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TO: City Plan Board

Item Number: 3

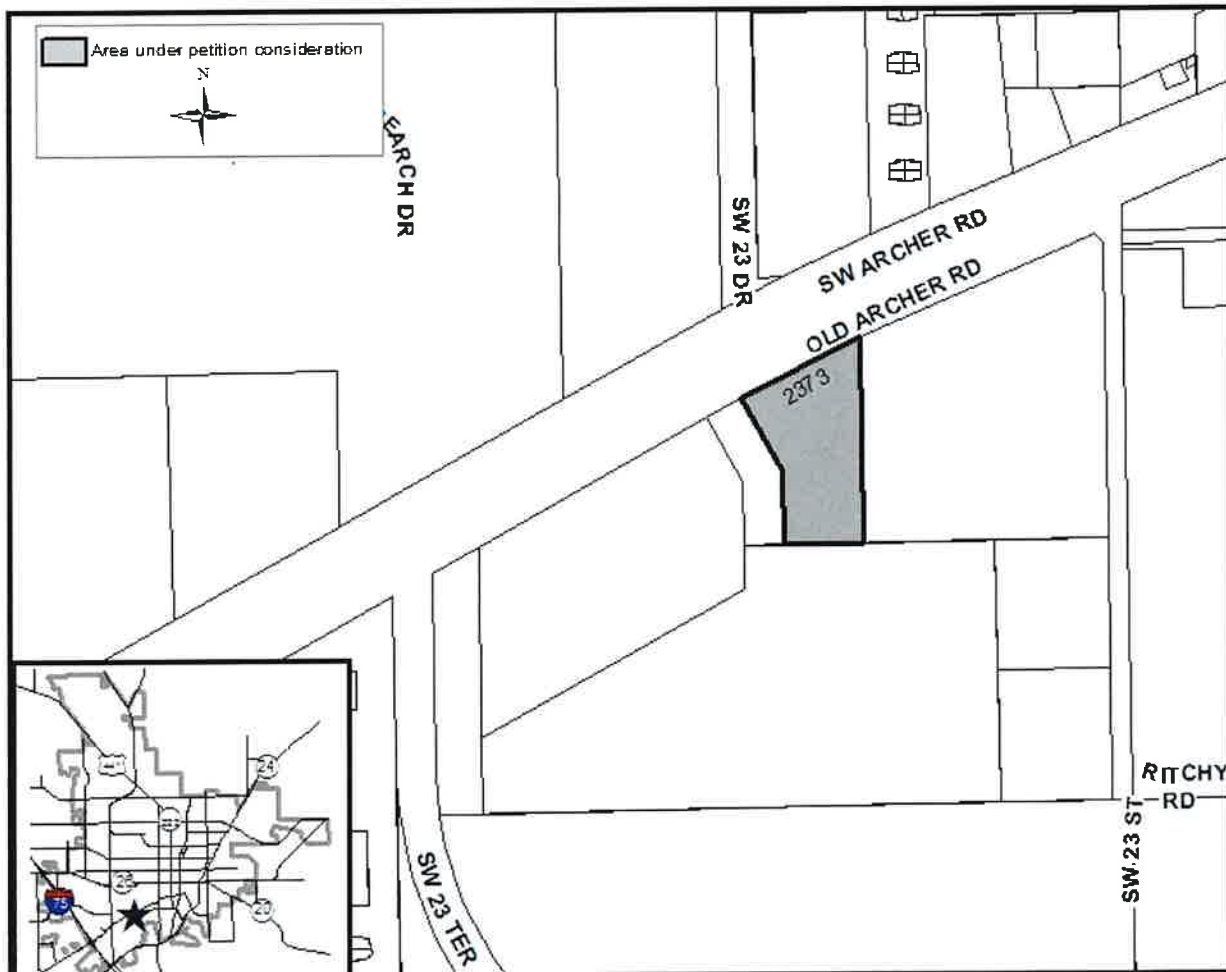
FROM: Department of Doing, Planning Staff

DATE: May 25, 2017

Petition PB-17-30 ZON. CHW, Inc., agent for Blakewood LLC. Rezone property from MU-1: 8-30 units/acre mixed-use low intensity to MU-2: 12-30 units/acre mixed-use medium intensity. Located at 2373 SW Archer Road. Related to PB-17-46 LUC.

Recommendation

Staff recommends approval of Petition PB-17-30 ZON.



Description

This petition for rezoning from MU-1:8-30 units/acre mixed-use low intensity to MU-2: 12-30 units/acre mixed-use medium intensity pertains to an approximately 2.5-acre, vacant property located on the south side of Old Archer Road and SW Archer Road, at the intersection of SW 23rd Drive. The property was once used for a tractor dealership and a lawn supply store, but all that remains is pavement and a concrete slab. The property is approximately 1,600 feet west of SW 16th Avenue and is in the University Context Area. It is located along a major corridor (SW Archer Road/State Road 24) and is proximate to the University of Florida, UF Health hospitals, and the Veterans Administration hospital.

Adoption of the requested MU-2 zoning will encourage redevelopment of this vacant property in a centrally located, urbanized area. The proposed MU-2 zoning, like the existing MU-1 zoning, allows a mix of residential and non-residential uses, but MU-2 is not subject to the 6-fueling position limitation of the MU-1 zoning district. That limitation is the reason that the applicant is proposing this zoning change and related land use amendment (and a related Special Use Permit (SUP) application that has been filed and will be heard at a future Plan Board meeting). Staff's review and recommendation is limited to the proposed MU-1 zoning (and separately, to the related, proposed MUM land use). Staff review and recommendation on the SUP petition will be a separate and future matter.

A mix of future land use and zoning designations (including MUL/MU-1, PUD/PD and E/ED) are adjacent to the property. Existing uses adjacent to and in the local vicinity of the project area include multi-family development, automotive repair, University of Florida/IFAS facilities, and medical offices. See Table 1 on Page 10 for a tabular summary of adjacent existing uses and adjacent zoning and land use categories.

See Exhibit B-1 for an aerial photograph of the property and surrounding area. Exhibits B-2 and B-3 are maps that show the existing and proposed zoning districts.

This petition is related to Petition PB-17-46 LUC, which proposes a land use change from Mixed-Use Low-Intensity (8-30 units/acre) (MUL) to Mixed-Use Medium-Intensity (12-30 units/acre) (MUM).

Key Issues

- The proposed rezoning from MU-1 to MU-2 is consistent with the City's Comprehensive Plan and supports infill development and redevelopment of a vacant property in an urbanized area.
- The proposed rezoning will increase the redevelopment potential of this strategically located property.

Basis for Recommendation

The staff recommendation is based on the five following factors, which are discussed below: Conformance with the Comprehensive Plan; Conformance with the Land Development Code; Changed Conditions; Compatibility; and Impacts on Affordable Housing.

1. Conformance with the Comprehensive Plan

This petition to rezone property from MU-1:8-30 units/acre mixed-use low intensity to MU-2: 12-30 units/acre mixed-use medium intensity is consistent with Future Land Use Element: Policy 1.2.3 (encourage mixed-use development); Objective 1.5 (discourage urban sprawl); and Objective 2.1 (encourage redevelopment). The related, requested future land use category is listed below, under Policy 4.1.1.

Future Land Use Element

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

Objective 1.5 Discourage the proliferation of urban 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.

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

Mixed-Use Medium-Intensity (12-30 units per acre)

This category allows a mixture of residential, office, business and light industrial uses concentrated in mapped areas. This category shall also allow traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. Public and private schools, institutions of higher learning, places of religious assembly and community facilities shall be appropriate in this category. Such development shall function as neighborhood center serving multiple neighborhoods. It is not expected that these areas shall be expanded significantly during this planning period. Land development regulations shall ensure a compact, pedestrian environment for these areas; provide guidelines for the compatibility of permitted uses; and ensure that such areas do not serve overlapping market areas of other designated medium-intensity neighborhood centers. Residential development shall be limited to 12 to 30 units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by special use permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new

development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and community facilities. Buildings in this land use category shall face the street and have modest (or no) front setbacks.

Transportation Mobility Element

The following policy is pertinent to future development plans for this property because the requested MU-2 zoning is not subject to the 6-fueling position limitation (see Policy 10.4.9. c.2., underlined below) of the existing MU-1 zoning and MUL land use category. The applicant recently filed a special use permit (SUP) application that entails more than 6 fueling positions. That SUP petition will be heard at a future meeting of the City Plan Board. See Exhibit A-1 Comprehensive Plan - Transportation Mobility Element GOPs) for other Transportation Mobility Element policies.

Policy 10.4.9 Within the TMPA, retail petroleum sales at service stations and/or car washes, either separately or in combination with the sale of food or eating places, shall be required to obtain a Special Use Permit. In addition to the review criteria in the Land Development Code for Special Use Permits, the following review standards shall apply:

- a. Site design shall enhance pedestrian/bicycle access to any retail and/or restaurant facilities on site. Sidewalk connections or marked pedestrian crosswalks shall be shown on the site plan.
- b. The number and width of driveways shall be minimized.
- c. Except where more stringently regulated by a special area plan or overlay district, the maximum number of fueling positions shall be set as follows:
 1. No limitation on fueling positions in the Industrial zoning categories;
 2. Six fueling positions in the Mixed-Use Low land use category or Mixed-Use 1 zoning district;
 3. Until adoption in the Land Development Code of specific architectural and design standards, six fueling positions in all other zoning categories where gasoline service stations (retail petroleum sales) or food stores with accessory gasoline and alternative fuel pumps are allowed. In the interim period before the adoption of architectural and design standards, additional fueling positions, up to a maximum of twelve, may be allowed as part of a Planned

Development rezoning or Special Use Permit process, with the final approval of the City Commission, based on meeting all of the following conditions:

- a. The size of the site can safely accommodate the additional fueling positions while meeting all required landscaping, buffering, and other Land Development Code requirements;
- b. Site access and traffic safety conditions on adjacent roadways and intersections are not compromised by the additional trips generated by the additional fueling positions;
- c. Pedestrian/bicycle safety and comfort in the area are not compromised by the additional trips generated by the additional fueling positions;
- d. The architectural and site design are of such high quality that they enhance the site area and promote the City's multi-modal and design goals. As part of a Planned Development rezoning or Special Use Permit review process, the developer shall provide a development plan, elevations and architectural renderings of the proposed site including details such as, but not limited to, façade treatment, colors, lighting, roof detail, signage, landscaping, building location relative to the street, and location of access points;
- e. Cross-access or joint driveway usage is provided to other adjacent developments; and
- f. Retail convenience goods sales or a restaurant are included in the development and designed such that pedestrian or bicycle use of the site is encouraged. The retail convenience goods sales or restaurant building and development shall meet all of the following requirements:
 1. Building(s) shall be placed close to the public sidewalk for a substantial length of the site's linear frontage;
 2. A minimum of 30% window area or glazing at pedestrian level (between 3 feet above grade and 8 feet above grade) on all first-floor building sides with street frontage. Windows or glazing shall be at least 80% transparent;
 3. A pedestrian entry is provided from the public sidewalk on the property frontage or near a building corner when the building is on a corner lot;

4. Off-street parking shall be located to the side or rear of the building; and
 5. The building height and façade elevation are appropriate for the site and surrounding zoned properties.
4. Until adoption in the Land Development Code of specific architectural and design standards, ten fueling positions within 1/4 mile of an I-75 interchange. In the interim period before the adoption of architectural and design standards, additional fueling positions, to a maximum of twelve, may be allowed as part of a Planned Development rezoning or Special Use Permit process, with the final approval of the City Commission, based on meeting all of the conditions shown in 3 a-f above.

Future development of this vacant property in accordance with the proposed MU-2 zoning district is supportive of the City's objectives of discouraging urban sprawl and encouraging infill development.

The proposed MU-2: 12-30 units/acre mixed-use medium intensity zoning district will implement the MUM land use category proposed by related Petition PB-16-46 LUC.

2. Conformance with the Land Development Code

The requested MU-2: 12-30 units/acre mixed-use medium intensity will implement the Mixed-Use Medium-Intensity (12-30 units/acre) (MUM) land use category district proposed by Petition PB-17-46 LUC. See Exhibit B-5: Sec. 30-65. - Mixed use medium intensity district (MU-2), which is in the current Land Development Code. For corresponding provisions from the proposed, updated Land Development Code, see Exhibit B-6: Division 4. Mixed-Use and Nonresidential (Land Development Code Update). Both the current and proposed MU-2 regulations require a special use permit for 12 fueling stations at this location that is more than 1/4 mile from an I-75 interchange.

Any proposed development or redevelopment, at the time of development plan review, will be required to meet the requirements of Section 30-65 (Division 4, once the updated Land Development Code has been adopted and is in effect) and all other applicable Land Development Code requirements.

3. Changed Conditions

The changed condition is that this vacant, previously developed property is the proposed site for a future convenience store with 12 fueling stations, which is not allowed under the current zoning (MU-1, which allows a maximum of 6 fueling stations). Up to 12 fueling stations is allowed by special use permit in the MU-2 zoning district.

4. Compatibility

The proposed MU-2 zoning is compatible with the adjacent residential (PUD/PD), mixed use (MUL/MU-1) and institutional (E/ED) properties, and with the surrounding urbanized area. Compatibility with the adjacent residential property to the east will be assured by meeting all applicable requirements of the Land Development Code, including landscape buffers, lighting and noise. See Table 1 on Page 10 for a tabular summary of adjacent existing uses and adjacent zoning and land use categories.

5. Impacts on Affordable Housing

The proposed zoning change from MU-1 to MU-2 will not change the maximum allowable residential density (30 units per acre) and will therefore have no impact on the supply of potential affordable housing in the City.

Transportation

The proposed rezoning from the MU-1:8-30 units/acre mixed-use low intensity district to MU-2: 12-30 units/acre mixed-use medium intensity will result in a relative increase in the potential number of trips generated by future development. The transportation system impacts (additional trips) will be addressed through the Transportation Mobility Element of the Gainesville Comprehensive Plan. Development within TMPA (Transportation Mobility Program Area) Zone A is not required to meet level of service (LOS) requirements for concurrency, but is required to comply with the TMPA Zone Area A requirements (Policy10.1.4) of the Transportation Mobility Element (TME). (See Exhibit A-1, Comprehensive Plan GOPs, for these and other TME Policies that were not described in Section 1 (Consistency with the Comprehensive Plan) of this staff report.

On pages 9-10 of the Justification Report dated April 3, 2017 (within Exhibit C-1 – Application), CHW Professional Consultants (in consultation with City staff) estimated the Projected Trip Generation. The comparison was between potential future development under the proposed land use and zoning categories, and potential future development under the current land use and zoning categories. As shown Table 2 (on next page, and in the Justification Report), the total net trips are 3,635 Average Daily Trips (AADT) under the proposed MUM land use (and related MU-2 zoning) for a 5-story specialty retail center (allowed by right in existing and proposed categories, but the related proposed MU-2 allows more lot coverage than MU-1, and thus more development area and additional traffic generation). The total net PM peak hour trips are 411 (net increase in trips of proposed land use and zoning relative to current County land use and zoning).

Table 2: Projected Net Trip Generation

Land Use ¹ (ITE)	Units	Daily ¹		AM Peak ¹		PM Peak ¹	
		Rate	Trips	Rate	Trips	Rate	Trips
<u>Proposed</u> Specialty Retail Center ² (ITE 826)	411	44.32	18,216	6.84	2,811	5.02	2,063
<u>Existing</u> Special Retail Center ² (ITE 826)	329	44.32	14,581	6.84	2,250	5.02	1,652
Net Trip Generation	-	-	3,635	-	561	-	411

Source: ITE Trip Generation Manual, 9th Edition
 Per City Staff, the Specialty Retail Center was determined to be the appropriate ITE Trip Category for the project site.

As an additional analysis, City transportation planning staff on May 9th estimated the trip generation (see below) for the use (convenience store with 12 fueling stations) that is being proposed in a special use permit (SUP) petition (PB-17-48 SUP) that has been filed and will be heard at a future meeting of the City Plan Board. This use would generate fewer trips than a 5-story specialty retail center. The potential net increase between the current MU-1 (6-pumps allowed) and proposed MU-2 (12 pumps by SUP) in the table below is 3,255 (6,511- 3,256) AADT (Average Annual Daily Trips). The corresponding potential net increase in peak hour trips is 120.

ITE 853 / Convenience Market with Gasoline Pumps

(Based on # Trips per Pump)

	Current Zoning (6 Pumps)	Proposed Zoning (12 Pumps)
DAILY	3256	6511
AM PEAK	99	199
PM PEAK	119	239

Source: ITE Trip Generation 9th Edition

This property is adjacent to and is served by Old Archer Road (two-lane, City street) and Archer Road (State Road 24, a 6-lane, arterial roadway with sidewalks) and a bicycle/pedestrian path (Old Archer Road Trail) between Old Archer Road and SW Archer Road, to the north. These provide bicycle, automobile and pedestrian transportation access for the property.

Transit

Transit service (summer schedule) to the property is provided 7 days per week by RTS Routes 1 (Downtown Station to Butler Plaza Transfer Station), 12 (Reitz Union to Butler Plaza Transfer Station), and 20 (Reitz Union to Oaks Mall). Monday-Friday service (no weekend service) is provided by RTS Route 38 (The Hub to Gainesville Place).

Environmental Impacts and Constraints

The property is entirely in FEMA Flood Zone X (corresponds to areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where average depths are less than 1 foot, areas of 100-year stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 100-year flood by levees), which is generally considered to be the non-risk zone. (Source: Andy Renshaw, Technical Support Specialist, City of Gainesville Public Works Department, May 10, 2017 e-mail.)

The City's Environmental Coordinator, Mark Brown, PWS, CPSS, provided a comprehensive memorandum dated April 28, 2017 (See Exhibit B-6 - Memorandum from the City's Environmental Coordinator). Key excerpts from Mr. Brown's memorandum follow.

"The proposed activities have been reviewed for considerations relating to the presence of environmental resources regulated by the City's Land Development Code (LDC) 30-300 Regulated Surface Waters and Wetlands, or 30-310 Regulated Natural and Archaeological Resources.

The subject parcel doesn't possess wetlands, drainage swales, ditches or other surface waters wetlands; therefore the proposed project is exempt from criteria stipulated in the LDC Section 30-300. There are no evident or documented natural features or archaeological artifacts protected under criteria stipulated in Section 30-310."

Respectfully submitted,



Andrew Persons, AICP
Interim Principal Planner


Prepared by: Dean Mimms, AICP
Lead Planner

Table 1

Adjacent Existing Uses

North	Old Archer Road (2-lane local street) and SW Archer Road (S.R. 24, 6-lane, State arterial roadway), beyond which are UF/IFAS facilities to the west and multi-family development (Mt. Vernon Apartments: 3-story, 102-unit complex) to the east
South	University of Florida/IFAS facilities
East	Multi-family development (The Bartram: 4-story, 334-unit apartment complex)
West	Automotive repair & collision center (Auto ER)

Adjacent Land Use and Zoning

	Land Use Category	Zoning Category
North	Old Archer Road & SW Archer Road (beyond which are Residential Medium-Density (8-30 units per acre) (RM) and Education (E))	Old Archer Road & SW Archer Road, (beyond which are RMF-8: 8-30 units/acre multiple-family residential district, and Educational services district (ED))
South	Education (E)	Educational services district (ED)
East	Planned Use District (PUD)	Planned development district (PD)
West	Mixed Use-Low (8-30 units/acre (MUL))	MU-1:8-30 units/acre mixed-use low intensity

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Appendix B Supplemental Documents

Exhibit B-1 Aerial Photograph

Exhibit B-2 Map: Existing Zoning

Exhibit B-3 Map: Proposed Zoning

Exhibit B-4 Sec. 30-65. - Mixed use medium intensity district (MU-2)

Exhibit B-5 Division 4. - Mixed-Use and Nonresidential (Land Development Code Update)

Exhibit B-6 Memorandum from the City's Environmental Coordinator

Appendix C Application Package

Exhibit C-1 Rezoning Application

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Transportation Mobility Element

Policy 10.1.3 Zone A shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida. Except as shown in Policy 10.1.4 and Policy 10.1.14, funding for multi-modal transportation in Zone A shall be provided to the maximum extent feasible by the City, Community Redevelopment Agency, federal or state governments, and other outside sources such as grant funds.

Policy 10.1.4 For any development or redevelopment within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall 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.

- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;
- b. Cross-access connections/easements or joint driveways, where available and economically feasible;
- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;
- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in the Access Management portion of the Land Development Code; and
- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

Policy 10.3.1 The City shall use the Central Corridors Overlay District design standards in the Land Development Code for development/redevelopment projects within the TMPA. These standards address building placement, parking, sidewalks, building wall articulation, and placement of mechanical equipment, and shall be the guiding design standards for development/redevelopment on roadways in the TMPA that are listed in the annual Level of Service Report produced by the North Central Florida Regional Planning Council. Within Zones C and M, the build-to line may be modified on Archer Road, SW 34th Street, SW 20th Avenue, or Williston Road due to right-of-way or utility constraints, consistent with requirements as described in the Land Development Code's Special Area Plan for Central Corridors. These design standards shall not supersede design standards adopted as part of a Special Area Plan, Overlay District, Planned Development, or Urban Mixed-Use District 2 (UMU-2) zoning district.

Appendix B Supplemental Documents

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B-1



AERIAL PHOTOG

Name	Petition Request	Petition Num
CHW, Inc., agent for Blakewood, LLC	Rezone property from MU-1: 8-30 units/acre mixed-use low intensity to MU-2: 12-30 units/acre mixed-use medium intensity	PB-17-45 ZON




No Scale

City of Gainesville Zoning Districts

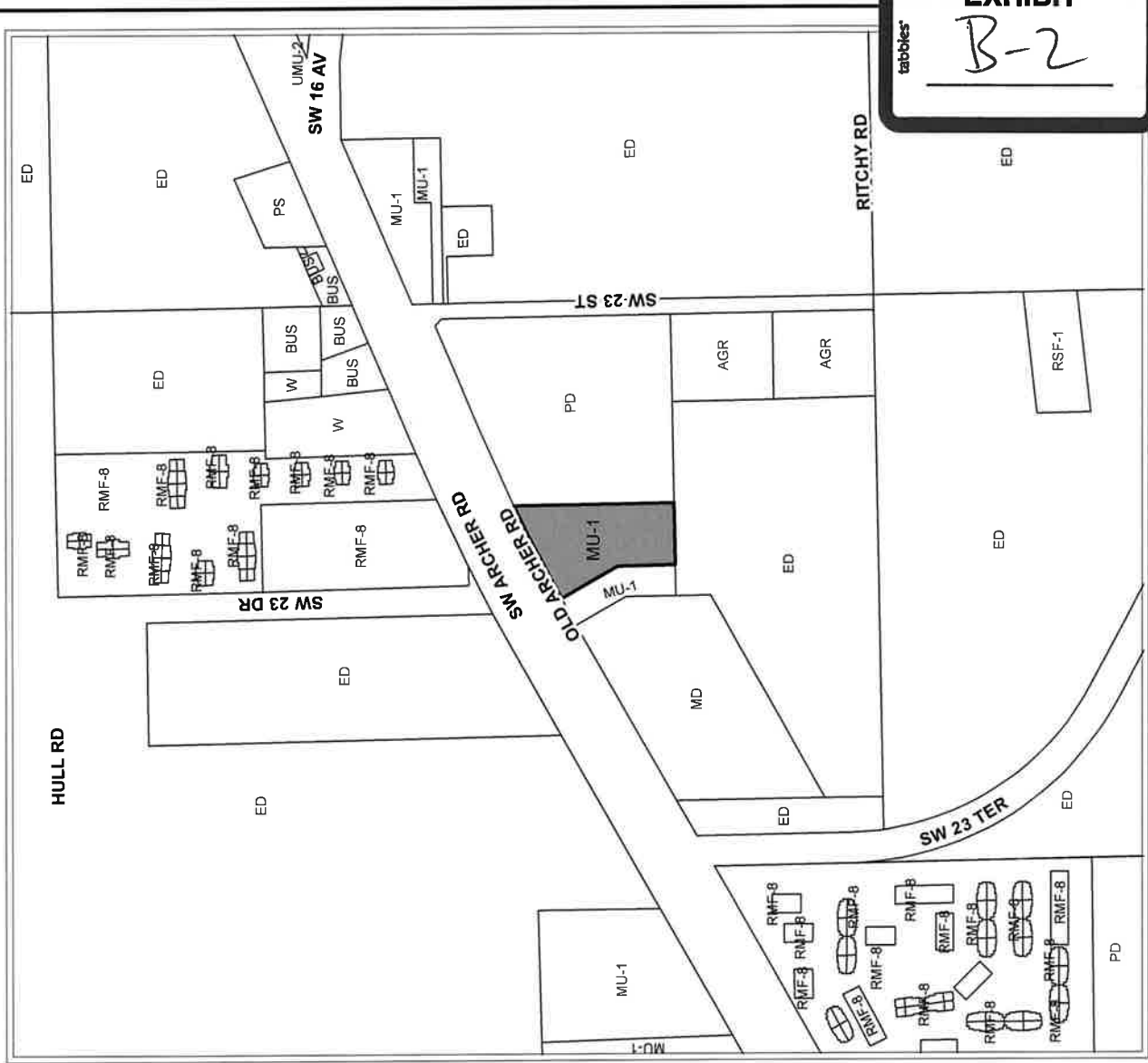
- RSF-1 3.5 units/acre Single-Family Residential
- RMF-8 8-30 units/acre Multiple-Family Residential
- BUS General Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- UMU-2 Up to 100 units/acre Urban Mixed-Use; up to 25 additional units per acre by special use permit
- AGR Agriculture
- MD Medical Services
- W Warehousing
- PS Public Services and Operations
- ED Educational Services
- PD Planned Development

Area under petition consideration

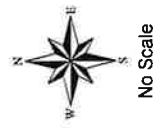


----- Division line between two zoning districts

EXHIBIT
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EXISTING ZONING		
Name	Petition Request	Petition Number
CHW, Inc., agent for Blakewood, LLC	Rezone property from MU-1: 8-30 units/acre mixed-use low intensity to MU-2: 12-30 units/acre mixed-use medium intensity	PB-17-45 ZON



City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RMF-8 8-30 units/acre Multiple-Family Residential
- BUS General Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- UMU-2 Up to 100 units/acre Urban Mixed-Use; up to 25 additional units per acre by special use permit
- AGR Agriculture
- MD Medical Services
- W Warehousing
- PS Public Services and Operations
- ED Educational Services
- PD Planned Development

Area under petition consideration



Division line between two zoning districts

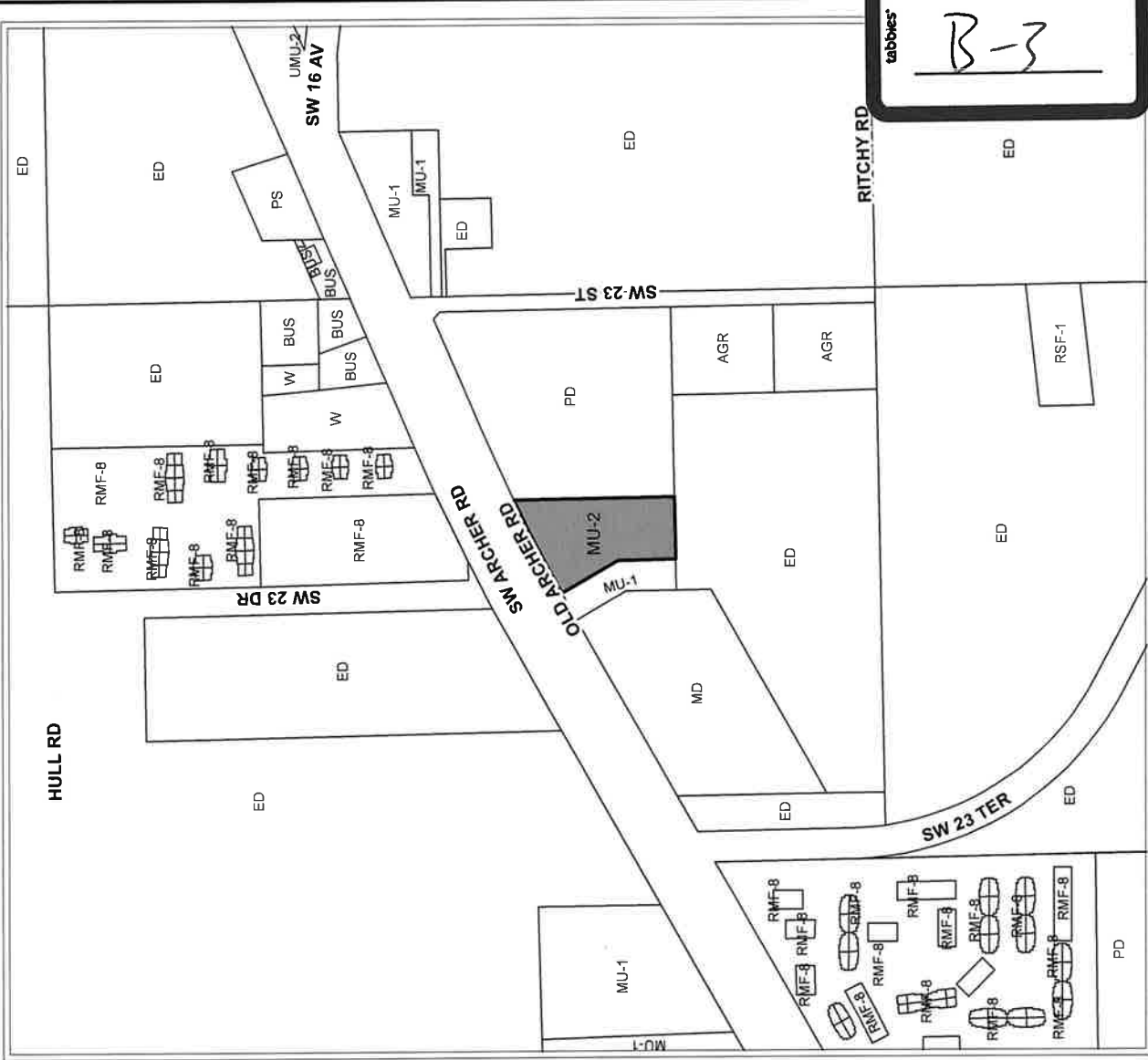


EXHIBIT
B-3
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PROPOSED ZONING	
Name	Petition Request
CHW, Inc., agent for Blakewood, LLC	Rezone property from MU-1: 8-30 units/acre mixed-use low intensity to MU-2: 12-30 units/acre mixed-use medium intensity
	Petition Number
	PB-17-45 ZON

Exhibit B-4

Sec. 30-65. - Mixed use medium intensity district (MU-2).

- (a) *Purpose.* The mixed-use medium intensity district is established for the purpose of providing a mix of employment, retail, professional, service and residential uses in medium level activity centers. The district is intended to encourage a reduction in the number and length of vehicular trips by providing for basic needs and employment opportunities within close proximity to residential areas. Such districts are established to allow uses compatible with each other and with surrounding residential areas to be clustered in a compact urban center. The mixed-use medium intensity district shall be located in areas where analysis of residential characteristics demonstrates that such facilities are required, and where there is limited overlapping of market areas with other mixed-use medium intensity districts.
- (b) *Objectives.* The provisions of this district are intended to:
- (1) Coordinate the locations of activity centers with the population and land use needs of adjoining residential areas. It is intended that activity centers have only minimally overlapping market areas;
 - (2) Encourage large, mixed-use developments to locate on land that is physically capable of supporting the proposed development;
 - (3) Ensure that new development within the district is integrated with existing development and is designed to promote pedestrian and nonautomotive access within the district and from surrounding residential areas;
 - (4) Minimize traffic congestion by requiring that large, mixed-use developments be located on appropriate major collector and arterial roadways, and by minimizing the number and location of driveway connections;
 - (5) Encourage proper design review through the utilization of the development plan review process to ensure a harmonious relationship with surrounding development (including adequate ingress and egress);
 - (6) Integrate all outparcel development through landscaping; shared parking, traffic access management and circulation; and stormwater management; and
 - (7) Require appropriate buffering or screening around large mixed-use development to maintain its compatibility with surrounding land uses.
- (c) *Requirements for developments of less than 50,000 square feet.*
- (1) Yard setbacks.
 - a. Front: The maximum setback shall be the average setback of existing development in the same face block face; however, when there is no existing development in the same block face, the setback shall be between 15 and 80 feet.
 - b. Where the side or rear yard abuts property which is in a residential zoning district or is shown for residential use on the future land use map of the comprehensive plan, the minimum setback shall be 25 feet or the distance created by the 45-degree angle of light obstruction, whichever is greater. If MU-2 zoning abuts a single-family residential zoning district, then the residential portion of the mixed-use development shall be limited to RMF-7 in the area within 100 feet of the property line, plus the required buffers for the single-family residential zoning district. In addition, the multi-family development shall comply with all the regulations in the RMF-7 district and the requirements of section 30-56.

- (2) Maximum building height: Five stories.
 - (3) Maximum lot coverage: 50 percent.
 - (4) Access: Access shall be designed to integrate all aspects of the development and shall meet all requirements of article IX and Chapter 23. Driveways shall be coordinated or shared insofar as possible.
- (d) *Requirements for developments of 50,000 square feet or more.* These requirements apply to developments with at least 50,000 square feet of gross leasable area.
- (1) *Location.* Nonresidential development shall be located at intersections of arterials or arterials and collectors, as shown in the city comprehensive plan.
 - (2) *Dimensional requirements.* All principal and accessory structures shall be located and constructed in accordance with the following requirements:
 - a. Minimum lot area: 10,000 square feet.
 - b. Minimum lot width at minimum front yard setback: 100 feet.
 - c. Minimum yard setbacks:
 1. *Internal to the district.* Where there are separate residential uses and nonresidential uses within the MU-2 district, such uses shall have an angle of light obstruction for all principal and accessory structures of 60 degrees.
 2. *Between different districts.* Where the side or rear yard abuts property which is in a residential district, or is shown on the future land use map of the comprehensive plan for residential use, the minimum setback shall be 100 feet or the distance created by a 45-degree angle of light obstruction, whichever is greater. If MU-2 zoning abuts a single-family residential zoning district, then the residential portion of the mixed-use development shall be limited to RMF-7 in the area within 100 feet of the property line, plus the required buffers for the single-family residential zoning district. In addition, the multi-family development shall comply with all the regulations in the RMF-7 district and the requirements of section 30-56.
 3. *Front yard.* The maximum setback shall be the average setback of existing development in the same face block face; however, when there is no existing development in the same block face, the setback shall be between 15 and 80 feet.
 - d. Maximum lot coverage: 50 percent for single-use projects; 75 percent for mixed-use projects that include residential.
 - e. Maximum building height: Five stories.
 - (3) *Multiple structures.* The use of multiple structures shall be considered on a case-by-case basis during development plan approval. Approval shall be conditioned upon findings by the development review board or city plan board that all such structures are compatible with the uses and purposes of the center and surrounding uses and traffic patterns and are safely incorporated into the overall transportation system for the center.
 - (4) *Outparcels.*
 - a. *Purpose.* The proliferation of outparcels contributes to strip commercial development, traffic circulation problems and visual clutter, and obstructs pedestrian and bicycle movement. To mitigate the problems associated with outparcels the following regulations shall apply.

- b. *Creation and design.* The creation of outparcels shall be considered on a case-by-case basis during subdivision, lot split approval or development plan approval. Approval shall be conditioned upon findings by the plan board, development review board or staff, as applicable, that the center and all outparcels are integrated through the use of landscaping and buffers; shared parking, traffic access management and circulation; and stormwater management.
- c. *Dimensional requirements for outparcels.* Outparcels with unified circulation systems with adjoining shopping centers shall not be required to meet the minimum lot area, lot depth, and lot width requirements; however, outparcels shall be required to meet the yard setback, lot coverage and floor area ratio requirements for the MU-2 district.

(5) *Access.*

- a. *Vehicular access.* Access to the shopping centers shall be in accordance with the provisions of article IX, Division 3, of this chapter, Chapter 23 of the Code of Ordinances, and section 30-67(f) of the Code of Ordinances. Parking areas, including maneuvering space, ingress and egress roads and driving lanes, shall be improved in accordance with the provisions of Division 3 of article IX, pertaining to access management. All loading and unloading shall be done on the property. Areas used by motor vehicles shall be physically separated from public streets by landscaped buffer areas.
- b. *Bicycle, greenway and pedestrian access.* Provisions shall be made to safely incorporate travel ways for bicycle and pedestrian usage into development projects. Where bikeways, greenways or sidewalks are presently adjoining the property, provisions shall be made to safely link the internal bicycle and pedestrian system with adjoining facilities. During development plan review, the development review board shall also review the relationship of the mixed-use development to adjoining properties and may require appropriate access for bicycles or pedestrians at locations where vehicular access is prohibited.

(e) *Permitted uses.*

SIC	Uses	Conditions
	USES BY RIGHT:	
	Any accessory uses customarily and clearly incidental to any permitted principal use	
	Bed and breakfast establishments	In accordance with article VI
	Community residential homes with 14 or fewer residents	In accordance with article VI
	Compound uses	
	Eating places	
	Food trucks	In accordance with article VI
	Medical marijuana dispensaries	
	Outdoor cafes	As defined in article II and in accordance with article VI

	Personal fitting and sales of prosthetic or orthopedic appliances	
	Places of religious assembly	In accordance with article VI
	Public service vehicles	As defined and in accordance with article VI
	Repair services for household needs	As defined in article II
	Residential uses (12 to 30 dwelling units per acre)	Residential development shall conform to the requirements of the RMF-7 or RMF-8 zoning districts, the requirements of section 30-56, and the additional requirements of this section. Lots that existed on November 13, 1991 as recorded in the planning and development services department and that are less than or equal to 0.5 acres in size are exempt from minimum density requirements.
	Specialty T-shirt production	
GN-074	Veterinary services	Only within enclosed buildings and in accordance with article VI
IN-0752	Animal specialty services, except veterinary	Only within enclosed buildings
GN-078	Landscape and horticultural services	
MG-15	Building construction - General contractors and operative builders	
GN-171	Plumbing, heating and air conditioning	
GN-172	Painting and paper hangers	
GN-173	Electrical work	
MG-27	Printing, publishing and allied industries	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger transportation	Offices only, with no operation of passenger tours from the site
GN-481	Telephone communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI, excluding cellular telephone services
GN-482	Telegraph and other message communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI

GN-483	Radio and television broadcasting stations	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-484	Cable and other pay television services	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-523	Paint, glass and wallpaper stores	
GN-525	Hardware stores	
GN-526	Retail nurseries, lawn and garden supply stores	
MG-53	General merchandise stores	
MG-54	Food stores	Accessory gasoline and alternative fuel pumps in accordance with article VI
GN-553	Auto and home supply stores	Garage and installation facilities, in accordance with the provisions for limited automotive services in article VI
GN-554	Gasoline service stations including the sales of alternative fuels for automobiles	In accordance with article VI
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishings and equipment stores	
MG-59	Miscellaneous retail	Excluding fuel dealers (IN-5983)
Div. H	Finance, insurance and real estate	Excluding cemetery subdivisions and developers (IN-6553)
MG-72	Personal services	Including funeral services and crematories, in accordance with article VI
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
GN-752	Automobile parking	
MG-76	Miscellaneous repair services	Excluding miscellaneous repair shops and related services (GN-769) and including repair services for household needs as defined in this chapter
MG-78	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor filming facilities

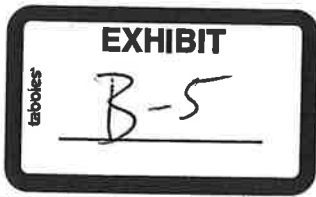
MG-79	Amusement and recreation services	Excluding go-cart rental and raceway operations, commercial sports (GN-794), and simulated gambling establishments. Must be located within enclosed structures.
MG-80	Health services	Excluding hospitals (GN-806) and including nursing and personal care facilities (GN-805) in accordance with article VI, and excluding rehabilitation centers
MG-81	Legal services	
MG-82	Educational services	Including private schools, in accordance with article VI
MG-83	Social services	Including day care centers as defined in this chapter and in accordance with article VI, excluding rehabilitation centers, halfway houses, social service homes, and residences for destitute people as defined in this chapter
GN-841	Museums and art galleries	
MG-86	Membership organizations	
MG-87	Engineering, accounting, research management and related services	Excluding testing laboratories (IN-8734) and facilities support management services (IN-8744)
MG-89	Services, not elsewhere classified	
Div. J	Public administration	
	USES BY SPECIAL USE PERMIT	
	Accessory transmission, retransmission and microwave towers over 100 feet in height	In accordance with article VI
	Alcoholic beverage establishments	In accordance with article VI
	Limited automotive services	In accordance with article VI
	Other uses (including light assembly or packaging)	Within completely enclosed structures; no outdoor storage, truck traffic limited to that normal to commercial activities such as grocery stores, loading docks and mechanical equipment must be screened, and sound attenuation shall be provided to any adjacent residential area or area in actual residential use; no access to any residential street; must meet industrial buffers. Storage of hazardous materials in accordance with the county hazardous materials management code
	Recycling centers	In accordance with article VI

	Rehabilitation centers	In accordance with article VI
	Residences for destitute people	In accordance with article VI
	Social service homes	In accordance with article VI
GN-598	Fuel dealers	
GN-701	Hotels and motels	
GN-702	Roominghouses and boardinghouses	In accordance with article VI
MG-79	Amusement and recreation services located outside of an enclosed structures	Excluding simulated gambling establishments. Must be in compliance with noise ordinance.

(f) *General requirements.* All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-67 and article IX.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3918, § 5, 11-15-93; Ord. No. 3963, § 6, 3-14-94; Ord. No. 4075, § 8, 5-8-95; Ord. No. 950364, § 1, 8-28-95; Ord. No. 950862, § 6, 11-13-95; Ord. No. 951420, § 5, 7-8-96; Ord. No. 980273, § 4, 11-9-98; Ord. No. 990299, § 4, 10-25-99; Ord. No. 002469, §§ 7—9, 3-17-03; Ord. No. 020590, § 3, 4-14-03; Ord. No. 070619, § 5, 3-24-08; Ord. No. 110865, § 2, 7-19-12; Ord. No. 140130, § 6, 9-4-14; Ord. No. 140190, § 10, 4-16-15; Ord. No. 150395, § 6, 11-19-15)

*DIVISION 4. Mixed-Use and Nonresidential
(Land Development Code Update)*



Section 30-4.18. Density Bonus Points.

Development criteria described in the density bonus points manual, when met, shall allow increases in development intensity based upon the limits in this section. These increases in intensity shall be allowed should a developer propose to undertake a project that will result in a development sensitive to the unique environmental and developmental needs of the area. For each criterion met by the developer, certain points shall be credited to the project. Those points, calculated in accordance with the Density Bonus Points Manual, shall determine the maximum allowable density.

Table V - 6: Permitted Density Using Density Bonus Points

RMF-6		RMF-7		RMF-8	
Points	Max residential density (du/ac)	Points	Max residential density (du/ac)	Points	Max residential density (du/ac)
0	10	0	14	0	20
26	11	20	15	16	21
52	12	39	16	30	22
79	13	59	17	46	23
108	14	79	18	59	24
138+	15	98	19	75	25

9

DIVISION 4. MIXED-USE AND NONRESIDENTIAL

Section 30-4.19. Permitted Uses.

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

Table V - 7: Permitted Uses in Mixed-Use and Nonresidential Districts.

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
RESIDENTIAL													
Single-family house		P	-	P	P	-	-	-	-	-	P	-	-
Attached dwellings		P	P	P	P	-	-	-	-	-	-	-	-
Multi-family dwellings		P	P	P	P	S	-	-	-	-	P	-	-
Accessory dwelling units	30-5.33	A	A	A	A	-	-	-	-	-	P	-	-
Adult day care homes	30-5.2	P	P	P	P	P	P	-	-	P	-	-	-
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (more than 14 residents)	30-5.6	-	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (7 to 14 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Dormitory, large	30-5.8	-	-	-	S	-	-	-	-	-	-	-	-
Dormitory, small	30-5.8	S	S	S	P	-	S	-	-	-	-	-	-
Family child care homes	30-5.10	P	-	P	P	-	-	-	-	-	P	-	-
NONRESIDENTIAL													
Alcoholic beverage establishments	30-5.3	S	S	-	-	-	P	-	P	P	-	P	P
Assisted living facility		P	P	-	P	-	-	-	-	-	P	-	-
Bed and breakfast establishments	30-5.4	P	P	S	S	-	P	-	P	-	-	-	-
Business services		P	P	-	P	P	P	P	P	P	P	P	P
Car wash facilities	30-5.5	S	S	-	-	-	P	P	S	P	P	P	P
Civic, social & fraternal organizations		P	P	-	-	-	P	P	P	P	-	-	-
Daycare center	30-5.7	P	P	P	P	P	P	-	-	P	P	-	-
Drive-through facility	30-5.9	P	P	-	-	-	P	P	P	P	P	P	P
Emergency shelters		P	P	P	P	P	P	P	P	P	P	P	P
Equipment sales, rental and leasing, heavy		-	-	-	-	-	-	-	-	-	-	P	P
Equipment sales, rental and leasing, light		-	P	P	P	-	P	P	-	P	P	P	P
Food distribution center for the needy	30-5.12	-	-	-	-	-	S	-	S	S	-	-	-
Food truck	30-5.35	P	P	A	A	P	P	P	P	P	P	P	P
Fuel dealers		S	S	-	-	-	S	P	-	-	-	P	P
Funeral homes and crematories		P	P	P	P	-	P	P	-	-	-	-	-
Gasoline/alternative fuel stations	30-5.13	S	S	-	-	-	P	P	P	S	P	S	S
Go-cart raceway and rentals (indoor and outdoor)		-	-	-	-	-	-	-	-	-	-	S	S
Health services		P	P	P	P	P	-	-	-	-	P	-	-
Hotels and motels		S	S	-	-	S	P	-	P	P	S	-	-
Ice manufacturing/vending machines	30-5.38	-	-	-	-	-	S	S	S	A	A	A	A
Industrial	30-5.14	-	-	-	-	-	-	-	-	-	-	P	P
Job training and vocational rehabilitation services		-	P	-	-	-	P	-	-	P	P	P	-
Junkyard/Salvage Yard	30-5.15	-	-	-	-	-	-	-	-	-	-	S	P
Laboratories, medical and dental		P	P	P	P	P	P	-	-	P	P	P	P
Large-scale retail		-	P	-	-	-	P	P	P	P	-	-	-

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Libraries		-	P	-	-	P	-	-	-	-	P	-	-
Light assembly, fabrication, and processing	30-5.16	P	P	-	S	S	S	P	-	P	P	P	P
Liquor stores		P	P	-	-	-	P	P	P	-	P	-	-
Mini-warehouses, self-storage		-	-	-	-	-	-	-	-	P	P	P	P
Museums and art galleries		P	P	P	P	P	P	-	P	P	P	-	-
Offices		P	P	P	P	P	P	P	P	P	P	P	P
Offices, medical and dental		P	P	P	P	P	P	-	P	-	P	-	-
Outdoor storage, principal use	30-5.19	-	-	-	-	-	-	-	-	S	P	P	P
Parking, surface (as a principal use)	30-5.20	-	S	-	-	-	S	P	-	P	P	-	-
Passenger transit or rail stations		S	S	-	-	P	P	P	P	P	P	P	-
Personal services		P	P	P	P	P	P	P	P	P	P	P	P
Places of religious assembly	30-5.21	P	P	P	P	P	P	P	P	P	P	-	-
Public administration buildings		P	P	P	P	P	P	P	P	P	P	P	-
Public maintenance and storage facilities		-	-	-	-	-	-	-	-	P	P	P	P
Public parks		S	S	S	S	P	P	P	P	P	P	P	P
Recreation, indoor		P	P	P	P	P	P	P	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	S	P	P	S	-	P	P
Recycling centers		-	S	-	-	-	S	-	-	-	S	S	P
Rehabilitation centers	30-5.24	S	S	S	S	-	S	-	-	S	-	S	-
Research, development and testing facilities		-	-	-	-	P	P	-	-	P	P	P	P
Residences for destitute people	30-5.22	S	S	S	S	-	S	-	S	-	-	-	-
Restaurants		P	P	-	S	P	P	P	P	P	P	P	P
Retail nurseries, lawn and garden supply stores		P	P	-	-	-	P	P	-	P	P	P	-
Retail sales (not elsewhere classified)		P	P	-	-	S	P	P	P	P	P	S	S
Schools, elementary, middle & high (public & private)		P	P	S	S	-	P	-	-	-	P	-	-
Schools, professional		P	P	P	P	P	P	P	-	P	P	P	P
Schools, vocational and trade		-	P	P	P	-	P	P	-	P	P	P	P
Scooter or electric golf cart sales		P	P	-	-	-	P	P	-	P	-	P	-
Sexually-oriented cabarets	30-5.23	-	-	-	-	-	-	-	P	-	-	-	P

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Sexually-oriented motion picture theaters	30-5.23	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented retail store	30-5.23	-	-	-	-	-	P	-	P	-	-	-	P
Skilled nursing facility		P	P	-	P	P	P	-	-	-	P	-	-
Social service facility	30-5.25	S	S	S	S	-	-	-	-	-	P	S	S
Solar generation station	30-5.27	-	-	-	-	-	-	-	-	P	-	P	P
Truck or bus terminal/maintenance facilities		-	-	-	-	-	-	P	P	P	P	P	P
Vehicle repair	30-5.28	-	-	-	-	-	-	P	P	P	-	P	P
Vehicle rental		-	-	-	-	-	P	P	P	P	P	P	-
Vehicle sales (no outdoor display)		-	-	-	-	-	P	P	P	P	-	P	-
Vehicle sales (with outdoor display)		-	-	-	-	-	-	P	-	P	-	P	P
Vehicle services	30-5.28	S	S	-	-	-	P	P	P	P	S	P	P
Veterinary services	30-5.29	P	P	P	P	P	P	-	P	P	P	P	P
Warehouse/distribution facilities (<100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Warehouse/distribution facilities (>100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Waste management facilities		-	-	-	-	-	-	-	-	S	-	P	P
Wholesale trade		-	-	-	-	-	-	S	-	P	P	P	P
Wireless communication facilities	30-5.30												

1 **LEGEND:**

2 P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

Section 30-4.20. Dimensional Standards.

The following tables contain the dimensional standards for the various uses allowed in each district.

Table V - 8: Mixed-Use and Nonresidential Districts Dimensional Standards.

	MU-1	MU-2	OF	CP	BUS	BA	BI	I-1	I-2
DENSITY/INTENSITY									
Residential density (units/acre)									
Min ¹	8	12	None	10	None	None	None	None	None
Max	30	30	20	30	None	None	None	None	None
Nonresidential building coverage	60%	75%	50%	50%	None	None	None	None	None
Nonresidential GLA (max)	100,000 ²	None ²	None	None	None	None	None	None	None
LOT STANDARDS									
Min lot area (sq. ft.)	None	None	6,000	None	None	None	None	None	None
Min lot width (ft.)	None	None	60	None	None	None	None	None	None
Min lot depth (ft.)	None	None	90	None	None	None	None	None	None
SETBACKS (ft.)									
Front	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	15 min	25 min	25 min	25 min
Side-street (min)	15	15	10	10	10	15	20	25	25
Side-interior (min)	10	10	10	10	10	10	10	10 ⁴	20 ⁴
Rear (min)	10	10	10	10	10	15	20	10 ⁴	10 ⁴
MAXIMUM BUILDING HEIGHT (stories)									
By right	5	5	3	5	5	5	5	5	5
With building height bonus	8	8	8	8	8	-	-	-	-

- 1 Lots that existed on November 13, 1991, as recorded in the city and that are less than or equal to 0.5 acres in size are exempt from minimum density requirements.
- 2 Developments of 50,000 sq. ft. or more of gross leasable area shall be located along arterials or collectors, as defined in the official roadway map.

- 1 3 Where the yard abuts and is used for access to a railroad siding, the minimum setback shall be zero feet.
- 2 4 Where the rear or side yard abuts U1 or single-family residential zoning or a historic district, Section 30-5.8. Development Compatibility
- 3 standards shall apply.
- 4

1
2 **Section 30-4.21. Design Standards.**

3 A. *Parking.*

- 4 1. Motor vehicle parking is required in accordance with **Article VIII**. All motor vehicle parking
5 except a double-loaded row of parking shall be located in the rear and/or interior side of the
6 building, unless such a location is prevented by topography, stormwater retention or significant
7 trees, as determined by the appropriate reviewing board, City Manager or designee. In no case
8 shall more than 50% of the parking be located between the front facade and the primary
9 abutting street, unless modified by the appropriate reviewing board, City Manager or designee.
10 However, driveway entrances and exits to parking areas shall be allowed on the front side of the
11 building. The number of motor vehicle parking spaces required by **Section 30-8.6** is the
12 maximum allowed. However, there shall be no limit on the number of parking spaces in parking
13 structures.
- 14 2. Bicycle parking spaces shall be installed as called for by **Section 30-8.6**. Such parking may
15 encroach into the public right-of-way or beyond the setback line provided that at least 5 feet of
16 unobstructed sidewalk width and any required tree strip is retained. Bicycle parking
17 requirements may be waived if public bicycle parking exists to serve the use.

18 B. *Sidewalks.*

- 19 1. All developments, unless provided otherwise in this chapter, shall provide sidewalks along all
20 street frontage. All developments shall provide pedestrian connections from the public sidewalk
21 to the principal building. Entrance sidewalks shall be a minimum of 5 feet of clear width.
- 22 2. *Minimum sidewalk widths.*

Multi-Family Residential/Industrial	Commercial/Institutional/Office/Mixed-Use
7 feet	8 feet

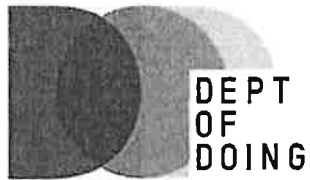
23 The minimum unobstructed width shall be 2 feet less than the required sidewalk width, as long
24 as at least 5 feet of unobstructed width is retained. At transit stops, the minimum width is 8 feet
25 of unobstructed width. In areas where a sidewalk pattern as to materials and width has been
26 adopted, the appropriate reviewing board, City Manager or designee may allow the pattern to
27 be continued by each new development. If the sidewalks installed are less than the minimums
28 provided above, sufficient space shall be provided in order for these minimum sidewalk widths
29 to be added in the future.

30 C. *Building orientation.* The main entrance of buildings or units shall be located on the first floor on
31 the more primary street.

32 D. *Glazing.* Building walls facing the more primary street shall have non-reflective, transparent
33 windows or glazed area covering at least 25% of their surface at pedestrian level (between 3 feet
34 and 8 feet above grade) on the first floor. Operable transparent entrance doors may be included in
35 the calculation of total facade surface area.

36 E. *Mechanical equipment.* All mechanical equipment shall be placed on the roof, in the rear or side of
37 the building, and shall be screened with parapets or other types of visual screening.

EXHIBIT
B-6




DEPT
OF
DOING

PO Box 490, Station 11
Gainesville, FL 32602-0490

306 N.E. 6th Avenue
P: (352) 334-5022
P: (352) 334-5023
F: (352) 334-2648

TO: Dean Mimms, AICP, Lead Planner

FROM: 
Mark Brown, PWS, CPSS, Environmental Coordinator **DATE:** April 28, 2017

SUBJECT: Petitions PB-17-46 LUC and related PB-17-45 ZON. Located at 2373 SW Archer Road

The subject petitions include a proposed amendment of the City's Future change in land use and zoning for a 2.52-acre area that includes a single parcel (Parcel #: 06764-000-000) located at 2373 SW Archer Road. The property was previously developed and utilized as a tractor dealership and lawn supply store. The business closed and except for retained pavement and concrete associated with the parking and building's slab foundation, the building structure has been removed and the property is currently vacant.

The petition proposes a land use change from Mixed-Use Low Intensity (MUL) to Mixed-Use Medium Intensity (MUM). A gas station and associated convenience store are proposed for construction on the property.

The proposed activities have been reviewed for considerations relating to the presence of environmental resources regulated by the City's Land Development Code (LDC) 30-300 *Regulated Surface Waters and Wetlands*, or 30-310 *Regulated Natural and Archaeological Resources*.

The subject parcel doesn't possess wetlands, drainage swales, ditches or other surface waters wetlands; therefore the proposed project is exempt from criteria stipulated in the LDC Section 30-300. There are no evident or documented natural features or archaeological artifacts protected under criteria stipulated in Section 30-310.

Appendix C Application



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-17-45 ZON</u>	Fee: \$ <u>3229.75</u>
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 <input checked="" type="checkbox"/>	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit []	

Owner(s) of Record (please print)
Name: <u>Blakewood, LLC</u>
Address: <u>3600 NW 43rd St</u>
<u>Suite E-2</u>
<u>Gainesville FL, 32606</u>
Phone: <u>(352)244-0470</u> Fax: _____
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: <u>CHW</u>
Address: <u>132 NW 76th Drive</u>
<u>Gainesville, FL 32607</u>
Phone: <u>(352)331-1976</u> 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 []	Zoning Map [X]	Master Flood Control Map []
Present designation: _____	Present designation: <u>MU-1</u>	Other [] Specify: _____
Requested designation: _____	Requested designation: <u>MU-2</u>	

INFORMATION ON PROPERTY

1. Street address: <u>2373 SW Archer Road, Gainesville, FL</u>
2. Map no(s): _____
3. Tax parcel no(s): <u>06764-000-000</u>
4. Size of property: <u>2.52</u> acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i>

Certified Cashier's Receipt:

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

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

A. What are the existing surrounding land uses?

North Old Archer Road/ South West Archer Rd. R.o.W., Education (E); and Residential Medium Density (RM)

South Education (E)

East Planned Use District (PUD)

West Mixed Use Low (MUL)

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

[See the Justification Report for additional information](#)

Noise and lighting

[See the Justification Report for additional information](#)

- 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 ____

Activity Center ____

Strip Commercial ____

Urban Infill X

Urban Fringe ____

Traditional Neighborhood ____

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

[See the Justification Report for additional information](#)

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

[See the Justification Report for additional information](#)

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

Roadways

[See the Justification Report for additional information](#)

Recreation

[See the Justification Report for additional information](#)

Water and Wastewater

[See the Justification Report for additional information](#)

Solid Waste

[See the Justification Report for additional information](#)

Mass Transit

[See the Justification Report for additional information](#)

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

NO

YES (please explain)

[See the Justification Report for additional information](#)

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.

[Signature]
Owner/Agent Signature

3/31/17
Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 31st day of March 2017, by (Name)
Ryan Thompson



[Signature]
Signature – Notary Public

Personally Known OR Produced Identification (Type) _____



FUELING STATION – OLD ARCHER ROAD

Rezoning – Application Package
April 3, 2017 REVISED May 4, 2017

Prepared for:
City of Gainesville Planning Department

Prepared on behalf of:
Blakewood, LLC

Prepared by:
CHW

PN# 16-0667
L:\2016\16-0667\Planning\Reports\RPT_16-0667_JR_REZ.docx

Rezoning
Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavits
4. Legal Description
5. Property Appraiser Datasheets and Tax Records
6. Warranty Deeds
7. Neighborhood Workshop Materials
8. Justification Report
9. Attachments
 - a. Map Set
 - b. Boundary Survey

Application Package
Table of Contents

- 1. Cover Letter**
2. Application
3. Property Owner Affidavits
4. Legal Description
5. Property Appraiser Datasheets and Tax Records
6. Warranty Deeds
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April 3, 2017

Forrest Eddleton
City of Gainesville Planning & Development Services
Thomas Center B
306 NE 6th Avenue
Gainesville, FL 32601

Re: Fueling Station – Old Archer Road
Tax Parcel No. 06764-000-000
Gainesville, Florida

Dear Mr. Eddleton,

Please see attached the following items:

- The required City of Gainesville Small-scale Comprehensive Plan Amendment Rezoning and applications;
- Check No. 8964 for Small-scale Comprehensive Plan Amendment: \$1,735.50;
- Check No. 8963 for Rezoning: \$3,229.75;
- Check No. 8962 for Special Use Permit \$1,086.00
- Justification Reports and supporting information for each application; and
- A CD-ROM with all application materials for the Small-scale Comprehensive Plan Amendment and the Rezoning.

On behalf of the property owner, CHW submits 7 copies of the SsCPA and Rezoning applications. The applications propose to amend the Future Land Use Map from Mixed-Use Low-Intensity (MUL) to Mixed-Use Medium Intensity (MUM) and the Zoning Atlas from MU-1 to MU-2 on for the ±2.52 acre project site located on Alachua County Tax Parcel No. 06764-000-000.

A Special Use Permit application with conceptual development plan will also be submitted online via project docs to increase the maximum number of fueling positions on the site from six (6) to twelve (12). Should all these applications receive approval by the City Commission, a complete set of development plans will be submitted in accordance with City requirements.

We trust this submittal will be sufficient for your review and subsequent approval by the City Plan Board and City Commission. If you have any questions or need additional information, please call me at (352)331-1976.

Sincerely,
Causseaux, Hewett, & Walpole, Inc.


Ryan Thompson, AICP
Project Manager

L:\2016\16-0667\Planning\City-County\Cover Letter.docx

Application Package
Table of Contents

1. Cover Letter
- 2. Application**
3. Property Owner Affidavits
4. Legal Description
5. Property Appraiser Datasheets and Tax Records
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7. Neighborhood Workshop Materials
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APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

Owner(s) of Record (please print)
Name: <u>Blakewood, LLC</u>
Address: <u>3600 NW 43rd St</u>
<u>Suite E-2</u>
<u>Gainesville FL, 32606</u>
Phone: <u>(352)244-0470</u> Fax: _____
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: <u>CHW</u>
Address: <u>132 NW 76th Drive</u>
<u>Gainesville, FL 32607</u>
Phone: <u>(352)331-1976</u> 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 []	Zoning Map [X]	Master Flood Control Map []
Present designation: _____	Present designation: <u>MU-1</u>	Other [] Specify: _____
Requested designation: _____	Requested designation: <u>MU-2</u>	

INFORMATION ON PROPERTY

1. Street address: <u>2373 SW Archer Road, Gainesville, FL</u>
2. Map no(s): _____
3. Tax parcel no(s): <u>06764-000-000</u>
4. Size of property: <u>2.52</u> _____ acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i>

Certified Cashier's Receipt:

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

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

A. What are the existing surrounding land uses?

North Old Archer Road/ South West Archer Rd. R.o.W., Education (E); and Residential Medium Density (RM)

South Education (E)

East Planned Use District (PUD)

West Mixed Use Low (MUL)

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

[See the Justification Report for additional information](#)

Noise and lighting

[See the Justification Report for additional information](#)

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 Activity Center ____
 Strip Commercial ____

Urban Infill X ____
 Urban Fringe ____
 Traditional Neighborhood ____

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

[See the Justification Report for additional information](#)

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

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[See the Justification Report for additional information](#)

Recreation

[See the Justification Report for additional information](#)

Water and Wastewater

[See the Justification Report for additional information](#)

Solid Waste

[See the Justification Report for additional information](#)

Mass Transit

[See the Justification Report for additional information](#)

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

NO YES (please explain)

[See the Justification Report for additional information](#)

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:	
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Phone:	Fax:
Signature:	

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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.

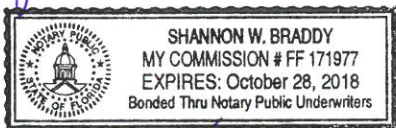
To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

[Signature]
Owner/Agent Signature

3/31/17
Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 31st day of March 2017, by (Name)
Ryan Thompson



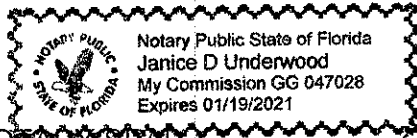
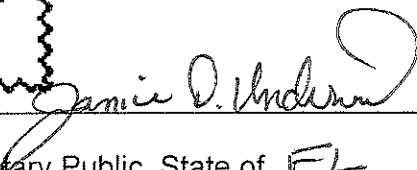
[Signature]
Signature – Notary Public

Personally Known OR Produced Identification (Type) _____

Application Package
Table of Contents

1. Cover Letter
2. Application
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PROPERTY OWNER AFFIDAVIT

Owner Name: Blakewood, LLC				
Address: 3600 NW 43rd Street, Suite E-2 Gainesville, FL 32606		Phone: 352-244-0470		
Agent Name: CHW				
Address: 132 NW 76th Drive Gainesville, FL 32607		Phone: 352-331-1976		
Parcel No.: 06764-000-000				
Acreage: 2.5		S: 12	T: 10	R: 19
Requested Action: Small-scale Comprehensive Plan Amendment, Rezoning, Special Use Permit				
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.				
Property owner signature: 				
Printed name: <u>Paul D'Alto for Blakewood, LLC</u>				
Date: <u>March 30, 2017</u>				
The foregoing affidavit is acknowledged before me this <u>30th</u> day of <u>March</u> , 20 <u>17</u> , by <u>Paul D'Alto</u> , who is/are personally known to me, or who has/have produced _____ as identification.				
 NOTARY SEAL				
 Signature of Notary Public, State of <u>FL</u>				

Application Package
Table of Contents

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LEGAL DESCRIPTION

Old Archer Road Gate Redevelopment

COM SE COR N 660 FT W 660 FT TO POB W 200 FT N 175.86 FT N 27 DEG 59
MIN 15 SEC W 216.14 FT TO S RW STATE RD - S-23A N 62 DEG 45 SECONDS
E ALONG R/W 345.41 FT S 530.79 TO POB OR 4209/0828

Application Package
Table of Contents

1. Cover Letter
2. Application
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4. Legal Description
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6. Warranty Deeds
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Table of Contents

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2. Application
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Parcel: 06764-000-000

Search Date: 3/24/2017 at 9:29:06 AM

Taxpayer: BLAKEWOOD LLC Mailing: 3600 NW 43RD ST STE E-2 GAINESVILLE, FL 32606 Location: 2373 SW ARCHER RD GAINESVILLE Sec-Twn-Rng: 12-10-19 Property Use: 01000 - Vacant Comm Tax Jurisdiction: Gainesville - 3600 Area: Butler Plaza/Archer Rd Subdivision: Placeholder	Legal: COM SE COR N 660 FT W 660 FT TO POB W 200 FT N 175.86 FT N 27 DEG 59 MIN 15 SEC W 216.14 FT TO S RW STATE RD - S-23A N 62 DEG 45 SECONDS E ALONG R/W 345.41 FT S 530.79 TO POB OR 4209/0828
---	---

YeaR	Property Use	Land Assessed Value	Land Just Value	Building Value	Misc Value	Total Just Value	Deferred Value	County Assessed	School Assessed	County Exempt	School Exempt	County Taxable	School Taxable	Total Taxes
2016	Vacant Comm	695900	695900	0	0	695900	0	695900	695900	0	0	695900	695900	16136.09
2015	Vacant Comm	695900	695900	0	0	695900	0	695900	695900	0	0	695900	695900	16395.75
2014	Vacant Comm	753900	753900	0	0	753900	0	753900	753900	0	0	753900	753900	17899.18
2013	Vacant Comm	753900	753900	0	0	753900	0	753900	753900	0	0	753900	753900	17954.97
2012	Vacant Comm	753900	753900	0	0	753900	0	753900	753900	0	0	753900	753900	17865.4
2011	Vacant Comm	753900	753900	0	0	753900	0	753900	753900	0	0	753900	753900	18095.34
2010	Misc. Residence	753900	753900	0	5400	759300	0	759300	759300	0	0	759300	759300	18203.02
2009	Wareh/Dist Term	753900	753900	16900	5600	776400	0	776400	776400	0	0	776400	776400	18634.5
2008	Wareh/Dist Term	753900	753900	16900	5600	776400	0	776400	0	0	0	776400	0	17302.13
2007	Wareh/Dist Term	753900	753900	15600	5600	775100	0	775100	0	0	0	775100	0	17372.63

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Misc Residence	MU1		Square Feet	92782
			2016 Certified Land Just Value: 695900	2016 Certified Land Assessed Value: 695900

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
06/21/2013	100	V	U	4209	828	WD
01/06/2012	100	V	U	4078	1192	WD
11/21/2003	825000	I	U	2817	1082	WD
02/10/1997	250000	I	Q	2100	1090	WD
02/20/1968	100	V	U	494	36	WD

2016 Roll Details — Real Estate Account At 2373 SW ARCHER RD

Real Estate Account #06764 000 000 [Parcel details](#) [Latest bill](#) [Full bill history](#) [Print this page](#)

2016	2015	2014	2013	...	2002
PAID	PAID	PAID	PAID		PAID

[Apply for the 2017 Installment Payment Plan](#)

[Get Bills by Email](#)

PAID 2017-01-05 \$15,652.01
Effective 2016-12-31
Receipt #16-0076377

Owner: BLAKEWOOD LLC
3600 NW 43RD ST STE E-2
GAINESVILLE, FL 32606
Situs: 2373 SW ARCHER RD

Account number: 06764 000 000
Alternate Key: 1055187
Millage code: 3600
Millage rate: 23.0735

Assessed value: 695,900
School assessed value: 695,900
Unimproved land value: 695,900

Property Appraiser

Location is not guaranteed to be accurate.

2016 Annual bill

[View](#)

Ad valorem: \$16,056.85
Non-ad valorem: \$79.24
Total Discountable: 16136.09
No Discount NAVA: 0.00
Total tax:

Legal description

COM SE COR N 660 FT W 660 FT TO POB W 200 FT N 175.86 FT N 27 DEG 59 MIN 15 SEC W 216.14 FT TO S RW STATE RD - S-23A
N 62 DEG 45 SECONDS E ALONG R/W 345.41 FT S 530.79 TO POB OR 4209/0828

Location

Book, page, item: 4209-828-
Geo number: 12-10-19-06764000000
Range: 19
Township: 10
Section: 12
Neighborhood: 125314.50
Use code: 01000
Total acres: 2.130



Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavits
4. Legal Description
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*Return to [unclear] 18.50
[unclear] 0.70
19.20*

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2801075 3 PG(S)
July 03, 2013 11:46:28 AM
Book 4209 Page 828
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$0.70


THIS INSTRUMENT PREPARED BY:
JEFFREY R. DOLLINGER, ESQUIRE
SCRUGGS & CARMICHAEL, P.A.
ONE SE FIRST AVENUE
GAINESVILLE, FLORIDA 32601
TELEPHONE (352) 376-5242
FACSIMILE (352) 375-0690

CORRECTIVE WARRANTY DEED

THIS WARRANTY DEED is made the date signed below, between

**PAUL D'ALTO, individually as a married man conveying non-homestead property,
and as trustee
3600 NW 43rd Street, Suite E-2, Gainesville, Florida 32606**

as GRANTOR, and

**BLAKEWOOD, LLC, a Florida Limited Liability Company
(assigned Document Number L11000119277)
3600 NW 43rd Street, Suite E-2, Gainesville, Florida 32606**

as GRANTEE, and

WITNESSETH, that the GRANTOR, for and in consideration of the mutual promises between the Grantor and Grantee, the payment of \$1.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, conveyed and sold to the said GRANTEE and GRANTEE'S successors in interest, transferee, assigns, and heirs forever, the following described land, situate, lying, and being in ALACHUA County, Florida, as described as follows:

Commence at the Southeast corner of Section 12, Township 10 South, Range 19 East and run North 00 degrees, 29 minutes, 45 seconds East, 660 feet, thence run North 89 degrees, 43 minutes, 45 seconds West, 660 feet to the Point of Beginning, thence continue North 89 degrees, 43 minutes, 45 seconds West, 300 feet, thence run North 00 degrees, 29 minutes, 45 seconds East, 150.87 feet, thence run North 27 degrees, 59 minutes, 15 seconds West, 191.87 feet to the Southerly right of way of State Road No. S-23-A (56 foot right of way as maintained by S.R.D) thence run North 62 degrees, 00 minutes, 45 seconds East along said right of way 445.41 feet, thence run South 00 degrees, 29 minutes, 45 seconds West, 530.79 feet to the Point of Beginning. All being and lying in the Southeast one-quarter (SE 1/4) of Section 12, Township 10 South, Range 19 East, Alachua County, Florida.

LESS AND EXCEPT: Commence at the Southeast corner of Section 12, Township 10 South, Range 19 East and run North 00 degrees, 29 minutes, 45 seconds East, 659.32 feet; thence run North 89 degrees, 43 minutes, 45 seconds West, 863.79 feet to the Point of Beginning. Thence continue North 89 degrees, 43 minutes, 45 seconds West, 100 feet; thence run North 00 degrees, 29 minutes, 45 seconds East, 150.87 feet; thence run North 27 degrees, 59 minutes, 15 seconds West, 190.76 feet to maintained right of way line of State Road No. S-23A; thence run along said right of way line, North 62 degrees, 00 minutes, 45 seconds East, 100 feet; thence run South 27 degrees, 59 minutes, 15 seconds East, 216.14 feet; thence run South 00 degrees, 29 minutes, 45 seconds West, 175.86 feet to the Point of Beginning.

said parcel is also known as Tax Parcel Identification #06764-000-000.

AND the GRANTOR does hereby covenant to said GRANTEE that the real property conveyed by this deed is not and has never been the homestead or residence of the GRANTOR.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anyway pertaining.

AND the GRANTOR does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

AND the GRANTOR does hereby covenant that this deed is a conveyance of unencumbered property to GRANTEE without full consideration and GRANTOR also does hereby covenant that he is the GRANTOR or owns a 100% direct or indirect interest in the GRANTOR and that he owns a 100% direct or indirect interest in the GRANTEE.

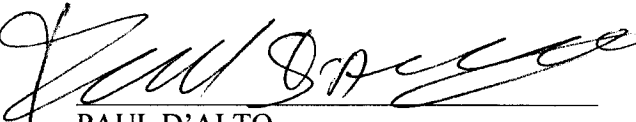
AND the GRANTOR does hereby covenant to said GRANTEE that this Corrective Warranty Deed has been executed and delivered by GRANTOR to correct the error in the legal description expressed in the Warranty Deed recorded on 01/06/2012 as Instrument #2688291 at Official Records Book 4078 at Page 1192 of the Public Records of Alachua County, Florida, and to convey the land intended to be conveyed to GRANTEE, and GRANTOR covenants he was lawfully seized of said land in fee simple and had good right and lawful authority to sell and convey said land and has good right and lawful authority to execute and deliver this Corrective Warranty Deed.

IN WITNESS WHEREOF, the GRANTOR, has hereunto set his hand and seal this day and year.

SIGNED, SEALED, AND DELIVERED IN OUR PRESENCE:



witness:
print name: **Pamela K. O'Steen**




PAUL D'ALTO



witness:
print name: **PHILIP A. DELANEY**

STATE OF FLORIDA
COUNTY OF ALACHUA

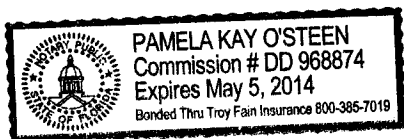
The foregoing instrument was acknowledged before me on this 21st day of June, 2013 by PAUL D'ALTO, individually and as trustee, who (x) is personally known and who () did present a valid Florida's Drivers License as identification.



name:

Notary Public – State of Florida

My Commission Expires:



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Mailed Memorandum

MEMORANDUM

TO: Neighbors of 2372 SW Archer Road Area
FROM: Gerry Dedenbach, AICP, LEED AP
DATE: Wednesday, March 15, 2017
RE: Neighborhood Workshop Notice

A neighborhood workshop will be held to discuss a Small-scale Comprehensive Plan Amendment, Rezoning to the Mixed Use Medium Intensity (MU-2) district, Special Use Permit, and proposed development plan for a new ±6,000 sf building with 12 fueling positions and associated use, located on Alachua County Tax Parcel 06764-000-000. The site is located at 2372 SW Archer Road, Gainesville, FL. Some of the uses permitted in this district include food stores, residential uses (12 to 30 dwelling units per acre), and miscellaneous retail. Please see the complete list permitted uses attached.

Date: Wednesday, March 29, 2017

Time: 6:00 p.m.

Place: Courtyard by Marriott Gainesville
Meeting Room A
3700 SW 42nd Street
Gainesville, FL 32608

Contact: Heather Hinson
(352) 331-1976

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

Permitted Uses

SIC	Uses	Conditions
	USES BY RIGHT:	
	Any accessory uses customarily and clearly incidental to any permitted principal use	
	Bed and breakfast establishments	In accordance with article VI
	Community residential homes with 14 or fewer residents	In accordance with article VI
	Compound uses	
	Eating places	
	Food trucks	In accordance with article VI
	Medical marijuana dispensaries	
	Outdoor cafes	As defined in article II and in accordance with article VI
	Personal fitting and sales of prosthetic or orthopedic appliances	

	Places of religious assembly	In accordance with article VI
	Public service vehicles	As defined and in accordance with article VI
	Repair services for household needs	As defined in article II
	Residential uses (12 to 30 dwelling units per acre)	Residential development shall conform to the requirements of the RMF-7 or RMF-8 zoning districts, the requirements of section 30-56 , and the additional requirements of this section. Lots that existed on November 13, 1991 as recorded in the planning and development services department and that are less than or equal to 0.5 acres in size are exempt from minimum density requirements.
	Specialty T-shirt production	
GN-074	Veterinary services	Only within enclosed buildings and in accordance with article VI
IN-0752	Animal specialty services, except veterinary	Only within enclosed buildings
GN-078	Landscape and horticultural services	
MG-15	Building construction - General contractors and operative builders	
GN-171	Plumbing, heating and air conditioning	
GN-172	Painting and paper hangers	

GN-173	Electrical work	
MG-27	Printing, publishing and allied industries	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger transportation	Offices only, with no operation of passenger tours from the site
GN-481	Telephone communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI, excluding cellular telephone services
GN-482	Telegraph and other message communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-483	Radio and television broadcasting stations	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-484	Cable and other pay television services	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-523	Paint, glass and wallpaper stores	
GN-525	Hardware stores	
GN-526	Retail nurseries, lawn and garden supply stores	

MG-53	General merchandise stores	
MG-54	Food stores	Accessory gasoline and alternative fuel pumps in accordance with article VI
GN-553	Auto and home supply stores	Garage and installation facilities, in accordance with the provisions for limited automotive services in article VI
GN-554	Gasoline service stations including the sales of alternative fuels for automobiles	In accordance with article VI
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishings and equipment stores	
MG-59	Miscellaneous retail	Excluding fuel dealers (IN-5983)
Div. H	Finance, insurance and real estate	Excluding cemetery subdivisions and developers (IN-6553)
MG-72	Personal services	Including funeral services and crematories, in accordance with article VI
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
GN-752	Automobile parking	

MG-76	Miscellaneous repair services	Excluding miscellaneous repair shops and related services (GN-769) and including repair services for household needs as defined in this chapter
MG-78	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor filming facilities
MG-79	Amusement and recreation services	Excluding go-cart rental and raceway operations, commercial sports (GN-794), and simulated gambling establishments. Must be located within enclosed structures.
MG-80	Health services	Excluding hospitals (GN-806) and including nursing and personal care facilities (GN-805) in accordance with article VI, and excluding rehabilitation centers
MG-81	Legal services	
MG-82	Educational services	Including private schools, in accordance with article VI
MG-83	Social services	Including day care centers as defined in this chapter and in accordance with article VI, excluding rehabilitation centers, halfway houses, social service homes, and residences for destitute people as defined in this chapter
GN-841	Museums and art galleries	
MG-86	Membership organizations	
MG-87	Engineering, accounting, research management and related services	Excluding testing laboratories (IN-8734) and facilities support management services (IN-8744)

MG-89	Services, not elsewhere classified	
Div. J	Public administration	
	USES BY SPECIAL USE PERMIT:	
	Accessory transmission, retransmission and microwave towers over 100 feet in height	In accordance with article VI
	Alcoholic beverage establishments	In accordance with article VI
	Limited automotive services	In accordance with article VI
	Other uses (including light assembly or packaging)	Within completely enclosed structures; no outdoor storage, truck traffic limited to that normal to commercial activities such as grocery stores, loading docks and mechanical equipment must be screened, and sound attenuation shall be provided to any adjacent residential area or area in actual residential use; no access to any residential street; must meet industrial buffers. Storage of hazardous materials in accordance with the county hazardous materials management code
	Recycling centers	In accordance with article VI
	Rehabilitation centers	In accordance with article VI
	Residences for destitute people	In accordance with article VI

	Social service homes	In accordance with article VI
GN-598	Fuel dealers	
GN-701	Hotels and motels	
GN-702	Roominghouses and boardinghouses	In accordance with article VI
MG-79	Amusement and recreation services located outside of an enclosed structures	Excluding simulated gambling establishments. Must be in compliance with noise ordinance.

Mailing Labels

Neighborhood Workshop Notice

06765-050-502 Archer Road Wawa
ADAMO & ADAMO & ADAMO & ADAMO
317 N ROSCOE BLVD
PONTE VEDRA BEACH, FL 32082

Neighborhood Workshop Notice

06765-010-111 Archer Road Wawa
ADEL, LISA S
151 SW 136TH ST
NEWBERRY, FL 32669

Neighborhood Workshop Notice

06765-100-003 Archer Road Wawa
ADRIAN & ADRIAN
11187 NW 70TH CT
PARKLAND, FL 33075

Neighborhood Workshop Notice

06765-030-312 Archer Road Wawa
ALEXANDER & ALEXANDER
3730 TRANQUILITY DR
MELBOURNE, FL 32934

Neighborhood Workshop Notice

06765-060-602 Archer Road Wawa
ALLEN & SMITH ET UX
3228 NW 57TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06765-080-801 Archer Road Wawa
ALLISON, WILLIAM A II
800 S DAKOTA AVE APT 210
TAMPA, FL 33606-2855

Neighborhood Workshop Notice

06765-060-606 Archer Road Wawa
ALTMAN & ALTMAN
11512 TROTTLING DOWN DR
ODESSA, FL 33556-5902

Neighborhood Workshop Notice

06765-020-211 Archer Road Wawa
ANDERSON, EDDIE M & DONNA H
891 NW FAIRWAY DR
LAKE CITY, FL 32055

Neighborhood Workshop Notice

06765-080-806 Archer Road Wawa
ARFARAS & ARFARAS
2834 ANDERSON COURT
CLEARWATER, FL 33761

Neighborhood Workshop Notice

06765-110-112 Archer Road Wawa
ATRIA, GREGORY & BRENDA M
5950 SW 37TH TER
FORT LAUDERDALE, FL 33312

Neighborhood Workshop Notice

06765-010-105 Archer Road Wawa
AVILA & AVILA
8868 NW 108TH LN
HIALEAH GARDENS, FL 33018

Neighborhood Workshop Notice

06765-040-404 Archer Road Wawa
BAKER & JONES W/H
3 SANDSTONE CT
TAYLORS, SC 29687-6638

Neighborhood Workshop Notice

06765-070-712 Archer Road Wawa
BARICEVICH & BARICEVICH
704 JACANA WAY
NORTH PALM BEACH, FL 33408

Neighborhood Workshop Notice

06765-050-503 Archer Road Wawa
BENSON-SAPIENZA LLC
5814 SW 89TH TER
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-050-511 Archer Road Wawa
BETTERS, MARK J
425 TEMPLE RD
MONACA, PA 15061

Neighborhood Workshop Notice

06765-110-104 Archer Road Wawa
BLACK & BLACK
2360 SW ARCHER RD UNIT 1104
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06764-000-000 *** Archer Road Wawa
BLAKEWOOD LLC
3600 NW 43RD ST STE E-2
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06765-050-507 Archer Road Wawa
BOECHE & BOECHE
PO BOX 8309
SEMINOLE, FL 33775

Neighborhood Workshop Notice

06765-100-006 Archer Road Wawa
BOSSI III LLC
5542 NW 43RD ST
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06765-010-103 Archer Road Wawa
BOWERS & BOWERS
2360 SW ARCHER RD APT 103
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-030-310 Archer Road Wawa
BROWN & JENNINGS
2360 SW ARCHER RD UNIT 310
Gainesville, FL 32608

Neighborhood Workshop Notice

06765-030-311 Archer Road Wawa
BUCCIARELLI & BUCCIARELLI
10022 SW 48TH PL
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-070-724 Archer Road Wawa
BUCHANAN, GEORGE JR & FELOR
13710 NW 56TH AVE
GAINESVILLE, FL 32653-2557

Neighborhood Workshop Notice

06765-070-710 Archer Road Wawa
BURT & BURT
9090 SHOAL CREEK DR
TALLAHASSEE, FL 32312

Neighborhood Workshop Notice

06765-020-203 Archer Road Wawa
C & G ENTERPRISES LLC
4437 SW 91ST DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-090-913 Archer Road Wawa
CAMERON & CAMERON
2301 BENDELOW TRAIL
TAMPA, FL 33629

Neighborhood Workshop Notice

06765-030-305 Archer Road Wawa
CAMPBELL, LARRY P & KIMBERLY A
4402 ENDICOTT PLACE
TAMPA, FL 33624-2621

Neighborhood Workshop Notice

06765-060-604 Archer Road Wawa
CAPOZZA, FRANCIS R
7283 CRYSTAL SPRING RUN
SPRING HILL, FL 34607

Neighborhood Workshop Notice

06765-010-101 Archer Road Wawa
CARRERAS & CARRERAS
9271 SW 68TH ST
MIAMI, FL 33173

Neighborhood Workshop Notice

06765-020-207 Archer Road Wawa
CARROLL, NOLAN & JENNIFER
7163 AUGUSTA DR
FLEMING ISLAND, FL 32003-8755

Neighborhood Workshop Notice
06765-020-202 Archer Road Wawa
CHARPENTIER, VICTORIA
11376 NW 46TH LN
DORAL, FL 33178

Neighborhood Workshop Notice
06765-060-623 Archer Road Wawa
CLEMANS, KATHERINE H
187 PROSPECT ST
NORTHAMPTON, MA 01060-2138

Neighborhood Workshop Notice
06765-090-914 Archer Road Wawa
CLEMENS, ALAN B & JANE L
6241 BENBROOKE DR NW
ACWORTH, GA 30101-8485

Neighborhood Workshop Notice
06765-060-608 Archer Road Wawa
CLIFT & CLIFT
2888 WYNDHAM WAY
MELBOURNE, FL 32940-5972

Neighborhood Workshop Notice
06765-060-622 Archer Road Wawa
COOPER JR & COOPER SR
5510 HARBORAGE DR
FT MYERS, FL 32608

Neighborhood Workshop Notice
06765-100-012 Archer Road Wawa
COSTA JOSE & SONIA
1436 NW 117TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06765-050-505 Archer Road Wawa
DICOSIMO, THOMAS B
6115 MACARTHUR DR
HARRISBURG, PA 17112

Neighborhood Workshop Notice
06765-090-912 Archer Road Wawa
DISKIN, PATRICK KELLY
UNIT 2310 BOX 0073
DPO AE, AE 09816-0073

Neighborhood Workshop Notice
06765-050-504 Archer Road Wawa
DRAPER, CLIVE & MICHELLE
1631 NE 26TH TER
POMPANO BEACH, FL 33062

Neighborhood Workshop Notice
06765-060-617 Archer Road Wawa
DUMBROFF & DUMBROFF
149 GRANADA AVE
FT LAUDERDALE, FL 33326

Neighborhood Workshop Notice
06757-001-000 Archer Road Wawa
EDDY, VERNON TRUSTEE
2290 SW 23RD ST
GAINESVILLE, FL 32608-1410

Neighborhood Workshop Notice
06765-090-906 Archer Road Wawa
ENOGIERU & ENOGIERU
9811 BOSQUE LANE
MIRAMAR, FL 33025

Neighborhood Workshop Notice
06765-070-719 Archer Road Wawa
ESFANDIARY LIDA
2360 SW ARCHER RD UNTI 719
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06765-100-001 Archer Road Wawa
FEATHERY GROUP LLC
2190 CHINABERRY CIRCLE SE
PALM BAY, FL 32909

Neighborhood Workshop Notice
06765-050-512 Archer Road Wawa
FERGUSON & FERGUSON
2621 COBB WAY
PALM HARBOR, FL 34684

Neighborhood Workshop Notice
06765-070-708 Archer Road Wawa
FINNERTY, PATRICK W & RHONDA L
11220 NW 122ND TER
ALACHUA, FL 32615-6552

Neighborhood Workshop Notice
06766-000-000 Archer Road Wawa
FLORIDA CLINICAL PRACTICE, ASS
PO BOX 100354
GAINESVILLE, FL 32610

Neighborhood Workshop Notice
06765-100-004 Archer Road Wawa
GAINESVILLE 1004
344 RUGBY RD
CEDARHURST, NY 11516

Neighborhood Workshop Notice
06765-050-510 Archer Road Wawa
GALLREIN III & GALLREIN
3080 EMINENCE PIKE
SHELBYVILLE, KY 40065

Neighborhood Workshop Notice
06765-080-807 Archer Road Wawa
GAO & LI
8212 SW 51ST BLVD
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06765-060-621 Archer Road Wawa
GEE & GEE TRUSTEES
211 COBBLERS DR
COLD SPRINGS, KY 41076

Neighborhood Workshop Notice
06765-100-002 Archer Road Wawa
GOLIK & SW ARCHER RD LLC
11450 SW 84TH AVE
MIAMI, FL 33156

Neighborhood Workshop Notice
06765-070-711 Archer Road Wawa
GONZALEZ & GONZALEZ
1510 E OAK KNOLL CIRCLE
DAVIE, FL 33324-6420

Neighborhood Workshop Notice
06765-100-009 Archer Road Wawa
GOODMAN & GOODMAN
2360 SW ARCHER RD UNIT 1009
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06765-090-904 Archer Road Wawa
GRAVENSTEIN, GALEY HOOVER
7221 NW 18TH AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06765-020-201 Archer Road Wawa
GROSSMAN & GROSSMAN
2401 NW 64TH ST
BOCA RATON, FL 33496

Neighborhood Workshop Notice
06765-010-104 Archer Road Wawa
GROVES & GROVES
2360 SW ARCHER RD #104
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06765-040-401 Archer Road Wawa
GUIDO & TRIPLETT
2316 DOVEWOOD ESTATES
VALRICO, FL 33594

Neighborhood Workshop Notice
06765-090-903 Archer Road Wawa
GV2360 LLC
2106 NE OCAPI CT
JENSEN BEACH, FL 34957

Neighborhood Workshop Notice
06765-030-302 Archer Road Wawa
HALL II & HALL
3107 S JULIA CIRCLE
TAMPA, FL 33629

Neighborhood Workshop Notice

06765-090-920 Archer Road Wawa
HAMRICK & HAMRICK
7501 SPYGLASS WAY
RALEIGH, NC 27615

Neighborhood Workshop Notice

06765-070-717 Archer Road Wawa
HANCOCK & HANCOCK
5317 HIGH PARK LN
ORLANDO, FL 32814-6762

Neighborhood Workshop Notice

06765-020-206 Archer Road Wawa
HARTIG & HARTIG
2057 67TH AVE NORTH
ST PETERSBURG, FL 33702

Neighborhood Workshop Notice

06765-110-111 Archer Road Wawa
HESTER, JOSEPH D & BECKY P
131 BAKER SAWMILL RD
LENOX, GA 31637

Neighborhood Workshop Notice

06765-060-616 Archer Road Wawa
HOCHMAN RICHARD D HEIRS
2360 SW ARCHER RD #616
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-050-509 Archer Road Wawa
HOGREFE & HOGREFE & HOGREFE
12580 PANASOFFKEE DR
FORT MYERS, FL 33903

Neighborhood Workshop Notice

06765-040-412 Archer Road Wawa
HREHA & HREHA
8 DUBEL RD
WAYNE, NJ 07470

Neighborhood Workshop Notice

06765-110-101 Archer Road Wawa
HUNT RUTH OLSSON LIFE ESTATE
2360 SW ARCHER RD APT 1101
GAINESVILLE, FL 32608-1050

Neighborhood Workshop Notice

06765-100-011 Archer Road Wawa
IITB REALTY LLC
1601 NORTH FLAMINGO DR STE 2
PEMBROKE PINES, FL 33028

Neighborhood Workshop Notice

06765-060-605 Archer Road Wawa
JAKOBSEN, HANS J & TOVE S
DUNHAMMERVEJ 4
VIBY J DK8260
DENMARK

Neighborhood Workshop Notice

06765-110-103 Archer Road Wawa
JEYAPPAUL & JEYAPPAUL
15870 CHANDELLE PL
WELLINGTON, FL 33414

Neighborhood Workshop Notice

06765-110-106 Archer Road Wawa
JOHNSTON TRUSTEE & JOHNSTON
2360 SW ARCHER RD #1106
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06764-001-000 Archer Road Wawa
KACS ENTERPRISES LLC
2625 N MAIN ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

06765-090-902 Archer Road Wawa
KELLEY & KELLEY
2360 SW ARCHER RD UNIT 902
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-060-607 Archer Road Wawa
KING & PARKER W/H
9158 HECKSCHER DR
JACKSONVILLE, FL 32226

Neighborhood Workshop Notice

06765-020-212 Archer Road Wawa
KIRTANE & KIRTANE
1730 FIFESHIRE CT
LONGWOOD, FL 32779

Neighborhood Workshop Notice

06765-070-704 Archer Road Wawa
KLOET & KLOET
4221 SHERROD CT
PITTSBURGH, PA 15201

Neighborhood Workshop Notice

06765-090-917 Archer Road Wawa
KNIGHT, GERALD & PEGGY
PO BOX 30129
FORT LAUDERDALE, FL 33303-0129

Neighborhood Workshop Notice

06765-030-304 Archer Road Wawa
KRAS CLAUDIA A
2360 SW ARCHER RD UNIT 304
GAINESVILLE, FL 32608-1010

Neighborhood Workshop Notice

06765-080-802 Archer Road Wawa
KUHNS, SCOTT L & LINDA
94 S RIVER RD
SEWALLS POINT, FL 34996

Neighborhood Workshop Notice

06765-060-601 Archer Road Wawa
LA SALA & LA SALA
1730 LAKESHORE DR
FORT LAUDERDALE, FL 33326

Neighborhood Workshop Notice

06765-070-701 Archer Road Wawa
LAKSHMINARASIMHAN, VENU
2839 TORRANCE DR
LAND O LAKES, FL 34638-7806

Neighborhood Workshop Notice

06765-020-204 Archer Road Wawa
LAWSON & MCCOMBIE
2360 SW ARCHER RD #204
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-060-603 Archer Road Wawa
LEVY & LEVY
2580 NW 28TH ST
BOCA RATON, FL 33434

Neighborhood Workshop Notice

06765-090-924 Archer Road Wawa
LI, SUHAN
14513 STONEBRIAR WAY
ORLANDO, FL 32826

Neighborhood Workshop Notice

06765-040-409 Archer Road Wawa
LIU & LIU
2360 SW ARCHER RD UNIT 409
MIAMI, FL 32608

Neighborhood Workshop Notice

06765-080-803 Archer Road Wawa
LIU ANDREW N
2360 SW ARCHER RD #803
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-060-614 Archer Road Wawa
LIU, ANNE
8822 PARADISE DR
TAMARAC, FL 33321-4120

Neighborhood Workshop Notice

06765-060-615 Archer Road Wawa
LIU, EDWARD & SUZANNE
10222 LONE STAR PL
DAVIE, FL 33328

Neighborhood Workshop Notice

06765-060-612 Archer Road Wawa
MANNE SIDNI PAIGE
1531 OAK FOREST DR
ORMOND BEACH, FL 32174

Neighborhood Workshop Notice

06765-070-706 Archer Road Wawa
MARQUIS & MARQUIS
29 ORCHARD HILL DR
WEST KINGSTON, RI 02892

Neighborhood Workshop Notice

06765-090-908 Archer Road Wawa
MARTIN & VERNON
250 LAKEVIEW DR
MORGANTOWN, WV 26508

Neighborhood Workshop Notice

06765-010-102 Archer Road Wawa
MARTINEZ & MARTINEZ
2360 SW ARCHER RD UNIT 102
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-110-110 Archer Road Wawa
MASSIE, STEVEN A & DIANE L
858 PINE SHADOW DR
APOPKA, FL 32712

Neighborhood Workshop Notice

06765-070-722 Archer Road Wawa
MEHLER ALEX H
2360 SW ARCHER RD UNIT 722
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-060-624 Archer Road Wawa
MILLER MARK R & LISA M
3749 HELICON DR
JACKSONVILLE, FL 32223

Neighborhood Workshop Notice

06765-020-209 Archer Road Wawa
MIR & MIR
74 MYRTLE ST UINT #4
BOSTON, MA 02114

Neighborhood Workshop Notice

06765-001-000 Archer Road Wawa
MOUNT VERNON APARTMENTS
822 A1A NORTH
PONTE VEDRA, FL 32082-3260

Neighborhood Workshop Notice

06765-090-911 Archer Road Wawa
MURPHREE & MURPHREE & MURPHREE
2360 SW ARCHER RD UNIT 911
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-070-707 Archer Road Wawa
NGUYEN DAT VO
10905 AUSTRALIAN PINE DR
RIVERVIEW, FL 33579

Neighborhood Workshop Notice

06765-030-303 Archer Road Wawa
NORAT TRUSTEE & NORAT TRUSTEE
1057 HILLSBORO MILE APT 711
HILLSBORO BEACH, FL 33062-2131

Neighborhood Workshop Notice

06765-090-919 Archer Road Wawa
OELRICH IVAN A & AIMEE B
4226 SW 182ND DR
NEWBERRY, FL 32669-4751

Neighborhood Workshop Notice

06765-090-909 Archer Road Wawa
OSTEEN, JAMES R & CATHERINE I
532 NE BLVD
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

06765-070-702 Archer Road Wawa
PABJAN & PABJAN
1783 W GROVELEAF AVE
PALM HARBOR, FL 34683-3930

Neighborhood Workshop Notice

06765-010-107 Archer Road Wawa
PARIS, PATRICK & PHYLLIS
9389 SW 94TH LOOP
OCALA, FL 34481-4638

Neighborhood Workshop Notice

06765-110-102 Archer Road Wawa
PARKER & PARKER TRUSTEE & PARKER
TRUSTEE
4900 SW 2ND TER
OCALA, FL 34471

Neighborhood Workshop Notice

06765-070-720 Archer Road Wawa
PASHUCK & PASHUCK
8520 SUMMERVILLE PL
ORLANDO, FL 32819

Neighborhood Workshop Notice

06765-010-108 Archer Road Wawa
PASQUARELLI, RONALD & AMY LIFE
ESTATE
8704 SW 95TH PL
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-080-805 Archer Road Wawa
PATEL, NIRANJAN R & RAJESVARI
17311 PREAKNESS PL
ODESSA, FL 33556

Neighborhood Workshop Notice

06765-060-609 Archer Road Wawa
PENARANDA, JORGE L & DILMA
12502 SW 78TH ST
MIAMI, FL 33183

Neighborhood Workshop Notice

06765-060-611 Archer Road Wawa
PHEN, BENJAMIN & HWAYIN
645 CHRISTINA LAKE DR
LAKELAND, FL 33813

Neighborhood Workshop Notice

06765-070-713 Archer Road Wawa
PILLARISETTY & PILLARISETTY
115 BRISTOL FOREST TRAIL
SANFORD, FL 32771

Neighborhood Workshop Notice

06765-060-620 Archer Road Wawa
POLVADORE ELTON I III
2360 SW ARCHER RD # 620
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-030-301 Archer Road Wawa
PORTNOW & PORTNOW
4841 HANGING MOSS LN
SARASOTA, FL 34238

Neighborhood Workshop Notice

06765-040-408 Archer Road Wawa
PRAWER & PRAWER
721 SWANNEE CT NE
ST PETERSBURG, FL 33702

Neighborhood Workshop Notice

06765-080-804 Archer Road Wawa
RABIONET & RABIONET & RABIONET
6677 NW 101ST TER
PARKLAND, FL 33076

Neighborhood Workshop Notice

06765-110-108 Archer Road Wawa
RAUSCH & RAUSCH TRUSTEES
17733 DEER ISLE CIR
WINTER GARDEN, FL 34787

Neighborhood Workshop Notice

06765-090-901 Archer Road Wawa
RBR INVESTMENT GROUP LLC
PO BOX 3308
VALDOSTA, GA 31604

Neighborhood Workshop Notice

06765-090-905 Archer Road Wawa
RBR INVESTMENTS GROUP LLC
PO BOX 3308
VALDOSTA, GA 31604

Neighborhood Workshop Notice

06765-030-308 Archer Road Wawa
REINHART, LILY
PO BOX 142122
GAINESVILLE, FL 32614-2122

Neighborhood Workshop Notice
06765-060-613 Archer Road Wawa
REZAIIE & REZAIIE
13815 SW 67TH PL
PALMETTO BAY VILLAGE, FL 33158

Neighborhood Workshop Notice
06765-090-916 Archer Road Wawa
ROBERTS & ROBERTS
19802 RHEA SEE DR
LUTZ, FL 33548

Neighborhood Workshop Notice
06765-070-703 Archer Road Wawa
RODRIGUEZ & RODRIGUEZ & SANCHEZ
2360 SW ARCHER RD APT 703
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06765-020-205 Archer Road Wawa
ROSIEJON LLC
23723 S STONEY LAKE DR
SUN LAKES, AZ 85248

Neighborhood Workshop Notice
06765-070-721 Archer Road Wawa
RUBINACCI, EVELYNE & ALESSANDR
13475 61ST ST N
WEST PALM BEACH, FL 33412-1916

Neighborhood Workshop Notice
06765-070-715 Archer Road Wawa
SALEM & SALEM & SALEM & SALEM
1789 BOLTON ABBEY DR
JACKSONVILLE, FL 32223

Neighborhood Workshop Notice
06765-110-105 Archer Road Wawa
SANTACOLOMA HERNANDO
2360 SW ARCHER RD UNIT 1105
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06765-010-112 Archer Road Wawa
SCHAEFER, LINDSAY EVAN
2360 SW ARCHER RD #112
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06765-030-306 Archer Road Wawa
SCHNEIDER, MELISSA
2887 SW 93RD DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06765-090-915 Archer Road Wawa
SCHWARTZ, CURTIS & RITA
9671 NW 67TH PL
PARKLAND, FL 33076

Neighborhood Workshop Notice
06765-070-716 Archer Road Wawa
SCURO & SCURO
9000 CHARLES E LIMPUS RD
ORLANDO, FL 32836

Neighborhood Workshop Notice
06765-080-808 Archer Road Wawa
SHANK & SHANK & SHANK
10035 SW 1ST CT
CORAL SPRINGS, FL 33071

Neighborhood Workshop Notice
06765-050-506 Archer Road Wawa
SHUMAKE AND WILCOX LLC
2504 NW 71ST PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
06765-050-508 Archer Road Wawa
SIKES & SIKES
2080 MONTEREY DR
DELTONA, FL 32738

Neighborhood Workshop Notice
06765-060-610 Archer Road Wawa
SINIS PROPERTIES LLC
1830 NW 113TH AVE
PEMBROKE PINES, FL 33026

Neighborhood Workshop Notice
06765-070-718 Archer Road Wawa
ST JEAN HOLDINGS LLC
150 SAGE BRUSH TRAIL
ORMOND BEACH, FL 32174

Neighborhood Workshop Notice
06765-040-406 Archer Road Wawa
STAPLETON, SHAINA C
2360 ARCHER RD UNIT 406
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06765-100-010 Archer Road Wawa
STUBBS & STUBBS
1225 GREENRIDGE RD
JACKSONVILLE, FL 32207

Neighborhood Workshop Notice
06765-000-000 Archer Road Wawa
SUBURBAN PROPANE
1 SUBURBAN PLAZA 240 RR 10 W
WHIPPANY, NJ 07981

Neighborhood Workshop Notice
06765-100-005 Archer Road Wawa
SURRENCY & SURRENCY
5645 SW 88TH CT
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06759-000-000 Archer Road Wawa
THE BARTRAM LLC
600 BRICKELL AVE STE 1400
MIAMI, FL 33131-3068

Neighborhood Workshop Notice
06765-080-812 Archer Road Wawa
TIMOFEEV & TIMOFEEV
2315 TRIAD LANE
TAMPA, FL 33618

Neighborhood Workshop Notice
06765-050-501 Archer Road Wawa
TURNBULL & TURNBULL
9278 ABBEY WAY
DOWNS, IL 61736

Neighborhood Workshop Notice
06765-000-000 Archer Road Wawa
UF PLANNING, DESIGN &
CONSTRUCTION
PO BOX 115050
GAINESVILLE, FL 32611-5050

Neighborhood Workshop Notice
06765-110-107 Archer Road Wawa
VALENTI & VALENTI
2360 SW ARCHER RD #1107
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06765-040-410 Archer Road Wawa
VAN DOREN, MAUREEN
12 MCCOY CIRCLE
KEY WEST, FL 33139

Neighborhood Workshop Notice
06765-010-110 Archer Road Wawa
VAUGHAN, ALFRED M & EUDEENE P
7391 NW 38TH CT
LAUDERHILL, FL 33319

Neighborhood Workshop Notice
06765-040-405 Archer Road Wawa
WAHL & WAHL
BELAUSTR 21
70195
STUTTGART, -- GERMANY

Neighborhood Workshop Notice
06765-060-619 Archer Road Wawa
WAHL & WAHL
14707 JUNE WASHAM RD
DAVIDSON, NC 28036-7053

Neighborhood Workshop Notice
06765-060-618 Archer Road Wawa
WALTHER & WALTHER
6210 RIVERVIEW BLVD
BRADENTON, FL 34209-1345

Neighborhood Workshop Notice

06765-090-910 Archer Road Wawa
WANG & WANG
2360 SW ARCHER RD UNIT 910
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-070-714 Archer Road Wawa
WARNER CRAIG D
2360 SW ARCHER RD #714
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-090-923 Archer Road Wawa
WEAVER, GERALD K & ANNA
264 ST JOHNS GOLF DR
ST AUGUSTINE, FL 32092-1052

Neighborhood Workshop Notice

06765-110-109 Archer Road Wawa
WEAVER, ROBERT VINCENT
104 LACEY MILL CT
SAINT JOHNS, FL 32259-7245

Neighborhood Workshop Notice

06765-080-809 Archer Road Wawa
WEHRY, MARK ALBERT
6440 DUNLIETH PL
PENSACOLA, FL 32504-7818

Neighborhood Workshop Notice

06765-070-705 Archer Road Wawa
WESTERVELT, DAVID A & URSULA A
2360 SW ARCHER RD #705
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-030-307 Archer Road Wawa
WILLIAMS & WILLIAMS
11959 NICHOLSON DR #17205
BATON ROUGE, LA 70810

Neighborhood Workshop Notice

06765-080-811 Archer Road Wawa
WILLIAMS, ANTHONY K & JULIETTE
1250 SUMMIT CHASE DR
LAKELAND, FL 33813

Neighborhood Workshop Notice

06765-020-208 Archer Road Wawa
WILLIS, RODNEY DALE TRUSTEE
1805 4TH ST W
PALMETTO, FL 34221

Neighborhood Workshop Notice

06765-040-403 Archer Road Wawa
WINTERS, JACKY M
1511 W JULIA ST
PERRY, FL 32347

Neighborhood Workshop Notice

06765-020-210 Archer Road Wawa
WOODRUFF, RUSSELL E
275 HERONS RUN DR APT 725
SARASOTA, FL 34232-1769

Neighborhood Workshop Notice

06765-070-723 Archer Road Wawa
YEUNG FAMILY WYOMING LLC, (THE
24500 PARADISE RD
BONITA SPRING, FL 34135

Neighborhood Workshop Notice

06765-090-907 Archer Road Wawa
ZAMORA & ZAMORA
6800 SW 72ND CT
CORAL GABLES, FL 33143

Neighborhood Workshop Notice

06765-010-109 Archer Road Wawa
ZHU, DAN
7232 SW 17TH PL
GAINESVILLE, FL 32607

Newspaper Advertisement

SB 1238

Lawmakers could short-circuit FPL court rulings

By Dara Kam
The News Service of Florida

TALLAHASSEE — The state's largest electric utility is pushing two proposals — put on the fast track by Republican leaders — that amount to end-runs around recent court rulings, drawing outrage from consumer groups and large utility customers.

The Senate Communications, Energy and Public Utilities Committee unanimously approved both measures Tuesday, despite objections from AARP and proponents of alternative energy.

"It's not surprising because the big investor-owned utilities have traditionally gotten their way in the Florida Legislature," Susan Glickman, Florida director of the Southern Alliance for Clean Energy, told reporters after the meeting. "We don't capture energy efficiency in the state of Florida, and we're building power plants that we don't need, and consumers will pay for that for decades."

One of the measures approved Tuesday focuses on a long-standing dispute related to Florida Power & Light's proposal to build two nuclear reactors at its Turkey Point complex in Miami-Dade County.

A second, even-more divisive piece of legislation was spawned by a decision about a controversial plan by FPL to use ratepayers' money to invest in an Oklahoma natural-gas project. The Florida Supreme Court last year ruled against the utility and the state Public Service Commission in a lawsuit over the project.

The bill would allow state regulators to give permission to utilities like FPL to charge customers to recoup costs on exploratory natural-gas projects in other states, such as the Oklahoma fracking plan.

The measure (SB 1238), sponsored by Sen. Aaron Bean, R-Fernandina Beach, would essentially override the Supreme Court ruling that found utility regulators exceeded their authority in allowing FPL to invest in the drilling and production of natural gas in what is known as the Woodford Gas Reserves Project.

Opponents, including the state Office of Public Counsel, which represents consumers in utility issues, and the Florida Industrial Power Users Group, comprised of large commercial customers, appealed to the Supreme Court after unsuccessfully fighting the FPL plan at the Public Service Commission.

FPL uses massive amounts of natural gas to fuel power plants and argued that the project would provide a stable source of gas that, ultimately, would save money for customers. The project, however, led to losses in 2015, according to testimony in a separate case.

The investment was a departure from the typical practice of utilities buying natural gas and then passing along costs to customers.

State law allows the Public Service Commission to set the amounts of money that utilities can recover from customers for a variety of expenses, including "cost recovery" to compensate for expenses such as fuel.

However, the Supreme Court decided that allowing the utility to use the project as a hedge "would require FPL's ratepayers to guarantee the capital investment and operations of an oil and gas venture without the Florida Legislature's authority," said Sam Forrest, FPL vice president of energy marketing and trading, told the Senate committee on Tuesday that reversing the court decision will allow the power company to save money, which would help customers in the long run.

"We are always looking

for innovative ways to find solutions for our customers... to manage costs and reduce risk," Forrest said.

FPL already purchases all of its natural gas — which makes up more than two-thirds of the fuel used to power its plants — outside of Florida, Forrest said.

But critics maintained that customers — instead of shareholders — would bear all the risk of the out-of-state projects, while FPL could make a profit.

The utility's "core business" is "electricity providing, not oil and gas ventures," said Jon Moyle, an attorney and lobbyist who represents the Florida Industrial Power Users Group. "If they want to get into the oil and gas wildcatting business, wherever, as long as they're not doing it with ratepayer money, that probably would not draw the opposition that it has."

The proposal needs to get through one more committee before heading to the floor for a full Senate vote.

The other FPL-backed proposal (SB 1048) approved Tuesday centers on a lawsuit about whether the utility should be required to install underground transmission lines as part of a nuclear-power project in Miami-Dade County.

In 2014, Gov. Rick Scott and the Cabinet, acting as the state's power-plant "sitting board," signed off on the project.

But the 3rd District Court of Appeal sided with local governments and overturned the decision by Scott and the Cabinet. A key part of the ruling said Scott and Cabinet members erroneously determined they could not require underground transmission lines as a condition of the project approval.

Last month, the Florida Supreme Court refused to take up the case, a decision viewed as a victory for local governments, including the city of Miami, that have tangled with FPL about the transmission-line issue and local development regulations.

The proposed legislation, sponsored by Sen. Tom Lee, would give the Public Service Commission the exclusive authority to force utilities to bury lines underground — something that would have cost FPL nine times more than the above-ground lines, according to a legislative analysis of the bill.

The appellate court decision "flies in the face of decades" of interpretation of the law's intent, Lee, R-Thonotosassa, told

the committee Tuesday.

"If we don't clarify this statute, it is very, very difficult... for us to see any way you're going to be able to site the transmission lines to produce" the energy Florida will need in the future, Lee warned.

A similar measure will get its first House committee voting Wednesday.

The Senate committee's overwhelming approval of the two bills came after a report by the Miami Herald/Tampa Bay Times Tallahassee Bureau about FPL last month paying nearly \$2,000 for committee Chairman Frank Artiles, R-Miami, to travel to Daytona Beach and Epcot Center. Artiles reported the contributions to his political committee late Monday, after being questioned by the Herald/Times. Artiles was photographed at the Daytona Beach 500 wearing a jacket bearing the insignia of Next Era, FPL's parent company.

Artiles told reporters after the meeting that he did nothing to assure the committee to support the proposals.

"It was a unanimous vote. I didn't influence the committee. I voted last. And at the end of the day, you know, the committee made a decision and passed this unanimously," he said.

WORKERS' COMP

Workers' comp bill passes first house test

By Jim Saunders
The News Service of Florida

TALLAHASSEE — After a fierce debate about attorney fees, a House panel Tuesday moved forward with a proposal that would make key changes in the workers' compensation insurance system.

Lawmakers are grappling with the issue after regulators last year approved a 14.5 percent insurance rate increase that started hitting businesses in December. That increase stemmed primarily from the Florida Supreme Court striking down two parts of the workers' compensation system, including strict limits on fees paid to attorneys for injured workers.

The House Insurance & Banking Subcommittee approved a 34-page bill that deals with a series of issues, such as the duration of benefits for some injured workers and the amounts of money hospitals and ambulatory surgical centers get paid to provide outpatient care to workers.

But almost all of the debate focused on attorney fees, which business groups blame for driving up costs in the workers' compensation system. The bill (PBS 17-01) would allow judges of compensation claims to approve fees up to \$250 an hour for workers' attorneys.

Subcommittee Chairman Danny Burgess, a Zephyrhills Republican who is shepherding the bill, said the proposal is aimed at complying with constitutional requirements, including a Supreme Court ruling in April that said the state's fee limits were unconstitutional. The Supreme Court ruling, in a case known as Marvin Castellanos v. Next Door Company, involved an attorney being awarded the equivalent of \$1.53 an hour in successfully pursuing a claim for benefits for a worker injured in Miami.

But many of the state's most-influential

business groups, including the Florida Chamber of Commerce, Associated Industries of Florida, the Florida Retail Federation and the National Federation of Independent Business, are fighting against the fee proposal in House bill.

That led to Rep. Jay Fant, R-Jacksonville, proposing an amendment Tuesday that would have eliminated the responsibility of insurers or businesses to pay the attorney fees of workers who prevail in disputes about workers' compensation benefits. Fant's proposal would have left it to each side in such a dispute to pay their own attorney fees.

Fant said the Supreme Court ruling in the Castellanos case had an "atomic bomb effect" that lawmakers are having to address.

"There's a sense of panic in the business community that this bill as drafted doesn't address this adequately," Fant said.

But critics of Fant's proposal questioned its constitutionality and whether it would prevent injured workers from having access to the court system and being able to challenge the decisions of insurers. Rep. Sean Shaw, D-Tampa, said state laws include attorney-fee awards because cases involve the "little guy against the big guy."

"Fees attach when you mess up," said Shaw, a former state insurance consumer advocate. "Don't mess up, and you'll be all right."

After a lengthy debate, the committee voted 8-7 to reject the Fant amendment and later went on to approve the bill.

The vote came after weeks of discussions in Burgess' committee about the workers' compensation issue, which also is closely watched by legal groups, labor unions and medical providers. A Senate bill (SB 1582) has been filed by Sen. Rob Bradley, R-Fleming Island, but it has not been heard by committees.

HOUSES

Continued from B1

According to the county's growth management office, cottage neighborhoods provide opportunities for creative, diverse and high-quality infill development within an urban cluster; promote various housing types, sizes and costs to meet the needs of people of different ages, income and size of household and encourage the creation of more usable open space for residents.

Some of the suggested requirements of cottage neighborhoods include:

- Zoning for urban residential land use.
- Single homes being a maximum of 1,000 square feet.

- Homes may either be located on separately platted lots or part of a mixture of single-family, duplex or triplex design on a common lot.
- Four to 15 homes per neighborhood.
- Most homes must face a common green area.
- May be located on private driveway with access to a public street.
- Parking may be separated from units or attached to units if in an alley.

Cornell said developing the regulations and codes is an ongoing process. "All of this will come back before the County Commission," he said.

The meeting also featured Alachua County Sheriff Sade Darnell recognizing the retirement of

Major Charlie Lee, Alachua County jail director, and commissioners recognizing the retirement of Michael Fay, program manager for public works development.

Both Lee and Fay are retiring after working 35 years for the county.

Lee said he has seen the Sheriff's Office and the jail get better throughout the years.

"I've been very blessed over my career, and I have always seemed to be at the right place at the right time," Lee said. "The progress I have seen made since 1983 to now has been phenomenal."

Fay said he looks forward to retirement after working with eight county managers, 16 county commissioners and a host of others.

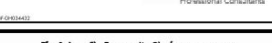
PUBLIC NOTICE

A neighborhood workshop will be held to discuss a Small-scale Comprehensive Plan Amendment, Rezoning to the Mixed Use Medium Intensity (MU-2) district, Special Use Permit, and proposed development plan for a new ±6,000 sf building with 12 fueling positions and associated use, located on Alachua County Tax Parcel 06764-000-000. The site is located at 2372 SW Archer Road, Gainesville, FL.

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

The workshop will be held Wednesday, March 29, 2017 at 6:00 p.m. at the Courtyard by Marriott Gainesville in Meeting Room A, located at 3700 SW 42nd Street, Gainesville, FL 32608.

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



The Gainesville Community Playhouse presents

How to Succeed in Business Without Really Trying

March 17 - April 9

Get tickets at www.gainesville.org/tickets

CH Gainesville

1000 SW 10th Ave. 352-376-8229 www.gainesville.org

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THE PATIENT AND ANY OTHER PERSON RESPONSIBLE FOR PAYMENT HAS THE RIGHT TO REFUSE TO PAY CANCEL PAYMENT, OR BE REIMBURSED FOR PAYMENT FOR ANY OTHER SERVICE, EXAMINATION OR TREATMENT THAT IS PERFORMED AS A RESULT OF AND WITHIN 72 HOURS OF RESPONDING TO THE ADVERTISEMENT FOR THE FREE, DISCOUNTED FEE, OR REDUCED FEE SERVICE, EXAMINATION OR TREATMENT.

Call for Appointment! 352-376-8229

Workshop Presentation



CHW
Professional Consultants

**Retail at
Old Archer Road**
Small-scale Comprehensive
Plan Amendment, Rezoning,
and Special Use Permit

Neighborhood Workshop
March 29, 2017

Meeting Purpose



The purpose of the neighborhood workshop:

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

Public Notification

JACKSONVILLE | GAINESVILLE | OCALA
8000 Regal Business Center, Ste. 2, Jacksonville, Florida 32244
100 West 10th Drive, Gainesville, Florida 32607
100 West 1st Avenue, Ocala, Florida 32676
www.chw-nc.com

MEMORANDUM

TO: Neighbors of 2372 SW Archer Road Area
FROM: Gerry Dedenbach, AICP, LEED AP
DATE: Wednesday, March 15, 2017
RE: Neighborhood Workshop Notice

A neighborhood workshop will be held to discuss a Small-scale Comprehensive Plan Amendment, Rezoning to the Mixed Use Medium Intensity (MU-2) district, Special Use Permit, and proposed development plan for a new ±6,000 sf building with 12 fueling positions and associated use, located on Alachua County Tax Parcel 06754-000-000. The site is located at 2372 SW Archer Road, Gainesville, FL. Some of the uses permitted in this district include food stores, residential uses (12 to 30 dwelling units per acre), and miscellaneous retail. Please see the complete list permitted uses attached.

Date: Wednesday, March 29, 2017
Time: 6:00 p.m.
Place: Courtyard by Marriott Gainesville
Meeting Room A
3700 SW 42nd Street
Gainesville, FL 32608
Contact: Heather Hinson
(352) 331-1976

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

planning.design.surveying.engineering.construction.

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a Small-scale Comprehensive Plan Amendment, Rezoning to the Mixed Use Medium Intensity (MU-2) district, Special Use Permit, and proposed development plan for a new ±6,000 sf building with 12 fueling positions and associated use, located on Alachua County Tax Parcel 06764-000-000. The site is located at 2372 SW Archer Road, Gainesville, FL.

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


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professional consultants

Applications

- **Small-scale Comprehensive Plan Amendment**
 - **Mixed-Use Low-Intensity to Mixed-Use Medium-Intensity**
- **Rezoning**
 - **MU-1 to MU-2**
- **Special Use Permit**
 - **Allow six (6) additional fueling positions (Total of 12 fueling positions)**

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Review Process



➔	First-Step Meeting	February 20 th
	Neighborhood Workshop	March 29 th
	Submit Applications	April
	City Plan Board Hearing for Ss-CPA and Rezoning	May
	City Commission Meeting Public Hearing for Ss-CPA and Rezoning	June
	City Commission Public Hearing / 1 st Reading	August
	City Commission 2 nd Reading	August
	Submit Development Plans	September
	Development Review Board	December

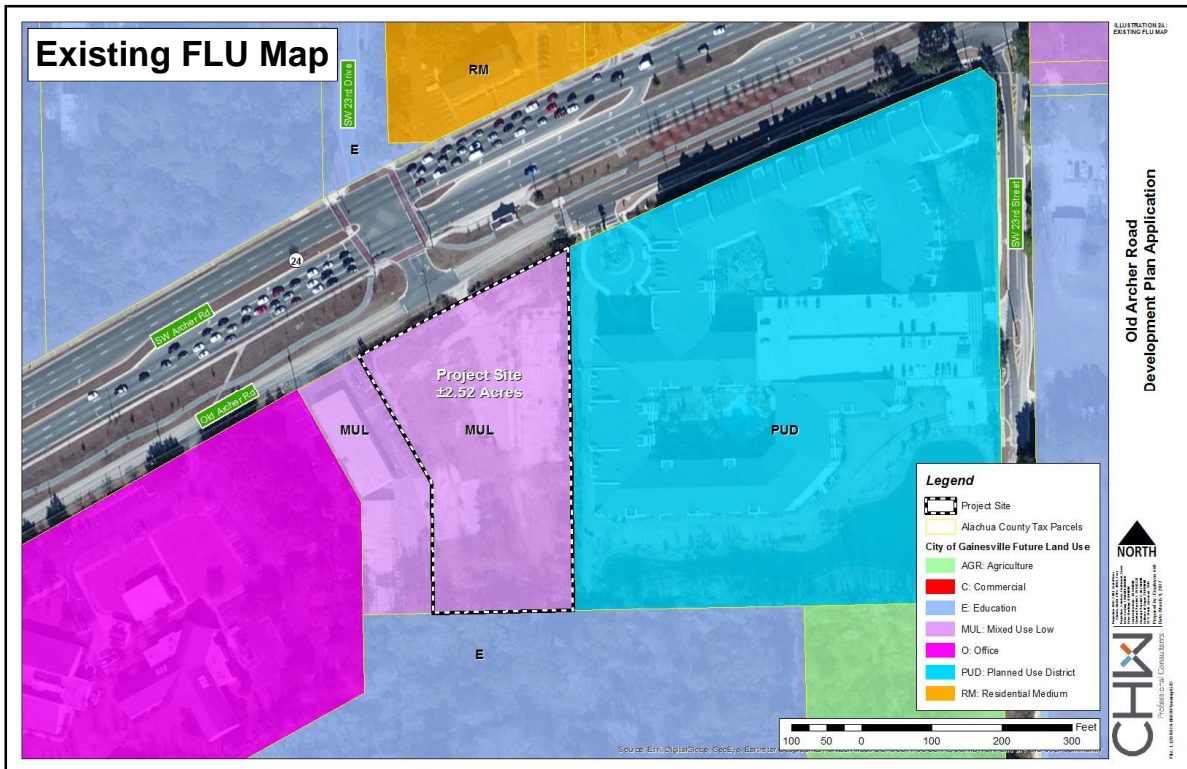
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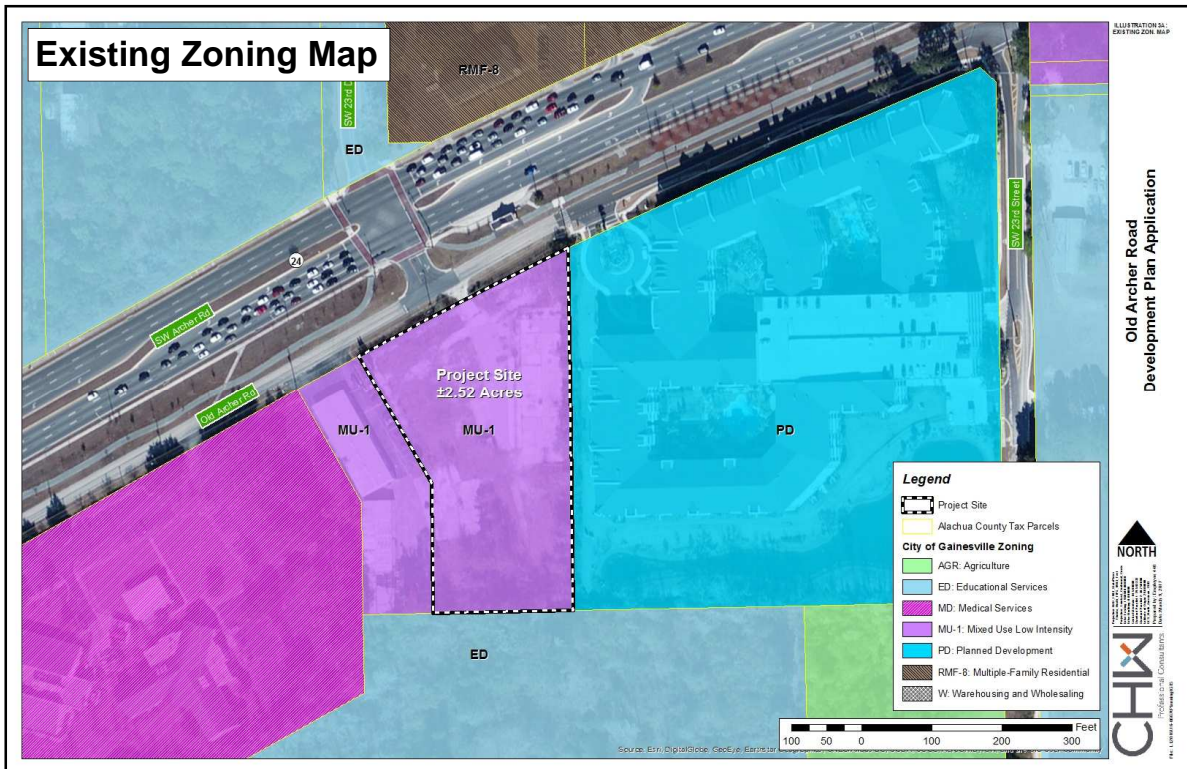
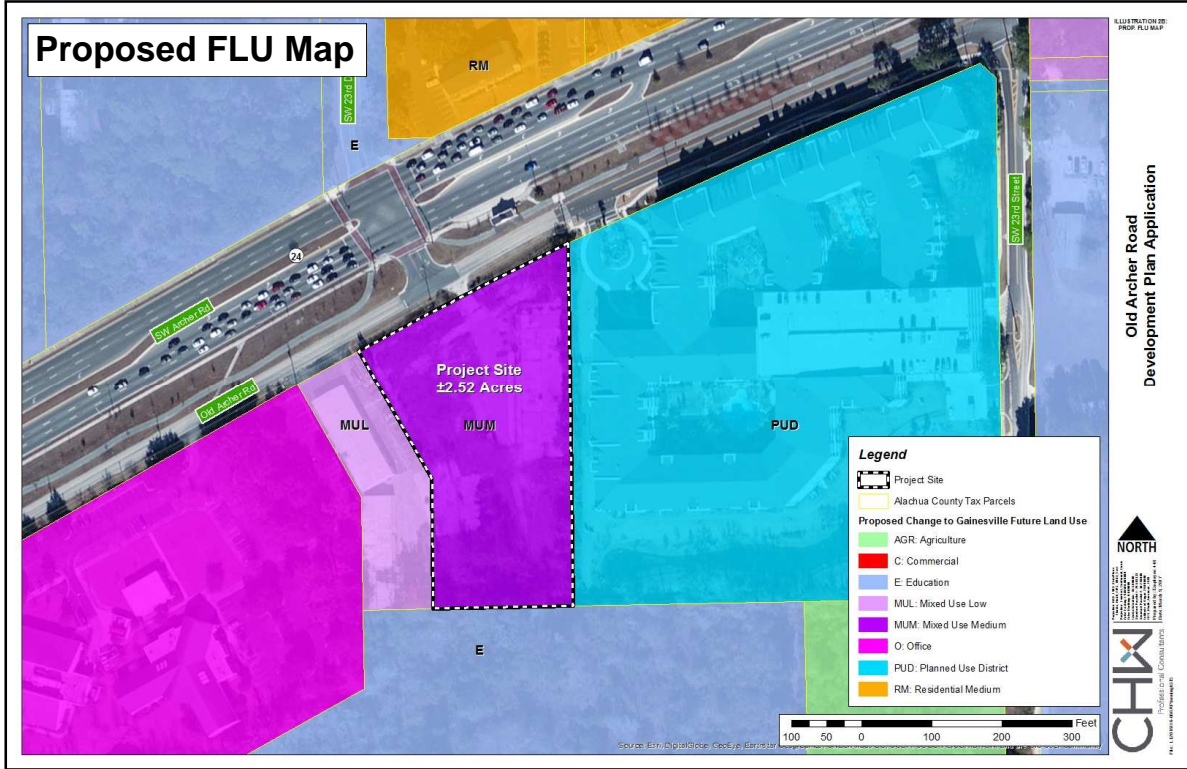
Location Map

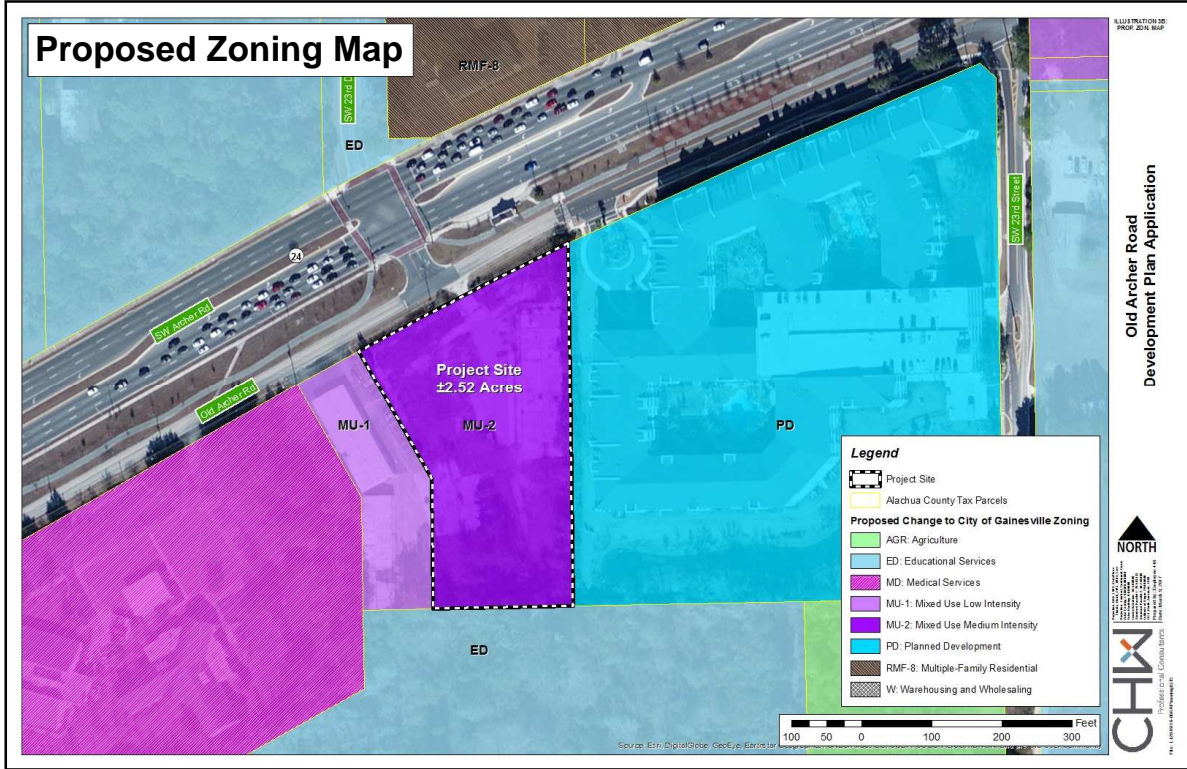


Old Archer Road
Development Plan Application

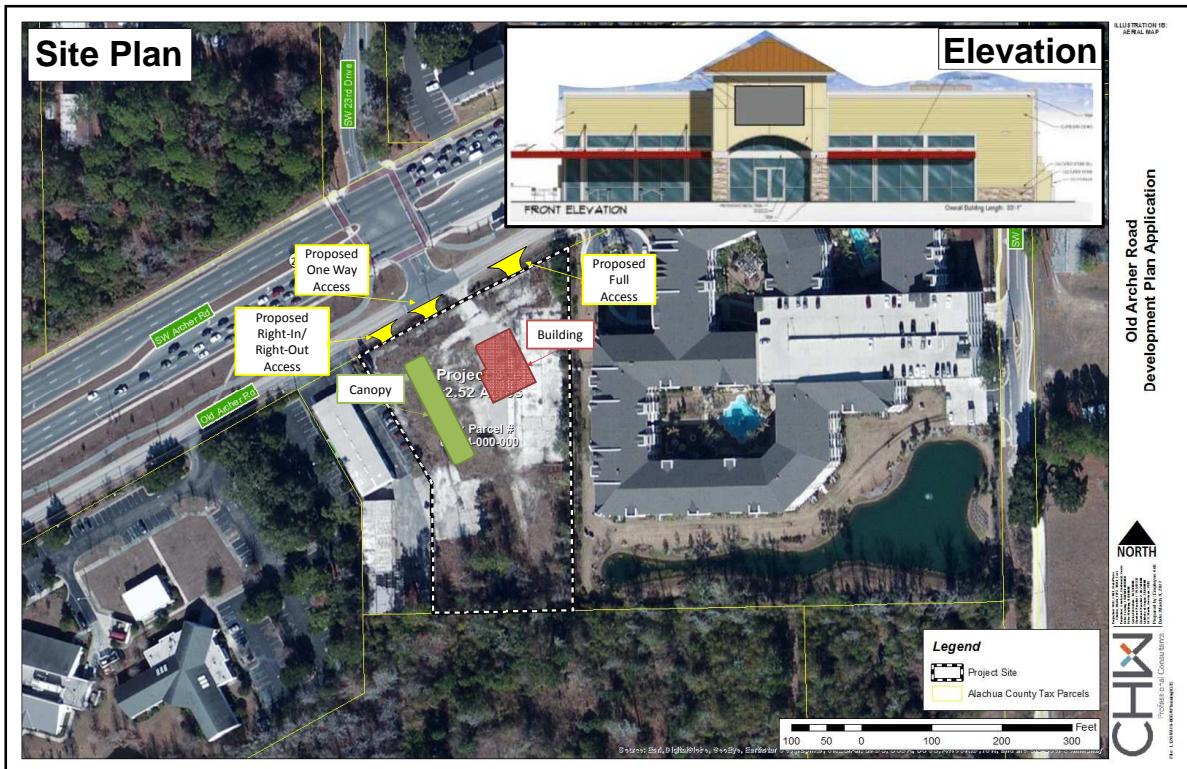
CHW







Old Archer Road
Development Plan Application



Old Archer Road
Development Plan Application



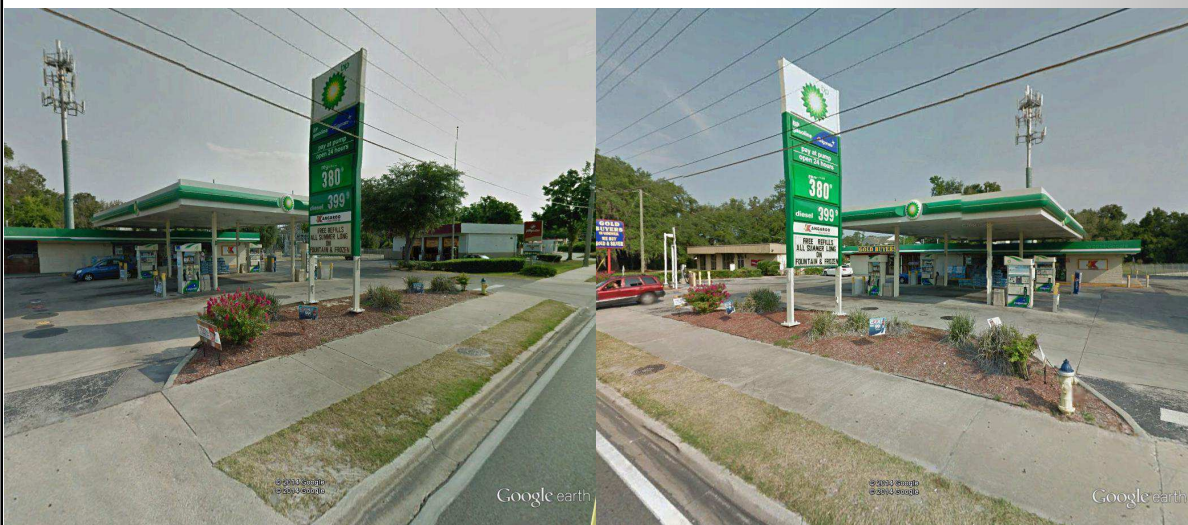
Current Conditions Site Photo



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Surrounding Non-Residential Development



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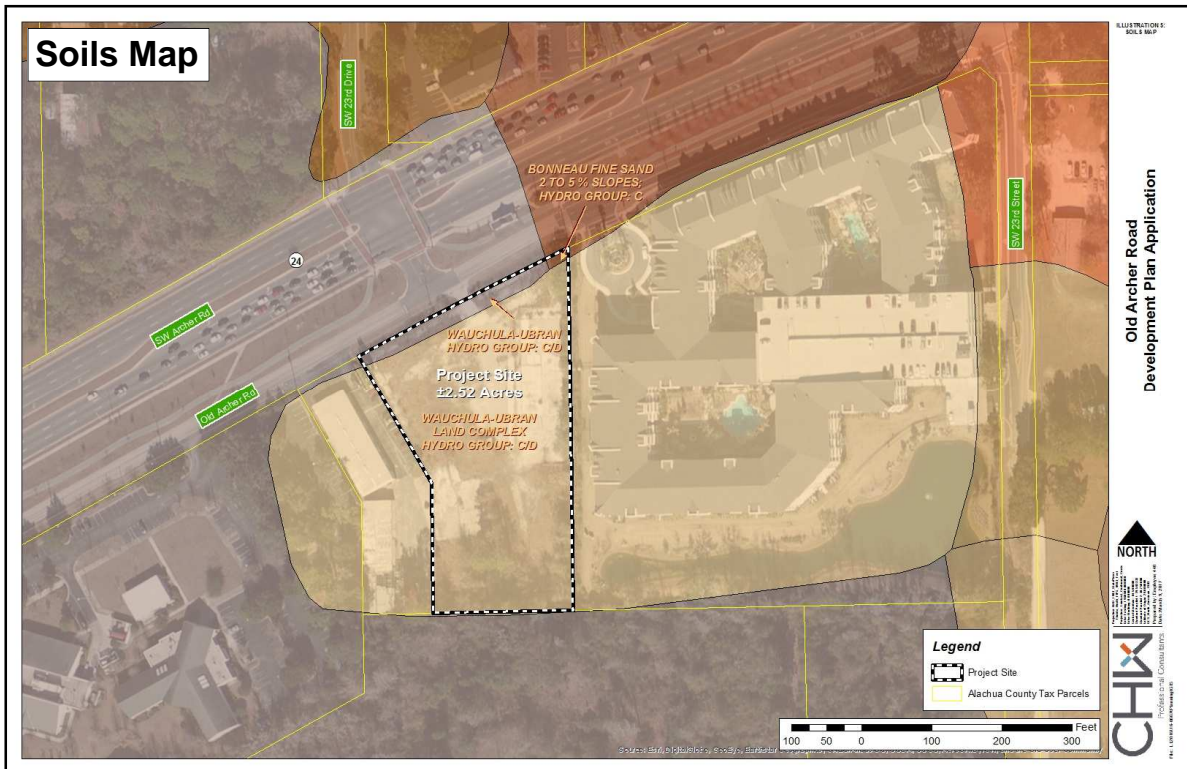
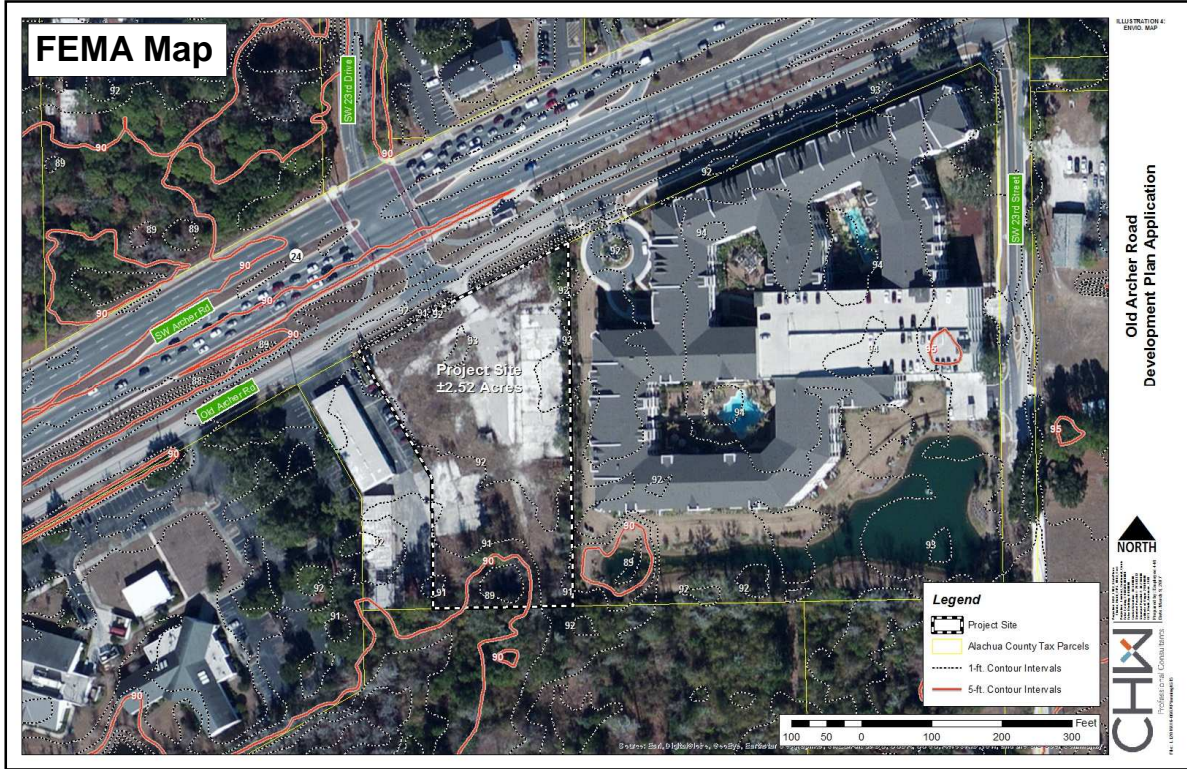
Surrounding Non-Residential Development

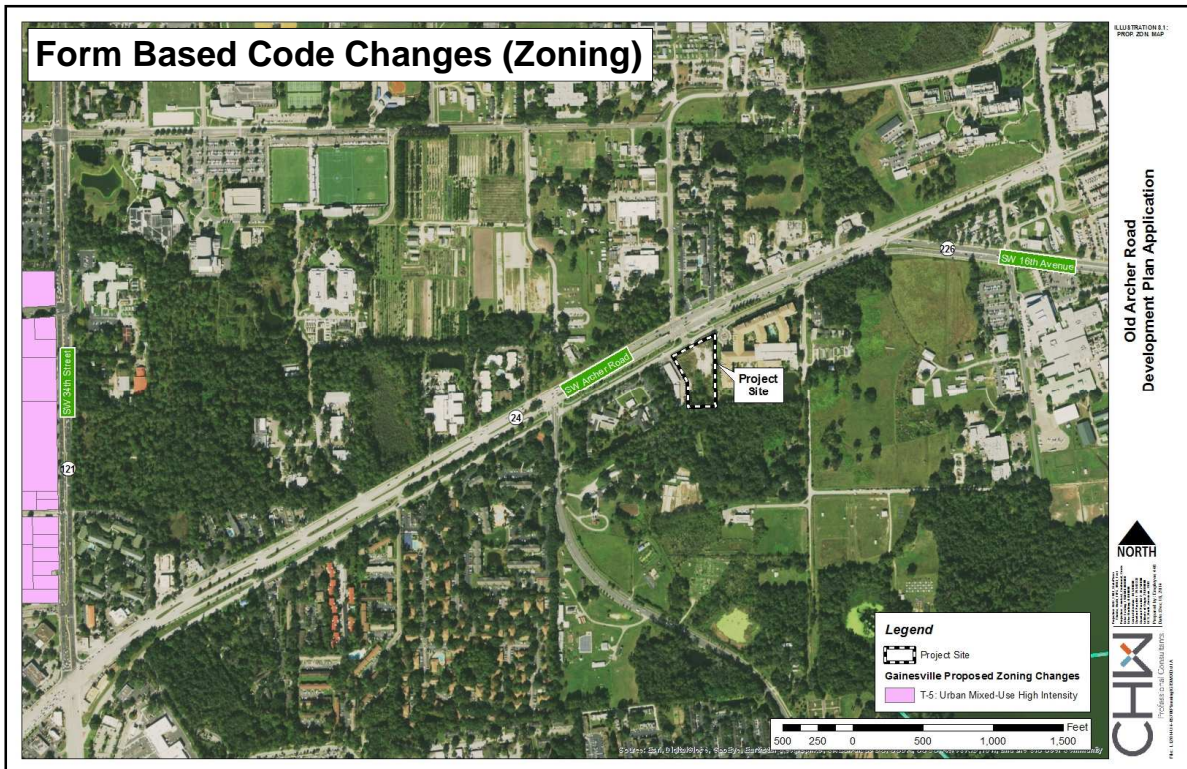
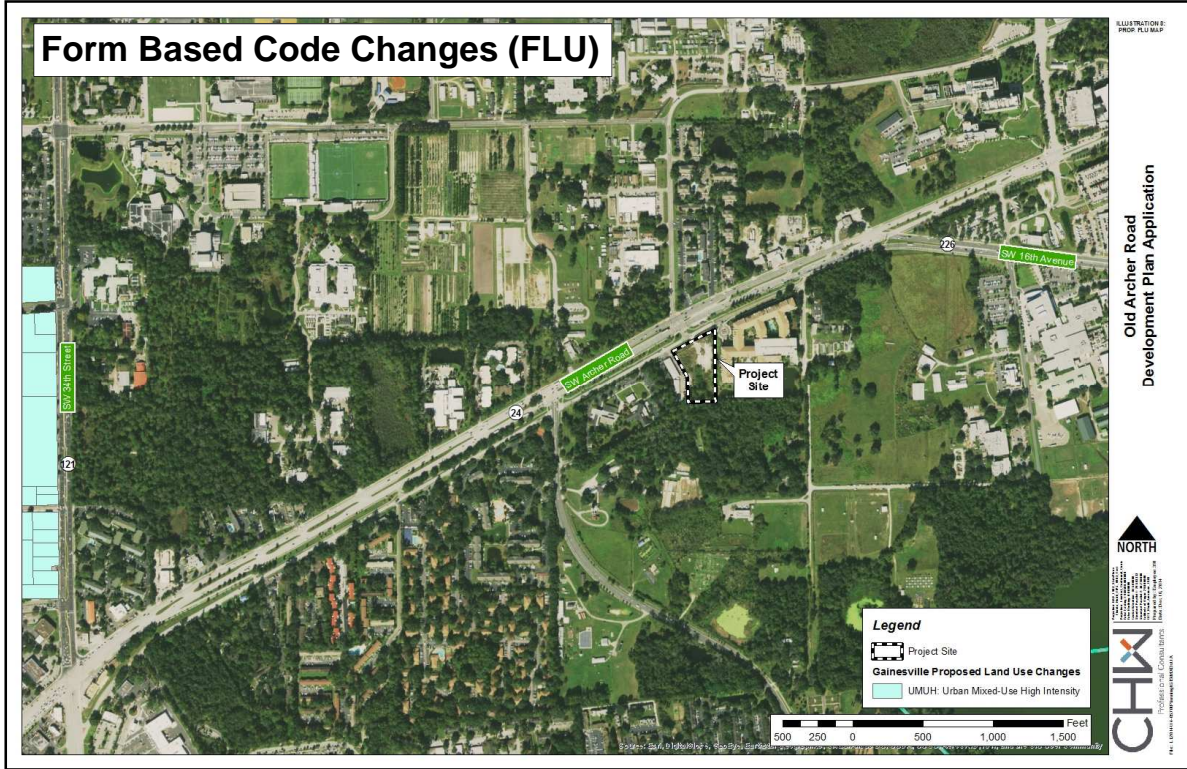


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Sign-in Sheet



SIGN-IN SHEET

Event: Neighborhood Workshop
Date/Time: March 29, 2017
Place: Courtyard by Marriott Gainesville
Re: Old Archer Road Ss-CPA, Rezoning, & Special Use Permit

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Troy Porter	2256 Musvem Road	Troy Porter
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Workshop Minutes

NEIGHBORHOOD WORKSHOP MINUTES

**RETAIL AT OLD ARCHER ROAD – Small-scale Comprehensive Plan Amendment,
Rezoning, and Special Use Permit**

MARCH 29, 2017 AT 6:00 PM

COURTYARD MARRIOTT IN GAINESVILLE (MEETING ROOM A)

Recorded and transcribed by CHW staff.

CHW Attendees – Gerry Dedenbach; Heather Hinson

Citizen(s) in Attendance – Troy Porter

Gerry Dedenbach gave an informational PowerPoint presentation that outlined the purpose of the workshop, the Small-scale Comprehensive Plan Amendment, Rezoning, and Special Use Permit timeline, the City's review process, and the project site's location and current condition. One private citizen attended the meeting. Questions were asked following the presentation. The following is a summary of attendee's questions and comments, including CHW staff responses:

Question: What is the development? Fueling positions?

Response (GD): The development will be a gas station. Fueling positions are the stations that house the fuel pumps. There are 6 fueling stations with a total of 12 fuel positions.

Question: How will this development differ from the BP across the street from the project site?

Response (GD): The BP is an older style of convenient store. The City of Gainesville no longer allows the canopy to face the street. The building will be a 6,000 sf site-built building with patio dining with restaurants along the perimeter.

Question: What is the last step before construction begins?

Response (GD): The project will go to the Plan Board around December for approval, then we expect groundbreaking to occur somewhere around January 2018. This will be a 3-4 month build, and should be open by April or May of 2018.

Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavits
4. Legal Description
5. Property Appraiser Datasheets and Tax Records
6. Warranty Deeds
7. Neighborhood Workshop Materials
- 8. Justification Report**
9. Attachments
 - a. Map Set
 - b. Boundary Survey



FUELING STATION – OLD ARCHER ROAD

Rezoning – Justification Report
April 3, 2017 REVISED May 4, 2017

Prepared for:
City of Gainesville Planning Department

Prepared on behalf of:
Blakewood, LLC

Prepared by:
CHW

PN# 16-0667
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Table of Contents

1. Executive Summary.....	1
2. Statement of Proposed Change	3
3. Impact Analysis	8
4. Consistency with City of Gainesville Comprehensive Plan.....	14
5. Consistency with the Land Development Code	16

List of Tables

Table 1: Surrounding Future Land Use and Zoning Designations	4
Table 2: Projected Net Trip Generation	10
Table 3: Projected Potable Water Demand.....	12
Table 4: Projected Sanitary Sewer Demand.....	12
Table 5: Projected Solid Waste Demand	12

List of Illustrations

Figure 1: Aerial Map.....	3
Figure 2: Existing Future Land Use Map.....	4
Figure 3: Proposed Future Land Use Map.....	5
Figure 4: Existing Zoning Map	5
Figure 5: Proposed Zoning Map.....	6
Figure 6: North Side of SW Archer Road: Auto Care	6
Figure 7: North Side of SW Archer Road: Gas Station	7
Figure 8: Adjacent Property to the West: Auto Repair	7
Figure 9: Topography, Wetlands, & FEMA Floodplain Map.....	8
Figure 10: Natural Resources Conservation Service (NRCS) Soils Map	9
Figure 11: Existing Water & Wastewater Infrastructure	11

1. Executive Summary

To: Ms. Wendy Thomas, AICP, Department of Doing, Director #16-0667
From: Ryan Thompson, AICP, Project Manager
Date: April 3, 2017 REVISED May 4, 2017
Re: Fueling Station on Old Archer Road – Rezoning Application

<u>Jurisdiction:</u> City of Gainesville	<u>Intent of Development:</u> Gas Station and Convenience Store
<u>Description of Location:</u> 2373 SW Archer Road	
<u>Parcel Numbers:</u> 06764-000-000	<u>Acres:</u> ±2.52 acres
<u>Current Future Land Use Classification:</u> <i>Mixed-Use Low-Intensity (8 to 30 Units per acre)</i> This category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by special use permit.	
<u>Proposed Future Land Use Classification:</u> <i>Mixed-Use Medium-Intensity (12-30 units per acre)</i> This category allows a mixture of residential, office, business and light industrial uses. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by special use permit.	
<u>Existing Zoning District</u> <i>Mixed-Use Low-Intensity (MU-1)</i> The mixed-use low intensity district is established for the purpose of allowing coordinated developments designed to offer a mixture of residential, convenience-type retail, professional and consumer service uses primarily for residents of mixed-use and adjacent residential neighborhoods, and places of religious assembly. The district is intended to reduce the length and number of vehicular trips by providing for basic needs within close proximity to residential areas, by encouraging pedestrian access, and by the combining of trips. This district is established to allow uses compatible with each other and with surrounding residential areas to be developed near each other.	
<u>Proposed Zoning District:</u> <i>Mixed-Use Medium-Intensity (MU-2)</i> The mixed-use medium intensity district is established for the purpose of providing a mix of employment, retail, professional, service and residential uses in medium level activity centers. The district is intended to encourage a reduction in the number and length of vehicular trips by providing for basic needs and employment opportunities within close proximity to residential areas. Such districts are established to allow uses compatible with each other and with surrounding residential areas to be clustered in a compact urban center.	

1. Executive Summary

<p><u>Existing Maximum Density / Intensity</u> <i>Mixed-Use Low-Intensity (MU-1):</i> Density (MUL): ± 2.52 acres x 30 dwelling units (du) = 75 du Intensity: ± 2.52 acres x 60% lot coverage x 5 stories = 329,314 sq. ft.</p>
<p><u>Proposed Density/Intensity</u> <i>Mixed-Use Medium-Intensity (MU-2):</i> Density (MUM): ± 2.52 acres x 30 dwelling units (du) = 75 du Intensity: ± 2.52 acres x 75% lot coverage x 5 stories = 411,642 sq. ft.</p>
<p><u>Net Change</u> This Rezoning application will result in a net increase of 82,328 sq. ft. to the maximum development potential for the ± 2.52 ac. project site.</p>

2. STATEMENT OF PROPOSED CHANGE

This Rezoning application requests to change the existing zoning district on Alachua County Tax Parcel 06764-000-000 from Mixed-Use Low-Intensity (MU-1) to Mixed-Use Medium-Intensity (MU-2). The site is ± 2.52 acres in size and located on the south side of Old Archer Road. An aerial is provided as Figure 1 which shows the site's exact location.



Figure 1: Aerial Map

The requested Rezoning is companion to a Small-scale Comprehensive Plan Amendment (Ss-CPA) that requests the Mixed-Use Medium-Intensity (MUM) Future Land Use (FLU) designation for the same parcel. The proposed amendments are consistent with the existing mixed-use development pattern along this portion of Old Archer Road and SW Archer Road.

The proposed Ss-CPA and companion Rezoning are requested in order to develop a gas station and convenience store with a maximum of 12 fueling positions. While a gas station and convenience store are permitted within the existing MUL FLU and MU-1 zoning designations by a Special Use Permit (SUP), the maximum number of fueling positions is limited to six (6) by the City's Comprehensive Plan, Transportation Mobility Element, Policy 10.4.9.c.2. Therefore, the Ss-CPA and Rezoning applications are necessary to achieve the maximum 12 fueling positions.

Transportation Mobility Element Policy 10.4.9.c.3. requires an SUP to achieve the maximum 12 fueling positions in the MUM FLU and MU-2 zoning district. An SUP application will also be submitted following the Ss-CPA and Rezoning applications.

As previously stated, the proposed MU-2 zoning district is consistent with the existing development pattern and consistent with the adjacent MU-1 zoning district west of the

site as well as the other non-residential FLU designations in this area. The existing PUD / PD to the east is a large-scale multi-family residential development that will benefit from the proposed non-residential use on this site by having easy access to daily needs. The adjacent FLU and Zoning designation are outlined in Table 1 and shown on Figures 2 through 5.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Old Archer Road & SW Archer Road R.O.W, Residential Medium-Density, Education	Old Archer Road & SW Archer Road R.O.W, RMF-8, ED
East	Planned Use District	PD
South	Education	ED
West	Mixed-Use Low-Intensity	MU-1



Figure 2: Existing Future Land Use Map

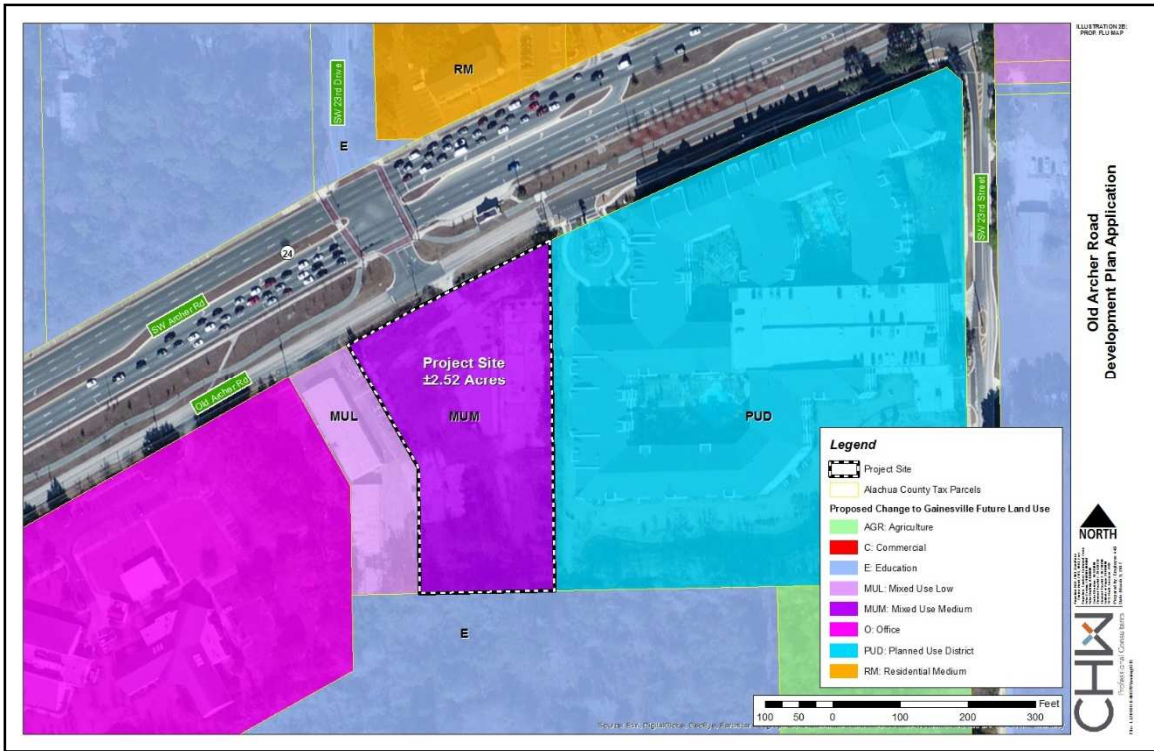


Figure 3: Proposed Future Land Use Map

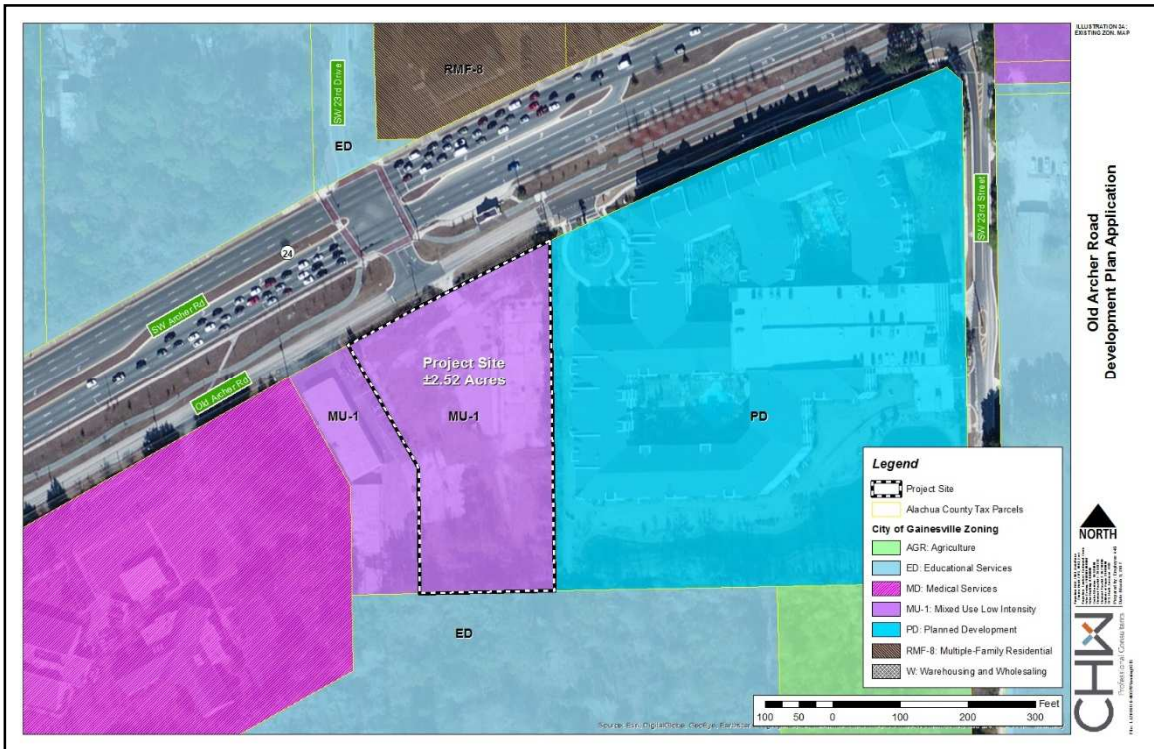


Figure 4: Existing Zoning Map



Figure 5: Proposed Zoning Map

The following photos demonstrate the existing development pattern and non-residential nature of surrounding uses. The proposed MU-2 zoning district is consistent with this pattern and appropriate for the project site.

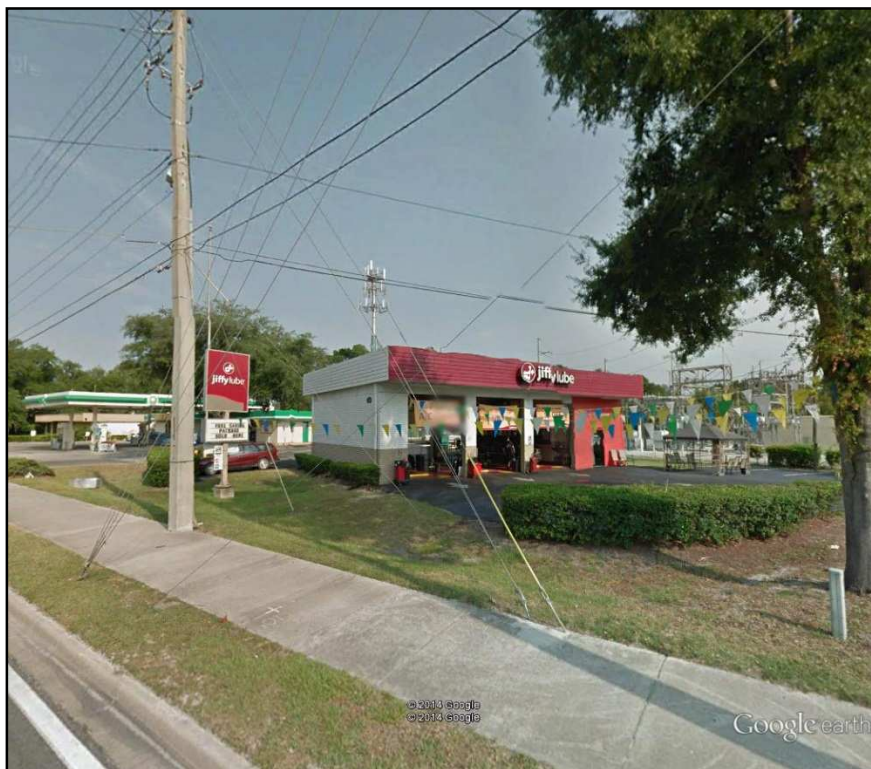


Figure 6: North Side of SW Archer Road: Auto Care



Figure 7: North Side of SW Archer Road: Gas Station



Figure 8: Adjacent Property to the West: Auto Repair

3. IMPACT ANALYSIS

IMPACT ON RESIDENTIAL STREETS

The proposed rezoning and subsequent development of the project site will not have direct access to or impact any residential streets. The only residential developments in the area are multi-family developments that do not include residential streets. The project site fronts on Old Archer Road which serves as an access road / service road providing interconnectivity between adjacent parcels without having to add vehicle trips on SW Archer Road.

IMPACT ON NOISE AND LIGHTING

All surrounding uses are located within a mixed-use urban environment. The proposed MU-2 zoning district is not anticipated to have any significant noise and lighting impacts on nearby residential properties. City of Gainesville ordinances ensure setbacks, landscaping and reduced lighting impacts that promote safety and compatibility among a variety of uses.

ENVIRONMENTAL FEATURES

The project is located in the City of Gainesville's urban, developed area. As illustrated in Figure 9, there are no floodplains or wetlands located on the project site.

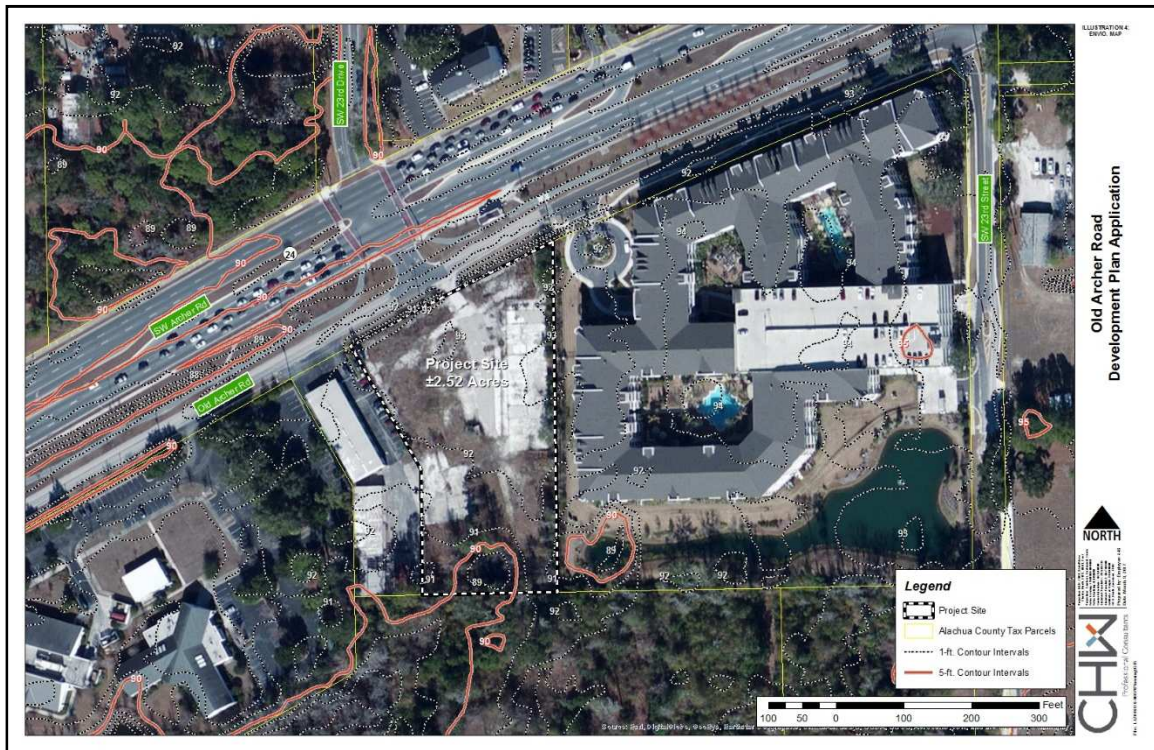


Figure 9: Topography, Wetlands, and FEMA Floodplain Map

According to the National Resources Conservation Service (NRCS), the majority of on-site soil is Wauchula-Urban Land Complex (Figure 10). The site also features Wauchula-Urban Land Complex and Bonneau Fine Sand (2 to 5 Percent Slopes). These soils are present on adjacent properties and are suitable for urban-type development, as indicated by the existing development on the same soil types.

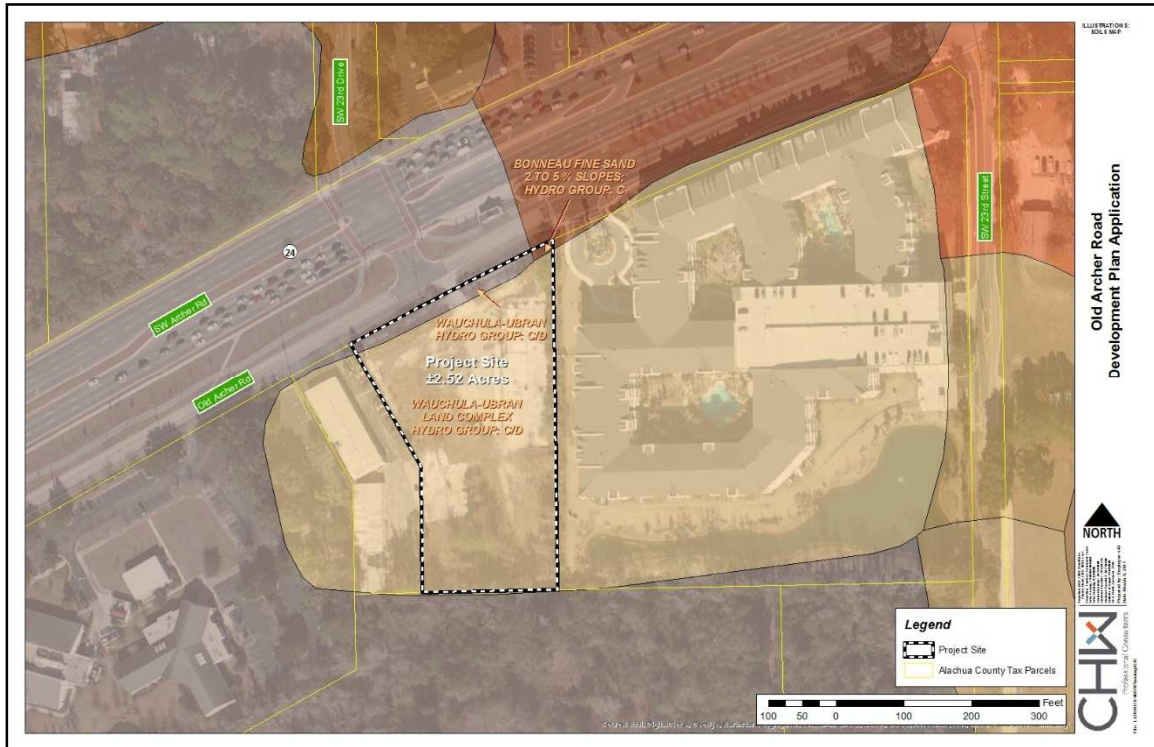


Figure 10: Natural Resources Conservation Service (NRCS) Soils Map

HISTORIC AND ARCHEOLOGICAL RESOURCES

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

COMMUNITY CONTRIBUTIONS

The proposed rezoning is consistent with the City of Gainesville Comprehensive Plan and LDC. The site's potential development will provide for urban infill along an arterial roadway with an existing mixed-use land development pattern. Urban infill reduces the pressure to develop along the urban area's fringes and reduces the potential for urban sprawl. The MU-2 zoning district and corresponding MUM FLU designation prohibit strip retail development and require a pedestrian friendly design.

POTENTIAL LONG-TERM ECONOMIC BENEFITS

The potential urban infill development of a currently vacant site will have positive, long-term impacts to the City's economics and tax base. The intended non-residential uses within the MU-2 district will provide an opportunity to increase the City's tax base and create additional jobs.

LEVEL OF SERVICE

As calculated in the Executive Summary of this report, the concurrent Ss-CPA application to change the site’s FLU designation from MUL to MUM *will not* increase the maximum density permitted on the site as both the mixed-use FLU designations cap density at 30 dwelling units per acre. Although a maximum of 5 stories is permitted in both the existing and proposed zoning districts for the project site, this Rezoning application *will* increase the maximum allowed intensity. The development standards for MU-1 zoning districts—that are designated for both residential and non-residential use—permit a maximum lot coverage of 60%. Rezoning this property to the MU-2 will permit a maximum lot coverage of 75%—increasing the site’s maximum lot coverage by 15%.

Existing FLU / Zoning

Mixed-Use Low-Intensity (MUL / MU-1):

Density: ±2.52 acres x 30 dwelling units (du) = 75 du

Intensity: ±2.52 acres x 60% lot coverage x 5 stories = 329,314 sq. ft.

Proposed FLU / Zoning

Mixed-Use Medium-Intensity (MUM / MU-2):

Density: ±2.52 acres x 30 dwelling units (du) = 75 du

Intensity: ±2.52 acres x 75% lot coverage x 5 stories = 411,642 sq. ft.

Therefore, this proposed Rezoning application will allow for additional impacts to the City’s adopted Levels of Service for Roadways, Water, Wastewater, Solid Waste, and Mass Transit if the site were to be developed at its maximum development intensity. However, because the Ss-CPA and Rezoning will not increase the permitted number of dwelling units per acre, these applications are not expected to have an impact on the LOS for the City of Gainesville’s Public Schools or Recreation System.

Roadways / Transportation

Table 2: Projected Net Trip Generation

Land Use ¹ (ITE)	Units	Daily ¹		AM Peak ¹		PM Peak ¹	
		Rate	Trips	Rate	Trips	Rate	Trips
<u>Proposed</u> Specialty Retail Center ² (ITE 826)	411	44.32	18,216	6.84	2,811	5.02	2,063
<u>Existing</u> Special Retail Center ² (ITE 826)	329	44.32	14,581	6.84	2,250	5.02	1,652
Net Trip Generation	-	-	3,635	-	561	-	411

1. Source: ITE Trip Generation Manual, 9th Edition

2. Per City Staff, the Specialty Retail Center was determined to be the appropriate ITE Trip Category for the project site.

Conclusion: If the project were to be developed utilizing the site's maximum development potential, the Ss-CPA and Rezoning approval would result in a potential increase of **3,635 net daily vehicle trips**. The site is located within the City's Transportation Mobility Program Area (TMPA) Zone A. Developers within TMPA Zone A are responsible for providing transportation improvements that are required due to safety and/or operational conditions. Development within TMPA Zone A will be required to provide items a. – e.

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

The proposed development allows employees and patrons to have walking access to the Regional Transit System's (RTS's) numerous bus routes along Archer Road. Urban infill along existing bus routes is consistent with the City's and RTS's long term plans and policies.

Potable Water / Sanitary Sewer

Based on Figure 11, a map provided by Gainesville Regional Utilities (GRU), water and sanitary sewer infrastructure are available to the site.

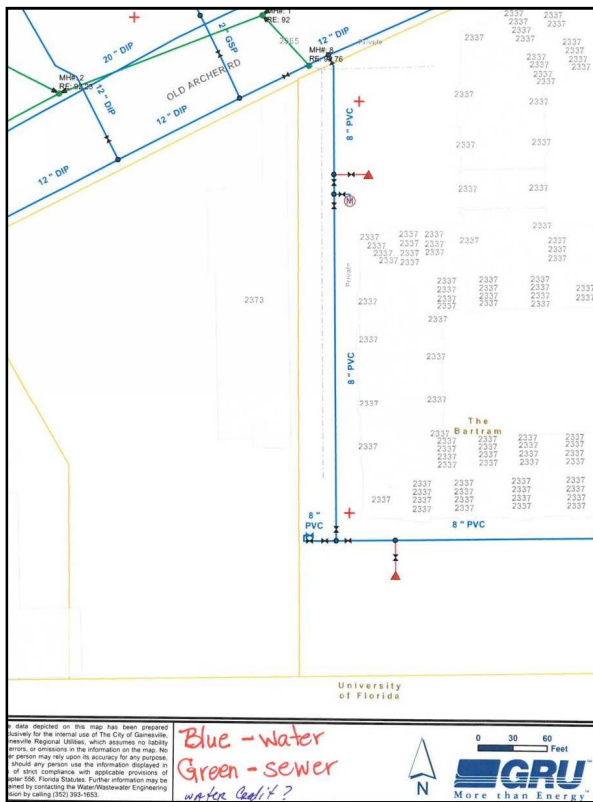


Figure 11. Existing Water & Sanitary Sewer Infrastructure

Table 3: Projected Potable Water Demand

Land Use	Maximum Units	Generation Rate	Estimated Demand (GPD)
<u>Proposed</u> Specialty Retail Center (ITE 826)	411,642 sq. ft.	0.15 gal/sq. ft. ¹	61,746
<u>Existing</u> Special Retail Center (ITE 826)	329,314 sq. ft.	0.15 gal/sq. ft. ¹	49,397
Net Demand			12,349

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

Conclusion: As shown in Figure 11, the project site will be served by existing Gainesville Regional Utilities potable water infrastructure. If the project were to be developed utilizing the site’s maximum development potential, the Ss-CPA and Rezoning approval would result in a potential increase of **12,349 gallons per day** in estimated potable water demand and *would not* negatively impact the adopted Level of Service (LOS).

Table 4: Projected Sanitary Sewer Demand

Land Use	Maximum Units	Generation Rate	Estimated Demand (GPD)
<u>Proposed</u> Specialty Retail Center (ITE 826)	411,642 sq. ft.	0.15 gal/sq. ft. ¹	61,746
<u>Existing</u> Specialty Retail Center (ITE 826)	329,314 sq. ft.	0.15 gal/sq. ft. ¹	49,397
Net Demand			12,349

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

Conclusion: As shown in Figure 11, the project site will be served by existing Gainesville Regional Utilities potable water infrastructure. If the project were to be developed utilizing the site’s maximum development potential, the Ss-CPA and Rezoning would result in a potential increase of **12,349 gallons per day** in estimated sanitary sewer demand and *would not* negatively impact the adopted Level of Service (LOS).

Potential Solid Waste Impact

Table 5. Projected Solid Waste Demand and Capacity

Generation Rate Calculation	Tons Per Year
<u>Proposed</u> (((12 lbs. / 1000 ft ² /day x 411.642 ft ²) x 365)/2,000) ¹	901
<u>Existing</u> (((12 lbs. / 1000 ft ² /day x 329,314 ft ²) x 365)/2,000) ¹	721
Leveda Brown Environmental Park and Transfer Station Capacity²	20 years

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

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

Conclusion: As calculated in Table 5, solid waste facility capacity exists to adequately serve the proposed Ss-CPA and Rezoning. If the project were to be developed utilizing the site's maximum development potential, the Ss-CPA and Rezoning approval would result in a potential increase of **180 tons per year** in estimated solid waste demand and *would not* negatively impact the adopted Level of Service (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.

Public School Student and Recreation Generation

The proposed Ss-CPA and Rezoning applications will not result in an increase to the maximum residential density permitted on the project site. Also, the SUP application and development plan submitted following this application is for a non-residential development. Therefore, impacts to the public-school system and recreation *are not* applicable to this application.

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 Rezoning application is consistent with each.

The proposed Ss-CPA site is currently designated Mixed-Use Low-Intensity (MUL) on the City's adopted FLUM. The requested FLU classification change to Mixed-Use Medium-Intensity (MUM) is consistent with the accompanying application to rezone the property to the MU-2 district.

The MUM & MU-2 designations permit a mixture of residential and nonresidential uses designed to promote both pedestrian and transit use in the City of Gainesville's developed, urban area. The proposed MUM 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.

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.

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.

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

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

Objective 1.4 Adopt land development regulations that promote mixed-use development.

Objective 1.5 Discourage the proliferation of urban sprawl.

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:

Support for urban infill and/or redevelopment.

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.

Objective 2.2 Ensure that Future Land Use Map designations promote transportation objectives by designating transit-supportive densities in appropriate locations to support transportation choice.

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

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

5. CONSISTENCY WITH THE LAND DEVELOPMENT CODE

The following identifies how this application is consistent with the City of Gainesville's Unified Land Development Code (ULDC). Language from the ULDC is provided in normal font, and the consistency statements are provided in **bold** font.

Sec. 30-65 – Mixed-use Medium Intensity District (MU-2)

(b) *Objectives.* The provisions of this district are intended to:

- 1) Coordinate the locations of activity centers with the population and land use needs of adjoining residential areas. It is intended that activity centers have only minimally overlapping market areas;

A Rezoning is proposed to change the existing MU-1 to a MU-2 zoning district. The market area is centered between the SR 121 / SR 24 intersection and the US 441 / SW 16th Avenue intersection, located a minimum of one mile to the west and east respectively. Only one other gas station, which is located on the north side of Archer Road, serves this market area. The previous use on the site was a tractor dealer and lawn supply store. The proposed gas station and convenience store will better serve the daily needs of the numerous multi-family residential developments within ½ mile of the project site and the 55,500+ trips of passersby traffic.

- 2) Encourage large, mixed-use developments to locate on land that is physically capable of supporting the proposed development;

The proposed use will provide a mix of uses with a gas station and convenience store. The scale of the proposed development will be consistent with other non-residential uses in the area as shown in the photos provided earlier in this report.

- 3) Ensure that new development within the district is integrated with existing development and is designed to promote pedestrian and nonautomotive access within the district and from surrounding residential areas;

The proposed use will extend the sidewalk along Old Archer Road that currently terminates at the boundary of the adjacent multi-family development. This will increase non-automotive access to the site.

- 4) Minimize traffic congestion by requiring that large, mixed-use developments be located on appropriate major collector and arterial roadways, and by minimizing the number and location of driveway connections;

Technically, the site fronts Old Archer Road, however it is also part of the SW Archer Road corridor. Old Archer Road serves as an access road / service road that provides connection / access for adjacent properties without adding trips to SW Archer Road. The one access point to the site

will be aligned with the existing traffic light that provides limited access to Old Archer Road from SW Archer Road.

- 5) Encourage proper design review through the utilization of the development plan review process to ensure a harmonious relationship with surrounding development (including adequate ingress and egress);

A conceptual development plan is submitted as part of a Special Use Permit application submitted simultaneously with this Rezoning application. This development plan utilizes building placement, setbacks, and buffers to demonstrate a harmonious relationship with surrounding development.

- 6) Integrate all outparcel development through landscaping; shared parking, traffic access management and circulation; and stormwater management; and

No outparcels will be created as a result of this Rezoning application's approval.

- 7) Require appropriate buffering or screening around large mixed-use development to maintain its compatibility with surrounding land uses.

A conceptual development plan will be submitted as part of a Special Use Permit application in addition to this Rezoning application. This conceptual development plan utilizes building placement, setbacks, and buffers to demonstrate compatibility with surrounding development.

- (c) Requirements for development of less than 50,000 square feet.

As discussed further within the subsequent Special Use Permit application following this proposed Rezoning, the site's actual development will be a gas station and convenience store less than 50,000 sq. ft. in size. However, per City Staff request, the concurrency analysis provided in the Impact Analysis section of this report is based on the site's maximum intensity. In order to maintain consistency between the site's intended use and the City's Land Development Code, this section of the report will be based on the project site's proposed use—a gas station and convenience store less than 50,000 sq. ft. in size.

- 1) Yard setbacks.
 - a. Front: The maximum setback shall be the average setback of existing development in the same block face; however, when there is no existing development in the same block face, the setback shall be between 15 and 80 feet.

A minimum 67 ft. front setback will be provided for the main building on the site. This value was calculated using the average building setbacks found

on adjacent parcels. Additional details will be provided on the conceptual development plan submitted with the concurrent Special Use Permit application.

- b. Where the side or rear yard abuts property which is in a residential zoning district or is shown for residential use on the future land use map of the comprehensive plan, the minimum setback shall be 25 feet or the distance created by the 45-degree angle of light obstruction, whichever is greater. If MU-2 zoning abuts a single-family residential zoning district, then the residential portion of the mixed-use development shall be limited to RMF-7 in the area within 100 feet of the property line, plus the required buffers for the single-family residential zoning district. In addition, the multi-family development shall comply with all the regulations in the RMF-7 district and the requirements of section 30-56.

A minimum 25 ft. side setback shall be provided adjacent to the existing multi-family residential development to the east of the site. The site does not abut any single-family residential properties.

- 2) Maximum building height: Five (5) stories.

The proposed building will be single-story. Additional details will be provided on the conceptual development plan and submitted with the concurrent Special Use Permit application.

- 3) Maximum lot coverage: 50 percent.

The proposed lot coverage will be less than 50%. Additional details will be provided on the conceptual development plan submitted with the concurrent Special Use Permit application.

- 4) Access: Access shall be designed to integrate all aspects of the development and shall meet all requirements of Article IX and Chapter 23. Driveways shall be coordinated or shared insofar as possible.

Technically, the site fronts Old Archer Road, however it is also part of the SW Archer Road corridor. Old Archer Road serves as an access road / service road that provides connection / access for adjacent properties without adding trips to SW Archer Road. The entrance to the site will be aligned with the existing traffic light that provides limited access to Old Archer Road from SW Archer Road.

Sec. 30-93 – Gasoline and alternative fuel service station (GN-554), and food stores (MG-54) with accessory gasoline and alternative fuel pumps.

- (a) *Dimensional requirements.* All principal and accessory structures for gasoline service stations shall be located and constructed in accordance with the following minimum requirements:

1) Minimum lot area: Twelve thousand square feet.

The proposed site is ±2.52 acres or ±109,771 sq. ft.

2) Minimum lot width at minimum front yard setback: One hundred feet.

The proposed site's lot width is ±350 ft.

(b) *Minimum pump setback.* All fuel pumps and pump islands shall be set back a minimum distance of at least 15 feet from any right-of-way line or property line.

The proposed pump locations will far exceed the required 15 ft. setback from the Old Archer Road right-of-way line. Additional details will be provided on the conceptual development plan submitted with the Special Use Permit application.

(c) *Accessory uses.* Permitted accessory uses to a gasoline or alternative fuel service station are as follows:

- 1) Rental of vehicles is permitted, and such rental vehicles may be outside provided that they are screened in accordance with subsection 30-67(g)(2), pertaining to general provisions for business and mixed use districts.
- 2) Minor adjustments or repairs to automobiles, trucks, trailers or other vehicles which do not require body work, painting or removal of engines from frames or dismantling of differentials shall be permitted. Additional adjustments or repairs at service stations shall only be permitted within zoning districts where major automotive repairs are a permitted principal use.
- 3) Retail sale of:
 - a. Minor automobile parts and accessories, gasoline, diesel fuel, alternative fuels, kerosene, lubricating oils and greases; and
 - b. Articles dispensed by vending machines, providing such machines are located under the roof of the principal structure.
- 4) Automated carwashes or self-carwashes in conformance with the requirements of section 30-95 shall be permitted by special use permit.

Minor automobile parts and accessories, gasoline, diesel fuel, alternative fuels, kerosene, lubricating oils, greases; and snacks and drinks will be available in the convenience store that is proposed as part of the development on the Rezoning site.

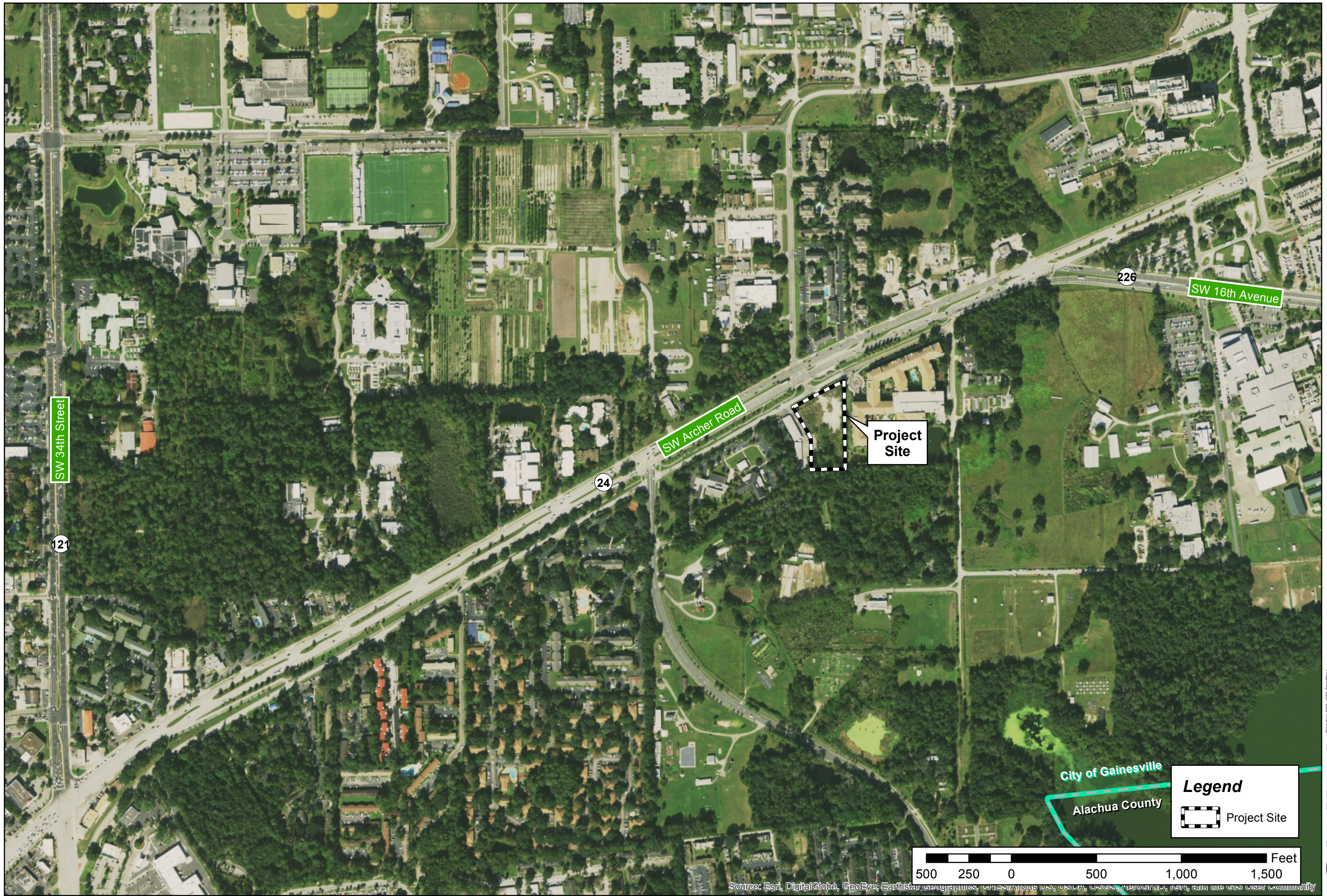
(d) *Repair facilities.* No lift or repair facilities shall be located outside the principal structure.

No repair facilities are proposed as part of the development on the Rezoning site.

(e) *Reserved.*

Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavits
4. Legal Description
5. Property Appraiser Datasheets and Tax Records
6. Warranty Deeds
7. Neighborhood Workshop Materials
8. Justification Report
- 9. Attachments**
 - a. Map Set**
 - b. Boundary Survey



**Old Archer Road
Development Plan Application**



Projection: NAD_1983_StatePlane_Florida_North_ArcherRoad
 Spheroid: Everest
 Prime Meridian: Greenwich
 False Easting: 1000000.000000
 Central Meridian: -84.500000
 Standard Parallel 1: 29.563333
 Standard Parallel 2: 29.563333
 Latitude of Origin: 29.000000
 GCS: NAD_1983_Americas_1983
 Prepared by: Employee 381
 Date: Dec 16, 2014





Project Site
±2.52 Acres

Tax Parcel #
06764-000-000

SW Archer Rd



Old Archer Rd

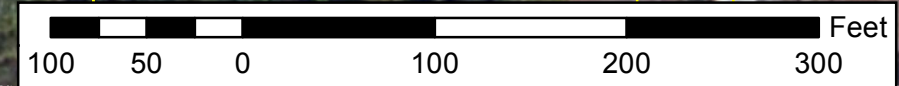
SW 23rd Drive

SW 23rd Street

24

Legend

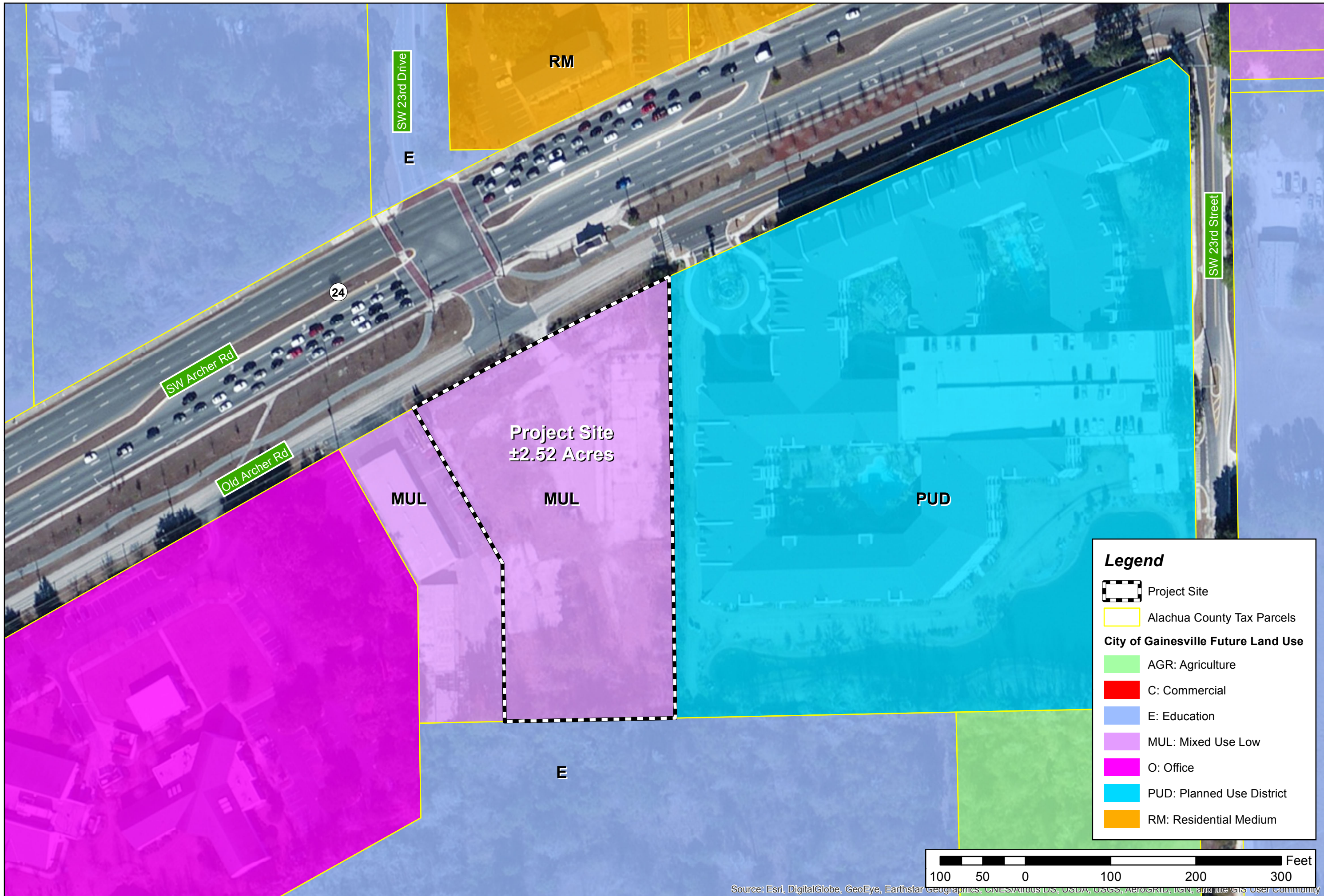
-  Project Site
-  Alachua County Tax Parcels












Projection: NAD_1983_StatePlane
 Florida North
 Projected: Lambert Conformal Conic
 False Easting: 1985000.000000
 Central Meridian: -84.500000
 Standard Parallel 1: 29.563333
 Latitude of Origin: 28.000000
 GCS: NAD_1983_Americas_1983
 Prepared by: Employee 446
 Date: March 9, 2017

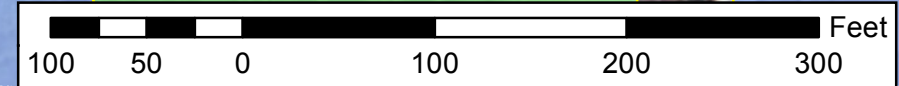


**Old Archer Road
Development Plan Application**



Legend

-  Project Site
-  Alachua County Tax Parcels
- City of Gainesville Future Land Use**
-  AGR: Agriculture
-  C: Commercial
-  E: Education
-  MUL: Mixed Use Low
-  O: Office
-  PUD: Planned Use District
-  RM: Residential Medium



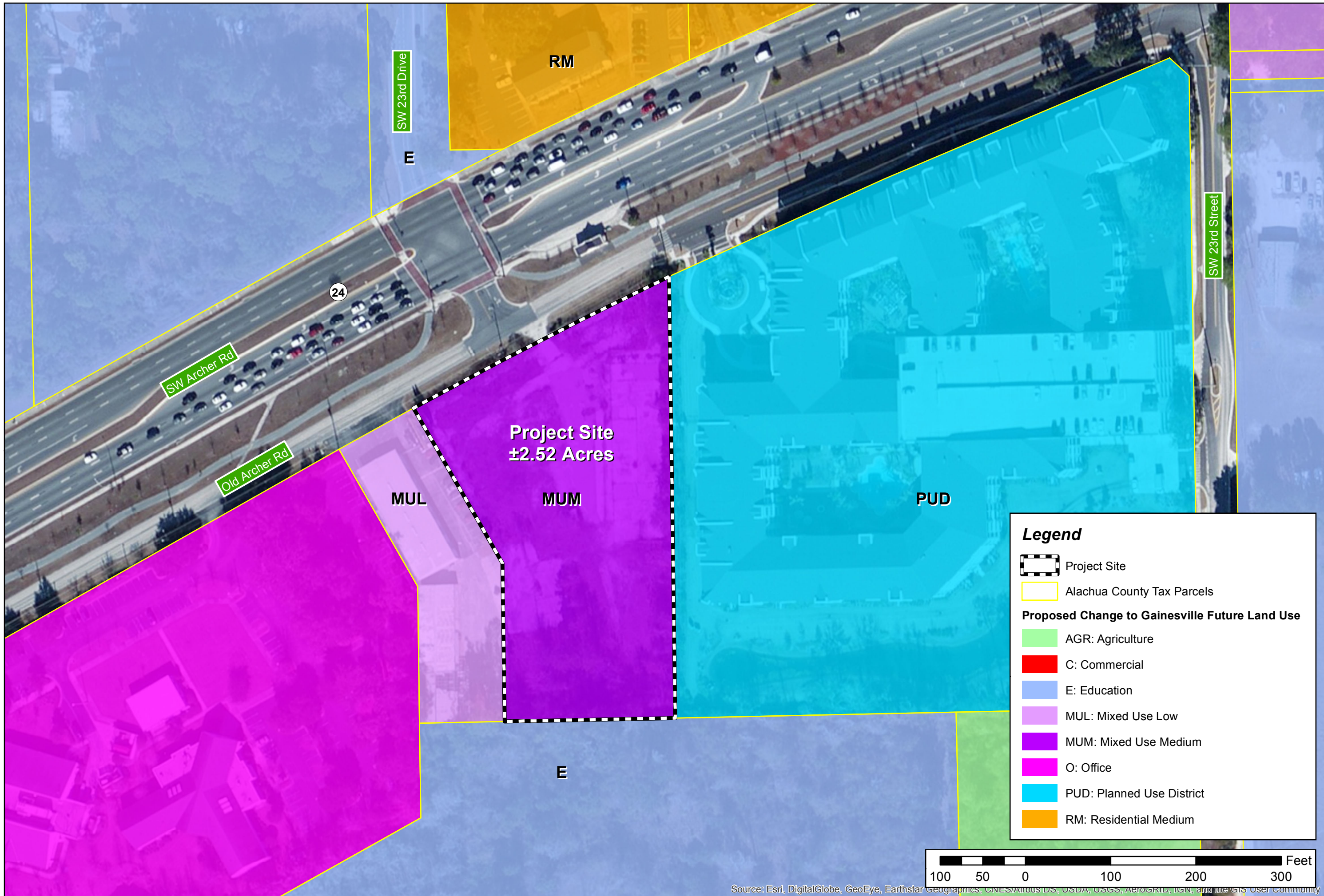
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Old Archer Road
Development Plan Application**



Projection: NAD_1983_StatePlane_Florida_Easting_Feet
 Spheroid: GRS80
 Datum: North American 1983
 Prime Meridian: -84.500000
 Central Meridian: -84.500000
 Standard Parallel 1: 29.563333
 Standard Parallel 2: 29.000000
 False Easting: 1985000.000000
 False Northing: 1000000.000000
 Units: Feet
 GCS: North_American_1983
 Prepared by: Employee 446
 Date: March 9, 2017





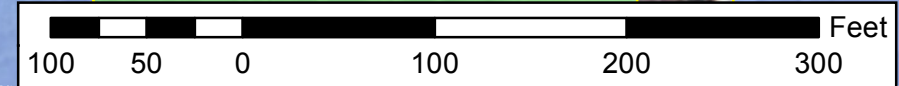
**Old Archer Road
Development Plan Application**

Legend

- Project Site
- Alachua County Tax Parcels

Proposed Change to Gainesville Future Land Use

- AGR: Agriculture
- C: Commercial
- E: Education
- MUL: Mixed Use Low
- MUM: Mixed Use Medium
- O: Office
- PUD: Planned Use District
- RM: Residential Medium

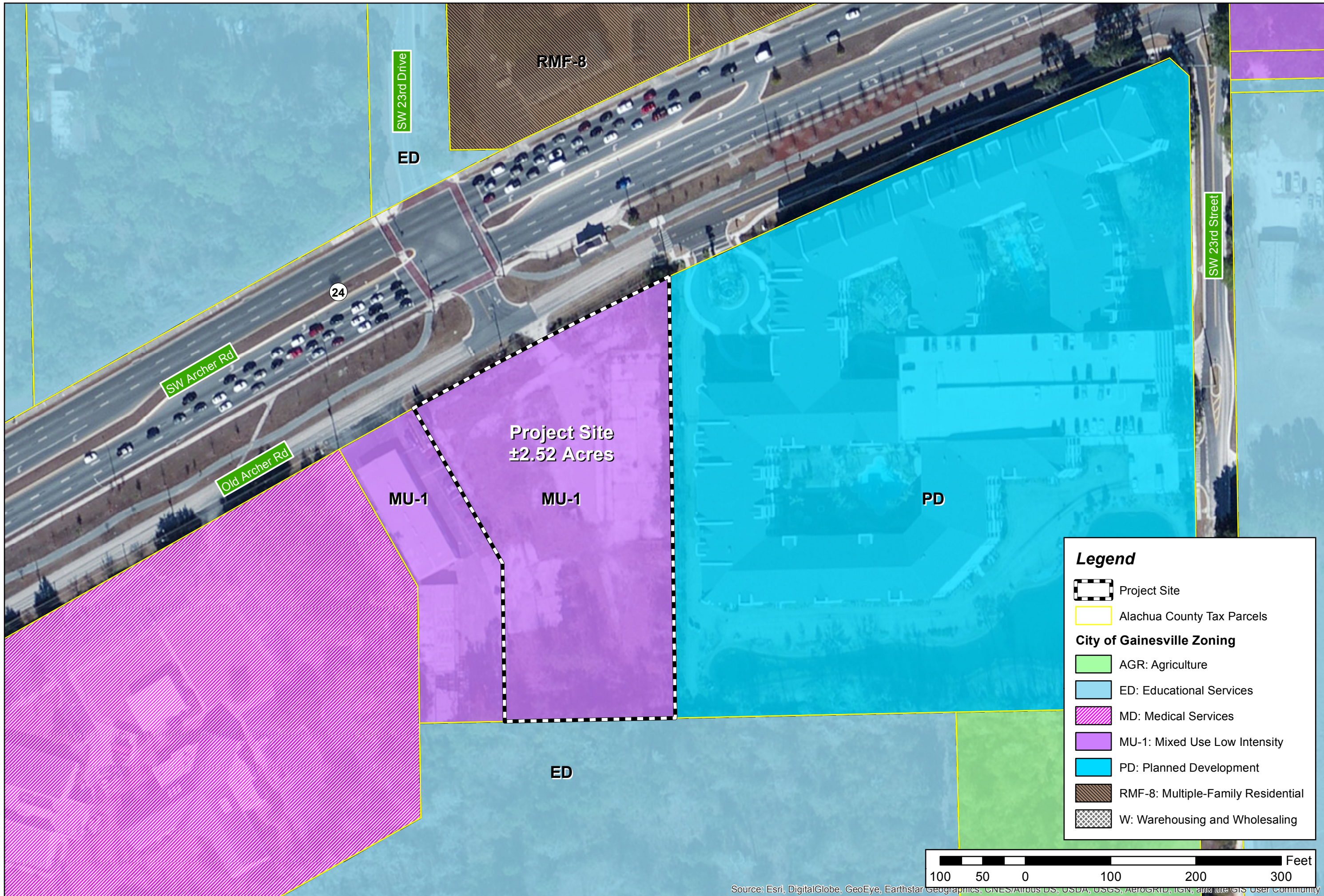


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Projection: NAD_1983_StatePlane_Florida_GCS
 Spheroid: GRS80
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 Standard Parallel 1: 29.56333333
 Standard Parallel 2: 29.00000000
 False Easting: 1985000.00000000
 False Northing: 1000000.00000000
 GCS: North_America_1983
 Prepared by: Employee 446
 Date: March 9, 2017





Legend

- Project Site
- Alachua County Tax Parcels

City of Gainesville Zoning

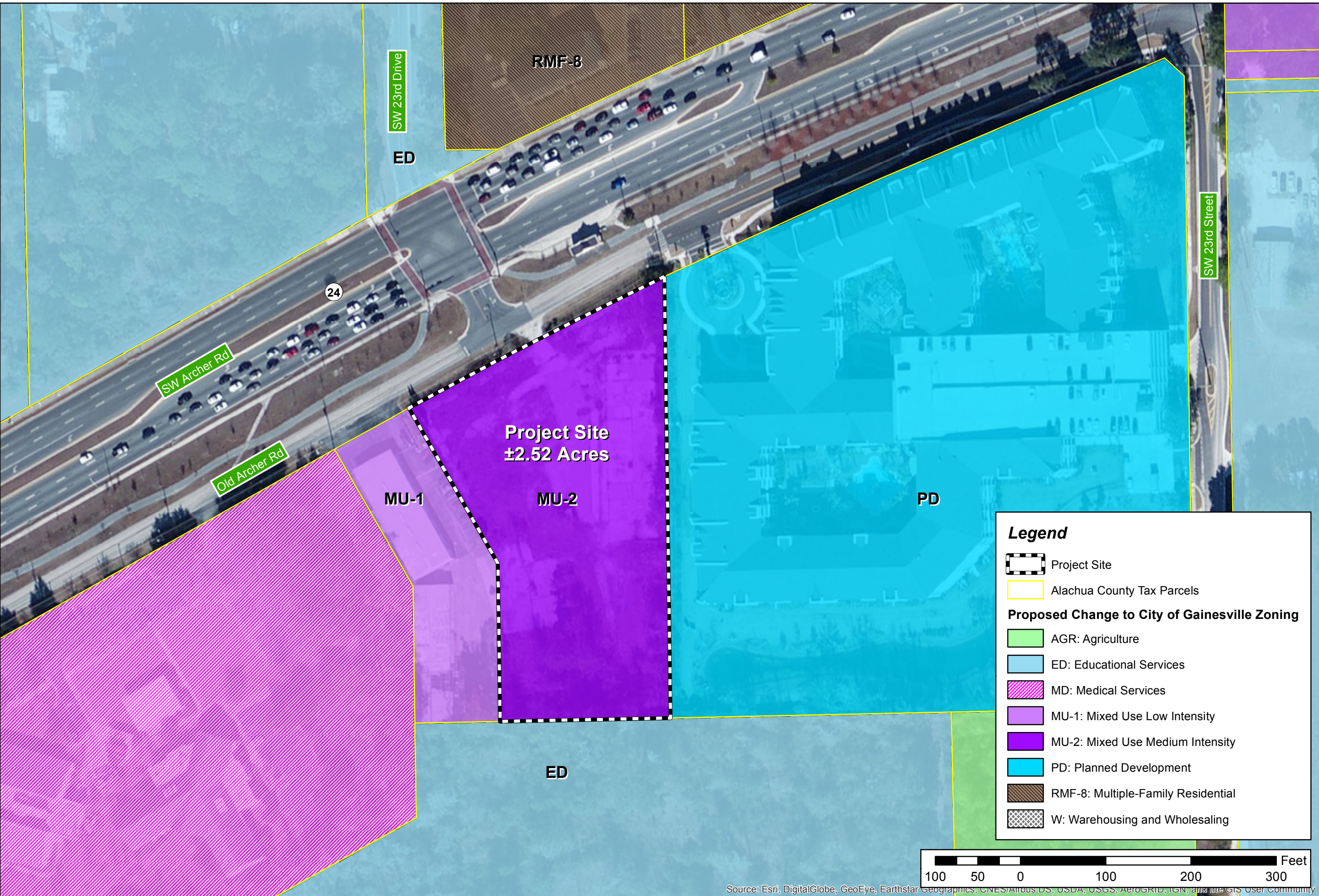
- AGR: Agriculture
- ED: Educational Services
- MD: Medical Services
- MU-1: Mixed Use Low Intensity
- PD: Planned Development
- RMF-8: Multiple-Family Residential
- W: Warehousing and Wholesaling

**Old Archer Road
Development Plan Application**



Projection: NAD_1983_StatePlane_Florida_East_Tier1
 Spheroid: GRS80
 Prime Meridian: -84.500000
 Central Meridian: -84.500000
 Standard Parallel 1: 29.563333
 Standard Parallel 2: 29.000000
 False Easting: 1000000.000000
 False Northing: 0.000000
 Units: Feet
 Datum: North American 1983
 Prepared by: Employee 446
 Date: March 9, 2017





Legend

- Project Site
- Alachua County Tax Parcels

Proposed Change to City of Gainesville Zoning

- AGR: Agriculture
- ED: Educational Services
- MD: Medical Services
- MU-1: Mixed Use Low Intensity
- MU-2: Mixed Use Medium Intensity
- PD: Planned Development
- RMF-8: Multiple-Family Residential
- W: Warehousing and Wholesaling

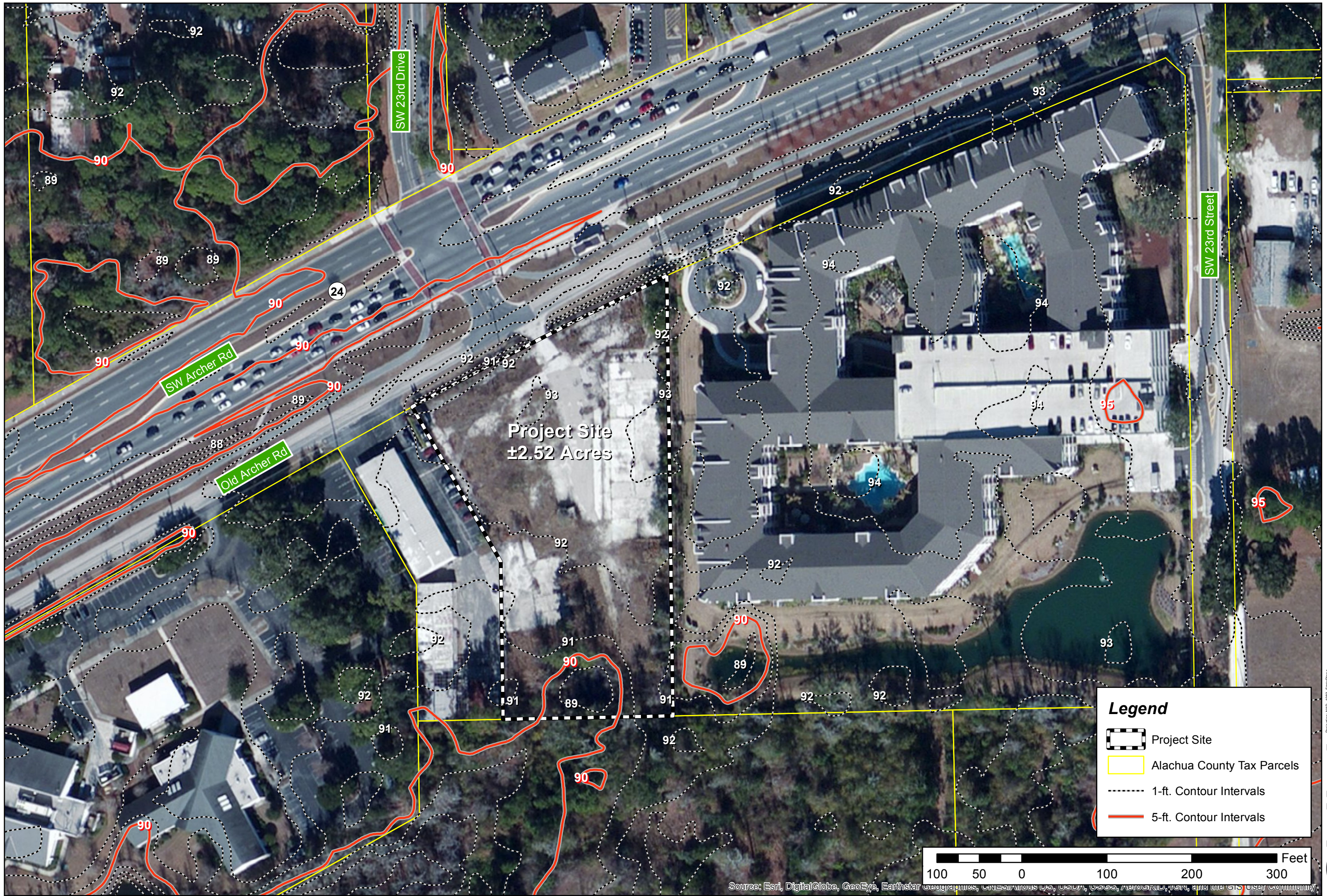
**Old Archer Road
Development Plan Application**



Projection: NAD_1983_StatePlane_Florida_Easting_11000000000000
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 Datum: North American 1983
 Central Meridian: -84.50000000
 Standard Parallel 1: 29.56333333
 Standard Parallel 2: 29.00000000
 GCS: North_America_1983
 Prepared by: Employee 446
 Date: March 9, 2017







Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

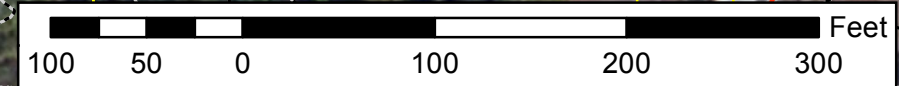


**Old Archer Road
Development Plan Application**



Legend

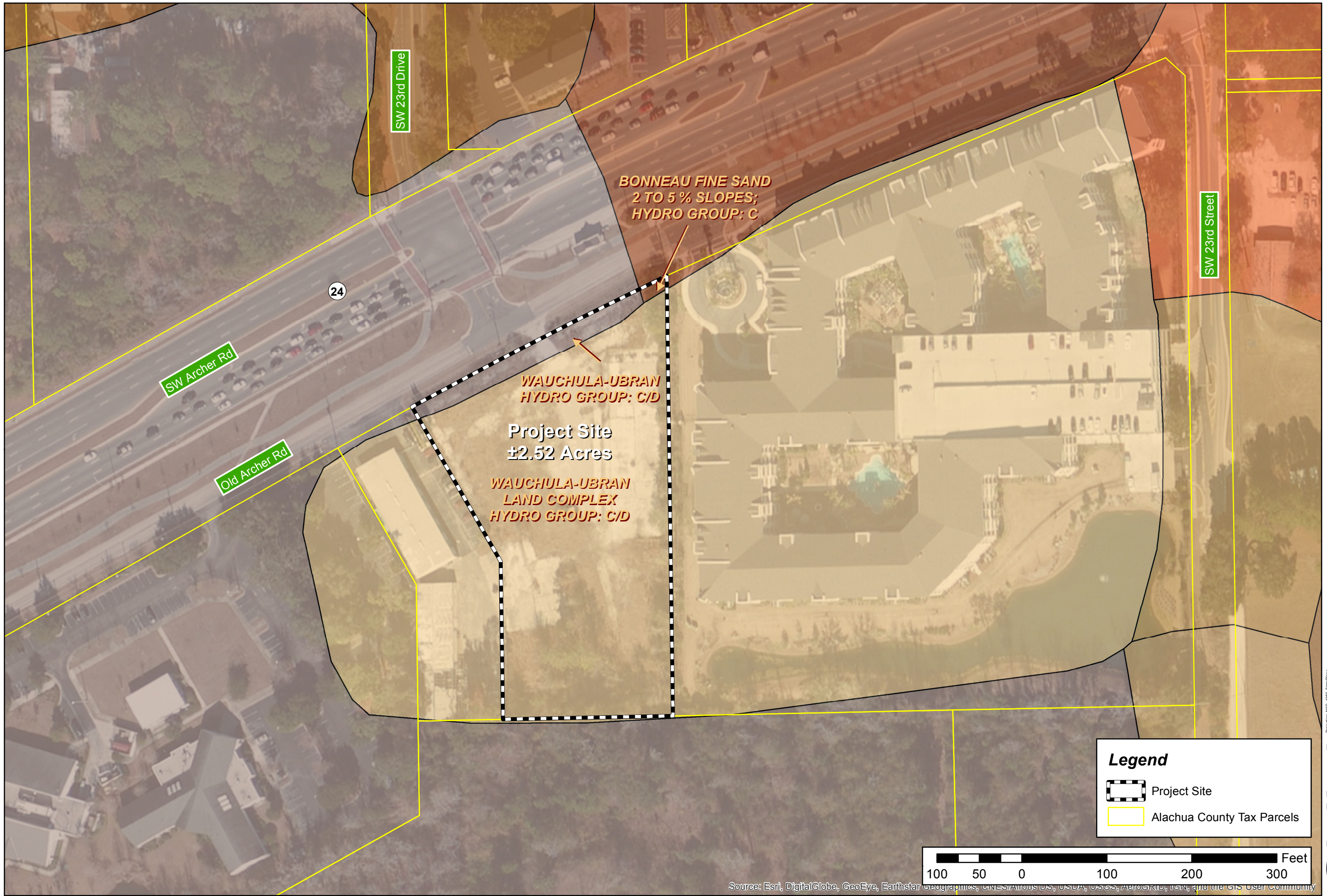
-  Project Site
-  Alachua County Tax Parcels
-  1-ft. Contour Intervals
-  5-ft. Contour Intervals



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 Standard Parallel 2: 29.568333
 False Easting: 1100000.000000
 False Northing: 0.000000
 Units: Feet
 GCS: NAD_1983_StatePlane_Florida_Easting_11000

CHW Professional Consultants
 Prepared by: Employee 446
 Date: March 9, 2017
 File: L:\2016\16-0667\Planning\GIS

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





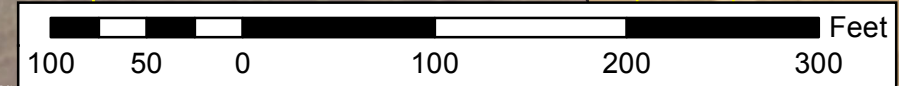
**Old Archer Road
Development Plan Application**



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Florida North Central FIPS 5003
Projection: Lambert Conformal Conic
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Central Meridian: -84.50000000
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Latitude of Origin: 28.00000000
GCIS_Norm_Americas_1983
Prepared by: Employee 446
Date: March 9, 2017

Legend

-  Project Site
-  Alachua County Tax Parcels



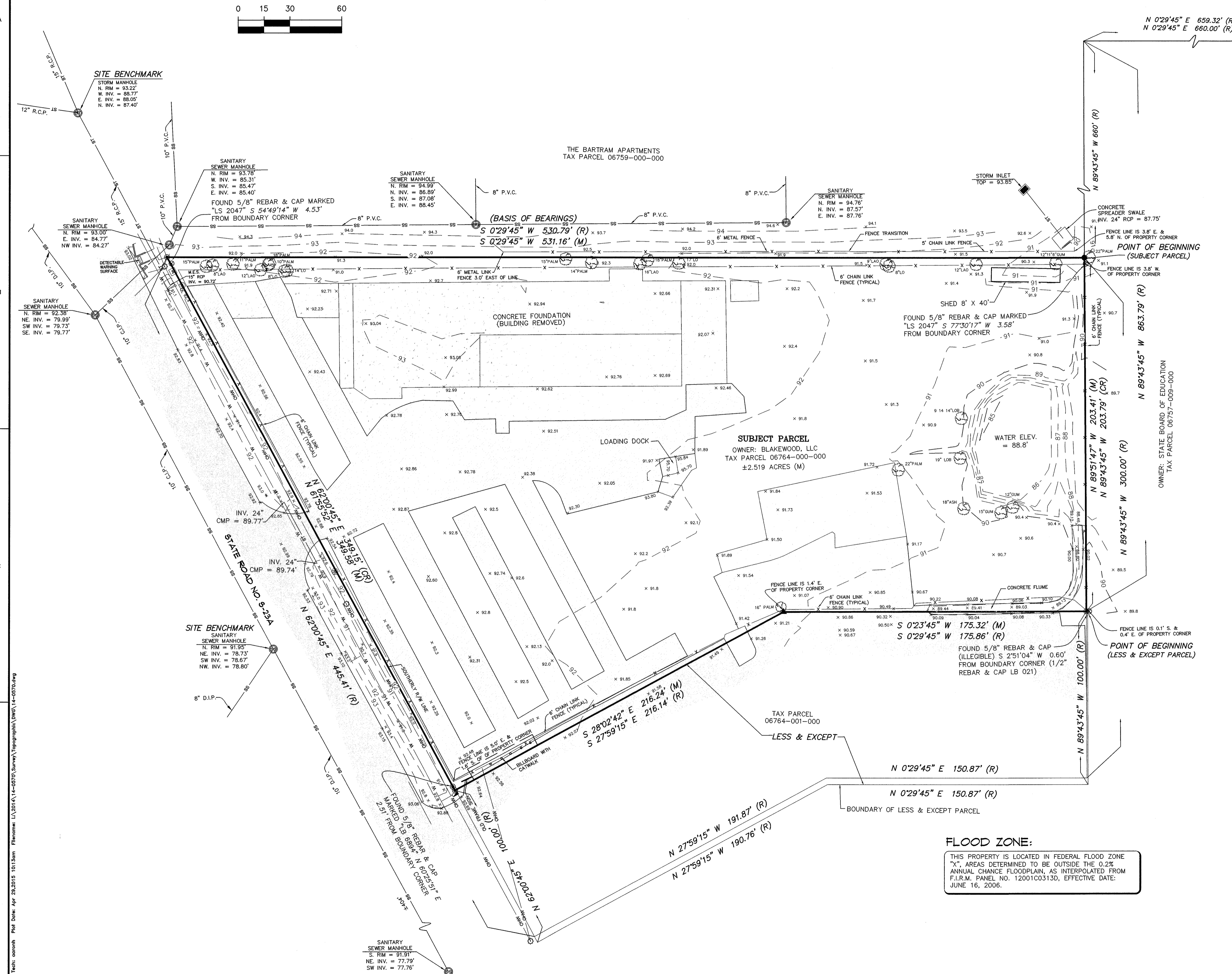
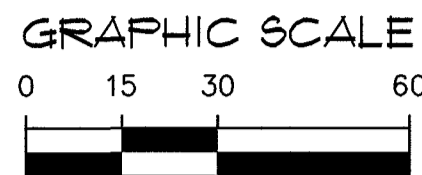
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Application Package
Table of Contents

1. Cover Letter
2. Application
3. Property Owner Affidavits
4. Legal Description
5. Property Appraiser Datasheets and Tax Records
6. Warranty Deeds
7. Neighborhood Workshop Materials
8. Justification Report
9. Attachments
 - a. Map Set
 - b. **Boundary Survey**

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 19 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



POINT OF COMMENCEMENT
SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 19 EAST

LEGEND

- ▲ = FOUND NAIL & DISK (ILLEGIBLE)
- = SET 5/8" REBAR & CAP MARKED "CHW LB 5075"
- ⊙ = FOUND 5/8" REBAR & CAP (ILLEGIBLE)
- ⊗ = FOUND REBAR & CAP MARKED AS NOTED
- (M) = CALCULATED FROM FIELD MEASUREMENTS
- (R) = RECORD
- (CR) = CALCULATED FROM RECORD
- R/W = RIGHT OF WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- R.C.P. = REINFORCED CONCRETE PIPE
- PVC = POLYVINYL CHLORIDE
- D.I.P. = DUCTILE IRON PIPE
- C.I.P. = CAST IRON PIPE
- INV. = INVERT
- ELEV. = ELEVATION
- LO = LIVE OAK
- LAO = LAUREL OAK
- LOB = LOBLOBBY PINE
- ⊕ = WOOD POWER POLE
- ⊙ = TELEPHONE PEDESTAL
- ⊕ = WATER VALVE
- ⊙ = STORM MANHOLE
- ⊕ = SANITARY SEWER MANHOLE
- ⊙ = WATER METER
- ⊕ = WATER LINE MARKER
- = OVERHEAD WIRES
- = WATER LINE (12" D.I.P.)
- = STORM LINE
- = SANITARY SEWER LINE
- = CONTOUR LINE
- ▭ = ASPHALT SURFACE
- ▭ = ASPHALT SURFACE IN POOR CONDITION
- ▭ = CONCRETE SURFACE
- x 92.4 = SPOT ELEVATION (PERVIOUS SURFACE)
- x 92.07 = SPOT ELEVATION (IMPERVIOUS SURFACE)

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF SOUTH 0°29'45" WEST FOR THE EASTERLY LINE OF THE SUBJECT PARCEL. SAID BEARING BEING IDENTICAL TO THE DESCRIPTION OF RECORD.
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR VIA OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AGENT FILE REFERENCE "BLAKEWOOD, LLC", DATED MARCH 29, 2015. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THIS SURVEYOR.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- VERTICAL DATUM SHOWN HEREON IS BASED ON NAVD 88 DATUM AS PROJECTED FROM A PRIOR SURVEY PREPARED BY BRINKMAN SURVEYING & MAPPING INC. UNDER PROJECT NUMBER 001-05, DATED 01/28/2005.
- THIS PROPERTY IS SUBJECT TO THE EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION AS RECORDED IN OFFICIAL RECORDS BOOK 503, PAGE 351; ASSIGNMENT TO THE CITY OF GAINESVILLE RECORDED OFFICIAL RECORDS BOOK 899, PAGE 298. (BLANKET EASEMENT OVER ENTIRE PARCEL & ADJOINING PARCEL TO THE WEST)

DESCRIPTION: (PER FURNISHED TITLE COMMITMENT)

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 19 EAST AND RUN NORTH 00 DEGREES, 29 MINUTES, 45 SECONDS EAST, 660 FEET, THENCE RUN NORTH 89 DEGREES, 43 MINUTES, 45 SECONDS WEST, 660 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89 DEGREES, 43 MINUTES, 45 SECONDS WEST, 300 FEET, THENCE RUN NORTH 00 DEGREES 29 MINUTES, 45 SECONDS EAST, 150.87 FEET, THENCE RUN NORTH 27 DEGREES, 59 MINUTES, 15 SECONDS WEST, 191.87 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE ROAD NO. S-23-A (56 FOOT RIGHT OF WAY AS MAINTAINED BY S.R.D.) THENCE RUN NORTH 62 DEGREES, 00 MINUTES, 45 SECONDS EAST ALONG SAID RIGHT OF WAY 445.21 FEET, THENCE RUN SOUTH 00 DEGREES, 29 MINUTES, 45 SECONDS WEST, 530.79 FEET TO THE POINT OF BEGINNING, ALL BEING AND LYING IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

LESS & EXCEPT: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 19 EAST, AND RUN NORTH 00 DEGREES, 29 MINUTES, 45 SECONDS EAST, 659.32 FEET; THENCE RUN NORTH 89 DEGREES, 43 MINUTES, 45 SECONDS WEST, 863.79 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89 DEGREES, 43 MINUTES, 45 SECONDS WEST, 100 FEET; THENCE RUN NORTH 00 DEGREES, 29 MINUTES, 45 SECONDS EAST, 150.87 FEET; THENCE RUN NORTH 27 DEGREES, 59 MINUTES, 15 SECONDS WEST, 191.87 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S-23A; THENCE RUN ALONG SAID RIGHT-OF-WAY LINE, NORTH 62 DEGREES, 00 MINUTES, 45 SECONDS EAST, 100 FEET; THENCE RUN SOUTH 27 DEGREES, 59 MINUTES, 15 SECONDS EAST, 216.14 FEET, THENCE RUN SOUTH 00 DEGREES 29 MINUTES, 45 SECONDS WEST, 175.86 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C03130, EFFECTIVE DATE: JUNE 16, 2008.

Professional Consultants

132 NW 78th Drive
Gainesville, Florida 32607
(352) 351-7878
www.chw.com
est. 1988
FLORIDA
LB-5075

SCALE: 1" = 30'
THIS IS ONE INCH ON A SCALE OF 1" = 30'.
IF NOT ONE INCH ON A SCALE, ACCORDINGLY.

CERTIFIED TO:
GATE PETROLEUM COMPANY
BLAKEWOOD, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ROGERS TOWERS

TECHNICAL:	AIH	CREW CHIEF:	RAB	CREW:	TRD/FAH	DATE:	04/21/2014
REVISION DATE:		PROJECT NUMBER:	14-0570				

Professional Surveyor: ARON H. HICKMAN, License No. 6791

This map prepared by:
Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1