

APPLICATION—CITY PLAN BOARD
Planning & Development Services

RECEIVED
JUN 15 2009
PLANNING
DIVISION

OFFICE USE ONLY

Petition No. PB-09-0130N Fee: \$ N/A Gov't
 1st Step Mtg Date: _____ EZ Fee: \$ _____
 Tax Map No. _____ Receipt No. _____
 Account No. 001-670-6710-3401 []
 Account No. 001-670-6710-1124 (Enterprise Zone) []
 Account No. 001-670-6710-1125 (Enterprise Zone Credit) []

Owner(s) of Record (please print)	
Name:	Alachua County
Address:	12 SE 1st Street Gainesville, FL 32601
Phone:	Please Contact Agent Fax:
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name:	Causseaux, Hewett, & Waipole, Inc.
Address:	6011 NW 1st Place Gainesville, FL 32607
Phone:	(352) 331-1976 Fax: (352) 331-2476

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

REQUEST

Check applicable request(s) below:

Future Land Use Map []	Zoning Map [✓]	Master Flood Control Map []
Present designation:	Present designation: PS & CON	Other [] Specify:
Requested designation:	Requested designation: BI	

INFORMATION ON PROPERTY

- Street address: 2900 NE 39th Ave, Gainesville, Florida 32609
- Map no(s): 3556, 3557, and 3657
- Tax parcel no(s): 08192-009-000 and a portion 08192-010-000
- Size of property: ±74.48 acre(s)

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

Certified Cashier's Receipt:

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 1/2 x 11 in. sheet of paper, separate from any other information.
 - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
 - c. Must correctly describe the property being submitted for the petition.
 - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

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

A. What are the existing surrounding land uses?

North

Conservation (CON)

South

Public Facilities (PF)

East

Public Facilities (PF) and Conservation (CON)

West

Public Facilities (PF) and Industrial (IND)

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

NO X

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

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

Residential streets

Please refer to the Justification Report

Noise and lighting

Please refer to the Justification Report

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

NO ___ YES X (If yes, please explain below)

Please refer to the Justification Report

E. Does this request involve either or both of the following?

a. Property in a historic district or property containing historic structures?

NO X YES ___

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

NO X YES ___

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

Redevelopment <u>X</u>	Urban Infill <u>X</u>
Activity Center ___	Urban Fringe ___
Strip Commercial ___	Traditional Neighborhood ___

Please refer to the Justification Report

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

Please refer to the Justification Report

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

Please refer to the Justification Report

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

Roadways

Please refer to the Justification Report

Recreation

Please refer to the Justification Report

Water and Wastewater

Please refer to the Justification Report

Solid Waste

Please refer to the Justification Report

Mass Transit

Please refer to the Justification Report

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

NO

YES (please explain)

Please refer to the Justification Report

CERTIFICATION

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

Owner of Record	
Name:	Alachua County
Address:	12 SE 1st Street Gainesville, FL 32601
Phone:	(352) 374-5204 Fax: (352) 338-7363
Signature:	See Attached Affidavit

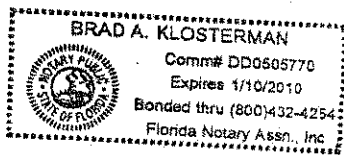
Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

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

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

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

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



Gerry Dedenbach
 Owner/Agent Signature
June 15, 2009
 Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 15 day of June 2009, by (Name)
Gerry Dedenbach, AICP

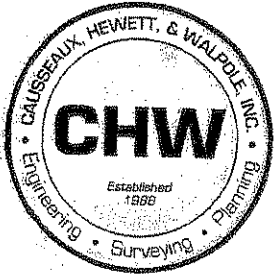
Brad A. Klosterman
 Signature - Notary Public

Personally Known OR Produced Identification _____ (Type) _____

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DIVISION

June 15, 2009



*Focused on Excellence
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Mr. Lawrence Calderon, Chief Planner
City of Gainesville Current Planning Division
306 Northeast 6th Street
Gainesville, FL 32601

Re: Alachua County Fairgrounds Redevelopment – Rezoning Application

Dear Mr. Calderon:

Attached, please find the following items:

- The required City of Gainesville application;
- An affidavit authorizing Causseaux, Hewett, & Walpole, Inc. as agent with property records and tax roll documents;
- A legal description for the subject property;
- Neighborhood Workshop materials as of June 15, 2009;
- Fourteen (14) copies of the Rezoning Justification Report with accompanying map set ; and
- A CDrom containing PDF files of the above materials.

As you know, we are requesting to rezone a ±74.48 acre portion of the ±103.5 acre property, currently known as the existing Alachua County Fairgrounds. The property is located at 2900 NE 39th Avenue in Gainesville, Florida.

The proposed zoning changes will amend the Official Zoning Atlas from Public Services (PS) and Conservation (CON) to Business Industrial (BI) on a portion of the existing Alachua County Fairgrounds, while retaining the Conservation zoning designation in certain areas. This is consistent with the concurrently proposed Land Use changes to amend the Future Land Use Map from Public Facilities (PF) and Conservation (CON) to Business Industrial (BI) while retaining the Conservation zoning designation in certain areas. The proposed zoning designation will implement a Business Industrial (BI) Future Land Use and promote redevelopment opportunities for office, business, commercial, and light industrial uses that are compatible with the Gainesville Regional Airport and the context area.

We trust this submittal will be sufficient for your review and recommendation of approval to the City's Plan Board and City Commission. Additionally, we are requesting a "no review" status of the Department of Community Affairs (DCA) by the City for this application, allowing for an expedited adoption schedule. If you have any questions, please contact our office.

Sincerely,
Causseaux, Hewett, & Walpole, Inc.

Gerry Dedenbach (DR)

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

I:\JOBS\2007\07-0734\Application\Rezoning\LTR-090609-cvr ltr Rezoning.doc

6011 NW 1st Place
Gainesville, Florida 32607

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

AFFIDAVIT 090299 C

Randall Reid, Alachua County Manager

Owner(s)

Application Number

Causseaux, Hewett, & Walpole, Inc.

Appointed Agent(s)

08192-009-000 and 08192-010-000

26

9S

20E

Parcel Number(s)

Section

Township

Range

Large-scale Comprehensive Plan Amendment and Rezoning applications

Type of Request

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

1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
2. That this property constitutes the property for which the above noted land use request is being made to the Alachua County Board of County 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 Alachua County Board of County 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.

[Handwritten Signature]

Owner (Signature)

STATE OF FLORIDA
COUNTY OF ALACHUA

Owner (Signature)

SWORN AND SUBSCRIBED BEFORE ME THIS 12th DAY

OF JUNE, 2009

BY Elizabeth E. Hodges

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

(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

(SEAL ABOVE)



ELIZABETH E. HODGES
MY COMMISSION # DD 654699 EXPIRES
March 25, 2011
BONDED THRU TROY FAIN INSURANCE, INC.

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Name of Notary typed, printed or stamped

Commission Number



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LEGAL DESCRIPTION

June 11, 2009
Project No. 07-0734
Parcel 1

LEGAL DESCRIPTION

A tract of land situated in Section 26, Township 9 South, Range 20 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the aforementioned Section 26, Township 9 South, Range 20 East and run S.01°18'05"E., along the West line of said Section 26, a distance of 1225.80 feet to the centerline of N. E. 39th Avenue; thence run S.60°28'57"E., along said centerline, a distance of 102.44 feet to the former Southeastery right of way line of the Seaboard Coastline Railroad; thence run N.29°32'02"E., along said former right of way line, a distance of 53.75 feet to the Northeastery right of way line of said N. E. 39th Avenue and the POINT OF BEGINNING; thence, leaving said Northeastery right of way line of N. E. 39th Avenue, continue N.29°32'02"E., along said former right of way line, a distance of 265.75 feet; thence run N.89°03'25"E., along the North boundary of the lands described in Official Records Book 796, page 238 of the Public Records of Alachua County, Florida, a distance of 600.00 feet; thence run S.29°31'11"W., a distance of 505.00 feet; thence run S.60°28'57"E., a distance of 100.00 feet; thence run S.29°31'03"W., a distance of 68.68 feet to said Northeastery right of way line of N. E. 39th Avenue; thence run Northwestery, along said Northeastery right of way line, the following three courses: (1) thence N.60°28'57"W., a distance of 189.18 feet; (2) thence N.59°30'33"W., a distance of 220.78 feet; (3) thence N.60°28'57"W., a distance of 207.34 feet to the POINT OF BEGINNING.

Containing 5.14 acres more or less.

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LEGAL DESCRIPTION

June 11, 2009
Project No. 07-0734
Parcel 2

LEGAL DESCRIPTION

A tract of land situated in Section 26, Township 9 South, Range 20 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the aforementioned Section 26, Township 9 South, Range 20 East and run S.01°18'05"E., along the West line of said Section 26, a distance of 1225.80 feet to the centerline of N. E. 39th Avenue; thence run S.60°28'57"E., along said centerline, a distance of 102.44 feet to the former Southeasterly right of way line of the Seaboard Coastline Railroad; thence run N.29°32'02"E., along said former right of way line, a distance of 53.75 feet to the Northeasterly right of way line of said N. E. 39th Avenue; thence, leaving said Northeasterly right of way line of N. E. 39th Avenue, continue N.29°32'02"E., along said former right of way line, a distance of 265.75 feet; thence run N.89°03'25"E., along the North boundary of the lands described in Official Records Book 796, page 238 of the Public Records of Alachua County, Florida, a distance of 600.00 feet to the POINT OF BEGINNING; thence, leaving said North boundary, run S.29°31'11"W., a distance of 505.00 feet; thence run S.60°28'57"E., a distance of 100.00 feet; thence run S.29°31'03"W., a distance of 68.68 feet to said Northeasterly right of way line of N. E. 39th Avenue; thence run S.60°58'57"E., along said Northeasterly right of way line, a distance of 3704.42 feet; thence, leaving said Northeasterly right of way line, run N.00°48'35"W., along the East boundary of said lands described in Official Records Book 796, page 238 of said Public Records, a distance of 648.99 feet; thence, leaving said East boundary, run S.42°50'54"W., a distance of 49.63 feet to the beginning of a curve concave Northerly, said curve having a radius of 75.00 feet; thence run Westerly, with said curve, through an arc angle of 92°53'09", an arc distance of 121.59 feet (chord bearing and distance of S.89°17'28"W., 108.70 feet respectively) to the end of said curve; thence run S.69°35'26"W., along a non-tangent line, a distance of 45.75 feet; thence run N.60°10'08"W., a distance of 250.44 feet; thence run N.84°43'04"W., a distance of 52.94 feet; thence run N.18°15'22"W., a distance of 349.28 feet; thence run N.04°58'01"W., a distance of 73.36 feet; thence run N.00°16'55"E., a distance of 61.49 feet; thence run N.78°16'18"W., a distance of 143.31 feet; thence run N.77°47'01"W., a distance of 21.98 feet; thence run S.67°07'13"W., a distance of 15.68 feet to the beginning of a curve concave Northerly, said curve having a radius of 75.00 feet; thence run Westerly, with said curve, through an arc angle of 87°13'44", an arc distance of 114.18 feet (chord bearing and distance of N.69°15'55"W., 103.47 feet respectively) to the end of said curve; thence run N.25°39'04"W., a distance of 43.22 feet to the beginning of a non-tangent curve concave Northerly, said curve having a radius of 75.00 feet; thence run Westerly, with said curve, through an arc angle of 71°15'40", an arc distance of 93.28 feet (chord bearing and distance of N.63°19'23"W., 87.38 feet respectively) to the end of said curve; thence run N.27°41'33"W., a distance of 50.03 feet to the beginning of a curve concave Easterly, said curve having a radius of 75.00 feet;

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PARCEL 2- PAGE 2

thence run Northerly, with said curve, through an arc angle of $62^{\circ}07'50''$, an arc distance of 81.33 feet (chord bearing and distance of $N.03^{\circ}22'23''E.$, 77.40 feet respectively) to the end of said curve; thence run $N.34^{\circ}26'18''E.$, a distance of 16.71 feet; thence run $N.47^{\circ}51'04''W.$, a distance of 18.85 feet; thence run $N.57^{\circ}27'03''W.$, a distance of 27.95 feet; thence run $N.86^{\circ}00'34''W.$, a distance of 23.87 feet; thence run $N.77^{\circ}18'10''W.$, a distance of 62.20 feet; thence run $S.80^{\circ}50'12''W.$, a distance of 37.51 feet; thence run $S.73^{\circ}33'12''W.$, a distance of 66.55 feet; thence run $S.25^{\circ}08'32''E.$, a distance of 86.35 feet; thence run $S.31^{\circ}42'34''W.$, a distance of 101.21 feet; thence run $S.69^{\circ}32'32''W.$, a distance of 86.35 feet; thence run $N.86^{\circ}13'56''W.$, a distance of 84.60 feet; thence run $N.52^{\circ}53'00''E.$, a distance of 91.65 feet; thence run $N.35^{\circ}32'21''W.$, a distance of 42.43 feet to the beginning of a non-tangent curve concave Easterly, said curve having a radius of 75.00 feet; thence run Northerly, with said curve, through an arc angle of $74^{\circ}31'16''$, an arc distance of 97.55 feet (chord bearing and distance of $N.23^{\circ}55'56''W.$, 90.82 feet respectively) to the end of said curve; thence run $N.13^{\circ}19'42''E.$, a distance of 74.21 feet to the beginning of a non-tangent curve concave Southeasterly, said curve having a radius of 75.00 feet; thence run Easterly, with said curve, through an arc angle of $153^{\circ}04'18''$, an arc distance of 200.37 feet (chord bearing and distance of $N.52^{\circ}12'33''E.$, 145.88 feet respectively) to the end of said curve; thence run $S.51^{\circ}15'18''E.$, a distance of 45.25 feet; thence run $N.62^{\circ}47'26''E.$, a distance of 95.51 feet; thence run $N.74^{\circ}43'23''E.$, a distance of 138.52 feet; thence run $N.19^{\circ}05'24''W.$, a distance of 38.68 feet; thence run $N.07^{\circ}31'39''E.$, a distance of 99.86 feet to the beginning of a curve concave Easterly, said curve having a radius of 75.00 feet; thence run Northerly, with said curve, through an arc angle of $33^{\circ}06'46''$, an arc distance of 43.34 feet (chord bearing and distance of $N.24^{\circ}05'02''E.$, 42.74 feet respectively) to the end of said curve; thence run $N.01^{\circ}12'23''W.$, along a non-tangent line, a distance of 146.19 feet; thence run $N.00^{\circ}36'44''E.$, a distance of 104.60 feet; thence run $N.45^{\circ}59'22''W.$, a distance of 28.56 feet; thence run $N.83^{\circ}38'22''W.$, a distance of 76.51 feet; thence run $N.31^{\circ}23'16''W.$, a distance of 83.12 feet; thence run $N.18^{\circ}29'46''W.$, a distance of 72.70 feet; thence run $N.10^{\circ}38'13''W.$, a distance of 125.42 feet; thence run $S.89^{\circ}03'25''W.$, along said North boundary of the lands described in Official Records Book 796, page 238 of said Public Records, a distance of 1745.51 feet to the POINT OF BEGINNING.

Containing 69.34 acres more or less.

Mimms, Dean L.

From: Brad Klosterman [BradK@chw-inc.com]
Sent: Thursday, June 18, 2009 5:36 PM
To: Mimms, Dean L.
Cc: rdrummond@alachuacounty.us; Gerry Dedenbach
Subject: Fairgrounds Large-scale and Rezoning Workshop Summary
Attachments: Fairgrounds Workshop Summary E-Trans.pdf

Please see the attached summary related to the Fairgrounds workshop that occurred on 6-17-09.

If you have any questions, or have a problem accessing the file, please feel free to contact me.


Brad A. Klosterman, Planning Project Manager
Causseaux, Hewett, & Walpole, Inc.
6011 NW 1st Place
Gainesville, FL 32607
Phone (352) 331-1976
Fax (352) 331-2476

6/19/2009

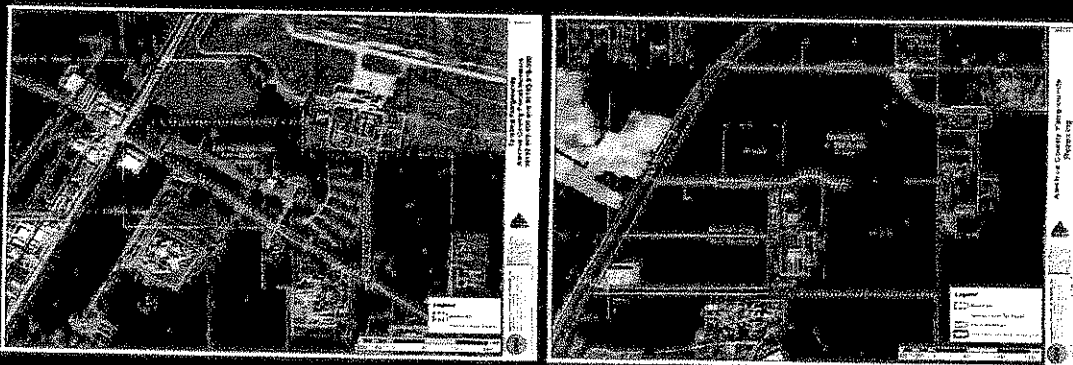
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Alachua County Fairgrounds Redevelopment

Neighborhood Workshop
Alachua County Extension Office
June 17, 2009

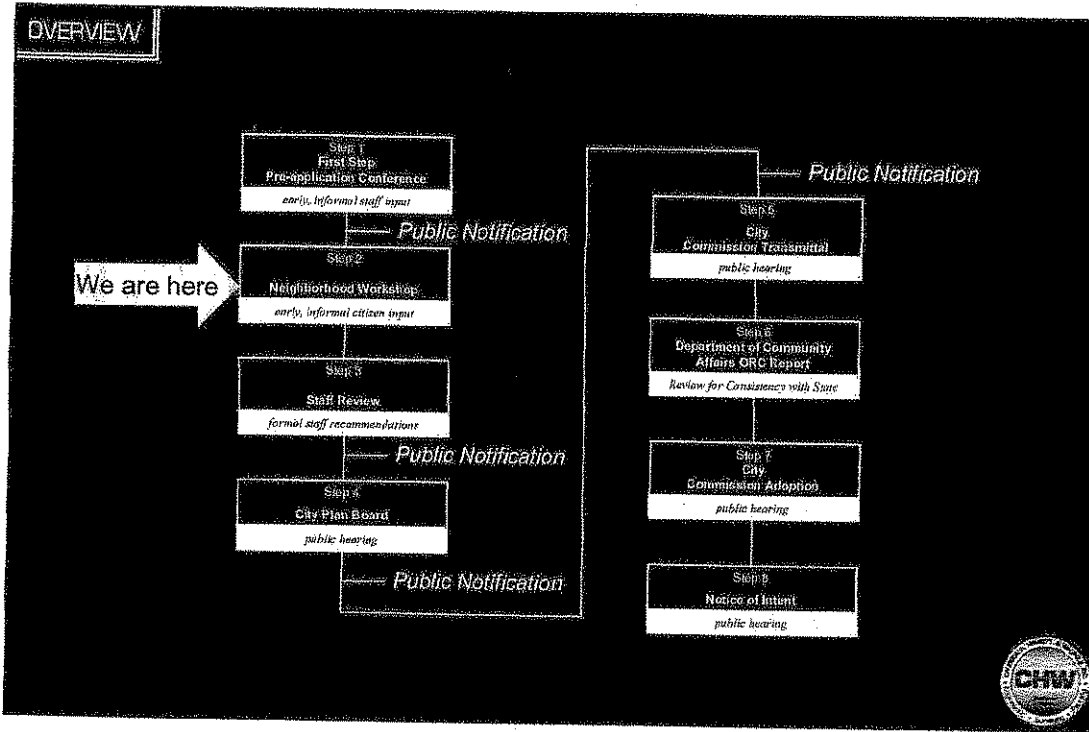


The Fairgrounds is being relocated



Opening up the existing property for
redevelopment & wetland restoration

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OVERVIEW

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed Large-scale Comprehensive Plan Amendment (LSCPA) and Rezoning, on the 2.103.5 acre site currently known as the existing Alachua County Fairgrounds located at 2900 NE 39th Avenue in Gainesville, Florida.

The proposed Land Use changes will amend portions of the Future Land Use Map from Public Facilities (PF) and Conservation (CON) to Business Industrial (BI) on a portion, while retaining the Conservation land use classification in certain areas. Concurrently, the proposed zoning changes will amend portions of the Official Zoning Atlas from Public Services (PS) and Conservation (CON) to Business Industrial (BI), while retaining the Conservation zoning designation in certain areas.

The proposed Land Use Amendment and Rezoning will allow office, business, commercial, and industrial uses that are compatible with the Gainesville Regional Airport and the contest area. This will allow up to a 4.0 Floor Area Ratio (FAR) for non-residential development and a maximum height of five (5) stories.

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

The Neighborhood Workshop will be held Wednesday, June 17, 2009 at 6:00 p.m. at the Alachua County Extension Office located at 2800 NE 39th Avenue Gainesville, Florida 32609.

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

CHW

MEMORANDUM

TO: Members of the Existing Alachua County Board
FROM: Gerry Bedenbach, AICP, Director of Planning & GIS Services
DATE: June 1, 2009
RE: Neighborhood Workshop Public Notice

Consistent with the LSCPA, the staff will be conducting a Neighborhood Workshop for a proposed Large-scale Comprehensive Plan Amendment (LSCPA) and Rezoning, on the 2.103.5 acre site currently known as the existing Alachua County Fairgrounds located at 2900 NE 39th Avenue in Gainesville, Florida.

The proposed Land Use Amendment will amend portions of the Future Land Use Map from Public Facilities (PF) and Conservation (CON) to Business Industrial (BI) on a portion, while retaining the Conservation land use classification in certain areas. Concurrently, the proposed zoning changes will amend portions of the Official Zoning Atlas from Public Services (PS) and Conservation (CON) to Business Industrial (BI), while retaining the Conservation zoning designation in certain areas.

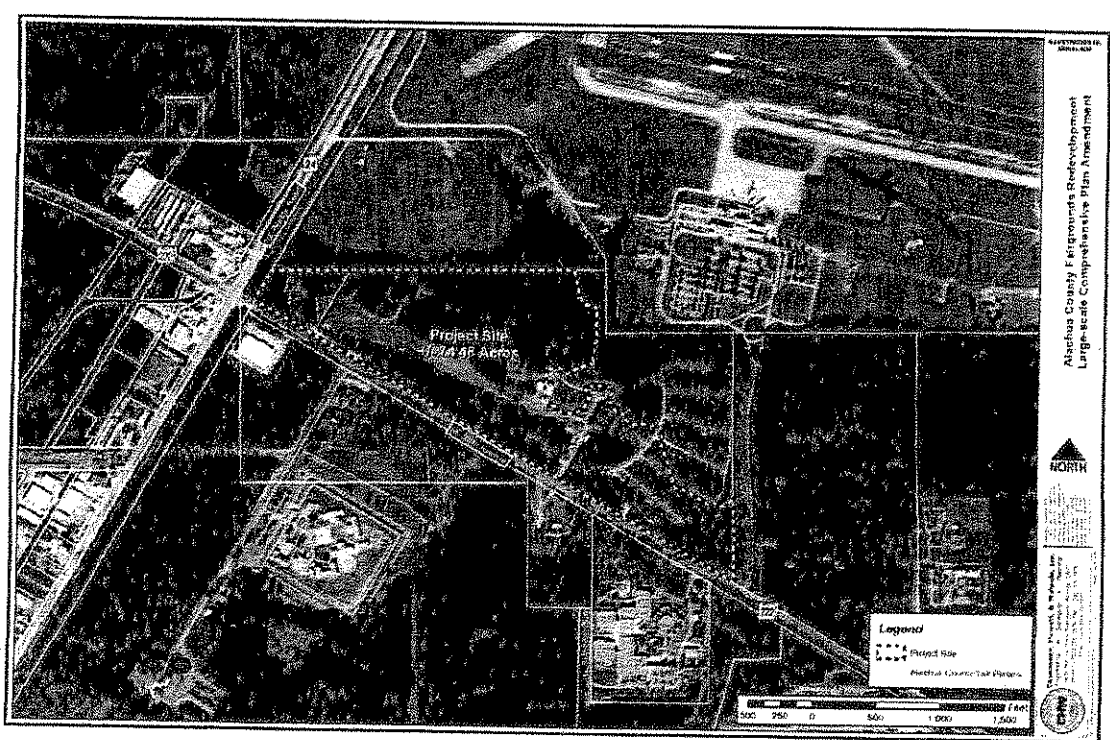
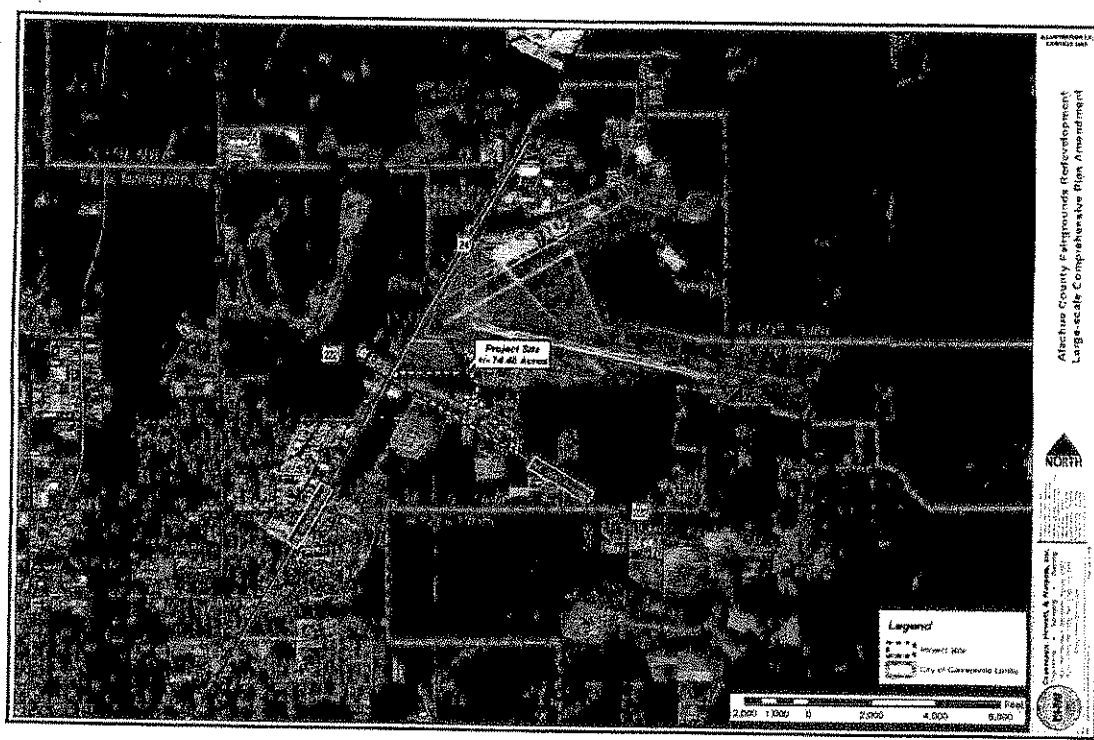
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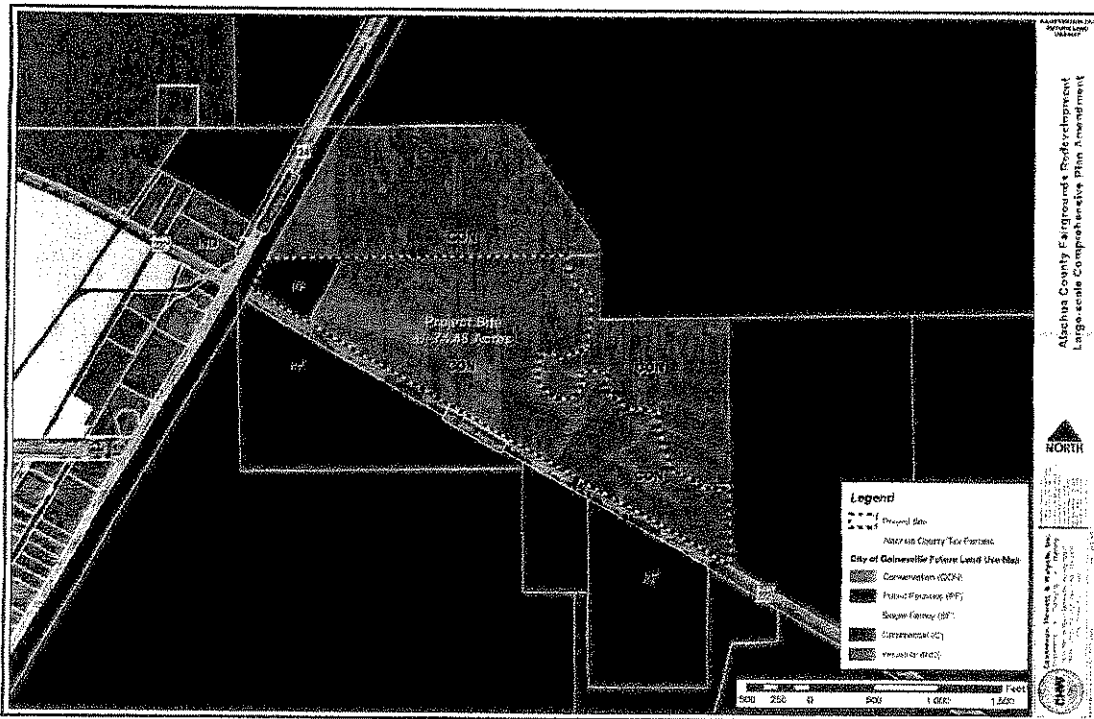
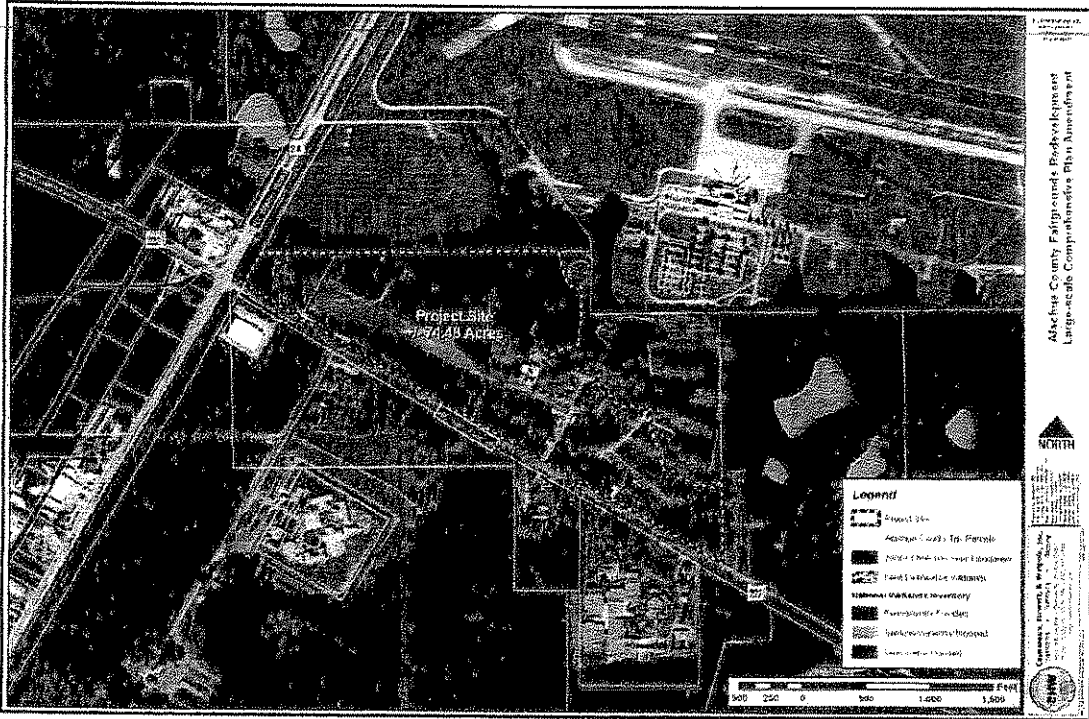
Date: Wednesday, June 17, 2009
Time: 6:00 p.m.
Place: Alachua County Extension Office
2800 NE 39th Avenue
Gainesville, Florida 32609
Contact: Gerry Bedenbach, AICP
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighborhood property owners about the nature of the proposal and to seek comments. The staff is not to discuss the proposal.

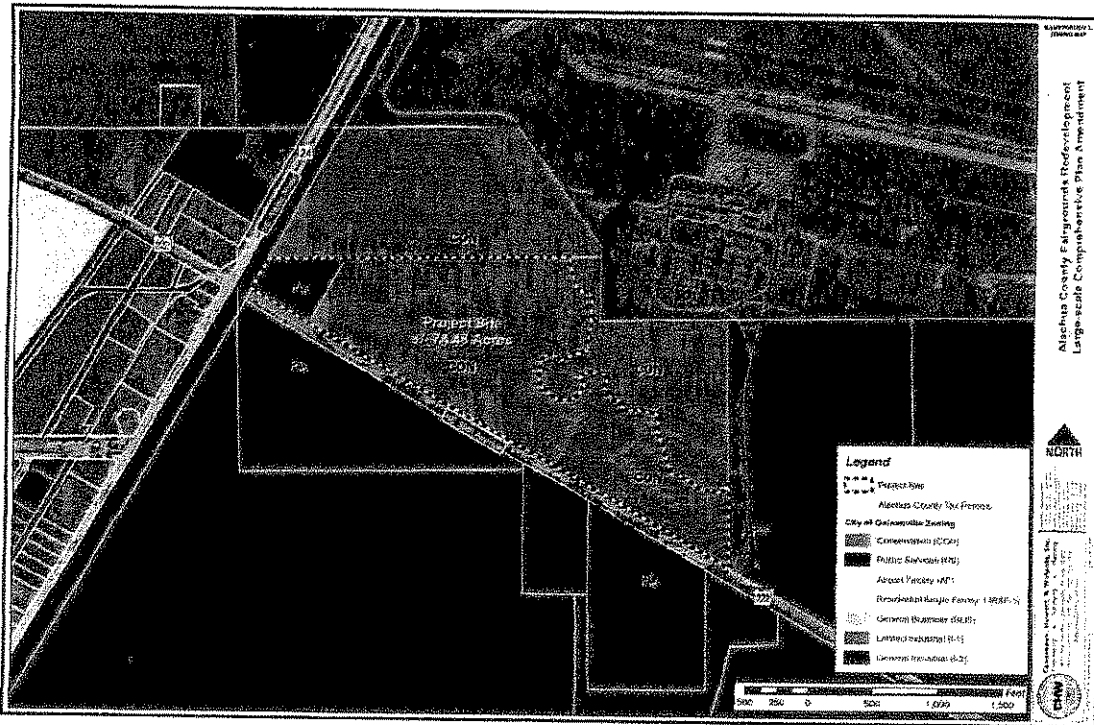
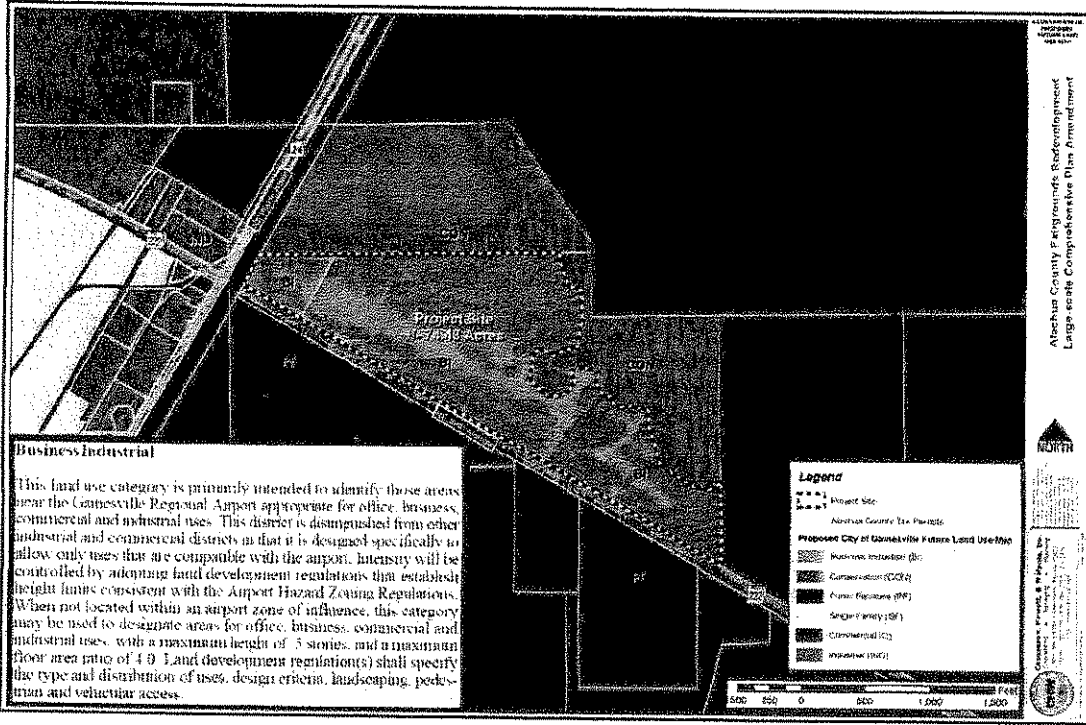
CHW

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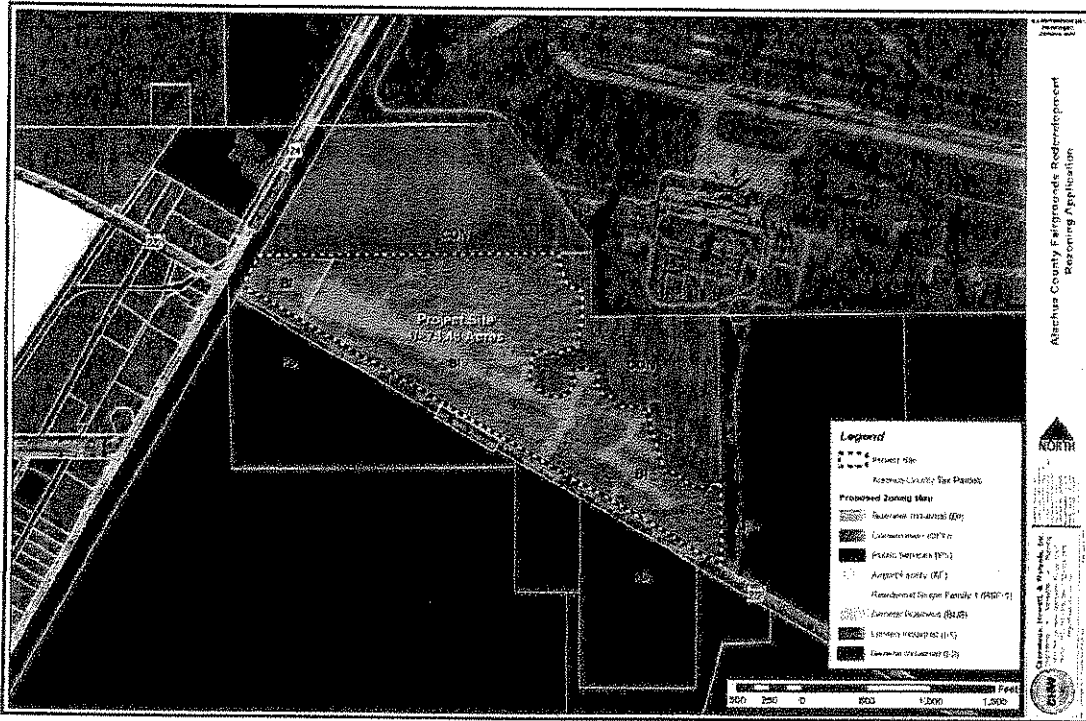




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Business Industrial Zoning

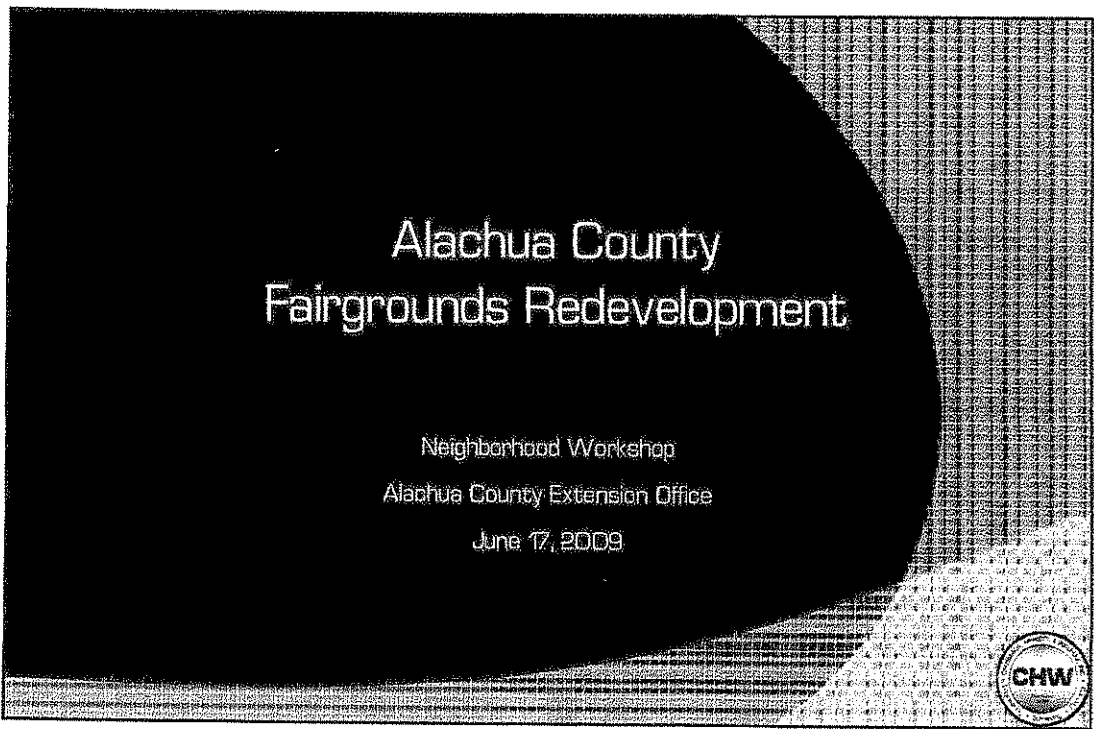
➤ Uses by Right:

- Corporate Offices
- Research & Development
- Professional Schools
- Transportation Services
- Hotels and Motels
- Health Services
- Wholesale

➤ Uses by Right:

- Furniture and fixtures
- Textile mill products
- Glass products
- Stone products
- Public Administration
- Job Training and vocational services

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Alachua County Fairgrounds Redevelopment

Neighborhood Workshop
Alachua County Extension Office
June 17, 2009



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SIGN-IN SHEET

NEIGHBORHOOD WORKSHOP

Date: Wednesday, June 17, 2009

Time: 6:00 PM

Place: Alachua County Extension Office
2800 NE 39th Avenue
Gainesville, FL 32609-2658

RE: Alachua County Fairgrounds Redevelopment
Large-scale Comprehensive Plan Amendment (Ls-CPA) and
Rezoning

No.	Print Name	Street Address	Signature
* 1	HENRY GRIMES	6406 NE 59th St Gainesville, FL	Henry Grimes
* 2	Khadjah Grimes	" " "	Khadjah Grimes
* 3	XAVIER GRIMES	" " "	Xavier Grimes
4	E. Young	7013 NE 74th St	EY
5	R LIMBER	" "	RL
6	Tom & Jane Fyson	6121 NE 59th St.	Tom Fyson
7	Cindy Sanders	2800 NE 39 th Ave. Gainesville	Cindy Sanders
8	Bill Brown		
9	Russell E. Mullins	Alachua County Facilities Manager	Russell Mullins

NEIGHBORHOOD WORKSHOP NOTES
ALACHUA COUNTY FAIRGROUNDS REDEVELOPMENT
June 18, 2009 @ 6:00 PM
ALACHUA COUNTY EXTENSION OFFICE

A informational presentation by Brad Klosterman, Causseaux, Hewett, & Walpole, Inc., Planning Project Manager, contained the required Neighborhood Workshop elements. Questions were asked during and after the presentation. The following is a summary of citizens' questions and comments from the Workshop.

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

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

Question – What type of Land Use are you doing?

Answer (BK) – Alachua County is requesting a Business Industrial (BI) Future Land Use and Business Industrial (BI) zoning district. These are newly established land use and zoning districts, intended to be complementary to the airport while allowing flexibility for multiple uses such as light industrial, commercial, and office.

Question – What type of hotel is going in?

Answer (BK) – There is no specific hotel being proposed at this time. It is our understanding that there are no buyers for the land at this time. As you all know, this is a slow economic time, and Alachua County is trying to prepare the land for redevelopment and bring investment interest into the area.

Question – Would this allow for a jail?

Answer (BK) – No, the Land Use type that allows for a jail is accommodated for on the south side of NE 39th Avenue, not on this site.

Question – Why five (5) stories? Are you trying to turn this into downtown? They have destroyed the downtown skyline and now they are trying to destroy our skyline.

Comment - Ya, this will cause light pollution too.

Answer (BK) – Five (5) stories is a limitation contained within the proposed Future Land Use designation. This height is less than to those areas within the Urban-Mixed Use (UMU) districts located throughout downtown and around campus. The City is hoping to provide as much flexibility as possible to promote innovative and high tech office development in the area. In addition, many of the hotels recently built in Gainesville and Alachua County have been at least five (5) stories in height.

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Question – How can you hold a workshop and not have any information? There is nothing for us to react to or ask questions about?

Answer (BK) – The City of Gainesville likes to have the neighbors involved early in the development process. At this time there are no proposed buildings to discuss. However, the City would like for us to make you aware of the proposed land use and zoning change, and the various uses that may result. There will be additional required workshops held as portions of the site are identified for development.

Question – What is going to happen to these facilities (the Extension Office)?

Answer (BK) – All facilities related to the Fairgrounds will remain active on this property until the Future Fairgrounds site is ready to receive them. The Extension Office will be a permitted use under the proposed Future Land Use and Zoning district.

Question – Are you going to tear this facility down?

Answer (BK) – At this time we do not know the specific proposal for this facility. However, accommodations for this facility may be made at the new fairgrounds site, should this facility be removed.

The meeting continued with questions and comments related to the Future Fairgrounds site. A summary has not been provided as these questions were unrelated to the subject application.

The meeting concluded at 7:15 P.M.