Neighborhood Workshop Notice  
11054-000-000 Gardenia Gardens  
MICHAEL A UNDERWOOD  
1558 NE 5TH PL  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10674-013-000 Gardenia Gardens  
W B WATSON III  
PO BOX 358686  
GAINESVILLE, FL 32635

Neighborhood Workshop Notice  
10842-000-000 Gardenia Gardens  
SUSIE M WHITE  
1403 NE 4TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10678-008-000 Gardenia Gardens  
DOROTHY WILLIAMS  
2404 NE 67TH TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
10679-017-000 Gardenia Gardens  
R WILLIAMS  
PO BOX 165  
LAWTEY, FL 32058

Neighborhood Workshop Notice  
10733-079-000 Gardenia Gardens  
TECOASLY WILLIAMS  
1006 LANE AVE  
TITUSVILLE, FL 32780

Neighborhood Workshop Notice  
10853-000-000 Gardenia Gardens  
REBECCA A WILLIAMS  
2421 NE 65TH TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
10968-001-004 Gardenia Gardens  
RICHARD J WILLIAMS  
737 NE 18TH ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10979-000-000 Gardenia Gardens  
CARLTON C WILLIAMS  
645 NE 16TH TER  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10979-001-000 Gardenia Gardens  
J B WILLIAMS  
628 NE 17TH ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
10678-003-000 Gardenia Gardens  
WILLIAMS & WILLIAMS  
3390 NW 46TH AVE  
FORT LAUDERDALE, FL 33319

Neighborhood Workshop Notice  
10969-000-000 Gardenia Gardens  
WILLIAMS & WILLIAMS ET AL  
% ELIJAH GRANT WILLIAMS  
33 24 JUNCTION BLVD # 5 T  
JACKSON HEIGHTS, NY 11372

Neighborhood Workshop Notice  
11100-000-000 Gardenia Gardens  
EDDIE DEAN WILLIS  
303 SE 95TH ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
10733-081-000 Gardenia Gardens  
BRENDA WIMS  
1820 NE 8TH AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice  
11185-001-000 Gardenia Gardens  
ELRAE YOUNG  
% JAMES H YOUNG  
1400 SE 36TH ST  
GAINESVILLE, FL 32641

**121097E**  
**Exhibit B-1**

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Capri  
JOHN DOLES  
4539 NW 37 TER  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Debra Heights  
SARAH POLL  
PO BOX 14198  
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

Duckpond  
RANDY WELLS  
820 NE 5 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Golfview  
CHRIS MONAHAN  
222 SW 27 ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Hazel Heights  
ALLAN MOYNIHAN  
PO BOX 357412  
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ironwood  
NANCY TESTA  
4207 NE 17 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

**121097E**  
**Exhibit B-1**

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

**121097E**  
**Exhibit B-1**

Neighborhood Workshop Notice

Sugarhill  
CYNTHIA COOPER  
1441 SE 2 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree  
CHRIS GARCIA  
5451 NW 35 DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Duckpond  
STEVE NADEAU  
2821 NW 23 DR  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond  
MELANIE BARR  
216 NE 5 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Porters  
RUBY WILLIAMS  
237 SW 6 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters  
INA HINES  
320 SW 5 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Millennium Bank  
DANNY GILLILAND  
4340 NEWBERRY RD  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank  
LAUDE ARNALDI  
PO BOX 5549  
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

LARRY SCHNELL  
2048 NW 7 LN  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

MAC McEACHERN  
1020 SW 11 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

BOBBIE DUNNELL  
3118 NE 11 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND  
225 SE 14 PL  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

STEWART WELLS  
6744 NW 36 DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

KAREN BILLINGS  
2123 NW 72 PL  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

## SIGN-IN SHEET

### NEIGHBORHOOD WORKSHOP

**Date:** February 11, 2013

**Time:** 6:00 pm

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

**RE:** Gardenia Garden Apartments - Small-scale Comprehensive Plan  
Amendment and Rezoning Applications

| <u>No.</u> | <u>Print Name</u> | <u>Street Address</u>           | <u>Signature</u>                |
|------------|-------------------|---------------------------------|---------------------------------|
| 1          | E. Hines          | 1709 N. E. 13 <sup>th</sup> Ter | Emmelue Hines<br>352 519 5 2719 |
| 2          | John Pinkney      | 648 NE 16 TER                   | John Pinkney                    |
| 3          | Michael Underwood | 1552 NE 5 <sup>th</sup> PL      | Michael Underwood               |
| 4          | Jenny Underwood   | 1552 NE 5 <sup>th</sup> PL      | Jenny Underwood                 |
| 5          |                   |                                 |                                 |
| 6          |                   |                                 |                                 |
| 7          |                   |                                 |                                 |
| 8          |                   |                                 |                                 |
| 9          |                   |                                 |                                 |





## Gardenia Garden Apartments SsCPA & Rezoning

Neighborhood Workshop  
February 11, 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 Small-Scale Comprehensive Plan Amendments (SsCPA) and Rezoning applicants to host a neighborhood workshop
- The workshop's purpose is to inform neighbors of the proposed development's nature and to get feedback early in the development process
- This workshop provides the applicant with an opportunity to mitigate concerns prior to the application's submission

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# Public Notification





Focused on Excellence  
Delivered with Integrity


**MEMORANDUM**

**TO:** Neighbors of the Gardens Garden Apartments      PN 12-0467  
**FROM:** Craig Brashier, AICP  
**DATE:** Friday, January 25, 2013  
**RE:** Neighborhood Workshop Public Notice

Casseuseux, Hewett, and Walpole, Inc. (CHW) will hold a neighborhood workshop to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a site located on a portion of Alachua County Tax Parcel 10970-000-000. The proposed changes will amend the Future Land Use category from Residential Low-Density (up to 12 units/ac) to Residential Medium-Density (8-30 units/ac) and the Zoning district from Residential Low-Density (RMF-5) to Multiple-family Medium Density (RMF-7).

**Date:** Monday, February 11, 2013  
**Time:** 6:00 p.m.  
**Place:** The Alachua County Library Headquarters, Foundation Room  
 401 East University Avenue  
 Gainesville, FL 32601  
**Contact:** Craig Brashier, AICP  
 (352) 331-1976

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




**PUBLIC NOTICE**

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning for a site located on a portion of Alachua County Tax Parcel 10970-000-000. The proposed changes will amend the Future Land Use category from Residential Low-Density (up to 12 units/ac) to Residential Medium-Density (8-30 units/ac) and the Zoning district from Residential Low-Density (RMF-5) to Multiple-family Medium Density (RMF-7).

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 Monday, February 11, 2013, at 6:00 p.m. at the Alachua County Library Headquarters, Foundation Room, 401 East University Avenue, Gainesville, FL 32601.

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



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# Review Process



**January**


*We Are Here* →

**February**

**February – March**

**March**

→ *Process Ends*



```

graph TD
    S1[Step 1  
First Step  
Pre-application Conference  
early, informal staff input] -- Public Notification --> S2[Step 2  
Neighborhood Workshop  
early, informal citizen input]
    S2 --> S3[Step 3  
Staff Review  
formal staff recommendations]
    S3 -- Public Notification --> S4[Step 4  
Board Reviews  
formal staff & citizen input]
    S4 --> CPB[City Plan Board  
public hearing]
    S4 --> DRB[Development Review Board  
public hearing]
    CPB -- Public Notification --> CC[City Commission  
public hearing]
    
```

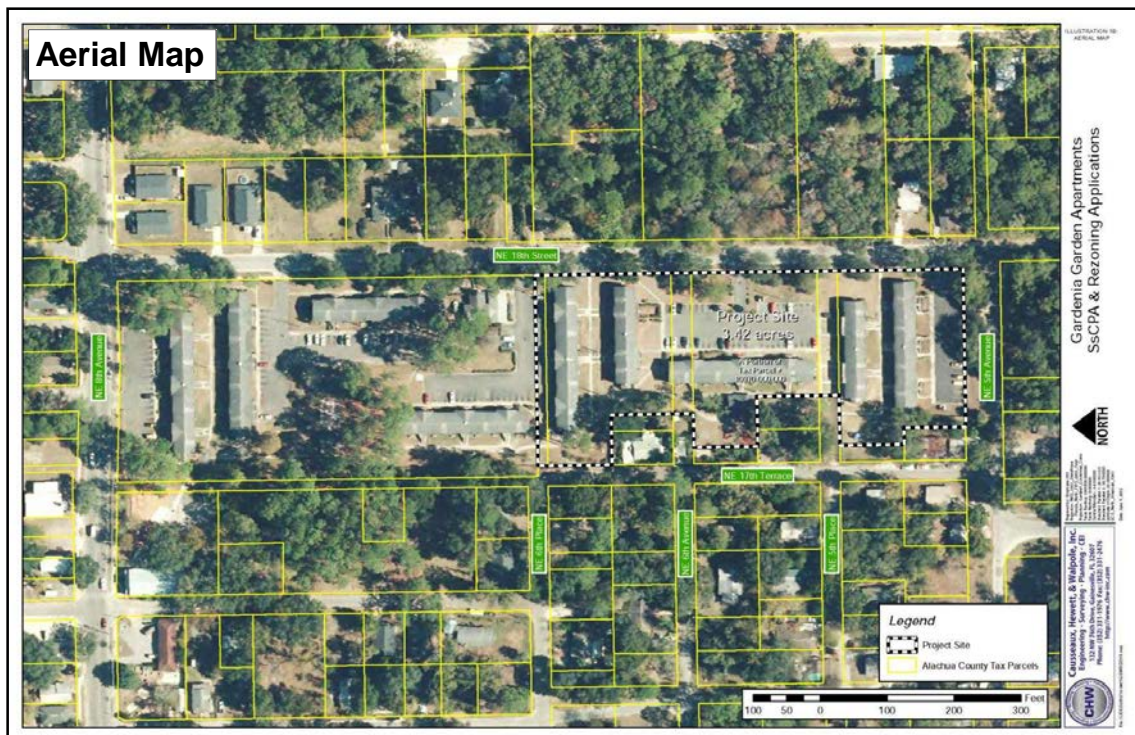
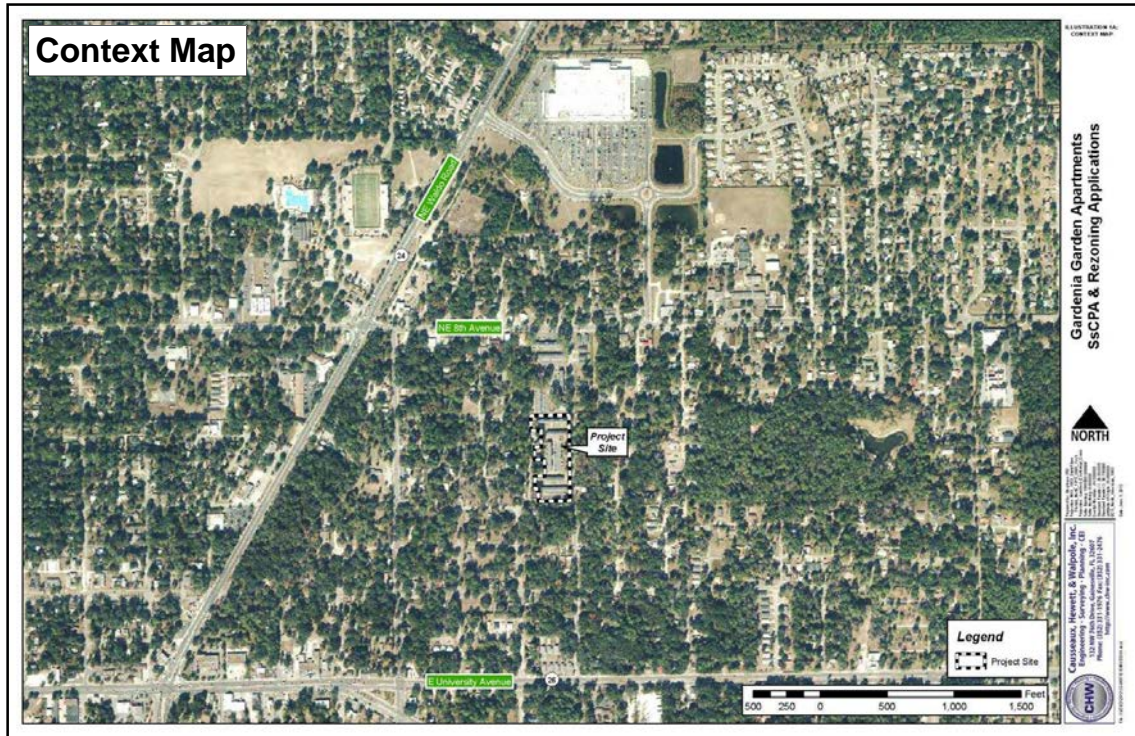
**Types of Board Reviews:**

- Land Use Changes
- Zoning Changes
- Special Use Permits
- Real Development
- Group Plans Issues
- Development Plans for new buildings or expansion of existing buildings
- Design Plans for site subdivisions\*\*

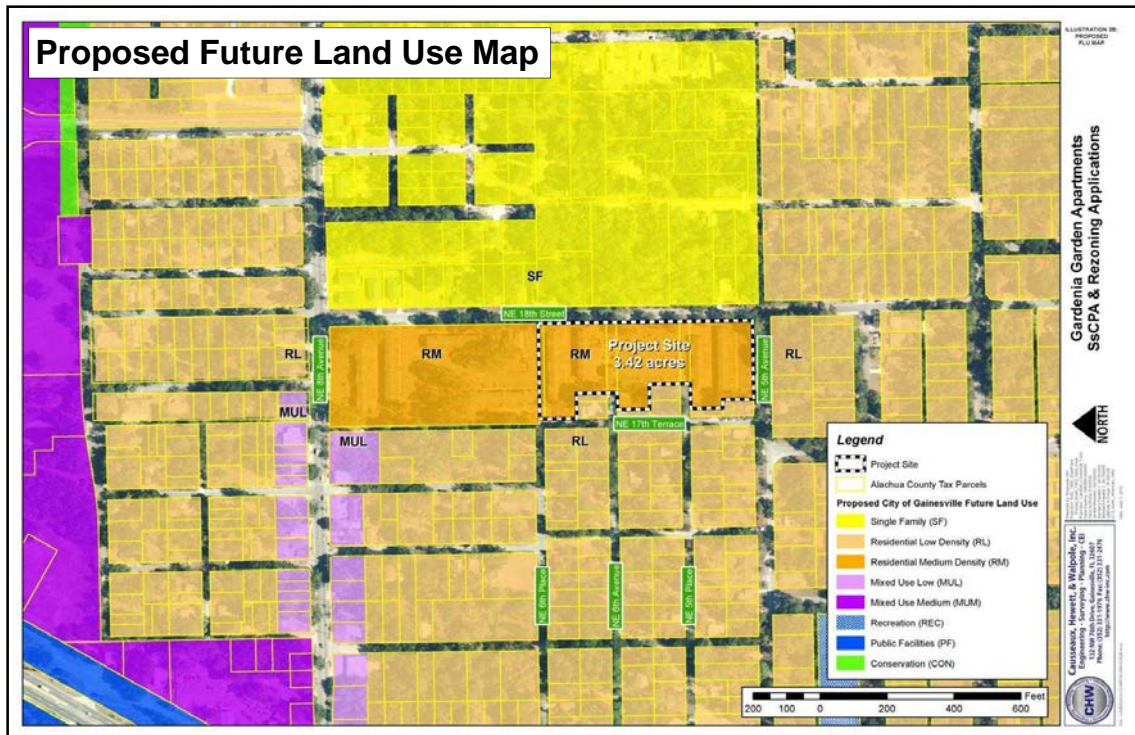
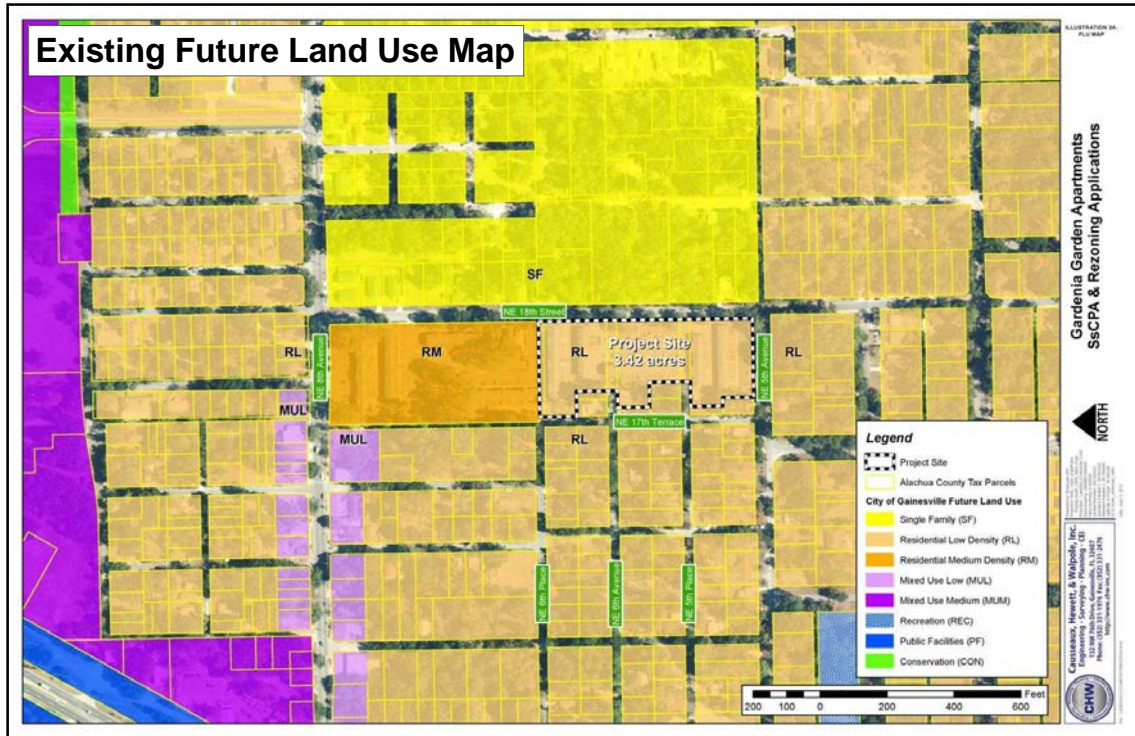
\*\* Plans that go before City Commission for approval

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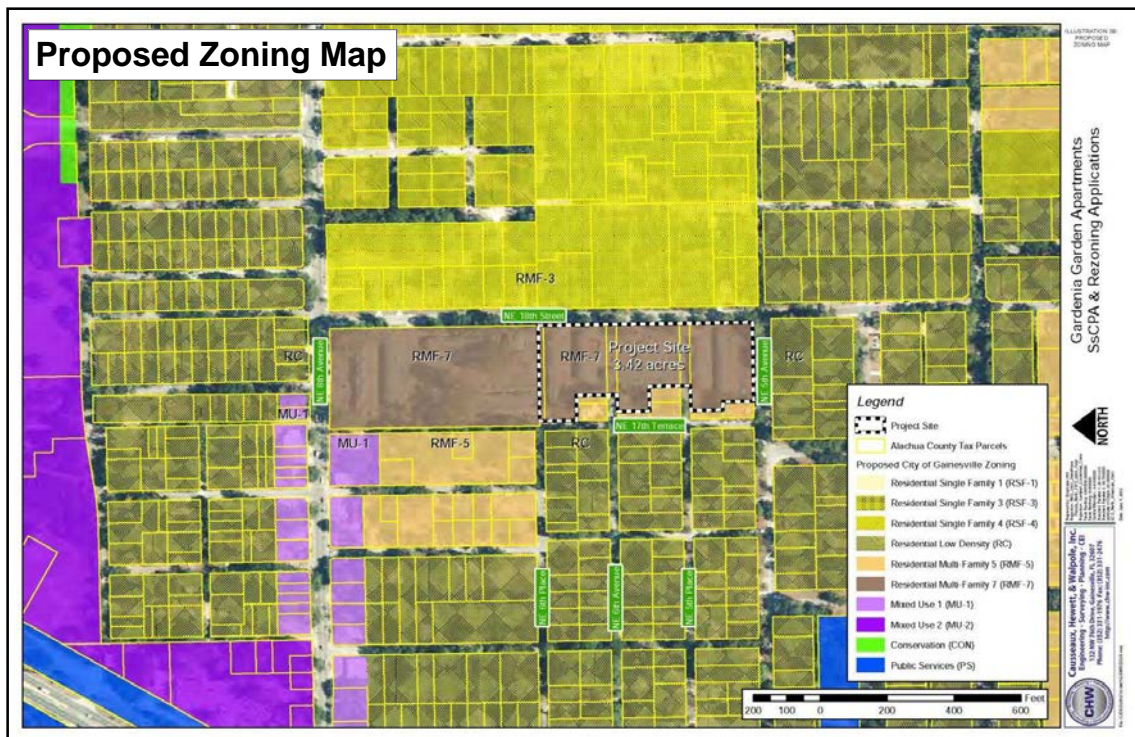
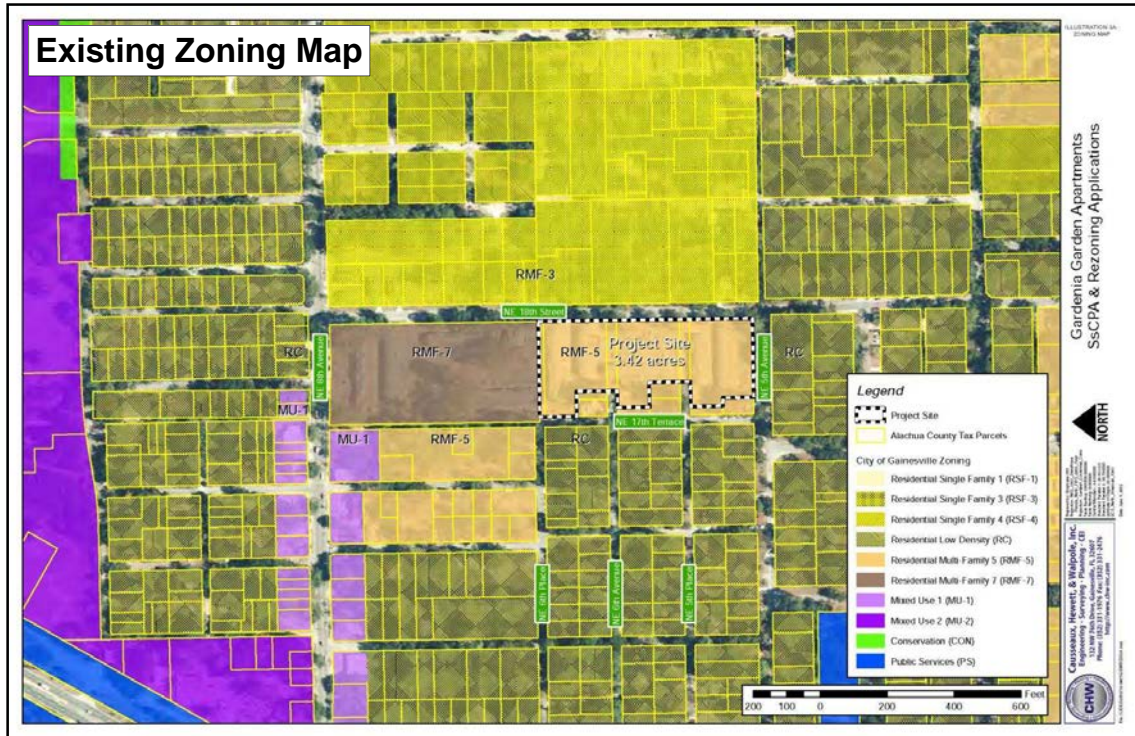












## Justification for Amendments



- Established consistency between existing use and Future Land Use and Zoning designations;
- Supports the long-term ability to provide affordable housing;
- Does not propose changes to existing number of dwelling units; and
- Will allow necessary maintenance and improvements to meet future needs.

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## Gardenia Garden Apartments SSCPA & Rezoning

Neighborhood Workshop  
February 11, 2013



CAUSSEAU, HEWETT, & WALPOLE, INC.

Civil Engineering Land Surveying Land Planning Construction Engineering Inspection

**GARDENIA GARDEN APARTMENTS**  
**NEIGHBORHOOD WORKSHOP MINUTES**  
**February 11, 2013 at 6:00 P.M.**  
**THE ALACHUA COUNTY LIBRARY HEADQUARTERS,**  
**FOUNDATION ROOM**

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

*Causseaux, Hewett, & Walpole, Inc. – Ryan Thompson (RT)  
Craig Brashier (CB)*

*Ryan Thompson delivered an informational PowerPoint presentation, which contained the required neighborhood workshop elements, to attendees and allowed them to ask questions regarding the proposed Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning request. Attendees included a member of the church across NE 8<sup>th</sup> Avenue and one gentleman and a couple that both lived adjacent to Gardenia Garden Apartments. Questions regarding the apartment complex centered on current redevelopment and future plans, and how the applications may impact their property. Attendees were informed that the SsCPA and rezoning applications are for the long-term sustainability of the apartment complex and to eliminate an existing nonconforming status.*

*The meeting concluded at 6:30 p.m.*

Application Package  
Table of Contents

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



**Gardenia Garden Apartments**  
*Rezoning*  
*Justification Report*

***Prepared for Submittal to:***  
The City of Gainesville, Florida

***Prepared on Behalf of:***  
Gardenia Garden Apartments Limited Partnership

***Prepared by:***



**Causseaux, Hewett, & Walpole, Inc.**  
Engineering · Surveying · Planning · CEI  
132 NW 76th Drive, Gainesville, FL 32607  
Phone: (352) 331-1976 Fax: (352) 331-2476  
<http://www.chw-inc.com>

Revised: June 2013

PN 12-0467

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**Executive Summary**

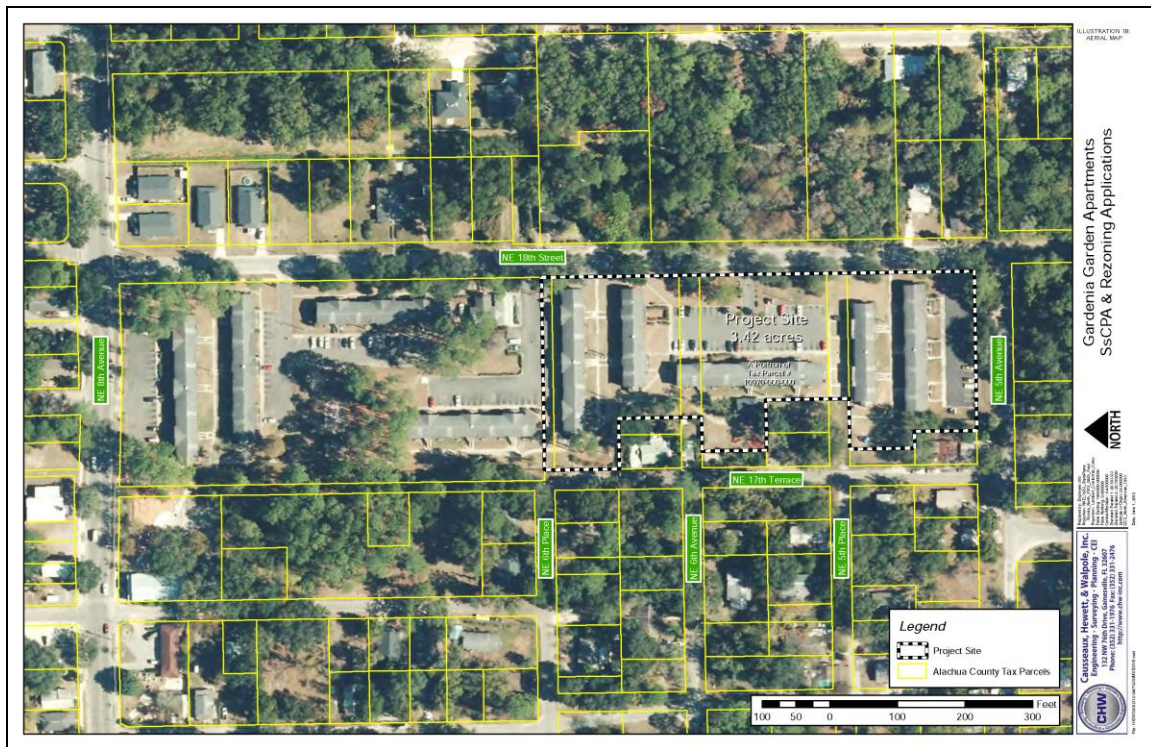
**Causseaux, Hewett, & Walpole, Inc.**  
 Engineering • Surveying • Planning • CEI

**To:** Mr. Erik Bredfeldt, AICP, Ph.D., Planning and Development Director #12-0467  
**From:** Gerry Dedenbach, AICP, LEED® AP, Director of Planning and GIS Services  
**Date:** February 18, 2013  
**Re:** Gardenia Garden Apartments – Rezoning Application

|   |   |
|---|---|
| <p><b><u>Jurisdiction:</u></b><br/>City of Gainesville</p>  | <p><b><u>Intent of Development:</u></b><br/>Apply appropriate zoning designation to existing multi-family residential development</p> |
| <p><b><u>Description of Location:</u></b><br/>1715 NE 8<sup>th</sup> Avenue, Gainesville, FL 32641</p>  |   |
| <p><b><u>Parcel Numbers:</u></b><br/>A portion of 10970-000-000</p>   | <p><b><u>Acres:</u></b><br/>± 3.47 acres<br/><i>(Source: The Alachua County Property Appraiser)</i></p>                               |
| <p><b><u>Current Zoning Classifications:</u></b><br/> <i>Residential Multi-Family 5 (RMF-5) (±3.47 acres)</i><br/>         The residential low density districts are established to provide suitable areas for low density residential development with various dwelling unit types compatible with single-family dwellings. These districts are designed and located so as to provide a desirable residential environment and transition between differing intensities of land use.</p>  |   |
| <p><b><u>Proposed Zoning Classification:</u></b><br/> <i>Residential Multi-Family 7 (RMF-7) (±3.47 acres)</i><br/>         The multiple-family residential districts are established to provide for the efficient use of land for multifamily residential developments. These districts are designed to encourage the establishment and maintenance of a suitable residential environment for medium density housing. Due to the existing residential environment and the goals and objectives as outlined by the comprehensive plan, particular development criteria must be instituted in order to harmonize the existing patterns of growth with the needs of the community.</p> |   |
| <p><b><u>Existing Maximum Density / Intensity</u></b><br/> <i>Residential Multi-Family 5 (RMF-5): ±3.47 acres x 12 dwelling units (du) = 41 du</i></p>  |   |
| <p><b><u>Proposed Density/Intensity</u></b><br/> <i>Residential Multi-Family 7 (RMF-7): ±3.47 acres x 14 dwelling units (du) = 48 du</i></p>  |   |
| <p><b><u>Net Change</u></b><br/>         Although this rezoning application does increase the site's maximum allowable density by 7 dwellings, the site is currently developed. This application merely requests the appropriate zoning category that matches the existing on-site multi-family residential development. Furthermore, this requested zoning category mirrors the zoning category assigned to the site's northern portion.</p>   |   |

## STATEMENT OF PROPOSED CHANGE

The intent of this rezoning request is to apply the Residential Multi-Family 7 (RMF-7) zoning category to Gardenia Garden Apartment's southern half (±3.47 acres on Alachua County Tax Parcel 10970-000-000). This request is proposed to allow the site's existing development to conform to the City of Gainesville's Land Development Code (LDC). Similarly, an accompanying Small-scale Comprehensive Plan Amendment (SsCPA) request is proposed, which will bring the site and its structures in compliance with the City Comprehensive Plan.



**Figure 1: Aerial Map**

The Gardenia Garden Apartments property was annexed into the City of Gainesville in 1961. At this time, the entire Gardenia Garden Apartments complex was designated Multiple-Family – Low Density (R-2) zoning. In 1982, the City of Gainesville revised their zoning classification system. As a result, the City changed the zoning category to RMF-7, which was most comparable to the pre-existing zoning designation, and consistent with on-site development.

According to City staff, sometime between 1982 and 1986, the site's southern half was changed to Residential Multi-Family 5 (RMF-5) zoning. In doing so, existing structures were made nonconforming because the existing density of 15 du/ac (52 dwelling units on 3.47 acres) was greater than the RMF-5 district allowed (12 du/ac). This nonconforming status, which is regulated by LDC Section 30-346, Nonconforming Lots, Uses, and Structures, limits the long-term viability and continuation of the property's use as low-income housing, a critical component to providing diversified housing types within the community. Therefore, this application is requesting the original RMF-7 zoning category that

was applied to the property after annexation and still exists on the development's northern half.

Gardenia Garden Apartments is located on the south side of NE 8<sup>th</sup> Avenue and the east side of NE 18<sup>th</sup> Street. The entire complex currently contains 100 U.S. Department of Housing and Urban Development (HUD) Project-Based Section 8 subsidized multi-family dwelling units. This rezoning application only applies to the southern half, which consists of 52 dwelling units on 3.47 acres.

The proposed amendment satisfies the logical nexus test because the tax parcel's remaining northern half, which is contiguous to the site, is also designated the requested RMF-7 zoning category. The proposed designation is compatible with adjacent residential and mixed-use designated parcels that consist of single-family and multi-family residential uses. Surrounding FLU and zoning designations are summarized in *Table 1*.

**Table 1: Surrounding Future Land Use and Zoning Designations**

| Direction | Future Land Use Designation | Zoning Designation         |
|-----------|-----------------------------|----------------------------|
| North     | Residential Medium-Density  | Residential Multi-Family 7 |
| East      | Single Family               | Residential Multi-Family 3 |
| South     | Residential Low-Density     | Residential Low-Density    |
| West      | Residential Low-Density     | Residential Low-Density    |

The project site's northern boundary is aligned with the NE 6<sup>th</sup> Place's centerline to the west, and borders the tax parcel's remaining northern portion. The site's eastern boundary fronts NE 18<sup>th</sup> Street while the southern and western boundaries front NE 5<sup>th</sup> Avenue and NE 17<sup>th</sup> Terrace, respectively.

Primarily, the subject property is adjacent to either the north half of Gardenia Garden Apartments or public right-of-way. Two dwelling units, which may be single-family or duplex units, are located adjacent to the site's western boundary. Surrounding residential land uses typically consist of single-family units with the occasional duplex units. The RMF-5 zoning category allows both single and multi-family dwellings and is, therefore, consistent with both the adjacent uses and the proposed RMF-7 zoning category. Urban collectors, NE 8<sup>th</sup> Avenue, and principal arterials, NE Waldo Road, have the Mixed-Use Low (MUL) and Mixed-use Medium (MUM) FLU classifications. These parcels mainly consist of churches, civic facilities, and commercial businesses. *Figures 2 and 3* depict the existing and proposed FLU Maps (FLUM), respectively.



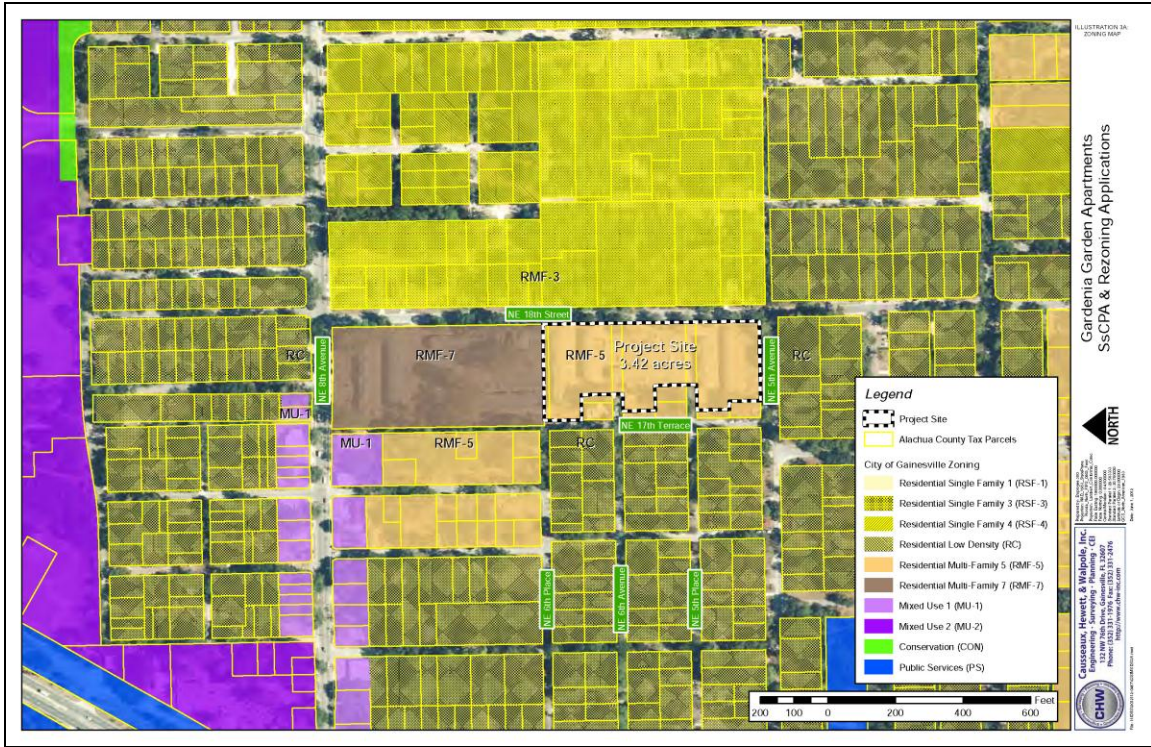


Figure 2: Existing Zoning Map

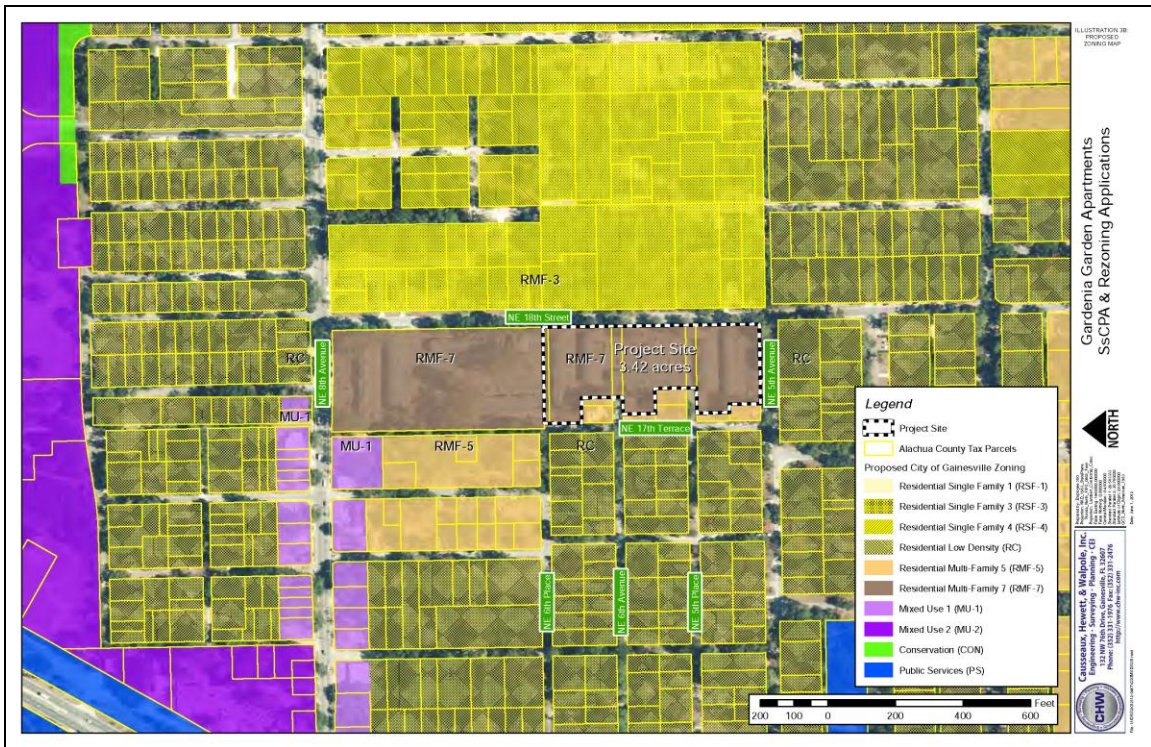


Figure 3: Proposed Zoning Map



## IMPACT ANALYSIS

### IMPACT ON RESIDENTIAL STREETS

Although this rezoning application change the site's underlying maximum allowable density, the site is currently developed. This application merely requests the appropriate zoning category that matches the existing on-site multi-family residential development, which will bring the site and structures into conformance with the City's LDC. Specific impacts to the adjacent roadways are outlined in *Table 2*.

No additional travelers, whether vehicular or pedestrian, is projected on the streets network adjacent to the project site as a result of approving this application. Pedestrian access to and from numerous houses and apartments is possible by multi-modal pathways and mass transit systems within the area.

### IMPACT ON NOISE AND LIGHTING

Surrounding uses located adjacent to the site range from mixed-use to a variety of residential types and densities. No additional units will be by approving this rezoning application. City of Gainesville ordinances ensure landscaping and carefully placed security lighting that promote safety and compatibility among a variety of uses.

### ENVIRONMENTAL FEATURES

The project is located in the City of Gainesville's urban core. As illustrated in *Figure 4*, there are no wetland or floodplain areas within the project site.

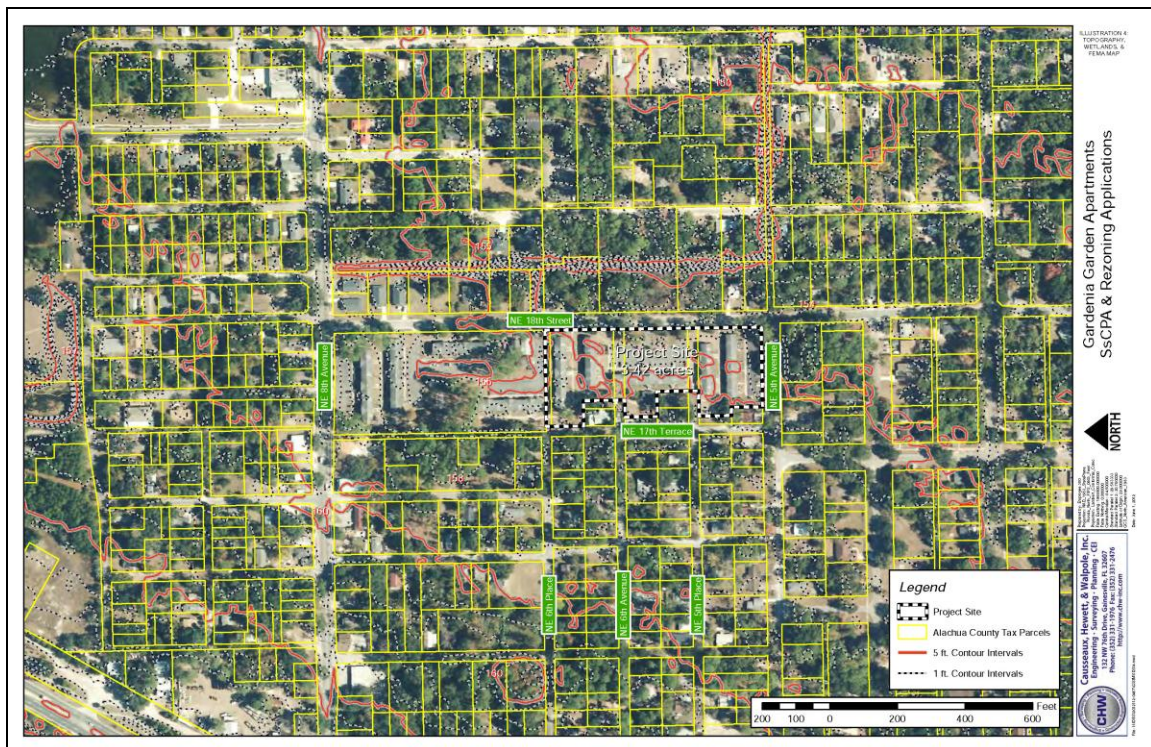
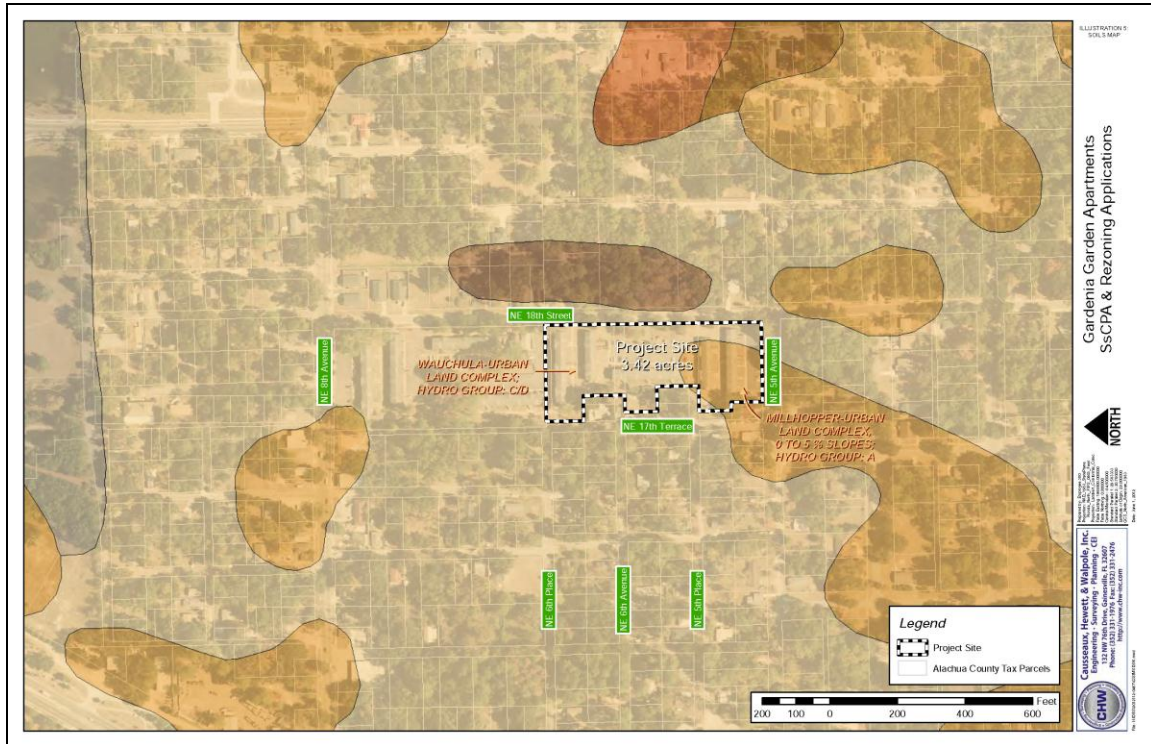


Figure 4: Topography, Wetlands, and FEMA Floodplain Map

According to the National Resources Conservation Service (NRCS), the on-site soil types are Wauchula-Urban Land Complex and Millhopper- Urban Land Complex (Figure 5). These soils are suitable for urban-type development.



**Figure 5: Natural Resources Conservation Service (NRCS) Soils Map**

Since no construction or redevelopment is associated with this rezoning application, on-site trees will be preserved to buffer adjacent uses. In the event that trees are removed, they will be replaced in accordance with City of Gainesville LDC.

#### *HISTORIC AND ARCHEOLOGICAL RESOURCES*

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

#### *COMMUNITY CONTRIBUTIONS*

The proposed rezoning application is consistent with the City of Gainesville Comprehensive Plan and LDC. The site's existing use, a subsidized multi-family housing development, serves the community by adding diversity to the area's housing stock. Federally subsidized housing, such as this, serves a population that would otherwise not be able to afford housing, regardless of the housing type or market price.

#### *POTENTIAL LONG-TERM ECONOMIC BENEFITS*

The site is currently developed with federally-subsidized housing that serves low-income residents that would otherwise seek local housing assistance or require additional services to meet daily needs. This development provides a housing stock that is not commonly available throughout the City of Gainesville.



*LEVEL OF SERVICE STANDARDS*

Although the site is currently developed, potential Level of Service (LOS) standards were calculated based on the density increases that could result from the proposed rezoning application, if and only if the site were razed and reconstructed to the maximum allowable density. Therefore, 7 dwelling units were used for the LOS calculations.

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

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

The site is located less than one-quarter (1/4) mile from Regional Transit System’s (RTS’s) bus routes 24, and 25, which run along NE Waldo Road/SR 24. With respect to mass transit, specific LOS standards are not established within the City of Gainesville Comprehensive Plan. However, desired densities along major corridors have been expressed.

*LEVEL OF SERVICE*

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

**Table 2: Projected Trip Generation**

| Category <sup>1</sup> | Units <sup>2,3</sup> | AADT |       | A.M. Peak Hour |       | P.M. Peak Hour |       |
|-----------------------|----------------------|------|-------|----------------|-------|----------------|-------|
|                       |                      | Rate | Trips | Rate           | Trips | Rate           | Trips |
| Apartment (ITE 220)   | 7                    | 6.65 | 47    | 0.51           | 4     | 0.62           | 4     |
| <b>Total</b>          |                      | -    | 47    | -              | 4     | -              | 4     |

1. Source: ITE Trip Generation Manual, 8<sup>th</sup> Edition  
 2. Unit = Dwelling Units  
 3. If, and only if, the site were razed and reconstructed at the maximum potential density.

The projected trip generation calculated in *Table 2* would impact NE 8<sup>th</sup> Avenue. However, this rezoning application does not request additional development. This application merely requests the appropriate zoning category that matches the existing on-site multi-family residential development.

**Table 3: Projected Potable Water Capacity**

| System Category  | Gallons Per Day |
|--|-----------------|
| Murphy Water Treatment Plant Current Capacity <sup>1</sup>                                     | 30,000,000      |
| Current Use <sup>1</sup>   | 23,400,000      |
| Available Capacity   | 6,600,000       |
| Projected Demand from rezoning <sup>2</sup><br>[7 du's x 2.46 persons / du x 200 gal per day ] | 3,444           |
| Residual Capacity After Proposed rezoning  | 6,596,556       |

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

2. If, and only if, the site were razed and reconstructed at the maximum potential density.

*Conclusion:* As calculated in Table 3, potable water capacity exists to adequately serve the proposed amendment. This application will not negatively impact the adopted Level of Service (LOS). This application does not propose or precede development activity; it is merely to rectify a pre-existing nonconforming use.

**Table 4: Projected Sanitary Sewer Capacity**

| System Category  | Gallons of Effluent Per Day |
|--|-----------------------------|
| Main Street Water Reclamation Facility Current Capacity <sup>1</sup>                     | 7,500,000                   |
| Current Average Demand <sup>1</sup>  | 6,080,000                   |
| Available Capacity   | 1,420,000                   |
| Projected Demand from rezoning <sup>2</sup><br>[7 x 2.46 persons / du x 113 gal per day] | 1,946                       |
| Residual Capacity After Proposed rezoning  | 1,418,054                   |

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

2. If, and only if, the site were razed and reconstructed at the maximum potential density.

*Conclusion:* As calculated in Table 4, sanitary sewer capacity exists to adequately serve the proposed amendment. This application will not negatively impact the adopted LOS. This application does not propose or precede development activity; it is merely to rectify a pre-existing nonconforming use.

**Table 5: Projected Solid Waste Capacity**

| System Category  | Tons of Solid Waste Per Year |
|--|------------------------------|
| Projected Impact from rezoning <sup>1</sup><br>[7 du's x 2.46 persons / du x 0.655 tons per capita / year] | 11.3                         |
| Alachua County Solid Waste Facility Capacity <sup>2</sup>  | >10 years                    |

1. If, and only if, the site were razed and reconstructed at the maximum potential density.

2. Source: Alachua County Comprehensive Plan

*Conclusion:* As calculated in Table 5, solid waste facility capacity exists to adequately serve the proposed amendment. This application will not negatively impact the adopted LOS. This application does not propose or precede development activity; it is merely to rectify a pre-existing nonconforming use.

**Table 6: Projected Public School Student Generation**

|                                     | <b>Units<sup>1,2</sup></b> | <b>Elementary</b> | <b>Middle</b> | <b>High</b> |
|-------------------------------------|----------------------------|-------------------|---------------|-------------|
| <b>Generation Rates<sup>3</sup></b> |                            |                   |               |             |
| Single Family Units                 | -                          | 0.159             | 0.080         | 0.112       |
| Multi-family Units                  | -                          | 0.042             | 0.016         | 0.019       |
| <b>Calculations</b>                 |                            |                   |               |             |
| Single Family Units                 | 0                          | 0                 | 0             | 0           |
| Multi-family Units                  | 7                          | 0                 | 0             | 0           |
| <b>Total</b>                        | <b>7</b>                   | <b>0</b>          | <b>0</b>      | <b>0</b>    |

1. Unit = number of dwelling units
2. If, and only if, the site were razed and reconstructed at the maximum potential density.
3. Source: School Board of Alachua County: 2009-2010 Five Year District Facilities Plan

**Table 7: Projected Public School Capacities**

| <b>School<sup>1</sup></b> | <b>Adjusted Permanent Program Capacity<sup>2</sup></b> | <b>11/15/12 Enrollment School Year<sup>2</sup></b> | <b>Estimated Students Created by Rezoning at Build-out<sup>3,4</sup></b> | <b>Actual Available Capacity</b> |
|---------------------------|--|--|--|----------------------------------|
| DUVAL ELEMENTARY          | 467  | 309  | 0  | 66.2%                            |
| WESTWOOD MIDDLE           | 1,142  | 1,007  | 0  | 88.2%                            |
| GAINESVILLE HIGH          | 1,935  | 1,815  | 0  | 93.8%                            |

1. Source: City of Gainesville Planning Division, School Concurrency Service Area (SCSA) Maps
2. Source: School Board of Alachua County: School Capacity vs. Enrollment. Dated: November 15, 2012
3. Source: Table 6: Projected Public School Impact
4. If, and only if, the site were razed and reconstructed at the maximum potential density.

*Conclusion:* As calculated in Tables 6 and 7, there are no additional single-family or multi-family dwelling units associated with this proposed amendment. This application will not negatively impact the adopted LOS. This application does not propose or precede development activity; it is merely to rectify a pre-existing nonconforming use.

## CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

### *FUTURE LAND USE ELEMENT*

The proposed rezoning application is companion to a Small-scale Comprehensive Plan Amendment (SsCPA). The site is currently designated Residential Low-Density (RL) FLU classification, and the requested FLU classification is Residential Medium-Density (RM). The requested FLU and zoning designations bring the existing development into conformance with the City's Comprehensive Plan and Land Development Code (LDC).

#### Future Land Use Element (FLUE) *Policy 4.1.1*

##### Residential Medium-Density (RM) (8-30 units per acre)

This land use classification shall allow single-family and multi-family development at densities from 8 to 30 dwelling units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land shown as Residential Medium-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family, and medium-intensity multifamily development. Land development regulations shall determine gradations of density and specific uses. Land development regulations shall specify criteria for the siting of appropriate medium-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.

**Response: The site is currently developed at a density supported by the requested RMF-7 zoning category and accompanying RM FLU classification. The site has sufficient topography, soil conditions, surrounding land uses, and development patterns to support the multi-family residential uses on-site. Special needs populations are accommodated by the existing federally-subsidized housing on-site.**

#### FLUE *Policy 1.1.3*

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

**Response: The requested rezoning will bring an existing federally-subsidized multi-family housing into conformance with the Comprehensive Plan and eliminate the nonconforming status of existing buildings. This housing type is critical to serve low-income households that are not otherwise able to secure housing. The existing multi-family housing adds**

**to the housing type diversity in the area. The area currently has a mixture of single-family, duplex, and multi-family housing types that are available in a variety of price points.**

*FLUE Goal 3*

Achieve the highest long-term quality of life for all Gainesville residents consistent with sound social, economic, and environmental principals through land development practices that minimize detrimental impacts to the land, natural resources, and urban infrastructure.

**Response: The proposed rezoning promotes medium-density development within the urban core, where it is supported by existing infrastructure. Approval of this request will allow on-site multi-family housing to conform to the City LDC and reduce development pressure on the urban fringe for similar development types to meet housing needs, and, thereby, minimize potentially detrimental impacts to land and natural resources.**

*TRANSPORTATION MOBILITY ELEMENT*

*Transportation Mobility Element Overall Goal*

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

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

**The site currently has one (1) access point along NE 8<sup>th</sup> Avenue and four (4) access points along NE 18<sup>th</sup> Street. Sidewalks run along both NE 8<sup>th</sup> Avenue and NE 18<sup>th</sup> Street and throughout the development. RTS bus**

routes 24 and 25 run along NE Waldo Road, which is located less than one-quarter (1/4) mile to the west.

*POTABLE WATER & WASTEWATER MANAGEMENT ELEMENT*

Potable Water & Wastewater Management Element *Objective 1.4*

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

**Response:** The site is currently connected to the City of Gainesville's utilities system. Although the site is currently developed, the maximum development potential under the requested FLU classification and zoning category will not exceed the City of Gainesville Potable Water or Sanitary Sewer systems' capacities, as shown in *Section 3: Impact Analysis*. This analysis takes into account planned infrastructure enhancements outlined in the Comprehensive Plan Capital Improvements Element, which include expansions to the potable water plant and wastewater treatment plant capacities.

*SOLID WASTE ELEMENT*

Solid Waste Element *Objective 1.1*

By 2020, reduce by 75% the amount of solid waste that would have been disposed of in the absence of landfill diversion practices such as recycling, reuse and composting.

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

*STORMWATER MANAGEMENT ELEMENT*

Stormwater Management Element *Goal 1*

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

**Response:** Existing stormwater is collected and dispersed off-site. Existing buildings and other associated impervious surfaces were constructed prior to the establishment of City of Gainesville and St. Johns River Water Management District (SJRWMD) requirements.

*PUBLIC SCHOOLS FACILITIES ELEMENT*

Public School Facilities Element Goal 2

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

**Response: Since the proposed rezoning does permit an increase in potential dwelling units, public school facility impacts were calculated. As shown in Section 3: Impact Analysis, public schools have adequate capacity for the proposed rezoning.**

*URBAN DESIGN ELEMENT*

Urban Design Element *Objective 1.2*

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

**Response: The site's long-term viability and retained residential population utilize the sidewalk system and public realm, which encourages greater social and pedestrian interaction.**

Urban Design Element *Objective 1.4*

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

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

*CONSERVATION ELEMENT*

Conservation Element *Goal 2*

Mitigate the effects of growth and development on environmental resources.

**Response: The site is within Gainesville's urban core, located on NE 8<sup>th</sup> Avenue, and four (4) blocks east of NE Waldo Road. There are no environmental characteristics that are affected by bringing the site into compliance with the current land use and zoning designations. Therefore, approval of this rezoning application promotes continual viability of existing housing stock, thereby reducing development pressure near environmental resources at the urban fringe.**

**Based on the Natural Resources Conservation Service (NRCS) soils data (Figure 5), on-site soils are suitable for urban-type development.**

The site was also analyzed using Federal Emergency Management Agency (FEMA) 100-year floodplain areas and the National Wetlands Inventory, and the database of Alachua County Regulated Wetlands (*Figure 4*). No floodplain or wetland areas have been located on site.

#### *HOUSING ELEMENT*

##### *Housing Element Objective 1.2*

Provide a variety of housing types and densities for low- income, very low-income, extremely low-income and moderate-income people.

**Response: Gardenia Garden Apartments serves low-income households with HUD Project-Based Section 8 funding assistance. The renewal contract for this development was executed on September 1, 2012 and shall run for a period of 20 years. To execute this contract, the owner warranted that the units were in decent, safe, and sanitary condition and shall remain as such for the entire contract term.**

**In Alachua County, almost one-quarter (22%) of elder households are cost burdened, which means they pay more than 30% of their household income on housing. Additionally, 13,438 households earn less than 30% of Area Median Income (AMI) and pay more than 50% of their household income on housing. Gardenia Garden Apartments meets a critical housing need for residents within the City of Gainesville and Alachua County. This rezoning works towards insuring the long-term viability of this needed housing option.**

**Additionally, the majority of housing types found in this area are single-family housing. Multi-family housing development increases housing type variety that is not common within the area. Multi-family housing is an efficient use of land and meets the diverse housing needs of area residents.**



## CONSISTENCY WITH CITY OF GAINESVILLE LAND DEVELOPMENT CODE

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

*DIVISION 2. - CONCURRENCY MANAGEMENT*

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

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

*ARTICLE IV. - USE REGULATIONS*

*DIVISION 2. - RESIDENTIAL ZONING DISTRICTS*

*Sec. 30-53. – Multiple-family Medium Density Residential Districts (RMF-6, RMF-7 and RMF-8)*

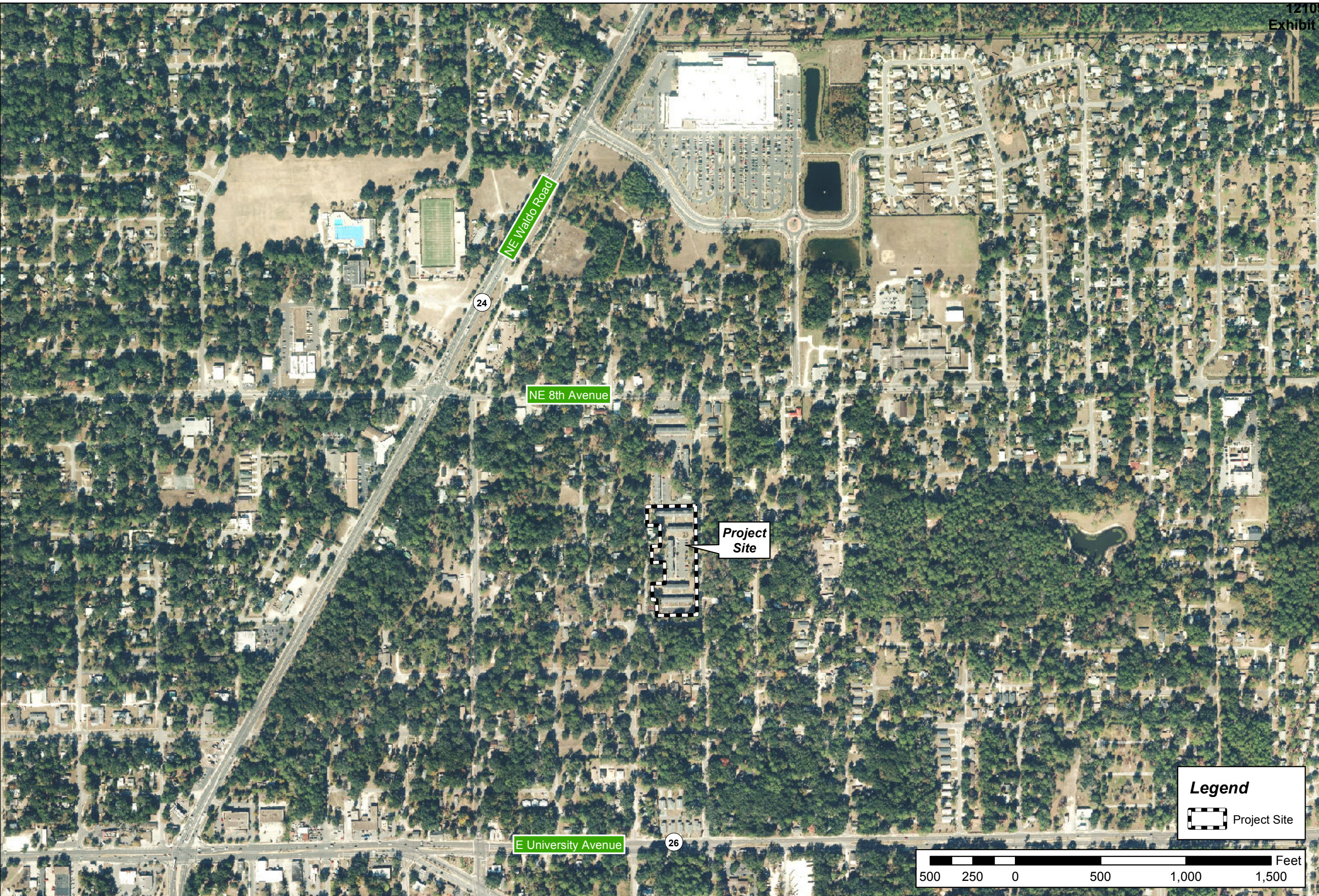
- (a) *Purpose.* The multiple-family residential districts are established to provide for the efficient use of land for multifamily residential developments. These districts are designed to encourage the establishment and maintenance of a suitable residential environment for medium density housing. Due to the existing residential environment and the goals and objectives as outlined by the comprehensive plan, particular development criteria must be instituted in order to harmonize the existing patterns of growth with the needs of the community.
- (b) *Objectives.* The provisions of these districts are intended to:
  - (1) Provide for the development of such projects with population densities and development patterns generally compatible with medium density residential areas or in transitional areas on land where the clustering of units would permit the most effective utilization of such land, while preserving open space and other natural features;
  - (2) Encourage such development projects to locate near activity centers;
  - (3) Discourage undue traffic congestion on minor streets by directing such new development to abut upon or have relatively close access to major transportation arteries;
  - (4) Encourage privacy, internal stability, attractiveness, order and efficiency in these areas by providing for adequate light, air and usable open space for dwellings and related facilities through the careful design and consideration of the proper functional relationships among uses permitted; and

- (5) Encourage such residential development to occur where sufficient public facilities and services exist or are within plans for improvement.

**Response:** This rezoning application is consistent with the Residential Multi-Family 7 (RMF-7) district in the following ways:

- a. The site is only four (4) City blocks east of NE Waldo Road RTS transportation within walking distance and reducing traffic within surrounding neighborhoods;
- b. The site is also a few blocks south of Super Walmart, which allows residents to access major employers and commercial retailers;
- c. The on-site multi-family housing adds diversity to the area's housing mix;
- d. The development is federally subsidized with HUD Project-Based Section 8 funds, which provides affordable housing to very low-income households;
- e. The development serves as a transition in density/intensity, as parcels adjacent to major arterials are zoned Mixed-Use 1 (MU-1) and Mixed-Use 2 (MU-2) while parcels on collector roads are low- to medium-density residential;
- f. The redevelopment project is consistent with *Section 30-53(c)(1): Permitted Uses* by providing multi-family housing on-site; and
- g. The proposed project meets all dimensional, additional, and general requirements as set forth in *Section 30-53(f), Table 3*.






NE Waldo Road

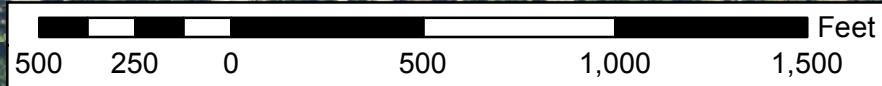
NE 8th Avenue

E University Avenue

Project Site

**Legend**

 Project Site



**Gardenia Garden Apartments  
SsCPA & Rezoning Applications**



Prepared by: Employee 350  
 Projection: NAD\_1983\_StatePlane  
 Florida\_North\_FIPS\_0503\_Feet  
 Projection: Lambert\_Conformal\_Conic  
 False Northing: 0.000000  
 Central Meridian: -84.500000  
 Standard Parallel 1: 29.583333  
 Standard Parallel 2: 29.000000  
 Latitude of Origin: 29.000000  
 GCS: North\_American\_1983

Date: June 1, 2012

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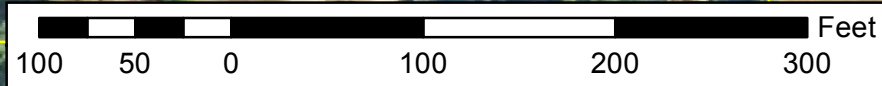


Project Site  
±3.47 acres

A Portion of  
Tax Parcel #  
10370-000-000

**Legend**

-  Project Site
-  Alachua County Tax Parcels



Prepared by: Employee 350  
Projection: NAD\_1983\_StatePlane  
Florida\_North\_FLFS\_0803\_Feet  
Projection: Lambert Conformal Conic  
False Easting: 1000000.00  
False Northing: 0.000000  
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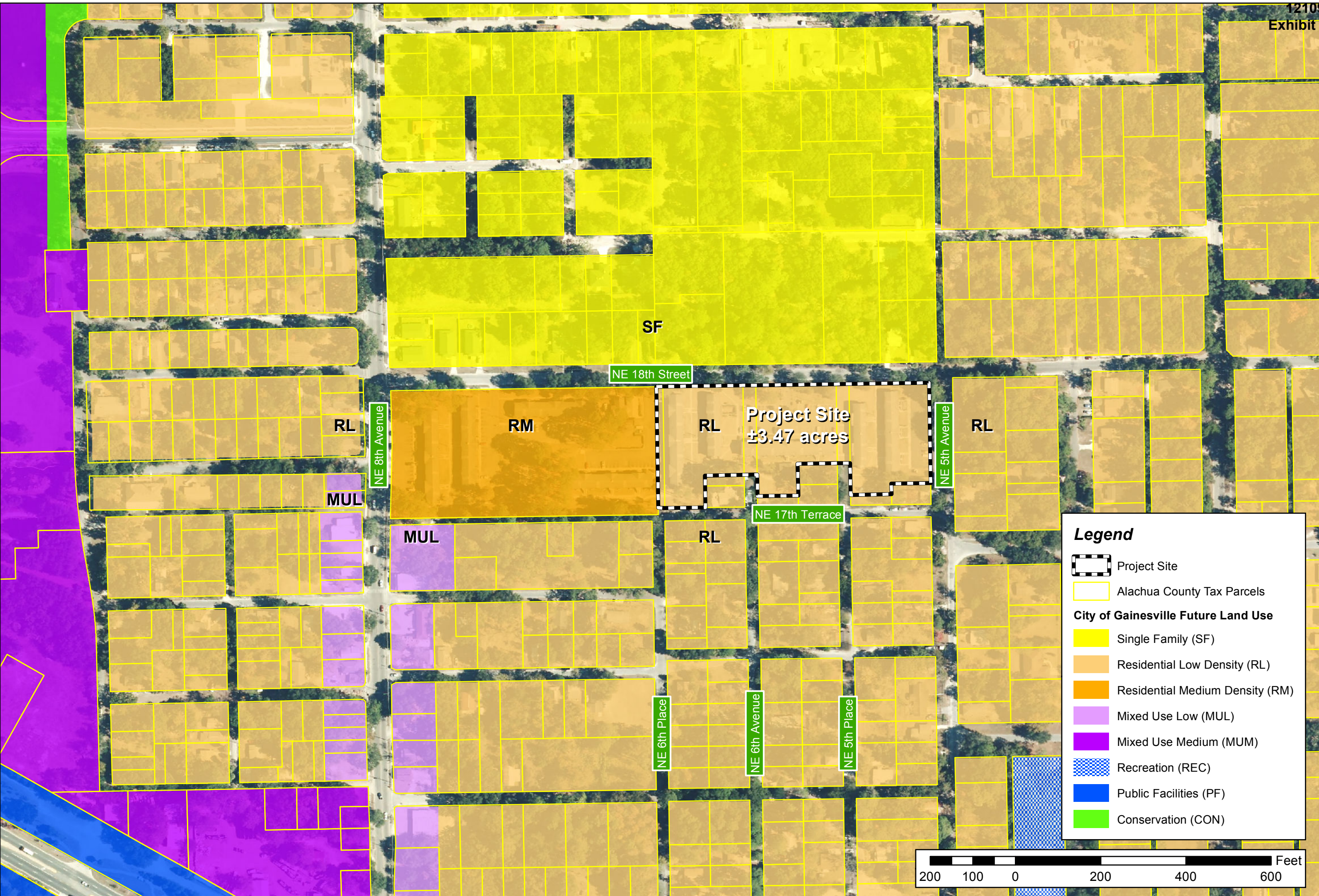
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# Gardenia Garden Apartments SsCPA & Rezoning Applications







**Legend**

- Project Site
- Alachua County Tax Parcels

**City of Gainesville Future Land Use**

- Single Family (SF)
- Residential Low Density (RL)
- Residential Medium Density (RM)
- Mixed Use Low (MUL)
- Mixed Use Medium (MUM)
- Recreation (REC)
- Public Facilities (PF)
- Conservation (CON)

**Gardenia Garden Apartments  
 SsCPA & Rezoning Applications**

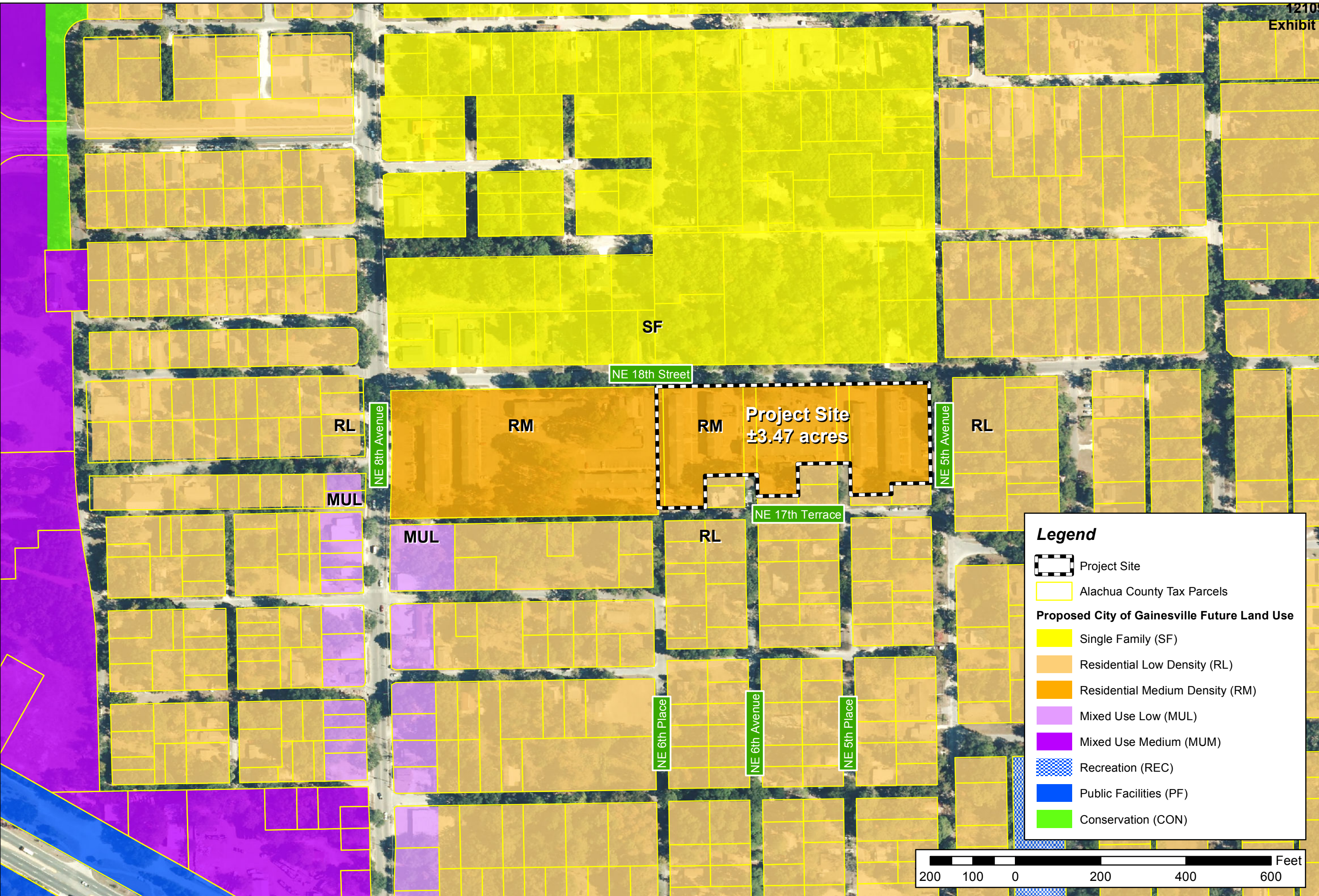


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**Legend**

- Project Site
- Alachua County Tax Parcels

**Proposed City of Gainesville Future Land Use**

- Single Family (SF)
- Residential Low Density (RL)
- Residential Medium Density (RM)
- Mixed Use Low (MUL)
- Mixed Use Medium (MUM)
- Recreation (REC)
- Public Facilities (PF)
- Conservation (CON)

**Gardenia Garden Apartments  
 SsCPA & Rezoning Applications**

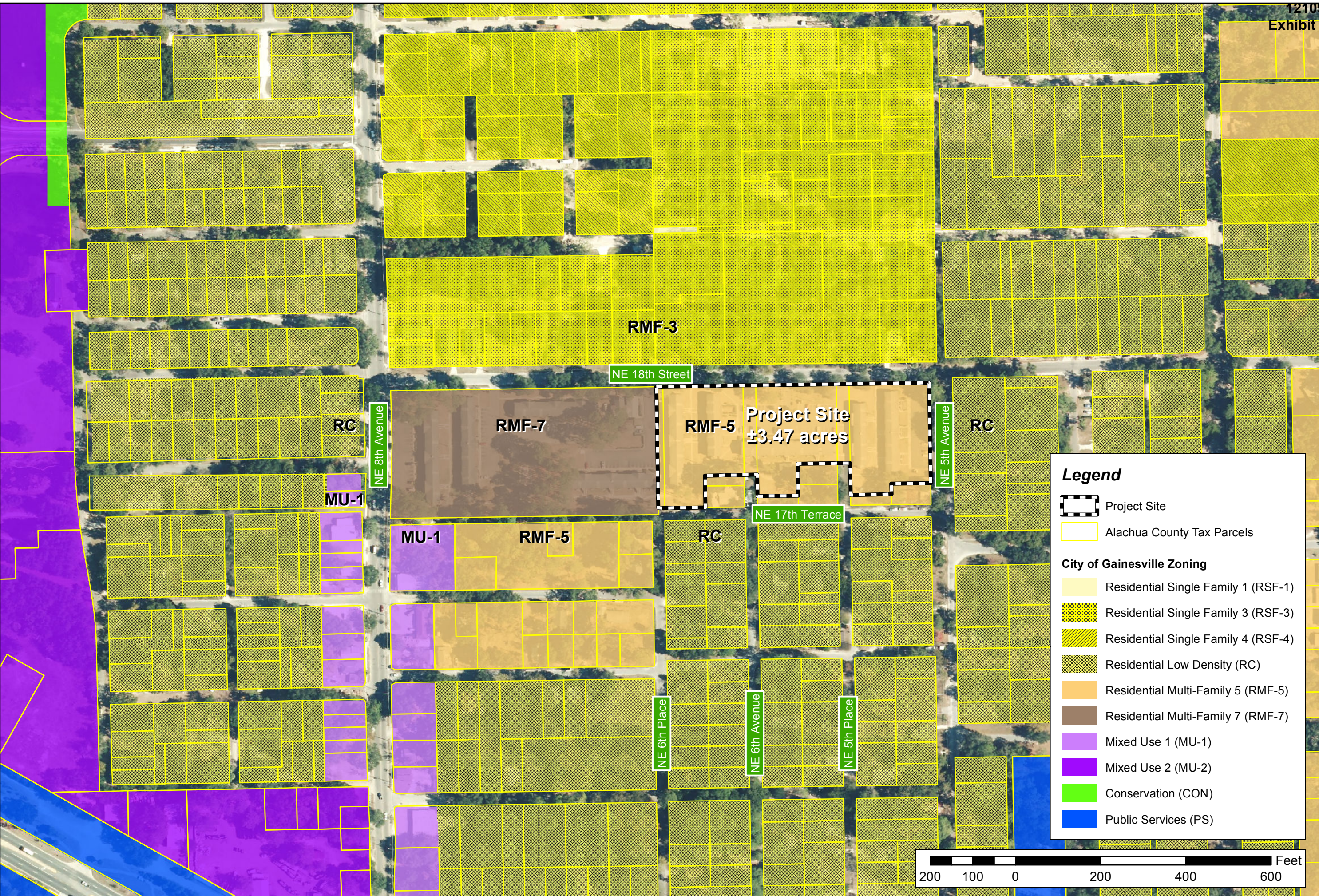


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**Legend**

- Project Site
- Alachua County Tax Parcels

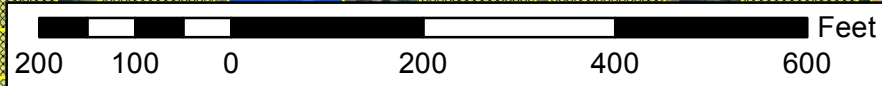
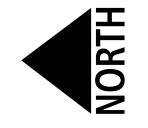
**City of Gainesville Zoning**

- Residential Single Family 1 (RSF-1)
- Residential Single Family 3 (RSF-3)
- Residential Single Family 4 (RSF-4)
- Residential Low Density (RC)
- Residential Multi-Family 5 (RMF-5)
- Residential Multi-Family 7 (RMF-7)
- Mixed Use 1 (MU-1)
- Mixed Use 2 (MU-2)
- Conservation (CON)
- Public Services (PS)

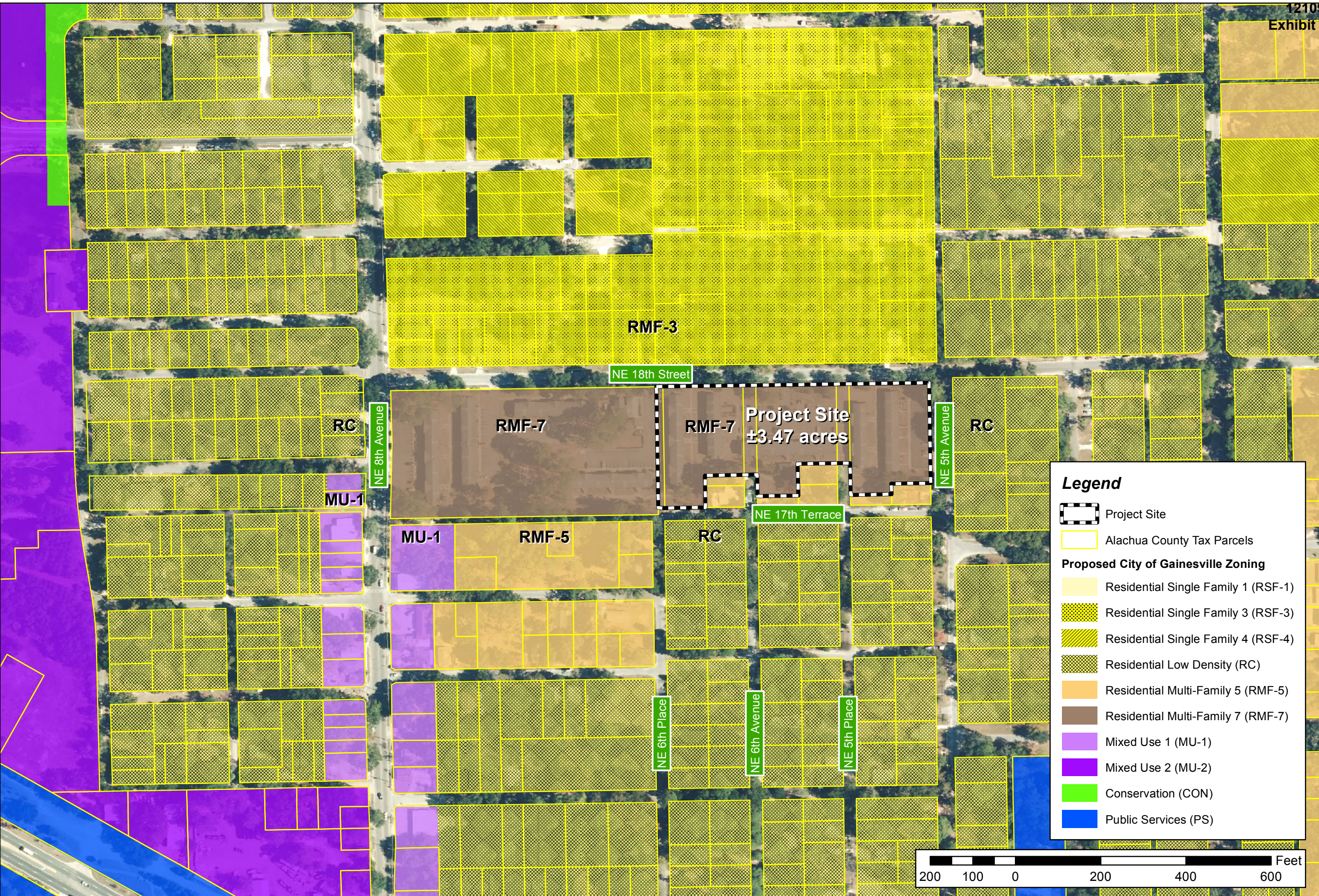
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**Gardenia Garden Apartments**  
**SsCPA & Rezoning Applications**







**Legend**

- Project Site
- Alachua County Tax Parcels

**Proposed City of Gainesville Zoning**

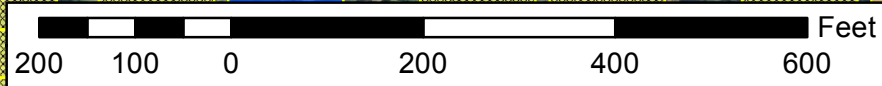
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- Conservation (CON)
- Public Services (PS)

**Gardenia Garden Apartments  
 SsCPA & Rezoning Applications**

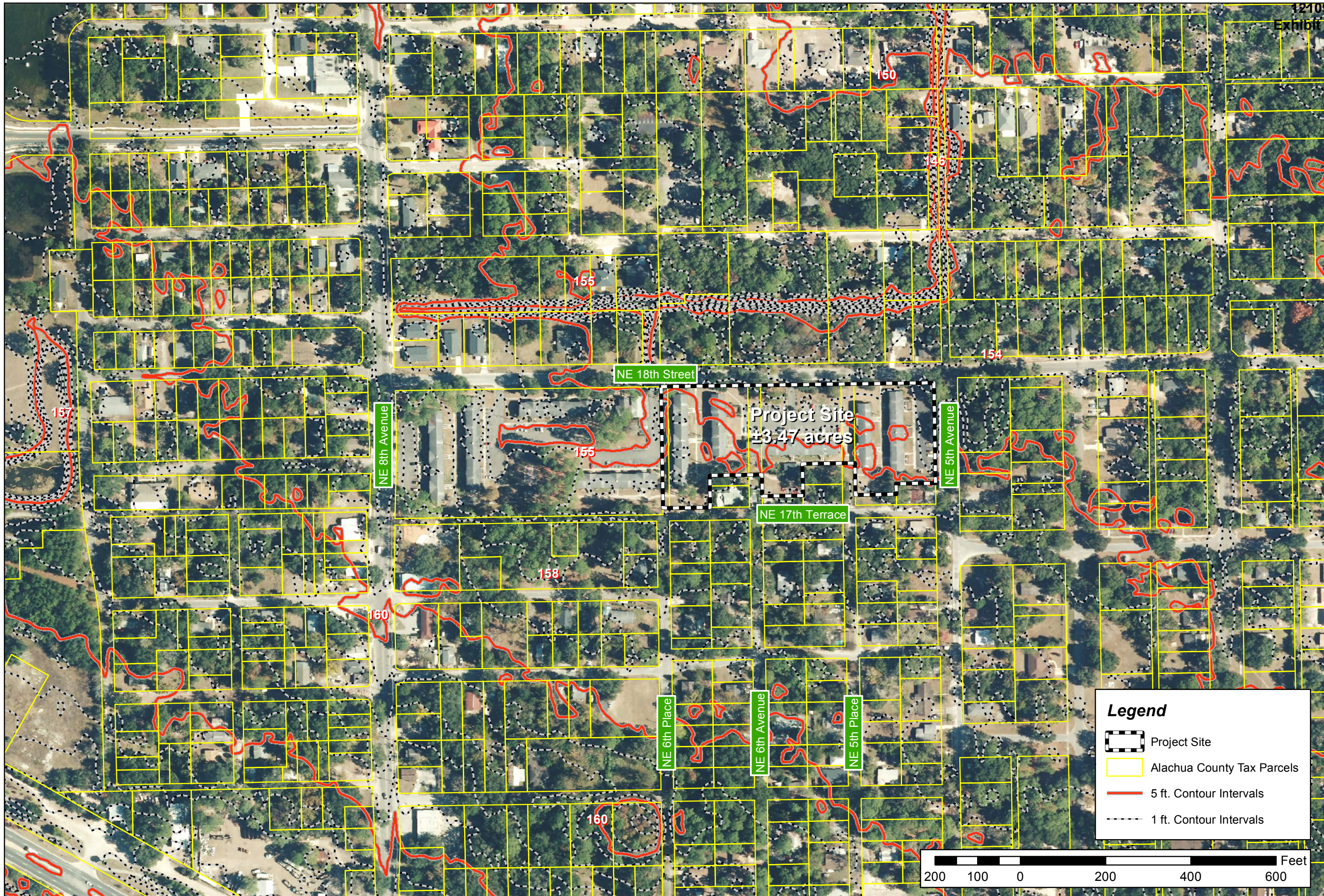


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







**Gardenia Garden Apartments  
 SsCPA & Rezoning Applications**



**Legend**

-  Project Site
-  Alachua County Tax Parcels
-  5 ft. Contour Intervals
-  1 ft. Contour Intervals

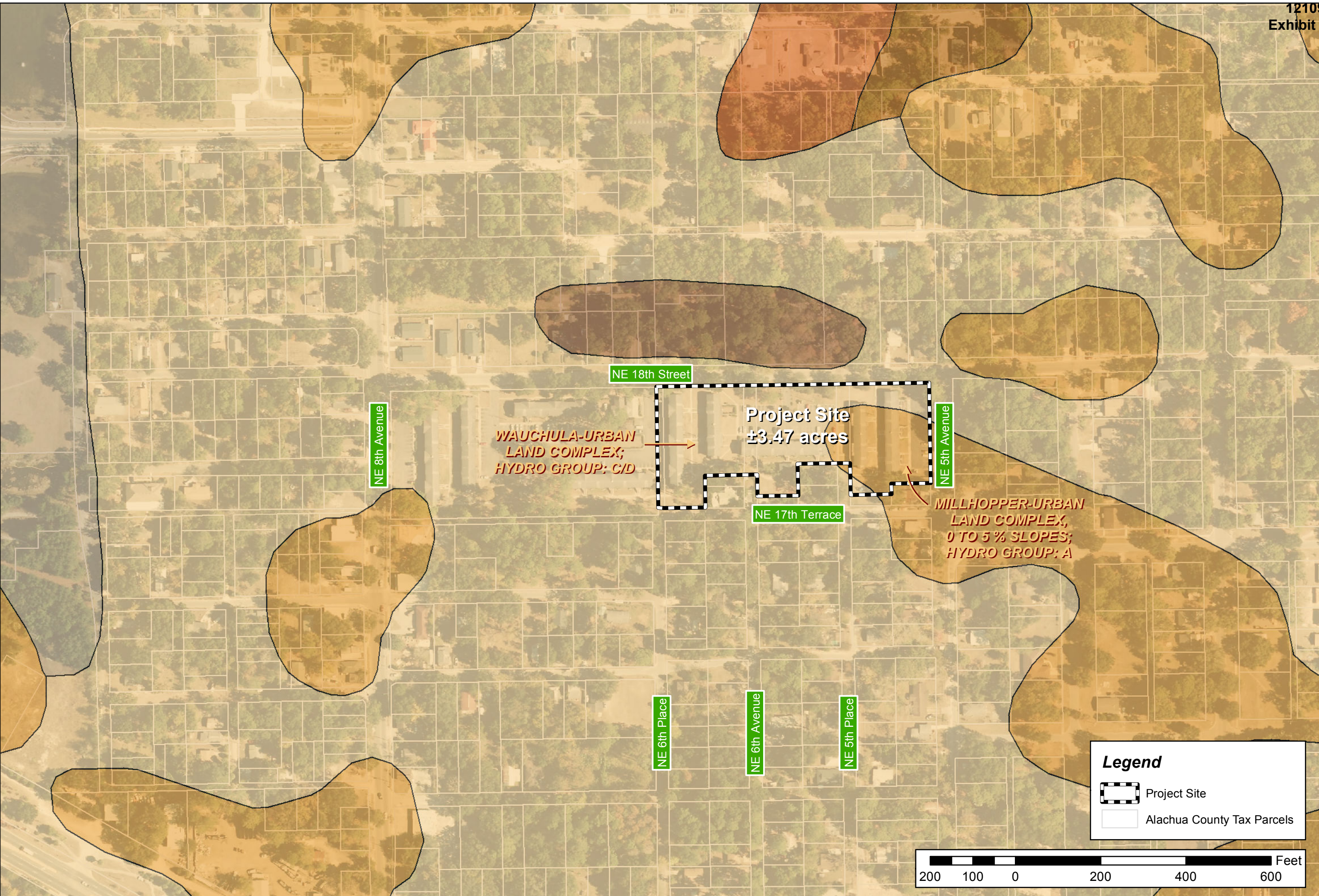


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