



**City of Gainesville**  
**Department of Sustainable Development**  
**Planning Division**

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

**CITY PLAN BOARD STAFF REPORT**

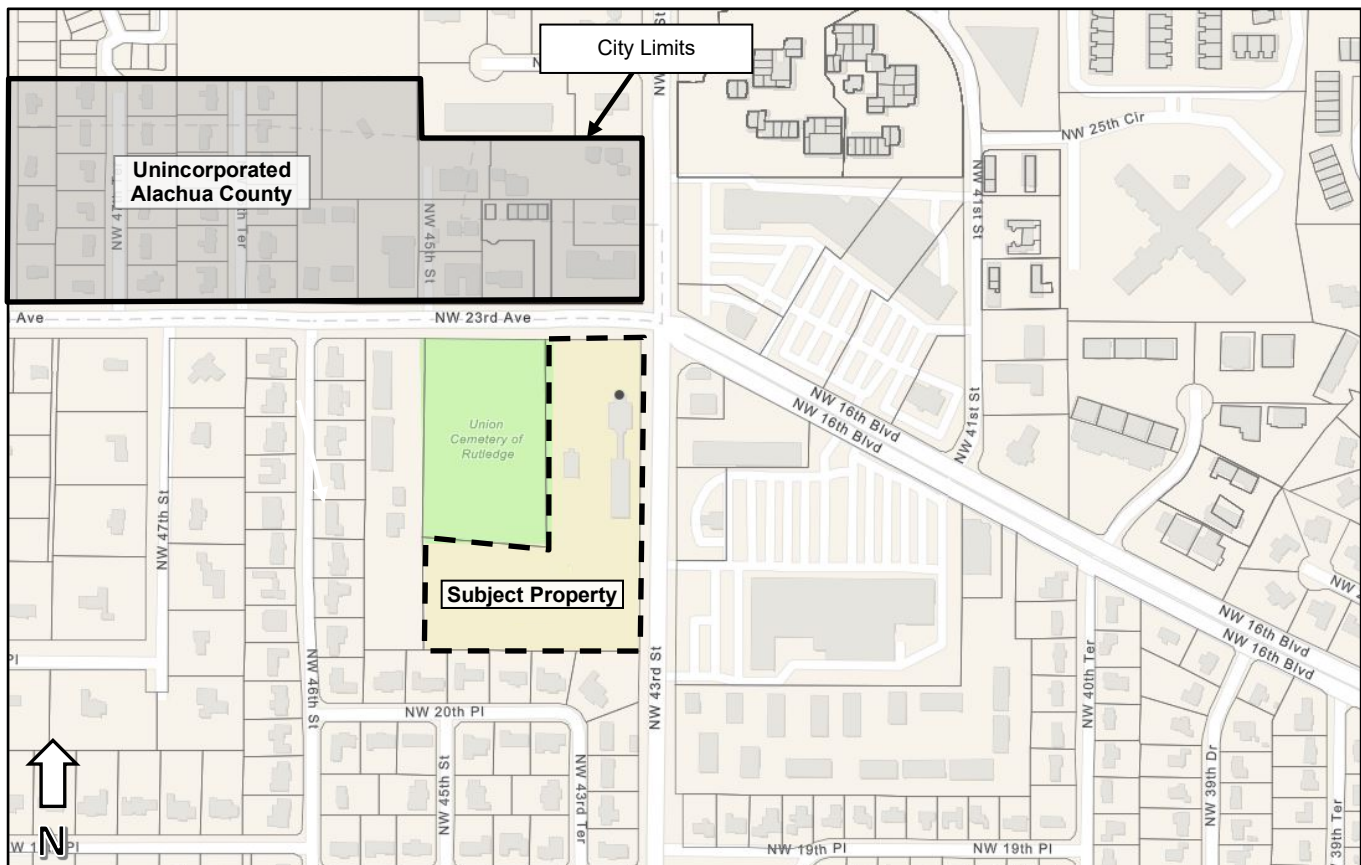
**PUBLIC HEARING DATE:** February 25, 2021

**PROJECT NAME AND NUMBER:** Wilson Rezoning (St. Michael's Church Property); PB-20-141 LUC

**APPLICATION TYPE:** Land Use Change (Legislative)

**RECOMMENDATION:** Approve

**CITY PROJECT CONTACT:** Brittany McMullen, AICP



**Figure 1: Location Map**

City Plan Board Staff Report  
Petition Number: PB-20-141 LUC

February 25, 2021

**APPLICATION INFORMATION:**

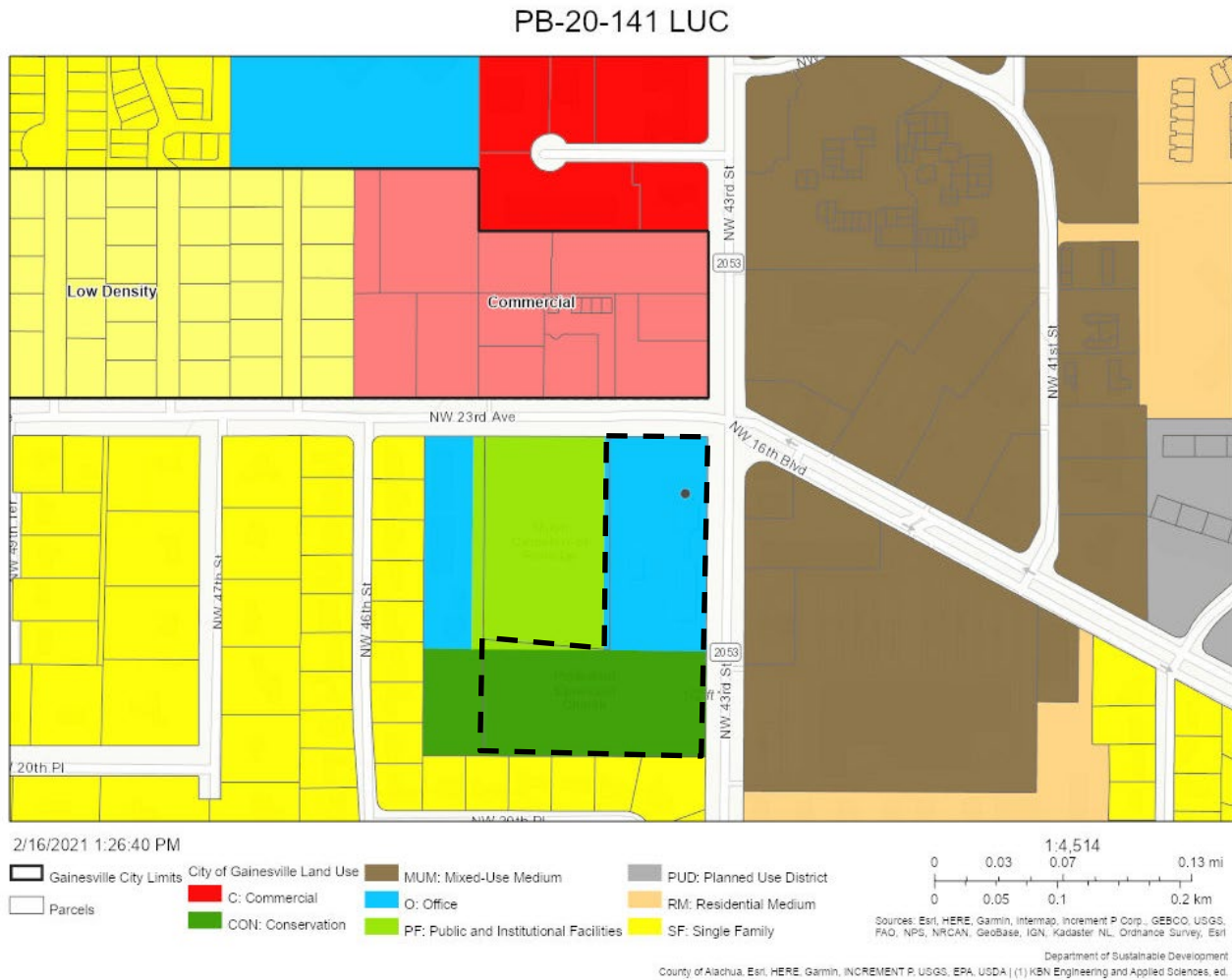
**Agent/Applicant:** Wilson Development  
**Property Owner(s):** The Episcopal Church in the Diocese of Florida  
**Related Petition(s):** PB-20-142 ZON  
**Neighborhood Workshop:** October 26, 2020

**SITE INFORMATION:**

**Address:** 4315 NW 23<sup>rd</sup> Ave  
**Parcel Number(s):** 06371-003-000  
**Acreage:** ± 7.1 acres  
**Existing Use(s):** Vacant  
**Land Use Designation(s):** Office (O)  
**Zoning Designation(s):** Office General (OF)  
**Overlay District(s):** None  
**Transportation Mobility Program Area (TMPA):** Zone B  
**Water Management District:** St. John's River Water Management District  
**Special Feature(s):** N/A  
**Annexed:** 2/20/2020  
**Code Violations:** None

**ADJACENT PROPERTY CHARACTERISTICS:**

	<b>EXISTING USE(S)</b>	<b>LAND USE DESIGNATION(S)</b>	<b>ZONING DESIGNATION(S)</b>
<b>North</b>	NW 23 <sup>rd</sup> Ave R-O-W, Commercial	NW 23 <sup>rd</sup> Avenue R-O-W, Alachua County Commercial	NW 23 <sup>rd</sup> Avenue Right-of- Way, Business, Retail Sales, and Services (BR)
<b>South</b>	Single-Family Residential	City of Gainesville Single Family (SF)	City of Gainesville Residential Single-Family- 1 (RSF-1)
<b>East</b>	NW 43 <sup>rd</sup> St R-O-W (County), Mixed-Use Commercial	NW 43 <sup>rd</sup> St R-O-W, City of Gainesville Mixed-Use Medium-Intensity: 12-30 du/acre (City)	NW 43 <sup>rd</sup> St R-O-W, City of Gainesville Mixed Use Medium Intensity-2 (MU- 2)
<b>West</b>	Cemetery, Conservation	City of Gainesville Public and Institutional Facilities (PF), Conservation (CON)	City of Gainesville Public Services (PS), Conservation (CON)



**Figure 2: Subject Property and Adjacent Future Land Use Designations**

**PURPOSE AND DESCRIPTION:**

The subject property currently has a land use designation of City of Gainesville Office (O) and Conservation (CON). The current zoning of the property is Office (OF) and Conservation (CON). The applicant requests to change the land use of the property to Planned Use District (PUD). The property is subject to a related rezoning request (PB-20-142 ZON).

The PUD land use category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. The proposed PUD designation and associated PD zoning designation recognize the character of surrounding land uses and will implement regulations which account for existing conditions at the property and surrounding properties.

<b>STAFF ANALYSIS AND RECOMMENDATION:</b>
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## **ANALYSIS**

The analysis of this application is based on the following factors stated in the Future Land Use Element and on State criteria, which are discussed below.

### **1. Consistency with the Comprehensive Plan**

This application is consistent with the Comprehensive Plan as outlined below and in Appendix A (attached).

#### **Future Land Use Element**

**GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.**

**Policy 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.**

**GOAL 2 REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN A MANNER THAT PROMOTES QUALITY OF LIFE, TRANSPORTATION CHOICE, A HEALTHY ECONOMY, AND DISCOURAGES SPRAWL.**

**Objective 2.1 Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.**

**Finding:** The requested land use change encourages compact urban development which will improve the conditions at the property which currently does not contain any active uses. Provision of a mix of uses in an area with established commercial uses as well as single-family home development will promote interconnectivity of uses and transportation choice for neighbors of the commercial uses.

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

#### **Planned Use District (PUD)**

**This land use category is an overlay land use category that may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. Each PUD overlay land use category adopted shall address: density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture; environmental features; and, when necessary, buffering of adjacent uses. Planned Development Zoning shall be required to implement a PUD land use category.**

Finding: Designation of the Planned Use District land use category at the subject property considers the unique proposal of uses and guarantees preservation of existing open space on the property which is not otherwise required by the Land Development Code. The proposal addresses allowable density, intensity, uses, access, transit, environmental features and buffering of adjacent uses. No residential units are permitted, and the maximum development intensity which is to be established by the companion PD Zoning petition is 32,000 sq ft. Approximately 3.7 acres are proposed to be conserved with a conservation easement. Trip generation and distribution data has been provided as part of the application.

## **2. Compatibility and surrounding land uses**

The proposed land use change will support a comprehensive development plan which allows for appropriate uses given the location of the property, limits the maximum development intensity in comparison to what is currently permissible given the existing land use category, and provides for buffering between uses consistent with and exceeding requirements of Land Development Code Section 30-8.5 (Compatibility buffers).

The proposed PUD designation meets the intent of the PUD land use category which is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. The proposed PUD designation and associated PD zoning designation recognize the character of surrounding land uses and will implement regulations which account for existing conditions at the property and surrounding properties.

## **3. Environmental impacts and constraints**

There are no known environmental constraints on the site. The property is not located within a Strategic Ecosystem overlay and does not contain wetlands, nor is it bordered by wetlands. There are no FEMA designated Special Flood Hazard Areas on the property. A portion of the property

(approximately 3.7 acres) which is currently designated as Conservation will be protected in perpetuity with the designation of a conservation easement.

#### 4. Support for urban infill and/or redevelopment

Approval of the proposed land use change will facilitate redevelopment of the subject property which is currently not being utilized for any active uses.

#### 5. Impacts on affordable housing

The proposed future land use amendment is not anticipated to have a direct impact on affordable housing as there are no proposed residential uses at the property. The provision of commercial uses at the site may assist in providing needed goods and services within close proximity to future affordable housing developments.

#### 6. Impacts on the transportation system

Based on a trip generation report provided by the applicant, proposed redevelopment of the site is expected to have minimal impact on the existing transportation system and the applicant is working with the City of Gainesville and Alachua County to implement traffic calming measures and to minimize potential impacts of traffic cutting through surrounding neighborhood streets (see proposed conditions for companion rezoning petition, PB-20-142 ZON). These impacts will be mitigated for during the development review process.

The subject property is located within the Transportation Mobility Program Area (TMPA) Zone B. Future development is subject to improvements to the City's transportation system and infrastructure consistent with Policies 10.1.5 and 10.1.6 of the Transportation Element of the City's Comprehensive Plan (see Appendix A, attached).

#### 7. An analysis of the availability of facilities and services

The subject property has access to public facilities and services that include, but are not limited to, utilities, schools, parks, transportation, fire, police, waste collection, and storm water management. Gainesville Regional Utilities (GRU) services are available to the property including potable water, sewer, electric, and gas. Any future development on the property will require water and wastewater capacity evaluations that will determine if off-site upgrades will be required.

#### 8. The need for additional acreage in the proposed future land use category

The proposed land use designation will increase the total acreage of land within the designated land use category:

**Table 2. Future Land Use Categories Total Acreage (2020)**

Future Land Use Category	Description	Total Acres 2020	Occupied Acres	Vacant Acres	Percent Occupied
PUD	Planned Use District	870.47	779.39	91.08	89.5%

*Note:* The data in Table 2 was obtained from the City of Gainesville, Department of Doing, and Geographic Information Systems (GIS) Division.

**9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6) (a) 9.a., F.S.**

**Urban sprawl is defined in Subsection 163.3164 (51), F.S. as 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”. The following analysis is required to determine whether the proposed small-scale land use amendment contributes to urban sprawl, using the indicators as identified in Subsection 163.3177(6)(a)9.a.,F.S. and listed below.**

**I. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.**

The subject property is located within a developed urban area of the city and the proposed land use change encourages a mix of uses at the property consistent with uses permissible in the Mixed-Use Low Intensity Future Land Use category. The proposed intensity of development is appropriate for the area which contains a mix of single-family homes and established commercial development.

**II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.**

The land use change is proposed for a property within an established area and will utilize existing urban amenities.

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

The proposed development does not promote radial, strip, isolated or ribbon patterns.

**IV. Fails to adequately 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.**

The subject property does not contain known environmentally sensitive resources.

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

The subject parcel for the proposed land use amendment is not adjacent to any active or passive agricultural areas and activities.

VI. **Fails to maximize use of existing public facilities and services.**

The proposed land use amendment involves property that has access to existing public facilities and services.

VII. **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, storm water management, law enforcement, education, health care, fire and emergency response, and general government.**

The proposed land use amendment involves property that has access to existing public facilities and services (e.g., roadways, utilities, schools, etc.), which helps to minimize related costs. Required improvements will be at the expense of the developer.

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

The proposed land use amendment does not involve a property located near rural uses.

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

The proposed land use change supports the redevelopment of an existing property which is adjacent to existing neighborhoods.

X. **Fails to encourage a functional mix of uses.**

The proposed land use category allows for and encourages a mix of uses consistent with the Mixed Use Low Intensity land use category.

XI. **Results in poor accessibility among linked or related land uses.**

Redevelopment at the subject property based on the proposed land use designation will result in enhanced accessibility among linked or related land uses (see proposed PD Layout and PD Conditions associated with PB-20-142 ZON).

XII. **Results in the loss of significant amounts of functional open space.**

Providing the property with a City of Gainesville land use designation will not result in the loss of significant amounts of functional open space. The southern portion of the property, approximately 3.7 acres, is currently designated as Conservation and this area will remain conserved as open space with the dedicated of a conservation easement.



**Additional analysis required to determine whether the proposed small-scale land use amendment discourages the proliferation urban sprawl, using at least four (4) of the criteria identified in Subsection 163.3177(6)(a)9.b.,F.S., is as follows:**

- I. **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.**

The property does not contain protected natural resources and ecosystems aside from existing trees. Development at the property will be subject to land development regulations that protect environmentally sensitive areas and tree canopy, while still allowing for future development.

- II. **Promotes the efficient and cost-effective provision or extension of public infrastructure and services.**

The proposed land use amendment involves property that has access to existing public facilities and services.

- III. **Promotes walkable and connected communities and provides for compact development and multimodal transportation system, including pedestrian, bicycle, and transit, if available.**

The future land use designation is appropriate for the proposed uses and the accompanying zoning category will allow for the regulation of future development consistent with City transportation requirements.

- IV. **Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.**

The designation provides for a balance of land uses in the area which is comprised of a mix of developed residential and commercial properties.

- 10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy.**

Approval of the proposed land use change will facilitate redevelopment of the subject property which is currently not being utilized for any active uses. Proposed development includes a mix of small-scale commercial uses which will aid in job creation and promote capital investment in the area.

- 11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.**

This amendment does not involve an antiquated subdivision, which is defined in Subsection 163.3164(5), F.S., as follows: *"a subdivision that was recorded or approved more than 20 years ago and that has substantially failed to be built and the continued buildout of the subdivision in accordance with the subdivision's zoning and land use purposes would cause an imbalance of*

*land uses and would be detrimental to the local and regional economies and environment, hinder current planning practices, and lead to inefficient and fiscally irresponsible development patterns as determined by the respective jurisdiction in which the subdivision is located”.*

## RECOMMENDATION

Staff has evaluated the land use change according to the criteria outlined in the Land Development Code and recommends approval.

## LIST OF APPENDICES:

**Appendix A Comprehensive Plan Goals, Objectives and Policies**

**Appendix B Land Use Maps**

**Appendix C Application Documents**

### Appendix A

#### Future Land Use Element

**GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.**

**Policy 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.**

**Objective 4.2 The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.**

**GOAL 2 REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN A MANNER THAT PROMOTES QUALITY OF LIFE, TRANSPORTATION CHOICE, A HEALTHY ECONOMY, AND DISCOURAGES SPRAWL.**

**Policy 4.2.1 The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low-intensity use by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of**

building scale, and overall building appearance in selected areas. Regulation of the site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and free canopy.

### **Transportation Element**

**Objective 10.1** The Gainesville Transportation Mobility Program Area (TMPA) shall include all property within city limits (although the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category) and shall be subdivided into designated Zones A, B, C, D, E and M as mapped in the Transportation Mobility Element Data and Analysis Report and in the Geographic Information System (GIS) Map Library located on the City's Planning and Development Services Department website.

**Policy 10.1.2** All land uses and development located in the TMPA shall meet the TMPA policies specified in this Element.

**Policy 10.1.5** For any development or redevelopment within Zones B, C, D, E, or M, the developer shall provide all of the items listed in Policy 10.1.4 and shall provide the transportation mobility requirements as specified in Policies 10.1.6, 10.1.7, 10.1.9, 10.1.11, 10.1.13, and 10.1.14, as applicable. The developer shall also provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

**Policy 10.1.6** For any development or redevelopment within Zone B, the developer shall, at the developer's expense, meet the following transportation mobility criteria based on the development's (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.

<b>Net, New Average Daily Trip Generation</b>	<b>Number of Criteria That Shall Be Met</b>
50 or less	At least 1
51-100	At least 2
101-400	At least 3
401-1,000	At least 5
1,001 to 5,000	At least 8
Greater than 5,000	At least 12 and meet either a. or b.: a. Located on an existing RTS transit route with minimum 15- minute frequencies in the a.m. and p.m. peak hours. b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years.

### Zone B Criteria

- a. Intersection and/or signalization modifications to address congestion management, including, but not limited to: signal timing studies, fiber optic interconnection for traffic signals, roundabouts, OPTICOM signal preemption, transit signal prioritization, and/or implementation of the Gainesville Traffic Signalization Master Plan. The Master Plan includes installation of Intelligent Transportation System (ITS) features such as state of the art traffic signal controllers, dynamic message signs, and traffic monitoring cameras designed to maximize the efficiency of the roadway network by reducing congestion and delay.
- b. Addition of lanes on existing road facilities (including, but not limited to, the 4-lane expansion of SR 121 north of US 441 to CR 231), where acceptable to the City and/or MTPO, as relevant.
- c. Construction of new road facilities that provide alternate routes, reduce congestion, and create a better gridded network.
- d. Use of joint driveways or cross-access to reduce curb cuts.
- e. Participation in a transportation demand management program that provides funding or incentives for transportation modes other than single occupant vehicle. Such demand management programs shall provide annual reports of operations to the City indicating successes in reducing single occupant vehicle trips.
- f. Provision of ride sharing or van pooling programs.
- g. Provision of Park and Ride facilities, built to RTS needs and specifications.

- h. Provision of bus pass programs provided to residents and/or employees of the development. The bus passes must be negotiated as part of a contract with the Regional Transit System.
- i. Deeding of land for the addition and construction of bicycle lanes that meet City specifications. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.
- j. Provision of additional bicycle parking over the minimum required by the Land Development Code. Additional bicycle parking may be used to substitute for the required motorized vehicle parking.
- k. Enhancements to the City's off-street paved trail network (as shown in the Transportation Mobility Map Series) that increase its utility as a multi-modal transportation route. Such enhancements may include, but shall not be limited to: 1) trail amenities such as benches, directional signage, or safety systems; 2) bicycle parking at entry points or connections with transit lines; 3) land acquisition for expansion or better connectivity; 4) additional entry points to the off-street paved trail network; 5) bridges spanning creeks or wetland areas; and 6) appropriate off-street trail surfacing.
- l. Funding of streetscaping/landscaping (including pedestrian-scale lighting, where relevant) on public rights-of-way or medians, as coordinated with the implementation of the City's streetscaping plans.
- m. In order to increase the attractiveness of the streetscape and reduce visual clutter along roadways to promote a more walkable environment, provision of no ground-mounted signage at the site for parcels with 100 linear feet or less of property frontage, or removal of non-conforming signage or billboards at the site. Signage must meet all other regulations in the Land Development Code.
- n. Widening of existing public sidewalks to increase pedestrian mobility and safety.
- o. Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria.
- p. Payments to RTS that either increase service frequency or add additional transit service, including Express Transit service and/or Bus Rapid Transit, where appropriate.
- q. Funding for the construction of new or expanded transit facilities.
- r. Construction of bus shelters built to City specifications.
- s. Bus shelter lighting using solar technology designed and constructed to City specifications.
- t. Construction of bus turn-out facilities to City specifications.
- u. Construction of access to transit stops and/or construction of transit boarding and alighting areas.
- v. Business operations shown to have limited or no peak-hour roadway impact.
- w. An innovative transportation-mobility-related modification submitted by the developer, where acceptable to and approved by the City.

**Appendix B – Land Use Maps**

Existing Land Use Map

Proposed Land Use Map

**Existing Land Use**

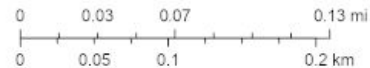
**PB-20-141 LUC**



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- Gainesville City Limits
- Parcels
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  - C: Commercial
  - CON: Conservation
  - MUM: Mixed-Use Medium
- Alachua County Land Use
  - O: Office
  - PF: Public and Institutional Facilities
  - PUD: Planned Use District
  - RM: Residential Medium
  - SF: Single Family
  - Commercial



Sources: Esri, HERE, Garmin, Intermap, InCREMENT P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Department of Sustainable Development  
County of Alachua, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | (1) KBN Engineering and Applied Sciences, ed.

**Proposed Land Use**

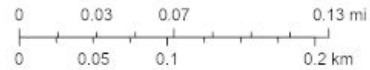
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County of Alachua, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | (1) KBN Engineering and Applied Sciences, ed.



**Appendix C – Application Documents**

Justification Report

Application

Cut Thru Origin-Destination Analysis

Trip Generation and Distribution Memo

Map Set

Neighborhood Workshop Materials



# NW 43<sup>rd</sup> Street/ 23<sup>rd</sup> Avenue Redevelopment

## Small-scale Comprehensive Plan Amendment (Ss-CPA) – Justification Report

November 17, 2020

**Prepared for:**  
City of Gainesville Department of  
Sustainable Development

**Prepared on behalf of:**  
The Episcopal Church in the Diocese of  
Florida

**Prepared by:**  
CHW

PN# 17-0173  
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## 1. Executive Summary

**To:** Mr. Andrew Persons, AICP, Interim Director, Department of Sustainable Development

**From:** Ryan Thompson, AICP, Project Manager

**Date:** November 17, 2020

**Re:** NW 43<sup>rd</sup> Street / 23<sup>rd</sup> Avenue Redevelopment – Ss-CPA Application

<p><b><u>Jurisdiction:</u></b> City of Gainesville</p>	<p><b><u>Intent of Development:</u></b> Retail; restaurant; financial services; professional services; conservation.</p>
<p><b><u>Address:</u></b> 4315 NW 23<sup>rd</sup> Avenue, Gainesville, FL 32606</p>	
<p><b><u>Parcel Number:</u></b> 06371-003-000</p>	<p><b><u>Acres:</u></b> ±7.1 acres (ac) (Source: CHW Survey)</p>
<p><b><u>Existing Future Land Use Classifications:</u></b> O: Office (±3.4 ac) (Up to 20 dwelling units (du) per acre (ac)) This land use category identifies areas appropriate for office, residential, professional and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the Office zoning district. Some non-office type uses may be allowed in this land use category by a Special Use Permit process established in the Land Development Code. Densities shall not exceed 20 units per acre</p> <p>CON: Conservation (±3.7 ac) (Up to 1 du per 5 ac) This land use category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.</p>	<p><b><u>Proposed Future Land Use Classification:</u></b> PUD: Planned Use District (±7.1 ac) This land use category is an overlay land use category that may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix of residential and non-residential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. Each PUD overlay land use category adopted shall address: density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture; environmental features; and, when necessary, buffering of adjacent uses. Planned Development zoning shall be required to implement a PUD land use category.</p>

<p><b><u>Existing Zoning Districts:</u></b>  OF: General Office (±3.4 ac)  <i>(Up to 20 du/ac)</i>  This district is established for the purpose of encouraging the development of professional offices, low to medium density residential and studio uses at locations where such uses of land would be compatible with surrounding residential uses and be in keeping with the land use policies of the comprehensive plan.</p> <p>CON: Conservation (±3.7 ac)  <i>(Up to 1 du/5 ac)</i>  This district is established for the purpose of conserving, restoring and protecting environmentally significant lands within the city and for establishing natural buffers between incompatible uses. It is intended that this district shall protect, restore and preserve natural features and open space so that the present and future residents of the city shall be able to enjoy the benefits of the natural environment of the city.</p>	<p><b><u>Proposed Zoning District:</u></b>  PD: Planned Development (±7.1 ac)  The purpose of this district is to provide a particularized zoning district that recognizes unique conditions, allows design flexibility, and promotes planned diversification and integration of uses and structures, which other zoning districts cannot accommodate, while also retaining the City Commission's authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare.</p>
<p><b><u>Existing Maximum Density / Intensity</u></b>  Existing Maximum Density:  OF: ±3.4 ac x 20 du/ac = <b>68 du</b>  CON: +3.7 ac x 0.2 du/ac = <b>1 du</b>  <b>Total: = 69 du</b></p> <p>Existing Maximum Intensity:  OF: ±3.4 ac x 50% Max. Bldg. Coverage x 3 stories = <b>222,156 ft<sup>2</sup> total</b></p>	<p><b><u>Proposed Maximum Density / Intensity</u></b>  Proposed Maximum Density:  Residential development will not be permitted within the PD.</p> <p>Proposed Maximum Intensity:  Maximum development intensity, as established by PD Zoning Conditions and PD Layout Plan = <b>32,000 ft<sup>2</sup> total</b></p> <p>±3.7 ac preserved with conservation easement</p>
<p><b><u>Net Change</u></b>  Approval of this application will result in a net decrease of 69 residential units, a net decrease of 190,156 ft<sup>2</sup> for non-residential uses, and permanent retention of 3.7 acres of conservation area.</p>	

## 2. STATEMENT OF PROPOSED CHANGE

This Small-scale Comprehensive Plan Amendment (Ss-CPA) application requests to change the  $\pm 7.1$ -acre site's existing two (2) Future Land Use (FLU) designations from Office (O) and Conservation (CON) to Planned Use District (PUD) incorporating limited Mixed-Use Low-Intensity uses and Conservation within Alachua County Tax Parcel 06371-003-000. The subject property is located at the southwest corner of the NW 43<sup>rd</sup> Street/ 23<sup>rd</sup> Avenue intersection. An aerial is provided as **Figure 1**, which shows the site's location and existing conditions.



**Figure 1: Aerial Map**

The requested Ss-CPA is companion to a rezoning application requesting the proposed FLU designation's corresponding zoning designation, Planned Development (PD).

The site's redevelopment intent is to allow limited non-residential uses that provide local employment opportunities, support and enhance the area's growing multimodal transportation network, and satisfy the daily goods and services needs of nearby residents and employees. The northern portion of the site will be redeveloped with retail sales, restaurant, financial services, and professional services. The southern area of the site will remain in conservation via a conservation easement, with stormwater management facilities being the only physical element within the conservation area.

Although driveway locations will be determined by both City of Gainesville Transportation and Mobility and Alachua County Public Works Departments during development plan review, these applications anticipate shifting the existing, onsite NW 43<sup>rd</sup> Street driveway to the south to align with the existing Millhopper Shopping Center driveway. This will separate the driveway as far from the NW 43<sup>rd</sup> Street/ 23<sup>rd</sup> Avenue intersection as possible while maximizing separation from driveways across NW 43<sup>rd</sup> Street. Care will be taken to ensure that this driveway stays outside of the proposed

conservation easement. A second driveway on NW 43<sup>rd</sup> Street will be right-in/right-out only and the existing right-in/right-out only driveway on NW 23<sup>rd</sup> Avenue will be preserved.

**Table 1** identifies adjacent FLU and Zoning while **Figures 2 through 5** show existing and proposed FLU and Zoning.

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

Direction	Future Land Use Designation	Zoning Designation
North	NW 23 <sup>rd</sup> Avenue right-of-way (R.O.W.); Commercial (Alachua County)	NW 23 <sup>rd</sup> Avenue R.O.W.; Business, Retail Sales/Service (BR) (Alachua County)
East	NW 43 <sup>rd</sup> Street R.O.W.; Mixed-Use Medium-Intensity (MUM)	NW 43 <sup>rd</sup> Street R.O.W.; Mixed-Use Medium-Intensity (MU-2)
South	Single Family (SF)	Single-Family Residential (RSF-1)
West	Public Facilities (PF); Conservation (CON); Office (O)	Public Services and Operations (PS); Conservation (CON); General Office (OF)



**Figure 2: Existing Future Land Use Map**



Figure 3: Proposed Future Land Use Map



Figure 4: Existing Zoning Map





Figure 5: Proposed Zoning Map

### 3. IMPACT ANALYSIS

#### *IMPACT ON RESIDENTIAL STREETS*

The site is located in the NW 43<sup>rd</sup> Street/ 23<sup>rd</sup> Avenue intersection's southwest quadrant. The Suburban Heights residential subdivision abuts the subject property, Rutledge cemetery, and Suburban Professional Center (an office park). CHW conducted a context and operational analysis, specifically to identify existing traffic that may cut through the Suburban Heights neighborhood to potentially circumvent the traffic light at NW 43<sup>rd</sup> Street and 23<sup>rd</sup> Avenue. The analysis revealed a de minimis number of vehicles currently used the neighborhood as a cut-through.

In addition, based on the frequency of trips for food and parcel delivery services such as Bite Squad, Door Dash, 352Delivery, and similar passenger services such as Uber, Lyft, and others, the de minimis trip volume can be accommodated on the public street network in a safe manner. It is not anticipated that the site's redevelopment will cause an increase in residential street traffic nor potentially cut-through traffic.

The majority of onsite patrons will be from passer-by traffic or walk and/or bicycle to the site from adjacent neighborhoods. The site will largely be served by pass-by commuters traveling to/from work, school, and other daily trips via the Alachua County arterials of NW 43<sup>rd</sup> Street and/or NW 23<sup>rd</sup> Avenue. Therefore, few new additional vehicle trips will be generated into the network by the proposed uses.

Beyond the site and application, the applicant is working with City of Gainesville Transportation and Mobility to implement traffic calming measures on the local streets to the south and west of the project site, and with Alachua County Public Works to determine ways to minimize or disincentivize drivers utilizing NW 43<sup>rd</sup> Street and NW 23<sup>rd</sup> Avenue probability to cut through neighborhood streets. Traffic improvements will be done at the expense of the applicant.

#### *IMPACT ON NOISE AND LIGHTING*

The site will be developed consistent with the intersection's adjacent corners that consist of non-residential uses that are adjacent to residential subdivisions. Noise and light generated from the site's redevelopment will be minimized to the greatest extent practicable by adhering to City Comprehensive Plan and Land Development Code (LDC) regulations.

To meet specific neighbor concerns, enhanced landscaping and a berm will be placed between the development area and the Conservation area to further screen onsite uses. The site layout strategically locates the most intensive uses (retail sales) at the northern corner and conservation/SMF at the sites south, adjacent to residential.

#### *ENVIRONMENTAL FEATURES*

As shown in **Figure 6**, the site does not possess any significant environmental features, nor is it located in any environmentally protected areas. Both the City of Gainesville's Environmental Coordinator and Horticulturist conducted a site visit and noted "there are no environmental features of concern at this site. Trees appear to be mostly slash and loblolly pines below 20" that wouldn't be regulated, with a few larger pines and laurel oaks."

The site's southern half, which is currently assigned Conservation FLU and Zoning, does not contain surface water, flora, fauna, or other ecological features that warrant protection/conservation. While originally planned for a school, playground, and parking lot, the area ended up being a buffer between the residential units and the sites former institutional/non-residential uses.

The site's topography slopes slightly from west to east, towards NW 43<sup>rd</sup> Street with elevations ranging from 179' to 170'. As detailed further during the site plan process, the onsite surface-water runoff derived from future redevelopment will be conveyed to an onsite SMF located in the site's lowest area(s). The Stormwater Management Facility (SMF) will be a dry basin with gentle slopes; existing invasive onsite flora shall be removed; and new landscaping will enhance the quality of existing site features and provide screening for residents.

According to the National Resources Conservation Service (NRCS), onsite soils consist of Arredondo Urban Land Complex—0 to 5% slopes (Hydro Group: A) and a minute amount of Millhopper-Urban Land Complex—0 to 5% slopes (Hydro Group: A), as shown in **Figure 7**. These soils are suitable for the intended non-residential buildings and associated uses, as demonstrated on adjacent properties.



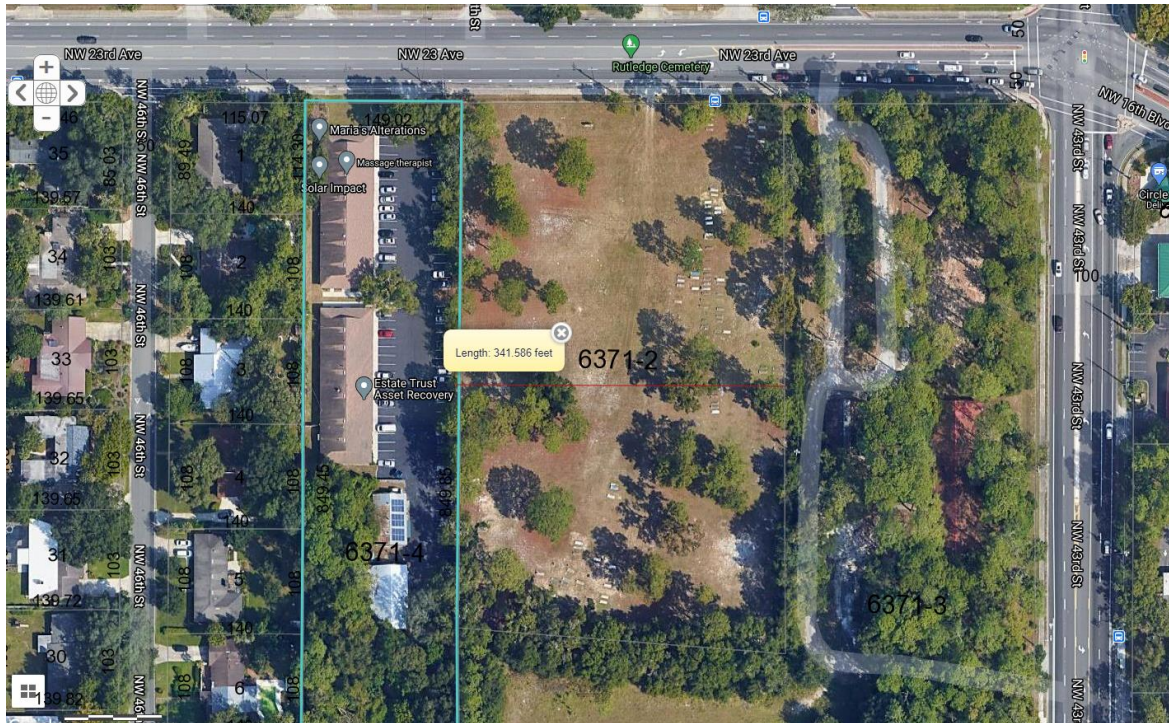
**Figure 6: Topography, Wetlands, and FEMA Floodplain Map**



Figure 7: Natural Resources Conservation Service (NRCS) Soils Map

## HISTORIC AND ARCHEOLOGICAL RESOURCES

The site is not located within, nor does it possess, historical sites or structures. The subject property is adjacent to an existing operational cemetery with clearly delineated separation between the two properties in the form of fencing and vegetation. In addition, the cemetery provides a  $\pm 4.25$ -acre buffer between the proposed redevelopment project and the  $\pm 3.15$ -acre office park, approximately  $\pm 340$  west of the proposed site at the corner of NW 43<sup>rd</sup> Street and NW 23<sup>rd</sup> Avenue, as shown below.



Onsite investigation concluded no marked or unmarked burial plots are located onsite. Investigation consisted of researching historical records, limited hand excavation, and the use of Ground Penetrating Radar (GPR). If any items of historical significance are discovered within the project site during permit approval or development, it will be reported to the appropriate governmental body for further analysis. The redevelopment proposes enhanced buffering between the project site and the cemetery. The project owner has contacted the Rutledge Cemetery representatives and is working directly with them on specific enhancements that will be implemented during the site's construction.

## COMMUNITY CONTRIBUTIONS

The non-residential neighborhood-scaled community supportive uses permitted as a result of this application's approval will provide local employment opportunities, support the area's developing multimodal transportation system, and satisfy the nearby residents' and employees' daily needs. In addition, approximately one-half of the project site will remain undeveloped, with revitalized onsite landscaping, removal of invasive exotics, all which will provide screening to the residential uses located south of the Conservation area, while also addressing urban stormwater needs.

### *POTENTIAL LONG-TERM ECONOMIC BENEFITS*

The site's intended non-residential neighborhood-scaled community supportive uses will provide long-term economic benefits to the Gainesville community. The intended limited retail and office uses will create employment opportunities, within walkable distances for local Gainesville citizens, which will contribute to City's economy.

Furthermore, this redevelopment will be capable of providing a appropriately scaled businesses offering goods and services that satisfies the daily needs of nearby residential neighborhoods without the use of a motor vehicle. While it is undeniable that employees, patrons, and deliveries will occur via various vehicular means, based on the site's location on two Alachua County arterial roadways, the site's design is proposed in a traditional urban development format. Buildings and the urban realm created by the project will prioritize non-motorized access and circulation throughout the site.

## LEVEL OF SERVICE (LOS)

This Ss-CPA application is being submitted concurrent with a rezoning application that requests the Planned Development (PD) zoning designation for the subject property. Approval of these applications will change the development's maximum density and intensity permitted onsite. However, the following factors should be acknowledged before calculating maximum potential impacts to local infrastructure:

1. Existing FLU/Zoning density/intensity calculations include a mix of both residential and non-residential, as permitted;
2. Proposed FLU/Zoning intensity is the maximum. Onsite non-residential development is capped at 32,000 square feet (ft<sup>2</sup>) of Gross Leasable Area (GLA);
3. To represent the variety of uses permitted within the requested FLU and zoning designations and consistent with the redevelopment intent, the following ITE Land Use Categories were used for this analysis:
  - a. 820: Shopping center;
  - b. 927: Coffee/donut shop with drive-thru; and
  - c. 710; General office.
4. In calculation of potable water and sanitary sewer demand, 2,500 ft<sup>2</sup> of GLA was used as an estimate for the coffee/donut shop with drive-thru use, based on similar facilities in the area. The remaining 29,500 ft<sup>2</sup> of GLA of the 32,000 ft<sup>2</sup> GLA maximum was divided evenly between the shopping center and general office uses, yielding 14,750 ft<sup>2</sup> of GLA for each;
5. Approximately half the site will be dedicated to a conservation easement area; and
6. Since only non-residential uses are proposed, recreation and public school facilities impacts are not evaluated in this report.

The calculations for determining both the existing and proposed maximum permitted development potential has been summarized in **Table 2**:

**Table 2: Existing and Proposed Maximum Development Potential**

Existing FLU / Zoning		Proposed FLU / Zoning	
O / OF (±3.4 ac); CON / CON (±3.7 ac)		PUD/PD (±7.1 ac)	
<i>Existing Maximum Permitted Density</i>		<i>Proposed Maximum Permitted Density</i>	
±3.4 ac x 20 du/ac	68 du	±3.4 ac x 0 du/ac	0 du
±3.7 ac x 0.2 du/ac	1 du	±3.7 ac x 0 du/ac	0 du
<b>Total</b>	<b>69 du</b>	<b>Total</b>	<b>0 du</b>
<i>Existing Maximum Permitted Intensity</i>		<i>Proposed Maximum Permitted Intensity</i>	
±3.4 ac x 50% max. bldg. cv. x 3 stories	222,156 ft <sup>2</sup>	Maximum development intensity, as established by PD Zoning Conditions and PD Layout Plan	32,000 ft <sup>2</sup>
Not Permitted	-	Not Permitted	-
<b>Total</b>	<b>222,156 ft<sup>2</sup></b>	<b>Total</b>	<b>32,000 ft<sup>2</sup></b>

## Roadways / Transportation

Table 3: Projected Net Trip Generation

Land Use	ITE Code	GLA SF/DU	AM Peak			PM Peak			Daily
			Total	In	Out	Total	In	Out	
<b>Proposed</b>									
*Shopping Center	820	14,750	14	9	5	132	63	69	1,636
** Pass-by = 34% PM			5	3	2	45	21	24	556
Coffee/Donut Shop with Drive-Thru	937	2,500	222	113	109	108	54	54	2,051
*** Pass-by = 89% PM			198	101	97	96	48	48	1,825
General Office	710	14,750	17	15	2	18	3	15	166
Net New Total Project Trips			50	33	17	117	51	66	1,472
<b>Existing Potential</b>									
General Office	710	222,156	235	202	33	243	39	204	2,301
Single-Family Detached Housing	210	1	1	1	0	1	1	0	9
Net Total Projected Trips			236	203	33	244	40	204	2,310
<b>Net Demand</b>			-	-	-	-	-	-	<b>-838</b>

Source: ITE Trip Generation Manual, 10<sup>th</sup> Edition

\* The fitted curve equation was used in all cases, when available, except during the AM peak of the Shopping Center and AM peak of the General Office, where the average rate was used. Under these two scenarios the point cluster is closer to the average rate line for the size of development being proposed.

\*\* The pass-by rate for AM and daily trips are not provided. The PM pass-by rate of 34% is applied to the AM and daily trip generation.

\*\*\* The pass-by rate is not provided for ITE land use code 937, therefore, the pass-by rate provided for ITE land use code 938 Coffee/Donut Shop with Drive-Thru and No Indoor Seating was applied. The AM and PM peak pass-by rates for land use 938 are not provided, therefore, the weekday rate of 89% was applied to these periods.

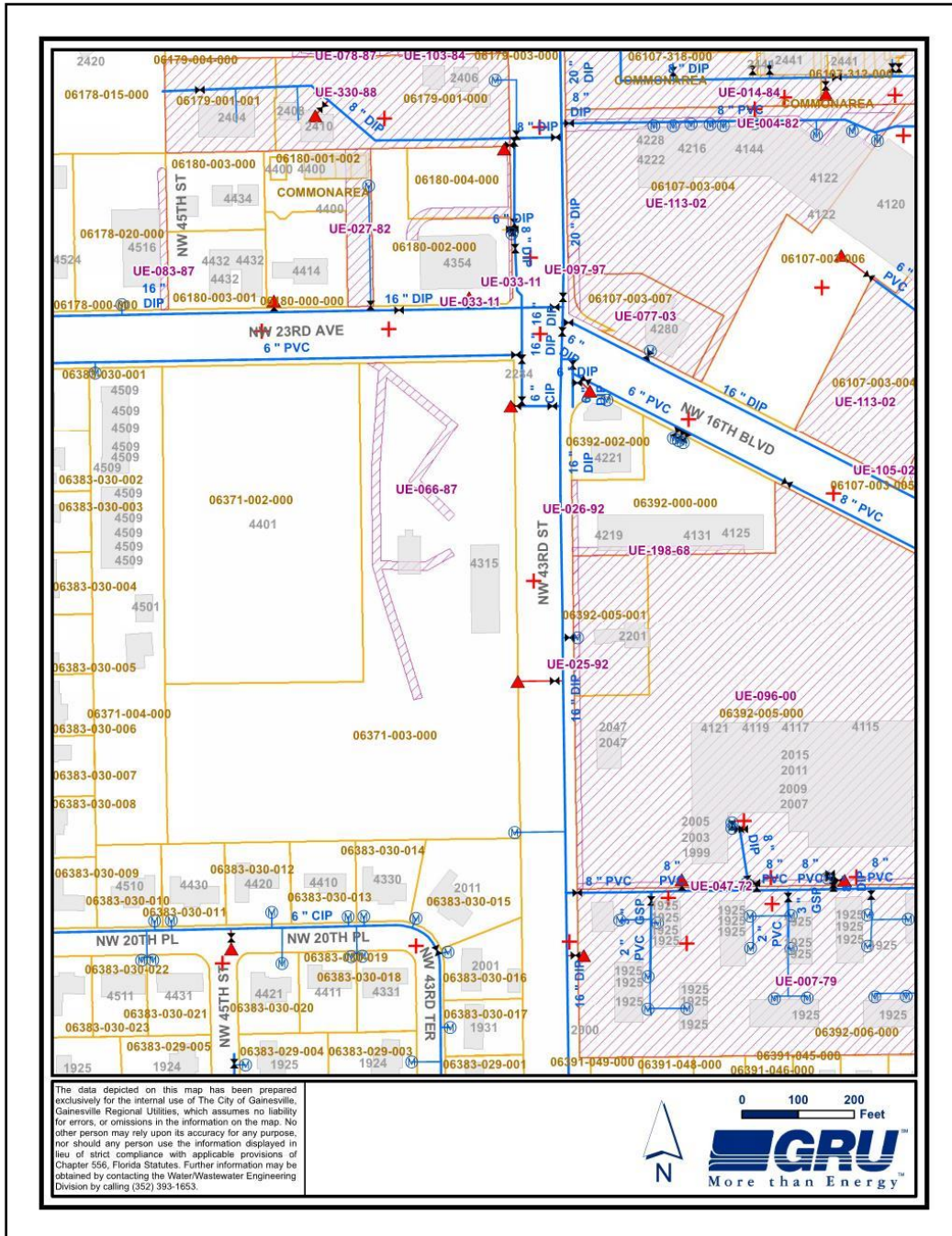
**Conclusion:** As shown above, if the project site were to be redeveloped utilizing the site's existing entitlements at the maximum development potential, the site would generate up to 2,310 Net Total Projected Trips. However, this Ss-CPA application's approval results in a potential maximum of only **1,472 net daily vehicle trips, which is a decrease of 838 daily vehicle trips from what is presently allowed from the site.** The site is located within the City's Transportation Mobility Program Area (TMPA) Zone B. Developers within TMPA Zone B are responsible for providing improvements to the City's transportation system and infrastructure.

Developments within TMPA Zone B will be required to provide items a. – e of Comprehensive Plan Policy 10.1.4. In addition, project sites within Zone B (TMPA fee: \$118.25/average daily trip) are also required to meet transportation mobility criteria based upon the development's trip generation's proportional impact on transportation mobility needs. Specific criteria within Policy 10.1.6 shall be determined during Development Plan review when a specific development program is proposed to the City.



Potable Water

Based on the Gainesville Regional Utilities (GRU) potable water map (**Figure 8**), future uses will connect to the existing 16" Ductile Iron Pipe (DIP) pressurized main located along the NW 43<sup>rd</sup> Street right-of-way (R.O.W.). Connection to the existing 16" DIP pressurized main located along the NW 23<sup>rd</sup> Avenue ROW is also possible.



**Figure 8. Existing Potable Water Infrastructure**

**Table 4: Projected Potable Water Demand**

<b>Land Use</b>	<b>Maximum Units</b>	<b>Generation Rate<sup>1</sup></b>	<b>Estimated Demand (GPD)</b>
<b>Proposed</b>			
Shopping Center (ITE 820)	14,750	0.1 gal. per 1 ft <sup>2</sup>	1,475
Coffee/donut Shop with Drive-thru (ITE 927)	75	40 gal. per day per seat	3,000
General Office (ITE 710)	14,750	15 gal. per 100 ft <sup>2</sup>	2,213
<i>Subtotal:</i>	-	-	6,688
<b>Existing Potential</b>			
General Office Building (ITE 710)	222,156	15 gal. per 100 ft <sup>2</sup>	33,323
Single-Family Detached Housing (ITE 210)	3	100 gal. per bdm.	300
<i>Subtotal:</i>	-	-	33,623
<b>Net Demand</b>	<b>-</b>	<b>-</b>	<b>-26,935</b>

1. Source: Ch. 64E-6.008, F.A.C.

2. Where LOS is measured per bedroom, an estimated multiplier of 2.75 bedrooms per permitted dwelling unit is used.

*Conclusion:* As shown in **Figure 8**, the project site will be served by existing Gainesville Regional Utilities potable water infrastructure. Approval of this request results in a **net decrease of 26,935 gallons per day, compared to** the project site being redeveloped utilizing the site's existing entitlements and the theoretical maximum development potential. The projected potable water demand *will not* negatively impact the City's adopted Level of Service (LOS).

### Sanitary Sewer

Proposed uses will connect to a gravity sewer main located in the NW 23<sup>rd</sup> Avenue R.O.W., as shown on the GRU sanitary sewer map (Figure 9).

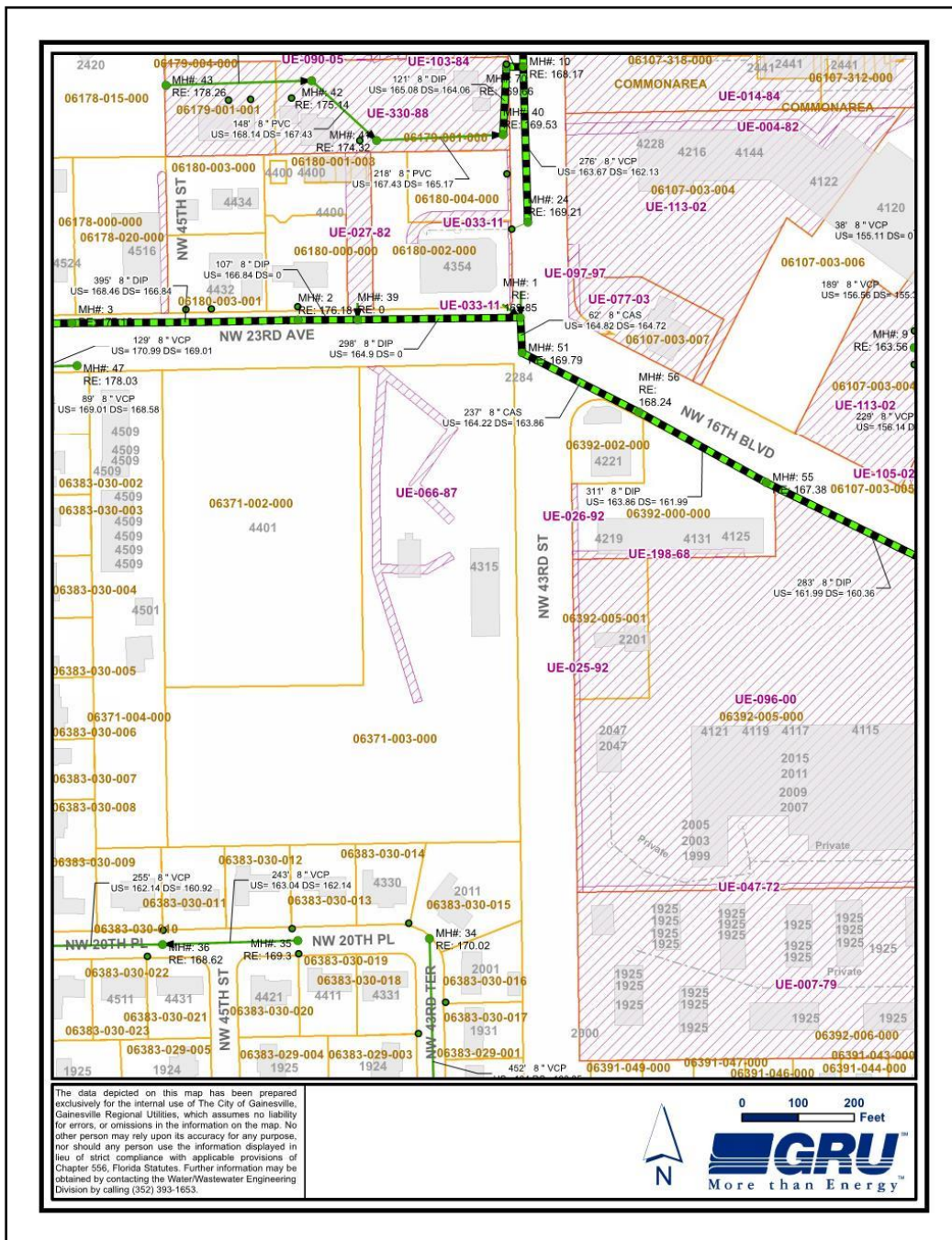


Figure 9. Existing Sanitary Sewer Infrastructure

**Table 5: Projected Sanitary Sewer Demand**

Land Use	Maximum Units	Generation Rate <sup>1,2</sup>	Estimated Demand (GPD)
<b>Proposed</b>			
Shopping Center (ITE 820)	14,750	0.1 gal. per 1 ft <sup>2</sup>	1,475
Coffee/donut Shop with Drive-thru (ITE 927)	75	40 gal. per day per seat	3,000
General Office (ITE 710)	14,750	15 gal. per 100 ft <sup>2</sup>	2,213
<i>Subtotal:</i>	-	-	6,688
<b>Existing Potential</b>			
General Office Building (ITE 710)	222,156	15 gal. per 100 ft <sup>2</sup>	33,323
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<i>Subtotal:</i>	-	-	33,623
<b>Net Demand</b>	-	-	<b>-26,935</b>

1. Source: Ch. 64E-6.008, F.A.C.

2. Where LOS is measured per bedroom, an estimated multiplier of 2.75 bedrooms per permitted dwelling unit is used.

*Conclusion:* As shown in **Figure 9**, the project site will be served by existing Gainesville Regional Utilities sanitary sewer infrastructure. Approval of this request results in a **net decrease of 26,935 gallons per day**, compared to the project site being redeveloped utilizing the site's existing entitlements and the theoretical maximum development potential. The projected potable water demand *will not* negatively impact the City's adopted Level of Service (LOS).

#### Potential Solid Waste Impact

**Table 6. Projected Solid Waste Demand and Capacity**

Generation Rate Calculation <sup>1</sup>	Tons Per Year
$(((12 \text{ lbs.} / 1,000 \text{ sq. ft.} / \text{day} \times 32,000 \text{ ft}^2) \times 365) / 2,000)]$	70.1
<b>Leveda Brown Environmental Park and Transfer Station Capacity<sup>2</sup></b>	<b>20 years</b>

1. Source: Sincero and Sincero: *Environmental Engineering: A Design Approach*, Prentice Hall, NJ, 1996

2. Source: Alachua County Comprehensive Plan, Solid Waste Element, Objective 1.4

*Conclusion:* As calculated in **Table 6**, solid waste facility capacity exists to adequately serve the proposed Ss-CPA application's approval. The applications' approval *would not* negatively impact the adopted LOS. The Leveda Brown Environmental Park and Transfer Station has the capacity to process various components of the solid waste stream for the next 20 years. This facility has adequate capacity to meet the proposed amendment's demand.

#### 4. CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

This section identifies specific City of Gainesville Comprehensive Plan goals, objectives, and policies and explains how this Ss-CPA application is consistent with each. Text from the City of Gainesville is provided in normal font while consistency statements are provided in **bold font**.

The requested PUD and PD designations permit a mixture of non-residential uses designed to promote both pedestrian and transit use in the City of Gainesville's developed, urban area. In addition, the requested conservation easement preserves existing natural lands and resources. The proposed PUD Future Land Use designation is consistent with the following Comprehensive Plan goals, objectives, and policies:

##### *FUTURE LAND USE ELEMENT*

GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

**Granting this request to change the project site's FLU from O and CON to PUD, together with the concurrent application to change the site's zoning from OF and CON to PD, will permit non-residential redevelopment onsite that provides local employment opportunities and satisfies nearby residents' and employees' daily needs for goods and services.**

**In addition, the southern portion of the project site will be protected in perpetuity and maintained via a conservation easement to protect the area's natural features and provide vegetative buffering between the site's non-residential activity and adjacent neighborhoods.**

Policy 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.

**This request for a mixture of uses is consistent with the City's desire for integrating uses that are essential for the daily needs of nearby residents and employees. The proposed non-residential development is located within walking distance of hundreds of households, office complexes, and other retail/service establishments that are likely to either patron onsite uses or work onsite.**

Policy 1.1.2 To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.

**Approval of this application permits the redevelopment of an aged former institutional site into a mix of retail sales, restaurant, financial service, and professional service uses at an appropriately-scaled commercial intersection. Approval of these applications will diversify land uses within walking distance to hundreds of households and employees.**

Objective 1.2 Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).

**Proposed onsite uses will improve the utility of alternative transportation modes, such as transit, biking, and walking in numerous ways. Redevelopment will include supplementing the existing, fragmented bike/pedestrian facilities, connecting onsite buildings with adjacent bike/pedestrian facilities, and improving transit stop facilities. Wider sidewalks and appropriate landscaping enhancements will encourage walking past and into the site. Proposed onsite uses will draw more bike/pedestrian users than the abandoned institutional uses currently onsite.**

Policy 1.2.3 The City should encourage mixed-use development, where appropriate.

**This application requesting PUD FLU, along with a concurrent application requesting PD zoning designation, will permit a mix of onsite uses. As evidenced by the adjacent properties' Mixed-Use Medium-Intensity (MUM) FLU designation, and the site's adjacency to both residential and non-residential uses, this application is consistent with the existing mixed-use development pattern at this intersection.**

Policy 1.4.3 Mixed-use developments should emphasize transit design and compatible scale, especially when facing each other on a street.

**While not traditional Mixed-use development, the redevelopment proposes a mixture of retail / service / and professional uses at a scale compatible with similar developments near the NW 43<sup>rd</sup> Street/ 23<sup>rd</sup> Avenue intersection, facing each other on the streets. These are at a scale compatible with nearby residential areas. Pedestrians utilizing adjacent transit facilities will have direct access to onsite buildings.**

Objective 1.5 Discourage the proliferation of urban sprawl.

**The project site is located within the developed, urban area of Gainesville. The proposed PUD FLU/PD zoning discussed in this report will encourage the mixed-use redevelopment of a site that currently sits unused. Approval of these applications will encourage the site's future redevelopment, therefore relieving development pressure in the urban fringe and rural areas of the City.**

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

**Planned Use District (PUD):**

This land use category is an overlay land use category that may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix

of residential and non-residential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. Each PUD overlay land use category adopted shall address: density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture; environmental features; and, when necessary, buffering of adjacent uses. Planned Development zoning shall be required to implement a PUD land use category.

**The PUD land use category is being requested for this specific property to allow a unique mix of nonresidential and Conservation uses, narrowly construed in order to take into account the needs and concerns of neighboring residential areas. The PUD will incorporate limited Mixed-Use Low Intensity uses, compatible with adjacent nonresidential land, as well as conservation.**

**This Ss-CPA application is being submitted concurrent with a rezoning application to change the zoning designation of the project site to PD. Per Policy 4.1.1, the Planned Development zoning is required in order to implement the PUD land use category.**

Policy 4.1.3 The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1. Consistency with the Comprehensive Plan;

**As demonstrated in Section 4 of this report, the proposed Ss-CPA is consistent with all relevant goals, objectives, and policies found within the City of Gainesville Comprehensive Plan.**

2. Compatibility and surrounding land uses;

**The intended redevelopment of the project site, enabled by PUD FLU and PD zoning, will satisfy the daily needs for goods, services, and employment opportunities for adjacent and nearby neighborhoods. Compatibility with adjacent land uses is provided by natural landscaping and buffering consistent with LDC §30-8.5.**

**Additionally, approximately half of the site, at its southern end, will remain as conservation lands via a conservation easement, standing between onsite uses and adjacent residential structures. Finally, the PD conditions will limit building height to one story and require that more intense uses be located to the northern portion of the parcel, near the NW 43<sup>rd</sup> Street/ NW 23<sup>rd</sup> Avenue intersection, ensuring compatibility of scale and intensity with surrounding uses.**

3. Environmental impacts and constraints;

**As demonstrated throughout this report, approval of this application will not lead to any significant environmental impacts or constraints on the previously developed site. The subject property does not possess any significant environmental features such as floodplains, wetlands, or protected habitats. In addition, this application requests to maintain approximately one-half of the site's undeveloped area in a perpetual conservation easement.**

4. Support for urban infill and/or redevelopment;

**Approval of these applications promotes a wider variety of non-residential uses on the project site, which improves the ability of nearby residents to satisfy daily needs. The mixed-use redevelopment of the underutilized site also promotes proximate infill development that can serve numerous residents and visitors to the City of Gainesville.**

5. Impacts on affordable housing;

**The PD conditions do not permit residential uses. However, the proposed uses and site design support adjacent residences, which may include affordable housing units.**

6. Impacts on the transportation system;

**As demonstrated in Section 3 of this report, the site is expected to have a minimal impact on the area's existing transportation system, as sufficient roadway capacity exists to facilitate the intended non-residential development. Furthermore, the site is located within the City's Transportation Mobility Program Area (TMPA) Zone B and is responsible for providing appropriate improvements to the City's transportation system and infrastructure determined at the time of development plan review.**

**Beyond the site and application, the applicant is working with City of Gainesville Transportation and Mobility Department to implement traffic calming measures on the local streets to the south and west of the project site, and with Alachua County Public Works to determine ways to minimize drivers utilizing NW 43<sup>rd</sup> Street and NW 23<sup>rd</sup> Avenue from cutting through the surrounding neighborhood streets. Transportation improvements will be done at the expense of the applicant.**

7. An analysis of the availability of facilities and services;

**As demonstrated in Section 3 of this report, the site is expected to reduce potential demand on the City's potable water and sanitary sewer infrastructure from what is possible under current FLU and zoning. Section 3 also demonstrates that potential demand on solid waste infrastructure can be accommodated by the City's solid waste infrastructure.**

**The site utilizes existing public facilities and services supplied by GRU and the City of Gainesville Public Works Department. Any urban infill/redevelopment on the project site will retain the use of GRU and City infrastructure and services, including centralized potable water and sanitary sewer. The site's immediate adjacency to nearby residential and non-residential areas will also encourage alternative transportation modes in the area.**

8. Need for the additional acreage in the proposed future land use category;

**This application seeks to increase the site's development potential through a modest increase in the underlying Mixed Use Future Land Use Category, which permits additional non-residential uses onsite that can serve adjacent and nearby**



**residents' and employees' needs for daily goods and services while simultaneously preserving and enhancing the site's existing conservation area.**

9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9., F.S.;

**As detailed in Section 5 of this justification report, the intended non-residential infill redevelopment does not constitute urban sprawl as defined in Section 163.3164, F.S. and is consistent with the standards found within Subsection 163.3177(6)(a)9., F.S.**

10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and

**The ±7.1-acre site is located on a very prominent corner, , in the southwest quadrant of a major non-residential intersection. Currently, the site's facilities are vacant and do not contribute to serving the community. These applications request the FLU and zoning necessary to redevelop the site for uses that are capable of positively contributing to the area's inventory of quality employment options, investment opportunities, and diverse economic activities.**

11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

**The project site is not located within an antiquated subdivision as defined in Section 163.3164, F.S. Rather, the area has prosperous retail sales and services and vibrant residential communities that have seen routine redevelopment to meet community needs. The subject property's redevelopment will contribute to this area's prosperity.**

#### TRANSPORTATION MOBILITY ELEMENT

Transportation Mobility Element *Overall Goal*

ESTABLISH A TRANSPORTATION SYSTEM THAT ENHANCES COMPACT DEVELOPMENT, REDEVELOPMENT, AND QUALITY OF LIFE, THAT IS SENSITIVE TO CULTURAL AND ENVIRONMENTAL AMENITIES, AND THAT IMPLEMENTS THE VISION OF THE "YEAR 2035 LONG RANGE TRANSPORTATION PLAN" WITHIN THE CITY OF GAINESVILLE. THE TRANSPORTATION SYSTEM SHALL BE DESIGNED TO MEET THE NEEDS OF PEDESTRIANS, BICYCLISTS, TRANSIT, AND AUTO USERS. 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 AND ENCOURAGE PEDESTRIAN MOBILITY THROUGHOUT THE COMMUNITY BY IMPROVEMENT AND PROVISION OF SAFE CROSSINGS, COMPLETE SIDEWALK AND TRAIL SYSTEMS, AND SIDEWALKS OF ADEQUATE WIDTHS. BASIC TRANSPORTATION SHOULD BE PROVIDED FOR TRANSPORTATIONDISADVANTAGED RESIDENTS TO EMPLOYMENT, EDUCATIONAL FACILITIES, AND BASIC SERVICES.

Objective 2.1 Create an environment that promotes transportation choices, compact development, and a livable city.

**This application proposes to further develop the existing major commercial node located at the NW 43<sup>rd</sup> Street/ 23<sup>rd</sup> Avenue intersection by requesting FLU and zoning designations that support multi-modal transportation and allow for a compact mix of uses. The site is adjacent to several transit routes that will benefit from improved transit stops.**

**Biking and walking will be encouraged through wider, connected sidewalks and enhanced landscaping. In addition, onsite uses will make efficient use of developable land while enhancing non-developed property.**

Objective 3.1 Establish land use designations and encourage development plans that reduce vehicle miles traveled and are transit supportive.

**The site is adjacent to several transit routes that will benefit from improved pedestrian connections and direct pedestrian access to onsite buildings. Biking and walking will be encouraged through wider, connected sidewalks and enhanced landscaping. In addition, onsite uses will attract some of the hundreds of residents and employees within walking and biking distance of the site that are likely to become patrons and/or employees of proposed uses.**

Objective 7.1 Provide multi-modal opportunities and mixed-use development areas to reduce single-occupant automobile trips and reduce vehicle miles traveled.

**Approval of these applications will further diversify the mix of uses and enhance transit, bicycle, and pedestrian facilities that will collectively encourage multi-modal transportation, reducing automobile dependency within the City.**

## 5. URBAN SPRAWL ANALYSIS

The approval of this Ss-CPA 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 Chapter 163.3177(6)(a)9.a, Florida Statutes 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 application will discourage the proliferation of urban sprawl within the City of Gainesville and Alachua County. All indicators are shown in normal font, while consistency statements are provided in **bold font**.

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

**The project site is located within the developed, urban area of the City. The proposed PUD FLU overlay will incorporate Mixed-Use Low Intensity uses and will be consistent with the area's robust mix non-residential uses. By approving this application, the City will permit the FLU necessary to redevelop the existing, abandoned, institutional facility into a vibrant, mixed-use site, which will be developed at an appropriate urban intensity.**

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.

**The project site is not located within a rural area, as it is adjacent to two (2) major County roadways within the City's urban core. The proposed Ss-CPA will encourage a mixture of uses in the redevelopment of the site that is more consistent with the area's urbanized development pattern.**

**Approval of this application and its companion rezoning application will encourage onsite redevelopment consistent with adjacent properties on a site suitable for neighborhood-scale retail sales and service uses. Rather than leaping over undeveloped land, these applications seek to fill in undeveloped land within an otherwise developed area.**

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

**The project site is one of the last underdeveloped corners within the City. The three (3) other corners at the NW 43<sup>rd</sup> Street/ 23<sup>rd</sup> Avenue intersection are developed with appropriately-scaled non-residential development. Approval of this Ss-CPA and the accompanying rezoning application will infill and balance the existing development pattern at this intersection. Furthermore, the proposed PUD**

**FLU and PD Zoning District designations will require design standards that prohibit strip, non-residential development and encourage multi-modal travel.**

4. Fails to adequately 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.

**As discussed and illustrated within Section 3 of this report, the site is not located in any environmentally protected areas nor does it possess any significant environmental features. Regardless, this application requests to retain and add to the onsite conservation area in efforts to protect the site's native tree canopy and provide a large, natural separation between the proposed mixed-use district and the adjacent single-family neighborhood.**

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

**Due to the site's urban setting, no agricultural activities are adjacent to the site, nor will any be interrupted or discontinued as a result of this application's approval.**

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

**Following the site's redevelopment, onsite uses will continue to utilize existing public facilities and services currently supplied by Gainesville Regional Utilities (GRU), the City of Gainesville, and Alachua County, including potable water, sanitary sewer, electric, roads, sidewalks, transit, and emergency services.**

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

**Proposed onsite uses shall maximize the use of future public facilities and services as they become available.**

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.

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

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

**The site is located within the City of Gainesville's urbanized core, which is already greatly separated from rural areas within the County. Approval of this Ss-CPA and the accompanying rezoning application shall allow the continued urbanization of an otherwise underutilized parcel located at a commercial intersection. The intent is to provide appropriately-scaled, nonresidential uses in the urban core, which shall relieve development pressure at the urban fringe.**

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

**Approval of the proposed Ss-CPA and rezoning applications would increase the redevelopment potential of a currently underdeveloped, single-use parcel within the City of Gainesville's urbanized area. Upon adoption, a mixed-use facility is intended to satisfy the daily needs for goods and services of nearby single-family homes and employees. In addition, this application also proposes to retain a conservation area on-site in efforts to continue the preservation and protection of Gainesville's natural resources and to provide a large, organic separation between onsite and offsite uses.**

11. Fails to encourage a functional mix of uses.

**The conditions of the PUD FLU overlay will allow a mix of non-residential uses. The project site is located within the City's developed, urbanized area, within walking or biking distance of hundreds of residential dwellings. Approval of this Ss-CPA application will further diversify the non-residential uses within this area, allowing residents to meet daily needs and offering employment opportunities.**

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

**The site is located adjacent to two (2) arterial roadways and at an intersection characterized by existing, appropriately-scaled non-residential uses. Approval of these applications shall ensure that the site is developed consistent with the existing development pattern.**

**To ensure compatibility with adjacent residential uses, approximately half of the site shall remain in conservation, providing a natural separation between uses. Multi-modal transportation shall be encouraged through both onsite and offsite design and enhanced pedestrian, bicycle, and transit systems.**

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

**Currently, the site is privately owned and has restricted access. Future development plans for the project site would continue to conserve half the site as natural area while enhancing native landscaping and removing invasive exotics. To discourage undesirable use of the conservation area and relieve adjacent neighbors of financial burdens, the conservation area shall remain privately owned and maintained.**

In addition to the thirteen (13) indicators of urban sprawl, Florida Statutes 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 proposed 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. Sec. (163.3177(6)(a)9.b(I)): 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.

**The site is located at a major City of Gainesville intersection that is characterized by appropriately-scaled non-residential uses. The intent of this site's redevelopment is to complete this development pattern.**

**Approval of these applications will encourage economic growth within the City's urbanized core. Additionally, the project site does not contain natural resources and ecosystems that warrant protection.**

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

**The redeveloped site will continue to utilize existing public facilities and services supplied by Gainesville Regional Utilities (GRU), the City of Gainesville, and Alachua County.**

3. Sec. (163.3177(6)(a)9.b(III)): 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.

**The site is located within the developed, urbanized area of Gainesville that includes hundreds of residential dwellings and jobs within walking or biking distance. The site's design shall encourage walking, biking, and transit through enhanced facilities, both on- and offsite. The requested PUD FLU and PD Zoning District shall ensure a vibrant mix of uses onsite.**

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

**The site is located at the NW 43<sup>rd</sup> Street/ 23<sup>rd</sup> Avenue intersection that is characterized by appropriately-scaled, non-residential uses. Within walking or biking distance to this intersection are hundreds of residential dwellings. Approval of this Ss-CPA application will diversify the non-residential uses available to these residents, which will both allow nearby residents to meet retail, service, and employment needs without relying on a vehicle for transportation.**



**APPLICATION—CITY PLAN BOARD**  
**Planning & Development Services**

**OFFICE USE ONLY**

Petition No. \_\_\_\_\_ Fee: \$ \_\_\_\_\_  
 1<sup>st</sup> Step Mtg Date: \_\_\_\_\_ EZ Fee: \$ \_\_\_\_\_  
 Tax Map No. \_\_\_\_\_ Receipt No. \_\_\_\_\_  
 Account No. 001-660-6680-3401 [ ]  
 Account No. 001-660-6680-1124 (Enterprise Zone) [ ]  
 Account No. 001-660-6680-1125 (Enterprise Zone Credit [ ]

Owner(s) of Record (please print)
Name: The Episcopal Church in the Diocese of Florida
Address: 352 N Market Street Jacksonville, FL 32202
Phone: contact agent      Fax: contact agent
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: Wilson Development
Address: 3715 Northside Pkwy N.W. Building 400, Suite 515 Atlanta, GA 30327
Phone: 470-698-2825      Fax:

*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 [X]	Zoning Map [ ]	Master Flood Control Map [ ]
Present designation: O, CON	Present designation:	Other [ ] Specify:
Requested designation: PUD	Requested designation:	

**INFORMATION ON PROPERTY**

- Street address: 4315 NW 23rd Avenue, Gainesville, FL 32606
  - Map no(s):
  - Tax parcel no(s): 06371-003-000
  - Size of property: ±7.1 acre(s)
- All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.*

**Certified Cashier's Receipt:**

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 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 NW 23rd Avenue r/w, Commercial

South Single-family residential

East NW 43rd Street r/w, Commercial

West Conservation (vacant), Public facilities (cemetery)

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  X

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



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

**Residential streets**

Please see Justification Report.

**Noise and lighting**

Please see Justification Report.

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

NO X YES \_\_\_\_ (If yes, please explain below)

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

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

NO X YES \_\_\_\_

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

NO X YES \_\_\_\_

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

Redevelopment X

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.

Recreation  
Please see Justification Report.

Water and Wastewater  
Please see Justification Report.

Solid Waste  
Please see Justification Report.

Mass Transit  
Please see Justification Report.

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

NO \_\_\_\_\_ YES X (please explain)

The site is located along RTS routes 10 and 43. Sidewalks serve the site to the north and east.  
Please see the Justification Report.

CERTIFICATION

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

Owner of Record	
Name:	
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:	

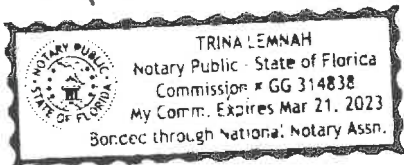
No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in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

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

  
 \_\_\_\_\_  
 Owner/Agent Signature  
 11/10/2020  
 \_\_\_\_\_  
 Date

STATE OF FLORIDA  
COUNTY OF Alachua

Sworn to and subscribed before me this 10<sup>th</sup> day of November 2020, by (Name)  
Ryan Thompson



  
 \_\_\_\_\_  
 Signature – Notary Public

Personally Known  OR Produced Identification  (Type) \_\_\_\_\_



NW 46th Ave Cut Thru  
Matches under 2:00

		Tuesday, November 6, 2018							Wednesday, November 7, 2018							Thursday, November 8, 2018						
From Origin to Destination		Origin Volume	Total Matches	Destination Volume	Median Travel Time	Average Travel Time	Percent of Destination Volume	Percent of Origin Volume	Origin Volume	Total Matches	Destination Volume	Median Travel Time	Average Travel Time	Percent of Destination Volume	Percent of Origin Volume	Origin Volume	Total Matches	Destination Volume	Median Travel Time	Average Travel Time	Percent of Destination Volume	Percent of Origin Volume
SBEB Data	From NW 46th St SB (AM)	37							36							39						
	To NW 13th Ave EB (AM)		0	91	N/A	N/A	0.00%	0.00%		0	86	N/A	N/A	0.00%	0.00%		0	89	N/A	N/A	0.00%	0.00%
	To NW 16th Pl EB (AM)		0	39	N/A	N/A	0.00%	0.00%		0	35	N/A	N/A	0.00%	0.00%		1	38	01:49	01:49	2.63%	2.70%
	To NW 17th Pl EB (AM)		0	29	N/A	N/A	0.00%	0.00%		0	27	N/A	N/A	0.00%	0.00%		0	32	N/A	N/A	0.00%	0.00%
	To NW 18th Pl EB (AM)		0	13	N/A	N/A	0.00%	0.00%		0	16	N/A	N/A	0.00%	0.00%		0	11	N/A	N/A	0.00%	0.00%
	To NW 19th Ave EB (AM)		5	46	01:13	01:14	10.87%	13.51%		7	34	01:19	01:19	20.59%	18.92%		4	35	01:04	01:07	11.43%	10.81%
	From NW 46th St SB (PM)	89							90								91					
	To NW 13th Ave EB (PM)		0	53	N/A	N/A	0.00%	0.00%		0	37	N/A	N/A	0.00%	0.00%		0	27	N/A	N/A	0.00%	0.00%
	To NW 16th Pl EB (PM)		0	24	N/A	N/A	0.00%	0.00%		0	21	N/A	N/A	0.00%	0.00%		0	20	N/A	N/A	0.00%	0.00%
	To NW 17th Pl EB (PM)		0	30	N/A	N/A	0.00%	0.00%		1	19	01:04	01:04	5.26%	1.12%		2	21	01:17	01:17	9.52%	2.25%
To NW 18th Pl EB (PM)		0	8	N/A	N/A	0.00%	0.00%		1	9	01:58	01:58	11.11%	1.12%		0	12	N/A	N/A	0.00%	0.00%	
To NW 19th Ave EB (PM)		4	21	01:11	01:09	19.05%	4.49%		2	21	01:22	01:22	9.52%	2.25%		1	18	01:45	01:45	5.56%	1.12%	
NBWB Data	From NW 13th Ave WB (AM)	45	0		N/A	N/A	0.00%	0.00%	26	0		N/A	N/A	0.00%	0.00%	32	0		N/A	N/A	0.00%	0.00%
	From NW 16th Pl WB (AM)	16	0		N/A	N/A	0.00%	0.00%	16	0		N/A	N/A	0.00%	0.00%	18	0		N/A	N/A	0.00%	0.00%
	From NW 17th Pl WB (AM)	13	0		N/A	N/A	0.00%	0.00%	9	0		N/A	N/A	0.00%	0.00%	17	0		N/A	N/A	0.00%	0.00%
	From NW 18th Pl WB (AM)	7	0		N/A	N/A	0.00%	0.00%	5	1		01:16	01:16	20.00%	1.16%	2	0		N/A	N/A	0.00%	0.00%
	From NW 19th Ave WB (AM)	26	2		01:29	01:29	7.69%	2.33%	16	2		01:39	01:39	12.50%	2.33%	13	3		01:13	01:12	23.08%	3.49%
	To NW 46th St NB (AM)			86							89								90			
	From NW 13th Ave WB (PM)	95	0		N/A	N/A	0.00%	0.00%	93	0		N/A	N/A	0.00%	0.00%	87	0		N/A	N/A	0.00%	0.00%
	From NW 16th Pl WB (PM)	40	3		01:17	01:19	7.50%	3.57%	29	0		N/A	N/A	0.00%	0.00%	32	0		N/A	N/A	0.00%	0.00%
	From NW 17th Pl WB (PM)	36	0		N/A	N/A	0.00%	0.00%	28	1		01:52	01:52	3.57%	1.19%	31	3		01:44	01:46	9.68%	3.57%
	From NW 18th Pl WB (PM)	16	0		N/A	N/A	0.00%	0.00%	19	1		01:45	01:45	5.26%	1.19%	19	0		N/A	N/A	0.00%	0.00%
From NW 19th Ave WB (PM)	27	2		01:15	01:15	7.41%	2.38%	52	7		01:05	01:12	13.46%	8.33%	42	3		01:05	01:06	7.14%	3.57%	
To NW 46th St NB (PM)			84							97								81				



November 16<sup>th</sup>, 2020

Mr. Scott Wright, Planner II  
 City of Gainesville – Department of Mobility  
 P.O. Box 490, Station 58  
 Gainesville, FL 32627

Mr. Thomas C. Strom, P.E.  
 Transportation Engineering Manager  
 Alachua County Public Works  
 5620 NW 120<sup>th</sup> Lane  
 Gainesville, FL 32653

Re: Trip Generation and Distribution NW 43<sup>rd</sup> Street at NW 23<sup>rd</sup> Avenue Redevelopment Site – Gainesville, FL

Dear Scott and Thomas,

This letter provides the estimated trip generation and distribution of the proposed NW 43<sup>rd</sup> Street at NW 23<sup>rd</sup> Avenue Redevelopment site, located at the southwest corner of the intersection in Gainesville, FL. CHW is preparing a Traffic Impact Analysis (TIA) that will provide operational analysis based on the trip generation and distribution provided herein. The TIA will be provided concurrent with the design plan submittal.

## Trip Generation

**Table 1** provides the proposed land uses along with the corresponding ITE land use required to estimate the trip generation.

<b>Table 1 - NW 43<sup>rd</sup> St at NW 23<sup>rd</sup> Ave Redevelopment Site Land Uses</b>			
Proposed Land Use	GLA SF	ITE Land Use	ITE L.U. Code
Retail	14,750	Shopping Center	820
Office	14,750	General Office	710
Coffee Shop with Drive-thru	2,500	Coffee/Donut Shop with Drive-thru	937

**Table 2** provides the estimated trip generation and pass-by rates based on the 10<sup>th</sup> Edition ITE Trip Generation Manual.

Table 2 - NW 43rd St at NW 23rd Ave Redevelopment Site									
Land Use	ITE Code	GLA SF	AM Peak			PM Peak			Daily
			Total	In	Out	Total	In	Out	
*Shopping Center	820	14,750	14	9	5	132	63	69	1,636
** Pass-by = 34% PM			5	3	2	45	21	24	556
Coffee/Donut Shop with Drive-Thru	937	2,500	222	113	109	108	54	54	2,051
*** Pass-by = 89% PM			198	101	97	96	48	48	1,825
General Office	710	14,750	17	15	2	18	3	15	166
Net New Total Project Trips			50	33	17	117	51	66	1,472
Total Project Trips			253	137	116	258	120	138	3,853

\* The fitted curve equation was used in all cases, when available, except during the AM peak of the Shopping Center and AM peak of the General Office, where the average rate was used. Under these two scenarios the point cluster is closer to the average rate line for the size of development being proposed.

\*\* The pass-by rate for AM and daily trips are not provided. The PM pass-by rate of 34% is applied to the AM and daily trip generation.

\*\*\* The pass-by rate is not provided for ITE land use code 937, therefore, the pass-by rate provided for ITE land use code 938 Coffee/Donut Shop with Drive-Thru and No Indoor Seating was applied. The AM and PM peak pass-by rates for land use 938 are not provided, therefore, the weekday rate of 89% was applied to these periods.

## Trip Distribution

The project trip distribution for this site is expected to mimic the existing traffic patterns adjacent to the site. Turning movement counts performed on October 31<sup>st</sup>, 2018 and November 1<sup>st</sup>, 2018 at the intersection of NW 43<sup>rd</sup> Street and NW 23<sup>rd</sup> Avenue are used to estimate the project trip distribution provided in **Figure 1**.

The vehicle volumes entering the intersection (inbound) during the AM and PM peak hour are shown in orange. The vehicle volumes exiting the intersection (outbound) during the AM and PM peak hour are shown in blue. These volumes determine the distribution percentages which are applied to the entering and exiting project trips, providing the project trip distribution shown in red.

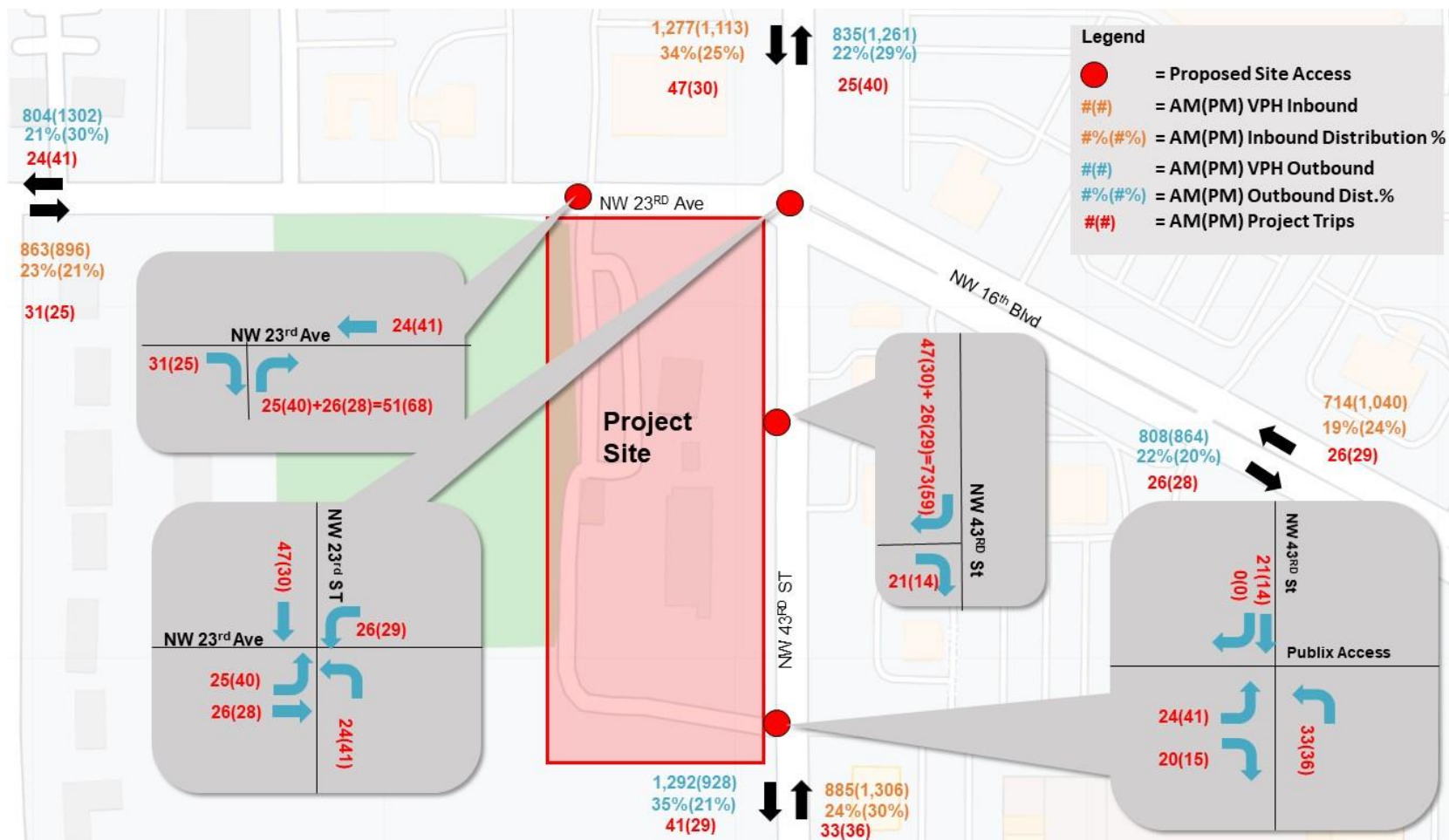


Figure 1 – Trip Distribution



The project trips provided in **Figure 1** will be applied to the 2022 background traffic volumes to derive the 2022 build-out traffic volumes. The TIA will provide operational analysis at the three site access intersections and the intersection of NW 43<sup>rd</sup> Street at NW 23<sup>rd</sup> Avenue under the existing, 2022 background, and 2022 build-out scenarios.

Sincerely,

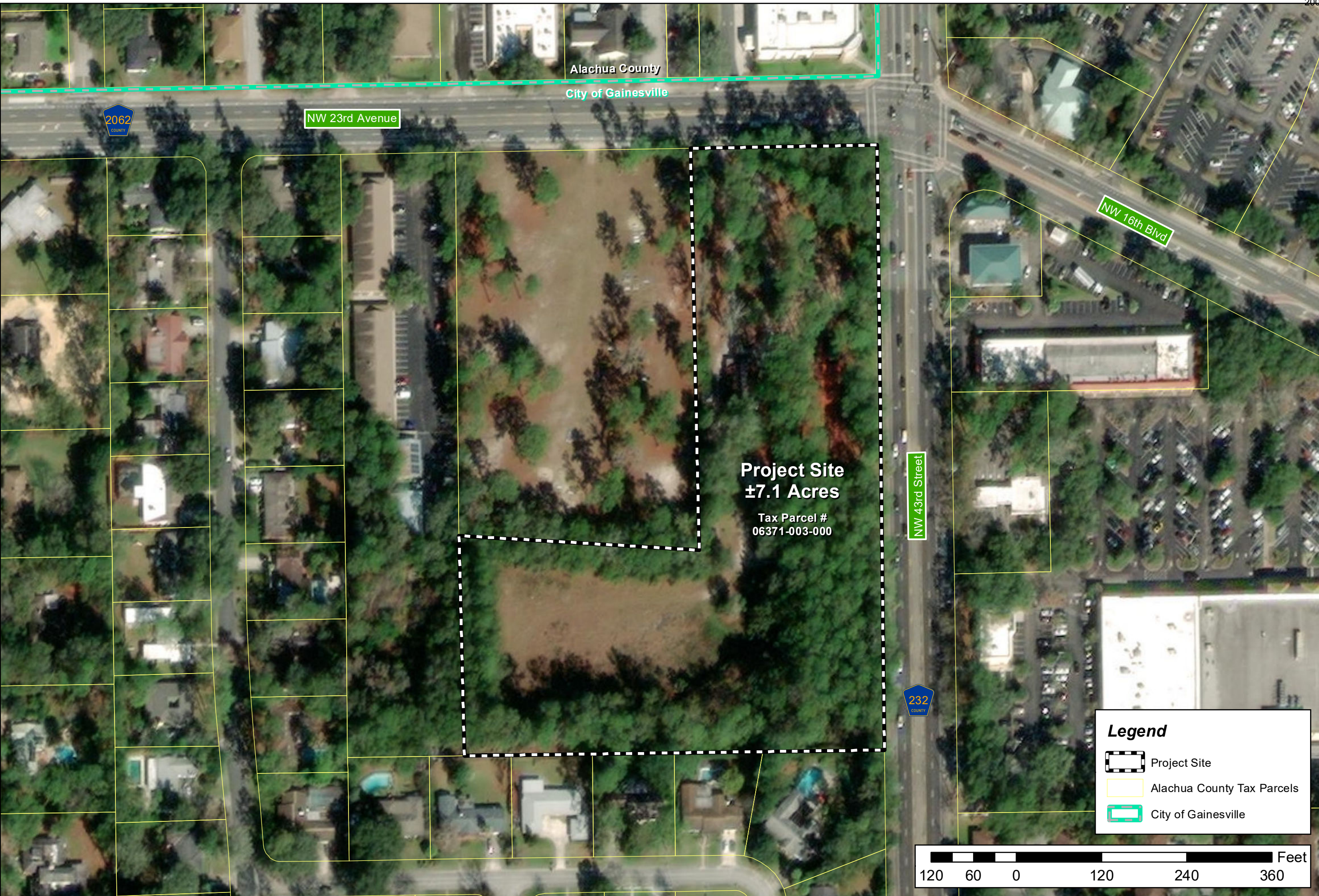
**CHW**

A handwritten signature in blue ink that reads 'Brian Snyder'.

Brian Snyder, P.E.  
Project Manager

L:\2017\17-0173\Engineering\Traffic\Updated Traffic Study 201010\TRIP GEN AND DIST\LETTER 201115\_23rd Ave at 43rd St Trip Generation and Distribution.docx





Alachua County  
City of Gainesville

NW 23rd Avenue




NW 16th Blvd

NW 43rd Street

Project Site  
±7.1 Acres  
Tax Parcel #  
06371-003-000



**Legend**

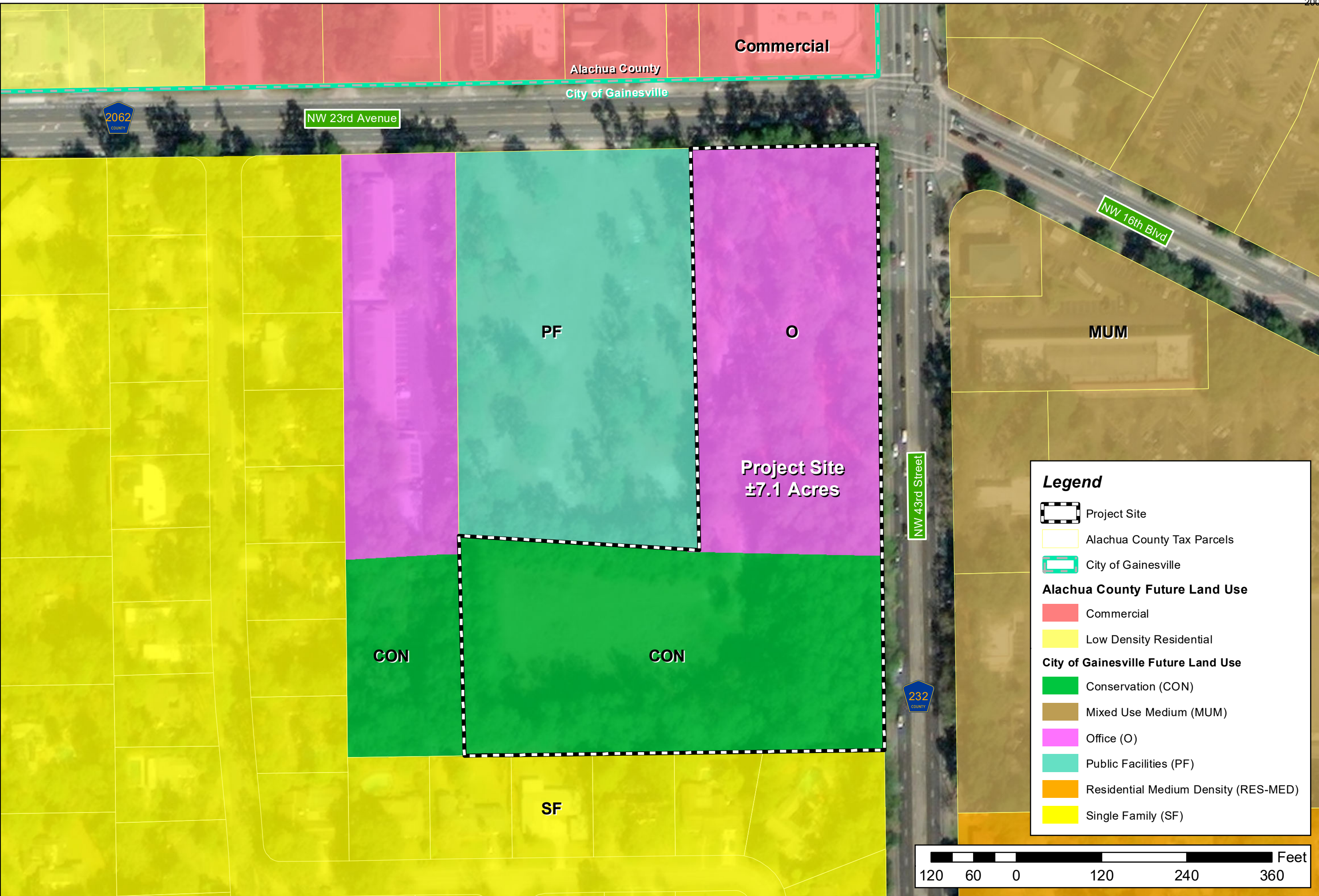
-  Project Site
-  Alachua County Tax Parcels
-  City of Gainesville



**Alachua County Tax Parcel #06371-003-000  
Ss-CPA and Rezoning Applications**



Projection: NAD\_1983\_StatePlane\_Florida\_North\_Arizona\_Coordinate\_System  
Datum: North American 1983  
Spheroid: GRS 1980  
Semi-Major Axis: 6378137.0  
Semi-Minor Axis: 6356752.3141403  
Units: Meter  
Authority: ESRI  
Created: 7/23/2020 10:00:00 AM  
Last Modified: 7/23/2020 10:00:00 AM  
Prepared by: Employee 446  
Date: 7/23/2020



**Legend**

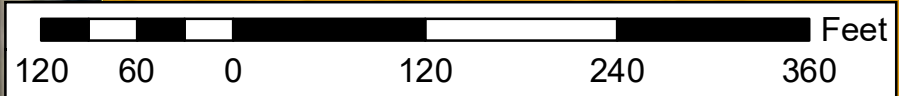
- Project Site
- Alachua County Tax Parcels
- City of Gainesville

**Alachua County Future Land Use**

- Commercial
- Low Density Residential

**City of Gainesville Future Land Use**

- Conservation (CON)
- Mixed Use Medium (MUM)
- Office (O)
- Public Facilities (PF)
- Residential Medium Density (RES-MED)
- Single Family (SF)

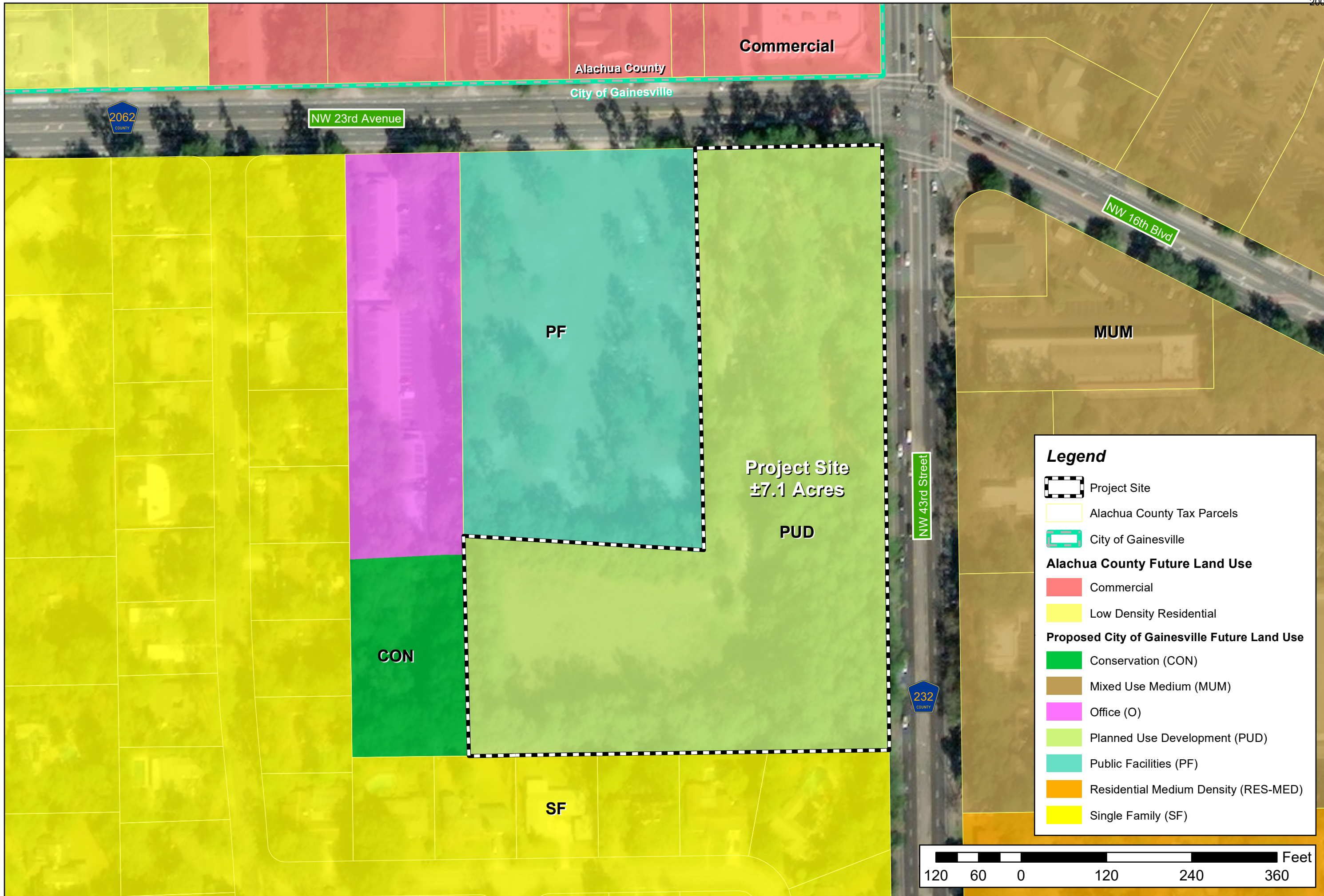


**Alachua County Tax Parcel #06371-003-000  
Ss-CPA and Rezoning Applications**



Projection: NAD\_1983\_StatePlane\_Florida\_North\_Arizona\_Coordinate\_System  
Datum: North American 1983  
Spheroid: GRS\_1980  
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Semi-Minor Axis: 6356755.419546  
Units: Meter  
Scale Factor: 1.0  
False Easting: 1985000.000000  
False Northing: 1000000.000000  
Central Meridian: -84.500000  
Standard Parallel 1: 29.533333  
Standard Parallel 2: 29.533333  
Latitude of Origin: 29.000000  
GCIS: North\_America\_1983  
Prepared by: Employee 446  
Date: 7/23/2020





Commercial

Alachua County

City of Gainesville

NW 23rd Avenue

NW 16th Blvd

NW 43rd Street

PF

MUM













Project Site  
±7.1 Acres

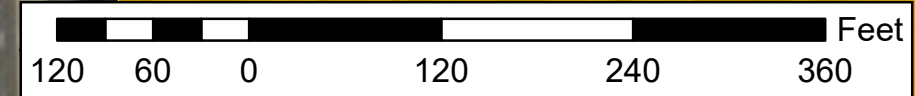
PUD

CON

SF

**Legend**

-  Project Site
-  Alachua County Tax Parcels
-  City of Gainesville
- Alachua County Future Land Use**
-  Commercial
-  Low Density Residential
- Proposed City of Gainesville Future Land Use**
-  Conservation (CON)
-  Mixed Use Medium (MUM)
-  Office (O)
-  Planned Use Development (PUD)
-  Public Facilities (PF)
-  Residential Medium Density (RES-MED)
-  Single Family (SF)

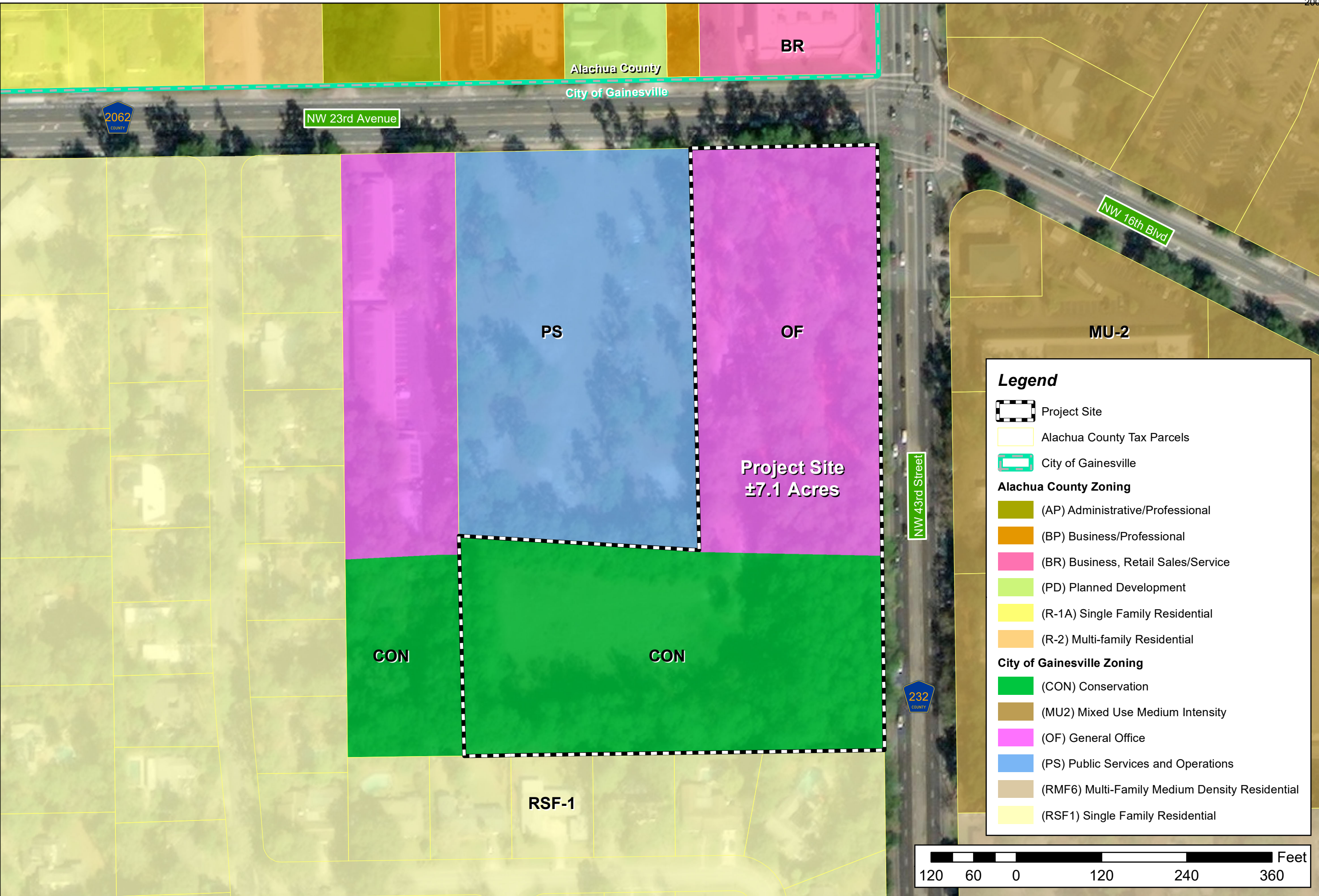


**Alachua County Tax Parcel #06371-003-000**  
**Ss-CPA and Rezoning Applications**



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Projection: Lambert\_Conformal\_Conic  
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GCIS\_North\_American\_1983  
Prepared by: Employee 446  
Date: 11/18/2020





**Legend**

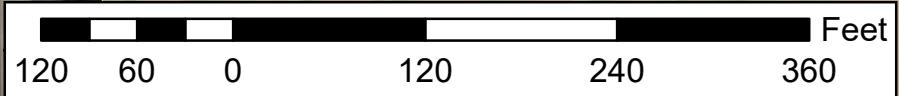
- Project Site
- Alachua County Tax Parcels
- City of Gainesville

**Alachua County Zoning**

- (AP) Administrative/Professional
- (BP) Business/Professional
- (BR) Business, Retail Sales/Service
- (PD) Planned Development
- (R-1A) Single Family Residential
- (R-2) Multi-family Residential

**City of Gainesville Zoning**

- (CON) Conservation
- (MU2) Mixed Use Medium Intensity
- (OF) General Office
- (PS) Public Services and Operations
- (RMF6) Multi-Family Medium Density Residential
- (RSF1) Single Family Residential

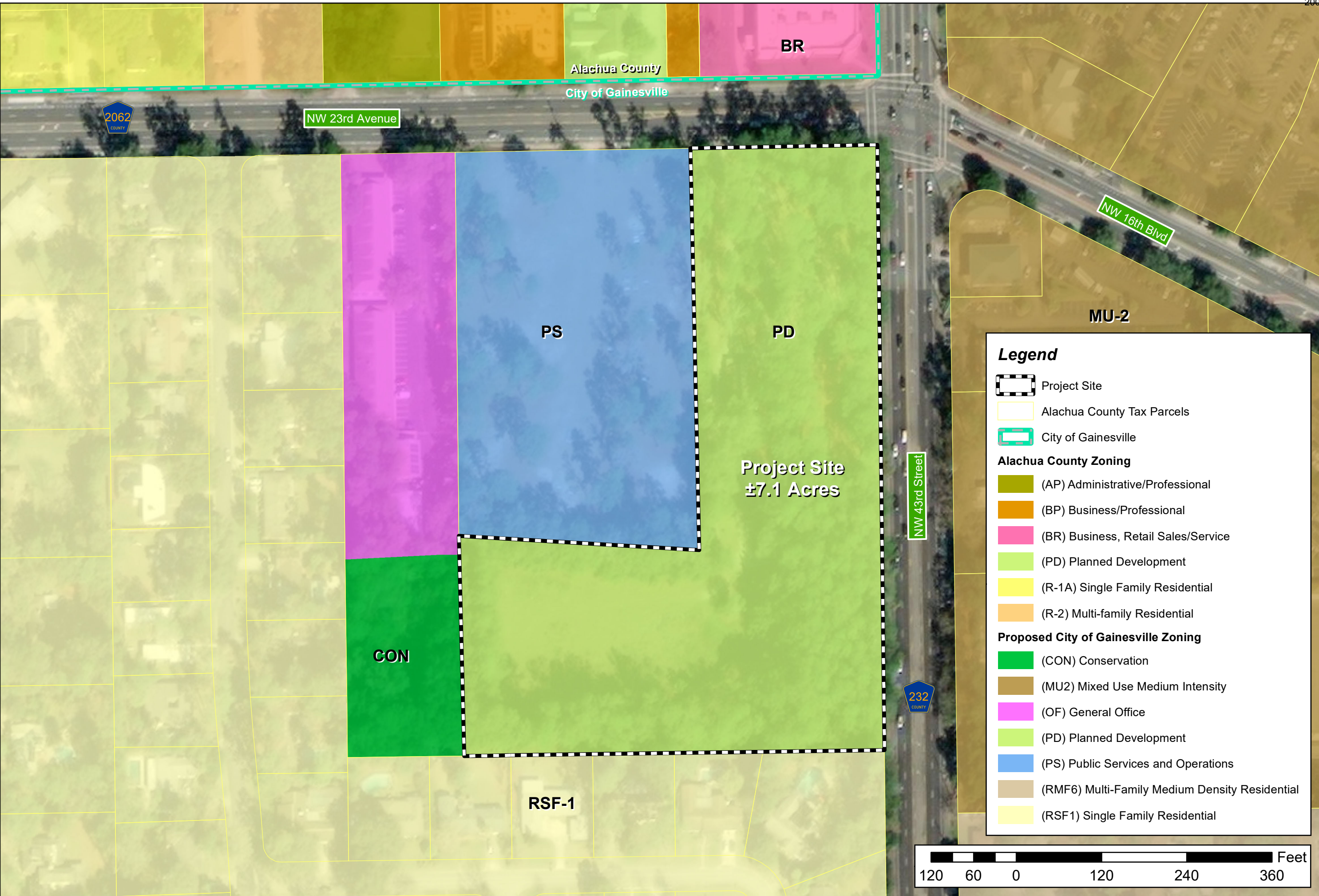


**Alachua County Tax Parcel #06371-003-000  
Ss-CPA and Rezoning Applications**



Projection: NAD\_1983\_StatePlane  
Florida Easting: 1060000.000000  
Lambert Conformal Conic  
Central Meridian: -84.500000  
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Standard Parallel 2: 29.583333  
Latitude of Origin: 29.000000  
GCS: North\_American\_1983  
Prepared by: Employee 446  
Date: 11/4/2020





**Legend**

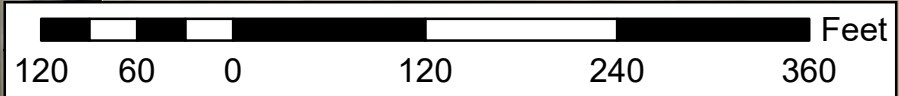
- Project Site
- Alachua County Tax Parcels
- City of Gainesville

**Alachua County Zoning**

- (AP) Administrative/Professional
- (BP) Business/Professional
- (BR) Business, Retail Sales/Service
- (PD) Planned Development
- (R-1A) Single Family Residential
- (R-2) Multi-family Residential

**Proposed City of Gainesville Zoning**

- (CON) Conservation
- (MU2) Mixed Use Medium Intensity
- (OF) General Office
- (PD) Planned Development
- (PS) Public Services and Operations
- (RMF6) Multi-Family Medium Density Residential
- (RSF1) Single Family Residential

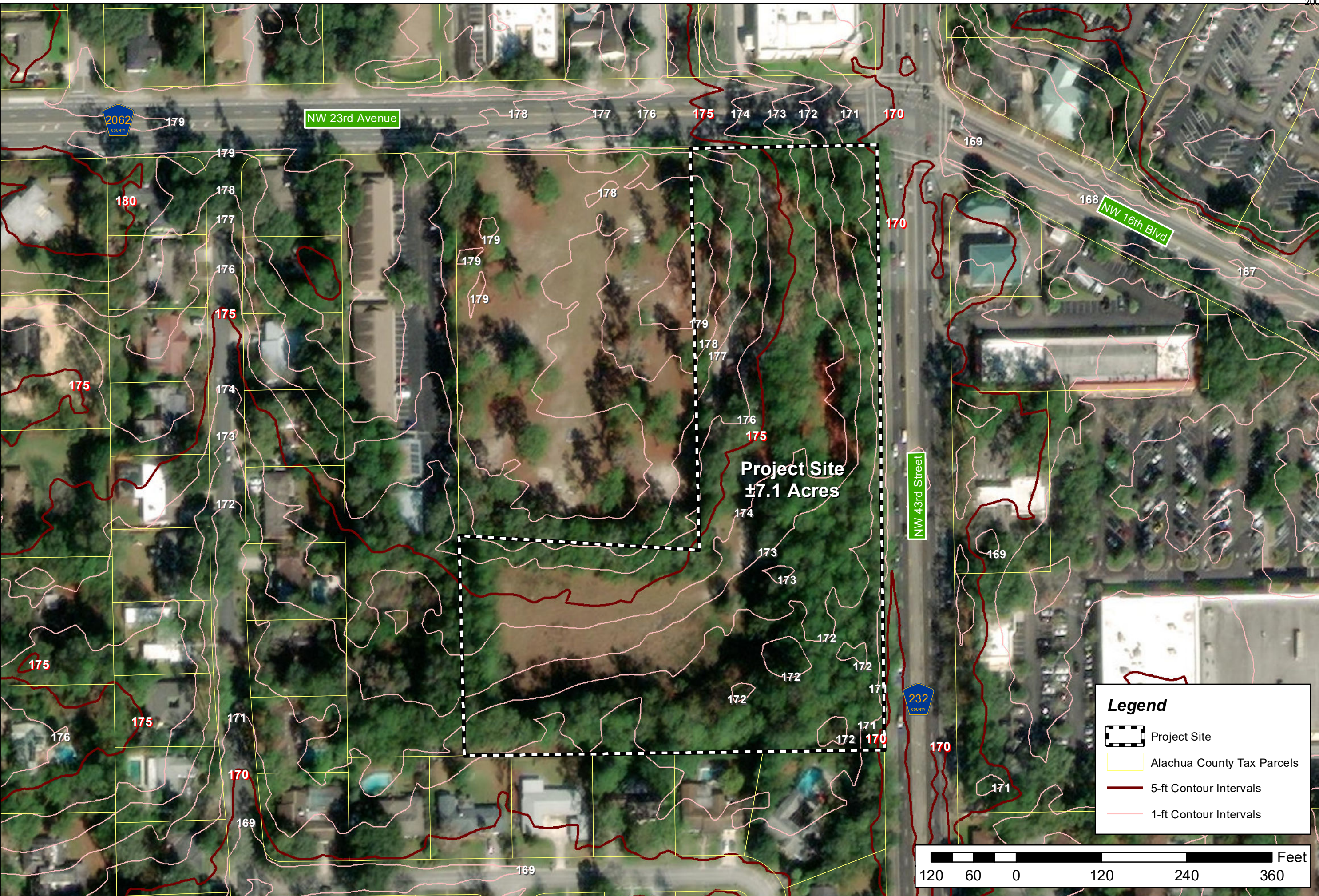


**Alachua County Tax Parcel #06371-003-000**  
**Ss-CPA and Rezoning Applications**







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Prepared by: Employee 446  
Date: 11/4/2020

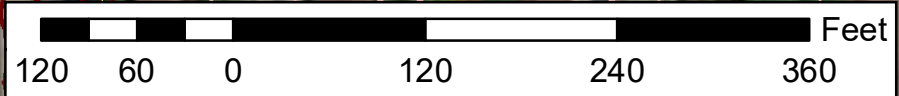




**Project Site**  
±7.1 Acres

**Legend**

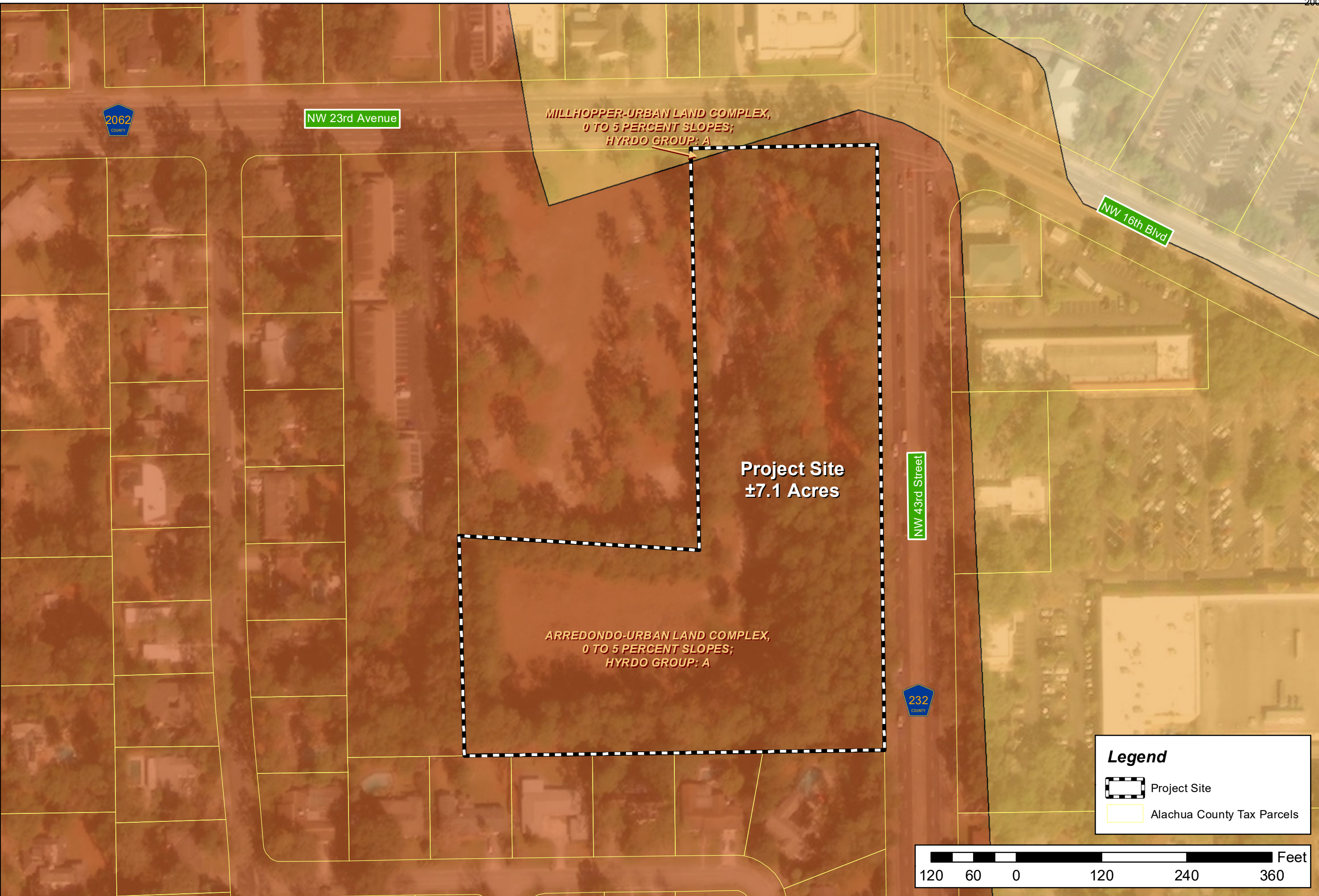
-  Project Site
-  Alachua County Tax Parcels
-  5-ft Contour Intervals
-  1-ft Contour Intervals



**Alachua County Tax Parcel #06371-003-000**  
**Ss-CPA and Rezoning Applications**



Projection: NAD\_1983\_StatePlane\_Florida\_Northern\_GCS  
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False Northing: 1000000.000000  
Units: Feet  
Prepared by: Employee 446  
Date: 7/23/2020



**Alachua County Tax Parcel #06371-003-000**  
**Ss-CPA and Rezoning Applications**



Projection: NAD\_1983\_StatePlane\_Florida\_North\_Arizona\_Coordinate\_System  
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Standard Parallel 2: 29.833333  
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False Easting: 0.000000  
False Northing: 0.000000  
Units: Meter  
Prepared by: Employee 446  
Date: 7/23/2020

## **Mailed Memorandum**



# NEIGHBORHOOD WORKSHOP NOTIFICATION



17-0173.05

**To:** Neighbors of the NW 43<sup>rd</sup> Street and NW 23<sup>rd</sup> Avenue Intersection  
**From:** Ryan Thompson, AICP, Planning Project Manager  
**Date:** October 09, 2020  
**RE:** Neighborhood Workshop Public Notice

A virtual Neighborhood Workshop will be held to discuss proposed applications on ±7.1 acres in the City of Gainesville: a Small-scale Comprehensive Plan Amendment from Office (O) & Conservation (CON) to Planned Use District (PUD) incorporating limited Mixed-Use Low Intensity uses/Conservation and a companion Rezoning from General Office (OF) & Conservation (CON) to Planned Development (PD). Uses within the PUD and PD will include restaurant, retail, financial service, professional services, and Conservation. A proposed conservation easement will be in the southern portion of the site. The Workshop will also address the City Development Plan. The site is located at 4315 NW 23rd Avenue, Gainesville, FL, 32605 (Alachua County Tax Parcel 06371-003-000).

**Date:** October 26, 2020  
**Time:** 6:00 p.m.  
**Link:** [bit.ly/WDG-NHWS](http://bit.ly/WDG-NHWS)  
**Contact:** Ryan Thompson, AICP  
 11801 Research Drive  
 Alachua, FL 32615  
 (352) 331-1976  
 RyanT@CHW-inc.com

This is not a public hearing. The Neighborhood Workshop's purpose is to inform the public about the nature of the proposal and seek comments.

**Directions to Attend Meeting:** Using your web browser, visit the web address link above. Please note, the link is case-sensitive. For best performance, Google Chrome, Safari, Microsoft Edge, or Mozilla Firefox are recommended.

If you are unable to attend the meeting, please contact CHW using the information above and we will provide materials after the virtual meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above. Printed copies of all materials discussed at the meeting will be made available upon request.

## Mailing Labels

06107-003-004  
 GVILLE MARKETPLACE ASSOC  
 703 WATERFORD WAY #800  
 MIAMI, FL 33126

06107-003-006  
 COMMERCIAL NET LEASE REALTY  
 450 S ORANGE AVE #900  
 ORLANDO, FL 32801

06107-003-007  
 1ST CREDIT UNION OF, GAINESVIL  
 412 EAST UNIVERSITY AVE  
 GAINESVILLE, FL 32602

06178-020-000  
 WATSON WILLIAM A JR TRUSTEE  
 7821 DEERCREEK CLUB RD STE 200  
 JACKSONVILLE, FL 32256

06179-001-000  
 GAINESVILLE LANDSCAPE, CONTRAC  
 2406 NW 43RD ST  
 GAINESVILLE, FL 32606

06180-000-000  
 ROTHSTEIN, JEFFREY H & KRISTI  
 8850 A1A S UNIT 459  
 ST AUGUSTINE, FL 32080

06180-001-001  
 CIESLA & SAHLER H/W LIFE ESTATE  
 4400 NW 23RD AVE STE A  
 GAINESVILLE, FL 32606

06180-001-002  
 DUBOSE WESLEY  
 4400 NW 23RD AVE STE B  
 GAINESVILLE, FL 32606

06180-001-003  
 CIESLA & SAHLER LIFE ESTATE  
 PO BOX 358539  
 GAINESVILLE, FL 32635

06180-001-004  
 CIESLA & SAHLER LIFE ESTATE  
 PO BOX 358539  
 GAINESVILLE, FL 32635

06180-001-005  
 WEBB, HERBERT M P.A.  
 4400 NW 23RD AVE  
 GAINESVILLE, FL 32606

06180-002-000  
 CVS 1815 FL LLC  
 ONE CVS DRIVE  
 WOONSOCKET, RI 02895

06180-003-000  
 ADHAMI EFTIM  
 945 NW 114TH WAY  
 GAINESVILLE, FL 32606

06180-003-001  
 C&C OFFICE HOLDINGS LLC  
 175 NW 138TH TER STE 100  
 NEWBERRY, FL 32669

06180-004-000  
 CVS 1815 FL LLC  
 ONE CVS DRIVE  
 WOONSOCKET, RI 02895

06371-002-000  
 UNION CEMETERY OF RUTLEDGE  
 BROWN & PAGE AS TRUSTEES  
 RR 5 BOX 27  
 GAINESVILLE, FL 32607

06371-003-000  
 PROTESTANT EPISCOPAL CHURCH DIOC  
 325 N MARKET ST  
 JACKSONVILLE, FL 32202

06371-004-000  
 ALACHUA VENTURES LLC  
 1325 NW 53RD AVE  
 GAINESVILLE, FL 32609

06383-029-001  
 NEIRA TEODORO A & ROSA E  
 1921 NW 43RD TER  
 GAINESVILLE, FL 32605

06383-029-003  
 OSHINS REGINA A & LAWRENCE W  
 1924 NW 43RD TER  
 GAINESVILLE, FL 32605

06383-029-004  
 DURAN CHRISTIAN R & ANA CAROLINA Z  
 1925 NW 45TH ST  
 GAINESVILLE, FL 32605

06383-029-005  
 TAK WAN KONG  
 1924 NW 45TH ST  
 GAINESVILLE, FL 32605

06383-029-006  
 DELAMAZA & MARIN H/W  
 1925 NW 46TH ST  
 GAINESVILLE, FL 32605

06383-030-002  
 WAYLEN PETER R & MARILYN S  
 2211 NW 46TH ST  
 GAINESVILLE, FL 32605

06383-030-003  
 MOTT ROBERT G & MARSHA S  
 2201 NW 46TH ST  
 GAINESVILLE, FL 32605

06383-030-004  
 BECKUM J T & ELAINE  
 2121 NW 46TH ST  
 GAINESVILLE, FL 32605

06383-030-005  
 SHAW H B & CHRISTIANA  
 2111 NW 46TH ST  
 GAINESVILLE, FL 32605

06383-030-006  
 GIBBS & GIBBS TRUSTEES  
 2521 CITRUS CLUB LANE  
 ORLANDO, FL 32839

06383-030-007  
 KHOTIN, ARKADY  
 PO BOX 90243  
 GAINESVILLE, FL 32607

06383-030-008  
 MCCULLOUGH MARTHA R  
 3426 NW 40TH ST  
 GAINESVILLE, FL 32606

06383-030-009  
 GRAY MELISSA E  
 2011 NW 46TH ST  
 GAINESVILLE, FL 32605

06383-030-010  
 ADAMS SEAN P  
 4510 NW 20TH PL  
 GAINESVILLE, FL 32605

06383-030-011  
 RANGLES R H & CAROLYN  
 4430 NW 20TH PL  
 GAINESVILLE, FL 32605

06383-030-012  
 FORRON SARAH CAITLIN  
 4420 NW 20TH PL  
 GAINESVILLE, FL 32605

06383-030-013  
 REPETTO JEANNE B  
 4410 NW 20TH PL  
 GAINESVILLE, FL 32605

06383-030-014  
 GOODRICH CHRISTOPHER A & MEREDIT  
 4330 NW 20TH PL  
 GAINESVILLE, FL 32605

06383-030-015  
 STAPLES ADDISON DENMARK & TRACY  
 2011 NW 43RD TER  
 GAINESVILLE, FL 32605

06383-030-016  
 NGUYEN & VAN H/W  
 2001 NW 43RD TER  
 GAINESVILLE, FL 32606

06383-030-017  
 GILLUM KENDRA  
 1931 NW 43RD TER  
 GAINESVILLE, FL 32605

06383-030-018  
 SUZUKI & SUZUKI TRUSTEES  
 4331 NW 20TH PL  
 GAINESVILLE, FL 32605

06383-030-019  
 GARCIA ANDRES J & HANNAH GRACE  
 4411 NW 20TH PL  
 GAINESVILLE, FL 32605

06383-030-020  
 TALBOT JOSEPH S & ROSEANNA L  
 4421 NW 20TH PL  
 GAINESVILLE, FL 32605

06383-030-021  
 MILLER & VALENTINE-MILLER H/W  
 4431 NW 20TH PL  
 GAINESVILLE, FL 32605

06383-030-022  
 YOUNG ADAM ASHLEY & MARY ELIZABE  
 4511 NW 20TH PL  
 GAINESVILLE, FL 32605

06383-030-023  
 TORRES ERIC D  
 4521 NW 20TH PL  
 GAINESVILLE, FL 32605

06383-030-025  
 BROWN ROSS D JR & MIKELINA  
 2002 NW 46TH ST  
 GAINESVILLE, FL 32605

06383-030-026  
 DADOLE JAIME & AMYLENN  
 2010 NW 46TH ST  
 GAINESVILLE, FL 32605

06383-030-027  
 ALICE FREIFELD LIFE ESTATE  
 2020 NW 46TH ST  
 GAINESVILLE, FL 32605

06383-030-028  
 STONEBROOK CARON LEA  
 2030 NW 46TH ST  
 GAINESVILLE, FL 32605

06383-030-029  
 GETFORD LAURENCE FREDRICK & JUNE  
 2100 NW 46TH ST  
 GAINESVILLE, FL 32605

06383-030-030  
 PARKER JOHN A LIFE ESTATE  
 2110 NW 46TH ST  
 GAINESVILLE, FL 32605

06383-030-031  
 DEESE & NACKASHI  
 2120 NW 46TH ST  
 GAINESVILLE, FL 32605

06383-030-032  
 HAMIDA & MUTTALIB W/H  
 2200 NW 46TH ST  
 GAINESVILLE, FL 32605

06392-000-000  
 NBG MILLHOPPER SQUARE INC  
 % NIDAL BOUGHANNAM  
 3206 NW 57TH TER  
 GAINESVILLE, FL 32606

06392-002-000  
 CIRCLE K STORES INC  
 CIRCLE K STORES INC  
 PO BOX 52085  
 PHOENIX, AZ 85072

06392-005-000  
 REGENCY CENTERS L P  
 % PROPERTY TAX DEPT  
 PO BOX 790830  
 SAN ANTONIO, TX 78279

06392-005-001  
 REGENCY CENTERS L P  
 % PROPERTY TAX DEPT  
 PO BOX 790830  
 SAN ANTONIO, TX 78279

06392-006-000  
 PINWOOD PROPERTIES OF GVILLE  
 4229 NW 43RD ST  
 GAINESVILLE, FL 32606

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ashton  
ROXANNE WATKINS  
4415 NW 58 AVE  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Black Acres/Black Pines  
REGINA HILLMAN  
506 NW 30 STREET  
GAINESVILLE, FL 32607

b

Neighborhood Workshop Notice

Capri  
JOHN DOLES  
4539 NW 37 TER  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Debra Heights  
SARAH POLL  
PO BOX 14198  
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Duval  
GILBERT S MEANS, SR  
PO BOX 7  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Elizabeth Place  
GALE FORD  
715 NW 23 ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Golfview  
CHRIS MONAHAN  
222 SW 27 ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Hazel Heights  
ALLAN MOYNIHAN  
PO BOX 357412  
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ironwood  
NANCY TESTA  
4207 NE 17 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Kingswood Court  
BARBARA KELLEHER  
5350 NW 8 AVE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Landmark Woods  
PETER JANOSZ  
3418 NW 37 AVENUE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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  
 P.O. 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 SW 26 TERR, APT B  
 GAINESVILLE, FL 32608

Neighborhood Workshop Notice

Appletree  
 JUDITH MORROW  
 3616 NW 54 LANE  
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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 DELORES BUFFINGTON  
 721 NW 20 AVE  
 GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kirkwood  
 KATHY ZIMMERMAN  
 1127 SW 21 AVE  
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Pleasant Street  
 DOTTY FAIBISY  
 505 NW 3 ST  
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters Community  
 GIGI SIMMONS  
 712 SW 5 ST  
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Raintree  
 RONALD BERN  
 1301 NW 23 TER  
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview  
 ROB GARREN  
 1805 NW 34 PL  
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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  
 ROBERT PEARCE  
 714 NW 36 AVE  
 GAINESVILLE, FL 32609

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood  
 KELLY AISSSEN  
 4306 SW 5 AVE  
 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: URBAN DIRECTOR  
 4055 NW 86 BLVD  
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pinebreeze  
 JUDITH MEDER  
 3460 NW 46 PLACE  
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

University Village  
 BRUCE DELANEY  
 1710 NW 23 ST  
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights  
 MARCIA GREEN  
 2215 NW 21 AVENUE  
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Pineridge  
 BERNADINA TUCKER  
 721 NW 20 AVENUE  
 GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Appletree  
 CHRIS GARCIA  
 5451 NW 35 DR  
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton  
 ROXANNE WATKINS  
 4415 NW 58 AVE  
 GAINESVILLE, FL 32653

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

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

Neighborhood Workshop Notice

Porters Community  
 GIGI SIMMONS  
 712 SW 5 STREET  
 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  
 ROBERT MOUNTS  
 1639 NW 11 RD  
 GAINESVILLE, FL 32605-5319

Neighborhood Workshop Notice

Millennium Bank  
 DANNY GILLILAND  
 4340 NEWBERRY RD  
 GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank  
 LAUDE ARNALDI  
 13840 W NEWBERRY RD  
 NEWBERRY, FL 32669

Neighborhood Workshop Notice

University Park  
 RICHARD DOTY  
 2158 NW 5 AVENUE  
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

MAC McEACHERN  
 1020 SW 11 TER  
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

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

## **Newspaper Advertisement**



### PUBLIC NOTICE

A virtual Neighborhood Workshop will be held to discuss proposed applications on ±7.1 acres in the City of Gainesville: a Small-scale Comprehensive Plan Amendment from Office (O) & Conservation (CON) to Planned Use District (PUD) incorporating limited Mixed-Use Low Intensity uses/Conservation and a companion Rezoning from General Office (OF) & Conservation (CON) to Planned Development (PD). Uses within the PUD and PD will include restaurant, retail, financial service, professional services, and Conservation. A proposed conservation easement will be in the southern portion of the site. The Workshop will also address the City Development Plan. The site is located at 4315 NW 23<sup>rd</sup> Avenue, Gainesville, FL, 32605 (Alachua County Tax Parcel 06371-003-000).

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

**Time:** 6:00 pm on October 26, 2020

**Link:** [bit.ly/WDG-NHWS](http://bit.ly/WDG-NHWS)

**Instructions:** Type the link into your web browser's address bar. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address below, or by phone.

**Contact:** Ryan Thompson, AICP

**Address:** 11801 Research Drive, Alachua, FL, 32615

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

**Email:** RyanT@CHW-inc.com



# Ballots

Continued from Page 1A

said Barry Burden, a political science professor at the University of Wisconsin-Madison who has analyzed absentee data. "But there's a secondary concern, which is the number of rejected ballots is large enough that it could affect the outcome of the election."

Wisconsin, Michigan and Pennsylvania rejected about 60,000 votes in primaries earlier this year, said Amherst College law professor Lawrence Douglas, only a few thousand votes shy of Donald Trump's margin of victory in those states in 2016. A similar result in November could trigger "a chaotic welter of lawsuits and clashing conspiracy theories," said Douglas.

Discarded ballots don't automatically give either party an edge. It's true that in certain states, the number of discarded ballots could match or top Trump's margin of victory in 2016.

But USA TODAY/CJJI also projects between 182,000 to 273,000 more votes could be tossed this year in counties won by Democrats during the 2016 presidential election than in counties won by the GOP.

For months, though, the political groundwork has been laid to challenge vote-by-mail results. Attorney General William Barr in September wrongly claimed that 1,700 mail ballots had been fraudulently cast. In September, Trump refused to commit to a peaceful transfer of power should he lose the election, citing his belief in widespread absentee ballot fraud.

The coming wave of absentee ballot rejections is not a result of voter fraud, USA TODAY/CJJI found, but instead the byproduct of 200 million eligible voters navigating an often confusing voting process.

Yet widespread ballot rejection is not inevitable. Voters concerned over slow postal delivery may be able to put their ballot in a drop box or bring it to the local election office, depending on state rules.

## Local rejections may decide presidency

Absentee rejections are projected to flood battleground states. In Pennsylvania, Philadelphia County alone is projected to reject up to 14,682 absentee ballots this November. Last month, the Pennsylvania Supreme Court handed down a decision that could more than double that number, said Philadelphia City Commission chair Lisa Deely. Voters put their ballot into a "privacy" envelope, then put that envelope into another envelope. If they use one envelope, their vote won't be counted, said Deely, who has asked state lawmakers to address the issue. "It's just not fair to throw out a vote because of a technicality," she said.

North Carolina expects no more than 3 in 10 will

vote absentee, lowering rejected ballots to roughly 37,000 – below CJJI projections but thousands higher than the 4,800 discarded ballots in the last presidential election. Should the rate grow, it could be "astronomical," said Alissa Ellis, advocacy director of Democracy North Carolina.

If Wisconsin rejected votes at the same rate it did in 2016, only 2,387 to 3,580 votes would be lost. But Wisconsin's rate of rejection skyrocketed in its April primary. More than 23,000 ballots went uncounted.

Rates can also fall. Georgia reported rejections plummeted to roughly 1% in the recent primary due to rules making it easier for voters to address minor problems. Of 110,000 absentees cast for November, 40 have been rejected.

Louisiana, which adopted provisions to fix errors similar to Georgia's, estimates about 20,000 of roughly 200,000 absentee ballots could be discarded, below the CJJI projection of 32,000. "We hope your numbers are high," said Tyler Brey, spokesman for the secretary of state. "We hope we can bring it down to zero."

## Greatest impact on lower-income voters

For much of March, COVID-19 confined the Rev. Greg Lewis of Milwaukee to a hospital bed. But Lewis understands why Black voters like himself may head to the polls rather than vote absentee, despite the virus. "There's mistrust of the system," said Lewis, founder of get-out-the-vote effort Souls to the Polls. "People don't think their votes are going to get counted."

USA TODAY/CJJI research found that in certain counties and states, voting absentee did put communities of color at a disadvantage in 2016.

Combined, North Carolina counties with the largest percentage of Black residents rejected ballots at sharply higher rates than the rest of the state that year. In New York, an absentee ballot cast in heavily minority Bronx, Queens, Kings and New York counties was greater than two times more likely to get rejected in 2016 compared with New York state as a whole. In Nevada counties with the largest percentage of Hispanic residents, an absentee vote was 2.2 times more likely to be rejected in 2016 than in counties that were less than 20% percent Hispanic. New Jersey, Louisiana, Georgia and Nevada all had higher rejection rates in majority-minority counties.

Living in wealthier counties could mean the difference between getting an absentee vote counted or discarded in certain states. As a group, voters in Pennsylvania counties where family income topped \$50,000 were twice as likely to get their absentee ballot counted in 2016. In Wisconsin, it was voters in counties where household incomes topped \$45,000 that had double the chance of having ballots accepted. Nationally, counties where the poverty rate was less

than 1% also had a rejection rate of less than 1% in the last presidential election. The percentage of discarded absentee ballots tripled in counties where more than 3 of every 10 residents lived in poverty.

## Post-election focus could be on signatures

A mismatched signature is not the most frequent reason for ballot rejection, but "it is rife with uncertainty and one where all sides are lawyering up," said Gregory Miller, co-founder of The OSET Institute, whose TrustTheVote Project began focusing on absentee voting last January.

Comparing a voter's signature on a ballot to his or her signature on official documents, such as voter registration, is one way to guard against fraud. It typically requires a ballot-by-ballot examination and a judgment call by a panel of election officials.

Stress, the type of pen used and age can all affect any one signature. President George H.W. Bush's signature in 1972, for instance, is noticeably different from his signature when in the White House just 13 years later.

Minority voters have been hard hit by signature questions. In Florida, 7 of every 10 absentee votes tossed for mismatched signatures in the last presidential contest were in heavily Hispanic counties. A 2017 study of four California counties found that Asian Americans' absentee votes were disproportionately discarded because of mismatched signatures. In an August lawsuit, the Navajo Nation cited high rates of rejected votes based on signature mismatches.

Millennials and Gen-Xers have less experience signing paper documents, and in California have been "much more likely to have their ballots rejected for bad signatures than older voters," said the California Voting Foundation's Alexander. William Gilligan, 83, is comfortable with paper, but has had two strokes. He's a plaintiff in a Pennsylvania lawsuit challenging signature verification and said he "does not believe he could reliably sign his name the same way each time he does so."

## Voters must know their state's rules

With roughly 340 voters, Colby, Wisconsin, Town Clerk Theoline Ludwig offers one-on-one voter assistance.

"Anybody who's got an issue calls my home number, and if they really got an issue, they come to my house," she said.

In fact, absentee voting can often mean navigating a patchwork of requirements.

"There are all those little rules," said Jan Combopiano, a member of the Executive Committee of the Brooklyn Voters Alliance, whether a witness is needed, or the color of ink, or whether the envelope is official. "We call it voter suppression by process."

During the 2020 Milwaukee primary, people who most needed to isolate – the elderly and ill – were also required to bring someone into their home to verify their ballot, said Neil Albrecht, outgoing executive director of the Milwaukee Election Commission. "People would call us in tears because they were so concerned about having someone come into their house and sign their absentee ballot as a witness," Albrecht told Frontline. They sent in ballots with no witness. Many were not counted, he said.

Even local elections officials are scrambling to keep up with absentee ballot rules, given lawsuits over everything from the number of drop boxes to ballot design. In a single day, the Pennsylvania Supreme Court extended mail deadlines, authorized drop boxes and ruled election boards did not have to tell voters their ballots had fixable problems.

"The biggest issues that are up in the air right now will be what additional changes federal courts might make," said Forrest Lehman, Lycoming County, Pennsylvania, elections director. "Say one of the courts changes the ballot deadline again, it's going to be almost impossible to get correct information out."

Voting is already underway, and so are rejections. But that underscores the need to get an absentee ballot early and return it as soon as allowed, said Michael McDonald, a University of Florida political science professor whose United States Election Project tracks voting. "You see this in the data that people who had their ballots sent earlier are more likely to have them accepted than the ones coming in later," said McDonald. "It gives the election official and you the time to fix whatever problem there might be."

"There are a lot of T's to cross and I's to dot," said Anne Houghtaling, deputy director of the NAACP Legal Defense and Educational Fund's Thurgood Marshall Institute. "But if you believe in the fundamental promise of our democracy, of one man, one vote, then we need to do everything to ensure that people entitled to that vote, get it."

Contributing: Sarah Gelbard of CJJI, PBS series "Frontline"

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**PUBLIC NOTICE**

A virtual Neighborhood Workshop will be held to discuss proposed applications on .171 acres in the City of Gainesville: a Small-scale Comprehensive Plan Amendment from Office (O) & Conservation (CON) to Planned Use District (PUD) incorporating limited Mixed-Use Low Intensity uses/Conservation and a companion Rezoning from General Office (GF) & Conservation (CON) to Planned Development (PD). Uses within the PUD and PD will include restaurant, retail, financial service, professional services, and Conservation. A proposed conservation easement will be in the southern portion of the site. The Workshop will also address the City Development Plan. The site is located at 4315 NW 23<sup>rd</sup> Avenue, Gainesville, FL, 32605 (Alachua County Tax Parcel 06371-003-000).

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.  
**Time:** 6:00 pm on October 26, 2020  
**Link:** [bit.ly/W2G-NHWS](http://bit.ly/W2G-NHWS)  
**Instructions:** Type the link into your web browser's address bar. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address below, or by phone.

**Contact:** Ryan Thompson, AICP  
**Address:** 11801 Research Drive, Alachua, FL, 32615  
**Phone Number:** (352) 331-1976  
**Email:** [RyanT@CHW-inc.com](mailto:RyanT@CHW-inc.com)

# Workshop Presentation

# NW 43<sup>rd</sup> St & NW 23<sup>rd</sup> Ave Redevelopment

*Small-scale Comprehensive Plan Amendment (Ss-CPA),  
Rezoning, and Development Plan*



City of Gainesville  
Neighborhood Workshop  
October 26, 2020



17-0173: NW 43<sup>rd</sup>/23<sup>rd</sup> Redevelopment

1

The **purpose** of the neighborhood workshop:

The City of Gainesville requires Ss-CPA and Rezoning applicants to host a neighborhood workshop.

The purpose is to **inform neighbors** of the proposed action's nature and to get feedback early in the process.

This meeting provides the applicant with an opportunity to **mitigate concerns** prior to the application's submission.



17-0173: NW 43<sup>rd</sup>/23<sup>rd</sup> Redevelopment

2

1

# PUBLIC NOTIFICATION

**NEIGHBORHOOD WORKSHOP NOTIFICATION** CHW Inc. Professional Consultants

**To:** Neighbors of the NW 43<sup>rd</sup> Street and NW 23<sup>rd</sup> Avenue Intersection  
**From:** Ryan Thompson, AICP, Planning Project Manager  
**Date:** October 09, 2020  
**RE:** Neighborhood Workshop Public Notice

A virtual Neighborhood Workshop will be held to discuss proposed applications on a 7.1 acres in the City of Gainesville: a Small-scale Comprehensive Plan Amendment from Office (O) & Conservation (CON) to Planned Use District (PUD) incorporating limited Mixed-Use Low Intensity uses, Conservation and a companion Rezoning from General Office (OF) & Conservation (CON) to Planned Development (PD). Uses within the PUD and PD will include restaurant, retail, financial service, professional services, and Conservation. A proposed conservation easement will be in the southern portion of the site. The Workshop will also address the City Development Plan. The site is located at 4315 NW 23rd Avenue, Gainesville, FL, 32605 (Alachua County Tax Parcel 06371-003-000).

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**Link:** [bit.ly/WDG-NHWS](http://bit.ly/WDG-NHWS)  
**Contact:** Ryan Thompson, AICP  
 11801 Research Drive  
 Alachua, FL 32615  
 (352) 331-1976  
 RyanT@CHW-inc.com

This is not a public hearing. The Neighborhood Workshop's purpose is to inform the public about the nature of the proposal and seek comments.

**Directions to Attend Meeting:** Using your web browser, visit the web address link above. Please note, the link is case-sensitive. For best performance, Google Chrome, Safari, Microsoft Edge, or Mozilla Firefox are recommended.

If you are unable to attend the meeting, please contact CHW using the information above and we will provide materials after the virtual meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above. Printed copies of all materials discussed at the meeting will be made available upon request.

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A virtual Neighborhood Workshop will be held to discuss proposed applications on 7.1 acres in the City of Gainesville: a Small-scale Comprehensive Plan Amendment from Office (O) & Conservation (CON) to Planned Use District (PUD) incorporating limited Mixed-Use Low Intensity uses, Conservation and a companion Rezoning from General Office (OF) & Conservation (CON) to Planned Development (PD). Uses within the PUD and PD will include restaurant, retail, financial service, professional services, and Conservation. A proposed conservation easement will be in the southern portion of the site. The Workshop will also address the City Development Plan. The site is located at 4315 NW 23rd Avenue, Gainesville, FL, 32605 (Alachua County Tax Parcel 06371-003-000).

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

**Date:** 6:00 pm on October 26, 2020  
**Link:** [bit.ly/WDG-NHWS](http://bit.ly/WDG-NHWS)  
**Instructions:** Type the link into your web browser's address bar. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address below, or by phone.

**Contact:** Ryan Thompson, AICP  
**Address:** 11801 Research Drive, Alachua, FL, 32615  
**Phone Number:** (352) 331-1976  
**Email:** RyanT@CHW-inc.com



# REQUEST:

- **Ss-CPA Application:**
  - From: Office (O) and Conservation (CON)
  - To: **Planned Use District (PUD)** with Mixed-Use Low Intensity and Conservation uses
- **Rezoning Application:**
  - From: General Office (OF) and Conservation (CON)
  - To: **Planned Development** with a conservation easement
- **Development Plan Application**



# INTENT:

To redevelop the site with neighborhood-scale restaurant, retail, financial service, professional service, and Conservation uses.



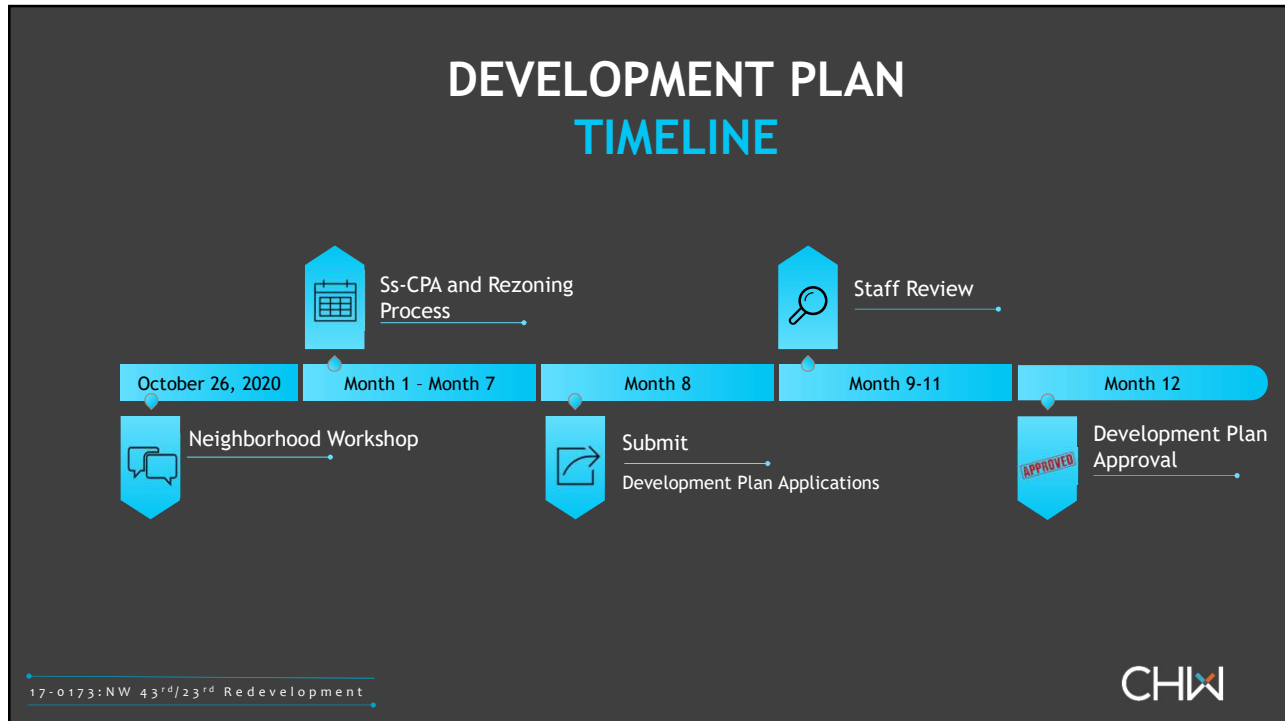
17-0173: NW 43<sup>rd</sup>/23<sup>rd</sup> Redevelopment

## Ss-CPA & REZONING TIMELINE

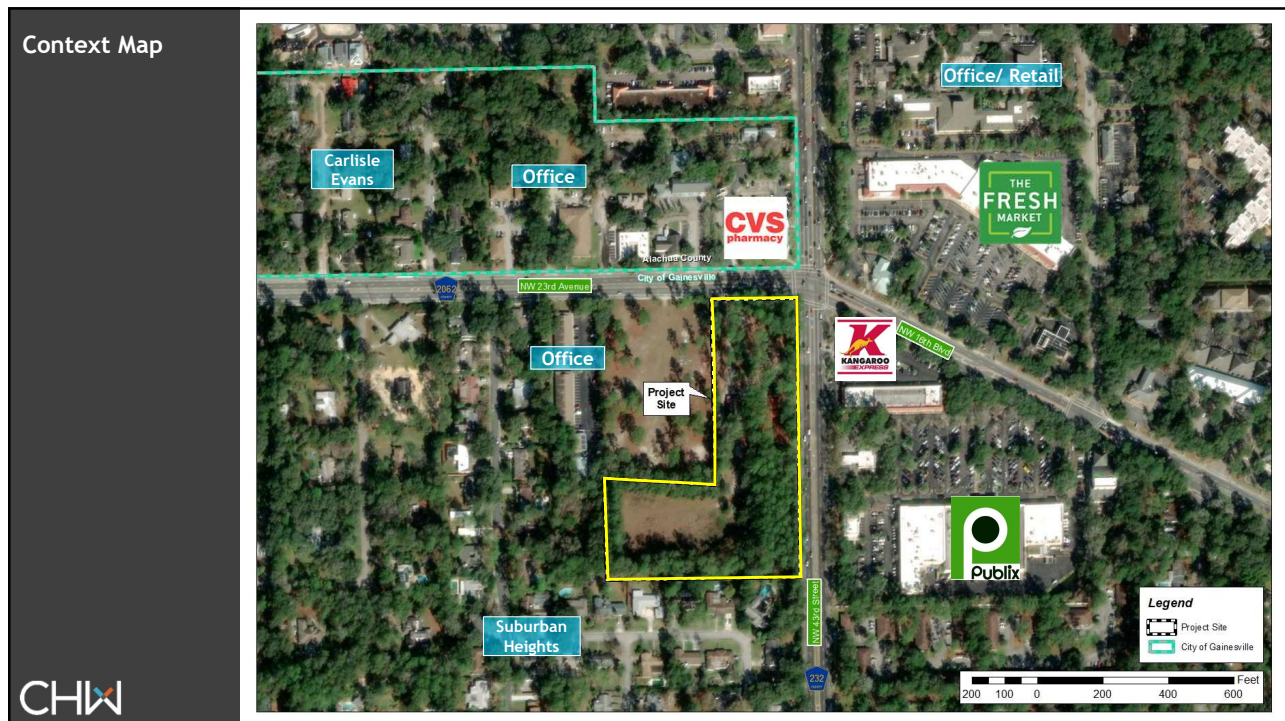


17-0173: NW 43<sup>rd</sup>/23<sup>rd</sup> Redevelopment





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**Zoning Map**


**Zoning: General Office (OF) and Conservation (CON)**




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**Proposed Zoning**

**Zoning: Planned Development (PD) with conservation easement**



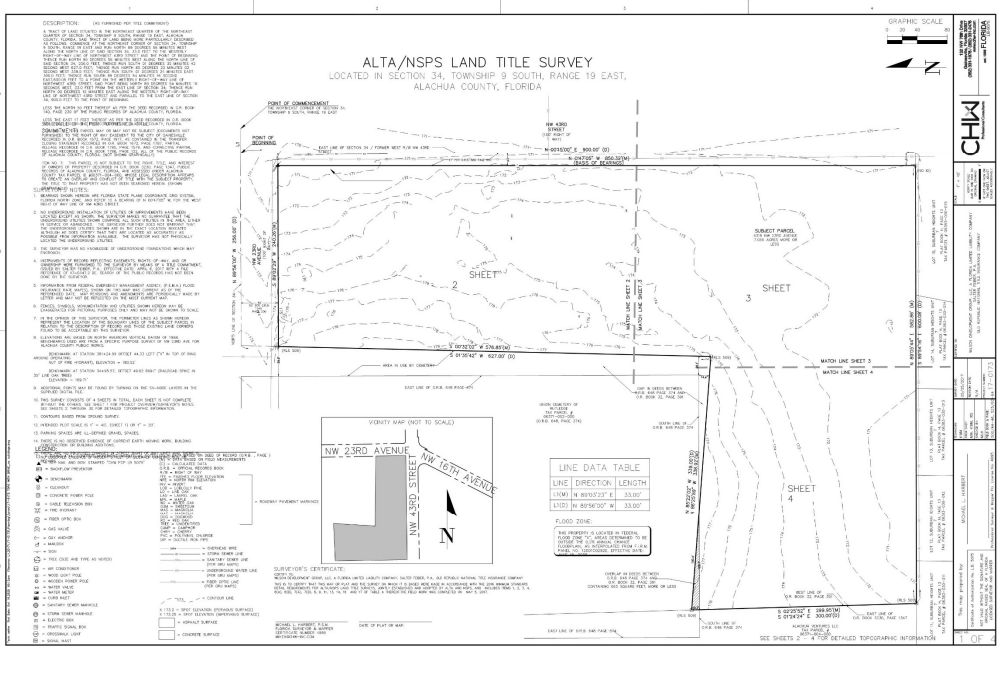

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### Conservation Easement

- No commercial or residential tenant-occupied structures, parking, or equipment storage may be placed within easement
- Stormwater management facilities, privacy walls, landscape berms, related access points permissible



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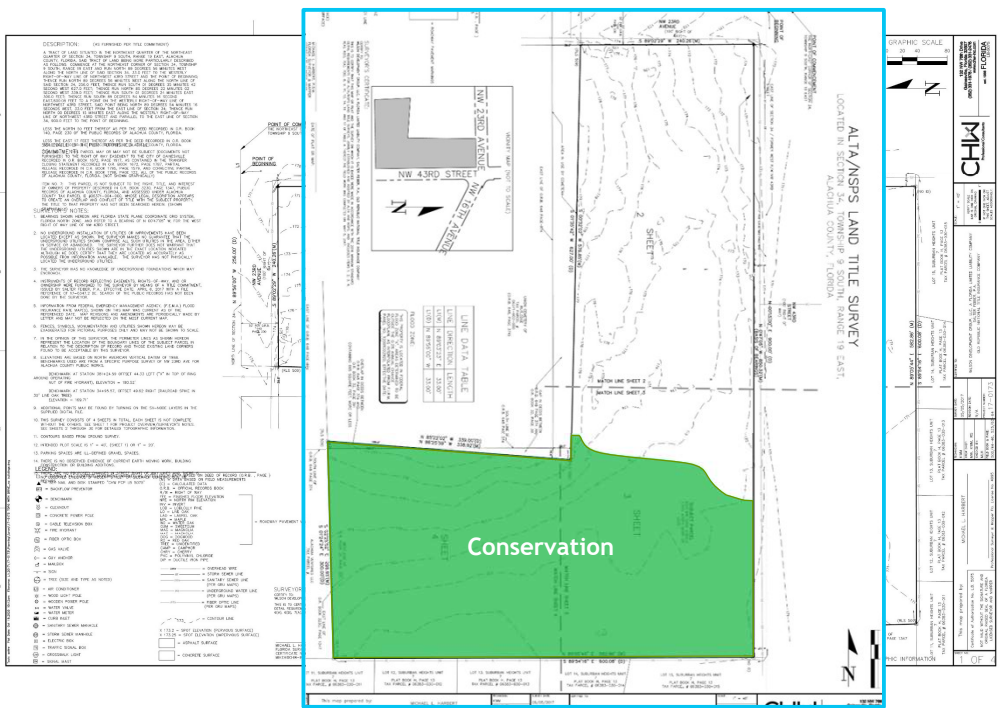


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Landscaped Berm  
Sight and Sound  
Screening

- Berm
- Shrub hedge
- Shade trees
- Additional masonry wall along portion of southern property boundary



Landscaped Berm  
Sight and Sound  
Screening

- Berm
- Shrub hedge
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Project in Context



Project in Context



## Contact Information

**Address:** 11801 Research Drive  
Alachua, FL, 32615  
**Phone:** (352) 331-1976  
**Email:** RyanT@chw-inc.com



# Sign-in Sheet

**SIGN-IN SHEET***NW 43<sup>rd</sup> Street/ 23<sup>rd</sup> Redevelopment*

17-0173.05



**Event:** Virtual Neighborhood Workshop  
**Date/Time:** October 26, 2020 @ 6:00 PM  
**Place:** [bit.ly/WDG-NHWS](https://bit.ly/WDG-NHWS)  
**Re:** NW 43<sup>rd</sup> Street/23<sup>rd</sup> Avenue Redevelopment – Small-scale Comprehensive Plan Amendment; Rezoning; Development Plan

	<b>Attendee Name</b> (Or as appears on Zoom)
1	Kevin Frazier (Agent)
2	Ronald Randles
4	Carolyn Randles
4	Maureen LaTour
5	Cindy Campbell
6	Ken Campbell
7	Willa Wolcott
8	Harry Shaw
9	Christiana Shaw
10	Lesley-Ann
11	shmi
12	Sean Adams
13	Ruth & Joyce



<b>14</b>	Clare Stokes
<b>15</b>	Attila Bodo
<b>16</b>	Nancy Daren
<b>17</b>	Kay
<b>18</b>	Leah
<b>19</b>	Erica Goss
<b>20</b>	Addison Staples
<b>21</b>	Diann Dimitri
<b>22</b>	Chris
<b>23</b>	Tracy Staples
<b>24</b>	Merideth

## **Workshop Minutes**

## NEIGHBORHOOD WORKSHOP MINUTES

NW 43<sup>rd</sup> Street & NW 23<sup>rd</sup> Avenue Redevelopment

17-0173.05



**Event:** Virtual Neighborhood Workshop  
**Date/Time:** October 26, 2020 @ 6:00 PM  
**Place:** [bit.ly/WDG-NHWS](https://bit.ly/WDG-NHWS)  
**Re:** NW 43<sup>rd</sup> Street & NW 23<sup>rd</sup> Avenue Redevelopment – Small-scale Comprehensive Plan Amendment; Rezoning; and Development Plan

Wilson Development Group Attendees: Kevin Frazier  
 CHW Attendees: Craig Brashier, AICP; Seth Wood  
 Public Attendees: 23

Wilson Development Group hosted the required Neighborhood Workshop and presented the following: the workshop's purpose; the application's request and intent; the review process; maps illustrating the site's regulatory and physical characteristics; and a conceptual layout illustrating the project, in alignment with City design and development standards. Questions from public attendees are shown below, with applicant/agent responses.

**Question:** Of the buildings proposed, which would bring in the most traffic?

**Comment:** The building designated to be a coffee shop, a fast-casual restaurant, or a financial services institution, which is located closest to the northern boundary of the project site, is projected to be the most intense use. This was purposefully done to place the most intense use furthest from the Suburban Heights neighborhood.

**Comment:** I believe that the uses proposed for this parcel, as well as the access points shown, will bring additional traffic into the Suburban Heights neighborhood, as customers and those hoping to avoid the NW 43<sup>rd</sup> Street and NW 23<sup>rd</sup> Avenue intersection will cut through. The traffic calming measures might slow traffic down, but they will not keep drivers out of the neighborhood.

**Response:** The access points depicted are meant to deter cut-through traffic and provide opportunities to get back onto NW 23<sup>rd</sup> Avenue and NW 43<sup>rd</sup> Street without cutting through Suburban Heights. The applicant, Wilson Development Group, is aware of traffic concerns and is actively working to address them with both Alachua County and the City of Gainesville. These concerns were brought up proactively by the applicant at the pre-application meeting for these applications. The applicant is working to schedule a meeting with James Jones of City of Gainesville Public Works and Thomas Strom of Alachua County Transportation to discuss additional signage deterring through-traffic, additional speed tables in the neighborhood, and additional flashing speed limit signs that flash when a person drives above the speed limit. Final decision-making power resides with the County for NW 23<sup>rd</sup> Avenue and NW 43<sup>rd</sup> Street and with the City for streets within Suburban Heights, but the applicant is actively advocating and pushing for these traffic calming and mitigation measures on behalf of the neighbors. Furthermore, the applicant has offered to pay for these measures, which has made the City and the County more amenable.

*The access points depicted during the meeting were: a right-in right-out entry/exit point onto NW 23<sup>rd</sup> Avenue; a right-in right-out entry/exit point on NW 43<sup>rd</sup> Street towards the northern end of the property; and a full-access point offering options to turn left or right to enter and exit near the southern end of the property, but north of the proposed Conservation Easement.*

**Comment:** The drive-through in the northern portion of the site, near the NW 23<sup>rd</sup> Avenue and NW 43<sup>rd</sup> Street intersection, will increase traffic in the Suburban Heights neighborhood due to the use intensity of a coffee shop with drive-through.

**Response:** While a coffee shop is a potential use for this proposed building, that is not guaranteed. Studies indicate that coffee shops predominantly have morning traffic. At this intersection, we have seen that most morning traffic is headed eastbound and/or southbound, away from Suburban Heights. The appeal of this corner for a use like a coffee shop is that drivers headed eastbound or southbound can quickly come in, use the drive-through, and continue heading east or south,

away from Suburban Heights. Furthermore, the design of the building and drive-through requires users to drive around the building, allowing substantial stacking of vehicles in line before the queue starts to get close to interacting with NW 23<sup>rd</sup> Avenue and causing any sort of backup. It is unlikely that the drive-through queue would get so long. A drive-through will be necessary to make an adequate return on investment for this real estate.

**Comment:** There are many children and young families in the Suburban Heights neighborhood. There is also a bus stop for Middle School-aged children on NW 23<sup>rd</sup> Avenue, near the access point illustrated on the concept plan shown. The bus stop is already an issue, and I am concerned that, the addition of more morning traffic, combined with the morning pickup, will increase the risk an incident with these students. I am also concerned about the safety of the children in the neighborhood that are in the street. Safety on the streets is of paramount importance.

**Response:** The applicant recognizes that traffic safety is of top concern for Suburban Heights neighbors. This is why we proactively addressed the issue in our pre-application meeting with City of Gainesville staff, and are striving to coordinate further with City of Gainesville Public Works and Alachua County Transportation to implement traffic calming and mitigation measures.

**Comment:** The configuration of parking spaces near the access point on NW 43<sup>rd</sup> Street could cause a backup onto the street.

**Response:** The concept plan depicted at the Neighborhood Workshop is not definitive, and issues such as configuration of parking can be adjusted based on feedback from neighbors and what the City requires.

*The configuration shown during the meeting depicted 90-degree-angled parking spaces on either side of the access drive connecting to NW 43<sup>rd</sup> Street.*

**Question:** I am concerned that this development and the access points depicted will bring additional traffic to NW 23<sup>rd</sup> Avenue and NW 43<sup>rd</sup> Street, both of which already have substantial amounts of traffic on them in this area. How is the additional traffic that this development will bring going to be mitigated?

**Response:** Many of the visitors to the site are anticipated to come from pass-by traffic, comprised of people using NW 23<sup>rd</sup> Avenue and NW 43<sup>rd</sup> Street today, pre-development. Furthermore, per City of Gainesville application submittal requirements, a traffic study will be done prior to the applications going before the City Plan Board to analyze baseline conditions and determine the potential impact the uses proposed by this project will have. This traffic study will take into account existing conditions, surrounding uses, and nearby traffic generators. Though the study has to be completed prior to the development actually occurring, the results will be considered and addressed in design of the project. Once the applicant has this information, it will inform our advocacy for traffic reducing elements with City and County staff. The results of a previous traffic analysis were shared, but a new one must be conducted.

**Comment:** I am upset about this. I do not want this project to occur. The traffic that this will cause will be a detriment to the quality of life of the Suburban Heights neighborhood.

**Response:** thank you for your comment.

**Comment:** I am concerned about the volume of traffic this use will generate.

**Response:** thank you for your comment.

**Comment:** The intersection of NW 23<sup>rd</sup> Avenue and NW 43<sup>rd</sup> Street is a hazardous and busy intersection. There have been multiple deaths and many automobile collisions.

**Response:** The applicant is aware of these concerns and is actively advocated with City and County staff to bring traffic mitigation and calming measures to the area, at the expense of the applicant.

**Comment:** Thank you for working with the neighbors on our traffic concerns.

**Response:** Wilson Development Group, as the applicant, hopes to work with this community and be an advocate for the neighbors.

**Comment:** We are concerned about being kept in the loop. We are an affected party but did not receive a direct mailing.

**Response:** We will make sure that all issues related to notification are remedied.

*Note: the concerned parties were included on the list of mailing labels generated for distribution and were sent the direct mailing. It cannot be determined at this time whether the mailing reached its destination.*

**Question:** Are there further opportunities to provide meaningful input on final decisions and final actions for this project?

**Response:** Yes. No application for this project has been submitted at this time. The purpose of this meeting is to seek your feedback and address your concerns prior to submittal. Furthermore, you can submit comments to City staff in writing at any time you deem fit, regarding the Small-scale Comprehensive Plan Amendment Application and the Rezoning Application, which are anticipated to be submitted in November, as well as regarding the Development Plan Application, which will be submitted after the other two applications are approved. Concerned parties can also send letters to the City expressing a desire to see traffic reducing elements on neighborhood roads, which the City maintains. Letters can also be written to the County, as they are the maintaining agency for NW 23<sup>rd</sup> Avenue and NW 43<sup>rd</sup> Street. The applicant hopes to be an advocate for the neighbors in addressing traffic concerns on these roadways.

**Question:** What are the next steps?

**Response:** The applicant has requested to meet with City and County traffic departments regarding ways to address traffic concerns on affected roadways. The applicant will keep the neighbors informed. The applicant is also happy to speak with anyone who so desires.

*The following contact information was offered: Kevin Frazier, Office: (470) 698-2825, Cell: (770) 880-7279, email: [kevin@wilsondevelopmentgroup.com](mailto:kevin@wilsondevelopmentgroup.com).*

**The meeting was adjourned at approximately 7:46 p.m.**