

LEGISLATIVE #

110798E

Petition PB-12-10 LUC
February 23, 2012

Appendix C Application Package from Petitioner

Hodge Property
Small-scale Comprehensive Plan Amendment
Application Package

Prepared for Submittal to:
The City of Gainesville, Florida

Prepared on Behalf of:
Hodge Investments, Ltd.

Prepared by:



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

January 12, 2012
PN 11-0414

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- 6. Florida Department of State, Division of Corporations Information**
- 7. Directions to Site**
- 8. Neighborhood Workshop Materials**
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*Focused on Excellence
Delivered with Integrity*

January 12, 2012

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

Re: Hodge Property (Alachua County Tax Parcel 15239-000-000) – Small-scale Comprehensive Plan Amendment (Ss-CPA) Application

Dear Mr. Bredfeldt: *ERIK*

Attached, please find attached the following items:

- The required City of Gainesville application;
- An affidavit authorizing Causseaux, Hewett, & Walpole, Inc. as agent with property records and tax roll documents;
- A check in the amount of \$1,575.00 for application fees;
- Neighborhood Workshop materials;
- A legal description for the subject property;
- Fourteen (14) copies of the Ss-CPA Justification Report.

We submit these items for your review and approval for the above referenced project. As you know, the proposed change on ± 0.25 acres is from Residential-Medium (RM) to Mixed Use Low (MUL). The Ss-CPA will enhance redevelopment opportunity by designating a FLU classification that is consistent with adjacent neighboring properties.

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

Sincerely,
Causseaux, Hewett, & Walpole, Inc.

Gerry Dedenbach

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

I:\JOBS\2011\11-0414\Application\SsCPA\LTR_Hodge SsCPA_120112.doc

6011 NW 1st Place
Gainesville, Florida 32607

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APPLICATION—CITY PLAN BOARD
Planning & Development Services

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

Owner(s) of Record (please print)
Name: Hodge Investments, Ltd.
Address: 1303 SE 59th Street
Ocala, FL 34480
Phone: (352) 376-2692 Fax: _____
(Additional owners may be listed at end of applic.)

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

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

REQUEST

Check applicable request(s) below:

Future Land Use Map <input checked="" type="checkbox"/>	Zoning Map <input type="checkbox"/>	Master Flood Control Map <input type="checkbox"/>
Present designation: RM	Present designation: _____	Other <input type="checkbox"/> Specify: _____
Requested designation: MUL	Requested designation: _____	

INFORMATION ON PROPERTY

1. Street address: 515 NW 13th Terrace (Alachua County Property Appraiser Information)
2. Map no(s): _____
3. Tax parcel no(s): 15239-000-000
4. Size of property: 0.25 acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i>

Certified Cashier's Receipt:

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

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

A. What are the existing surrounding land uses?

North

Residential Medium (RM) & Mixed-Use Low (MUL)

South

Mixed-Use Low (MUL) & Urban Mixed-Use 1 (UMU-1)

East

Mixed-Use Low (MUL)

West

Residential Medium (RM)

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

NO

YES

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

See Justification Report for explanation

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

Residential streets

See Justification Report

Noise and lighting

See Justification Report

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

NO YES ____ (If yes, please explain below)

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

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

NO YES ____

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

NO YES ____

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

Redevelopment
Activity Center ____
Strip Commercial ____

Urban Infill
Urban Fringe ____
Traditional Neighborhood ____

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

[Please see Justification Report](#)

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

[Please see Justification Report](#)

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

Roadways

[Please see Justification Report for public facilities analysis](#)

Recreation

[Please see Justification Report for public facilities analysis](#)

Water and Wastewater

[Please see Justification Report for public facilities analysis](#)

Solid Waste

[Please see Justification Report for public facilities analysis](#)

Mass Transit

[Please see Justification Report for public facilities analysis](#)

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

NO

YES (please explain)

[Please see the Justification Report for additional explanation](#)

CERTIFICATION

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

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

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

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

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

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

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

Gerry Dedenbach

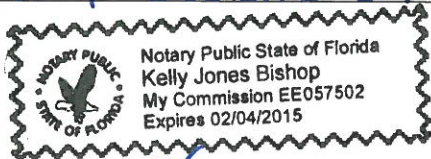
Owner/Agent Signature

1 - 12 - 2012

Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 12th day of January 2012, by (Name)
Gerry Dedenbach



Kelly Jones Bishop

Signature - Notary Public

Personally Known X OR Produced Identification _____ (Type) _____

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AFFIDAVIT

Hodge Investments, Ltd.

Owner(s)

Application Number

Causseaux, Hewett, & Walpole, Inc.

Appointed Agent(s)

15238-000-000, 15238-001-000, 15239-000-000, and 15240-000-000

Parcel Number(s)

6

10

20

Section

Township

Range

Comprehensive Plan Amendment, Rezoning, Special Area Plan Map Amendment, and Development Plan Approval

Type of Request

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

1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
2. That this property constitutes the property for which the above noted land use request is being made to the City of Gainesville City Commissioners;
3. That I (we), the undersigned, have appointed, and do appoint, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;
4. That this affidavit has been executed to induce the City of Gainesville City Commissioners to consider and act on the subject request;
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

[Handwritten Signature]

Owner (Signature)

Owner (Signature)

STATE OF FLORIDA
COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME THIS 12th DAY

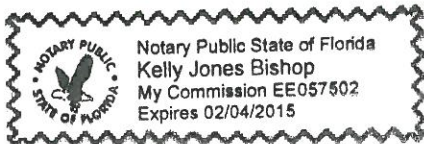
OF January, 2012

BY Kenneth Hodge

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

PRODUCED _____

(TYPE OF IDENTIFICATION) AS IDENTIFICATION.



(SEAL ABOVE)

[Handwritten Signature: Kelly Jones Bishop]

Name of Notary typed, printed or stamped

EE057502

Commission Number

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LEGAL DESCRIPTION

Section thirty five (35), Township nine (9) South, Range seventeen (17) East, Alachua County, Florida.

Also:

That part of the South Quarter (S1/4) of Section twenty six (26), lying East of State Road No. 235, all in Township nine (9) South, Range seventeen (17) East, Alachua County, Florida.

Less the following tract of land:

A tract of land situated in Section 35, Township 9 South, Range 17 East, Alachua County, Florida, said tract of land being more particularly described as follows: Commence at the Southwest corner of Section 35, Township 9 South, Range 17 East, and run North 02 degrees 59 minutes 20 seconds East, along the West line of said Section 35, 50.00 feet to the northerly right of way line of S.R. No. 26 and the point of beginning; thence continue North 02 degrees 59 minutes 20 seconds East, along the West line of said Section 35, 4005.51 feet; thence run South 86 degrees 20 minutes 01 seconds East, 2639.38 feet, thence run South 03 degrees 07 minutes 15 seconds West, 1343.61 feet; thence run South 86 degrees 30 minutes 47 seconds East, 2536.25 feet; thence run South 03 degrees 15 minutes 11 seconds West, 2623.45 feet to the northerly right of way line of said S.R. No. 26; thence run North 86 degrees 50 minutes 49 seconds West along the northerly right of way line of said S.R. No. 26, 5160.19 feet to the point of beginning; said tract of land containing 394.541 acres, more or less.

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RECORDED
OF PUBLIC RECORDS
95 DEC -4 AM 10:57
CLERK OF CIRCUIT
COUNTY COURT
ALACHUA COUNTY, FL.

Prepared by:
George F. Tubb
2700 NW 43rd St.

MAIL
DEC 11 1995

SPECIAL WARRANTY DEED

Tax parcel # see below

Doc. St. Amt. \$ 0.70
J.K. "Buddy" Irby, Clerk of Circuit Court
Alachua County - By *Janet Rollins*

This deed, made this 15th day of December 1995, between

ANNE GOCEK HODGE a/k/a ANNE G. HODGE, a/k/a ANNE HODGE a/k/a ANNIE HODGE,
single
whose post office address is: 1710 NW 23rd St, Gainesville, FL 32605

, grantor*, and
HODGE INVESTMENTS, LTD. a Florida Limited Partnership
whose post office address is: 1710 NW 23rd St Gainesville FL 32605
, grantee*.

WITNESSETH. That said grantor, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, grants, sells, and conveys to the said grantee the following described land, situate, lying and being in ALACHUA county, Florida. to-wit:

Parcel 1 09945-003-000
Lot Three (3) HAWTHORNE HEIGHTS, a subdivision as per plat thereof recorded in Plat Book "E", page 247 of the Public Records of Alachua County, Florida.

Parcel 2 06797-004-000
Lot Four (4) ROBBINSWOOD, a subdivision as per plat thereof recorded in Plat Book "E", page 69 of the Public Records of Alachua County, Florida.

Parcel 3 15239-000-000
Lots 3 and 4, Block G of WESTFIELD, a subdivision as per plat thereof in Plat Book "A", page 67 of the Public Records of Alachua County, Florida.

Parcel 4 15240-000-000
Grantor's 53% interest in Lots 5 and 6, Block G of WESTFIELD, a subdivision as per plat thereof in Plat Book "A", page 67 of the Public Records of Alachua County, Florida.

Parcel 5 01919-001-000
A 53% interest of Grantor's 1/3 interest in the parcel described at Exhibit "A" (said exhibit being the property described in Official Records Book 931, page 497, of the Public Records of Alachua County, Florida)

Parcel 6 08723-001-000
Lot 12 and South 1/2 of Lot 11, Block M of OAK PARK, a subdivision as per plat thereof in Plat Book "A", page 176, of the Public Records of Alachua County, Florida less R/W (subject to lease)

Parcel 7 08723-000-000
Grantor's 60% interest in Lot 10 and North 1/2 of Lot 11, Block M of OAK PARK, a subdivision as per plat thereof in Plat Book "A", page 176, of the Public Records of Alachua County, Florida less R/W NW 13th Street, together with South 30 feet of closed street adjacent AND LESS North 6 feet of closed street adjacent.
(subject to lease)

SUBJECT TO easements and restrictions and other interests of record and taxes for 1995.

1368220

OR 2040 PG0056

does hereby bind grantor and grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the grantee above named and grantee's heirs, successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the grantor, but not otherwise.

"grantor" and "grantee" are used for singular or plural, as context requires.
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed & delivered in our presence:

George F. Tubbs
George F. Tubbs
printed name of witness

Danna Thomas
Danna Thomas
printed name of witness

Anne G. Hodge
ANNE G. HODGE (cont)

State of Florida, County of Alachua
The foregoing instrument was acknowledged before me this 1 day of December, 1995 by ANNE G. HODGE a/k/a ANNE HODGE a/k/a ANNIE HODGE a/k/a ANNE COCEK HODGE who is personally known to me or who has produced _____ as identification.

George F. Tubbs
Notary Public

My commission expires:



EXHIBIT "A"

Section thirty five (35), Township nine (9) South, Range seventeen (17) East, Alachua County, Florida.

Also:

That part of the South Quarter (S1/4) of Section twenty six (26), lying East of State Road No. 235, all in Township nine (9) South, Range seventeen (17) East, Alachua County, Florida.

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O.R. 2040 PG0057



Alachua County Tax Collector

12 SE 1st Street
Gainesville, FL 32601

Site Provided by...
governmax.com 1.13

Tax Record



Account Number
1 of 1

Details

Tax Record

- » Print View
- Legal Desc.
- Property Appr. →
- Payment History
- Print Tax Bill **NEW!**
- Shopping Cart

Searches

Account Number

- Owner Name
- Mailing Address

Site Functions

- County Login
- Welcome
- Tax Search
- Business Tax
- Contact Us
- Online Help
- Property Appraiser
- Home

Last Update: 12/5/2011 3:24:23 PM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year
15239-000-000	REAL ESTATE	2011

Mailing Address
HODGE INVESTMENTS LTD
PO BOX 358402
GAINESVILLE FL 32635

Physical Address
515 NW 13TH TER

GEO Number
06-10-20-15239000000

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail NO EXEMPTIONS	Millage Code 3600	Escrow Code
Legal Description 515 NW 13TH TER WESTFIELD PB A-67 LOTS 3 4 BK G OR 2040/ 0056		

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Amount
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.5956	184,000	0	\$184,000	\$1,581.59
CNTY DEBT LL	0.2500	184,000	0	\$184,000	\$46.00
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.3638	184,000	0	\$184,000	\$250.94
LIBRARY BONDS	0.1152	184,000	0	\$184,000	\$21.20
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL GENERAL	5.4540	184,000	0	\$184,000	\$1,003.54
SCHL DISCRNRY & CN	0.7480	184,000	0	\$184,000	\$137.63
SCHL BOND 5	0.3900	184,000	0	\$184,000	\$71.76
SCHOOL VOTED	1.0000	184,000	0	\$184,000	\$184.00
SCHL CAP27 PROJECT	1.5000	184,000	0	\$184,000	\$276.00
ST JOHNS RIVER WATER MGT DISTR	0.3313	184,000	0	\$184,000	\$60.96
CITY OF GAINESVILLE	4.2544	184,000	0	\$184,000	\$782.81

Total Millage	24.0023	Total Taxes	\$4,416.43
----------------------	---------	--------------------	------------

Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
R710	SOLID WASTE MANAGEMENT	\$35.56
T360	GAINESVILLE FIRE ASSESSMENT	\$193.07

Total Assessments	\$228.63
--------------------------	----------

Taxes & Assessments	\$4,645.06
---------------------	------------

If Paid By	Amount Due
	\$0.00

Date Paid	Transaction	Receipt	Year	Amount Paid
11/30/2011	PAYMENT	3020183.0002	2011	\$4,459.26

Prior Year Taxes Due

NO DELINQUENT TAXES

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FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS[Previous on List](#) [Next on List](#) [Return To List](#)[Events](#)

No Name History

Detail by Entity Name**Florida Limited Partnership**

HODGE INVESTMENTS, LTD.

Filing Information

Document Number A95000001535
FEI/EIN Number 593341686
Date Filed 10/12/1995
State FL
Status ACTIVE
Last Event CONTRIBUTION CHANGE
Event Date Filed 03/19/1996
Event Effective Date NONE

Principal Address1303 SE 59TH ST
OCALA FL 34480

Changed 02/18/2004

Mailing Address1303 SE 59TH ST
OCALA FL 34480

Changed 02/18/2004

Registered Agent Name & AddressHODGE, KENNETH J
1303 SE 59TH ST.
OCALA FL 34486 US

Name Changed: 01/26/2005

Address Changed: 01/26/2005

General Partner Detail**Name & Address**

Document Number P95000076114

HODGE FAMILY PROPERTY MANAGEMENT INC.
1303 SE 59TH ST
OCALA FL 34480**Annual Reports**

Report Year Filed Date

2009 03/30/2009
2010 01/26/2010
2011 01/11/2011

Document Images[01/11/2011 -- ANNUAL REPORT](#)

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[03/30/2009 -- ANNUAL REPORT](#)

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[01/26/2005 -- ANNUAL REPORT](#)

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[10/15/1998 -- ANNUAL REPORT](#)

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[09/09/1997 -- ANNUAL REPORT](#)

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[10/14/1996 -- ANNUAL REPORT](#)

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[10/12/1995 -- DOCUMENTS PRIOR TO 1997](#)

View image in PDF format

Note: This is not official record. See documents if question or conflict.[Previous on List](#)[Next on List](#)[Return To List](#)

Entity Name Search

[Events](#)**No Name History**

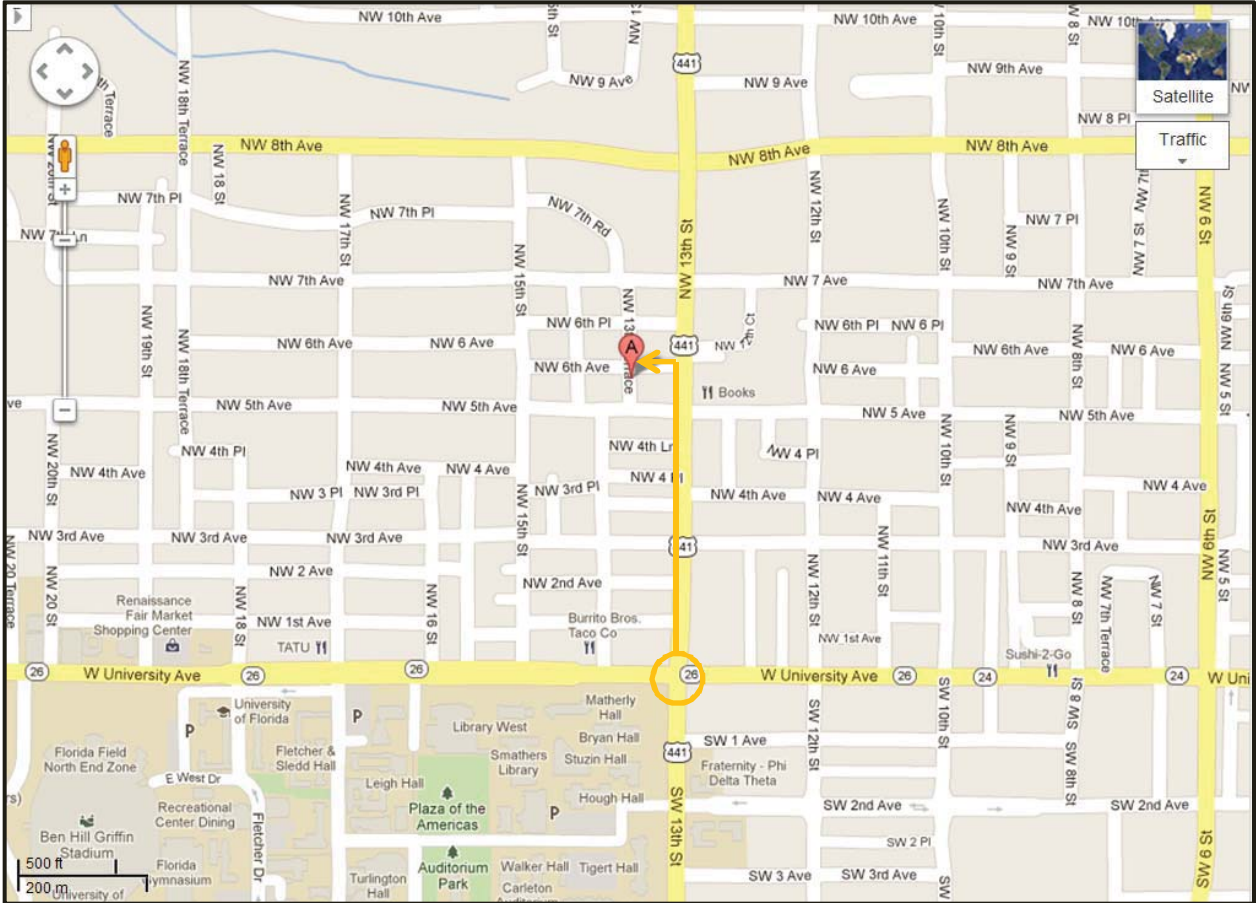
Submit

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Directions to Site:

From the intersection of W. University Avenue and NW 13th Street, head north approximately ¼ mile and turn left onto NW 6th Avenue. The site is on your left.



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PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment, Rezoning, and Special Area Plan (SAP) Amendment on a ±0.25-acre site located at Alachua County Tax Parcel 15239-000-000. The proposed changes will amend the Future Land Use category from Residential-Medium (RM) to Mixed-Use Low (MUL), the Zoning district from Residential Multi-Family 8 (RMF-8) to Mixed-Use 1 (MU1), and the College Park SAP building type from Type III to Type I.

This is not a public hearing. The workshop's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.

The workshop is Tuesday, December 20, 2011 at 6:00 p.m. at The Holiday Inn University Center, Gator Boardroom, 1250 W. University Avenue, Gainesville, FL 32601.

Contact:

Gerry Dedenbach, AICP, LEED® AP

Phone Number: (352) 331-1976



Astronomers find biggest black holes yet

One of these newly surveyed monsters weighs as much as 21 billion suns.

By Dennis Overbye
The New York Times

Don't get too close. Astronomers are reporting that they have taken the measure of the biggest, baddest black holes yet found in the universe, abyssal yawns 10 times the size of our solar system into which billions of suns have vanished like a guilty thought. Such holes, they say, might be the gravitational cornerstones of galaxies and clues to the fates of violent quasars, the almost supernaturally powerful explosions in the hearts of young galaxies that dominated the early years of the universe.

One of these newly surveyed monsters, which weighs as much as 21 billion suns, is in an egg-shaped swirl of stars known as NGC 4889, the brightest galaxy in a sprawling cloud of thousands of galaxies about 336 million light-years away in the Coma constellation.

The other black hole, a graveyard for the equivalent of 9.7 billion suns, more or less, lurks in the center of NGC 3542, a galaxy that anchors another cluster known as Abell 1367, 331 million light-years away in Leo.

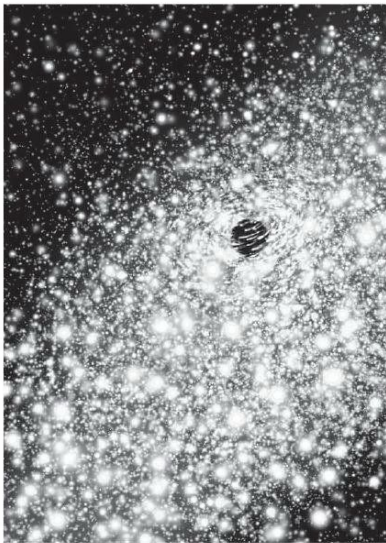
"These are the most massive reliably measured black holes ever," said Nicholas J. McConnell, a graduate student at the University of California, Berkeley, in an email, referring to the new observations.

These results are more than just cool and record-setting. Observations with the Hubble Space Telescope have shown that such monster black holes seem to inhabit the centers of all galaxies—the bigger the galaxy, the bigger the black hole. Researchers said that the new work could shed light on the role these black holes play in the formation and evolution of galaxies.

The previous record-holder was in the galaxy M87, a member of the Virgo cluster some 54 million light-years from here, where a black hole weighed in at a mere 6.3 billion solar masses.

The new black holes, however, were even larger than astronomers had predicted based on the earlier measurements, suggesting that there is something special about how the most massive galaxies are built.

"Measurements of these massive black holes will help us understand how their host galaxies were assembled, and how the holes



This image provided by the Gemini Observatory via the Journal Nature shows an artist's conception of stars moving in the central regions of a giant elliptical galaxy that harbors a supermassive black hole.

achieved such monstrous mass," McConnell said. McConnell and his thesis adviser, Chung-Pei Ma, led a team of astronomers who used telescopes in Texas, Hawaii and outer space to weigh the black holes in the centers of galaxies by clocking the speeds of stars zooming around them; the faster the stars are going, the more gravity—and thus mass—is needed to keep the stars from flying away. They report their work in the journal Nature, which will be published online Wednesday.

Marion Rees, a cosmologist at Cambridge University, called the new work "an incremental step," noting that the study of these monsters has been a part of his life for a long time.

"It's good to learn about even bigger ones," he said. Black holes, regions of space where gravity is so intense that not even light can escape from it, are

among the weirdest of the predictions of Albert Einstein's curved-space theory of gravity—general relativity—so weird that Einstein himself did not believe it. He once wrote to a friend that there ought to be a law of nature forbidding such a thing.

But he was wrong. And some of his successors, like Rees and a colleague at Cambridge, Stephen Hawking, have spent their careers studying the implications for physics of objects that can wrap spacetime around themselves like a magician's cloak and disappear.

Such is the fate, astronomers agree, of some massive stars once they run out of fuel and collapse upon themselves. Indeed the galaxy is littered with stellar-mass black holes detectable by the X-rays spit by doomed matter swirling around them like water in a drain. And there seem to be giant ones in the heart of every galaxy.

STATE

Attorneys: Husband should not have left kids with mentally ill wife

TAMPA—Attorneys for a Florida woman accused of killing her two teenage children say her ex-husband was negligent to leave them in the mentally ill woman's care.

In a Monday court filing, The Tampa Tribune reported that attorneys for 50-year-old Julie Schenecker say Col. Parker Schenecker had a responsibility to his wife and children to make sure she received proper care. The husband had been deployed overseas with the Army in January earlier this year.

That's when authorities say Julie Schenecker fatally shot their 16-year-old daughter, Cayla, and 13-year-old son, Beau, in their Tampa home.

Schenecker's attorneys have previously indicated they would use an insanity defense. She faces two counts of first-degree murder, and prosecutors are seeking the death penalty.

Senate president to join Gov. Scott on a trade mission to Israel

TALLAHASSEE—Senate President Mike Haridopolos will be joining Gov. Rick Scott on a week-long trade mission to Israel.

Both Haridopolos and his wife, Dr. Stephanie Haridopolos, are joining Scott and first lady Ann Scott on the trip to Tel Aviv and Jerusalem. Democratic state Sen. Maria Sachs of Delray Beach is also joining the group of nearly 50 on the trip. They leave Thursday.

Report: Woman tried to sell her 8-month-old son for \$7,000

MIAMI—Authorities say a South Florida woman tried to sell her infant son for \$7,000.

The Florida Department of Law Enforcement reported that 30-year-old Kenia Quiala Bosque was arrested at her Opa-Locka apartment Sunday. The Monroe County Sheriff's Office had learned the previous night that Bosque had arranged to sell the 8-month-old boy. An undercover FDLE agent went to a pre-arranged meeting in Hialeah, but authorities say Bosque didn't show up. Investigators, however, say they already had enough evidence for an arrest.

Bosque was charged with adoption violation. She was being held at the Miami-Dade jail on \$5,000 bail. Jail records didn't say if she had an attorney.

—Compiled from The Associated Press

Gilchrist man, 28, arrested in meth case

By Karen Voyles
Staff writer

A Gilchrist County man on probation for cultivating marijuana was picked up over the weekend on suspicion of operating a methamphetamine laboratory.

Christopher John Goldthorpe II, 28, of rural Gilchrist County was arrested late Friday when Gilchrist County Sheriff's Office deputies served a search warrant at his home.

Investigator Edwin Jenkins said the items taken during the search included a .22-caliber pistol, ingredients to manufacture methamphetamine as well as methamphetamine, several knives and other homemade weapons, ammunition and drug paraphernalia.

Goldthorpe was charged with possession of methamphetamine, possession of a firearm by a convicted felon, drug possession, possession of drug paraphernalia and violation of felony drug probation. According to the Florida Department of Corrections, in September 2010, Goldthorpe was sentenced to two years of probation for growing 99 marijuana plants.

Goldthorpe was being held at the Gilchrist County jail on Monday.

Gov. Scott goes slowly on more changes to pension

The Associated Press

TALLAHASSEE—Heading into a crucial election year, Gov. Rick Scott won't be pushing any further changes to the state's massive \$100 billion-plus pension plan.

Scott is releasing his budget proposal for 2012 later this week and the governor will ask for a small amount of tax cuts, enough money to avoid potential cuts to schools and higher health insurance premiums for state workers. While he has not

said much about it so far, Scott has said it will be a "tight budget" given a nearly \$2 billion shortfall. "We should all expect our government to be efficient, so I've asked all our agencies to tighten their belts just like all Floridians have," Scott said.

But emails obtained by The Associated Press show that while Scott wants more changes to the state pension plan, he and his staff agreed to wait until 2013 before pursuing them.

That's a remarkable turnaround from earlier this year when Scott pushed for extensive changes to the Florida Retirement System that covers roughly 900,000 current or retired firefighters, teachers and other public employees.

Brian Burgess, a spokesman for Scott, said Monday that the governor remains committed to making the pension plan "fiscally sound" and looking for a "path forward on pension reform."

FORUM: Economic development was stressed

Continued from 1B

most are opponents.

Poe has said he stands by his vote in favor of the deal, while Skop has expressed regret for voting for it when it came before the Florida Public Service Commission, where he was a commissioner until 2010.

After an audience question on candidates running just on that issue, Poe shot back at Skop, saying, "It takes somebody that understands every aspect of that community and is not focused and obsessed with one thing that has already been done."

The other candidates, including Dejon Cain, James Ingle, Donna Lutz, Darlene Pifalo, Richard Selwach and Mark Venzke, expressed doubt and frustration about the biomass plant, particularly because of the rate impacts.

The utility has said the deal will initially add \$10.56 to the monthly bills of average residential ratepayers.

Ingle, an electrician, also continued his platform push to have more city-government projects done by local companies. That would mean local jobs, which he said are sorely needed, pointing to a recent Census Bureau report ranking Gainesville as the fifth-worst city for income disparity in the country.

"Every other problem this city faces starts with that," Ingle said. Pifalo, a real estate agent, said the city's "unbelievable" property

regulations should be curtailed, saying businesses should instead be offered tax incentives to locate here instead of red tape.

"I don't have a college degree. I just have common sense," Pifalo said. "I want to see regulations slow down. I want to ask hard questions of (city) staff," who she said are "running away with things that they shouldn't be running away with."

Members of the African American Accountability Alliance, a nonprofit known as the 4As, did not offer an endorsement in the at-large race because no candidate received more than 50 percent of the vote.

That could very well happen again in the real election on Jan. 31, meaning a runoff would take place between the top two vote-getters.

In the three-way District 1 race, however, the 4As came to a consensus, endorsing Armando Grundy for the seat.

Grundy, a Wal-Mart employee and the only candidate who is a dues-paying 4As member, touted his experience pushing for extended city bus service in Gainesville as well as his relationship with current District 1 Commissioner Scherwin Henry, who has endorsed him.

"This race is about District 1 moving forward, and clearly there is only one candidate who understands where we are right now," Grundy said in his opening statement.

Economic development in the district, which encompasses mostly

east Gainesville, was key for all three candidates.

Ivonne Hinson-Rawls, a retired educator who was born in the district before moving to New York and Miami for work, said she wants the east side to harness the energy coming from the University of Florida's push for a so-called innovation economy and transform the city into an epicenter of "green technology."

"I'm thinking a Hewlett-Packard. I'm thinking green technology," she said. "I also believe Gainesville can be the Silicon Valley of the South."

Ray Washington, an attorney and former Sun reporter who previously represented opponents of the biomass plant, said the biomass plant would be taking away money—\$31 million a year from ratepayers—that could be invested in other areas and criticized the Gainesville Technology Enterprise Center for failing to produce results in east Gainesville.

"All this high-tech stuff, what has it done?" he said.

Washington also criticized his two opponents for not opposing the biomass plant, prompting Grundy to say he does indeed oppose it.

Still, Washington vowed to stop the deal if elected, although he would need the support of three colleagues on the commission.

Contact Chad Smith at 338-3104 or chad.smith@gvillesun.com.

Obituary Information

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

For more information: 337-0304 or 374-6017
obits@gvillesun.com
fax: (352) 338-3131

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PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment, Rezoning, and Special Area Plan (SAP) Amendment on a 40.25-acre site located at Alachua County Tax Parcel 15239-000-000. The proposed changes will amend the Future Land Use category from Residential-Medium (RM) to Mixed-Use Low (MUL), the Zoning district from Residential Multi-Family 8 (RMF-8) to Mixed-Use 1 (MU1), and the SAP building type from Type III to Type I.

This is not a public hearing. The workshop's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.

The workshop is Tuesday, December 20, 2011 at 6:00 p.m. at The Holiday Inn University Center, Gator Room, 1250 W. University Avenue, Gainesville, FL 32601.

Contact: Gerry Dedenbach, AICP, LEED® AP
Phone Number: (352) 331-1976





MAILING LABEL APPLICATION
For Neighborhood Workshop

Mailing Address: City of Gainesville, Station 12
Planning and Development Services
P.O. Box 490
Gainesville, FL 32602-0490
Phone: 352-334-5023 Fax: 352-334-3259
Physical Address: 306 NE 6th Avenue
Thomas Center Building B, Room 158

Today's Date: December 1, 2011 Location Map Provided

Tax Parcel Number: 15238, 15238-001, 15239, & 15240

Property Address: 3001 NW 13th Street

Project Name: Hodge Property on US 441 and NW 5th Avenue

Project Description: Comprehensive Plan Amendment, Rezoning, and Special Use Permit (SUP)

First Step Meeting Date / / Planner: To Be Determined (See Ralph Hilliard)

Circle One: Owner **Agent**

Applicant: Craig Brashier, AICP Signature: 

Daytime Phone No.: (352) 331-1976 Fax No.: (352) 331-2476

*An incomplete application will not be processed and will be returned to you.
Applications may take up to five business days to be processed.*

<p><u>Office Use Only</u></p> <p>Due Date: <u> </u> / <u> </u> / <u> </u></p>

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14848-113-000 Hodge Properties
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19 OCEAN DUNE CIRCLE
PALM COAST, FL 32137

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307 JACKSON SQUARE LLC
116 NORTH BELLEVUE AVE STE 300
LONGHORNE, PA 19047

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ATLANTIC BEACH, FL 32233

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LAND O LAKES, FL 34639

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DANIEL WATSON LIFE ESTATE
4444 COUNTRY CLUB RD
JACKSONVILLE, FL 32210

Neighborhood Workshop Notice

15215-000-000 Hodge Properties
DANIEL T WHITE
1304 NW 98TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

Duckpond
RANDY WELLS
820 NE 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval
GERALDINE NOBLE
2247 NE 13 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Golfview
DAVID CHALMERS
2740 NW 7 PL
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Porters
RUBY WILLIAMS
237 SW 6 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

LARRY SCHNELL
2048 NW 7 LN
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

STEWART WELLS
6744 NW 36 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653



*Focused on Excellence
Delivered with Integrity*

MEMORANDUM

TO: Neighbors of the 1300 Block of NW 6th Avenue PN 11-0414
FROM: Gerry Dedenbach, AICP, LEED[®] AP, Director of Planning & GIS Services
DATE: Tuesday, December 6, 2011
RE: Neighborhood Workshop Public Notice

Causseaux, Hewett, & Walpole, Inc. (CHW) will be holding a Neighborhood Workshop to discuss a proposed Small-scale Comprehensive Plan Amendment, Rezoning, and Special Area Plan (SAP) amendment on a ±0.25-acre site located at Alachua County Tax Parcel 15239-000-000. The proposed changes will amend the Future Land Use category from Residential-Medium (RM) to Mixed-Use Low (MUL), the Zoning district from Residential Multi-Family 8 (RMF-8) to Mixed-Use 1 (MU1), and the College Park SAP building type from Type III: Housing to Type I: Storefront/Office/Apartment.

Date: Tuesday, December 20, 2011

Time: 6:00 p.m.

Place: The Holiday Inn University Center, Gator Boardroom
 1250 W. University Avenue
 Gainesville, FL 32601

Contact: Gerry Dedenbach, AICP, LEED[®] AP
 (352) 331-1976

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

40' SURFACE PARKING
SETBACK LINE PER
(ULDC 407.68(e)1.a.)

Hodge Property

Small-Scale Comprehensive Plan Amendment, Rezoning, & College Park Special Area Plan Amendment

City of Gainesville
Neighborhood Workshop
December 20, 2011

Integrity • Excellence • Responsibility • Stewardship • Dedication



40' SURFACE PARKING
SETBACK LINE PER
(ULDC 407.68(e)1.a.)


Meeting Overview

- The City of Gainesville requires Comprehensive Plan Amendment and Rezoning applicants to host a **neighborhood workshop**.
- The workshop's purpose is to **inform neighbors** of the proposed development's nature **and to get feedback** early in the development process.
- This workshop **also provides the applicant with an opportunity to mitigate the Public's concerns** prior to the application's submission.



40' SURFACE PARKING
SETBACK LINE PER
(ULDC 407.68(c)(1)a.)

Public Notification



MEMORANDUM

TO: Neighbors of the 1300 Block of NW 6th Avenue PN 11-0414

FROM: Gerry Dedenbach, AICP, LEED[®] AP, Director of Planning & GIS Services

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1250 W. University Avenue
Gainesville, FL 32601

Contact: Gerry Dedenbach, AICP, LEED[®] AP
(352) 331-1976

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This is not a public hearing. The workshop's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.

The workshop is Tuesday, December 20, 2011 at 6:00 p.m. at The Holiday Inn University Center, Gator Boardroom, 1250 W. University Avenue, Gainesville, FL 32601.

Contact:
Gerry Dedenbach, AICP, LEED[®] AP
Phone Number: (352) 331-1976




40' SURFACE PARKING
SETBACK LINE PER
(ULDC 407.68(c)(1)a.)

Review Process

We Are Here →

Process Ends →



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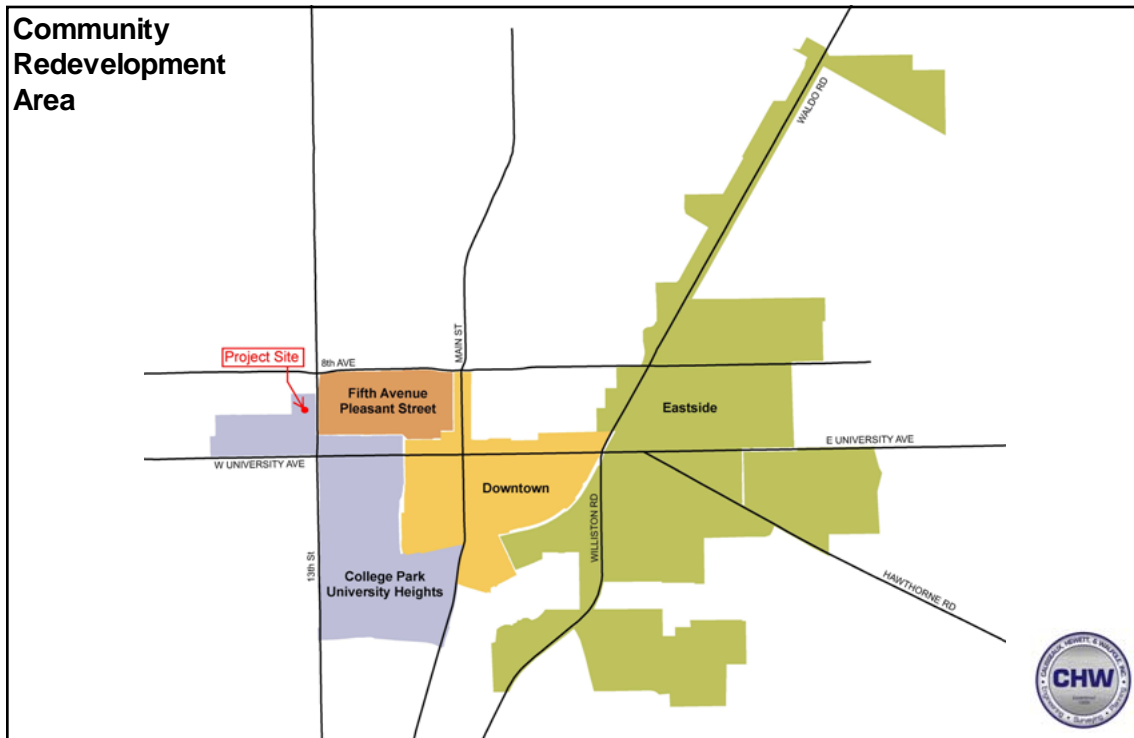
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    S1[Step 1  
First Step  
Pre-application Conference  
early, informal staff input] -- Public Notification --> S2[Step 2  
Neighborhood Workshop  
early, informal citizen input]
    S2 --> S3[Step 3  
Staff Review  
formal staff recommendations]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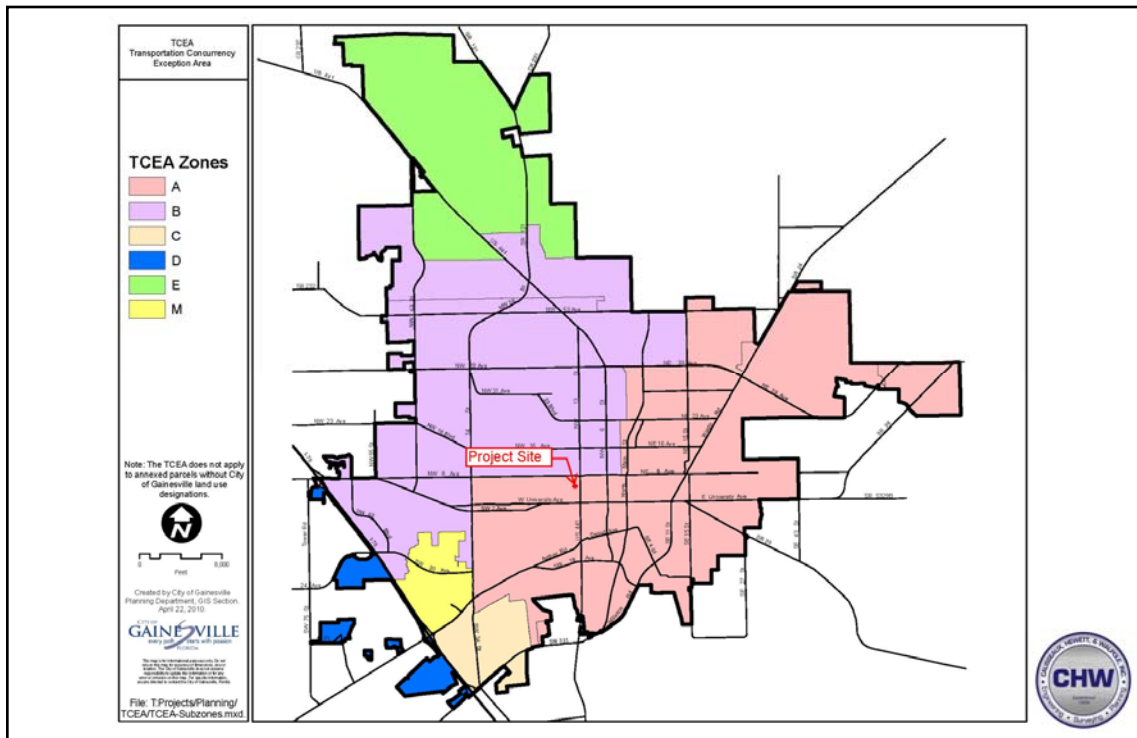
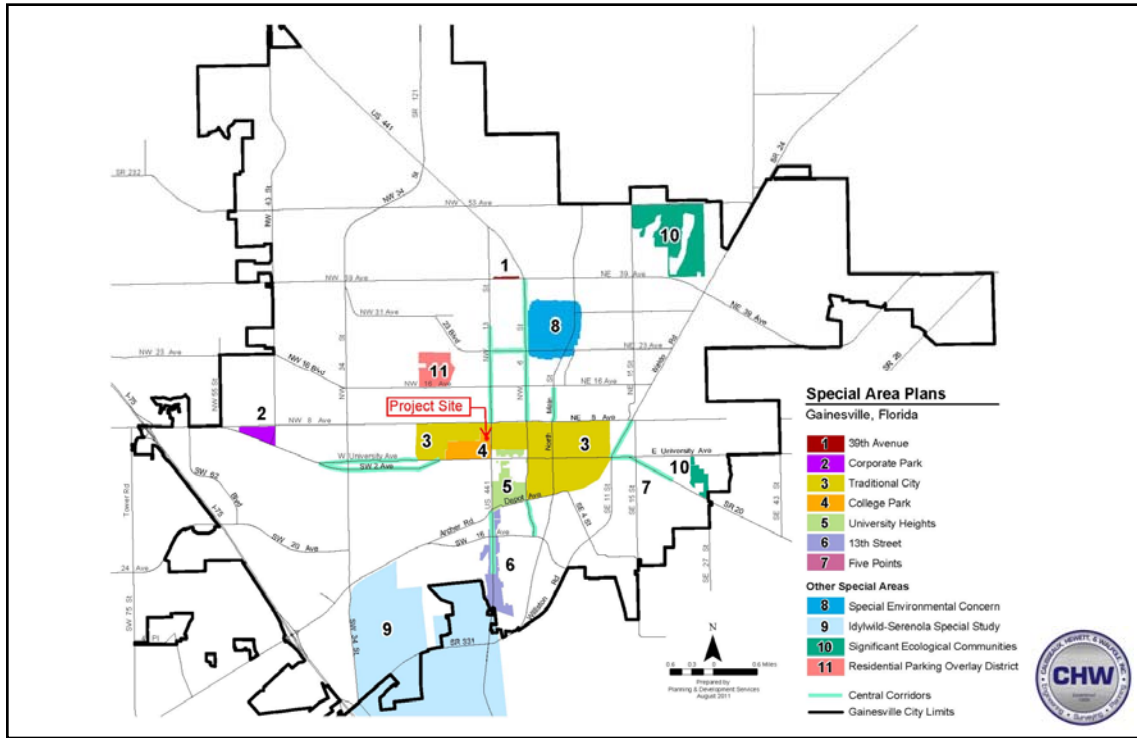
Types of Board Reviews

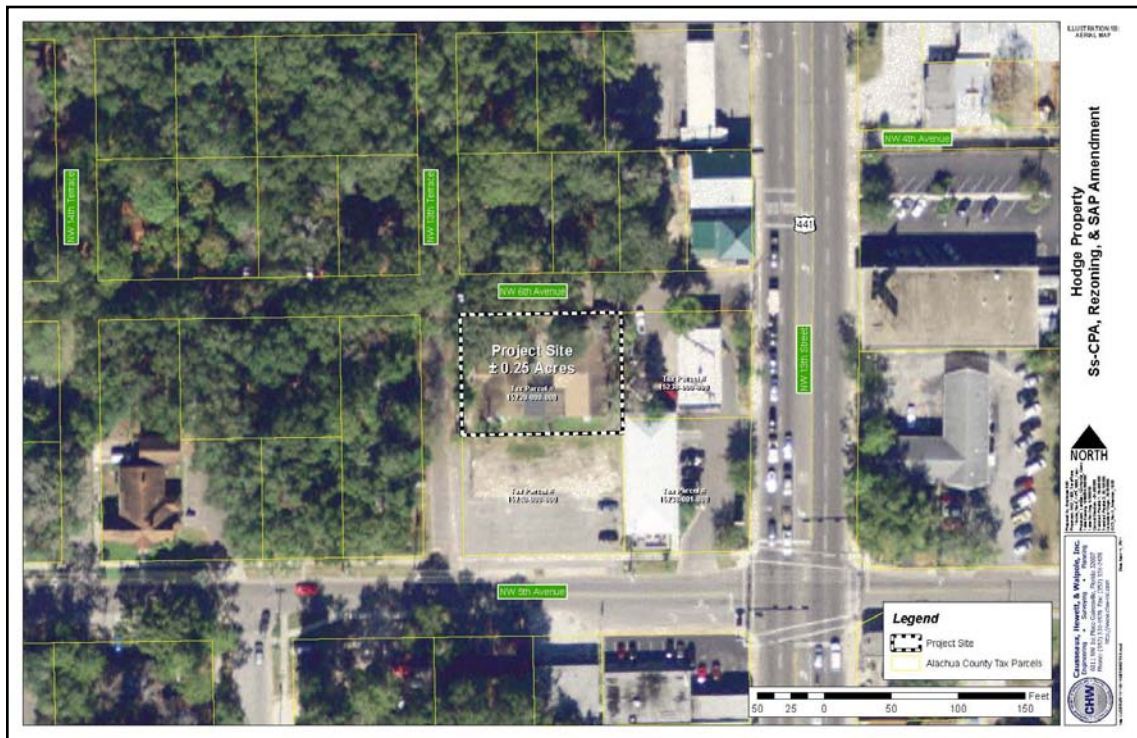
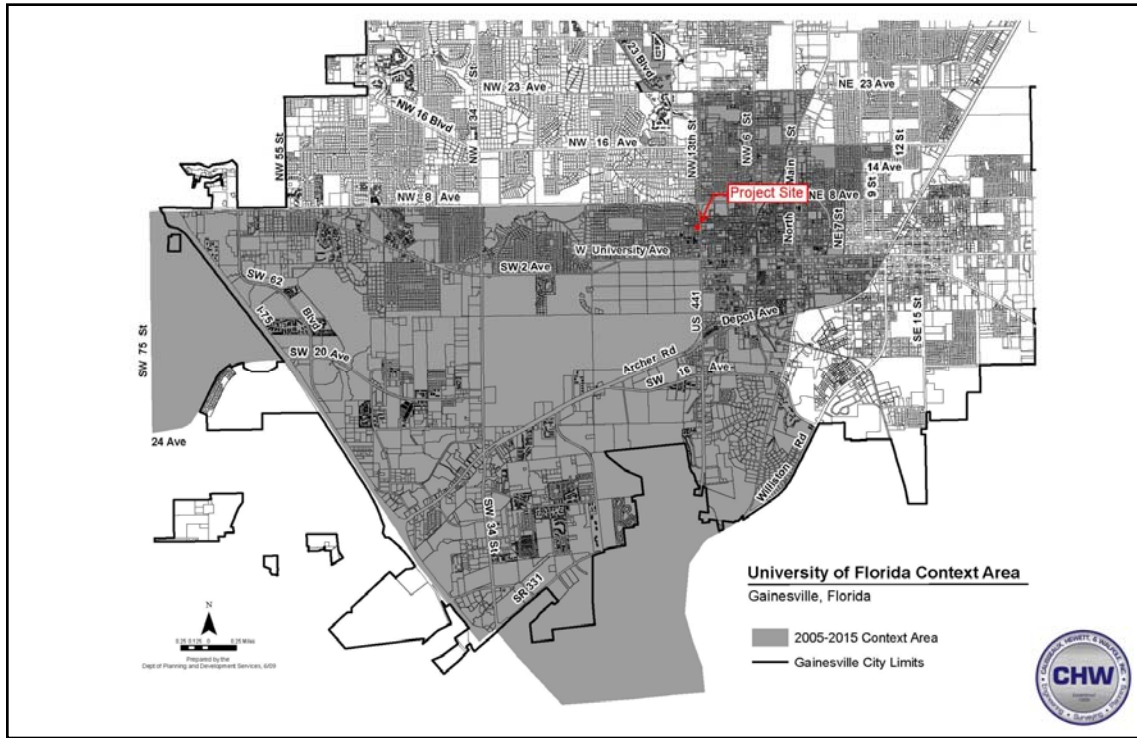
- Land Use Changes
- Zoning Changes
- Special Use Permits
- Text Amendments
- Comp-Plan Items
- Development Plans for new buildings or expansion of existing buildings
- Design Plans for new subdivisions**

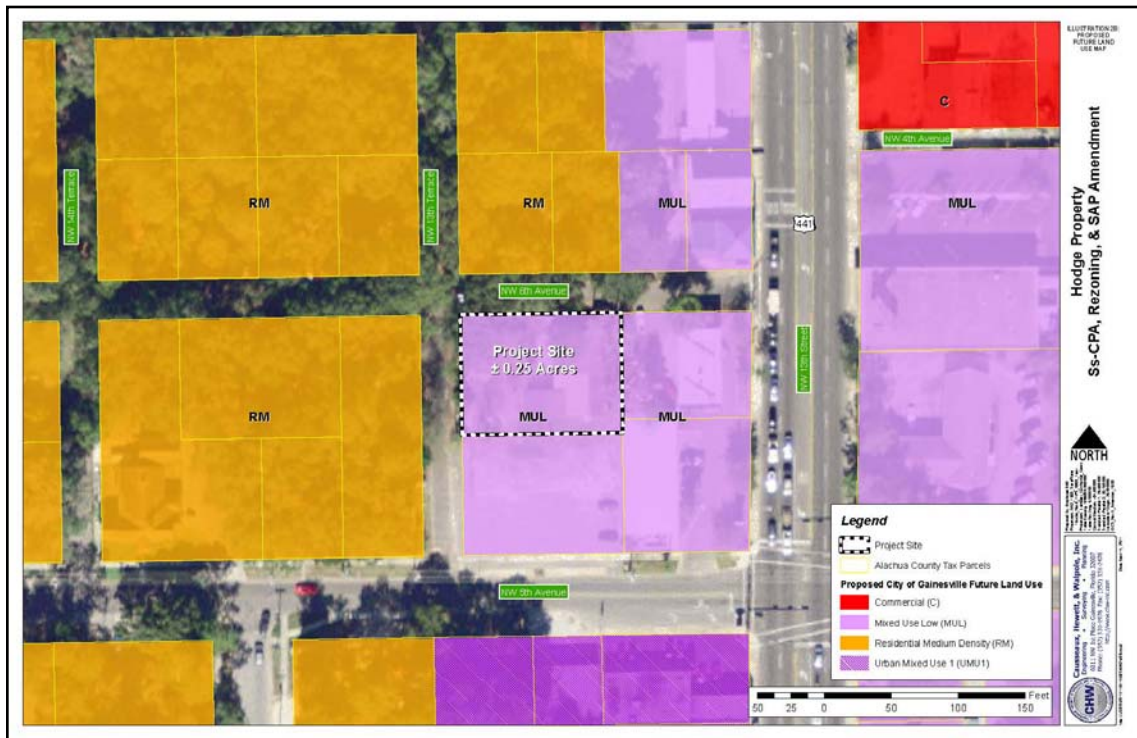
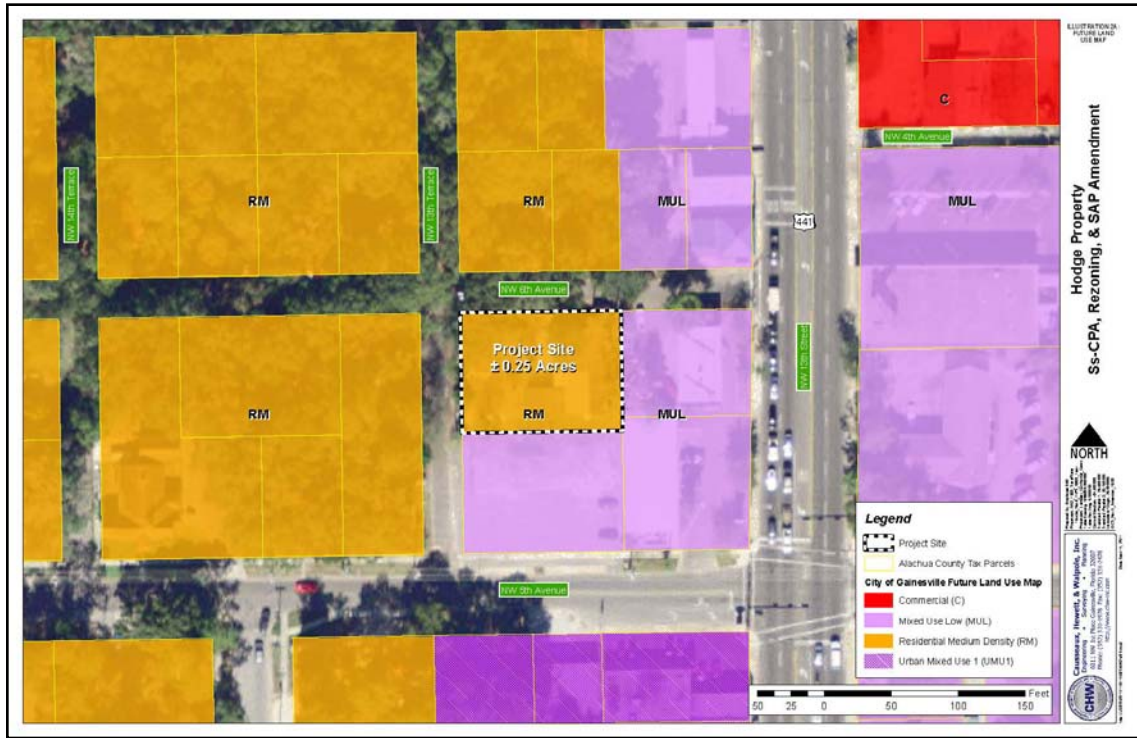
** Plan filed in the City Council for approval

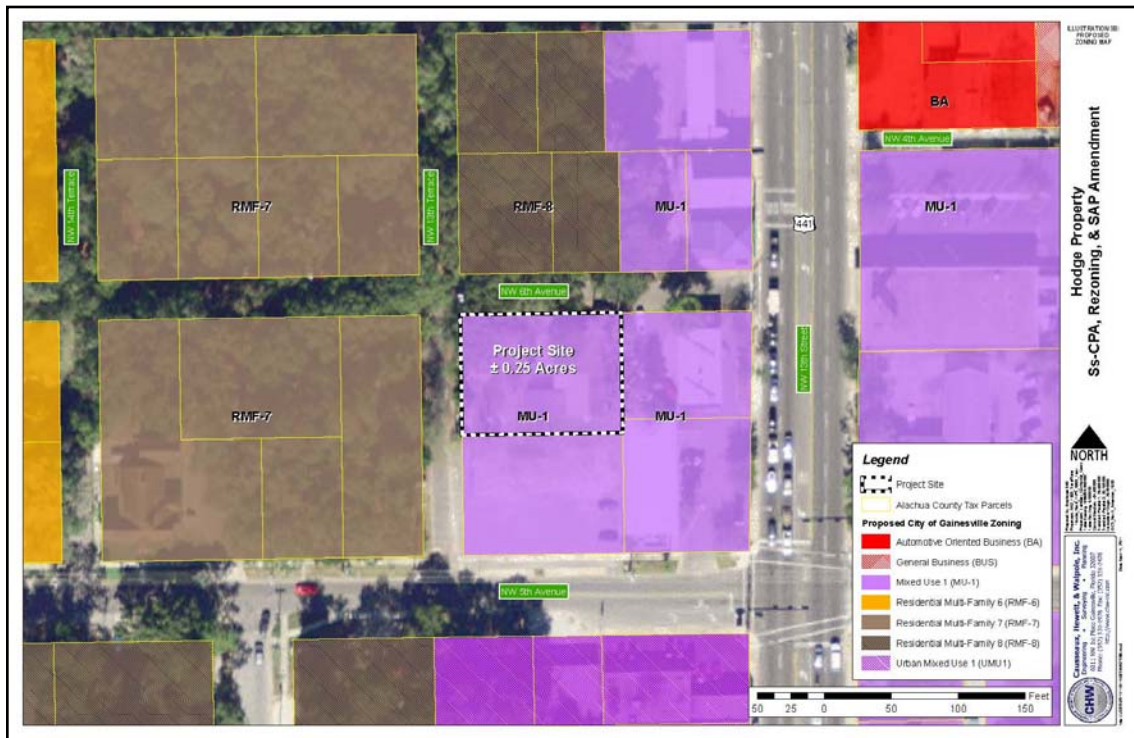
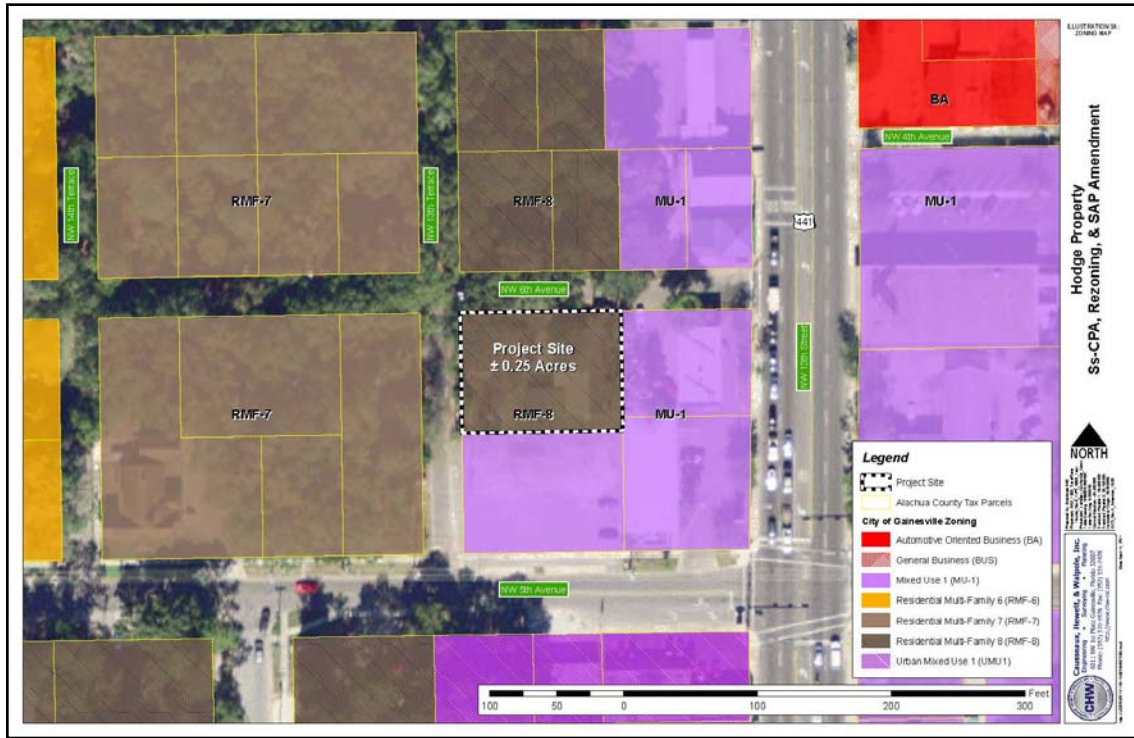
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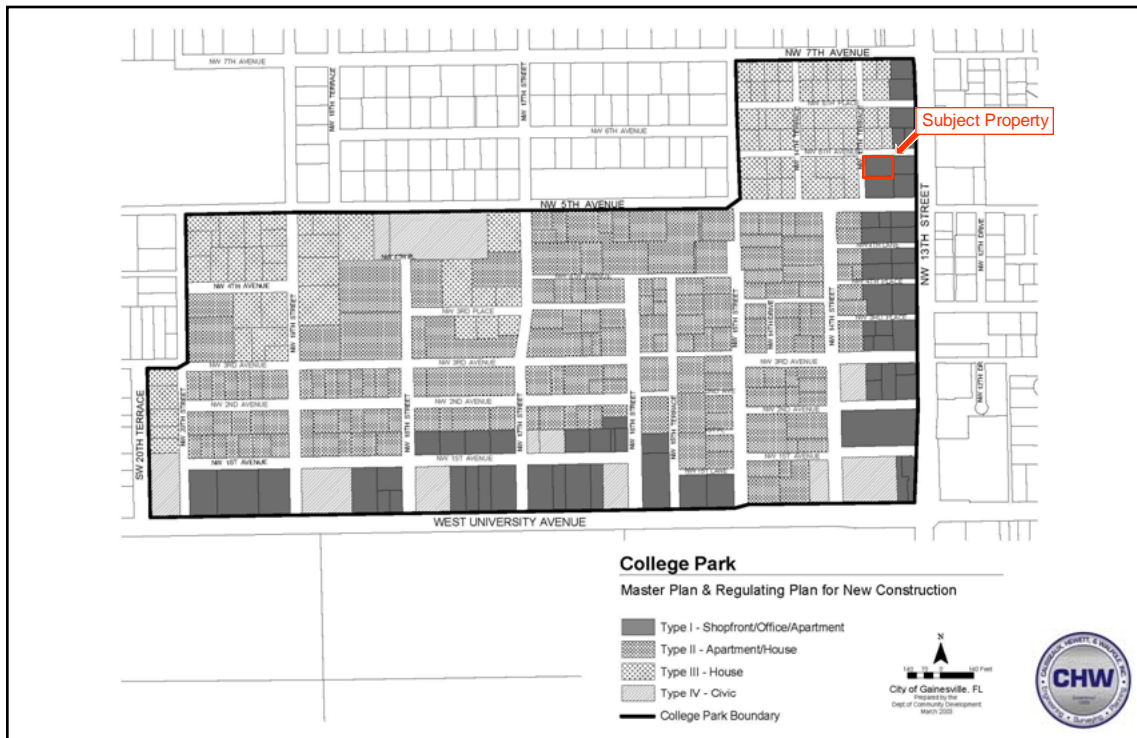
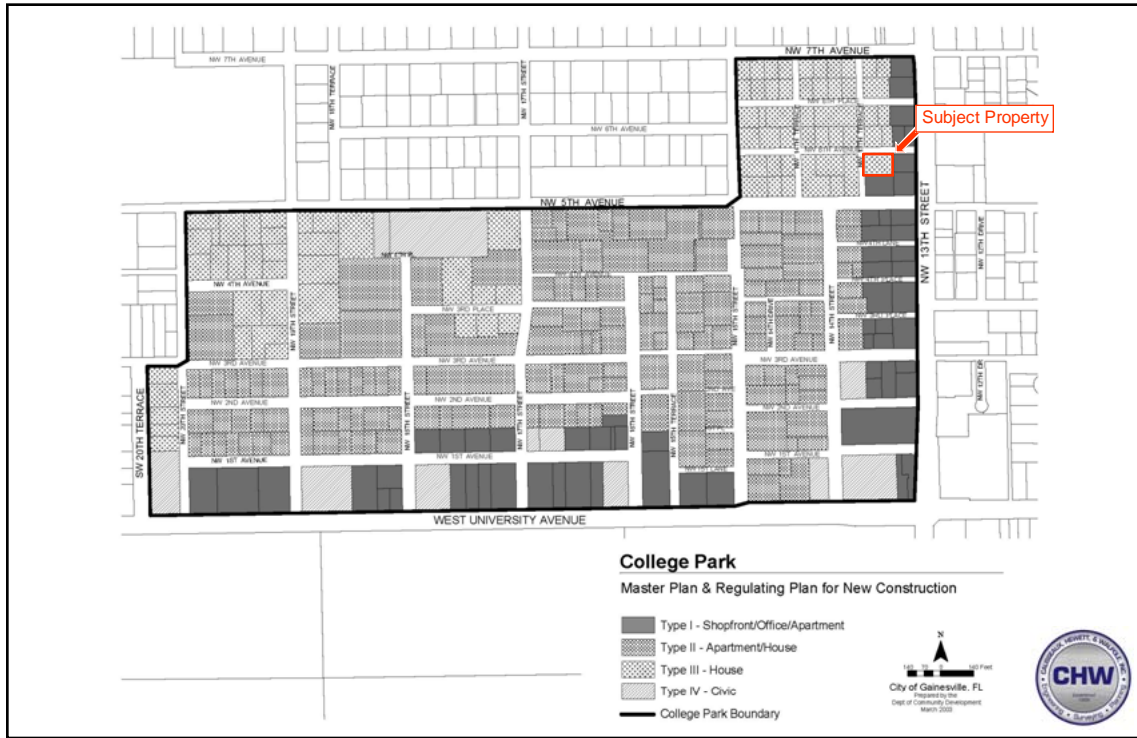












Ss-CPA & Rezoning Justification

Approval of this proposal:

- Creates cohesive Future Land Use (FLU) and zoning designations that allow redevelopment opportunities for the entire block;
- Unifies a City block and creates an opportunity for a mixed-use development, in lieu of single-use piecemeal development;
- Allows redevelopment opportunities consistent with College Park Special Area Plan (SAP) design standards; and
- Promotes beneficial continuity with the College Park SAP while allowing redevelopment.



Existing College Park SAP Prohibited Uses

The following uses are prohibited:


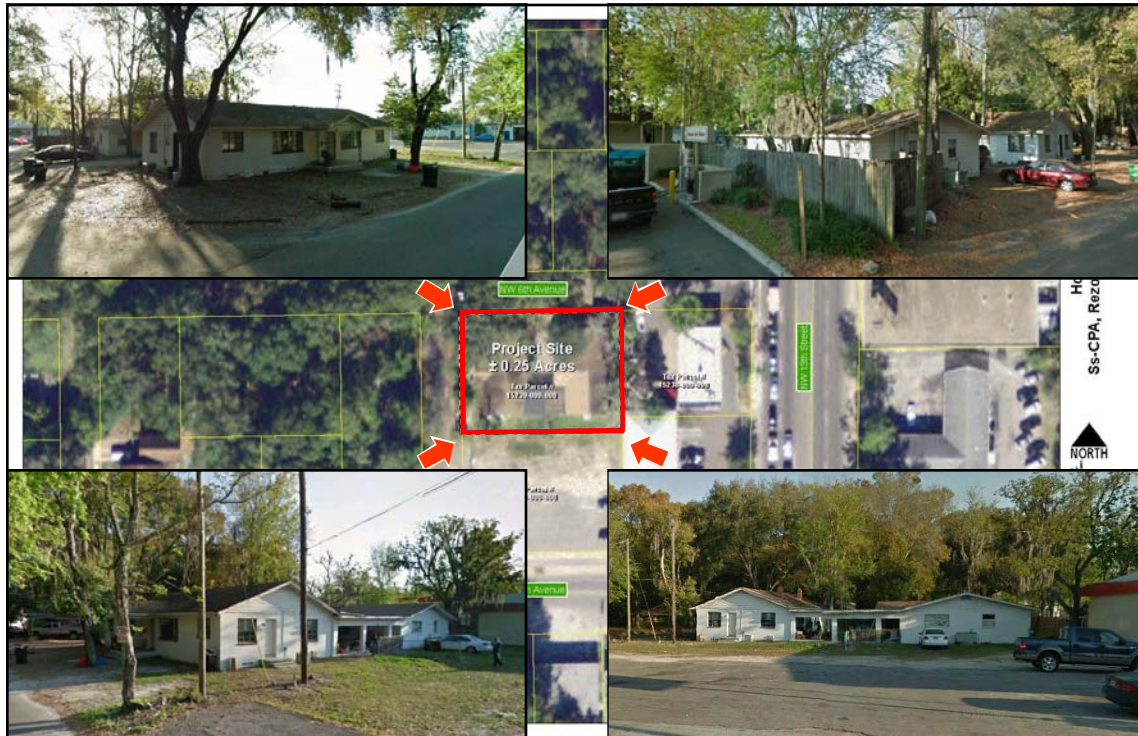
- Off-street surface parking lots as a principal use.
- Drive-throughs (new or expanded).
- Auto dealers, auto service and limited auto services (IN-5511, MG-753).
- Carwashes (IN-7542).
- Gas service stations (IN-5541).
- Gasoline pumps as an accessory use to a food store (MG-54).

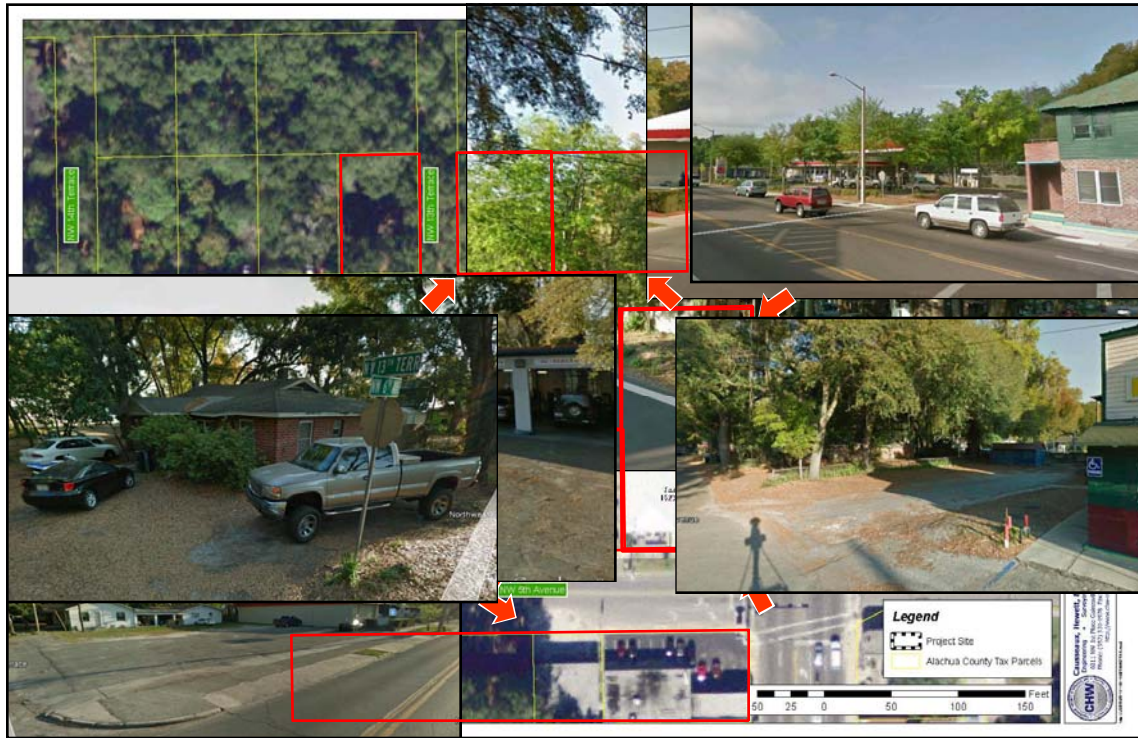


Proposed College Park SAP Prohibited Uses

The following uses are prohibited:

- Off-street surface parking lots as a principal use.
- Drive-throughs (new or expanded).
- Auto dealers, auto service and limited auto services (IN-5511, MG-753).
- Carwashes (IN-7542).
- New gas service stations (IN-5541).
- New gasoline pumps as an accessory use to a food store (MG-54).



40' SURFACE PARKING
SETRACK LINE PER
(ULDC 407.68(c)1.a.)

Hodge Property

Small-Scale Comprehensive Plan Amendment, Rezoning, & College Park Special Area Plan Amendment

City of Gainesville
Neighborhood Workshop
December 20, 2011

Integrity • Excellence • Responsibility • Stewardship • Dedication

CHW
Established 1988
Engineering • Surveying • Planning

SIGN-IN SHEET**NEIGHBORHOOD WORKSHOP****Date:** December 20, 2011**Time:** 6:00 pm**Place:** Holiday Inn University Center
Gator Boardroom
1250 W. University Avenue
Gainesville, Florida 32601**RE:** Hodge Property – Ss-CPA, Rezoning, & College Park Special Area
Plan (SAP) Amendment Application

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Tom & Ray Merrill	NW 6 th Place	Thomas L. Merrill
2			
3			
4			
5			
6			
7			
8			
9			

**HODGE PROPERTY
NEIGHBORHOOD WORKSHOP NOTES
DECEMBER 21, 2011 @ 6:00 P.M.
THE HOLIDAY INN UNIVERSITY CENTER**

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

Causseaux, Hewett, & Walpole, Inc. - Gerry Dedenbach, AICP, LEED® AP
Craig Brashier, AICP
Guy Parola, AICP

Gerry Dedenbach gave a brief project overview that included all required neighborhood workshop elements, including project location, current site characteristics, surrounding uses, project timeline, existing Future Land Use and Zoning designations, proposed Future Land Use, Zoning, and Special Area Plan (SAP) building type designations, and College Park SAP text revisions.

Two (2) near-by property owners attended the NHWS: Tom and Ray Merrill. The Merrill brothers own property located at the corner of NW 6th Place and NW 13th Terrace, behind Swamp Car Wash. The Merrill brothers offered insight to the neighborhood's history and asked some general questions about the College Park Special Area Plan. Neither attendee expressed any opposition to the proposed applications.

The meeting concluded at 6:30 pm.

**Application Package
Table of Contents**

1. Cover Letter
2. Ss-CPA Application
3. Ownership Affidavit
4. Legal Description
5. Property Deed & Tax Records
6. Florida Department of State, Division of Corporations Information
7. Directions to Site
8. Neighborhood Workshop Materials
- 9. Justification Report**
10. Map Set

Hodge Property
Small-scale Comprehensive Plan Amendment
Justification Report

Prepared for Submittal to:
The City of Gainesville, Florida

Prepared on Behalf of:
Hodge Investments, Ltd.

Prepared by:



Causseaux, Hewett, & Walpole, Inc.

Engineering • Surveying • Planning

6011 NW 1st Place Gainesville, Florida 32607

Phone: (352) 331-1976 Fax: (352) 331-2476

<http://www.chw-inc.com>

January 12, 2011

PN 11-0414

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1. EXECUTIVE SUMMARY

Causseaux, Hewett, & Walpole, Inc.

Engineering • Surveying • Planning

To: Mr. Erik Bredfeldt, AICP, Ph.D., City of Gainesville, Planning and Development Director PN 11-0414

From: Gerry Dedenbach, AICP, LEED® AP, Director of Planning & GIS Services

Date: January 12, 2012

Re: Hodge Property – Small-scale Comprehensive Plan Amendment

Jurisdiction: City of Gainesville		Intent of Development: Redevelopment
Description of Location: 515 NW 13 th Terrace, Gainesville, FL 32603		
Parcel Number: 15239-000-000	Acres: ± 0.25-acres <small>(Source: The Alachua County Property Appraiser)</small>	
Current Future Land Use (FLU) Classification: <i>Residential Medium Density (RM) (± 0.25 Acres)</i> This land use classification shall allow single-family and multi-family development at densities from 8 to 30 dwelling units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land shown as Residential Medium-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family, and medium-intensity multi-family development.		
Proposed FLU Classification: <i>Mixed Use Low (MUL) (± 0.25 Acres)</i> This category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses, and traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance.		
Current FLU Acreage RM = ± 0.25	Proposed FLU Acreage MUL = ± 0.25	Net FLU Change MUL = ± 0.25
Current Allowable Density by Right <i>Residential Medium Density (RM):</i> 0.25 acres x 20 dwelling units (du)/acre* = 5 du <small>* 20 du/acre by right, 30 du/acre possible with density bonuses (Source: City of Gainesville Land Development Code, Section 30-53)</small>		
Potential Maximum Allowable Density and Intensity by Right <i>Mixed Use Low (MUL):</i> <ul style="list-style-type: none"> • 60% max. lot coverage x 0.25 acres x 43,560 x 5 stories = 32,670 ft² • 0.25 acres x 30 du/acre = 7 du <small>(Source: City of Gainesville Land Development Code, Section 30-64 and Appendix A, section 3)</small>		

2. STATEMENT OF PROPOSED CHANGE

This Small-scale Comprehensive Plan Amendment (Ss-CPA) application requests to change the existing Future Land Use (FLU) classification on a ±0.25-acre site (Alachua County Tax Parcel 15239-000-000) from Residential Medium Density (RM) to Mixed Use Low (MUL). The site is located at the southeast quadrant of the NW 13th Terrace and NW 6th Avenue intersection, immediately west of the Gate fueling station on NW 13th Street. The requested Ss-CPA is companion to a zoning change and Special Area Plan (SAP) Amendment. The proposed amendments satisfy the logical nexus test because contiguous parcels are also designated with the requested FLU classification, zoning category, and SAP building type.



Figure 1: Aerial Map

The project site fronts NW 6th Avenue and NW 13th terrace to the north and west, respectively. The site’s eastern boundary is contiguous to a Gate fueling station and convenience store. Immediately to the south is an undeveloped lot, which was formerly a store and Laundromat until fire claimed the building. Surrounding FLU and zoning designations are summarized in *Table 1*.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Residential Medium Density	Residential Multi-Family 8
East	Mixed Use Low	Mixed Use Low Intensity
South	Mixed Use Low	Mixed Use Low Intensity
West	Residential Medium Density	Residential Multi-Family 7

Figures 2 and 3 depict the existing FLU Map (FLUM) and Official Zoning Atlas.



Figure 2: Existing Future Land Use Map



Figure 3: Existing Zoning Map



Figure 4: Proposed Future Land Use Map

Currently, the site has a limited, single-use residential FLU designation. The MUL FLU classification allows a mixture of commercial, office, and residential uses.

The proposed Ss-CPA is compatible with adjacent parcels and surrounding residential and commercial uses. As illustrated in *Figure 4*, the other three (3) parcels, that comprise this City block, are currently designated Mixed Use Low (MUL).

Approval of this proposal allows redevelopment opportunities supportive of the College Park design standards. The proposed Ss-CPA creates a cohesive FLU designation on the block. This allows redevelopment opportunities for the entire block, and creates an opportunity for property assemblage under a single, unified mixed-use category, in lieu of single-use, piecemeal development. Therefore, this Ss-CPA's approval will benefit the College Park neighborhood.

Redevelopment of the entire block inclusive of the project site will promote a design consistent with the City's vision for the NW 13th Street corridor and the College Park area. The remaining three-quarters ($\frac{3}{4}$) of a block that is currently designated mixed-use FLU and zoning is an impracticable shape for redevelopment and engineering purposes.

3. IMPACT ANALYSIS

IMPACT ON RESIDENTIAL STREETS

If the site is developed as a mixed-use building, an additional two (2) dwelling units and an additional 32,670 ft² of nonresidential space are permitted. This minimal increase in density and intensity are not expected to impact the residential streets that are located to the site's north and west. Specific impacts to the adjacent roadways are outlined in *Table 2*.

Anyone travelling the local streets adjacent to the project site for daily or weekly needs is already on the roadway network. Pedestrian access to and from numerous houses and apartments is possible and can reduce overall Vehicle Miles Traveled (VMT) based on redevelopment opportunity.

IMPACT ON NOISE AND LIGHTING

All surrounding uses are located within a mixed-use urban environment. The maximum potential 32,670 ft² of nonresidential space is not anticipated to have significant noise and lighting impacts on adjacent residential properties. City of Gainesville ordinances ensure landscaping and carefully placed security lighting.

ENVIRONMENTAL FEATURES

The project is located in the City of Gainesville's urban core. As illustrated in *Figure 5*, there are no wetland or floodplain areas within the project site.



Figure 5: Topography, Wetlands, and FEMA Floodplain Map

According to the National Resources Conservation Service (NRCS), the on-site soil types are Urban Land (*Figure 6*). These soils are suitable for urban-type development.

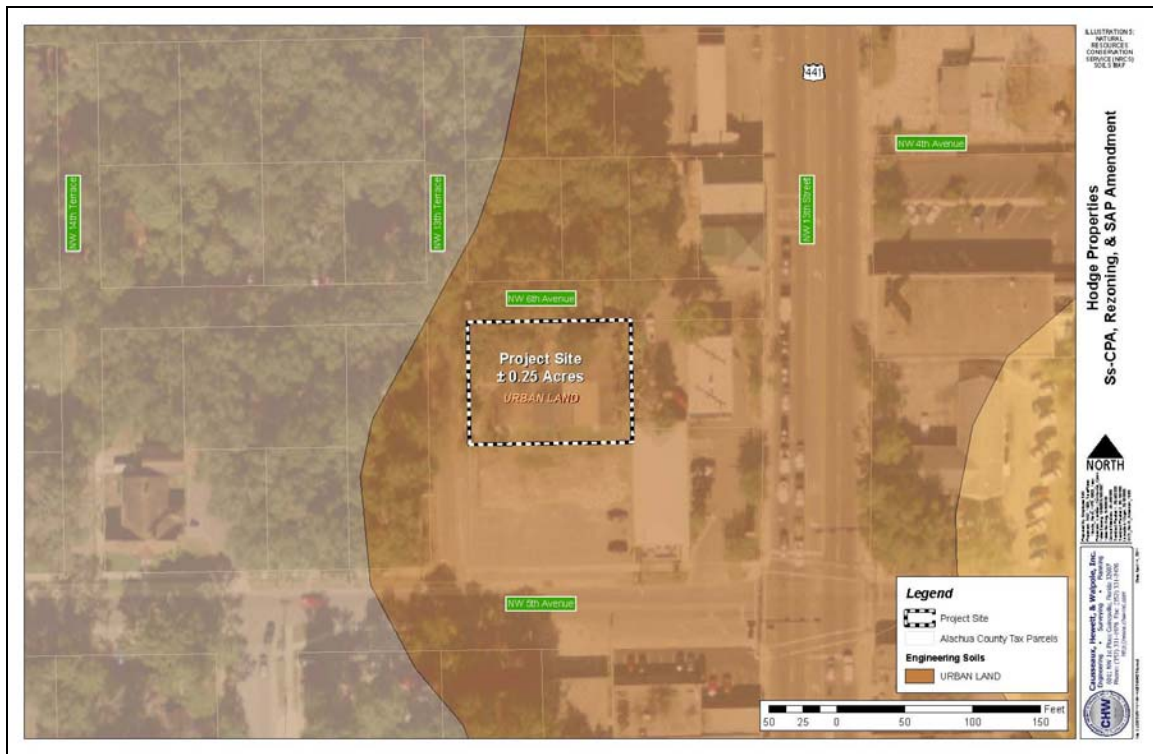


Figure 6: Natural Resources Conservation Service (NRCS) Soils Map

Several trees are located along the site's northern, eastern, and western perimeters, and may be preserved where practicable. Trees that are not able to be saved will be replaced in accordance with City of Gainesville Land Development Code (LDC).

HISTORIC AND ARCHEOLOGICAL RESOURCES

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

COMMUNITY CONTRIBUTIONS

The proposed Ss-CPA is consistent with the City of Gainesville Comprehensive Plan and LDC. The redevelopment revitalizes an underutilized site, increases employment opportunities in the area, and promotes a live-work environment. The approval of this Ss-CPA application also provides an opportunity to redevelop the entire City block as a cohesive mixed-use project.

POTENTIAL LONG-TERM ECONOMIC BENEFITS

The property's potential redevelopment replaces two (2) outdated duplexes. This Ss-CPA serves as a catalyst for much needed redevelopment along NW 13th

Street, including the opportunity to redevelop the entire City block as a single mixed-use development. The MUL FLU classification, MU-1 zoning category, and College Park SAP Type I designation promote mixed-use development, consistent with the City's long-term vision.

LEVEL OF SERVICE STANDARDS

Level of Service (LOS) standards were calculated based on the density and intensity increases that may result from the proposed Ss-CPA. Therefore, two (2) dwelling units and 32,670 ft² of nonresidential space were used for the LOS calculations, as this is the increase in potential development associated with this Ss-CPA request.

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

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

The proposed redevelopment allows employees and patrons to have walking access to the Regional Transit System's bus routes 8, 10, and 25, which travel along NW 13th Street and connect Santa Fe College, Northwood Village, Shands/UF, and downtown. With respect to mass transit, specific LOS standards are not established within the City of Gainesville Comprehensive Plan. However, desired densities along major corridors have been expressed.

LEVEL OF SERVICE

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

Table 2: Projected Trip Generation

Category ¹	Units ²	AADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Apartment (ITE 220)	2	6.65	13	0.51	1	0.62	1
Specialty Retail Center (ITE 814)	32.67	44.32	1,448	6.84	224	5.02	164
Total		-	1,461	-	225	-	165

1. Source: *ITE Trip Generation Manual, 8th Edition.*

2. Unit = 1 dwelling unit, or 1,000 square feet.

Table 3: Projected Potable Water Capacity

System Category	Gallons Per Day
Murphy Water Treatment Plant Current Capacity ¹	30,000,000
Current Use ¹	23,400,000
Available Capacity	6,600,000
Projected Demand from Ss-CPA [2 additional du x 2.46 persons / du x 200 gal/day + 32,670 ft ² x 0.15 gal per ft ²]	5,885
Residual Capacity After Proposed Ss-CPA	6,594,115

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

Conclusion: As calculated in Table 3, potable water capacity exists to adequately serve the proposed amendment.

Table 4: Projected Sanitary Sewer Capacity

System Category	Gallons of Effluent Per Day
Main Street Water Reclamation Facility Current Capacity ¹	7,500,000
Current Average Demand ¹	6,080,000
Available Capacity	1,420,000
Projected Demand from Ss-CPA [2 additional du x 2.46 persons / du x 113 gal/day + 32,670 ft ² x 0.15 gal per ft ²]	5,456
Residual Capacity After Proposed Ss-CPA	1,414,544

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

Conclusion: As calculated in Table 4, sanitary sewer capacity exists to adequately serve the proposed amendment.

Table 5: Projected Solid Waste Capacity

System Category	Tons of Solid Waste Per Year
Projected Impact from Ss-CPA [((5.5 lbs./1,000 sq. ft./day x 32,670 ft ²) x 365) / 2000]	36.25
Alachua County Solid Waste Facility Capacity¹	>10 years

1. Source: *Alachua County Comprehensive Plan*

Conclusion: As calculated in *Table 5*, solid waste facility capacity exists to adequately serve the proposed amendment.

Table 6: Projected Public School Student Generation

	Units ¹	Elementary	Middle	High
Generation Rates²				
Single Family Units	-	0.159	0.080	0.112
Multi-family Units	-	0.042	0.016	0.019
Calculations				
Single Family Units	0	0	0	0
Multi-family Units	2	0	0	0
Total	2	0	0	0

1. Unit = number of dwelling units.

2. Source: School Board of Alachua County: 2009-2010 Five Year District Facilities Plan.

Table 7: Projected Public School Capacities

School ¹	Permanent Adjusted Program Capacity ²	5/11/10 Enrollment School Year ²	Estimated Students Created by Ss-CPA at Build-out ³	Percentage Capacity
Finley Elementary	503	457	0	91%
Westwood Middle	1,142	965	0	85%
Gainesville High	1,935	1,683	0	87%

1. Source: City of Gainesville Planning Division, School Concurrency Service Area (SCSA) Maps.

2. Source: School Board of Alachua County: School Capacity vs. Enrollment. Dated: July 25, 2011

3. Source: Table 6: Projected Public School Impact

Conclusion: As calculated in *Tables 10 and 11*, the proposed amendment will not exceed existing public school capacity.

4. CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

The proposed Ss-CPA site is currently designated Residential Medium Density (RM) FLU classification. The requested FLU classification change to Mixed Use Low (MUL) is consistent with the accompanying rezoning request for the Mixed Use Low Intensity (MU-1) district and the Special Area Plan (SAP) amendment request for Type I building type. The proposed Ss-CPA category permits a mixture of residential and nonresidential uses designed to promote both pedestrian and transit use.

Future Land Use Element (FLUE) *Policy 4.1.1*

Mixed-Use Low-Intensity (8-30 units per acre)

This category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses, and traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance.

Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by special use permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and other community civic uses. Buildings in this category shall face the street and have modest (or no) front setbacks.

This category shall not be used to extend strip commercial development along a street. Land development regulations shall ensure a compact, pedestrian-friendly environment for these areas,

and provide guidelines or standards for the compatibility of permitted uses.

Response: the site's redevelopment will ensure a pedestrian-friendly environment, consisting of sidewalks and modest build-to-lines. The site's redevelopment encourages similar efforts in this area and helps support additional area businesses.

FLUE Policy 1.1.3

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

Response: The proposed project permits multi-family housing, which adds to the housing type diversity in the area. Single-story detached housing is currently the predominant housing type.

FLUE Goal 2

Redevelopment areas within the City, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

Response: The Ss-CPA promotes in the redevelopment of an underutilized site within the urban core. The site is in close proximity to several RTS transit lines and within walking distance to the Santa Fe College (SFC) downtown campus and the University of Florida (UF). As an urban infill redevelopment project, the proposal encourages economic development within the area by increasing employment and supporting additional businesses, and further discourages urban sprawl towards and beyond Interstate-75.

TRANSPORTATION MOBILITY ELEMENT

Transportation Mobility Element Overall Goal

Establish a transportation system that enhances compact development, redevelopment, quality of life, that is sensitive to the cultural and environmental amenities of Gainesville, and implements the vision of the "Year 2020 Livable Community Reinvestment Plan" (Gainesville 2020 Transportation Plan) within the City of Gainesville. The transportation system shall provide equal attention to pedestrian, bicycle, auto, and public transit needs. The system should provide vehicular, public transit and non-motorized access to activity centers, community facilities, and neighborhood commercial areas. Safety and efficiency shall be enhanced by limitations and care in the locations of driveways,

provision of sidewalk connections within developments and an overall effort to enhance pedestrian mobility throughout the community by improvement and provision of safe crossings, complete sidewalk and trail systems and sidewalks of adequate widths to encourage pedestrian activity. Basic transportation should be provided for transportation-disadvantaged residents to employment, education facilities, and basic services.

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

The site currently has one (1) access point along NW 6th Avenue, which can be relocated to NW 13th Terrace. As per the College Park SAP, driveways on corner lots should be placed on the side street (NW 13th Terrace) at least 25 feet from the corner.

An existing turn lane at NW 6th Avenue allows for access from both north-bound and south-bound lanes along NW 13th Street. Transportation enhancements, which may include sidewalks, can be made in accordance with the Transportation Mobility Element to improve overall pedestrian and vehicular mobility.

POTABLE WATER/WASTEWATER MANAGEMENT ELEMENT

Potable water/wastewater management Element *Objective 1.4*

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

Response: Redevelopment resulting from the proposed Ss-CPA application will connect to the City of Gainesville's utilities system. As shown in *Section 3: Impact Analysis*, redevelopment of the property is not shown to exceed the City of Gainesville Potable Water or Sanitary Sewer systems' capacities. This analysis takes into account planned infrastructure enhancements outlined in the Comprehensive Plan Capital Improvements Element, which include expansions to the potable water plant and wastewater treatment plant capacities.

SOLID WASTE ELEMENT

Solid Waste Element *Objective 1.1*

By 2001, reduce by 50% the amount of solid waste that would have been disposed of in the absence of landfill diversion practices such as recycling, reuse and composting.

Response: Development resulting from the proposed Ss-CPA will utilize appropriate mechanisms for solid waste disposal, including the reuse or recycling of waste materials for on-site or off-site uses. As outlined in Table 5, New River Regional Landfill, the area's main landfill, will not be adversely impacted by site development.

STORMWATER MANAGEMENT ELEMENT

Stormwater Management Element *Goal 1*

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

Response: Stormwater Management Facilities (SMFs) can be constructed to mitigate the potential impacts of 100-year critical duration rainfall depth. The SMF facilities will be designed to contain the site's stormwater and to allow percolation into the soil rather than run directly into the downstream receiving surface waters.

PUBLIC SCHOOLS FACILITIES ELEMENT

Public School Facilities Element *Goal 2*

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

Response: Since the proposed Ss-CPA only permits the development of two (2) additional residential dwellings, only minor public school facility impacts are anticipated. If residential redevelopment occurs, Section 3 of this document indicates that the proposed development does not adversely impact the Alachua County's public school system.

URBAN DESIGN ELEMENT

Urban Design Element *Objective 1.2*

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

Response: The site's redevelopment can enhance the sidewalk system and public realm, which encourages greater pedestrian interaction.

Urban Design Element *Objective 1.4*

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

Response: Parking can be located mostly to the facility's side and rear. Additional design features have been discussed throughout this report.

CONSERVATION ELEMENT

Conservation Element *Goal 2*

Mitigate the effects of growth and development on environmental resources.

Response: The site is within Gainesville's urban core, located on NW 13th Street, and one quarter (1/4) mile north of West University Avenue. There are no environmental characteristics that prohibit site redevelopment. Therefore, approval of this Ss-CPA application will encourage redevelopment in the City's core, and thereby reduce development pressure near environmental resources at the urban fringe.

Any stormwater runoff that results from the development will be mitigated in accordance with the City of Gainesville and St. Johns River Water Management District (SJRWMD) requirements.

Based on the Natural Resources Conservation Service (NRCS) soils data (*Figure 5*), on-site soils are suitable for urban-type development. Additional site-specific evaluations will be conducted during site redevelopment to determine suitability of specific locations for buildings and support structures. Existing on-site vegetation will be retained to the maximum extent practicable to help maintain soil stability.

The site was also analyzed using Federal Emergency Management Agency (FEMA) 100-year floodplain areas and the National Wetlands Inventory, and the database of Alachua County Regulated Wetlands (*Figure 5*). No floodplain or wetland areas have been located on site.

5. URBAN SPRAWL ANALYSIS

The development does not constitute urban sprawl as defined in Florida Statutes. “Urban Sprawl” means “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses” (§ 163.3164(51)).

The thirteen (13) indicators of urban sprawl formerly identified in Rule 9J-5, Florida Administrative Code (FAC), now repealed, are incorporated into Chapter 163. Section 163.3177(6)(a)9.a states:

“The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

As demonstrated by the following analysis, the proposed Ss-CPA does not trigger any urban sprawl indicators, and adoption of this Ss-CPA will discourage the proliferation of urban sprawl within the City of Gainesville and Alachua County.

1. Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

Response: The site is located in Gainesville’s urban core, which is characterized by commercial uses located along major corridors and proximate residential neighborhoods. This amendment requests to change the site’s Residential Medium Density (RM) FLU classification to Mixed Use Low (MUL). The proposed Ss-CPA allows an additional two (2) dwelling units and 32,670 square feet of nonresidential space. Therefore, this Ss-CPA slightly increases both intensity and density on the site, and creates an opportunity for a mixture of uses.

2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

Response: The site is *not* located at the urban fringe; rather it is located within the City of Gainesville’s urban core. The mixed-use FLU classification and the site’s location in the urban core discourage development in rural areas. Approval of this Ss-CPA encourages other redevelopment within this area, further decreasing the need for urban fringe development.

3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.

Response: The site is located in the City of Gainesville's urban core. The proposed development promotes a mixture of uses on a single site, and is compatible with adjacent uses, such as multi-family residential and retail.

4. As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Response: Due to the site's urban setting, no wetlands, floodplains, or other significant natural systems are present nor will any be impacted.

5. Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

Response: Due to the site's urban setting, no agricultural activities are adjacent to the site nor will any be interrupted or discontinued.

6. Fails to maximize use of existing public facilities and services.

Response: The site utilizes existing public facilities and services supplied by Gainesville Regional Utilities (GRU) and the City of Gainesville Public Works Department, in the form of roads, sidewalks, and other services.

7. Fails to maximize use of future public facilities and services.

Response: The site will utilize the City's existing and future public facilities and services.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Response: The site is located in an urban area that is already supported by public facilities and services. Therefore, site redevelopment attributable to this Ss-CPA does not disproportionately increase the cost in time, money, or energy by providing and maintaining these facilities and services.

9. Fails to provide a clear separation between rural and urban uses.

Response: Located in Gainesville's urban core, this site furthers the definition of urban space, as well as relieves development pressure at the urban fringe and in rural areas.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Response: The proposed Ss-CPA encourages urban infill through the redevelopment of existing neighborhoods or communities. Redevelopment will significantly improve the site's visual aesthetic and potentially bring additional nonresidential uses to the College Park community.

11. Fails to encourage an attractive and functional mix of uses.

Response: The proposed site is currently occupied by two (2) duplex dwellings that were built between the late 1940's and the 1960's. The proposed Ss-CPA allows a mixture of residential and nonresidential uses adjacent to the NW 13th Street corridor. The proposed Ss-CPA allows attractive and functional design features that ensure compatibility with adjacent properties.

12. Results in poor accessibility among linked or related land uses.

Response: The College Park neighborhood has a gridded street network. Sidewalks that link both nonresidential uses on arterial roadways and residential uses within the neighborhood line most streets. The two (2) streets that the site fronts do not have sidewalks, and can therefore be improved to increase pedestrian accessibility and safety within College Park. The approval of this Ss-CPA promotes such improvements.

13. Results in the loss of significant amounts of functional open space.

Response: The site consists of two (2) duplex structures on ±0.25 acres. Therefore, no functional open space currently exists on-site. Due to the site's small size, redevelopment provides minimal opportunity for functional open space.

In addition to the thirteen (13) indicators of urban sprawl section 163.3177(6)(a)9.b identifies eight (8) development pattern or urban form criteria. If four (4) or more of those criteria are met, the presumption is that the amendment discourages urban sprawl. The amendment and corresponding development are found to meet the following four (4) criteria as identified in §163.3177(6)(a)9.b.(I), (II), (III), and (VII).

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an

adverse impact on and protects natural resources and ecosystems.
(163.3177(6)(a)9.b(I))

Response: The site is located in Gainesville's urban core, an area characterized by both residential and nonresidential uses. The site is currently developed with two (2) duplexes, and does not contain significant natural resources or ecosystems.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services. (163.3177(6)(a)9.b(II))

Response: The site utilizes existing public facilities and services supplied by Gainesville Regional Utilities (GRU) and the City of Gainesville Public Works Department. Any future redevelopment will retain the use of GRU and City infrastructure and services, including centralized water and sewer. The site's proposed mixed-use nature and adjacency to a major transit corridor and proximity to SFC and UF encourages alternative transportation modes in the area. Additionally, reducing single-occupancy vehicle dependency increases the useful lifespan of roadway infrastructure throughout the City of Gainesville and Alachua County.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
(163.3177(6)(a)9.b(III))

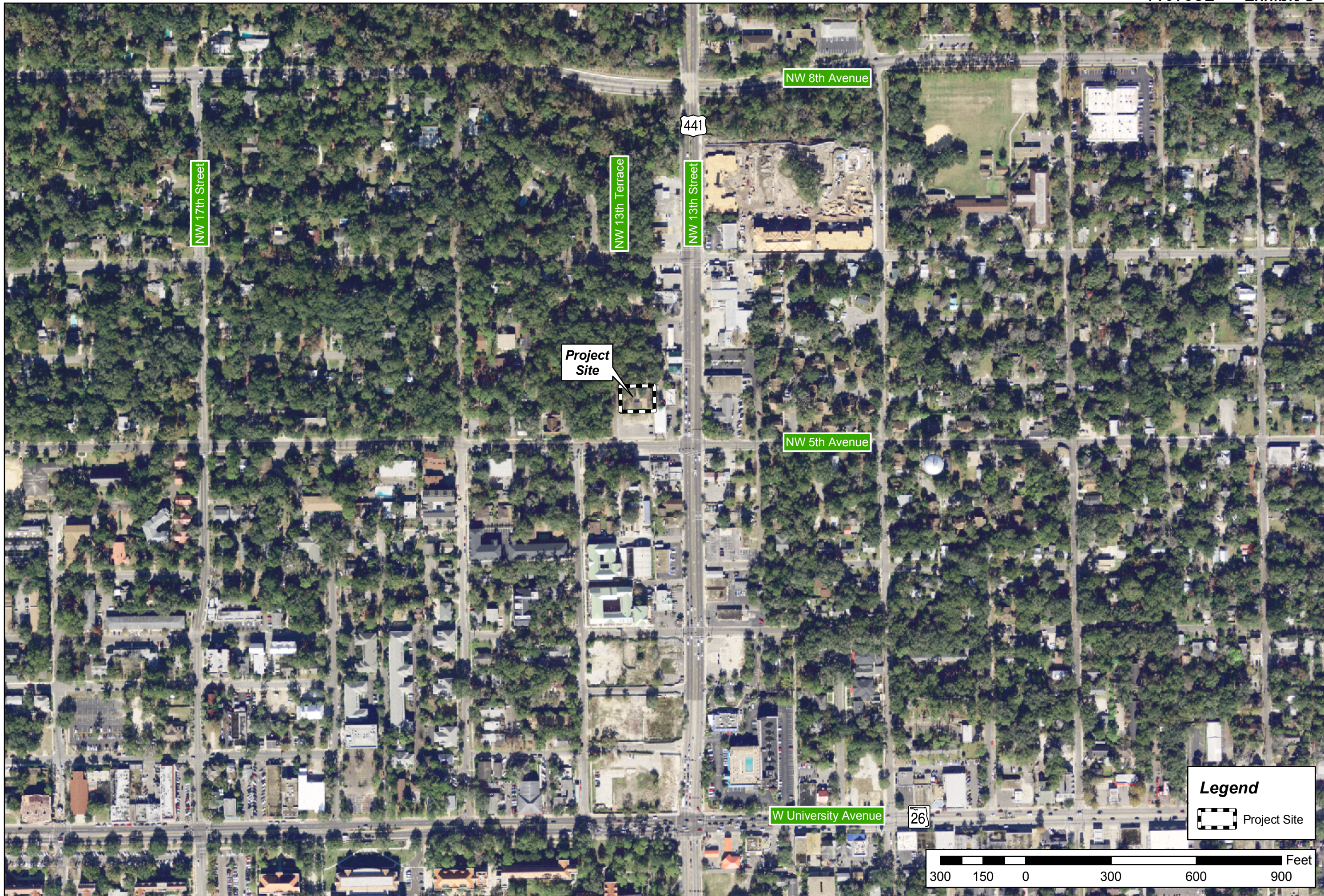
Response: The site is located within the City's urban core and is proximate to a major transit corridor. Additionally, the site is located within an area heavily used by bicyclists and pedestrians. The mixed-use nature of the proposed Ss-CPA allows tenants to work in close proximity to where they live, and provide additional commercial opportunities proximate to the College Park neighborhood.

4. Creates a balance of uses based upon demands of the residential population for the nonresidential needs of an area.
(163.3177(6)(a)9.b(VII))

Response: This Ss-CPA provides nonresidential opportunities that are not currently permitted on-site while they are allowed on the remaining three quarters ($\frac{3}{4}$) of the block. The modest additional nonresidential space will likely consist of retail and provide added employment and retail/service opportunities to College Park residents. Site redevelopment will encourage redevelopment of adjacent properties, which further promotes urban infill and redevelopment in the City's core.

**Application Package
Table of Contents**

1. Cover Letter
2. Ss-CPA Application
3. Ownership Affidavit
4. Legal Description
5. Property Deed & Tax Records
6. Florida Department of State, Division of Corporations Information
7. Directions to Site
8. Neighborhood Workshop Materials
9. Justification Report
- 10. Map Set**



Project Site

NW 17th Street

NW 13th Terrace

NW 13th Street

NW 8th Avenue

NW 5th Avenue

W University Avenue

441

26

Legend
Project Site

300 150 0 300 600 900 Feet

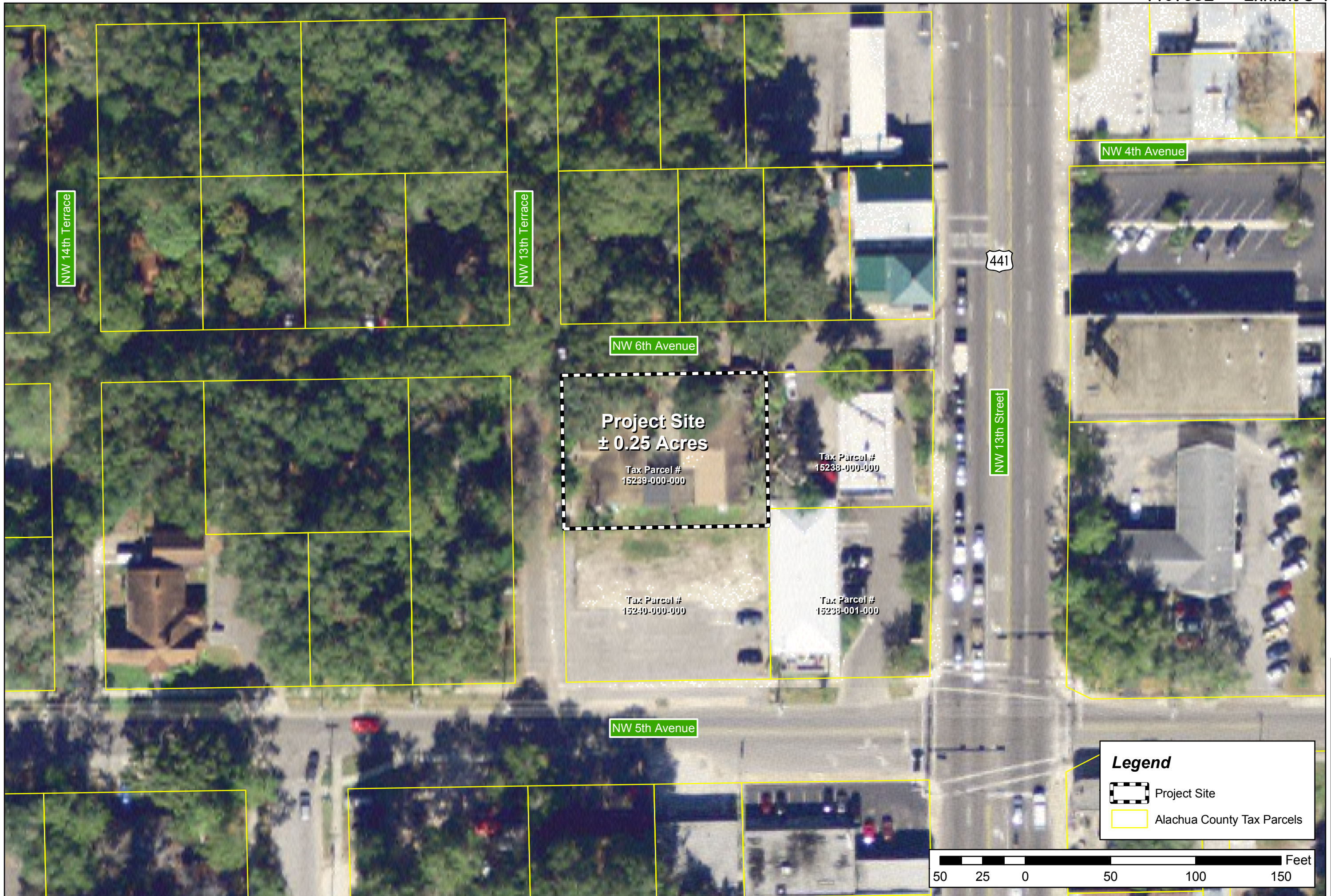
Hodge Property
Ss-CPA, Rezoning, & SAP Amendment



Prepared by: Employee 350
Projection: NAD_1983_StatePlane
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Projection: Lambert_Conformal_Conic
False Easting: 500000.00
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallels: 28.563333
Latitude of Origin: 29.000000
Datum: North_American_1983

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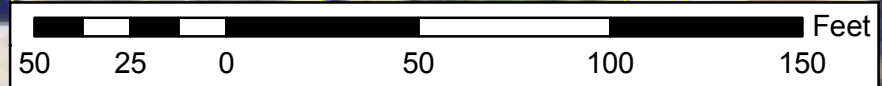
**Hodge Property
Ss-CPA, Rezoning, & SAP Amendment**



Prepared by: Employee 350
 Projection: NAD_1983_StatePlane
 Florida_North_FIPS_9903_Feet
 Projection: Lambert_Conformal_Conic
 False Northing: 0.000000
 Central Meridian: -84.500000
 Standard Parallels: 1.28583333
 Latitude of Origin: 29.000000
 GCS: North_American_1983

Legend

-  Project Site
-  Alachua County Tax Parcels



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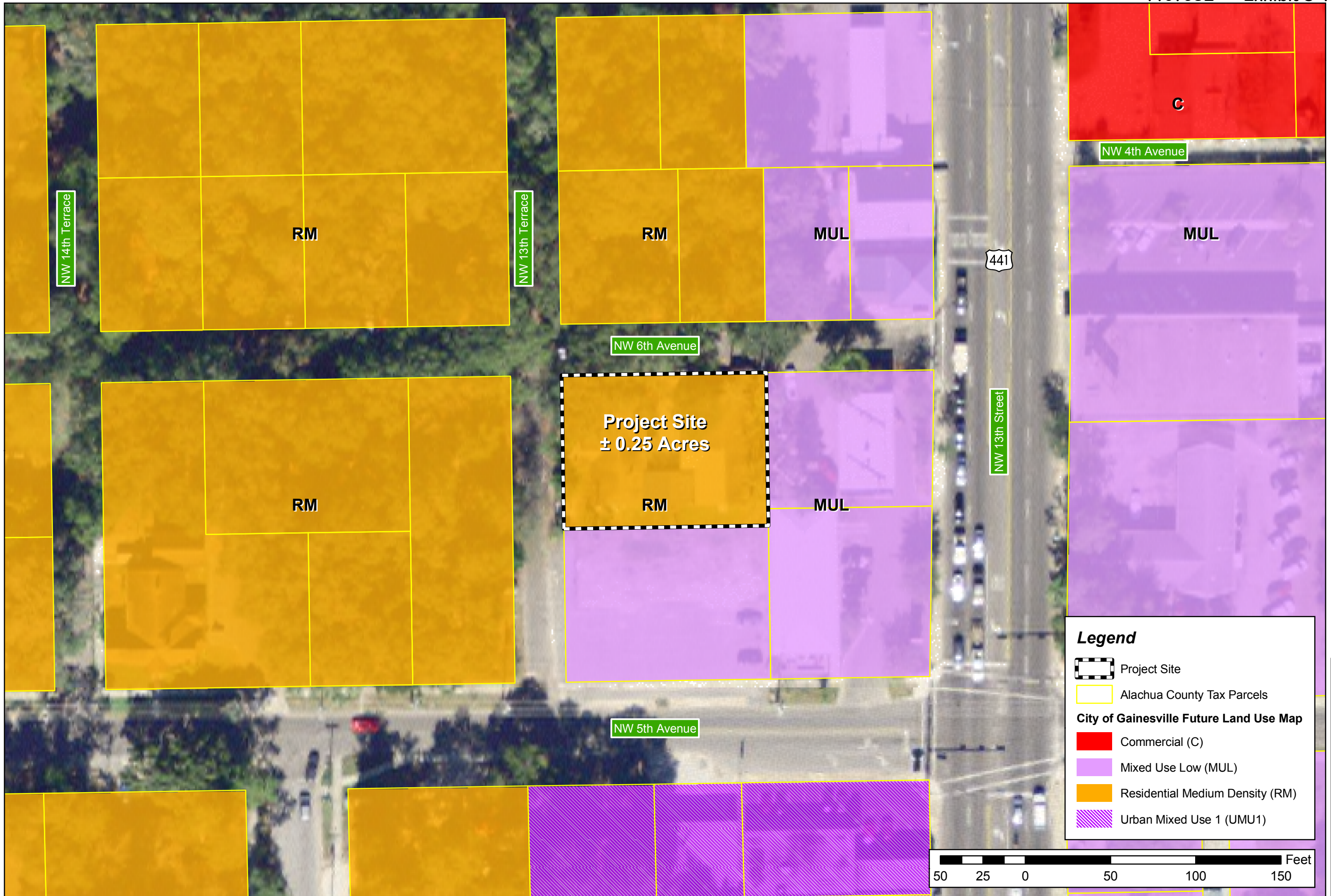


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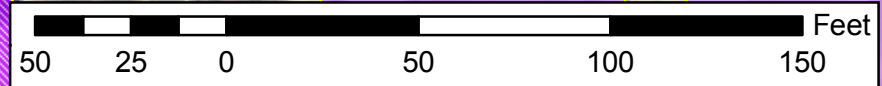
Hodge Property
Ss-CPA, Rezoning, & SAP Amendment



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 Projection: Lambert_Conformal_Conic
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 Standard Parallels: 28.563333
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Legend

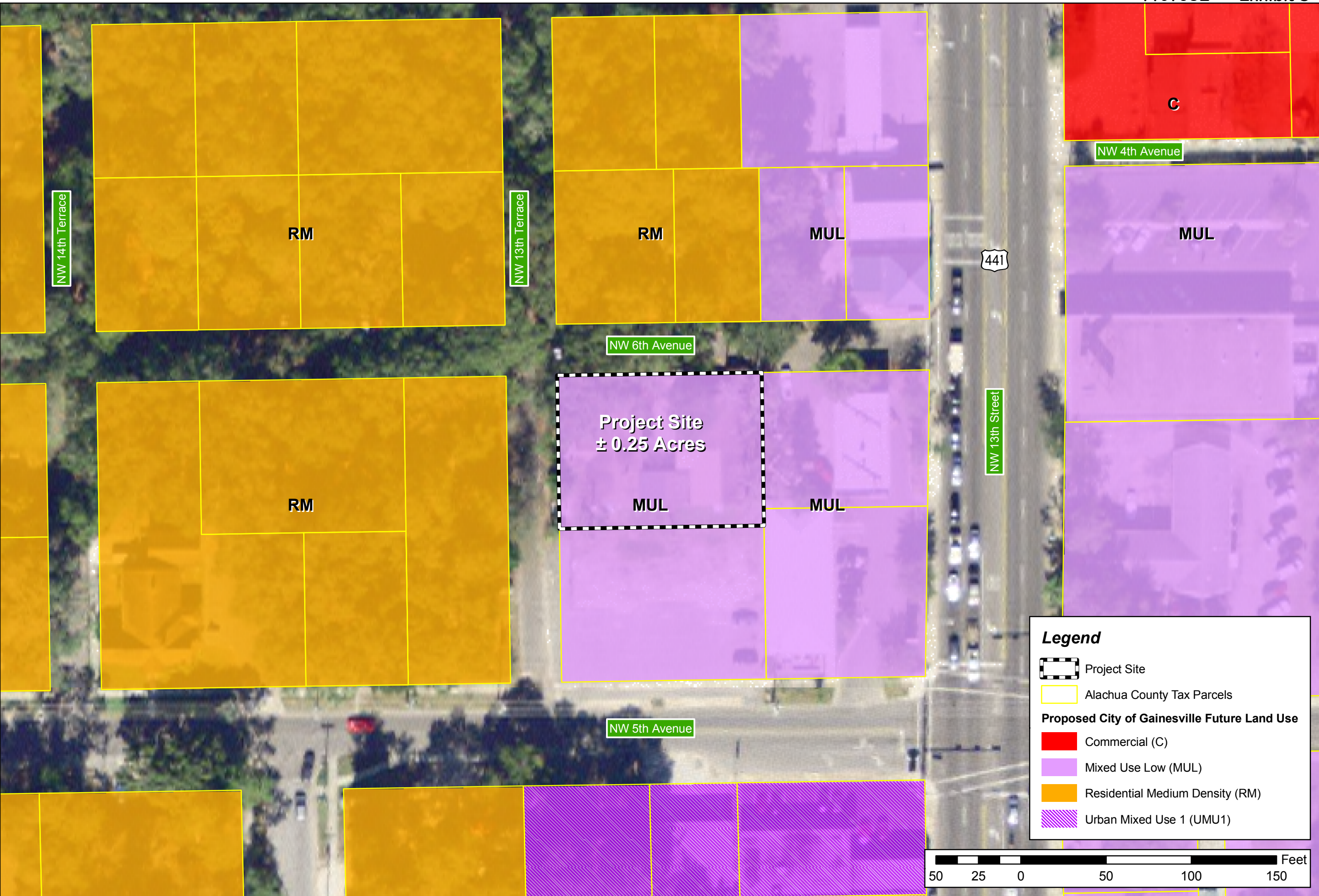
- Project Site
- Alachua County Tax Parcels
- City of Gainesville Future Land Use Map**
- Commercial (C)
- Mixed Use Low (MUL)
- Residential Medium Density (RM)
- Urban Mixed Use 1 (UMU1)



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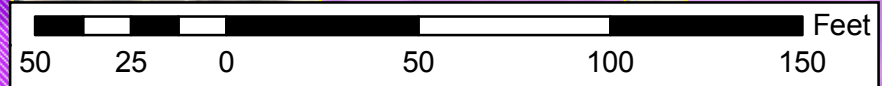
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Legend

- Project Site
- Alachua County Tax Parcels

Proposed City of Gainesville Future Land Use

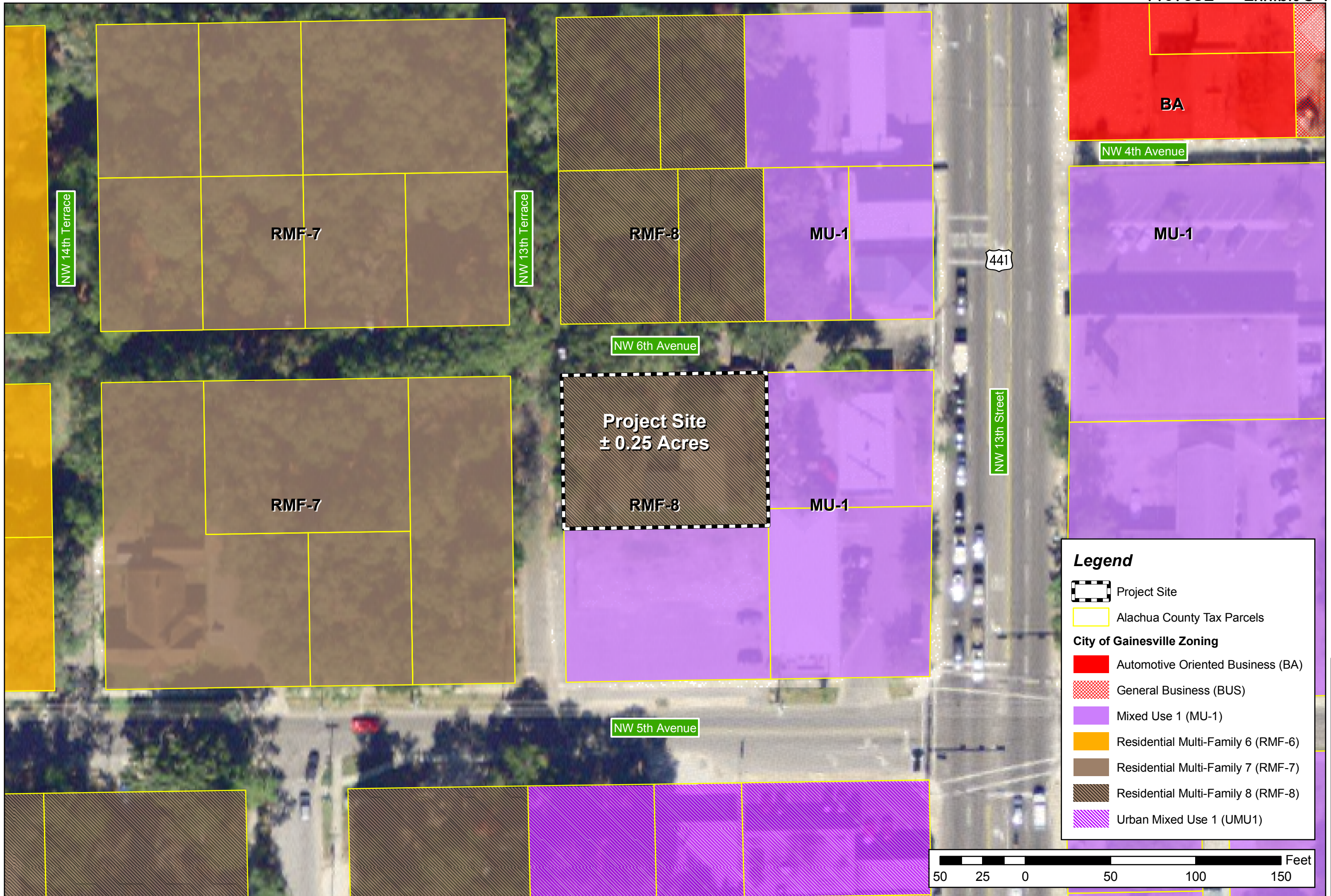
- Commercial (C)
- Mixed Use Low (MUL)
- Residential Medium Density (RM)
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Legend

- Project Site
- Alachua County Tax Parcels

City of Gainesville Zoning

- Automotive Oriented Business (BA)
- General Business (BUS)
- Mixed Use 1 (MU-1)
- Residential Multi-Family 6 (RMF-6)
- Residential Multi-Family 7 (RMF-7)
- Residential Multi-Family 8 (RMF-8)
- Urban Mixed Use 1 (UMU1)



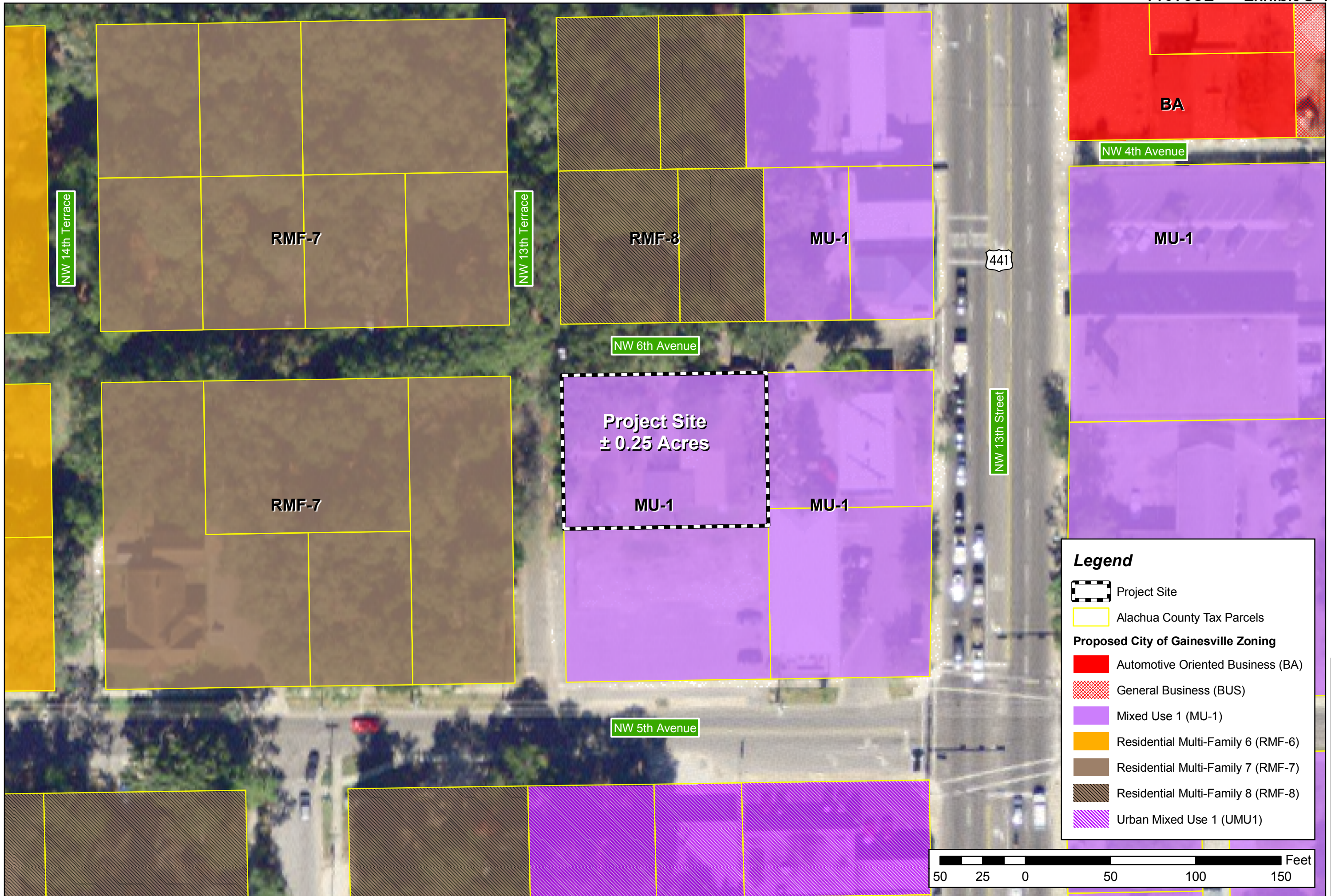
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Ss-CPA, Rezoning, & SAP Amendment



Legend

- Project Site
- Alachua County Tax Parcels

Proposed City of Gainesville Zoning

- Automotive Oriented Business (BA)
- General Business (BUS)
- Mixed Use 1 (MU-1)
- Residential Multi-Family 6 (RMF-6)
- Residential Multi-Family 7 (RMF-7)
- Residential Multi-Family 8 (RMF-8)
- Urban Mixed Use 1 (UMU1)

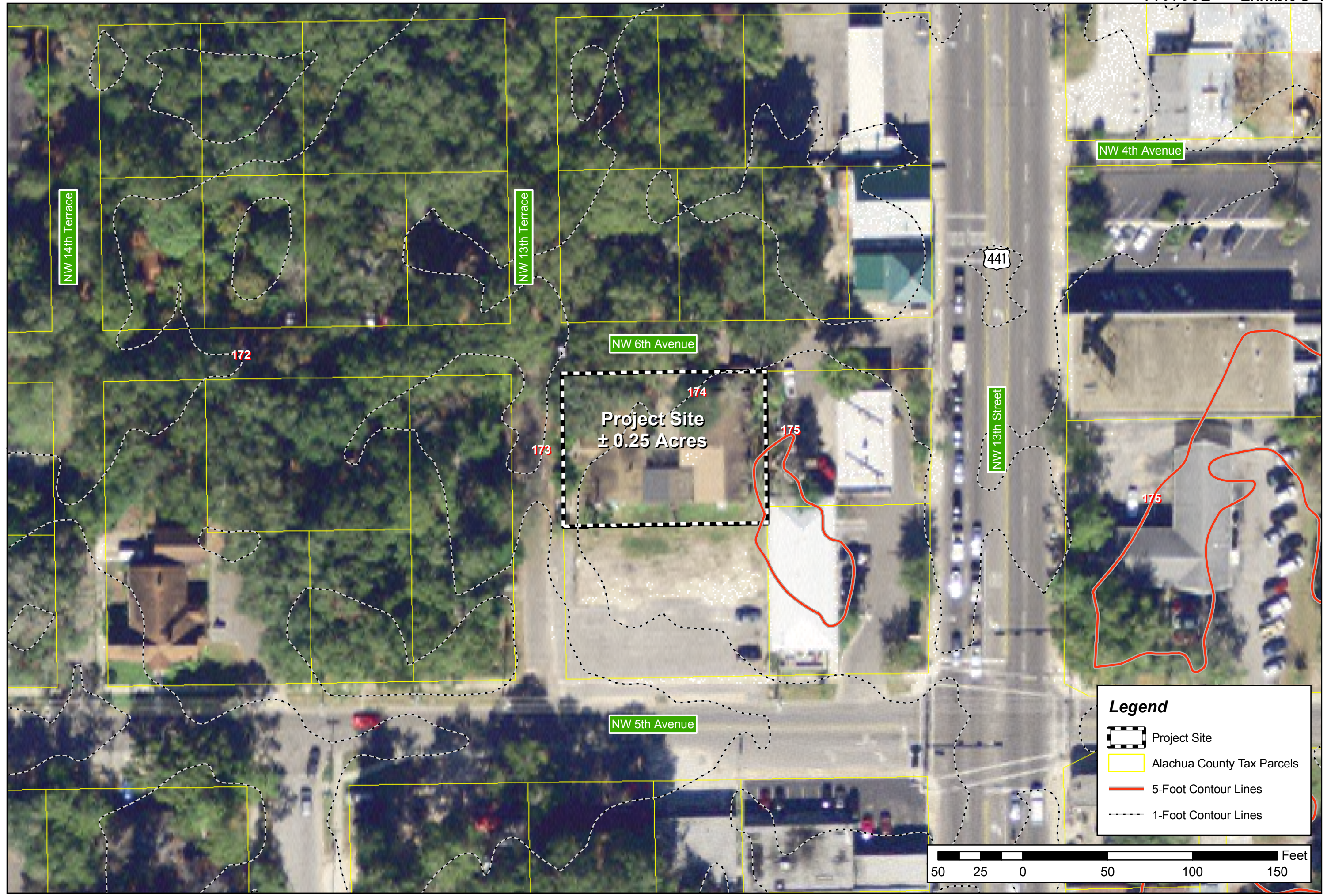
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





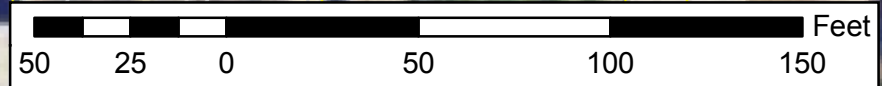
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Legend

-  Project Site
-  Alachua County Tax Parcels
-  5-Foot Contour Lines
-  1-Foot Contour Lines

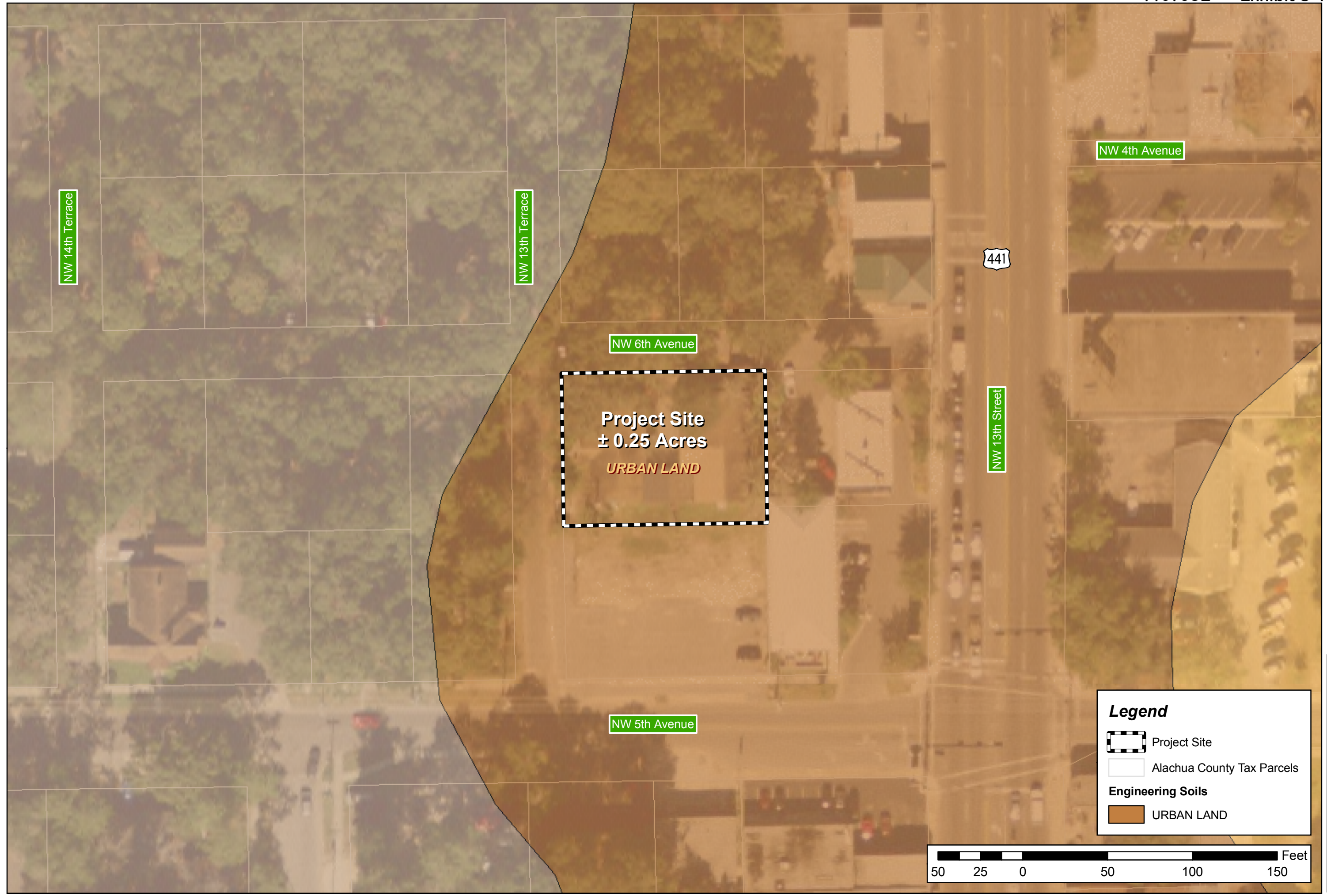


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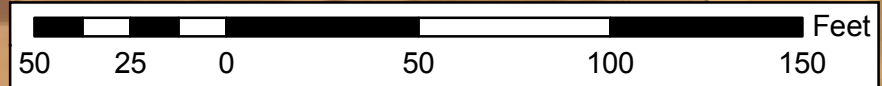
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Legend

-  Project Site
-  Alachua County Tax Parcels
- Engineering Soils**
-  URBAN LAND



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