



**City of Gainesville
Department of Doing
Planning Division**

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: January 24, 2019

ITEM NO: 1

PROJECT NAME AND NUMBER: PB-18-127 SUP St. Elizabeth Greek Orthodox Church – Fellowship Hall

APPLICATION TYPE: Quasi-Judicial: Special Use Permit (SUP) with conceptual development plan review to allow construction of a Fellowship Hall (6,000 square foot enclosed, 8,400 square foot under cover) on the church property located at 5129 NW 53rd Avenue.

RECOMMENDATION: Staff recommends approval of the Special Use Permit for Petition PB-18-127, SUP including the conceptual development plan with conditions and comments in the staff report.

CITY PROJECT CONTACT: Erik A. Bredfeldt, Economic Development and Innovation Director

APPLICATION INFORMATION:

Agent/Applicant: Marin Smilov, Applicant, St. Elizabeth Greek Orthodox Church, property owner.

Property Owner(s) St. Elizabeth Greek Orthodox Church

Related Petition(s): 100SUP-05-PB was approved on September 15, 2005 for the subject site and included a proposed 7,000 square foot fellowship hall and associated infrastructure inclusive of parking. Although the parking and related infrastructure was constructed the fellowship hall was not pursued at that time.

Legislative History: The subject property was annexed into the City of Gainesville on February 10, 2003 with its existing use as a Greek Orthodox parish. On May 24, 2004 the Land Use and Zoning of the subject property were amended to reflect a City designation of Residential Single Family and RSF-1 respectively.

Neighborhood Workshop: The Neighborhood Workshop for the Special Use Permit was conducted on August 23, 2018 with approximately 20 residents in attendance (see minutes)...issues raised related to noise after 10 pm and other late night events, adequate parking and building positioning.

SITE INFORMATION

Address: 5129 NW 53rd Avenue

Parcel Number: 06054-001-000

Acreage: 6.65 Acres.

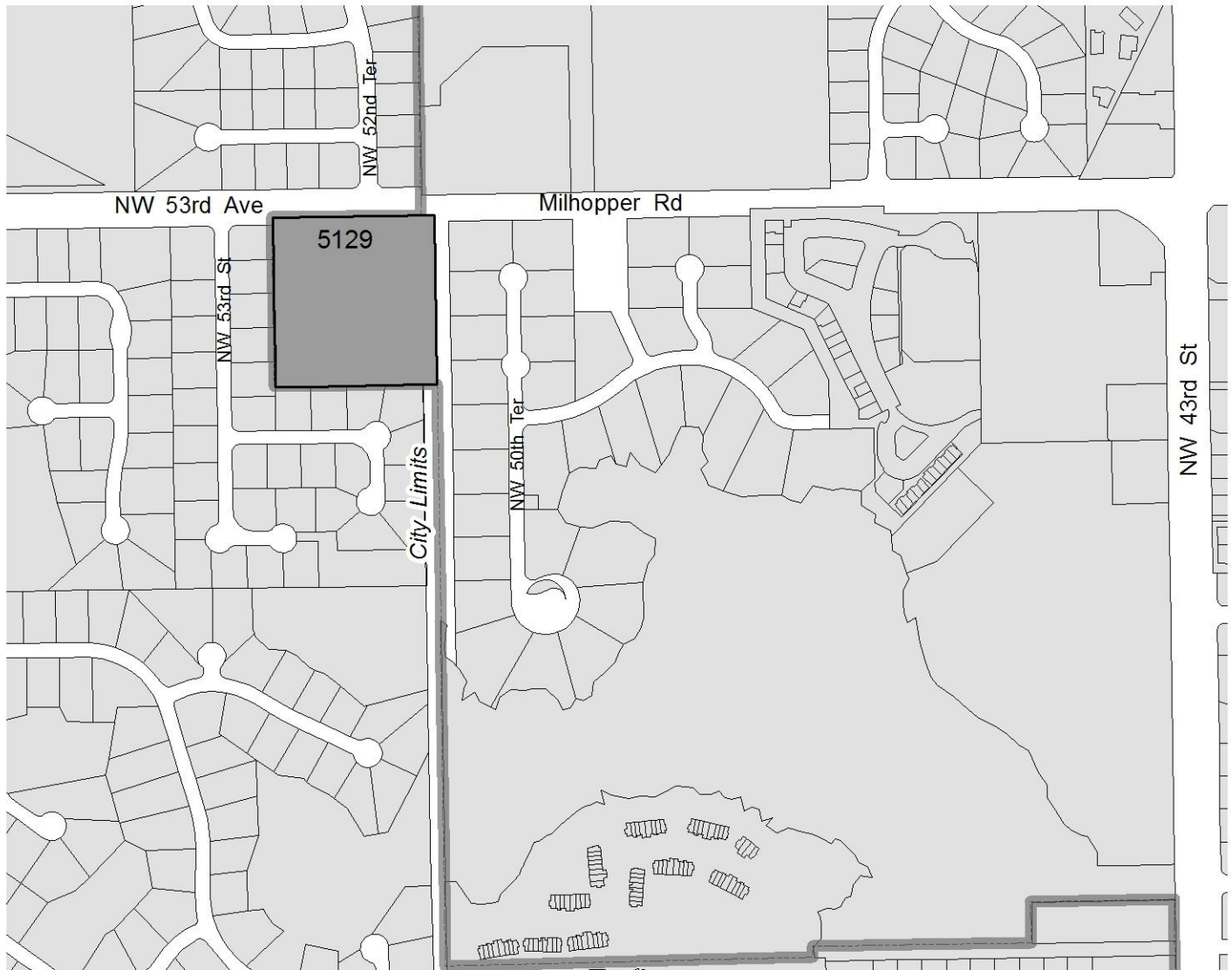
Existing Use: Principal church (sanctuary) use with accessory parsonage and supporting infrastructure.

Land Use Designation: Residential Single Family

Zoning Designation: RSF-1

Transportation Mobility Program Area (TMPA): Area B

Map 1. Site Location Map



ADJACENT PROPERTY CHARACTERISTICS:

The 6.65 acre subject property is bounded on the east by single family residential land use and RSF-1 zoning (Kensington Park) and on the north, south and west by single family residential (Deer Run, Hunter’s Glenn and Millhopper Forest respectively) with the consistent Alachua County land use and zoning designation of either Planned Development or Residential Single Family.

The existing constructed uses on the property include a sanctuary and parsonage totaling approximately 6,400 square feet or 2% of the total site and the supporting infrastructure (parking and related retention).

Table 1.
 Existing and Surrounding Uses

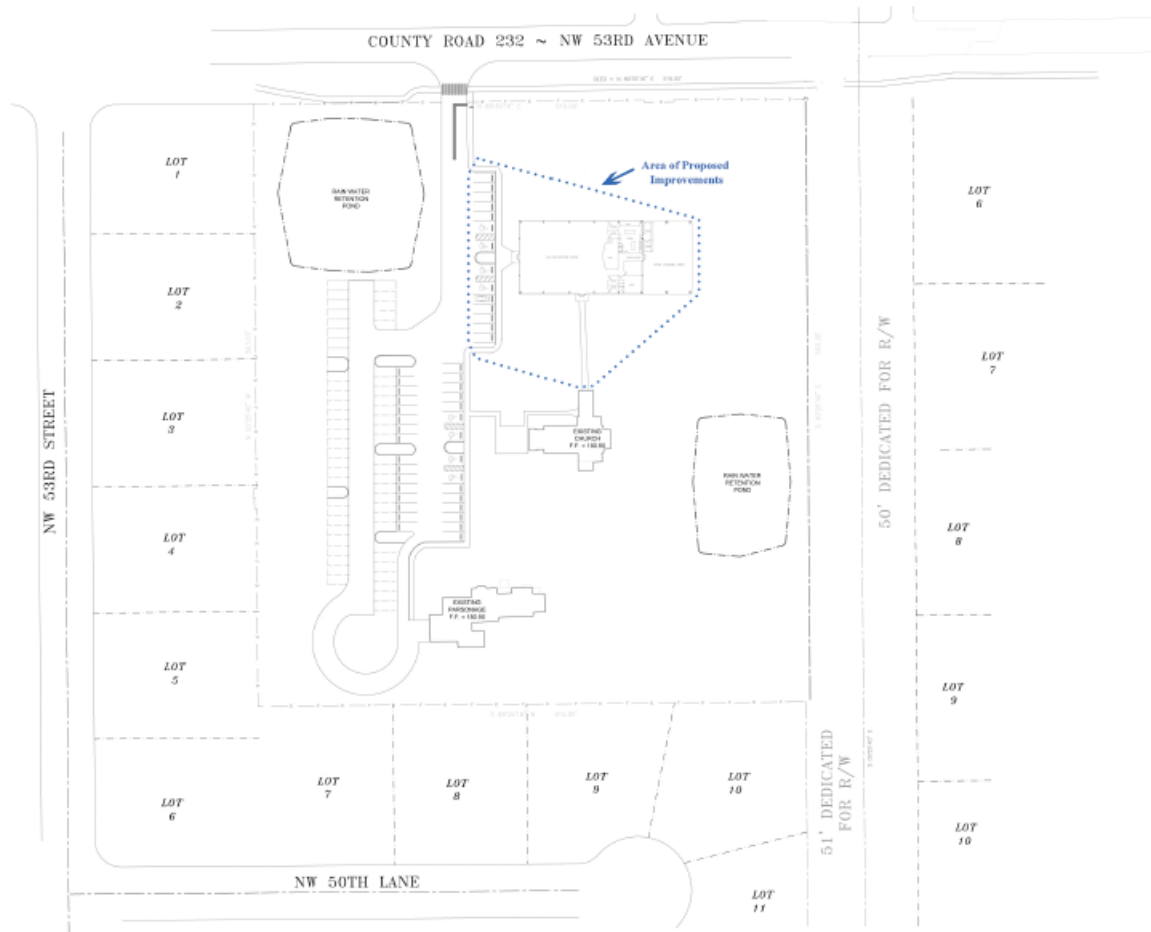
	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Single Family Residential	AC - Low Density Residential	AC - PD: Planned Development
South	Single Family Residential	AC – Low Density Residential	AC – Residential Single Family (R-1A)
East	Single Family Residential	COG – Single Family Residential	COG – Planned Development
West	Single Family Residential	AC - Low Density Residential	AC - Residential Single Family (R-1AA)

PURPOSE AND DESCRIPTION:

This petition is a Special Use Permit request to allow a fellowship hall (6,000 square foot enclosed, 8,400 square feet under cover) to be constructed on the subject site. As indicated, 100SUP-05-PB was approved on September 15, 2005 for the subject site and included a proposed 7,000 square foot fellowship hall and associated infrastructure inclusive of parking. Although the parking was constructed the fellowship hall was not pursued concurrently.

As a consequence, staff recommended to the church that a new special use permit be pursued in light of the original Special Use Permit’s expiration and due to the fact that the proposed location and size of the fellowship hall has changed consistent with Section 30-3.26 of the Land Development Code (Special Use Permit Effect and Limitations).

Map 2. Proposed Conceptual Development Layout



STAFF ANALYSIS AND RECOMMENDATION:

A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.

The most pertinent policy of the Comprehensive Plan that applies to this proposed SUP request is the underlying policy language regarding the permissibility of locating a community level institutional use such as a religious assembly in a single family residential setting. St. Elizabeth's has been a part of its surrounding residential community for years and this request to add a fellowship hall facility is intended to enhance this use in a reasonable manner compatible with the surrounding physical environment.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Single-Family (SF): up to 8 units per acre

This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-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 in conjunction with single-family dwellings under certain limitations.

With respect to the Land Development Code the application of the Comprehensive Plan policy regarding the permissibility of this enhanced use in the RSF-1 zoning district and the required compliance with the applicable provisions regarding places of religious assembly and their development standards has been met.

- B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.**

The principal religious assembly use is not changing and has been well established within the surrounding land use pattern and residential community environment for years. The addition of the fellowship hall will represent a very small addition to the built portion of the overall site (approximately 3%, with all buildings representing less than 5% of the overall site).

The fellowship hall will be designed to be in harmony with the existing buildings and site overall and compatible with the adjacent properties and is primarily located along 53rd Avenue and in a position that is heavily buffered from any surrounding adjacent uses.

Condition 1: The final development plan shall be consistent with the proposed scale, design and positioning of the fellowship hall reflected in the conceptual development plan.

- C. The proposed use will not adversely affect the health, safety, and welfare of the public.**

The proposed use of the property will remain the same and the fellowship hall will be designed and constructed in conformance with applicable Building Code regulations and will therefore not adversely affect any public safety issue.

- D. Ingress and egress to the property, proposed structures, and parking/loading/service areas are provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.**

Ingress and egress is provided to the subject property via existing direct access to NW 53rd Avenue and an internal site sidewalk system connects the parsonage to the sanctuary and sidewalk system located along NW 53rd Avenue. This is the existing condition and the conceptual development plan includes internal sidewalk connections to the proposed fellowship hall allowing for safe and convenient movements amongst automobiles, bicyclists and pedestrians as well as additional parking proximate to the fellowship hall.

E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.

The access management system exists and provides for safe site movements amongst various transportation modes and this will not change in relationship to the surrounding single family residential uses. Additional parking will be provided to accommodate the needs of the fellowship hall.

F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties

The subject site is fairly heavily buffered by trees and vegetation especially to the east and therefore, the noise, glare, and exterior lighting effects do not currently negatively impact surrounding properties. The fellowship hall addition will be positioned in an area directly north of the sanctuary with relatively little impact on the established east and north buffers and therefore will be no negative impact to surrounding properties. Various concerns regarding potential nuisances were expressed at the required neighborhood meeting and it was noted that the limited church activities will be regulated by the noise code and that the positioning of the fellowship hall is such that it should not negatively impact surrounding residents. In addition, all pertinent City codes regarding nuisance issues will have to be complied with by the church.

Condition 2: The final development plan shall ensure that future church programmed activities in the fellowship hall will be consistent with the City's noise and site lighting codes and when necessary, will comply with the required City Special Event protocols.

G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.

There is adequate provision for refuse pick up based upon existing operations of the church and the proposed fellowship hall will have no additional negative impacts in this regard.

H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.

GRU staff reviewed the development and determined that the necessary public utilities are available to service the demands of the site. Potable water, sewer and wastewater systems are in place to provide adequate services.

I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.

Adequate site perimeter buffers are in place and any additional screening associated with construction of the proposed fellowship hall will comply with the applicable Land Development Code provisions.

Condition 3: The final development plan shall not result in any diminishment of the property's established perimeter vegetative buffer.

J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.

The hours of operation of the church are minimal currently and although future programming associated with the fellowship hall has not been definitively determined at this time, church representatives indicate that programming will be predominately in association with church related activities and should not adversely impact surrounding single family residential uses (as reflected in neighborhood meeting minutes) All relevant City codes governing the management of hours of operation, special events and their potential nuisances will be complied with by the church.

K. Any special requirements set forth in the Land Development Code for the particular use involved are met.

Section 30-5.21 contains requirements related to Places of Religious Assembly by which this use is allowable in Residential zoning districts (lot area and setbacks) and then requirements relative to accessory uses.

DRAFT MOTION FOR CONSIDERATION

Approve Petition PB-18-126 SUP with the associated conceptual development plan including the conditions in the staff report.

LIST OF APPENDICES:

Appendix A SUP Application and supplemental documents

Appendix B Applicable Comprehensive Plan GOP's and Land Development Code Regulations

Appendix C Conceptual Development Plan and Architectural Rendering

Appendix D Prior SUP Approval

SUP no Development Plan
PLAN REVIEW APPLICATION



OVERVIEW: PB-18-00127 SUP

Project Name: Fellowship Hall	Tax Parcel Number: 06094-001-000
Property Address: 5921 NW 53rd Ave.	
First Step Meeting Date: 7/12/2018	GRU Project Meeting Date:

Proposed Uses/Type of Development (Check all that apply)

<input type="checkbox"/> Residential	Density	<input type="checkbox"/> Non-residential	
<input type="checkbox"/> Multi-family	Units/acre:	<input type="checkbox"/> Commercial	<input type="checkbox"/> Office
Total Units:	Total bedrooms:	<input type="checkbox"/> Industrial	<input type="checkbox"/> Other
		Gross floor area:	

PROJECT MANAGEMENT:

Owner(s) of Record (please print)		
Name:	St. Elizabeth Greek Orthodox Church	
Mailing Address:	5921 NW 53rd Avenue Gainesville, FL 32653	
Phone:	(305) 333-0605	Fax: E-Mail:

Applicant/Engineer of Record/Project Coordinator (please print)		
Name:	MARIN SMILLOV	
Mailing Address:	609 SW 132nd Terrace Newberry, FL 32669	
Phone:	(352) 213-1414	Fax: E-Mail: msmillov@aol.com

Project Coordinator Name:

FEES:

Level of Review (check one)			Special Use Permit	Enterprize Zone
MINOR	INTERMEDIATE	MAJOR		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Fees are determined at First Step Meeting or GRU Project Meeting and are based on level of review and EZ Zone. More information about EZ Zones can be found at http://cityofgainesville.org/Portals/0/plan/2015%20Web%20Docs/landdevfees151001.pdf	
Plan Review Fee: \$	
GRU Fee: \$	GRU Business Act No.:
Plan review fee will be paid by:	
Name:	E-Mail: Phone:

Applicant Signature: Marin Smillov

Date: 8/30/18

THIS SECTION FOR OFFICE USE ONLY	
Petition Number:	

SUFFICIENCY CHECKLIST BELOW. PLEASE FILL OUT

V

GRU GENERAL - Proposed off-site utility extensions to the point of availability, showing the affected offsite parcels/properties/proposed easements

GRU GENERAL - Landscape Plan reflecting all proposed Utility locations

GRU GENERAL - Building minimum finished floor elevations

GRU GENERAL -Building footprints (for commercial projects), labeled building setback lines and build-to lines, decorative masonry walls, fences, signs and landscaped buffer areas

GRU GENERAL Utility Space Allocation cross sections for each different road section, alleys and PUEs including street and locations if roads or alleys are included in project

GRU GENERAL Identify lot numbers and street names in some fashion (names may change prior to permit issuance)

GRU W-WW - Application by engineer that W/WW/RCW system design is in accordance with GRU Design Standards. (note: Final plans shows valid P.E. license and reads Professional Engineer)

GRU W-WW - Potable and wastewater demand calculations

GRU W-WW - AutoCAD Drawing file of Water and Wastewater Utilities with pipe sizes, fittings, and valves clearly labeled (this file will be used by GRU Strategic Planning to model the proposed water system)

GRU W-WW - In all cases, signed and sealed NFPA 1 and ISO fire flow calculations See Appendix E of Water/Wastewater Standards for a copy of ISO 2008

GRU W-WW - Copy of Development Master Plan including Phasing Schedule, unless plans include all potential future development

GRU W-WW - Show temporary construction water source with reduced pressure back flow preventer (RPBFP)

GRU W-WW - Indicate and label source of irrigation water if there is landscaping

GRU W-WW - If water/wastewater infrastructure is illegible on Master Plan, provide on multiple sheets

GRU W-WW - If WW service is provided, then plan and profile views are required for gravity sewer and force mains. All WW system plan and profile sheets at 1" = 30' max horizontal scale and 1" = 5' max vertical scale. (Exceptions accepted at GRU discretion

"GRU W-WW - All materials clearly labeled (pipe including diameter, material and slope, valves, fire hydrants, fire sprinkler lines, water meters, RPBFP, fittings, manholes including elevations, services, clean outs with top and invert elevations, sizes, types, slopes and associated appurtenances"

A Special Use Permit is requested pursuant to Section _____, Subsection _____, Paragraph _____, of the Land Development Code, City of Gainesville, to allow the following use:

A preliminary site plan is/is not required and is/is not attached.

Existing zoning classification: RSF1 Existing land use designation: SF

Existing use of property: Place of religious assembly

SURROUNDING PROPERTY INFORMATION: (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)			
	Zoning	Land Use	Existing Use
North	<u>County PD</u>	<u>LD</u>	<u>Single Family</u>
South	<u>R-1A</u>	<u>LD</u>	<u>Single Family</u>
East	<u>PD</u>	<u>SR</u>	<u>Single Family</u>
West	<u>R-1A</u>	<u>LD</u>	<u>Single Family</u>

TO THE APPLICANT: (Please sign the bottom of this application after you have read the following.)

- The City of Gainesville will notify owners of property within 400 feet of the subject property of this application.
- No application for a Special Use Permit shall be entertained within 2 years after the denial or withdrawal of a request for the same use for the same property.
- The City Plan Board's decision concerning a Special Use Permit may be appealed by the applicant to a hearing officer within 15 days of the date notification of the decision is sent by certified mail to the applicant.

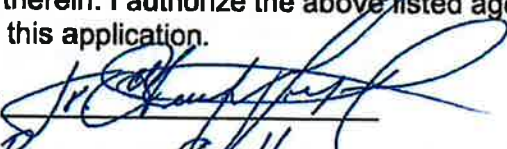

Signature: Martin Smilov Date: 8/30/18

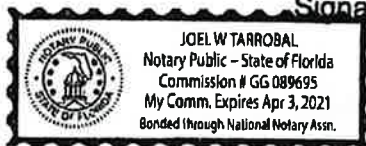
Name of Owner (please print)	
Name:	<u>St. Elizabeth Greek Orthodox Church</u>
Address:	<u>5129 NW 53rd Avenue Gainesville, FL 32653</u>
Phone:	<u>(352) 333-0605</u>
Fax:	
Owner's Signature:	
(If additional owners, please list on separate sheet)	

Name of Owner (please print)	
Name:	
Address:	
Phone:	
Fax:	
Owner's Signature:	

Reference: Chapter 30, Land Development Code
City Code of Ordinances, Article VII, Division 5

PROPERTY OWNER AFFIDAVIT

Owner Name: <u>Saint Elizabeth Greek Orthodox Church</u>				
Address: <u>5129 NW 53rd Avenue</u> <u>Gainesville, FL 32653</u>		Phone:		
Agent Name: <u>MARIN SMILLOV</u>				
Address: <u>609 SW 132nd Terrace</u> <u>Newberry, FL 32669</u>		Phone: <u>(352) 213-1414</u>		
Parcel No.:				
Acreage:		S:	T:	R:
Requested Action: <u>Rev. Roman Galben</u>				
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.				
Property owner signature: 				
Printed name: <u>Fr. Roman Galben</u>				
Date: <u>8/2/18</u>				
The foregoing affidavit is acknowledged before me this <u>2</u> day of <u>August</u> , 2018, by <u>Rev. Roman Galben</u> , who is/are personally known to me, or who has/have produced <u>FL 0L G415 720 78352 0</u> as identification.				
NOTARY SEAL _____ 				
Signature of Notary Public, State of <u>Florida</u>				



Search Criteria

Parcel From: 06054-001-000
Parcel Thru: 06054-001-000

Search Date: 2/21/2018 at 2:01:40 PM

Parcel: 06054-001-000 [GIS Map](#)

Taxpayer: ST ELIZABETH GREEK ORTHODOX	Legal: COM NE COR OF NW 1/4 SEC S00DEG 25MIN 40 SEC E 33 FT POB S 00DEG 25MIN 40SEC E 590 FT S 89DEG 35MIN 16SEC W 565 FT N 00 DEG 25MIN 40SEC W 590 FT N 89DEG 35MIN 16SEC W 565 FT POB (LESS N 27 FT PER OR 1727/782)OR 1641/2594 OR 1642/971
Mailing: 5129 NW 53RD AVE GAINESVILLE, FL 32653-4318	
9-1-1 Address: 5129 NW 53RD AVE GAINESVILLE	
Sec-Twn-Rng: 22-09-19	
Property Use: 07100 - Churches	
Tax Jurisdiction: Gainesville 3600	
Area: Sec 1-36 OF 9-19	
Subdivision: Placeholder	

*Process No#
BP-18-02341*

There was 1 parcel found in this search.

[Create download file of selected](#)

*John Lake
Does the searches
352-334-5050*

Building Inspections

306 NE 6th Ave.
PO Box 490 • Station 9
Gainesville, FL 32627

352.334.5050 office
352.334.2207 fax
Bldg@cityofgainesville.org





LAND DEVELOPMENT FEES*

(In accordance with Ord. No. 170013, eff. 9/21/17)

<i>Historic Preservation/Conservation:</i>		<u>EZ FEES</u>
Rezoning and zoning text amendments _____	\$703.75	\$351.88
Certificate of appropriateness (if historic preservation board review is required):		
a) Single – family structure or its accessory structure _____	\$121.50	\$60.75
b) All other structures _____	\$607.75	\$303.88
c) Certificate of appropriateness penalty _____	\$450.75	N/A
<i>(if work began prior to application being filed in addition to fee in (b) above)</i>		
<i>Amendment to Future Land Use Element of the Comprehensive Plan:</i>		
Small scale map amendment (less than 10 acres) _____	\$1,823.25	\$911.63
Large scale map amendment (greater than 10 acres) _____	\$3,646.75	\$1,823.38
<i>Zoning map change</i> _____	\$3,391.25	\$1,695.63
<i>Rezoning to Planned Development category</i> _____	\$5,469.75	\$2,734.88
<i>(in addition to any other applicable development plan review fees)</i>		
<i>Concept Review for planned development rezoning</i> _____	\$1,407.25	\$703.63
<i>(Fee shall be credited toward the rezoning fee if a subsequent petition is filed within six months for rezoning to planned development.)</i>		
<i>Text Change to Comprehensive Plan or Land Development Code</i> _____	\$703.75	\$351.88
<i>Development plan review and an amendment to a development plan which may be authorized by the appropriate reviewing board:</i>		
Concept review (of any plan) _____	\$1,407.25	\$703.63
<i>(fee shall be credited toward the plan review fee if a subsequent petition for development plan review is filed within six months of its concept review)</i>		
Rapid plan review _____	\$1,823.25	\$911.63
Intermediate plan review _____	\$4,254.25	\$2,127.13
Major plan review _____	\$4,855.00	\$2,427.50

A resubmittal/revision fee of 25% of the original fee amount will be applied to all fee areas. If a continuance is requested, the fee for the continuance will be the actual cost of advertising.

<i>Subdivisions</i>		
Design plat application _____		
Final plat application _____	<i>Plus, for each lot on plat</i>	
	\$562.75	\$281.38
	\$12.50	\$6.25
	\$387.25	\$193.63
	<i>Plus, for each lot on plat</i>	
	\$10.25	\$5.13
Roadway inspection fee (Public Works fee) (Sec. 30-185(2)c.) _____	\$703.75	\$351.88
	<i>Plus, per linear roadway center line foot</i>	
Minor subdivision _____	\$5.00	\$2.50
Lot-split _____	\$562.75	\$281.38
Single-lot replat _____	\$281.50	\$140.75
	\$703.75	\$351.88

*** There is a 50% reduction in all land development fees for developments occurring within an Enterprise Zone and the Green Building Program**

<i>Amendment to a Planned Development Ordinance</i> _____	\$1,548.00	\$774.00
<i>(In the event the primary purpose of the amendment is to protect trees and/or other natural features, then the fee may be refunded to the petitioner in the sole discretion of the city manager.)</i>		
<i>Special Use Permit</i> _____	\$1,140.25	\$570.13
<i>(in addition to any other applicable development plan review fees)(Secs. 30-280 and 30-274)</i>		
<i>Abandonment of Right-of-Way (street or alley closings)</i> _____	\$921.75	\$460.88
Miscellaneous Fees:		
<i>Commercial Tree Removal Permit (Sec. 30-254)</i>		
Where parcel is five acres or less _____	\$70.50	\$35.25
Where parcel is more than five acres _____	\$105.50	\$52.75
<i>Code compliance letter</i> _____	\$56.50	\$28.25
<i>Appeal of administrative decisions or a decision of city plan board, development review board, or historic preservation board to a hearing officer</i> _____	\$703.75	\$351.88
<i>(Section 3.56)</i>		
<i>(Petitioner entitled to a refund in the event petitioner is the prevailing party. Hearing officer may decide who is the prevailing party in case of doubt or uncertainty).</i>		
<i>Variance, Special Exception, or Non-conforming Use Permit</i> _____	\$317.00	\$158.50
<i>Alcoholic beverage license review</i> _____	\$49.50	\$24.75
<i>Verification of signatures on a petition as defined in section 30-56.1 Per signature</i>	\$1.05	\$.53
<i>(A petition requesting imposition of a Residential Parking Overlay District)</i>		
<i>Permit for family day care home</i> _____	\$47.00	\$23.50
<i>(filing fee to be submitted with application)</i>		
<i>Permit for Patron's Dog within out-door portions of eating places (Restaurants)</i> _____	\$275.75	\$137.88
<i>Sidewalk café in city right-of-way, annual license agreement administrative fee</i> _____	\$63.00	\$31.50
<i>Sidewalk café in state right-of-way, annual license agreement administrative fee</i> _____	\$2.00 per square foot of right-of-way	
<i>Permit for Special Events (Food Truck)</i> _____	\$61.00	\$30.50
<i>Permit for seasonal use of portable storage unit by commercial parcel delivery services</i> _____	\$262.50	\$131.25
Traffic Study Review:		
<i>Minor traffic study (development generates between 50 and 99 new peak hour trips)</i> _____	\$1,215.75	\$607.88
<i>Major traffic study (development generates over 100 new peak hour trips)</i> _____	\$2,431.00	\$1,215.50
The traffic study review fees include up to three reviews per development plan.		
Additional reviews require payment of an additional fee at the full amount.		

City of Gainesville, FL
 Land Development Fees
 Ord. No. 170013, effective 9/21/17

Environmental Study Review:

Basic Review		FREE
Level 1 Review	\$551.25	\$275.63
Level 2 Review	\$2,315.25	\$1,157.63

Optional binding resource determination of regulated natural and archaeological resources \$551.25 \$275.63

Optional binding resource determination of regulated sinkholes and listed species \$137.75 \$68.88

Optional binding resource determination update for changes that could alter the presence and location of resources \$275.75 \$137.88

Heritage overlay districts (Sections 30-80.1, 30-80.2):

a. <i>Petition for rezoning</i>	\$3,391.25	\$1,695.63
b. <i>Petition for text change</i>	\$703.75	\$351.88
c. <i>Petition for review of regulated work items</i>	\$121.50	\$60.75
d. <i>Penalty if regulated work began prior to approval in addition to fee in(c) above</i>	\$450.75	\$225.38

Ord. Nos. 000566, 8/27/01; 030165, 8/25/03; 050120, 9/26/05; 050120, 10/1/05; 070372, 10/01/07; 090325, 10/01/09; 110076, 8/02/12; 130196, 9/19/13, 140949 9/17/15, 170013 9/21/17)
 nf 12/08/17 Fees12/08/17new.doc

Operator: Maria M Thompson

Receipt no: 74117

Item	Description	Account No	Payment	Payment Reference	Paid
BP-18-02341 05129 NW 53RD AVE	Plan Search	1201.2	CREDIT		\$27.75
Total:					\$27.75

Transaction Date: 04/09/2018

Time: 15:56:03 EDT



Neighborhood Workshop Notice
Woodland Terrace
PETER PRUGH
207 NW 35 ST
GAINESVILLE, FL 32605

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

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

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

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
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
Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Pleasant Street
DOTTY FAIBISY
505 NW 3 ST
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
Ridgeview
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
ROBERT PEARCE
714 NW 36 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Suburban Heights
BETH GRAETZ
4321 NW 19 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Sugarfoot Community/Anglewood
HEATHER REILLY
426 SW 40 TERRACE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06053-010-012 St Elizabeth
ANDERSON DOUGLAS K & ELIZABETH S
5010 NW 50TH TER
GAINESVILLE FL 32606-4317

Neighborhood Workshop Notice

06053-010-010 St Elizabeth
ASH JOHN D & CYNTHIA LYNN
5040 NW 50TH TER
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06053-010-003 St Elizabeth
BILAK SHEILA
5131 NW 50TH TER
GAINESVILLE FL 32606-4309

Neighborhood Workshop Notice

06023-003-002 St Elizabeth
BLAIR FAMILY ENTERPRISES INC
5023 NW 60TH TER
GAINESVILLE FL 32653-4062

Neighborhood Workshop Notice

06054-001-002 St Elizabeth
BONNER JOHN R SR
13300 INDIAN ROCKS RD #1601
LARGO FL 33774-2013

Neighborhood Workshop Notice

06055-005-000 St Elizabeth
BREWER & QUISLING
5105 NW 53RD ST
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06055-015-000 St Elizabeth
BROWN MARY BYRD
4920 NW 51ST DR
GAINESVILLE FL 32653-4357

Neighborhood Workshop Notice

06055-012-000 St Elizabeth
BURFORD JERRY W HEIRS
4923 NW 51ST DR
GAINESVILLE FL 32653-4357

Neighborhood Workshop Notice

06023-010-029 St Elizabeth
BUSH STEPHEN M & AMBER L
5311 NW 54TH CT
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06023-010-032 St Elizabeth
CAMPBELL PAUL V & JOAN D
5221 NW 54TH CT
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06053-010-004 St Elizabeth
CARROLL & SHARMA H/W
5211 NW 50TH TER
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06054-010-006 St Elizabeth
CHANDRAN & RUDRADAS H/W
5127 NW 55TH ST
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06023-010-031 St Elizabeth
CHOI & LEE
5231 NW 54TH CT
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06055-016-000 St Elizabeth
CONROY MICHAEL A & CHERYL H
5119 NW 50TH LN
GAINESVILLE FL 32653-4385

Neighborhood Workshop Notice

06053-010-006 St Elizabeth
CORRE & MUKAND W/H
5226 NW 50TH TER
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06023-010-036 St Elizabeth
DEACON & MCCARTY H/W
5405 NW 52ND TER
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06055-004-000 St Elizabeth
DILLEY PATRICIA E
5115 NW 53RD ST
GAINESVILLE FL 32653-4353

Neighborhood Workshop Notice

06055-006-000 St Elizabeth
FERL ROBERT J & MARY BLYTHE
5017 NW 53RD ST
GAINESVILLE FL 32653-4353

Neighborhood Workshop Notice

06055-017-000 St Elizabeth
FREITAS SHALOM SOUZA & HOLLY
SHIVER
5129 NW 50TH LN
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06053-010-005 St Elizabeth
GARRIGUES & GARRIGUES TRUSTEES
5227 NW 50TH TER
GAINESVILLE FL 32606

Neighborhood Workshop Notice

06055-021-000 St Elizabeth
GORDY & GORDY TRUSTEES
5204 NW 49TH LN
GAINESVILLE FL 32653-4354

Neighborhood Workshop Notice

06055-029-000 St Elizabeth
GRUBER FRANK R & LINDA S
5020 NW 53RD ST
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06055-027-000 St Elizabeth
HAMILTON ELIZABETH A
4926 NW 53RD ST
GAINESVILLE FL 32653-4300

Neighborhood Workshop Notice

06055-028-000 St Elizabeth
HOMA MICHAEL H
5010 NW 53RD ST
GAINESVILLE FL 32653-4352

Neighborhood Workshop Notice

06055-011-000 St Elizabeth
HUANG CHING-TZU & CAROL L
4933 NW 51ST DR
GAINESVILLE FL 32653-4357

Neighborhood Workshop Notice

06055-000-000 St Elizabeth
HUNTERS GLEN COMMUNITY ASSOC
4917 NW 53RD ST
GAINESVILLE FL 32653-4351

Neighborhood Workshop Notice

06023-010-034 St Elizabeth
IGLESIAS LILIAN
5305 NW 52ND TER
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06023-010-027 St Elizabeth
KEENE VIRGIL & GERALDINE C LIFE
ESTATE
5312 NW 54TH CT
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06055-003-000 St Elizabeth
KIM HYO JOONG & JUNG LYUN
5125 NW 53RD ST
GAINESVILLE FL 32653

Neighborhood Workshop Notice

06055-030-000 St Elizabeth
KLINE ROBERT T & LUDMILA F
5108 NW 53RD ST
GAINESVILLE FL 32653

Neighborhood Workshop Notice
06053-010-007 St Elizabeth
KOONS SCOTT ROBERT
5210 NW 50TH TER
GAINESVILLE FL 32606-4309

Neighborhood Workshop Notice
06055-008-000 St Elizabeth
KRETZMAN WILLIAM E & MELANIE
5126 NW 50TH LN
GAINESVILLE FL 32653

Neighborhood Workshop Notice
06055-009-000 St Elizabeth
LONG BARBARA J
5116 NW 50TH LN
GAINESVILLE FL 32653

Neighborhood Workshop Notice
06055-018-000 St Elizabeth
LONG GEORGE W III & HEATHER D
5209 NW 50TH LN
GAINESVILLE FL 32653

Neighborhood Workshop Notice
06055-001-000 St Elizabeth
LUCAS JUDITH K
5221 NW 53RD ST
GAINESVILLE FL 32653

Neighborhood Workshop Notice
06055-019-000 St Elizabeth
LUKE TREVOR S & CHARLENE D
5219 NW 50TH LN
GAINESVILLE FL 32653

Neighborhood Workshop Notice
06054-010-009 St Elizabeth
MATZ JOHN K & ALEXEA
5015 NW 55TH ST
GAINESVILLE FL 32653

Neighborhood Workshop Notice
06023-010-023 St Elizabeth
MILLER DANIEL N
5406 NW 52ND TER
GAINESVILLE FL 32653-3364

Neighborhood Workshop Notice
06054-010-000 St Elizabeth
MILLHOPPER FOREST PHASE 1A
HOMEOWNERS ASSOCIATION
901 NW 57TH ST
GAINESVILLE FL 32605-6416

Neighborhood Workshop Notice
06055-007-000 St Elizabeth
MORRIS J D & LEAH
5206 NW 50TH LN
GAINESVILLE FL 32653-4384

Neighborhood Workshop Notice
06053-010-002 St Elizabeth
MUNSTERMAN R GARY & JANICE A
5117 NW 50TH TER
GAINESVILLE FL 32606

Neighborhood Workshop Notice
06054-010-008 St Elizabeth
NARANJO ANDY & CINDY J
5107 NW 55TH ST
GAINESVILLE FL 32653-4083

Neighborhood Workshop Notice
06023-010-033 St Elizabeth
NEEDLE DOUGLAS O
5211 NW 54TH CT
GAINESVILLE FL 32653

Neighborhood Workshop Notice
06055-031-000 St Elizabeth
OMER R W & RHONA
5118 NW 53RD ST
GAINESVILLE FL 32653-4352

Neighborhood Workshop Notice
06023-010-030 St Elizabeth
PHILLIPS TAMMY L
5301 NW 54TH CT
GAINESVILLE FL 32653-3351

Neighborhood Workshop Notice
06054-010-007 St Elizabeth
RAINSBERGER BARBARA A
5117 NW 55TH ST
GAINESVILLE FL 32653

Neighborhood Workshop Notice
06053-010-008 St Elizabeth
RECCOPPA LAWRENCE & MELISSA A
5130 NW 50TH TER
GAINESVILLE FL 32606-4309

Neighborhood Workshop Notice
06055-010-000 St Elizabeth
REEVES JASON LAWRENCE & MARY
5106 NW 50TH LN
GAINESVILLE FL 32653

Neighborhood Workshop Notice
06053-010-020 St Elizabeth
RIGGS CHARLES E JR & CHRISTINE W
5025 NW 51ST PL
GAINESVILLE FL 32606

Neighborhood Workshop Notice
06023-010-035 St Elizabeth
SAKA & SWALLOW
5319 NW 52ND TER
GAINESVILLE FL 32653

Neighborhood Workshop Notice
06023-010-025 St Elizabeth
SCHUTTE OFELIA M
PO BOX 357850
GAINESVILLE FL 32635-7850

Neighborhood Workshop Notice
06023-010-026 St Elizabeth
SHAW RICHARD F & CAROL A
5302 NW 54TH CT
GAINESVILLE FL 32653

Neighborhood Workshop Notice
06054-010-010 St Elizabeth
SITHIPRASASNA RATANA
5005 NW 55TH ST
GAINESVILLE FL 32653

Neighborhood Workshop Notice
06053-010-009 St Elizabeth
SPARKS PATRICIA E
5116 NW 50TH TER
GAINESVILLE FL 32606

Neighborhood Workshop Notice
06054-001-000 *** St Elizabeth
ST ELIZABETH GREEK ORTHODOX
5129 NW 53RD AVE
GAINESVILLE FL 32653-4318

Neighborhood Workshop Notice
06055-002-000 St Elizabeth
STARNES GREEN BERRY IV & EMILY
DIANE
5211 NW 53RD ST
GAINESVILLE FL 32653

Neighborhood Workshop Notice
06023-010-028 St Elizabeth
STRICKLAND ROGER K
5313 NW 54TH CT
GAINESVILLE FL 32653

Neighborhood Workshop Notice
06053-010-011 St Elizabeth
TILLMAN REGINALD
5026 NW 50TH TER
GAINESVILLE FL 32606

Neighborhood Workshop Notice
06055-032-000 St Elizabeth
VIGNOLA JAMES M & CYNTHIA L
5202 NW 53RD ST
GAINESVILLE FL 32653-4352

Neighborhood Workshop Notice
06023-010-024 St Elizabeth
WONG & WU H/W
4917 NW 53RD ST
GAINESVILLE FL 32653-4351

Post card

Parcel_number	Owner	Pet_nbr	PropertyOwner	Address	City/State/Zip
06053-010-012	PB-18-127 SUP		ANDERSON DOUGLAS K & ELIZABETH S	5010 NW 50TH TER	GAINESVILLE FL 32606-4317
06053-010-010	PB-18-127 SUP		ASH JOHN D & CYNTHIA LYNN	5040 NW 50TH TER	GAINESVILLE FL 32606
06053-010-003	PB-18-127 SUP		BILAK SHEILA	5131 NW 50TH TER	GAINESVILLE FL 32606-4309
06023-003-002	PB-18-127 SUP		BLAIR FAMILY ENTERPRISES INC	5023 NW 60TH TER	GAINESVILLE FL 32653-4062
06054-001-002	PB-18-127 SUP		BONNER JOHN R SR	13300 INDIAN ROCKS RD #1601	LARGO FL 33774-2013
06055-005-000	PB-18-127 SUP		BREWER & QUISLING	5105 NW 53RD ST	GAINESVILLE FL 32653
06055-015-000	PB-18-127 SUP		BROWN MARY BYRD	4920 NW 51ST DR	GAINESVILLE FL 32653-4357
06055-012-000	PB-18-127 SUP		BURFORD JERRY W HEIRS	4923 NW 51ST DR	GAINESVILLE FL 32653-4357
06023-010-029	PB-18-127 SUP		BUSH STEPHEN M & AMBER L	5311 NW 54TH CT	GAINESVILLE FL 32653
06023-010-032	PB-18-127 SUP		CAMPBELL PAUL V & JOAN D	5221 NW 54TH CT	GAINESVILLE FL 32653
06053-010-004	PB-18-127 SUP		CARROLL & SHARMA H/W	5211 NW 50TH TER	GAINESVILLE FL 32606
06054-010-006	PB-18-127 SUP		CHANDRAN & RUDRADAS H/W	5127 NW 55TH ST	GAINESVILLE FL 32653
06023-010-031	PB-18-127 SUP		CHOI & LEE	5231 NW 54TH CT	GAINESVILLE FL 32653
06055-016-000	PB-18-127 SUP		CONROY MICHAEL A & CHERYL H	5119 NW 50TH LN	GAINESVILLE FL 32653-4385
06053-010-006	PB-18-127 SUP		CORRE & MUKAMD W/H	5226 NW 50TH TER	GAINESVILLE FL 32606
06023-010-036	PB-18-127 SUP		DEACON & MCCARTY H/W	5405 NW 52ND TER	GAINESVILLE FL 32653
06023-003-004	PB-18-127 SUP		DEVILS MILLHOPPER STATE PARK	4732 MILLHOPPER ROAD	GAINESVILLE FL 32653
06055-004-000	PB-18-127 SUP		DILLEY PATRICIA E	5115 NW 53RD ST	GAINESVILLE FL 32653-4353
06055-027-000	PB-18-127 SUP		FALLS ELIZABETH ANN ESKIN LIFE ESTATE	4926 NW 53RD ST	GAINESVILLE FL 32653-4300
06055-006-000	PB-18-127 SUP		FERL ROBERT J & MARY BLYTHE	5017 NW 53RD ST	GAINESVILLE FL 32653-4353
06055-017-000	PB-18-127 SUP		FREITAS SHALOM SOUZA & HOLLY SHIVER	5129 NW 50TH LN	GAINESVILLE FL 32653
06053-010-005	PB-18-127 SUP		GARRIGUES & GARRIGUES TRUSTEES	5227 NW 50TH TER	GAINESVILLE FL 32606
06055-021-000	PB-18-127 SUP		GORDY & GORDY TRUSTEES	5204 NW 49TH LN	GAINESVILLE FL 32653-4354
06055-029-000	PB-18-127 SUP		GRUBER FRANK R & LINDA S	5020 NW 53RD ST	GAINESVILLE FL 32653
06055-028-000	PB-18-127 SUP		HOMA MICHAEL H	5010 NW 53RD ST	GAINESVILLE FL 32653-4352
06055-011-000	PB-18-127 SUP		HUANG CHING-TZU & CAROL L	4933 NW 51ST DR	GAINESVILLE FL 32653-4357
06055-000-000	PB-18-127 SUP		HUNTERS GLEN COMMUNITY ASSOC	4917 NW 53RD ST	GAINESVILLE FL 32653-4351
06023-010-034	PB-18-127 SUP		IGLESIAS LILIAN	5305 NW 52ND TER	GAINESVILLE FL 32653
06023-010-027	PB-18-127 SUP		KEENE VIRGIL & GERALDINE C LIFE ESTATE	5312 NW 54TH CT	GAINESVILLE FL 32653
06055-003-000	PB-18-127 SUP		KIM HYO JOONG & JUNG LYUN	5125 NW 53RD ST	GAINESVILLE FL 32653
06055-030-000	PB-18-127 SUP		KLINE ROBERT T & LUDMILA F	5108 NW 53RD ST	GAINESVILLE FL 32653
06055-010-007	PB-18-127 SUP		KOONS SCOTT ROBERT	5210 NW 50TH TER	GAINESVILLE FL 32606-4309
06055-008-000	PB-18-127 SUP		KRETZMAN WILLIAM E & MELANIE	5126 NW 50TH LN	GAINESVILLE FL 32653
06055-009-000	PB-18-127 SUP		LONG BARBARA J	5116 NW 50TH LN	GAINESVILLE FL 32653
06055-018-000	PB-18-127 SUP		LONG GEORGE W III & HEATHER D	5209 NW 50TH LN	GAINESVILLE FL 32653
06055-001-000	PB-18-127 SUP		LUCAS JUDITH K	5221 NW 53RD ST	GAINESVILLE FL 32653
06055-019-000	PB-18-127 SUP		LUKE TREVOR S & CHARLENE D	5219 NW 50TH LN	GAINESVILLE FL 32653
06054-010-009	PB-18-127 SUP		MATZ JOHN K & ALEXEA	5015 NW 55TH ST	GAINESVILLE FL 32653
06023-010-023	PB-18-127 SUP		MILLER DANIEL N	5406 NW 52ND TER	GAINESVILLE FL 32653-3364
06054-010-000	PB-18-127 SUP		MILLHOPPER FOREST PHASE 1A HOMEOWNERS ASSOCIATION	901 NW 57TH ST	GAINESVILLE FL 32605-6416
06055-007-000	PB-18-127 SUP		MORRIS J D & LEAH	5206 NW 50TH LN	GAINESVILLE FL 32653-4384
06053-010-002	PB-18-127 SUP		MUNSTERMAN R GARY & JANICE A	5117 NW 50TH TER	GAINESVILLE FL 32606
06054-010-008	PB-18-127 SUP		NARANJO ANDY & CINDY J	5107 NW 55TH ST	GAINESVILLE FL 32653-4083
06023-010-033	PB-18-127 SUP		NEEDLE DOUGLAS O	5211 NW 54TH CT	GAINESVILLE FL 32653
06055-031-000	PB-18-127 SUP		OMER R W & RHONA	5118 NW 53RD ST	GAINESVILLE FL 32653-4352

06023-010-030	PB-18-127 SUP	PHILLIPS TAMMY L	5301 NW 54TH CT	GAINESVILLE FL 32653-3351
06054-010-007	PB-18-127 SUP	RAINSBERGER BARBARA A	5117 NW 55TH ST	GAINESVILLE FL 32653
06053-010-008	PB-18-127 SUP	RECCOPPA LAWRENCE & MELISSA A	5130 NW 50TH TER	GAINESVILLE FL 32606-4309
06055-010-000	PB-18-127 SUP	REEVES JASON LAWRENCE & MARY	5106 NW 50TH LN	GAINESVILLE FL 32653
06053-010-020	PB-18-127 SUP	RIGGS CHARLES E JR & CHRISTINE W	5025 NW 51ST PL	GAINESVILLE FL 32606
06023-010-035	PB-18-127 SUP	SAKA & SWALLOW	5319 NW 52ND TER	GAINESVILLE FL 32653
06023-010-026	PB-18-127 SUP	SHAW RICHARD F & CAROL A	PO BOX 357850	GAINESVILLE FL 32635-7850
06054-010-010	PB-18-127 SUP	SITHIPRASASNA RATANA	5302 NW 54TH CT	GAINESVILLE FL 32653
06053-010-009	PB-18-127 SUP	SPARKS PATRICIA E	5005 NW 55TH ST	GAINESVILLE FL 32653
06055-002-000	***	ST ELIZABETH GREEK ORTHODOX	5116 NW 50TH TER	GAINESVILLE FL 32606
06054-010-028	PB-18-127 SUP	STARNS GREEN BERRY IV & EMILY DIANE	5129 NW 53RD AVE	GAINESVILLE FL 32653-4318
06023-010-028	PB-18-127 SUP	STRICKLAND ROGER K	5211 NW 53RD ST	GAINESVILLE FL 32653
06053-010-011	PB-18-127 SUP	TILLMAN REGINALD	5313 NW 54TH CT	GAINESVILLE FL 32653
06055-032-000	PB-18-127 SUP	VIGNOLA JAMIES M & CYNTHIA L	5026 NW 50TH TER	GAINESVILLE FL 32606
06023-010-024	PB-18-127 SUP	WONG & WU H/W	5202 NW 53RD ST	GAINESVILLE FL 32653-4352
06055-020-000	PB-18-127 SUP	WONG & WU H/W	4917 NW 53RD ST	GAINESVILLE FL 32653-4351
06054-010-000	PB-18-127 SUP	CURRENT RESIDENT	4917 NW 53RD ST	GAINESVILLE FL 32653-4351
06023-003-002	PB-18-127 SUP	CURRENT RESIDENT	5688 NW 52ND AVE	GAINESVILLE FL 32653
06023-010-025	PB-18-127 SUP	CURRENT RESIDENT	5100 NW 53RD AVE	GAINESVILLE FL 32653
06023-010-024	PB-18-127 SUP	CURRENT RESIDENT	5232 NW 54TH CT	GAINESVILLE FL 32653
			5222 NW 54TH CT	GAINESVILLE FL 32653

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
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

REGINA HILLMAN
506 NW 30 STREET
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

Northwood at Possum Creek
WES WHEELER
4728 NW 37 WAY
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval
GILBERT S MEANS, SR
2153 SE HAWTHORNE RD, #111
PO BOX 7
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

LEE NELSON
DIRECTOR OF REAL ESTATE - UF
PO BOX 113135
GAINESVILLE, FL 32611-3135

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
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

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

The Gainesville

STATE OF FLORIDA
COUNTY OF ALACHUA

Published Daily and Sunday
Gainesville, Florida

Before the undersigned authority personally appeared Kim Kanemoto who on oath says that she is an Advertising Account Executive of THE GAINESVILLE SUN, a daily newspaper published in Gainesville in Alachua County, Florida (with circulation in Alachua, Bradford, Clay, Columbia, Gilchrist, Lafayette, Levy, Marion, Putnam, Suwannee, Taylor Counties), that the attached copy of advertisement, being a Notice of Workshop relating to the matter of

NOTICE OF WORKSHOP

St Elizabeth's Greek Orthodox Church will hold a neighborhood workshop on the planned Fellowship Hall. The event will be held from 6 pm to 8 pm on August 23, 2018 at 5129 NW 53rd Avenue, Gainesville, FL 32653. Contact Marin Smillov, (352) 213-1414.

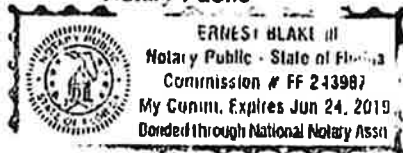
was published in said newspaper in the issues of Sunday, August 19, 2018.

Affiant further says that THE GAINESVILLE SUN is a newspaper published at Gainesville, in said Alachua County, Florida and that the said newspaper has heretofore been continuously published in said Alachua County, each day, and has been entered as second class mail matter at the post office in Gainesville, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount for publication in said newspaper.

Sworn to and subscribed before me this 20th day of August A.D. 2018.



Notary Public



Witness

Print	Sign in	Sign A
X Connie Spitznagel	Connie Spitznagel	
Ronald Spitznagel	Ronald Spitznagel	
Lili Iglesias	Lili Iglesias	
Bill Kretzman	Bill Kretzman	
Jon Morris	Jon Morris	
Tim + Kathie Ruelke	Kathie Ruelke	
GEORGE SNYDER	George Snyder	

- ① Noise After 10 pm
- ② Late night events
- ③ Parking
- ④ position of Building



Saint Elizabeth Greek Orthodox Church

5129 NW 53rd Avenue, Gainesville, FL 32653

Reverend Father Roman Galben, Tel. (305) 333-0605

Neighborhood Workshop

Report

On Thursday, August 23, 2018, the leadership of St. Elizabeth Greek Orthodox Church held a Neighborhood Workshop as required by the City of Gainesville Special Use Permit application. The workshop was announced by mailing to the neighbors two weeks prior to the event and by a Legal Notice of the event placed in the local newspaper, The Gainesville Sun. The leadership of St. Elizabeth Greek Orthodox Church was represented by the Priest, Father Roman Galben, current Parish Council, as well as a few of the past Parish Council presidents. In attendance was the architect of the Church, Mr. Ricardo Cavallino. The Church leaders welcomed the neighbors with authentic Greek pastries and sweets. The turnout of the event exceeded expectations. More than 20 neighbors attended the workshop and asked thoughtful questions. The spirit of the workshop was overwhelmingly positive. The neighbors expressed their support for the proposed Fellowship Hall as an asset to the local community. The Church leadership affirmed its intentions to provide the Fellowship Hall for the regular HOA meetings. The neighbors expressed their concerns on four main issues:

1. Noise levels after 10 pm
2. Late night events
3. Adequate parking
4. Position of the building

All concerns received serious and adequate answers. The architect assured the neighbors that the building will comply with and exceed the noise control requirements of the City of Gainesville. The Church leadership assured the neighbors that the rare cases of late night religious services and events will comply with the noise ordinances of the City of Gainesville. Adequate parking will be planned and build for the use of the Fellowship Hall. The position of the building is on the north side of the existing sanctuary which creates significant separation from the houses of the neighbors.

The meeting ended as it began on a very positive note with pledges for mutual support, understanding, and collaboration.

+ Fr. Romanos

Rev. Father Romanos Galban

Corey Sparks

President, Parish Council

Martin Szei, Ph.D

Secretary, Parish Council
Project Coordinator

TODAY IN HISTORY

TODAY IN HISTORY
In AD 14, Caesar Augustus, Rome's first emperor, died at age 76 after a roving last day of 60 days he was succeeded by his stepson Tiberius.
In 1812, the USS Constitution defeated the British frigate HMS Guerriere off Nova Scotia during the War of 1812, earning the nickname "Old Ironsides."
In 1814, during the War of 1812, British forces landed at Benedict, Maryland, with the objective of capturing Washington D.C.

TODAY'S BIRTHDAYS

Actress L.O. James is 88.
Actress Doreen Fegert is 85.
USTA Eastern Tennis Hall of Fame Brooke Richardson is 84.
Former NBA All-Star Bobby Richardson is 73.
Actress Diana Muldaur is 60.
Rock musician Ginger Baker (Cream, Blind Faith) is 78.
Singer Johnny Nash is 78.
Actress Betty White is 78.
Singer Billy Bragg is 75.
Country singer-songwriter Eddy Raven is 74.

LOTTERY

Saturday, August 18
Lotto
11-14-36-43-51-52
Pick 3
Early drawing: 8-4
Night drawing: 2-6
Pick 3
Early drawing: 3-5-6
Night drawing: 2-1-1
Pick 4
Early drawing: 3-8-3-4
Night drawing: 7-7-6-5
Pick 5
Early drawing: 5-3-7-7-8
Night drawing: 7-6-1-6-6
Fantasy 5
5-10-28-29-34
Powerball
24-34-52-61-67 PB: 16
Friday's Results
Fantasy 5
7-11-18-26-31
Mega Millions
5-0-5-5-50-0
6-0-5-3-55-337
3 of 5: \$14,500,794

'I carry my service with me'

Next mission for women with military service: Run for office

By Laurie Kellman and DDI Barrow
The Associated Press

WASHINGTON — A dragon winds around a cherry tree in the lagoon across Mj Hegar's arm and back, over the sharp wounds she had, at one point, not wanted to see with her young children around.

But nine years after being shot down in Afghanistan, then winning a lawsuit against the federal government, writing a book and now running for a Texas congressional seat, Hegar isn't hiding much anymore.

"I carry my service with me wherever I go," Hegar said in a telephone interview near her home in Round Rock, outside Austin. "We don't see my family and my childhood and my service as different chapters. It's all a package deal."

Hegar is part of a crop of female veterans running for Congress in this year's mid-term elections. Almost all Democrats and many of them mothers, they are shaped by the Sept. 11 attacks and overseas wars, including the longest war in American history. Many are rising from the military and looking for another way to serve the country. They're part of a record number of women running for seats in Congress, but in certain ways, they are a class apart.

The female veterans claim expertise in national security and veterans issues, with a track record of thriving in institutions



Martha McCally, R-Ariz., leaves in a T-6 World War II airplane after speaking at a rally Aug. 12 in Phoenix. Women with military experience — many of them combat veterans — are among the record number of female candidates running for office this year. (MATT YORK/THE ASSOCIATED PRESS)

dominated by men. Regardless of party, they cast themselves as the antidote to bitterly partisan politics — reacting to themselves as "mission-driven" and trained by the military to work toward a common goal.

Two Democrats — Massachusetts Rep. Seth Moulton, a retired Marine Corps captain and Bronze Star recipient, and Illinois Sen. Tammy Duckworth, who lost her legs and partial use of an arm when her helicopter was shot down by a rocket-propelled grenade Iraq — have been instrumental in recruiting veterans to run for office.

Moulton said female veterans in his party carry a particular authority when talking to voters concerned about President Donald

Trump's leadership. "It's the year of the woman, but it's also the year of yearning for bringing integrity and honor back to politics," Moulton said. "Women Democrats with the credibility to tell people what's really going on." The women are hardly the first to use their military service to their political advantage — men have been doing it for decades.

One of the traditional knocks against female candidates is "they aren't tough enough, they aren't strong enough, and they might not have the leadership skills," said Debbie Walsh, director of the Center for American Women and Politics at Rutgers University.

Not female candidates who are veterans, particularly of combat. "They kind of auto-



Mj Hegar pulls up her sleeve to reveal part of a tattoo that winds around her arm and back, for a portrait at her home Aug. 9 in Round Rock, Texas. (MICHAEL O'NEILL/ASSOCIATED PRESS)

atically get that kind of respect as leaders." Walsh said. "It's such a logical next step for people who are committed to this country and are committed to service." But their campaigns highlight a set of political concerns specific to female veterans.

The candidates acknowledge that their

extraordinary stories of treble-bending military careers could make it difficult for some voters to relate to them. Will they come off as too tough or hawkish? Is it possible for any candidate, male or female, to overemphasize his or her military background in the post-9/11 era?

McGrath, who retired

as a lieutenant colonel, opened her campaign with an online video in which she wears a bomber jacket, a fighter helmet and goggles. McGrath sees herself as a bridge to male voters who "sort of see women as being weaker," she said in a telephone interview. "But yeah, I have to make an effort to reach out to women and make sure that they're not scared, or think that I'm too militant."

If the women win, they will join an exclusive club in Congress. Just 19 percent of lawmakers are veterans — the same percentage that are women. Only four members are both: Sens. Joni Ernst, R-Iowa, and Tammy Duckworth, D Ill.; and Reps. Martha McCally, R-Ariz., and Tuli Gabbard, D-Hawaii. "It kind of reminds me of a fighter squadron, with so few women," said McCally, a retired Air Force veteran who was the first woman to fly in combat and is now running for U.S. Senate. All the candidates have stories about being among the only women working among men and have used that platform to speak out about issues in the military.

ASK BESS
QUESTION
I'M TRYING TO GET MY HOUSE AND AM WORKING 9-5. I NEED TO DO A FIRST INSPECTION. AT WHAT POINT DO YOU FINALLY DO ONE?
ANSWER
It depends on how much you want to pay for your house. The more you want to pay, the more likely you are to need a first inspection. I would recommend you get a first inspection done before you make an offer on the house. This way you can see if there are any major issues before you make an offer. If you find any major issues, you can negotiate with the seller or walk away from the deal. If you don't find any major issues, you can make an offer on the house. I would recommend you get a first inspection done before you make an offer on the house. This way you can see if there are any major issues before you make an offer. If you find any major issues, you can negotiate with the seller or walk away from the deal. If you don't find any major issues, you can make an offer on the house.

NOTICE OF WORKSHOP
St Elizabeth's Greek Orthodox Church will hold a neighborhood workshop on the planned Fellowship Hall. The event will be held from 6 pm to 8 pm on August 23, 2018 at 5129 NW 53rd Avenue, Gainesville, FL 32653. Contact Marin Smilov, (352) 213-1414.

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LEGAL ADVERTISING
Rates and information for advertising in the Gainesville Sun. Contact the legal department at 352-376-7001.

Gainesville.
Citizen centered
People empowered

First Step Request



First Step Request

First Step meetings with development review staff are a free service provided by the City of Gainesville to help guide a project through the development review and permitting process. These meetings are intended to be a helpful information exchange in an informal atmosphere.

On the day of your meeting staff will take notes which will be provided to you but we suggest you take your own notes as well.

If you are having trouble submitting this form please call (352) 334-5023 for assistance.

Project Agent or Applicant

Marin Smillov

Company

Saint Elizabeth Greek Orthodox Church

E-mail

mamillov@aol.com

Phone Number

(352) 2131414

Property Owner

St. Elizabeth Greek Orthodox Church

Project Address

5129 NW 53rd Avenue, Gainesville, Florida
32653

Please Describe Your Project and List Specific Items You Would Like Addressed

Under the guidance of Metropolitan Alexios and our Priest Fr. Romanos, the parish of St. Elizabeth Greek Orthodox Church has decided to commence the construction of a much needed community center on the property of the church. This building will be an asset to the Parish and to the greater Gainesville community. For this purpose, we are requesting the first step meeting to seek the guidance of the City of Gainesville on the building process.

Wednesday, June 13, 2018

Wednesday, June 13, 2018

Wednesday, June 13, 2018

Wednesday, June 13, 2018

Wednesday, June 13, 2018

Upload Site Plans or Any Other Files That Illustrate the Project

[St.ElizabethPlanWorkSheet.pdf](#)

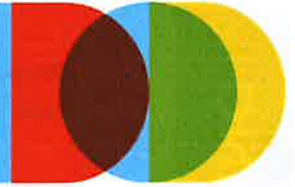
When Would You Like To Meet?

Thursday, July 12, 2018

What Time?

10:00 - 11:00 AM

CITY OF GAINESVILLE PUBLIC MEETING



CHANGE IS COMING TO LAND NEAR YOU!

WHAT: Public meeting to discuss a Special Use Permit application with conceptual development plan review to allow construction of a 6,000 square foot enclosed (8,400 square foot under cover) Fellowship Hall on the church property.

WHY: You are being notified because the development is on or near a property you own or lease and we want your input.

WHERE:
City Hall Auditorium,
First Floor, 200 E University Ave,
Gainesville, FL

WHEN:
January 24, 2019
Thursday, 6:30 pm

Application ID: PB-18-127 SUP

Name: St. Elizabeth Greek Orthodox Church

Lot Size: 6.65 acres mol



Contact: Erik A. Bredfeldt or go to <https://goo.gl/fQ55nN> for more project information

(Scan QR code for more project information)

CONTACT:



Department of Doing,
Planning Division
PO Box 490, Station 11
Gainesville, FL 32602-0490



Thomas Center B,
306 N.E. 6th Ave.
Gainesville, FL



E: planning@cityofgainesville.org
<http://www.cityofgainesville.org/PlanningDepartment.aspx>

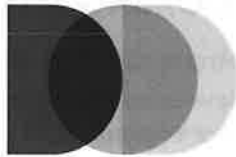


P: (352)334-5023
(352)334-5022
F: (352)334-2648

NOTICE OF PUBLIC MEETING

Contact:

Thomas Center B, 306 N.E. 6th Avenue
Department of Doing, Planning Division
PO Box 490, Station 11
Gainesville, FL 32602-0490



City Plan Board public meetings are aimed at allowing public input in decisions on proposed changes to land within the City of Gainesville. At the meeting the board will determine whether the application meets the applicable city regulations. The public will have an opportunity to comment on the application.

You may request to submit additional information and make presentations beyond the public comment session by going to this link: https://form.jotform.com/CofG_Planning/QJForm to submit your request at least five (5) days before the meeting. You may also contact the Department of Doing at (352) 334-5023.

The City Plan Board will make the final decision on this application at the meeting.

Bredfeldt, Erik A.

From: Mercer, Wendy L
Sent: Friday, January 04, 2019 2:54 PM
To: Bredfeldt, Erik A.
Subject: RE: St. Elizabeth's Concept

Hey Erik,

I am doing great and I hope you are too. We are already providing water, sewer, and electric to them, so serving their addition will not be a problem. No red flags. ☺ And thanks for sending this over. I always appreciate the updates.

Have a great weekend!

Wendy

From: Bredfeldt, Erik A.
Sent: Friday, January 04, 2019 2:35 PM
To: Mercer, Wendy L
Subject: FW: St. Elizabeth's Concept

Wendy:

Hope all is well...this project went to 1st Step in July, 2018 and I'm trying to get the SUP on the 1/24/2019 PB agenda...I have a file with a prior case that went through development review in 2005 and utilities were all available at the time and wanted to confirm with you that this is still the case and no flags here...if approved by the PB they'll have to go through the regular building/utility permit process and make any utility modifications/adjustments but for now just wanted to get an ok to move forward from you (think that was the case when this was reviewed in July).

This is an existing church (parsonage and sanctuary) and they are adding a 6,000 square foot enclosed fellowship hall (8,400 square feet under cover) and then associated parking.

Thanks for any feedback!

Erik A. Bredfeldt
City of Gainesville, FL
Economic Development and Innovation Director
Office 352 393-8614
Cell 352 339-0199

From: Bredfeldt, Erik A.
Sent: Friday, January 04, 2019 1:59 PM
To: Persons, Andrew W. <personsaw@cityofgainesville.org>
Subject: FW: St. Elizabeth's Concept

Andrew:

This is first rendering and site layout on St. Elizabeth Fellowship Hall...think Gmuer Engineering is going to provide a more formal site plan but this is what's being proposed...looks like dimensions are actually 100'x60'' for enclosed area and then 140'x60' for overall area so 6,000 to 8,400 square feet so I'll need to adjust staff report.

Erik A. Bredfeldt
City of Gainesville, FL
Economic Development and Innovation Director
Office 352 393-8614
Cell 352 339-0199

From: RCA Architect [<mailto:rca@rca22.com>]
Sent: Friday, January 04, 2019 11:33 AM
To: 'Forrest Eddleton' <forreste@gmuereng.com>; 'Marin' <mamillov@aol.com>
Cc: Bredfeldt, Erik A. <bredfeldea@cityofgainesville.org>
Subject: RE: St. Elizabeth's Concept

Forrest, here is the preliminary FP/elevations for your schematic site design for the special use permit. The proposed new direction of the building is with the long axis east/west, please see new orientation layout.

I do not think that this shell FP it is going to change to much from this concept, they may do some inside changes/arrangements, but the metal building as a hole probably will be close to this concept.

Marin, what do you think about this information??

Forrest, please let us know if this is enough for the time being.

If you have any question or comments regarding this matter please let us know.
Thank you very much, Ricardo

Ricardo Cavallino, AIA, LEED AP
President
Ricardo Cavallino and Assoc., Inc.
Architectue-Interiors-Planning
22 S.E. 5th Avenue
Gainesville, FL 32601
RCA@RCA22.COM
Phone: [352-377-1751](tel:352-377-1751)



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City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601

Text File

File Number: 030908

Agenda Date:

Version: 0

Status: Adopted

In Control: City Attorney

File Type: Ordinance

title

LAND USE CHANGE - ST. ELIZABETH'S GREEK ORTHODOX CHURCH (B)

Ordinance No. 0-04-37, Petition 19LUC-04PB

An ordinance amending the City of Gainesville 2000-2010 Comprehensive Plan, Future Land Use Map; by changing the land use category of certain property recently annexed into the City from the Alachua County land use category of "INST (Institutional)" to the City of Gainesville future land use category of "Single-family (up to 8 units per acre); located at 5129 Northwest 53rd Avenue; providing a severability clause; providing a repealing clause; and providing an effective date.

recommendation

The City Commission: 1) approve Petition No. 19LUC-04PB; and 2) adopt the proposed ordinance.

explanation

STAFF REPORT

The subject property is located west of Northwest 43rd Street off Northwest 53rd Avenue in northwest Gainesville. The property proposed for the land use change is approximately 7.3 acres in size and composed of one tax parcel. This property was annexed into city limits on February 10, 2003. This petition is being proposed in order to bring the parcel under the City's land use and zoning regulations (as is required for all annexed properties).

The property is currently in use as St. Elizabeth's Greek Orthodox Church and also contains a living facility for clergy assigned to the place of religious assembly.

The current Future land use category designation on this parcel is Alachua County Institutional. The existing zoning is Alachua County R-1a (Single-family residential). The petition proposal is to change the Future Land Use category to City of Gainesville Single-family residential, up to 8 units per acre.

The parcels to the north, south, and west of the subject properties have Alachua County Low density Residential land use designations consistent with the single-family residential uses and subdivisions in the area. To the east, there is City-designated Single Family Residential for the Kensington subdivision.

The Plan Board heard the petition and recommended that it be approved.

Public notice was published in the Gainesville Sun on February 3, 2004. Letters were mailed to surrounding property owners on February 4, 2004. The Plan Board held a public hearing February 26, 2004, which was a continuation of the recessed meeting of February 19, 2004. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 19LUC-04 PB. Plan Board vote 5-0.

CITY ATTORNEY MEMORANDUM

The petition was initiated by the City of Gainesville and involves less than 10 contiguous acres. State law only requires one adoption hearing for the land use ordinance.

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601

Text File

File Number: 030909

Agenda Date:

Version: 0

Status: Adopted

In Control: City Attorney

File Type: Ordinance

title

REZONING - ST. ELIZABETH'S GREEK ORTHODOX CHURCH (B)

Ordinance No. 0-04-38, Petition No. 20ZON-04PB (Quasi-Judicial)

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain property recently annexed into the City from the Alachua County zoning category of "R-1a, single-family, low density (one to four dwelling units per acre" to the City of Gainesville zoning category of "RSF-1: 3.5 units/acre single-family residential district"; located at 5129 Northwest 53rd Avenue; providing a severability clause; providing a repealing clause; and providing an effective date.

recommendation

The City Commission: 1) approve Petition No. 20ZON-04PB; and 2) adopt the proposed ordinance

explanation

STAFF REPORT

The subject property is located west of Northwest 43rd Street off Northwest 53rd Avenue in northwest Gainesville. The property proposed for the zoning change is approximately 7.3 acres in size and composed of one tax parcel. This property was annexed into city limits on February 10, 2003. This petition is being proposed in order to bring the parcel under the City's land use and zoning regulations (as is required for all annexed properties).

The property is currently in use as St. Elizabeth's Greek Orthodox Church and also contains a living facility for clergy assigned to the place of religious assembly.

The current zoning is Alachua County R-1a (Single-family residential). The existing Future land use category designation on this parcel is Alachua County Institutional. The petition proposal is to change the zoning category to City of Gainesville RSF-1 (3.5 units/acre single-family residential district).

The parcels to the south and west of the subject properties have an Alachua County R-1a zoning designation consistent with the single-family residential uses and subdivisions in the area. To the north is Alachua County PD (Planned Development for a residential single-family subdivision). To the east, there is City-designated PD (Planned Development) for the Kensington single-family subdivision.

The Plan Board heard the petition and recommended that it be approved.

Public notice was published in the Gainesville Sun on February 3, 2004. Letters were mailed to surrounding property owners on February 4, 2004. The Plan Board held a public hearing February 26, 2004, which was a continuation of the recessed meeting of February 19, 2004. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City

Commission approve Petition 20ZON-04 PB. Plan Board vote 5-0.

CITY ATTORNEY MEMORANDUM

The petition was initiated by the City of Gainesville and involves less than 10 contiguous acres. State law only requires one adoption hearing for the rezoning ordinance.



Policy 3.6.2 Wherever possible, the natural terrain, drainage, and vegetation of the city should be preserved with superior examples contained within parks or greenbelts.

Policy 3.6.3 To the extent feasible, all development shall minimize alteration of the existing natural topography.

GOAL 4 THE FUTURE LAND USE ELEMENT SHALL FOSTER THE UNIQUE CHARACTER OF THE CITY BY DIRECTING GROWTH AND REDEVELOPMENT IN A MANNER THAT: USES NEIGHBORHOOD CENTERS TO PROVIDE GOODS AND SERVICES TO CITY RESIDENTS; PROTECTS NEIGHBORHOODS; DISTRIBUTES GROWTH AND ECONOMIC ACTIVITY THROUGHOUT THE CITY IN KEEPING WITH THE DIRECTION OF THIS ELEMENT; PRESERVES QUALITY OPEN SPACE; AND PRESERVES THE TREE CANOPY OF THE CITY. THE FUTURE LAND USE ELEMENT SHALL PROMOTE STATEWIDE GOALS FOR COMPACT DEVELOPMENT AND EFFICIENT USE OF INFRASTRUCTURE.

Objective 4.1 The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Single-Family (SF): up to 8 units per acre

This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-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 in conjunction with single-family dwellings under certain limitations.

Sec. 30-5.21. - Places of religious assembly.

- A. Within the RSF-1, RSF-2, RSF-3, RSF-4 and U1 districts, places of religious assembly are allowed upon the granting of a special use permit, subject to the following additional dimensional requirements:
1. Minimum lot area shall be one acre for each place of religious assembly with a building code capacity of 100 persons or less plus an additional one-half acre for each additional 50 persons of building code capacity.
 2. Minimum yard setbacks:
 - a. Front: 25 feet.
 - b. Side, interior: 50 feet, unless the proposed use is adjacent to a non-residential district, in which case the district setbacks shall apply.
 - c. Side, street: 25 feet.
 - d. Rear: 50 feet, unless the proposed use is adjacent to a non-residential district, in which case the district setbacks shall apply.
- B. *Day care centers and schools as accessory uses.* Within the RSF-1, RSF-2, RSF-3, RSF-4 and U1 districts, day care centers and schools may be allowed as accessory uses to places of religious assembly upon the granting of a special use permit; within all other districts, day care centers and schools are permitted accessory uses to any lawful place of religious assembly provided, in all cases, that the requirements and limitations for day care centers and schools as listed in this article are met.
- C. *Food distribution centers for the needy as accessory uses.* The city manager or designee may issue a permit for a food distribution center for the needy in conjunction with a place of religious assembly subject to meeting the standards of section 30-5.12 and the following additional restrictions:
1. No more than 20 meals may be served in a 24-hour period.
 2. The place of religious assembly can physically provide an indoor eating area meeting all state, county and city codes for the proposed use.
 3. No food distribution center for the needy may be closer than 1,320 feet from any other place of religious assembly having a food distribution center for the needy.
 4. Each place of religious assembly shall file with the city manager or designee a management program addressing hours of operation, personnel, management of solid waste, litter and lighting. The name, address, and phone number of the person responsible for the facility shall be kept up-to-date.
 5. Information shall be displayed including the name of the facility, hours of operation and other functional information.
- D. *Residences for destitute people as accessory uses.* The city manager or designee may issue a

permit for a residence for destitute people in conjunction with a place of religious assembly subject to meeting the standards of section 30-5.22 and the following additional restrictions:

1. The total number of beds shall not exceed 20.
2. Meals may be provided only to residents.
3. No one over the age of 18 may be admitted as a resident without submitting a written report issued by the city police department stating that the person has no outstanding warrants for his or her arrest and is not a "dangerous person", as defined in article II.
4. Each place of religious assembly shall file with the city manager or designee a management program addressing hours of operation, personnel, management of solid waste, litter and lighting. The name, address, and phone number of the person responsible for the facility shall be kept up-to-date.
5. Each place of religious assembly shall provide an indoor area meeting all state, county and city codes for use as a residence for destitute people. The area shall be inspected and approved by the building official prior to being used as a residence for destitute people, either on a temporary or recurring basis.
6. There shall be at least one staff person or volunteer on site, and a director or administrator on-call, when anyone is sheltered overnight in a residence for destitute people.

DIVISION 5. - SPECIAL USE PERMITS**Sec. 30-3.22. - Purpose.**

It is the intent of this division to recognize and permit certain uses and developments that require special review, and to provide the standards by which the applications for permits for uses and development shall be evaluated. It is further intended that special use permits be required for developments that, because of their inherent nature, extent, and external effects, require special care in the control of their location, design, and methods of operation in order to ensure conformance with the Comprehensive Plan and this chapter.

Sec. 30-3.23. - Required.

The applicable uses listed in article IV may be established in that zoning district only after issuance and recordation of a special use permit by the city plan board.

Sec. 30-3.24. - Review criteria.

No special use permit shall be approved by the city plan board unless the following findings are made concerning the proposed special use. The burden of proof on the issue of whether the development, if completed as proposed, will comply with the requirements of this chapter remains at all times on the applicant.

- A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.
- B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.
- C. The proposed use will not adversely affect the health, safety, and welfare of the public.
- D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.
- E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.
- F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.
- G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and

safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.

- H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.
- I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.
- J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.
- K. Any special requirements set forth in the Land Development Code for the particular use involved are met.

Sec. 30-3.25. - Review procedures.

- A. *Pre-application meeting.* A pre-application meeting is not required; however, the applicant is encouraged to attend a meeting with staff to review applicable procedural and regulatory requirements.
- B. *Applications.* Each application shall be filed with the city manager or designee on the form prescribed. Any incomplete applications will be returned to the applicant. The application shall include proof of having met the requirements of a neighborhood workshop as provided in this article.
- C. *Staff meeting.* The applicant for a special use permit shall meet with city staff to discuss the procedures and requirements and to consider the elements of the proposed use and site and the proposed site layout.
- D. *Staff report.* The city manager or designee shall submit to the city plan board a written report that includes analysis of the application and a recommendation based on the review criteria provided in this division.
- E. *City plan board hearing.*
 - 1. The city plan board shall consider the evidence presented in the public hearing and the written report submitted by the city manager or designee and shall act on the application based on the review criteria provided in this division.
 - 2. Action on the application shall be one of the following:
 - a. Approval;
 - b. Approval subject to conditions; or
 - c. Denial, with a statement of the reasons for denial.
- F. *Effect of denial or withdrawal.* No application for a special use permit may be submitted within two years after the date of denial or withdrawal of a request for the same use for the

same property. The city plan board may waive this time limitation by the affirmative vote of five members, provided 30 calendar days have elapsed and provided the city plan board deems such action necessary to prevent an injustice.

- G. *Amended application.* Amendment of an application may be allowed at any time prior to or during the public hearing, provided that no such amendment shall be such as to make the case different from its description in the notice of public hearing. If the amendment is requested by the applicant after notice of the hearing has been given and such amendment is at variance with the information set forth in the notice, then the applicant shall pay an additional fee in the same amount as the original fee for amended public notice. If the amended notice can be mailed at least ten calendar days prior to the hearing originally scheduled, the hearing on the amended petition may be held on that date; otherwise, the chairperson shall announce at the public hearing that the hearing will be continued to a future meeting with proper public notice.

Sec. 30-3.26. - Effect and limitations.

- A. *Effect.* Special use permits, including any permit conditions, shall run with the land and shall be binding on the original applicant as well as any successors or assigns.
- B. *Modifications.* After approval and issuance of a special use permit, the following situations are allowed only with the review and issuance of a new special use permit:
1. A change in the boundaries of the approved site.
 2. A change from the approved use.
 3. Either an increase of ten percent or more or incremental increases that total ten percent or more in the floor area or number of parking spaces as approved.
 4. Substantial changes in the approved location of principal or accessory structures.
 5. Structural alterations significantly affecting the basic size, form, style, ornamentation, and appearance of principal or accessory structures as shown on the approved plans.
 6. Substantial changes in approved pedestrian or vehicular access or circulation.
 7. Substantial change in the approved amount or location of landscape screens or buffers.
- C. *Expiration.* Special use permits shall expire 12 months after the date of approval unless, at that time, the authorized use has commenced or development at the site is continuing in good faith with an active building permit. At the request of the applicant and for good cause shown, the city plan board may extend the time of the permit's expiration for good cause shown and if not in conflict with any other provision of this chapter.
- D. *Abandonment.* On request of the permit holder, the city manager or designee may approve the abandonment of a special use permit provided no construction has begun. In addition, if the use allowed by a special use permit has been abandoned for a continuous period of 12

months, the permit shall be void. The process to determine whether a use has been abandoned shall be the same as that provided for nonconforming uses in article X.

- E. *Revocation.* If any conditions of an issued special use permit are violated, the city plan board may, after giving proper notice to the permit holder, revoke the permit at a public hearing. The permit may be reinstated by the city manager or designee if the circumstances leading to the revocation are corrected.

Sec. 30-4.16. - Permitted uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section shall be allowed.

Table V-4: Permitted Uses in Residential Districts.

USES	Use Standards	RSF-1 to 4	RC	MH	RMF-5	RMF-6 to 8
Accessory dwelling units	<u>30-5.33</u>	-	A	A	A	A
Adult day care homes	<u>30-5.2</u>	P	P	P	P	P
Assisted living facilities		-	-	-	P	P
Attached dwellings (up to 6 attached units)		-	-	-	P	P
Bed and breakfast establishments	<u>30-5.4</u>	S	P	P	P	P
Community residential homes (up to 6 residents)	<u>30-5.6</u>	P	P	P	P	P
Community residential homes (7 to 14 residents)	<u>30-5.6</u>	-	-	-	-	P

Community residential homes (over 14 residents)	<u>30-5.6</u>	-	-	-	-	-	-	-	P
Day care centers	<u>30-5.7</u>	-	P	-	P	-	P	-	P
Dormitory, small	<u>30-5.8</u>	-	-	-	-	-	-	-	P
Dormitory, large	<u>30-5.8</u>	-	-	-	-	-	-	-	S
Emergency shelters		-	-	-	-	-	-	-	P
Family child care homes	<u>30-5.10</u>	P	-	P	-	P	-	P	P
Fowl or livestock (as an accessory use)	<u>30-5.36</u>	-	-	-	-	-	-	-	-
Mobile homes		-	-	-	-	-	P	-	-
Multi-family dwellings		-	-	-	-	-	-	P	P
Multi-family, small-scale (2-4 units per building)		-	-	P ¹	-	-	-	P	P
Places of religious assembly	<u>30-5.21</u>	S	-	P	-	P	-	P	P
Libraries		-	-	S	-	S	-	S	S
Public parks		P	-	P	-	P	-	P	P

Schools (elementary, middle and high)		S	P	P	P	P	P	P
Single-family dwellings		P	P	P	P	P	P	P
Skilled nursing facility		-	-	-	-	-	-	S
Social service homes/halfway houses	<u>30-5.26</u>	-	-	-	-	-	-	S

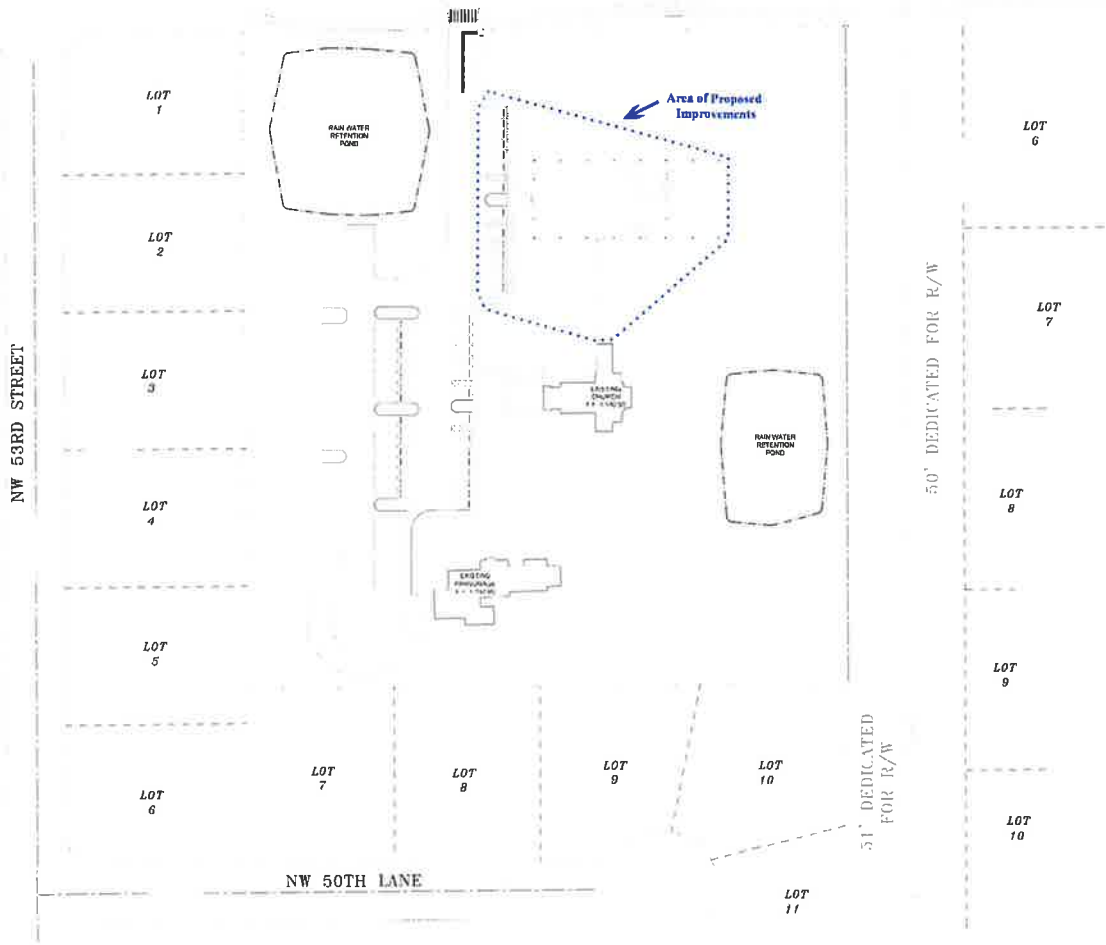
LEGEND:

P = Permitted by right; S = Special use permit; A = Accessory; Blank = Use not allowed.

1 = No more than two dwellings units per building are permitted in the RC district.

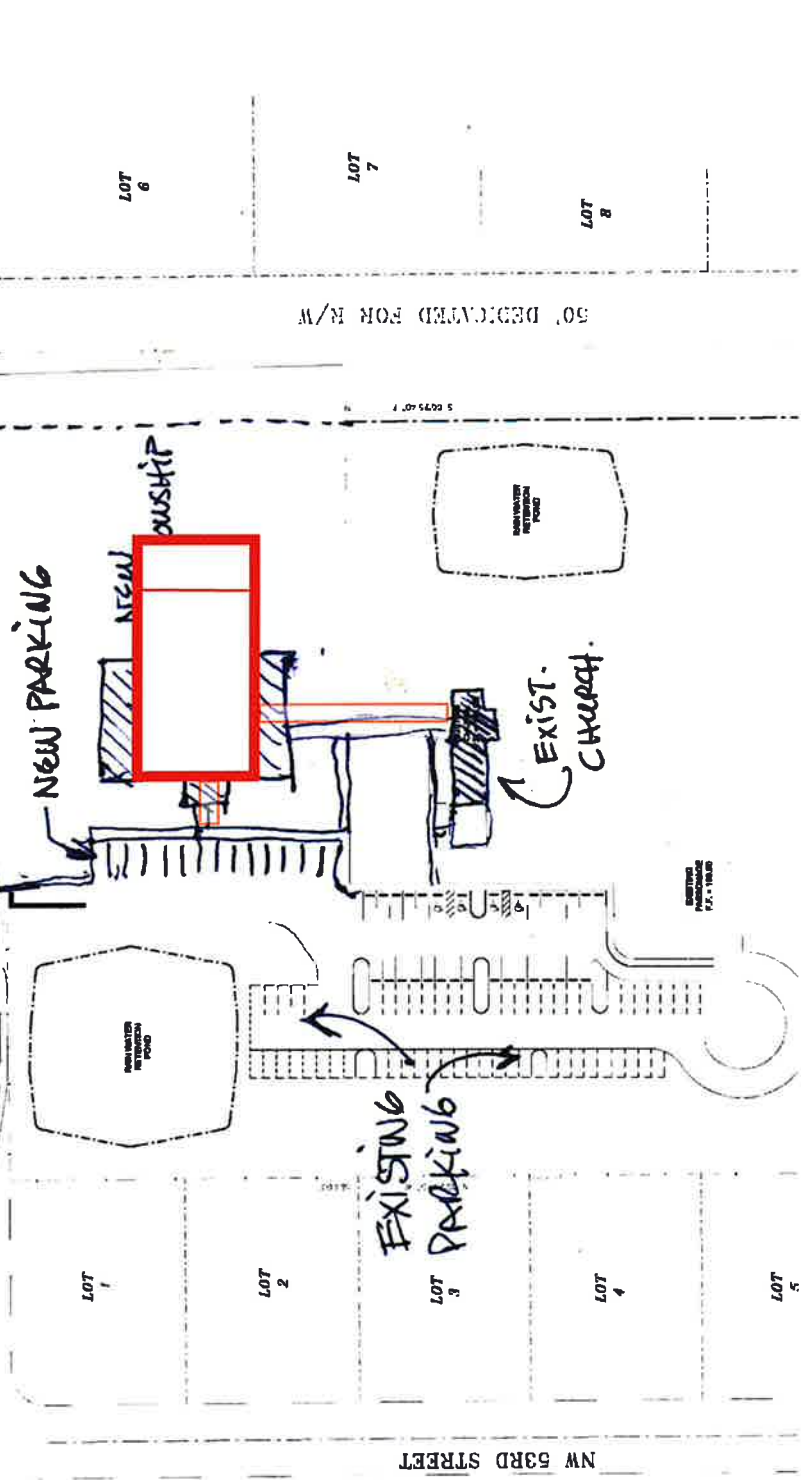


COUNTY ROAD 232 ~ NW 53RD AVENUE



COUNTY ROAD 232 ~ NW 53RD AVENUE

312 N.W. 53RD AVE



LOT 6

LOT 7

LOT 8

50' DEDICATED FOR R/W

NEW PARKING

NEW

CHURCH

EXIST. Church

MANHOLE REPAIR POOL

MANHOLE REPAIR POOL

EXISTING PARKING

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

NW 53RD STREET



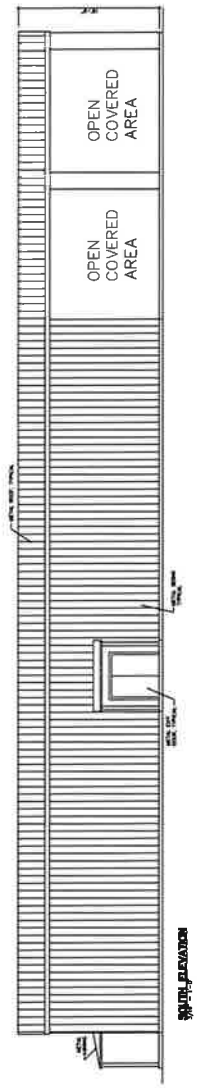
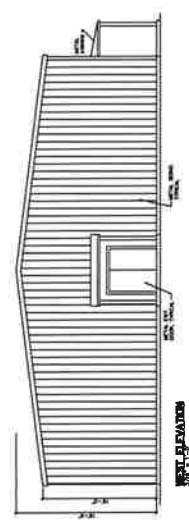
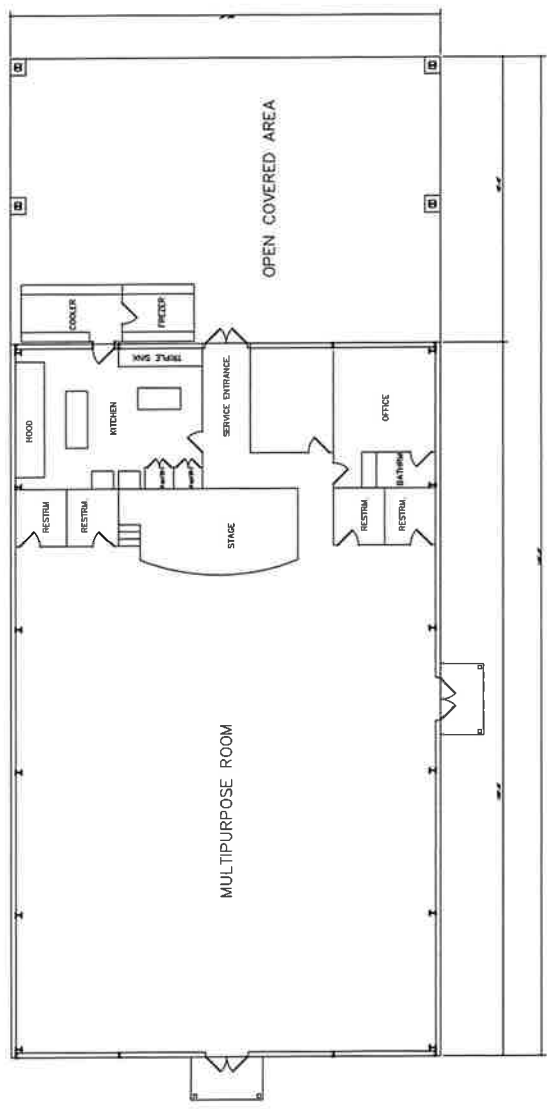
RICARDO CAVALLINO AND ASSOCIATES, INC.
 ARCHITECTURE-PLANNING
 AA 002865
 22 56 5TH AVENUE
 GAINESVILLE, FL 32601
 352-377-1751 (O)
 (F)

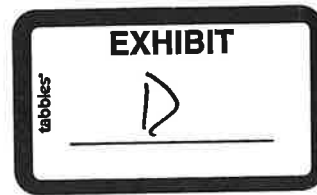
ST. ELIZABETH GREEK ORTHODOX CHURCH
 NEW FELLOWSHIP HALL FOR
 6128 NW 53TH AVE., GAINESVILLE, FLORIDA 32663

THE OWNER IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THE DRAWINGS.

REVISIONS:	
PROJECT:	R.C.
DESIGNED BY:	R.C.
DATE:	12-21-2018

A.1





October 29, 2007

Ms. Lisa J. Grady
5129 NW 53rd Avenue
Gainesville, FL. 32602

Petition 100SUP-05 PB. North Beach Eng., agent for St. Elizabeth Greek Orthodox Church. A special use permit with development plan review for construction of. Zoned: RSF-1, (Single-family Residential 3.5 du/a). Located at 5129 N.W. 53rd Avenue.

Dear Ms. Grady:

I am pleased to inform you that on September 15th 2005, the City Plan Board approved your request for a special use permit to construct **7,000 square foot fellowship hall** at the above referenced location. The approval is subject to conditions of this special use permit, the criteria of the general Special Use Permit ordinance and the associated final approved development plan. Details of the conditions are included in the attached staff report and the following:

Condition 1.

The relationship between the parking area and the west property boundary shall be addressed to provide adequate screening, buffering, setback and separation to minimize impact of vehicle lighting onto the adjacent residential development.

The final development plan shall address the following:

- a. Protect the adjacent large trees,
- b. Demonstrate steps to ensure that noise, sounds or music will not create a nuisance to the adjacent residential properties.
- c. Ensure that lights from vehicles using the west parking lot do not project unto the residential development to the west.
- d. Proposed lighting shall be designed so the surrounding residential areas, do not receive glare form lighting on the subject site.

Condition 2.

The vehicular use area shall be lit when used after sunset and that the lighting is consistent with code requirements.

The special use permit is valid for a period of one-year from the date of final approval of the development Plan. Failure to implement the special use permit will render it null and void. In compliance with Sec. 30-236, prior to the expiration date, the board may consider an extension of the permit at a public hearing. If the use granted by the special

Ms. Lisa J. Grady
5129 NW 53rd Avenue
Gainesville, FL. 32602

use permit ceases for a continuous period of twelve (12) months, the permit shall also become null and void.

Please be aware of the following:

Prior to the end of the period for filing an appeal, any permit, authorization or other development order, issued based on the board's decision, is considered conditional. Any action taken during the appeal period is taken at the sole risk of the property owner. The owner may be required to undo any work done if the decision of the board is overturned by an appeal of its decision, by a court of competent jurisdiction.

- (1) *Appeal of decision.* Any affected person may appeal the city plan board's decision on an application for a special use permit to a hearing officer. The appeal must be filed within 15 days of the date notification of the decision is sent by certified mail to the applicant. The procedure for the appeal shall be the same as is provided in subsection 30-352.1(a) for appeals from decisions of the development review board. Judicial review shall be available as provided in section 30-352.1.

The approved plans has been submitted to the building division for processing. At that time you apply for a building permit, the Building Division will provide you with a copy of the approved development plans together with your building permit.

You may contact the building division at 352-334-5050, concerning details of applying for a building permit. Please be sure that you understand the requirements and apply for a permit prior to undertaking any work. If you have any questions, please feel free to contact me at 334-5023.

If you have any questions or need additional information, please contact me at (352) 334-5023.

Sincerely,

Lawrence Calderon
Chief of Current Planning

Enclosure
LDC:lde

Orig.

City of
Gainesville

Inter-Office Communication

Planning Division
X5022, FAX x2282, Station 11

Item No. 1

TO: City Plan Board

DATE: September 15, 2005

FROM: Planning Division Staff

SUBJECT: Petition 100SUP-05 PB, North Beach Engineering, agent for St. Elizabeth Greek Orthodox Church. A Special Use Permit with Preliminary and Final Development Plan review for expansion of an existing Place of Religious Assembly. Zoned RSF-1, Single-family Residential, 3.5du/a, Located at 5129 NW 53rd Avenue.

Recommendation

Two items to be successful.

Planning staff recommends approval of Petition 100SUP-05 PB, with staff conditions.

Explanation

The petition is a request for a Special Use Permit, Petition 100SUP-05PB, for a 7,000 square foot expansion of an existing place of religious assembly on a 6.65-acre parcel. The original development was constructed under Alachua County jurisdiction and was recently annexed into the city. The property is located at 5129 Northwest 53rd Avenue. It is currently developed with two buildings, one is 3,646 square feet, used as classrooms and the other is 2,624 square feet, used as the main service building. No organized parking exists but pervious parking is scattered throughout the 6.65-acre site. The existing buildings will be maintained and the new 7,000 square foot building will be constructed just east of the existing buildings. Organized automobile parking, stormwater and pedestrian facilities will be provided.

The Special Use Permit procedure also requires findings by the Plan Board in order to issue preliminary approval and a Special Use Permit. The following seven criteria are listed below with an analysis as a basis for discussing the merits of the proposal:

1. That the use or development complies with all required regulations and standards of this chapter and all other applicable regulations.

The proposed use, a place of religious assembly, may be permitted in the RSF-1 zoning district subject to compliance with the requirements of the special use permit. The proposed development plan has been reviewed in terms of applicable development standards, including the criteria for compatibility as discussed below. Implementation of the attached conditions, recommendations and board stipulated conditions must be incorporated during final development review. That process will ensure that the proposed development is in compliance with all

required regulations and standards of the Land Development Code, and Comprehensive Plan requirements.

2. That the proposed use or development will have general compatibility and harmony with the uses and structures on adjacent and nearby properties.

The proposed development is a place of religious assembly, which has been demonstrated to have the ability to co-exist harmoniously with the principal uses, single-family dwellings, in a single-family neighborhood. The proposed development only occupies a small portion, about 2%, of the total site and has been designed to have a minimal impact on the wooded character of the lot. The proposed structure is a one-story building and is located 100 feet from the south property line and 145 feet from the east property line. The property is surrounded by single-family residential development but existing vegetation and distance provides reasonable buffers between the two uses. A 100-foot wide area designated for future right-of-way additionally separates the residential development on the east side. Parking for the development is located on the west side of the property. A single row of parking is placed at a distance of 66 feet from the west property line, which is the eastern boundary of the residential area. It is staff's understanding that the facility will be in operation after daylight hours. This night activity may have the impact of casting vehicle lights onto the adjacent residential development. Existing and or proposed vegetation and/or a fence could be used to minimize this impact. The relationship between the parking area and the west property boundary shall be addressed to provide adequate screening, buffering, setback and separation to minimize impact of vehicle lighting onto the adjacent residential development

Condition 1. The final development plan shall provide screening and/or a wall:

- a. to ensure that noise, sounds or music will not create a nuisance to the adjacent residential properties; and
- b. to ensure that lights from vehicles using the west parking lot do not project unto the residential development to the west.

Condition 2. The vehicular use area shall be lit when used after sunset, and the lighting shall be designed so the surrounding residential areas do not receive glare from lighting on the subject site consistent with code requirements.

3. That the necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development.

Electric, water and sanitary sewer are available to the site and have adequate capacity to service the proposed use.

4. That the use or development is serviced by streets of adequate capacity to accommodate the traffic impacts of the proposed use.

There is adequate capacity to serve the proposed use. The proposed use will have little to no impact on peak hour traffic conditions.

5. That screening and buffers are proposed of such type, dimension and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.

The subject property is surrounded on the east, south and west by single-family residential. The east and south sides are adequately separated by distance and vegetation and do not need additional buffering. The west boundary, which is common to the boundary of the single-family residential, is within 65 feet of a newly proposed vehicular use area. Staff is concerned about the light intrusion impact of vehicles operating at night on the adjacent residential. While the existing vegetation seems adequate, there may be areas along the property needing vegetation infill or a built-up berm. Alternatively, an opaque fence would provide the necessary screening to keep out lights of vehicles operating at nights.

6. That the use or development conforms to the general plans of the city as embodied in the city comprehensive plan.

Places of religious assembly are identified as an appropriate community level facility within the Single-family Residential category of the 2000-2010 Future Land Use Element, when developed in accordance with land development regulations.

Condition 3. The proposed expansion of the place of religious assembly shall be limited to 8000 square feet with associated parking.

Condition 4. A parsonage or a residence for property management shall be an allowable use on the property.

Condition 5. The final plan must comply with attached development plan review comments of the technical review committee

7. That the proposed use or development meets the level of service standards adopted in the comprehensive plan and conforms with the concurrency management requirements of this chapter as specified in Article III, Division 2.

Condition 6. A certificate of final concurrency is required for this petition.

Respectfully submitted,



Ralph W. Hilliard
Planning Manager

Zoning Districts


- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (10-30 du/acre)
- MU2 Mixed Use Medium Intensity (14-30 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits

Area under petition consideration



ZONING

Name	Petition Request	Map(s)	Petition Number
	Special Use Permit	3342	100SUP-05PB

**CITY OF GAINESVILLE PLANNING DIVISION
DEVELOPMENT PLAN REVIEW
SUMMARY OF COMMENTS**

Petition Number: 100SUP-05PB

Reviewed By: Lawrence D. Calderon

City Plan Board: Date: September 15th 2005

Petition No. 100SUP-05DB

Review Date: September 15th 2005

Review For: North Beach Engineering. Plan Reviewed: 8/9/7/2005


Project Name: North Beach Engineering, Agent for St. Elizabeth Greek Orthodox Church. A Special Use Permit with Preliminary and Final Development Plan review for expansion of an existing Place of Religious Assembly. Zoned RSF-1, Single-family Residential, 3.5du/a, Located at 5129 NW 53rd Avenue.

I. Department Comments

- | | | |
|-----|--|---------------------------------|
| 1. | Planning: | Approved with conditions |
| 2. | Public Works &
Traffic Engineering: | Approved with conditions |
| 3. | G.R.U & Gas: | Approved with conditions |
| 4. | Police: | Approved with conditions |
| 5. | Fire: - | Approved with conditions |
| 6. | Building: - | Approved with conditions |
| 7. | Arborist: - | Approved with conditions |
| 8. | | |
| 9. | Other: - ACDEP - | No Comments |
| 10. | Concurrency Review: | Approved as submitted |

II. Overall Recommendation: Staff recommends approval of the Special Use Permit and associated development plan subject to the attached conditions.

SITE PLAN EVALUATION SHEET
DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION
CURRENT PLANNING ROOM 16, OLD LIBRARY
222 East University Avenue 334-5023

<p>Petition No. <u>100SUP-05PB</u> Review Date: September 16th 2005 Review For: <u>North Beach Engineering</u>: Plan Reviewed: 9/7/2005 Project Name: North Beach Engineering, Agent for St. Elizabeth Greek Orthodox Church. A Special Use Permit with Preliminary and Final Development Plan review for Expansion of an existing Place of Religious Assembly. Zoned RSF-1, Single-family Residential, 3.5du/a, Located at 5129 NW 53rd Avenue.</p>	<p>Review Type: <u>Preliminary</u> <u>Final Amend.</u></p> <p>Project Planner:  <u>Lawrence Calderon</u></p>
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RECOMMENDATIONS/REQUIREMENTS/COMMENT

1. Plan should address compatibility of night operation of the west parking lot on the adjacent residential area. It is recommended that a fence or additional vegetation be proposed. A field inspection will be conducted to determine areas needing additional vegetation.

SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. 100SUP-05 DB

Review Date: 9/2/05

Review Type:

Review For: Technical Review Committee Plan Reviewed: 9/2/2005

Preliminary Final

Description, Agent & Location: St. Elizabeth Greek Orthodox Church

Project Planner:

NBE 5129 NW 53rd Ave.

Lawrence Calderon

APPROVED
(as submitted)

APPROVED
(subject to below)

DISAPPROVED

- Alachua County Environmental Review Required
- Alachua County Environmental Review Not Required
- 100 Yr. critical duration storm event must be analyzed.
- SJRWMD stormwater permit is required.
- Treatment volume must be recovered within 72 Hrs. (F.S. of 2)
- Approved for Concurrency

Comments By:



Rick Melzer P.E.
Development Review Engineer

REVISIONS / RECOMMENDATIONS:

1. Please provide a stormwater management summary sheet. (See attached)

**CITY OF GAINESVILLE
STORMWATER MANAGEMENT
SUMMARY SHEET**

The Public Works Department is requesting your assistance in order to streamline site plan review and to assure that accurate data is utilized in the stormwater management utility program. Please provide the stormwater management data requested in Section II below. This information is required for FINAL site plan submittals only. If there are any questions regarding this form, please call Alison Fenner, P.E., Development Review Engineer, at 334-~~2051~~ 5072. Your help is appreciated.

Rick Meyer

5072

I. General

- A. Site Plan No. _____
- B. Tax Parcel No. _____
- C. Tax Map No. _____
- D. Final Site Plan Sign Off _____
- E. Project Name: _____
- F. Address: _____
- Initials: _____

II. Site Information

A. Total Impervious Area on Site: _____ sf

B. Stormwater Management Basin Data

<u>Basin No.</u>	<u>Retention Volume (cf)</u>	<u>Retention Volume Surface Water Area (sf)</u>	<u>Elevation At Which Surface Water Discharge Begins from Basin (ft-msl)</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
TOTAL	=====cf	=====sf	

- NOTE:
- (1) Please make sure that the basin numbers given above correspond with those on the site plan.
 - (2) Retention volume is that volume of water stored within the basin which "leaves" the basin only by percolation into the ground or into an underdrain system.
 - (3) "Retention Volume Surface Water Area" is that area defined by the maximum retention volume water surface level.

Prepared by: _____
Petitioner's Engineer

Date: _____



**DEVELOPMENT REVIEW EVALUATION
GAINESVILLE REGIONAL UTILITIES**

Ellen Underwood, New Development Coordinator
PO Box 147117, Gainesville, FL 32614
Voice (352) 393-1644 - Fax (352) 334-3480

Sep 2, 2005

2 Petition 100SUP-05 PB

Continued from July and August. North Beach Engineering, agent for **St. Elizabeth Greek Orthodox Church**. A special use permit with development plan review to add a fellowship hall. Zoned: RSF-1 (single-family residential, 3.5 du/acre). Located at 5129 Northwest 53rd Avenue. (Planner, Lawrence Calderon)

- Conceptional Comments**
- Conditions/Comments**
- Approved as submitted**
- Insufficient information to approve**

New Services

A utility construction permit from GRU is necessary for us to inspect the installation of the manhole and water line to the fire hydrant. Please submit 3 sets of plans and a plan review application.

**Water
Sanitary
Sewer**

Electric Show the proposed primary electric conduit route and label transformer pad.
Gas

**Real
Estate**

SITE PLAN EVALUATION SHEET GAINESVILLE POLICE DEPARTMENT

Petition Number: 100SUP-05 PB

Review Date: September 1, 2005

Site Visit Date: None

Description: St. Elizabeth's Greek Orthodox Church

Location: 5129 NW 53rd Ave.

Review For: TRC Review #3

Planner: Lawrence Calderon

Reviewed By: Sgt. Jeff Reese



Recommend for Approval With Consideration for Comments

Recommend for Disapproval

.....

Recommendations and Comments

1. Based on the response from the petitioner concerning previous police comments, recommend approval.

The purpose of this review is to provide security recommendations. This report is advisory only and is not intended to identify all weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.





SITE PLAN EVALUATION SHEET

Urban Forestry Inspector 334-2171 – Sta. 27

Petition: 100 SUP-05 PB Review date: 8/29/05 Review For: Technical Review Committee Agent: North Beach Engineering for St. Elizabeth Greek Orthodox located at 5129 NW 53 rd Avenue.	Review: Special Use Permit Planner: Lawrence
---	---

APPROVED (as submitted)
 APPROVED (with conditions)
 DISAPPROVED

<input type="checkbox"/> Tree Survey Required <input type="checkbox"/> Landscape Plan Required <input type="checkbox"/> Irrigation system required <input checked="" type="checkbox"/> Attention to conditions (revisions/recommendations)	Comments by: Earline Luhrman Urban Forestry Inspector
---	---

Private Drive

- Add additional trees on both sides of the private road on 50' centers.

Cul-de-sac Trees Proposed to be Preserved

- Tree numbers 300-301-302-303-304-305-311- 312-313-316-317-318-319
- How can these trees be preserved, if they are within or 1"-2" away from the asphalt drive? Is this a grass area?

TRC Meeting

- The overhead powerlines are to be removed within the parking area so large shade trees are required in the landscape islands.
- This was stated during the TRC meeting on Monday 22, 2005.

C-4 Paving and Drainage Plan (add these notes)

- Removal of all construction debris, limerock, excess of builders sand, concrete and mortar debris, existing weeds and grasses, and all foreign materials in the planting bed and sod areas shall be removed and clean Florida fill of pH 5.5-6.5 shall be installed prior to any installation of plants or tree.
- Call the Parks Division at (352) 334-2171 for a barricade inspection before clearing and grubbing work begins.
- Barricades must be at a minimum of 2/3 of the area of the dripline for regulated trees and at or outside the dripline for all heritage trees. If clearing inside the barricades is necessary then it must be accomplished by hand clearing.

Handicap Parking Spaces

- Add 3 more trees behind the sidewalk area near the existing trees. (1 on the left and 2 on right)

Impact on the Urban Forest was determined on 8/11/05.

CONCURRENCY REVIEW
PLANNING DIVISION - (352) 334-5022

Sheet 1 of 1

Petition	<u>100SUP-05DB</u>	Date Received	<u>8/29/05</u>	<u> X </u>	Preliminary	
 DRB	<u> X </u> PB <u> </u> Other	Review Date	<u>9/02/05</u>	<u> X </u>	Final	
Project Name	<u>St. Elizabeth Greek Orthodox Church</u>				<u> </u>	Amendment
Location	<u>5129 NW 53rd Avenue</u>				<u> X </u>	Special Use
Agent/Applicant Name	<u>North Beach Engineering</u>				<u> </u>	Planned Dev.
Reviewed by	<u>Jason Simmons</u>				<u> </u>	Design Plat
				<u> </u>	Concept	

Approvable (as submitted)
 Approvable (subject to below)
 Insufficient Information
 PD Concept (Comments only)
 Concept (Comments only)

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

SECTION 15 COUNTY ROAD 232 ~ NW 53RD AVENUE

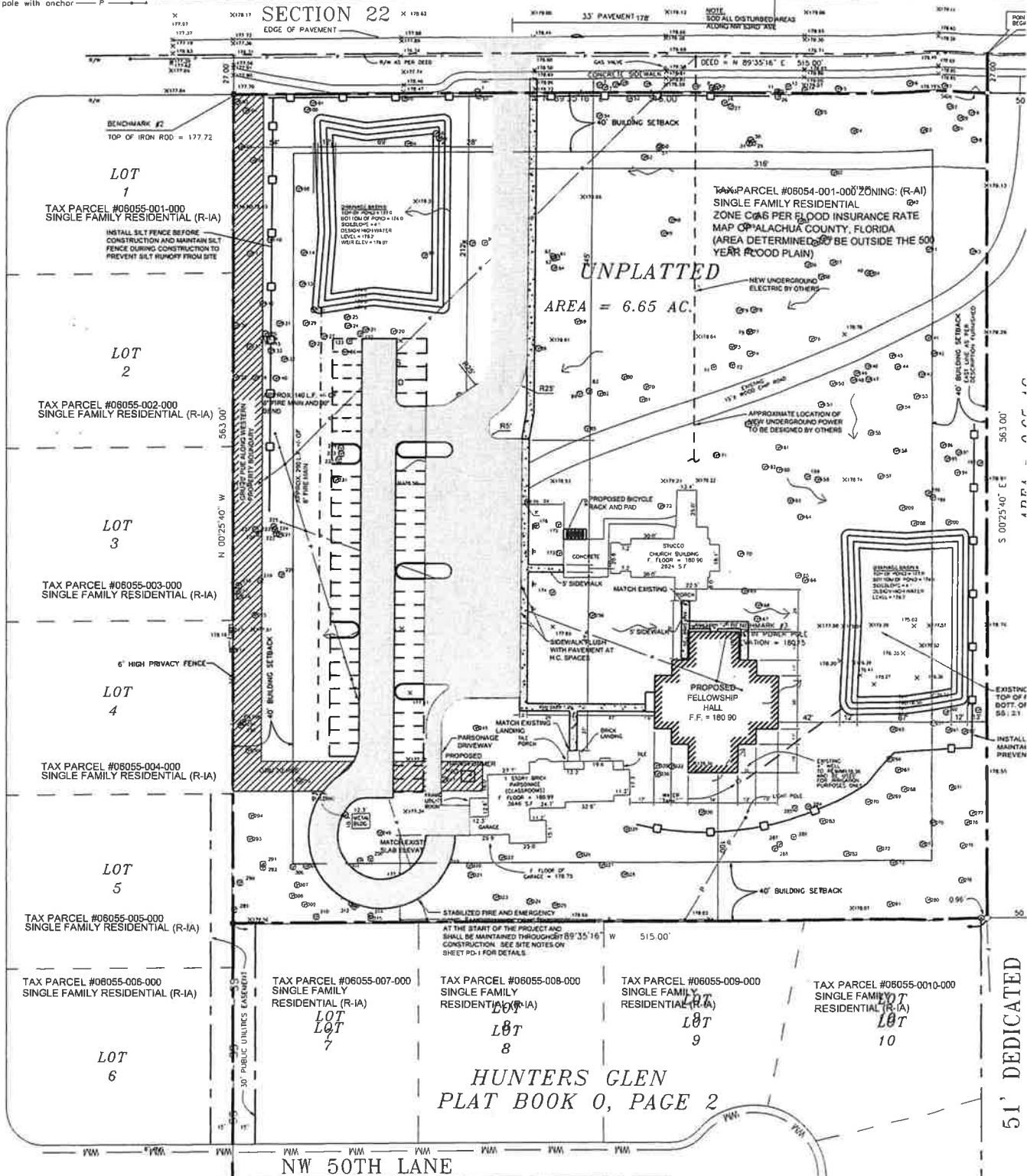
POINT OF COMMENCEMENT
AT CORNER OF MAP 17
SECTION 22

LEGEND

- Set 1/2" iron rod (LB 4012)
- Found 1/2" iron rod (J. Meyers)
- Overhead power line and pole with anchor
- Fence
- R/W = Right of Way
- Tree
- Spot Elevation x 1982

SECTION 22

NW 53RD STREET



HUNTERS GLEN
PLAT BOOK 0, PAGE 2

51' DEDICATED

LOT 11

MARKER 1
TOP OF NORTH END = 177.84
17' P.V.C. & METAL = 160.88

MARKER 2
TOP OF NORTH END = 178.04
12' P.V.C. & METAL = 164.44

EXISTING TOP OF F. BOTT. OF 55.23'

AT THE START OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. SEE SITE NOTES ON SHEET PD-1 FOR DETAILS.

TAX PARCEL #06054-001-000 ZONING: (R-1) SINGLE FAMILY RESIDENTIAL ZONE GAS PER FLOOD INSURANCE RATE MAP OF PALACHUA COUNTY, FLORIDA (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN)

UNPLATTED

AREA = 6.65 AC.

LOT 1
TAX PARCEL #06055-001-000
SINGLE FAMILY RESIDENTIAL (R-1A)

LOT 2
TAX PARCEL #06055-002-000
SINGLE FAMILY RESIDENTIAL (R-1A)

LOT 3
TAX PARCEL #06055-003-000
SINGLE FAMILY RESIDENTIAL (R-1A)

LOT 4
TAX PARCEL #06055-004-000
SINGLE FAMILY RESIDENTIAL (R-1A)

LOT 5
TAX PARCEL #06055-005-000
SINGLE FAMILY RESIDENTIAL (R-1A)

LOT 6
TAX PARCEL #06055-006-000
SINGLE FAMILY RESIDENTIAL (R-1A)

LOT 7
TAX PARCEL #06055-007-000
SINGLE FAMILY RESIDENTIAL (R-1A)

LOT 8
TAX PARCEL #06055-008-000
SINGLE FAMILY RESIDENTIAL (R-1A)

LOT 9
TAX PARCEL #06055-009-000
SINGLE FAMILY RESIDENTIAL (R-1A)

LOT 10
TAX PARCEL #06055-0010-000
SINGLE FAMILY RESIDENTIAL (R-1A)

NW 50TH LANE