

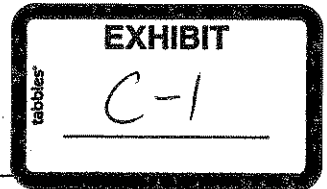
LEGISLATIVE #

110223)

Appendix C Application and Neighborhood Workshop information



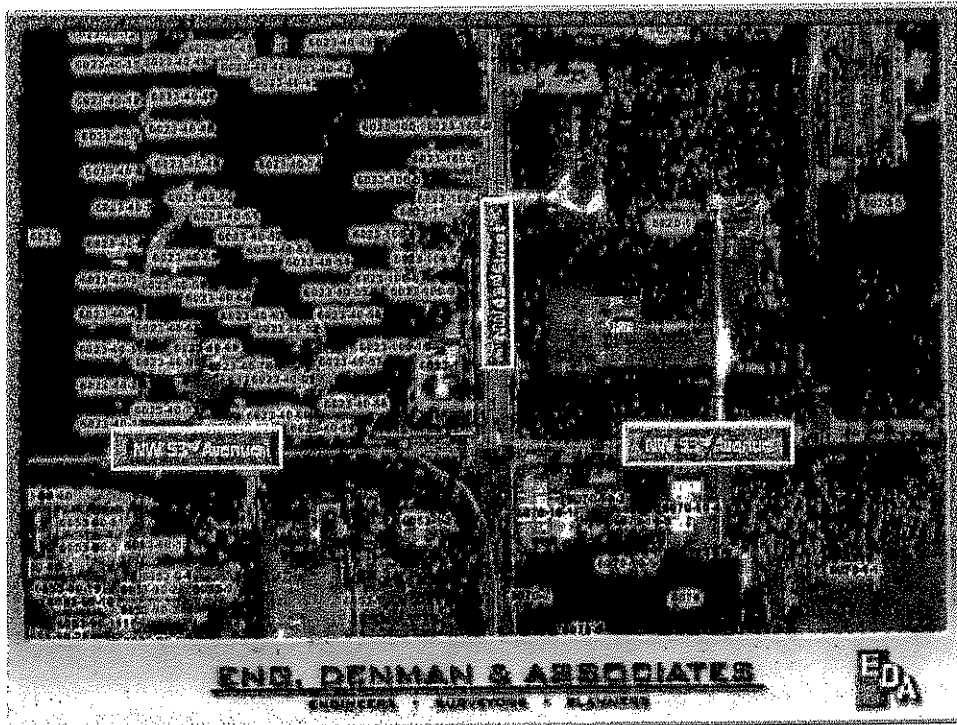
110223D



ENG, DENMAN & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

Zoning Map Amendment Application



Project Request: An amendment to the zoning map atlas from Public Services to Mixed Use Low Intensity District (MU-1)

Project Location: 2.69 acres located at 4322 NW 53rd Avenue (parcel number 06023-001-000).

Project Owner: City of Gainesville / Gainesville Regional Utilities

Submittal Date: April 18, 2011

Prepared By: Clay Sweger, AICP, LEED AP
Eng, Denman and Associates, Inc.





APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-670-6710-3401 []	
Account No. 001-670-6710-1124 (Enterprise Zone) []	
Account No. 001-670-6710-1125 (Enterprise Zone Credit []	

Owner(s) of Record (please print)
Name: City of Gainesville (c/o GRU Gen. Mgr.)
Address: 301 SE 4th Avenue
Gainesville, FL 32601
Phone: 352-334-3400
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: Eng, Denman and Associates, Inc
Address: 2404 NW 43rd Street
Gainesville, FL 32606
Phone: 352-373-3541 Fax: 352-373-7249

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 [X]	Master Flood Control Map []
Present designation:	Present designation: PS	Other [] Specify:
Requested designation:	Requested designation: MU-1	

INFORMATION ON PROPERTY

1. Street address: 4322 NW 53rd Avenue
2. Map no(s): N/A
3. Tax parcel no(s): 06023-001-000
4. Size of property: Approximately 2.57 acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i>

Certified Cashier's Receipt:

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

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

A. What are the existing surrounding land uses?

North: **Owner: Waterford Park, Inc.**

Use: Waterford Park Office Complex

FLU: Office

ZON: Office

South: **(Across NW 53rd Avenue)**

Owners: Hydra Corporation & Wachovia Bank

Uses: Hunter's Crossing Shopping Center & Wachovia Bank

FLU: Mixed Use Low

ZON: Planned Development

East: **(Across NW 43rd Street)**

Owners: City of Gainesville / Gainesville Regional Utilities

Use: Gainesville Regional Utilities Facility (Multiple Uses)

FLU: Public Facilities

ZON: Public Services

West: **Owner: Waterford Park, Inc.**

Use: Waterford Park Office Complex

FLU: Office

ZON: Office

Owner: Mary Benson

Use: Single Family Lot / Ashton Subdivision

FLU: Single Family

ZON: RSF-1

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

NO

YES

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

Please see Justification Report.

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 – N/A

Noise and lighting – N/A

Please see Justification Report.

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

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

Please see Justification Report.

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

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

NO X YES ____

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

NO X YES ____

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

Redevelopment ____ Urban Infill X
Activity Center ____ Urban Fringe ____
Strip Commercial ____ Traditional Neighborhood ____

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

Please see Justification Report.

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

Please see Justification Report.

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

Roadways

Please see Justification Report.

Recreation

Please see Justification Report.

Water and Wastewater

Please see Justification Report.

Solid Waste

Please see Justification Report.

Mass Transit

Please see Justification Report.

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

NO

YES (please explain)

Please see Justification Report.

CERTIFICATION

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

Owner of Record	
Name: City of Gainesville (c/o GRU Gen. Mgr.)	
Address: 301 SE 4th Avenue	
Gainesville, FL 32601	
Phone: 352-334-3400	Fax:
Signature: See Below	

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.

Roberte Hunzinger GM
Owner/Agent Signature

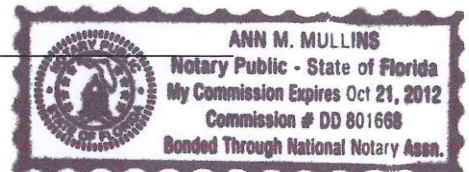
3/31/2011.
Date

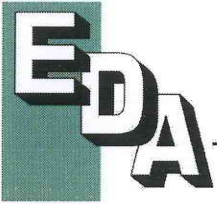
STATE OF FLORIDA
COUNTY OF ALACHUA

Sworn to and subscribed before me this 31 day of MARCH 20 11, by (Name)
ROBERTE E. HUNZINGER.

Ann M. Mullins
Signature – Notary Public

Personally Known OR Produced Identification (Type)

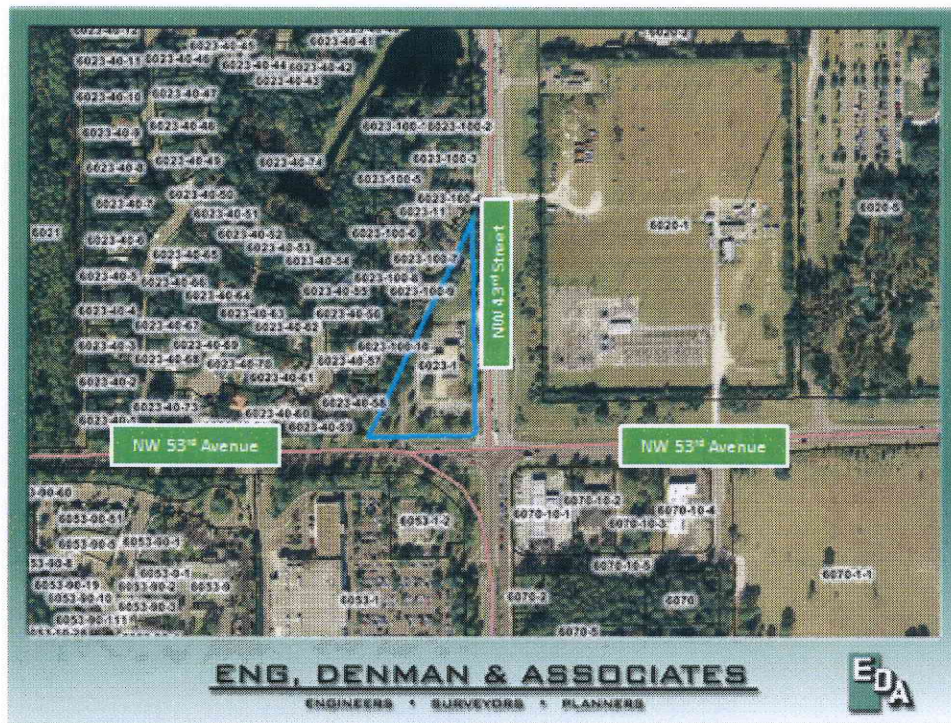




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Project Location: 2.69 acres located at 4322 NW 53rd Avenue (parcel number 06023-001-000).

Project Owner: City of Gainesville / Gainesville Regional Utilities

Submittal Date: April 18, 2011

Prepared By: Clay Sweger, AICP, LEED AP
Eng, Denman and Associates, Inc.

Background

The subject property is approximately 2.7 acres in size and is located at 4322 NW 53rd Avenue (northwestern corner of NW 43rd Street and NW 53rd Avenue). The property is owned by the City of Gainesville and maintained by the Gainesville Regional Utilities (GRU). The site is the current home of the GRU Electrical Systems Control facility, which consists of an existing building and associated improvements, including a paved parking area, stormwater retention areas, etc.

The existing municipal utility use (GRU Electrical Systems Control) is scheduled to be moved to the new GRU Eastside Operations Center (EOC) on North Main Street upon the opening of the EOC estimated for later this year. The abandonment of the subject property will leave the site without any existing or scheduled municipal use and therefore, will become surplus land. Subsequently, GRU intends to put the subject property back on the tax rolls by selling the property to a private buyer and transferring the proceeds made from the sale to support the public utility.

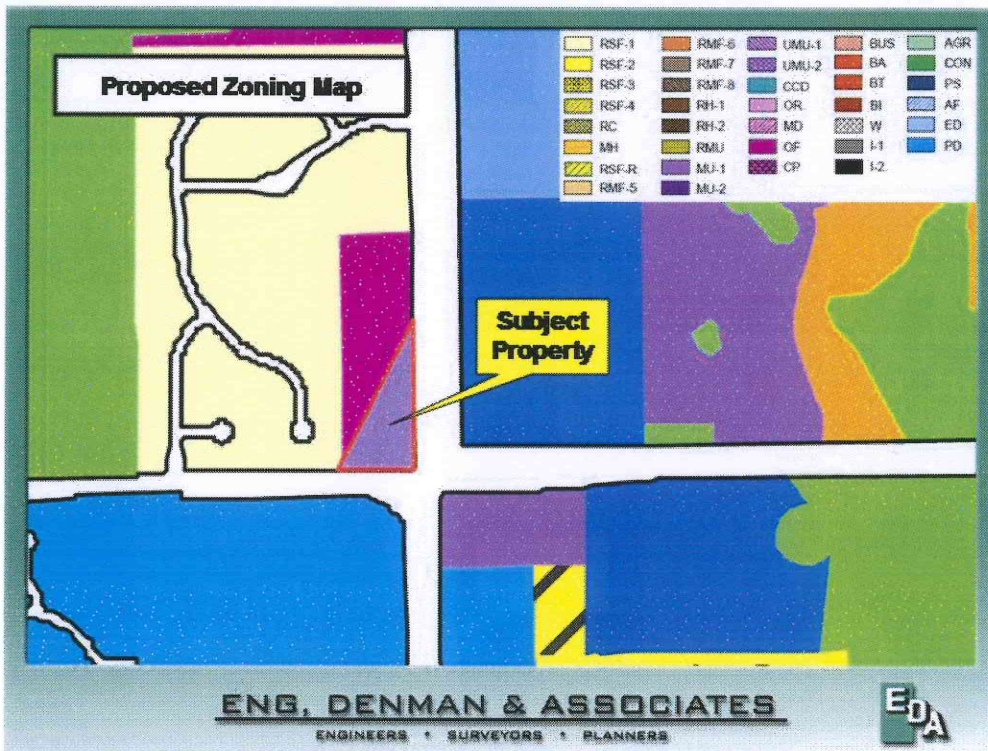
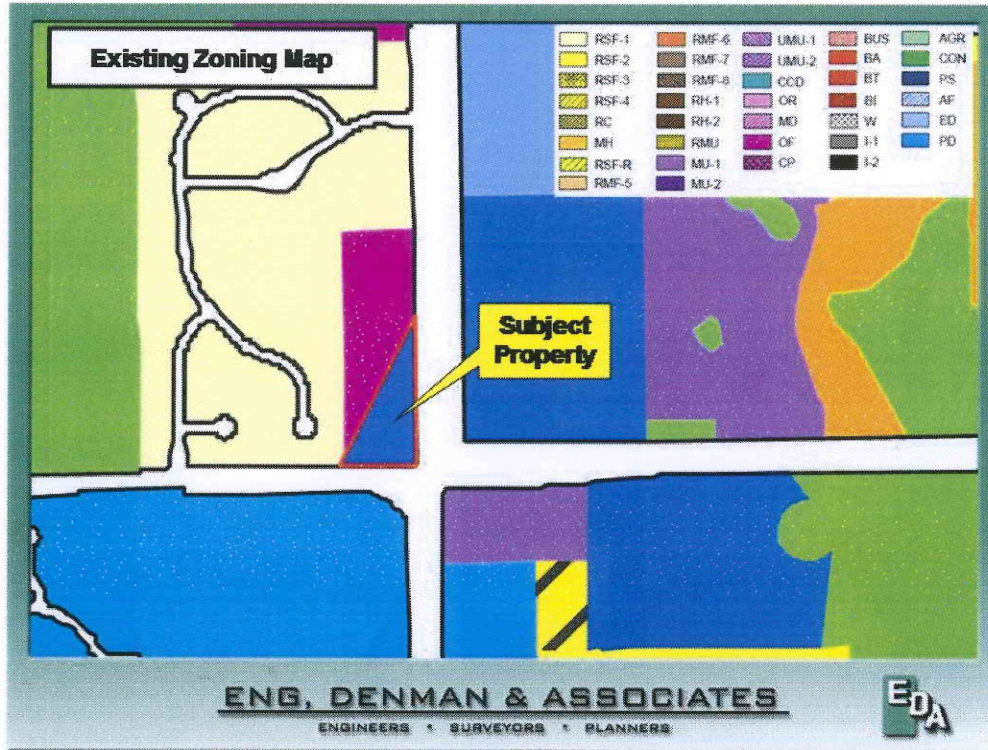
Currently, the future land use designation on the property is Public Facilities and the zoning designation is Public Services. These designations allow uses and activities typically found in governmental complexes and utility operations, as currently seen on the subject property. However, these land use and zoning designations are not appropriate for private ownership and do not permit the uses typically found in a private development, including commercial, office, residential and any combination thereof.

Statement of Proposed Change

Zoning Map Amendment (Rezoning)

Therefore, in preparation for the property to be sold to a private party, a change in future land use and zoning is necessary. The requested zoning designation (Mixed Use Low Intensity District (MU-1)) will accompany a land use change request to Mixed Use Low and is the most appropriate designation for the subject property, which is located at a major arterial intersection and within one of the city-designated activity centers, which supports and encourages mixed use development in these areas. This report will elaborate on these main points.

The following maps illustrate the existing (Public Services) and proposed (Mixed Use Low Intensity District (MU-1)) zoning designations:



The City of Gainesville Land Development Code provides the following definitions for the existing Public Services and proposed Mixed Use Low Intensity District (MU-1) designations:

Public Services

The PS district is established for the purpose of identifying and providing suitable locations for the necessary public and private utility and recreation activities that serve and are used directly by the public for their own benefit and are necessary to the normal conduct of the community's activities. This district may be isolated and surrounded by any other zoning district compatible with the intended use of the facility.

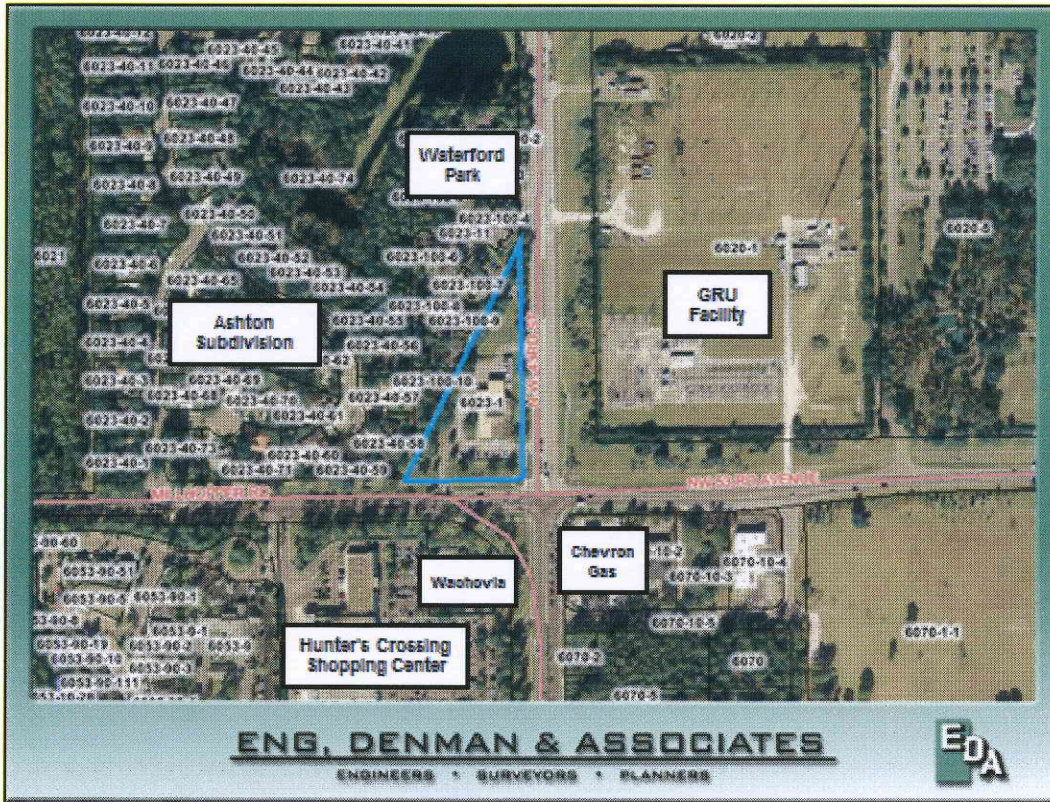
Mixed Use Low Intensity District (MU-1)

The mixed-use low intensity district is established for the purpose of allowing coordinated developments designed to offer a mixture of residential, convenience-type retail, professional and consumer service uses primarily for residents of mixed-use and adjacent residential neighborhoods, and places of religious assembly. The district is intended to reduce the length and number of vehicular trips by providing for basic needs within close proximity to residential areas, by encouraging pedestrian access, and by the combining of trips. This district is established to allow uses compatible with each other and with surrounding residential to be developed near each other. The MU-1 district may be located in areas where analysis of residential characteristics demonstrates that such facilities are required. This district is intended to encourage the development of planned and unified neighborhood shopping centers in a relationship harmonious with adjoining residential activities. It is also intended to accommodate traditional neighborhoods that include nonresidential uses and neighborhood centers.

Responses to City Land Use Change Application

Surrounding Land Uses and Adjacent Land Use and Zoning

Direction	Property Use	Future Land Use Designation	Zoning Designation
North	Waterford Park (Office)	Office	Office
East	NW 43 rd Street GRU Substation	Public Facilities	Public Services (PS)
South	NW 53 rd Avenue Hunter's Crossing Shopping Ctr.	Mixed Use Low	Planned Development
West	Waterford Park (Office) Ashton (S.F. Neighborhood)	Office Single Family	Office RSF-1



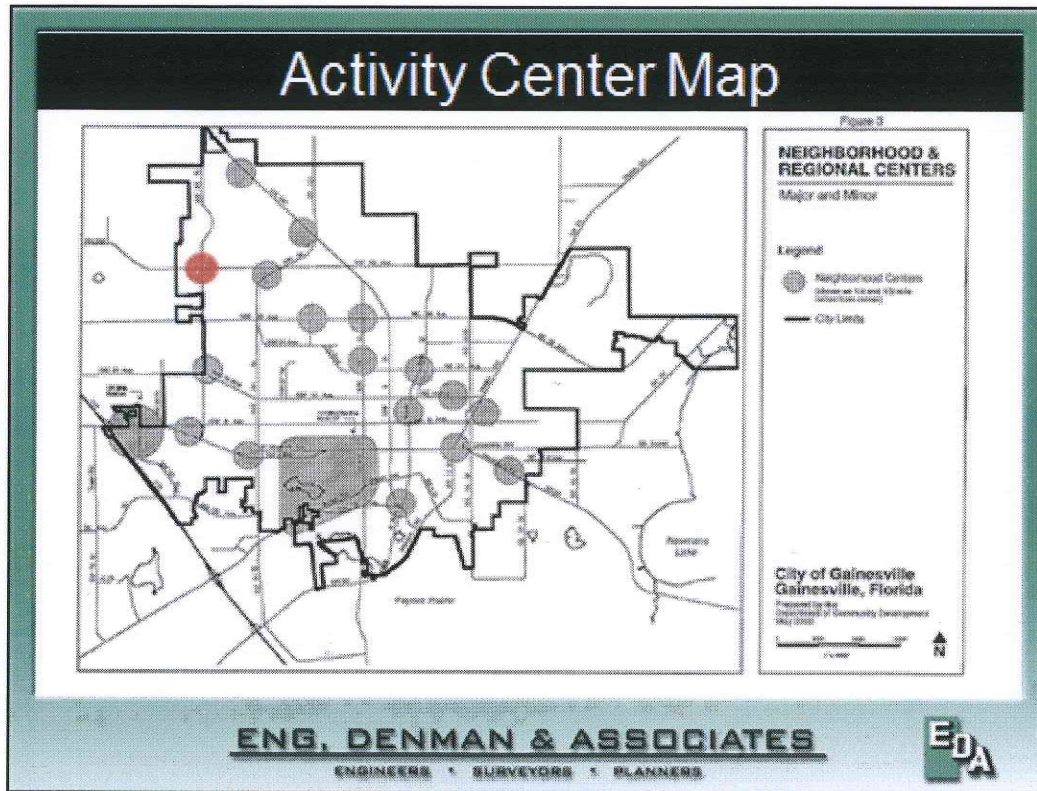
The redevelopment of the subject property under the regulations outlined in the proposed mixed use future land use and zoning designations will continue the existing urban development pattern in the immediate area, which includes a vibrant mix of commercial, office and residential uses. Further, the permitted uses in the requested mixed use categories are compatible with the existing land uses surrounding the subject property, as seen in the previous exhibit. A mix of urban uses (office, commercial, single family) bound the property to the north, west and south. These adjacent uses are compatible with and in fact and all included as permitted uses in the proposed Mixed Use Low future land use designation. The Comprehensive Plan states the Mixed Use Low district ‘allows a mixture of residential and non-residential uses,’ and ‘offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood’ (FLUE Policy 4.1.1). The proposed Mixed Use Low Intensity District (MU-1) zoning will implement these applicable Comprehensive Plan policies.

Comprehensive Plan Policy 4.1.1 further defines ‘A Mix of Uses’ as the following, which are supportive of the existing activity center located at intersection of NW 43rd Street and NW 53rd Avenue (including the subject property):

- Keeps a neighborhood center active and safe on weekends and evenings
- Buildings at least 2 stories create a pleasant ‘outdoor room’ feeling
- Creates places for work, residences, civic and recreation within compact, walkable distances
- Reduces the need for car travel
- Mixes uses vertically and horizontally
- Makes transit efficient and makes smaller retail more viable

The placement of these mixed use land use and zoning designations on the subject property is the most compatible designation according to the Comprehensive Plan. Specifically, the Future Land Use Map, adopted as part of the Comprehensive Plan, includes a specific land use pattern circulating around the NW 43rd Street / NW 53rd Avenue intersection. This pattern includes the predominant land use pattern of Mixed Use Low, found on a majority of privately-owned properties at this intersection, including Hunter’s Crossing and the mix of commercial uses at the SE corner of the intersection.

Further, the Comprehensive Plan Future Land Use Element Data and Analysis labels this intersection (including the subject property) as a 'Neighborhood & Regional Center,' as seen on the following map (intersection outlined in red):



These designated Activity Centers are typically located at major intersections or employment centers throughout the City. The intent of these areas is to attract mixed-use, pedestrian friendly development and redevelopment. The Data and Analysis describes these areas as a planning tool for 'incorporating more mixed use, designing for transportation choice, increasing high-quality residential densities in appropriate locations...(and) creating a sense of place.' The proposed Mixed Use Low future land use designation and Mixed Use -1 (MU-1) zoning designation will provide the mechanisms needed to redevelop the site as a high quality urban development that follows these design principles.

Additionally, on the City's future land use and zoning maps, neighborhood activity centers are implemented with mixed use categories, such as the proposed Mixed Use Low FLU and Mixed Use-1 Zoning designations. It is very likely that the subject

property would already have these requested designations if it had been historically a privately owned property.

Impact on Residential Streets

The proposed zoning change application will not impact residential streets in any manner. The subject property is located at a major intersection of two arterial streets and no residential streets can be accessed by the property. The nearest residential streets within the Ashton subdivision will be unaffected and in fact, the redevelopment of the subject property may provide additional business services that the residents could easily walk to from their homes, thus reducing the need to drive for the same services.

Impact on Noise and Lighting

The proposed zoning change on the subject property from Public Services to Mixed Use – 1 (MU-1) will not create negative noise and lighting impacts on any surrounding uses. The existing and proposed zoning designations are both urban in nature that permit a range of on-site uses, all of which must adhere to the City's adopted noise and light ordinances.

Environmental Factors

The property is fully developed and does not contain any environmentally sensitive resources. Therefore, no environmental factors are related to the proposed zoning change.

Contribution to the Community & Long Term Economic Benefits

As previously stated in this report, the subject property is city-owned and currently serves a public purpose by housing a GRU facility. However, this GRU operation will soon be relocated off-site, thus leaving an underutilized property with no public purpose. It is based on these facts that GRU intends to put the subject property back on the tax rolls by selling the property to a private buyer, thereby freeing up a prime piece of land for infill redevelopment and generating revenue made from the sale to support the public utility. Additionally, the City's Land Development Code's mixed use design criteria will help ensure that on-site development will be of a scale and quality that will serve as a value added project for the immediate area.

Level of Service Report

The City of Gainesville has adopted Level of Service standards for roads, potable water, sanitary sewer, solid waste, schools, recreation and drainage. Consistency with these standards is demonstrated in this report.

Roadways

The subject property will gain ingress/egress from NW 43rd Street and NW 53rd Avenue and is located within Transportation Concurrency Exception Area (TCEA) Zone B. The proposed rezoning from Public Services to Mixed Use – 1 (MU-1) will not have an impact of the roadway level of services. However, at the time of redevelopment, a traffic impact analysis will be required as part of the development plan review process to assess any net impact to the local road network and to demonstrate compliance with Concurrency Management Element Policy 1.1.4 standards.

Potable Water

According to Gainesville Regional Utilities, potable water currently serves the site and adequate capacity exists in the system to accommodate future development on the project site. In addition, any development to occur on this site shall be required to connect to the centralized system.

Sanitary Sewer

According to Gainesville Regional Utilities, sanitary sewer currently serves the site and adequate capacity exists in the system to accommodate future development on the project site. In addition, any development to occur on this site shall be required to connect to the centralized system.

Solid Waste

Solid waste generation disposal will not exceed the City's established level of service of 0.655 tons of solid waste per capita per year disposed (3.6 pounds of solid waste per capita per day disposed). Solid waste generation collection will not exceed the City's established level of service of 1.07 tons of solid waste per capita per year collected (5.9 pounds of solid waste per capita per day collected).

Recreation

The future redevelopment of this site will likely be non-residential in nature due to its location at an intersection of two major arterial roadways. Additionally, due to the small size of the property, residential development on the property would (best case) be at a very small scale. Therefore, no estimated recreation impacts are anticipated from the proposed rezoning.

Fire and Emergency Services

This site is served by Gainesville Fire Rescue Station 7 located at 5601 NW 53rd Street.

Stormwater Management

On-site stormwater management facilities will be designed to provide stormwater treatment, so as to not degrade the water quality of the ultimate receiving water body. Post-development runoff will not contribute pollutants that will degrade water quality and will provide a level of treatment that meets or exceeds all state and local permitting regulations.

Public Schools

The future redevelopment of this site will likely be non-residential in nature due to its location at an intersection of two major arterial roadways. Additionally, due to the small size of the property, residential development on the property would (best case) be at a very small scale. The proposed land use change should not have an impact on public school enrollment in Alachua County.

Access by Transit, Bikeways and Pedestrian Facilities

The project site is located at the intersection of NW 43rd Street and NW 53rd Avenue. Both of these streets have an existing sidewalk and bike lane network that provide safe access from the subject property to the mix of uses in the immediate area that include shopping, a grocery store, restaurants, offices, single family residential subdivisions, a state park and churches.

Presently, this immediate area is not served by the Regional Transit System (RTS). The nearest route is Route #43 (Downtown RTS Station to Santa Fe) and is accessible near the intersection of NW 43rd Street and NW 39th Avenue.

Search Date: 4/13/2011 at 2:41:50 PM - Data updated: 04/13/11 Parcel: 06023-001-000

Taxpayer: CITY OF GAINESVILLE	Legal: COM AT SE COR RUN W 420 FT N 26 DEG 51 MIN E 929.80 FT S 829.6 FT TO POB AS PERORDER OF TAKING C-201-70 LESS E 50THEREOF PER OR 1151/192) LESS R/W AS PEROR 1464/0576)
Mailing: % LAND RIGHTS COORDINATOR PO BOX 490 MS 58 GAINESVILLE, FL 32602	
Location: NW 43RD ST Gainesville	
Sec-Twn-Rng: 15-9-19	
Use: MUNICIPAL	
Tax Jurisdiction: Gainesville	
Area: SEC 1-36 OF 9-19	
Subdivision:	

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
2010	MUNICIPAL	51400	0	1134700	1186100	881906	304194	304194	0	0
2009	MUNICIPAL	51400	0	1168700	1220100	943560	276540	276540	0	0
2008	MUNICIPAL	51400	0	200000	251400	0	251400	251400	0	0
2007	MUNICIPAL	51400	0	200000	251400	0	251400	251400	0	0
2006	MUNICIPAL	51400	0	200000	251400	0	251400	251400	0	0
2005	CTY INC NONMUNI	51400	0	200000	251400	0	251400	251400	0	0
2004	CTY INC NONMUNI	51400	0	200000	251400	0	251400	251400	0	0
2003	CTY INC NONMUNI	51400	0	200000	251400	0	251400	251400	0	0
2002	CTY INC NONMUNI	51400	0	200000	251400	0	251400	251400	0	0
2001	CTY INC NONMUNI	51400	0	200000	251400	0	251400	251400	0	0
2000	CTY INC NONMUNI	51400	0	200000	251400	0	251400	251400	0	0
1999	CTY INC NONMUNI	51400	0	200000	251400	0	251400	251400	0	0
1998	CTY INC NONMUNI	80000	0	200000	280000	0	280000	280000	0	0
1997	CTY INC NONMUNI	80000	0	200000	280000	0	280000	0	280000	7965.92

Land

Use	Zoning	Acres
MUNICIPALLY OWNED	Public Services & Oper	2.57
2010 Certified Land Value: 51400		

Miscellaneous

Description	Units
	1
	1
	1
	0
	1
	1
	0
	0
	1
2010 Certified Miscellaneous Value: 1134700	

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
09-4062	MISCELLANEOUS	08/19/2009	01/22/2010	12/25/2009	55 KW GENERATOR

Alachua County Tax Collector

generated on 4/13/2011 2:42:42 PM EDT

Tax Record

Last Update: 4/13/2011 2:42:41 PM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year			
06023-001-000	REAL ESTATE	2010			
Mailing Address CITY OF GAINESVILLE % LAND RIGHTS COORDINATOR PO BOX 490 MS 58 GAINESVILLE FL 32602		Physical Address 5601 NW 43RD ST GEO Number 15-09-19-06023001000			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
89 304194	3700				
Legal Description 5601 NW 43RD ST COM AT SE COR RUN W 420 FT N 26 DEG 51 MIN E 929.80 FT S 829.6 FT TO POB AS PER ORDER OF TAKING C-201-70 LESS E 50 THEREOF PER OR 1151/192) LESS R/W AS PER OR 1464/0576)					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Amount
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.3763	304,194	304,194	\$0	\$0.00
CNTY DEBT LL	0.2500	304,194	304,194	\$0	\$0.00
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.3638	304,194	304,194	\$0	\$0.00
LIBRARY BONDS	0.1098	304,194	304,194	\$0	\$0.00
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL GENERAL	5.4840	1,186,100	1,186,100	\$0	\$0.00
SCHL DISCRNRY & CN	0.9980	1,186,100	1,186,100	\$0	\$0.00
SCHL BOND 5	0.3750	1,186,100	1,186,100	\$0	\$0.00
SCHOOL VOTED	1.0000	1,186,100	1,186,100	\$0	\$0.00
SCHL CAP26 PROJECT	1.2500	1,186,100	1,186,100	\$0	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.4399	304,194	304,194	\$0	\$0.00
CITY OF GAINESVILLE	4.2544	304,194	304,194	\$0	\$0.00
Total Millage		23.9012	Total Taxes		\$0.00
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount

Total Assessments		\$0.00
Taxes & Assessments		\$0.00
If Paid By	Amount Due	
	\$0.00	

Prior Year Taxes Due	
NO DELINQUENT TAXES	



ENG, DENMAN & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

GRU – NW 53rd Avenue Rezoning
4323 NW 53rd Avenue
Gainesville, Florida

Neighborhood Meeting, March 22, 2011

Meeting Started: 6:00 PM

Community Participants: 16

Location: 2404 NW 43rd Street, Gainesville, Florida

<u>Attendees:</u>	Edna Mound	5713 NW 45th Dr.	378-1460
	Freeman Bell	5329 NW 46th Terr.	376-3572
	George Snyder	5316 NW 46th Terr.	372-9872
	Eleanor Snyder	5316 NW 46th Terr.	372-9872
	Christina Costakis	5616 NW 45th Dr.	373-0028
	David Costakis	5616 NW 45th Dr.	373-0028
	Scott Knight	5831 NW 45th Dr.	373-0028
	Stephen Davis	6440 NW 46th Dr.	316-3601
	David Smock	5858 NW 45th Terr.	336-0355
	Esther Mauffray	4525 NW 53rd Lane	378-5635
	Bill Mauffray	4525 NW 53rd Lane	219-3141
	Jeff Montgomery	2357 NW 13th Place	376-3735
	Gilles Maillart	7106 NW 43rd Place	359-5442
	Rick Cain	5403 NW 45th Dr.	281-9393
	Carol Bosshardt	5542 NW 43rd St.	371-6100
	Norma Darnell	5443 NW 45th Dr.	262-2538

Project Representatives:

Engineer: **Sergio Reyes; (SR) EDA**
Land Planner: **Clay Sweger; (CS) EDA**

Meeting Minutes:

Clay Sweger began the meeting with an introduction of the project and what is the current land use and zoning for the parcel and what land use and zoning changes are being proposed. It was mentioned that the services that are currently located at this facility are going to be moved to the GRU Eastside Operations Center on Main Street. There was reference made to a powerpoint presentation throughout the meeting that is included with these minutes. The meeting was then opened up for citizen discussion, questions, and comments.

- Q:** Does the proposed land use/zoning include religious gathering places?
CS: Yes it does. Religious gathering places (i.e. churches, synagogues, etc.) are allowed in any zoning. They are protected under law.
- Q:** Is the GRU training center that is across the street staying?
CS: There are no immediate plans for that parcel. Let me mention that the particular parcel that you are referring to is not a part of this petition.
- Q:** Is the City sure that it is appropriate to sell this parcel? Can they not find another use for it within the City?
CS: The direction that GRU is taking, is to rezone this parcel and sell it.
- Q:** It has been said that the services that are located here are going to be relocated to the GRU Eastside Operations Center. Is it safe for all services to be located at the same facility?
CS: These building are built to code to withstand earthquakes, hurricanes, etc. They also have security plans that will be put into place.
- Q:** Is there any concern that the City or GRU has beyond getting top dollar for the property?
CS: Under the proposed zoning changes I have gone over what will be allowed there. In addition, we propose a land use and zoning that is appropriate and compatible with the existing development pattern in the area. Whoever purchases the property will have to go through a very rigorous process to obtain permitting. So, yes, there will be appropriate review as with any project coming before the commission for approval.
- Q:** Under the proposed zoning change, will a liquor store be allowed?
CS: It will not be prohibited. A bar or nightclub where people come in and order drinks will not be allowed.
- Q:** Do you know the timeline of when all of this will occur?
CS: We plan to submit this to the City of Gainesville Planning Department next month. The complete process, which includes the petition going before the plan board and commission should take approximately 4 months.
- Q:** Who was contacted about this meeting?
CS: All property owners within 400 feet of the subject property. That includes surrounding business owners.
- Q:** If this was rezoned to MU-1, could an office park still go there?
CS: Yes.
- Q:** What does MU-1 prohibit?
CS: Industrial, sexually oriented business, highway (i.e. – oil change places, car repair shops, etc.), single family housing (unless it was two story building with housing above office buildings, etc.), and utility uses (as allowed in PS zoning).
- Q:** Could a bakery move there?
CS: Yes.

Q: With MU-1 zoning, what are the regulations with it being near a subdivision in regards to lighting and size of building?

SR: There are light restrictions. There are only 0-1 foot candles allowed at the property line. Which in essence means that you will not have light coming from that parcel onto your property. There is also something called a 45° angle of light which would allow probably only a two story building to put on that parcel.

Q: Are there any regulated trees on that parcel? (i.e. – heritage trees)

SR: We are not at the point where the tree locations have been done.

Q: We have no surface drainage on the west side of the neighborhood property. Will there be anything done to cause there to be more drainage issues for the Ashton neighborhood?

SR: Redevelopment will ensure that there will be a new on site drainage system constructed and hopefully that will help resolve any current problems that you are having.

Q: We understand that this property is owned by the City of Gainesville but GRU is selling it. Who would take the profit from the sale of this property?

CS: The proceeds would go to GRU. As explained, GRU is an entity of the City of Gainesville.

Q: Can we have a copy of the presentation (referencing the powerpoint presentation)?

CS: The information that was given tonight along with the questions and answers will be part of the meeting minutes, all of which will be made part of the submittal to the City Planning Department. A request can be made for that information at the Planning Department.

Q: When the property is actually put up for sale, will it be made an open bid?

SR: GRU has its own process for bidding. They can be contacted for what their actual bid process is. This more than likely will all occur sometime near the end of the year.

Q: How many acres is this parcel?

CS: 2.57 acres

Q: Who would the contact be for GRU?

CS: It depends on what kind of question you have. We would like to offer help with that. If you have any questions that are GRU specific, we will gladly forward them to the appropriate person and get in contact with you as soon as we have an answer for you. I will be available after the meeting if you have any questions that you would like for me to get an answer on.

Q: Will there be more traffic with the zoning changes?

SR: That is hard to tell, it depends on what is actually built on the parcel. I can however tell you that one of the driveways (there currently being three) more that likely will likely be eliminated.

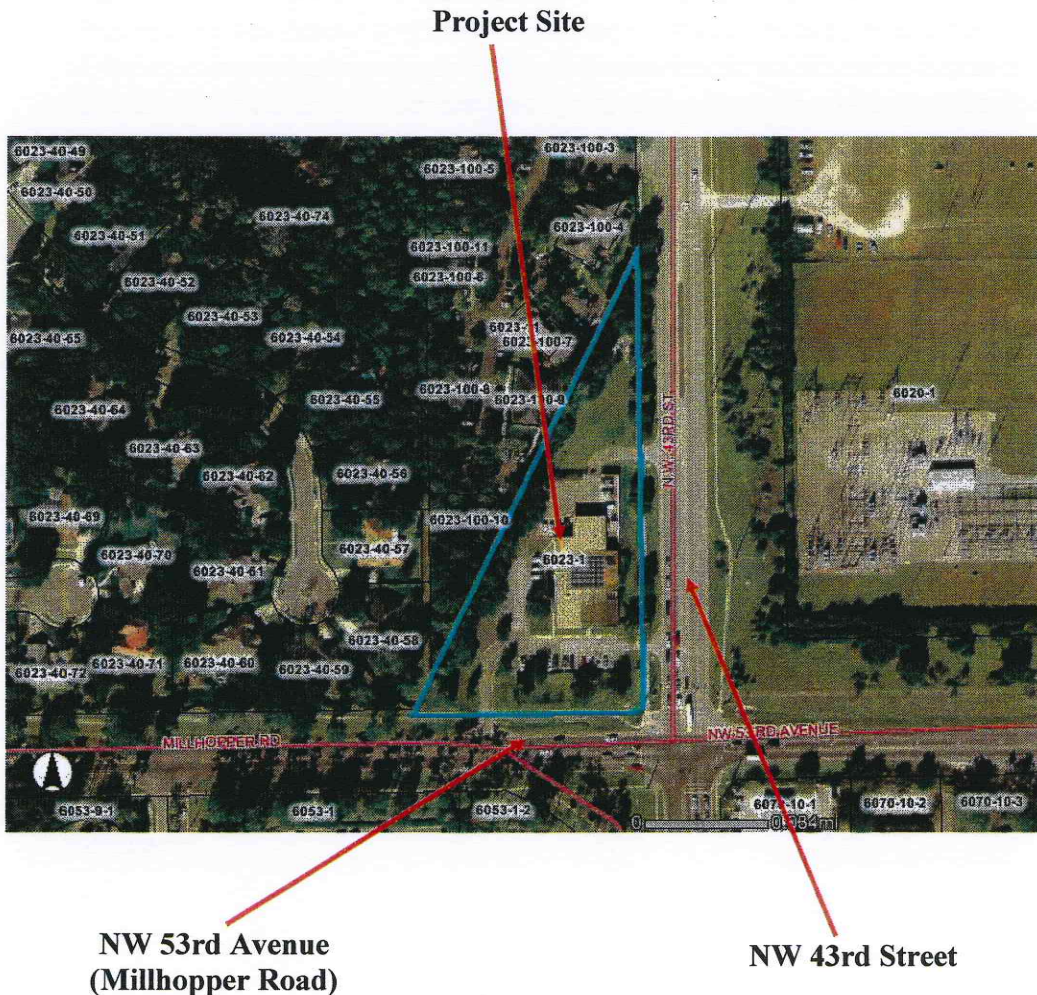
The residents of Ashton subdivision would like it to be made part of the record that they have concern over the fact that there may be more traffic with any zoning changes. They are concerned because of the number of children that walk and ride their bicycles to Talbot Elementary school located on NW 43rd Street just north of the current substation. They would also like to make it known that if there was to be development on this parcel in the future, they would very much like the aesthetics of the building to be much like the buildings that are located within Waterford Park.

Neighborhood Workshop Notice

A neighborhood workshop will be held to discuss the proposed Land Use Map amendment and rezoning for the parcel located at
4322 NW 53rd Avenue
(Tax Parcel 06023-001-000).

Date: Tuesday, March 22, 2011
Time: 6:00 p.m.
Place: Eng, Denman & Associates, Inc.
2404 NW 43rd Street
Contact: Eng, Denman & Associates, Inc. at (352) 373-3541

The purpose of the workshop is to inform the neighboring property owners about the nature of the project and to seek comments.



Neighborhood Workshop Notice

06070-010-002 City Substation
ARC CVGNVFL001 LLC
% AMERICAN REALTY CAPITAL II
405 PARK AVE 15TH FL
NEW YORK, NY 10022

Neighborhood Workshop Notice

06023-100-001 City Substation
AREY & WILLIAMS W/H
5618 NW 43RD ST
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-040-074 City Substation
ASHTON HOMEOWNERS ASSOC INC
% ASSOCIATION MANAGEMENT
5200 NW 43RD ST STE 102-217
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

06023-040-070 City Substation
CURTIS E BALL
4514 NW 53RD LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-100-006 City Substation
BARBARETTE & QUIRK
5538 NW 43RD ST #A
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-040-058 City Substation
MARY S BENSON
5321 NW 45TH DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-100-003 City Substation
BENTON & BENTON
3641 NW 23RD PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06023-100-007 City Substation
BOSSHARDT REALTY SERVICES INC
5542 NW 43RD ST
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-040-057 City Substation
GORDON S BURLESON
5331 NW 45TH DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-040-056 City Substation
PATRICK E CAIN
5403 NW 45TH DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-100-005 City Substation
CARPENTER & GODDARD P A
5608 NW 43RD ST
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-001-000 **** City Substation
CITY OF GAINESVILLE
% LAND RIGHTS COORDINATOR
PO BOX 490 MS 58
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

06023-040-053 City Substation
I ALEXIS DELL
5433 NW 45TH DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-040-054 City Substation
OSCAR B DEPAZ
5423 NW 45TH DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-040-059 City Substation
PAUL GREGORY DREXLER
5310 NW 45TH DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-040-063 City Substation
MATTHEW W GEIGER
5432 NW 45TH DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06053-001-000 City Substation
HYDRA CORPORATION
1400 MARSH LANDING PKWY # 109
JACKSONVILLE, FL 32250

Neighborhood Workshop Notice

06023-040-055 City Substation
HAL A JR LACY
5413 NW 45TH DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06070-010-001 City Substation
JEFFREY M MONTGOMERY
5221 NW 43RD ST
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06023-040-060 City Substation
CHARLES IRWIN NEWSOM
5320 NW 45TH DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06070-010-005 City Substation
POSSUM CREEK OWNER'S ASSOC INC
101 SW 23RD TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06023-040-061 City Substation
JACOB & ANNE RUSH
5330 NW 45TH DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-040-062 City Substation
JONATHAN RUWE
5412 NW 45TH DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06053-009-001 City Substation
STERLING PARK INC
4707 NW 53RD AVE # A
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06053-001-002 City Substation
WACHOVIA BANK
% THOMSON REUTERS
PO BOX 2609
CARLSBAD, CA 92018

Neighborhood Workshop Notice

06023-100-011 City Substation
WATERFORD EQUITIES INC
537 NE 1ST ST STE 5
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

06023-011-000 City Substation
WATERFORD PARK INC
5528 NW 43RD ST
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-040-071 City Substation
NANCY SUE WHIDDON
4515 NW 53RD LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-100-010 City Substation
ISRAEL WINIKOR
6424 NW 85TH TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06023-100-002 City Substation
WILLIAM M WITT
5622 NW 43RD ST
GAINESVILLE, FL 32653

110223D

Neighborhood Workshop Notice
06023-100-008 City Substation
DWIGHT A WORTHINGTON
5528 NW 43RD ST
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
PAT BYRNE
3510 NW 54 LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

Duckpond
RANDY WELLS
820 NE 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval
GERALDINE NOBLE
2247 NE 13 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Golfview
DAVID CHALMERS
2740 SW 7 PL
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

North Lincoln Heights
ANDREW LOVETTE SR.
430 SE 14 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwood
SUSAN W. WILLIAMS
PO BOX 357492
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Northeast Neighbors
SHARON BAUER
1011 NE 1 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwest Estates
VERN HOWE
3710 NW 17 LN
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Porters Community
JANIE WILLIAMS
811 SW 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 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
TAYLOR BROWN
4421 NW 19 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

LARRY SCHNELL
2048 NW 7 LN
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

STEWART WELLS
6744 NW 36 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
RUBY WILLIAMS
237 SW 6 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653



Neighborhood Meeting

Proposed Land Use and Zoning Change Application

GRU Electric Systems Control Center

4322 NW 53rd Avenue

March 22, 2011

ENG. DENMAN & ASSOCIATES

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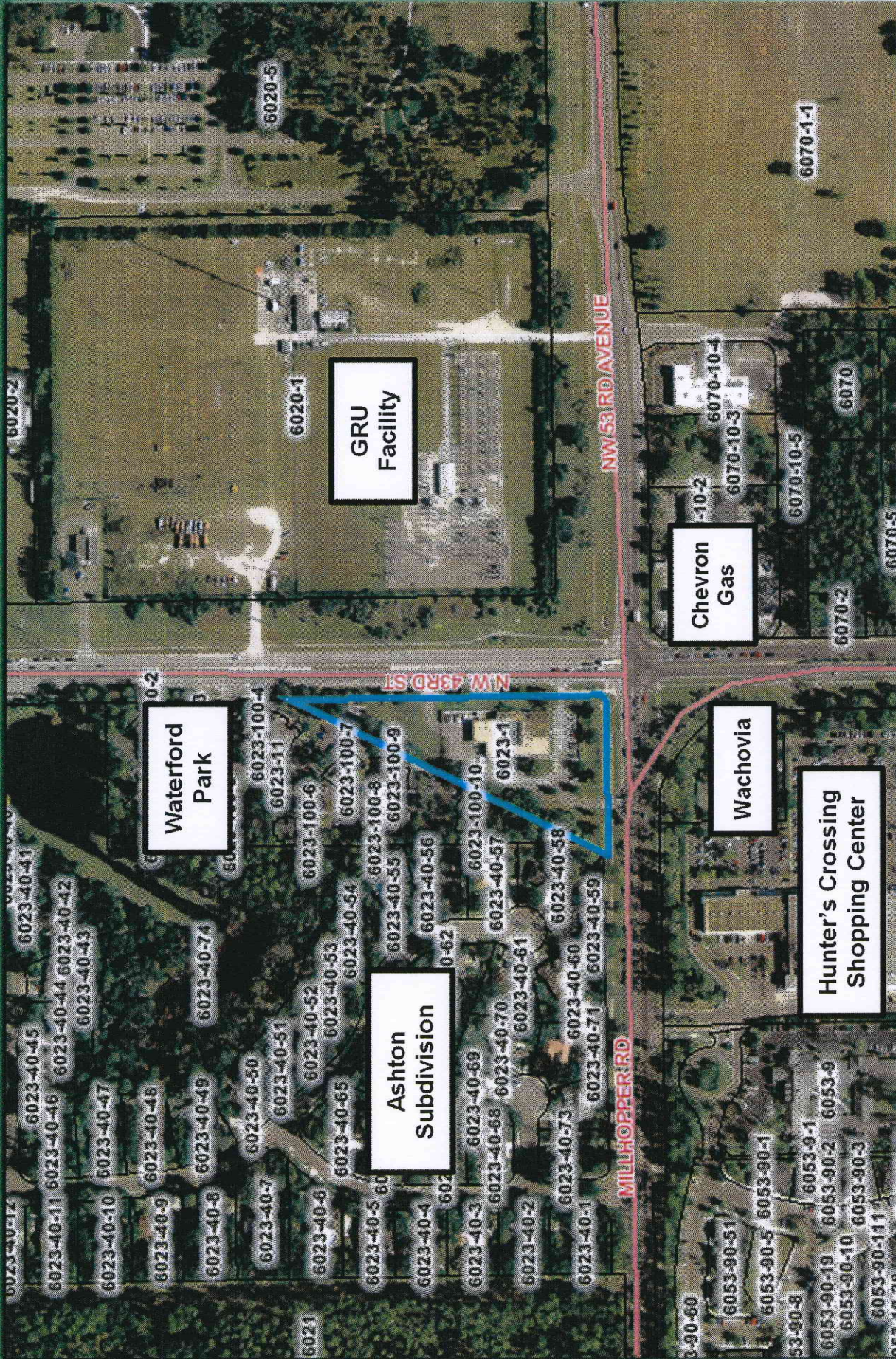


**Project Site:
4322 NW 53rd Avenue**



ENG, DENMAN & ASSOCIATES

ENGINEERS & SURVEYORS & PLANNERS



ENG, DENMAN & ASSOCIATES

ENGINEERS & SURVEYORS & PLANNERS

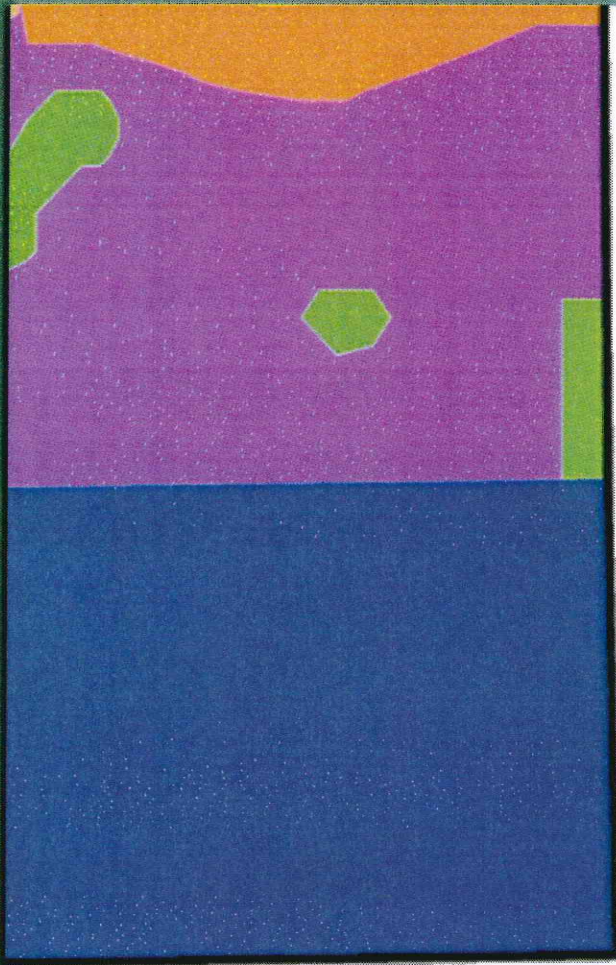
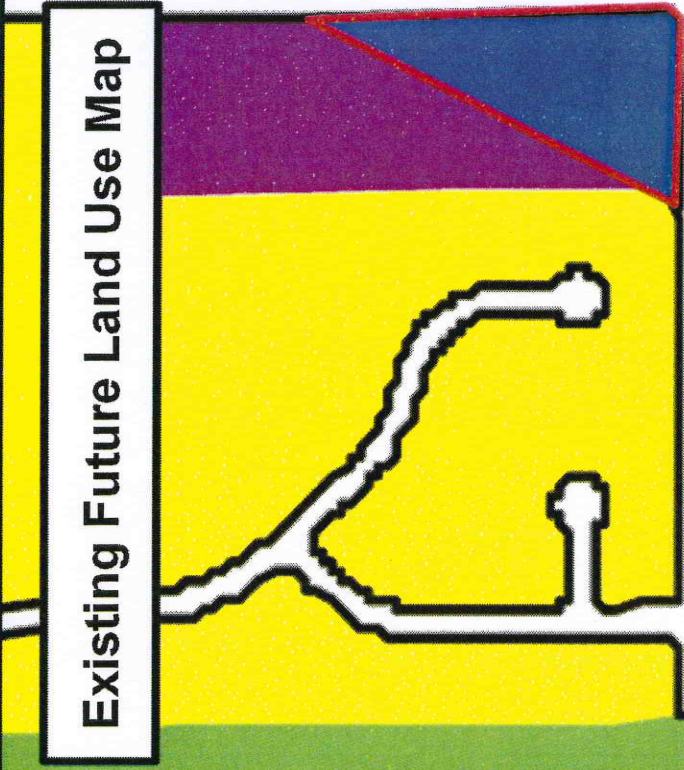
Project Background

- ❖ Address: 4322 NW 53rd Avenue
- ❖ Ownership: City of Gainesville
- ❖ Approximately 2.6 acres in size
- ❖ Current home of the GRU Electric Systems Control facility
- ❖ Existing facility is anticipated to be vacated this year and property will be available for private purchase

Project Request

- ❖ Apply an appropriate future land use and zoning on the property for private ownership and future redevelopment
- ❖ Proposed Changes:
 - ❖ Future Land Use: 'Public Facilities' to 'Mixed Use Low'
 - ❖ Zoning: 'Public Services' to 'Mixed Use -1'

Existing Future Land Use Map



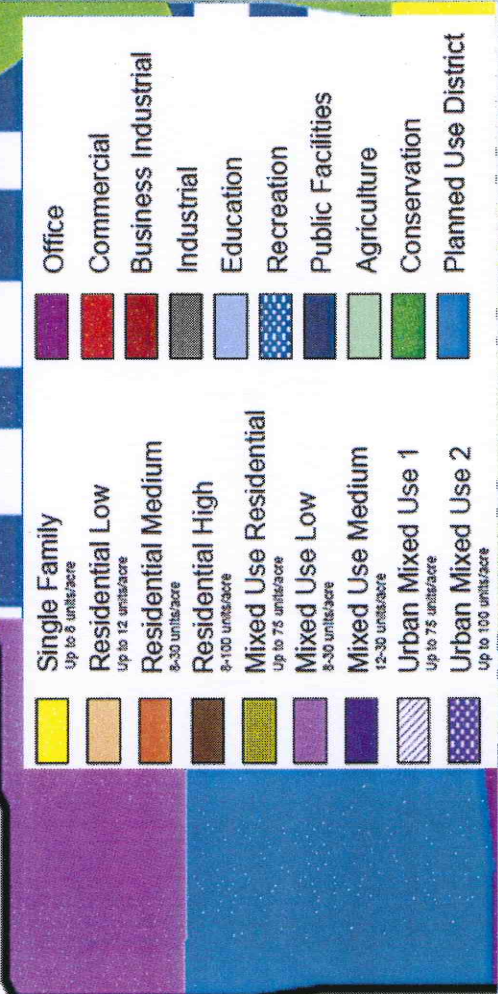
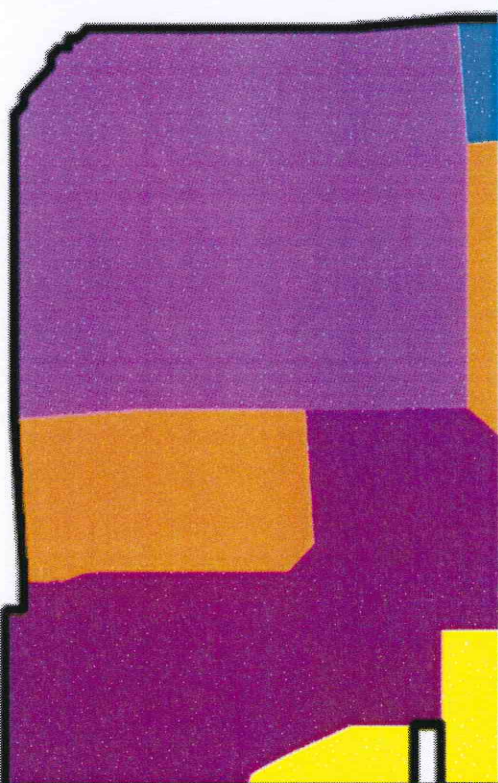
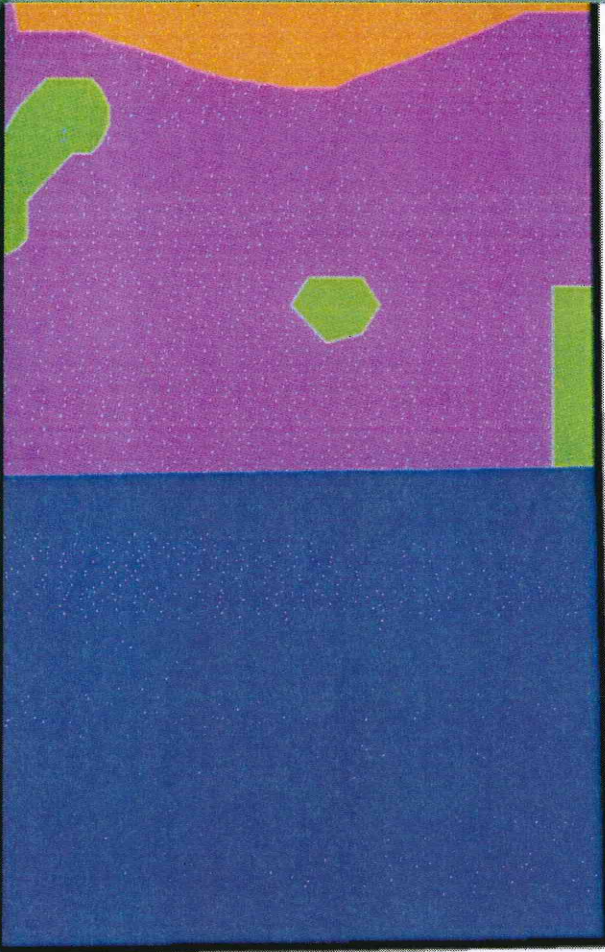
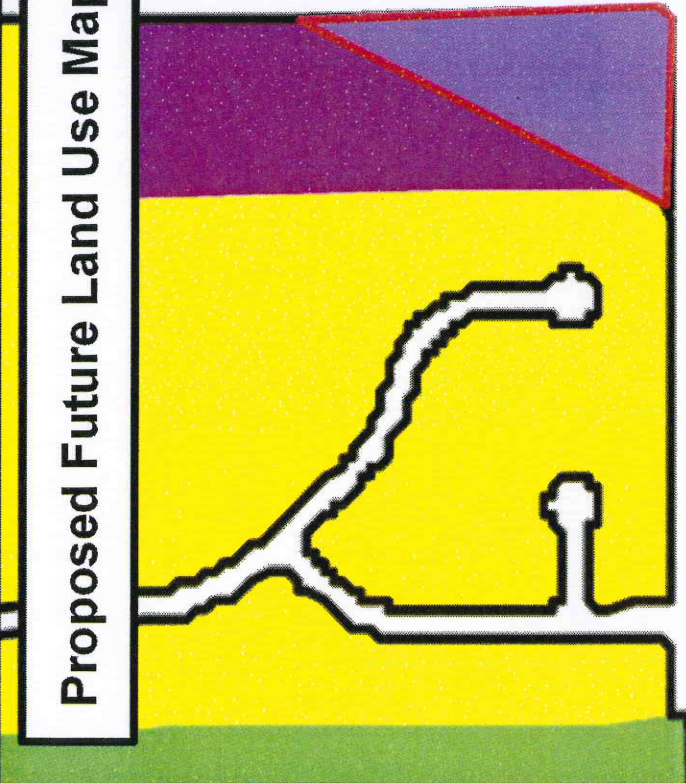
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|---|--|---|----------------------|
|  | Single Family
Up to 8 units/acre |  | Office |
|  | Residential Low
Up to 12 units/acre |  | Commercial |
|  | Residential Medium
9-30 units/acre |  | Business Industrial |
|  | Residential High
9-100 units/acre |  | Industrial |
|  | Mixed Use Residential
Up to 75 units/acre |  | Education |
|  | Mixed Use Low
8-30 units/acre |  | Recreation |
|  | Mixed Use Medium
12-30 units/acre |  | Public Facilities |
|  | Urban Mixed Use 1
Up to 75 units/acre |  | Agriculture |
|  | Urban Mixed Use 2
Up to 100 units/acre |  | Conservation |
| | |  | Planned Use District |



ENG. DENNAN & ASSOCIATES

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Proposed Future Land Use Map



- | | | | |
|---|--|---|----------------------|
|  | Single Family
Up to 8 units/acre |  | Office |
|  | Residential Low
Up to 12 units/acre |  | Commercial |
|  | Residential Medium
8-30 units/acre |  | Business Industrial |
|  | Residential High
8-100 units/acre |  | Industrial |
|  | Mixed Use Residential
Up to 75 units/acre |  | Education |
|  | Mixed Use Low
8-30 units/acre |  | Recreation |
|  | Mixed Use Medium
12-30 units/acre |  | Public Facilities |
|  | Urban Mixed Use 1
Up to 75 units/acre |  | Agriculture |
|  | Urban Mixed Use 2
Up to 100 units/acre |  | Conservation |
| | |  | Planned Use District |

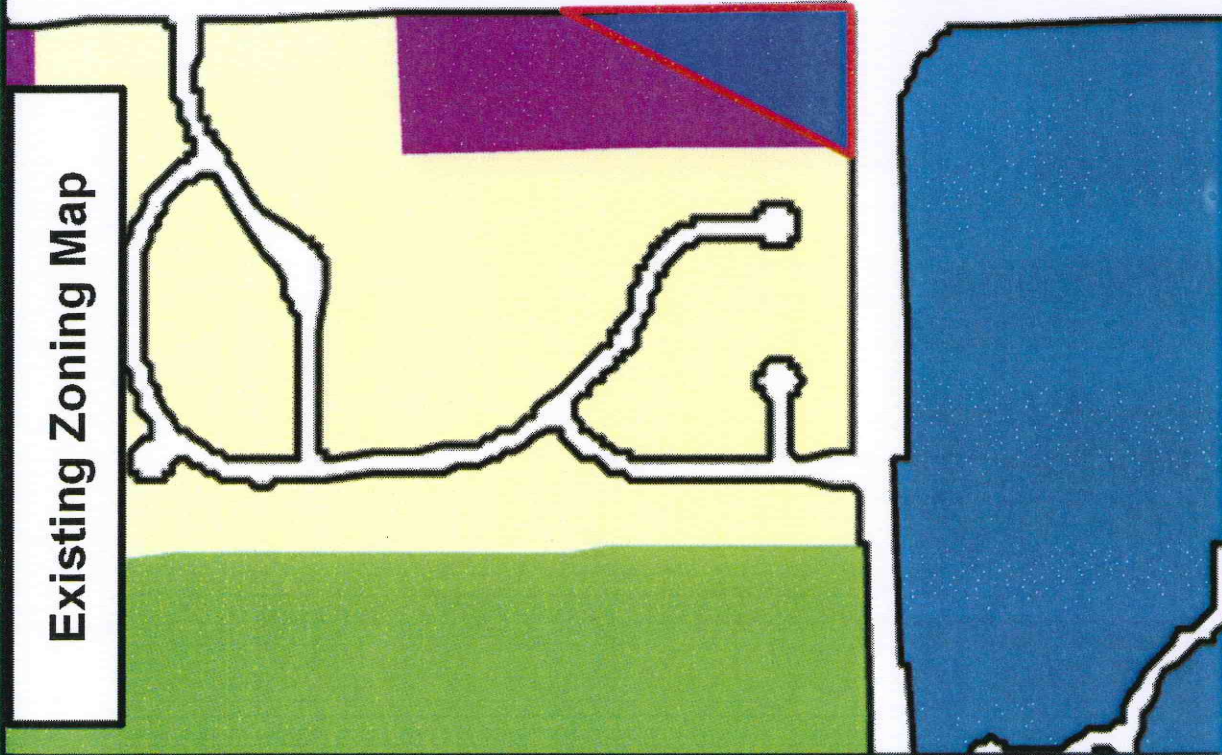


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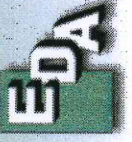
Existing Zoning Map

AGR	BUS	UMU-1	RMF-6	RSF-1
CON	BA	UMU-2	RMF-7	RSF-2
PS	BT	CCD	RMF-8	RSF-3
AF	BI	OR	RH-1	RSF-4
ED	W	MD	RH-2	RC
PD	I-1	OF	RMU	MH
	I-2	CP	MU-1	RSF-R
			MU-2	RMF-5



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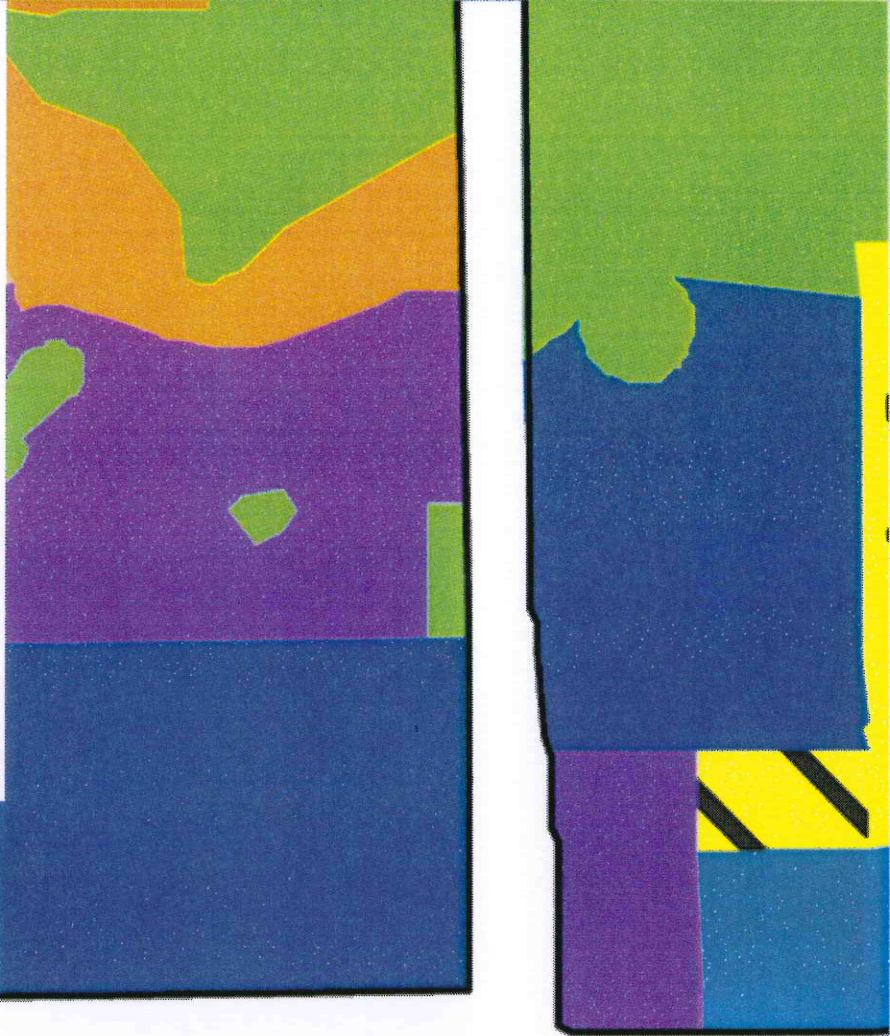
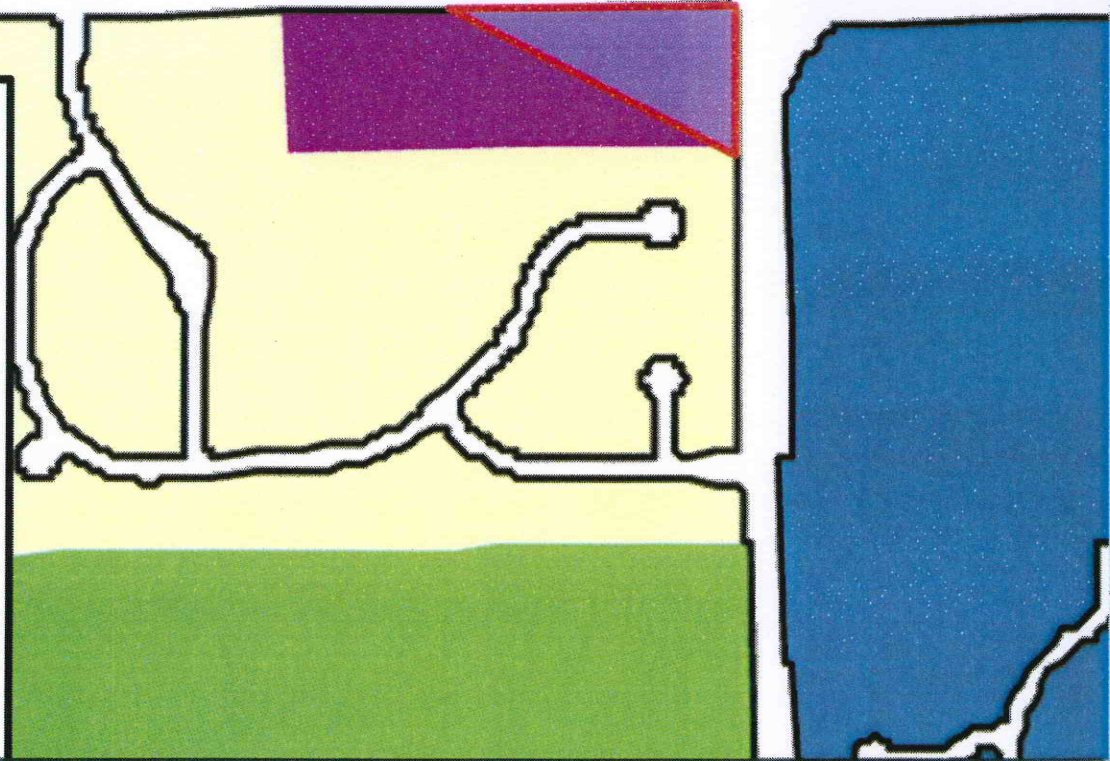


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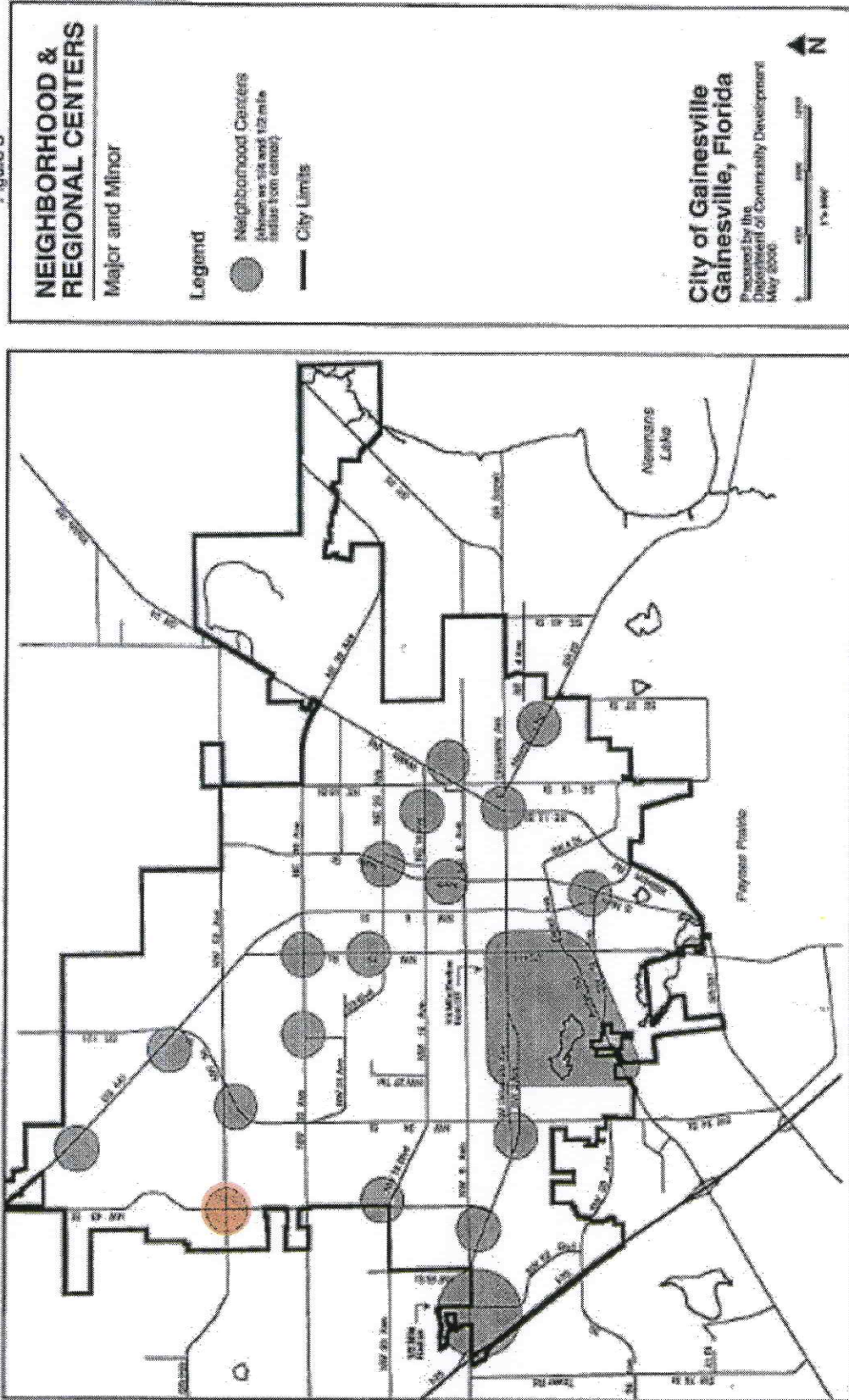
Proposed Zoning Map

AGR	CON	BUS	UMU-1	RMF-6	RSF-1
PS	AF	BA	UMU-2	RMF-7	RSF-2
ED	PD	BT	CCD	RMF-8	RSF-3
		BI	OR	RH-1	RSF-4
		W	MD	RH-2	RC
		I-1	OF	RMU	MIH
		I-2	CP	MU-1	RSF-R
				MU-2	RMF-5



Activity Center Map

Figure 3



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Permitted Uses – Public Services

Electric, gas and sanitary services	Public administration	Local and suburban transit and interurban highway passenger transportation
Public service vehicles	Utility lines	Transmitter towers
Pipelines, except natural gas	Camps and recreational vehicle parks	Cemeteries
Libraries and information centers	U.S. Postal Service	Museums, art galleries and botanical and zoological gardens
Public lands designated for open space or conservation	Places of religious assembly	Activity-based public parks and recreational facilities as defined by the comprehensive plan
Amusement parks	Public golf courses	Commercial sports
Membership sports and recreation clubs	Water conservation areas, water reservoirs and control structures, drainage wells and water wells	Golf driving ranges
Amusement and recreation services	Activity-based private recreational or open space lands	Any other use specified in the ordinance rezoning property to this classification



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Permitted Uses – MU-1 Zoning

Eating places	Neighborhood shopping center	General merchandise stores
Family child care homes	Neighborhood convenience center	Residential (8 to 30 dwelling units per acre)
Miscellaneous retail	Places of religious assembly	Outdoor cafes
Community residential homes	Bed and breakfast establishments	Personal and business services
Food stores	Veterinary services	Apparel and accessory stores
Engineering, accounting, research management and related services	Personal fitting and sales of prosthetic or orthopedic appliances	Repair services for household needs
Gasoline service stations including the sale of alternative fuels for automobiles	Amusement and recreation services	U.S. Postal Service
Printing, publishing and allied industries	Home furniture, furnishings and equipment stores	Finance, insurance and real estate
Miscellaneous repair services	Motion pictures	Public administration
Hardware, paint, glass and wallpaper stores	Public service vehicles	Health, educational, legal and social services
Auto and home supply stores	Museums and art galleries	Painting and paper hangers
Building construction - General contractors and operative builders	Landscape and horticultural services	Plumbing, heating and air conditioning
Retail nurseries, lawn and garden supply stores	Radio and television broadcasting stations	Telephone, telegraph and other message communications
Alcoholic beverage establishments	Membership organizations	

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Questions?



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