

080438

*City of*  
*Gainesville*

**Inter-Office Communication**

**Planning and Development Services**  
**Phone 334-5022, FAX 334-2648, Station 11**

**Item No. 2**

**Date: September 22, 2008**

**TO:** City Plan Board  
**FROM:** Planning Division Staff  
**SUBJECT:** Petition 105ZON-08PB. Eng, Denman & Associates, agent for Prestige Lincoln Mercury Inc. A request to change the Zoning from BUS (General business district) to BA (Automotive-oriented business district) for property located at 2120 and 2140 Northeast 2<sup>nd</sup> Street.

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**Recommendation**

Staff recommends approval of Petition 105ZON-08PB.

**Explanation**

This petition requests a change in zoning from BUS (General business district) to BA (Automotive-oriented business district) for two parcels, both owned by Prestige Lincoln Mercury. Both parcels are located immediately to the east of the existing dealership at 2201 North Main Street, with approximately 330 feet of frontage on Northeast 2<sup>nd</sup> Street. The total area for the two parcels is 1.53 acres. Please see attached map for location information.

If approved, the requested zoning will encourage the redevelopment of these two parcels and allow the expansion of the adjacent auto dealership. Automotive-oriented zoning is found along the North Main Street corridor north of 16<sup>th</sup> Avenue in accordance with Future Land Use Policy 4.2.5. There are several businesses where the BA zoning extends through the block to NE 2<sup>nd</sup> Street, including the Wade Raulerson GMC dealership immediately to the south of the subject property.

**Character of the District and Suitability**

Both the General business (BUS) and Automotive-oriented business (BA) zoning districts implement the Commercial Future Land Use Category. The proposed zoning is compatible with the zoning designations on surrounding properties, including the following:

- BUS zoning on the commercial properties to the north, which include a vacant restaurant (Ruscito's), Gator Custom Mobility, a dry cleaning business, and a strip commercial center. Access to these businesses is provided by a recorded easement on the northern edge of the Prestige Lincoln Mercury property.
- BA zoning on Prestige Lincoln Mercury to the west and Wade Raulerson GMC to the south.

- To the east-northeast of the subject property across NE 2<sup>nd</sup> Street is a Planned Development (PD) zoned property which is partially developed with the White Apron catering company (formerly Szechuan Omei). The northern parcel of the PD is undeveloped.
- To the east of the subject property across NE 2<sup>nd</sup> Street is a 1.47-acre multi-family development zoned RMF-6 (Multiple-Family Medium Density Residential, 8-15 du/ac). This development is named McCoy Court and consists of five quadruplexes centered around a cul-de-sac. The entry is located directly east of the southern parcel of the subject property. The distance from the Prestige dealership's eastern property line to the nearest residential building within McCoy Court is approximately 95 feet. Appropriate buffering of this residential use will be addressed when the property is redeveloped, as per the requirements of the Land Development Code.

This segment of NE 2<sup>nd</sup> Street parallels Main Street for approximately 0.5 miles. The character is mixed, with a variety of business uses along the west side (several of which extend through the block to Main Street) and primarily multi-family residential (RMF-5, which allows up to 12 du/ac, and RMF-6 zoning) along the east side. The multi-family residential properties that have been developed have internal road networks and do not front on NE 2<sup>nd</sup> Street.

### **Conservation of the Value of Buildings and Encouraging Appropriate Land Use**

There are two existing buildings on the subject property:

- The storefront building at 2120 NE 2<sup>nd</sup> Street is partially boarded up and appears to be vacant.
- The building at 2140 NE 2<sup>nd</sup> Street is an office building. In the past it has been occupied by a church, but at the present time this building is vacant.

Both properties are in unkempt condition, but appear to be structurally sound and could be incorporated into the redevelopment of the property.

### **Applicable Portions of Current City Plans**

Transportation. This property is located within Zone A of the Gainesville Transportation Concurrency Exception Area (TCEA) and is excepted from transportation concurrency for roadway level of service standards. The adopted level of service standard for this segment of N. Main Street from N.W. 8th Avenue to N.W. 23rd Avenue is "D." The current level of service is "C," meaning that trips are currently available along this road segment. Any use proposed for the area would have to meet concurrency management element requirements to address transportation needs; the proposed rezoning from BUS to BA is not anticipated to have an impact on the roadway level of service. If the property is redeveloped, a traffic impact analysis will be conducted as part of the development plan review stage to assess any net impact to the local road network.

Water and Wastewater. The existing on-site development is currently served by centralized water and sewer systems. Adequate capacity currently exists to serve these properties. Any proposed future site redevelopment shall utilize these same facilities.

Solid Waste. Commercial solid waste facilities currently serve the subject property.

Transit. Transit service is available along NE 2<sup>nd</sup> Street (RTS Route 15). No changes in this existing service are proposed.

Special Area Plans. One parcel (2140 NE 2<sup>nd</sup> Street) falls within an area of Special Environmental Concern because of its proximity to the Koppers Superfund site. This overlay area is described in Sec. 30-207 of the City of Gainesville Land Development Code as follows:

This overlay is established for the purpose of protecting the immediate and long-term potable water supply by creating a procedure for projects going through development review in any area designated by the U.S. Environmental Protection Agency as a superfund area, and that certain area adjacent to the superfund area...

This section specifies requirements for new development, including application for a development review permit and a wellfield special use permit, which requires approval by the City Commission. Copies of the permit application must also be submitted to federal, state, and county review agencies.

Reuse projects that do not involve the excavation of soil or the drilling of wells are exempt from the additional requirements that pertain to new developments.

#### **Needs of the City for Land Areas for Specific Purposes to Serve Populations or Economic Activities**

The proposed zoning is consistent with the underlying Commercial land use and will further the implementation of Policy 4.2.5 of the Future Land Use Element (see applicable Goals, Objectives and Policies in the Comprehensive Plan).

#### **Whether there have been Substantial Changes in the Character or Development of Areas In or Near Area Under Consideration**

There have been no recent substantial changes in the character of this area. The City has continued to experience success with locating auto dealerships along North Main Street.

#### **Applicable Goals, Objectives and Policies of the Comprehensive Plan**

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

##### **Policy 4.1.1**

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

...

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modest build-to lines instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by special use permit.

**Policy 4.2.5**

The City shall continue to restrict auto sales and relatively intense auto service to North Main Street north of 16<sup>th</sup> Avenue.

**Petition Information**

<b>Applicant</b>	Eng, Denman and Associates, agent for Prestige Lincoln Mercury Inc.
<b>Request</b>	Rezone the subject property from General business (BUS) to Automotive-oriented business (BA) zoning district
<b>Existing Land Use</b>	Commercial
<b>Existing Zoning</b>	General business (BUS)
<b>Purpose of Request</b>	To provide additional space for business expansion
<b>Location</b>	2120 and 2140 Northeast 2nd Street
<b>Existing Use</b>	Church, vacant offices
<b>Surrounding Uses</b>	North: Strip commercial, restaurant (vacant) South: Wade Raulerson GMC West: Prestige Lincoln Mercury East: NE 2 <sup>nd</sup> Street, commercial and residential properties

**Surrounding Controls**

	<u><b>Future Land Use</b></u>	<u><b>Zoning</b></u>
<b>North:</b>	Commercial	General business (BUS)
<b>East:</b>	Planned Unit Development Residential Medium Density	Planned Development (PD) Residential Multi-Family (RMF-6)
<b>South:</b>	Commercial	Automotive-oriented business (BA)
<b>West:</b>	Commercial	Automotive-oriented business (BA)

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Summary

This petition requests a rezone from General business (BUS) zoning to Automotive-oriented business (BA). The proposed rezoning is consistent with zoning designations on the adjacent properties.

The proposed land use change is consistent with the 2000-2010 Gainesville Comprehensive Plan, and is recommended for approval.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Ralph Hilliard".

Ralph Hilliard  
Planning Manager

RH:DM:SBN

**Exhibit 1.****Sec. 30-62. Automotive-oriented business district (BA).**

- (a) *Purpose.* The BA district is established to identify and delineate those commercial land uses involved in automotive sales, services and related activities as well as other large scale commercial uses with similar locational needs. An additional purpose is to provide suitable locations for activities that are compatible with and mutually supportive of those uses.
- (b) *Objectives.* The provisions of this district are intended to:
- (1) Encourage automotive-oriented business development to occur along major transportation arteries where sites are adequate for an integrated design of automotive services and where such development could most adequately serve the needs of the community's residents without resorting to excessive quantities of strip development;
  - (2) Provide for, and accommodate as efficiently as possible, those commercial land uses commonly associated with automotive business and, therefore, prevent the indiscriminate application of this district along the community's arteries;
  - (3) Minimize traffic congestion on public streets;
  - (4) Ensure, through development plan approval, that major commercial developments are designed to promote the most efficient use of the land, as well as establish a harmonious relationship between such development and its environment;
  - (5) Require appropriate buffering or screening around such development, to maintain its compatibility with adjacent and surrounding land uses;
  - (6) Discourage, as much as possible, any encroachment by industrial, residential and commercial uses generally understood to be capable of adversely affecting the basic commercial automotive characteristics of the district; and
  - (7) Permit outdoor storage and sale of retail goods.

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(c) *Permitted uses.*

## TABLE INSET:

SIC	Uses	Conditions
	USES BY RIGHT:	
	Any accessory use customarily incidental to a permitted principal use	
	Eating places	
	Ice dealers, retail only	
MG-15	Building construction--General contractors and operative builders	

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SIC	Uses	Conditions
MG-17	Construction--Special trade contractors	
IN-2261	Finishers of broadwoven fabrics of cotton	
IN-2262	Finishers of broadwoven fabrics of manmade fiber and silk	
MG-27	Printing, publishing and allied industries	
MG-41	Local and suburban transit and interurban highway passenger transportation	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger transportation	
GN-501	Motor vehicles and motor vehicle parts and supplies, wholesale	Excluding motor vehicle parts, used (IN-5015)
GN-504	Professional and commercial equipment and supplies, wholesale	
GN-508	Machinery, equipment and supplies, wholesale	Excluding construction and mining (except petroleum) machinery and equipment (IN-5082), industrial machinery and equipment (IN-5084), and transportation equipment and supplies, except motor vehicles (IN-5088)
MG-52	Building materials, hardware, garden supply and mobile home dealers	
MG-54	Food stores	
MG-55	Automotive dealers and gasoline service stations	Including gasoline service stations in accordance article VI
MG-57	Home furniture, furnishings, and equipment stores	
IN-5941	Sporting goods stores and bicycle shops	Accessory outdoor display, storage and sales in accordance with section 30-67.
GN-596	Nonstore retailers	
GN-598	Fuel dealers	
IN-5999	Hot tubs, swimming pools, whirlpool baths, retail only	
Div. H	Finance, insurance and real estate	

SIC	Uses	Conditions
MG-72	Personal services	Including funeral services and crematories in accordance with article VI
MG-73	Business services	Excluding heavy construction equipment rental and leasing (IN-7353), airplane rental and leasing, oil field equipment rental and leasing and oil well drilling equipment rental and leasing and including disinfecting and pest control services (IN-7342), in accordance with article VI
MG-75	Automotive repair, services and parking	Excluding carwashes (IN-7542)
MG-76	Miscellaneous repair services	
IN-7833	Drive-in motion picture theaters	
MG-79	Amusement and recreation services	Excluding go-cart raceway operations and go-cart rentals
MG-86	Membership organizations	
Places of religious assembly	In accordance with article VI	
USES BY SPECIAL USE PERMIT		
IN-7542	Carwashes	

(d) *Dimensional requirements.* All principal and accessory structures shall be located and constructed in accordance with the following requirements:

(1) Minimum yard setbacks:

- a. Angle of light obstruction for all principal and accessory structures: 45 degrees.
- b. Where the side or rear yard abuts property which is in a residential 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 angle of light obstruction, whichever is greater.

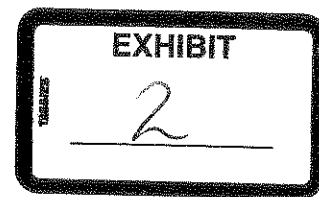
(2) Accessory structures shall not exceed 25 feet in height.

(3) Maximum building height: Where the side or rear yard abuts property which is in a residential district or is shown for residential use on the future land use map of the comprehensive plan, the maximum building height shall be three stories.



- (e) *Additional requirements for outdoor uses.* Whenever a use in a BA zoning district which includes outdoor storage and display, and/or other activities outside of completely enclosed buildings is adjacent to a residential district or to land which is shown for residential use on the future land use map of the comprehensive plan, such outdoor storage, display and/or activity shall be buffered and screened from all property lines in common with the residential district or land which is shown for residential use on the future land use map of the comprehensive plan as required for outdoor storage in article VI.
- (f) *General requirements.*
- (1) Where the side or rear yard abuts property which is in a residential district or is shown for residential use on the future land use map of the comprehensive plan, solid waste, recycling, yard trash containers (except litter containers), and grease containers, that are stored outside of the building, shall be placed at the side or the rear of the building and within ten feet of the building. The container shall be enclosed with an enclosing wall, so that it is not visible from the street or adjacent property (from ground level). The enclosing wall shall be finished and/or painted with the same material as is used on the building. The enclosing wall shall be fitted with an opaque sliding or hinged door and working latch. Loading docks shall be placed at the side or rear of the building, and shall be screened from the street and abutting residential land.
  - (2) Mechanical equipment shall be located so that noise and visual impacts upon abutting residential property are minimized. For purposes of this section, mechanical equipment is defined as a heating, ventilation, or air conditioning unit placed outside of a building.
  - (3) All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-67, pertaining to general provisions for business and mixed-use districts, and article IX.

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**Sec. 30-61. General business district (BUS).**

(a) *Purpose.* The general business district is established to provide for a wide range of commercial, business and office uses located along major transportation arteries and frontage roads. The district shall be located so as to promote compatibility with residential uses while maintaining flexibility for commercial uses. If appropriate transitional zones between residential and general business areas do not exist, they must be provided through the use of design features under the development plan provisions of this chapter. Residential uses are encouraged both to buffer the more intense aspects of these areas and to provide greater flexibility in areas of existing strip development.

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

- (1) Permit compatible commercial, office and service developments that benefit from being located in close proximity to each other;
- (2) Minimize traffic congestion on public streets;
- (3) Ensure, through development plan approval, that major commercial developments are designed to promote the most efficient use of the land, as well as establish a harmonious relationship between such development and its environment;
- (4) Require appropriate buffering or screening around such development when it abuts any residential district boundary, to maintain its compatibility with such abutting district; and
- (5) Discourage, as much as possible, encroachment by industrial, residential or other uses considered capable of adversely affecting the basic commercial characteristics of the district.
- (6) Provide community level services and retail uses. Such districts should not overlap other community serving activity centers.

(c) *Permitted uses.*

TABLE INSET:

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
	Compound uses	
	Eating places	
	Outdoor cafe	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 in article II and in accordance with article VI
	Repair services for household needs	As defined in article II
	Forest nursery for sale of planted trees only	In a non-enclosed (outdoor), fenced area; excluding storage and outside storage of all other items other than: (1) trees planted in the ground, and (2) mechanical and vehicular equipment used to plant, cultivate and harvest the trees; subject to development plan review
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 contractors	
GN-172	Painting and paper hangers	
GN-173	Electrical work	
IN-2261	Finishers of broadwoven fabrics of cotton	
IN-2262	Finishers of broadwoven fabrics of manmade fiber and silk	
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

MG-48	Communications	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	Excluding garage and installation facilities except as provided for with a special use permit
GN-554	Gasoline service stations including the sale 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	Direct selling establishments (IN-5963) and fuel oil dealers (IN-5983) with inside storage, display and sales only
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, heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359); and including disinfecting and pest control services (IN-7342), in accordance with article VI.
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 article II
MG-	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor

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78		filming facilities
MG-79	Amusement and recreation services	Only within enclosed structures, and excluding go-cart rental and raceway operations and also excluding commercial sports (GN-794)
MG-80	Health services	Including nursing and personal care facilities (GN-805) in accordance with article VI, and excluding hospitals (GN-806) and 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 as defined in article II and in accordance with article VI, excluding rehabilitation centers, halfway houses, social service homes, and residences for destitute people as defined in article II
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 facility 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
	Food distribution center for the needy	In accordance with article VI
	Limited automotive services	In accordance with article VI
	Rehabilitation centers	In accordance with article VI
	Residences for destitute	In accordance with article VI

	people	
GN-598	Fuel dealers	In accordance with article IX
GN-701	Hotels and motels	
GN-702	Roominghouses and boardinghouses	In accordance with article VI

(d) *Dimensional requirements.*

(1) Minimum yard setbacks:

- a. Front: Ten feet.
- b. Where the side or rear yard abuts property which is in a residential district or is shown for residential use on the future land use map of the comprehensive plan, the minimum setback shall be 50 feet or the distance created by the 60-degree angle of light obstruction, whichever is greater.

(2) Accessory structures shall not exceed 25 feet in height.

(3) Maximum lot coverage: 40 percent.

(4) Maximum building height: Where the side or rear yard abuts property which is in a residential district or is shown for residential use on the future land use map of the comprehensive plan, the maximum building height shall be three stories.

(e) *General requirements.*

(1) Where the side or rear yard abuts property which is in a residential district or is shown for residential use on the future land use map of the comprehensive plan, solid waste, recycling, yard trash containers (except litter containers), and grease containers, that are stored outside of the building, shall be placed at the side or the rear of the building and within ten feet of the building. The container shall be enclosed with an enclosing wall, so that it is not visible from the street or adjacent property (from ground level). The enclosing wall shall be finished and/or painted with the same material as is used on the building. The enclosing wall shall be fitted with an opaque sliding or hinged door and working latch. Loading docks shall be placed at the side or rear of the building, and shall be screened from the street and abutting residential land.

(2) Mechanical equipment shall be located so that noise and visual impacts upon abutting residential property are minimized. For purposes of this section, mechanical equipment is defined as a heating, ventilation, or air conditioning unit placed outside of a building.

(3) 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, § 3, 11-15-93; Ord. No. 3963, § 3, 3-14-94; Ord. No. 4075, § 6, 5-8-95; Ord. No. 950862, § 3, 11-13-95; Ord. No. 951420, § 3, 7-8-96; Ord. No. 980273, § 1, 11-9-98; Ord. No. 030128, § 1, 10-27-03; Ord. No. 030752, § 4, 5-10-04; Ord. No. 030916, § 1, 8-9-04; Ord. No. 070619, § 3, 3-24-08)

# Zoning District Categories

RSF1	Single-Family Residential (3.5 du/acre)
RSF2	Single-Family Residential (4.6 du/acre)
RSF3	Single-Family Residential (5.8 du/acre)
RSF4	Single-Family Residential (8 du/acre)
RMF5	Residential Low Density (12 du/acre)
RC	Residential Conservation (12 du/acre)
MH	Mobile Home Residential (12 du/acre)
RMF6	Multiple-Family Medium Density Residential (8-15 du/acre)
RMF7	Multiple-Family Medium Density Residential (8-21 du/acre)
RMF8	Multiple-Family Medium Density Residential (8-30 du/acre)
RMU	Residential Mixed Use (up to 75 du/acre)
RH1	Residential High Density (8-43 du/acre)
RH2	Residential High Density (8-100 du/acre)
OR	Office Residential (up to 20 du/acre)
OF	General Office
PD	Planned Development
BUS	General Business
BA	Automotive-Oriented Business
BT	Tourist-Oriented Business
MU1	Mixed Use Low Intensity (8-30 du/acre)
MU2	Mixed Use Medium Intensity (12-30 du/acre)
UMU1	Urban Mixed Use District 1 (up to 75 du/acre)
UMU2	Urban Mixed Use District 2 (up to 100 du/acre)
CCD	Central City District
W	Warehousing and Wholesaling
I1	Limited Industrial
I2	General Industrial
AGR	Agriculture
CON	Conservation
MD	Medical Services
PS	Public Services and Operations
AF	Airport Facility
ED	Educational Services
CP	Corporate Park

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

Area under petition consideration

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## EXISTING ZONING

Name	Petition Request	Map(s)	Petition Number
Eng, Denman & Associates, Inc. agents for Prestige Lincoln Mercury, Inc.	Rezone Properties from BUS (General Business district) to BA (Automotive Oriented district)	3752	105ZON-08PB



# Zoning District Categories

RSF1	Single-Family Residential (3.5 du/acre)
RSF2	Single-Family Residential (4.6 du/acre)
RSF3	Single-Family Residential (5.8 du/acre)
RSF4	Single-Family Residential (8 du/acre)
RMF5	Residential Low Density (12 du/acre)
RC	Residential Conservation (12 du/acre)
MH	Mobile Home Residential (12 du/acre)
RMF6	Multiple-Family Medium Density Residential (8-15 du/acre)
RMF7	Multiple-Family Medium Density Residential (8-21 du/acre)
RMF8	Multiple-Family Medium Density Residential (8-30 du/acre)
RMU	Residential Mixed Use (up to 75 du/acre)
RH1	Residential High Density (8-43 du/acre)
RH2	Residential High Density (8-100 du/acre)
OR	Office Residential (up to 20 du/acre)
OF	General Office
PD	Planned Development
BUS	General Business
BA	Automotive-Oriented Business
BT	Tourist-Oriented Business
MU1	Mixed Use Low Intensity (8-30 du/acre)
MU2	Mixed Use Medium Intensity (12-30 du/acre)
UMU1	Urban Mixed Use District 1 (up to 75 du/acre)
UMU2	Urban Mixed Use District 2 (up to 100 du/acre)
CCD	Central City District
W	Warehousing and Wholesaling
I1	Limited Industrial
I2	General Industrial
AGR	Agriculture
CON	Conservation
MD	Medical Services
PS	Public Services and Operations
AF	Airport Facility
ED	Educational Services
CP	Corporate Park
	Historic Preservation/Conservation District
	Special Area Plan
	Division line between two zoning districts
	City Limits

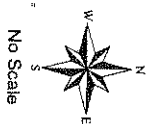
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Area under petition consideration



## PROPOSED ZONING

Name	Petition Request	Map(s)	Petition Number
Eng, Denman & Associates, Inc. agents for Prestige Lincoln Mercury, Inc.	Rezone Properties from BUS (General Business district) to BA (Automotive Oriented district)	3752	105ZON-08PB

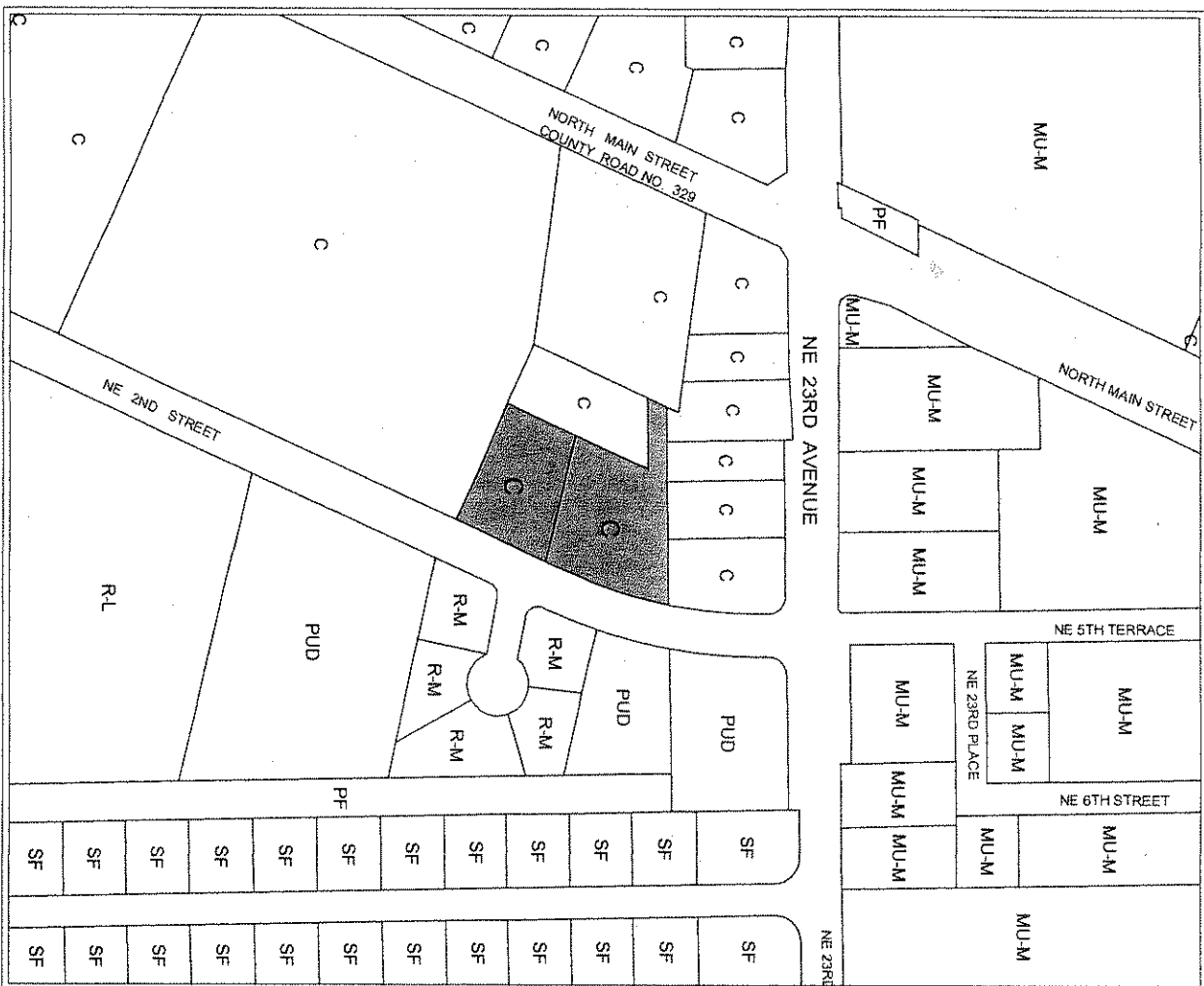
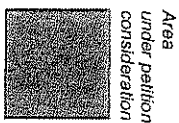





## 080438

- |      |  |
|------|--|
| SF   | Single Family (up to 8 du/acre)              |
| RL   | Residential Low Density (up to 12 du/acre)   |
| RM   | Residential Medium Density (8-30 du/acre)    |
| RH   | Residential High Density (8-100 du/acre)     |
| MUR  | Mixed Use Residential (up to 75 du/acre)     |
| MUL  | Mixed Use Low Intensity (8-30 du/acre)       |
| MUM  | Mixed Use Medium Intensity (12-30 du/acre)   |
| MUH  | Mixed Use High Intensity (up to 150 du/acre) |
| UMU1 | Urban Mixed Use 1 (up to 75 du/acre)         |
| UMU2 | Urban Mixed Use 2 (up to 100 du/acre)        |
| O    | Office                                       |
| C    | Commercial                                   |
| IND  | Industrial                                   |
| E    | Education                                    |
| REC  | Recreation                                   |
| CON  | Conservation                                 |
| AGR  | Agriculture                                  |
| PF   | Public Facilities                            |
| PUD  | Planned Use District                         |

Division line between two land use districts  
City Limits



## EXISTING LAND USE

 <p>No Scale</p>	<b>Name</b>	<b>Petition Request</b>	<b>Map(s)</b>	<b>Petition Number</b>
	<p>Eng, Denman &amp; Associates, Inc. agents for Prestige Lincoln Mercury, Inc.</p>	<p>Rezone Properties from BUS (General Business district) to BA (Automotive Oriented district)</p>	<p>3752</p>	<p>105ZON-08PB</p>



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**ENG, DENMAN & ASSOCIATES, INC.**

ENGINEERS • SURVEYORS • PLANNERS

August 29, 2008

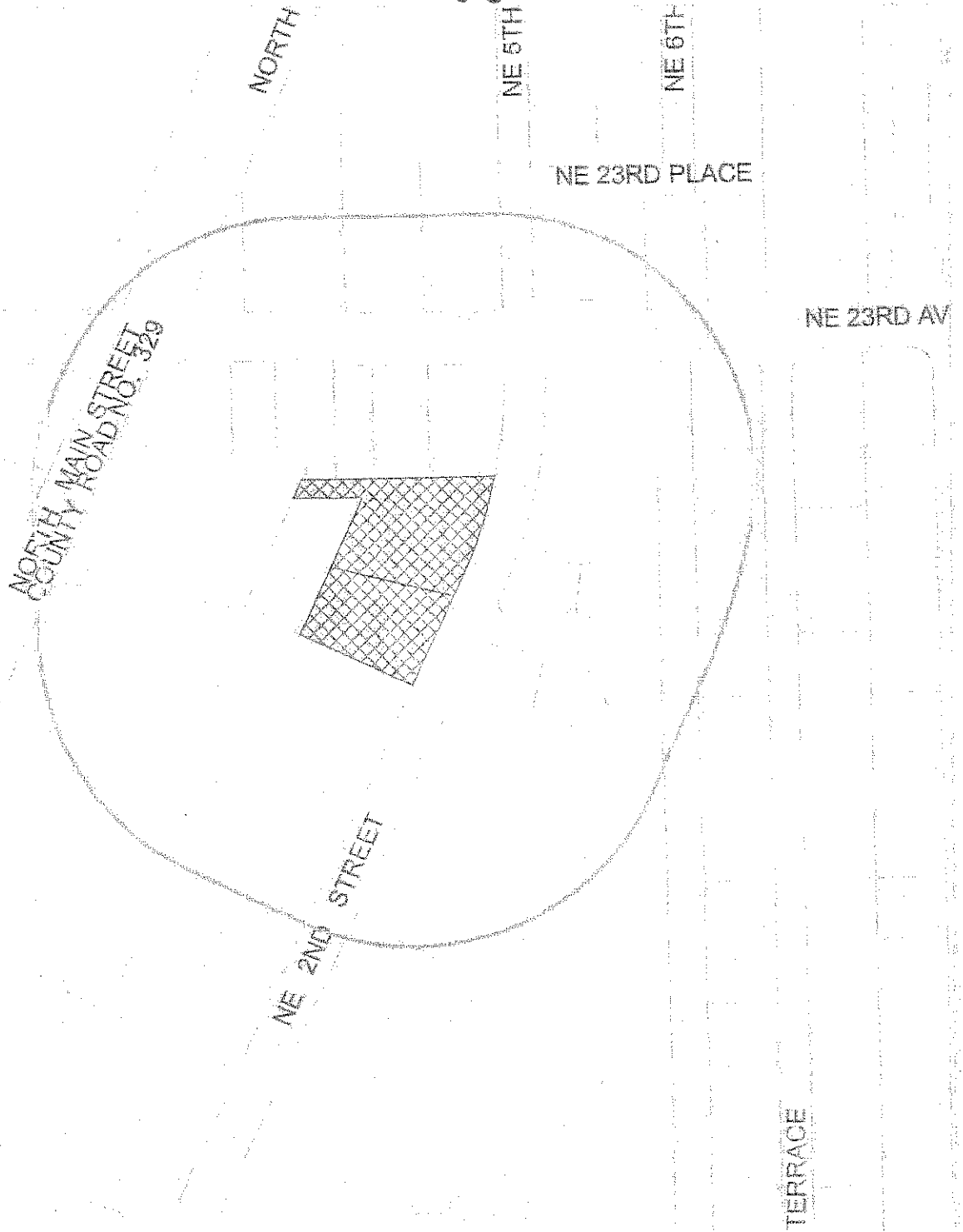
**PUBLIC NOTICE**

Neighborhood workshop to discuss a proposed rezoning from General Business District (BUS) to Automotive-Oriented Business District (BA) on approximately 1.53 acres located at 2120 & 2140 NE 2<sup>nd</sup> Street (parcel numbers 10072-001-001 and 10072-001-004). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed project and to seek their comments.

The meeting will be held on Wednesday, September 17, 2008 at 6:00 p.m. at Hyundai Lincoln Mercury of Gainesville located at 2120 North Main Street.

Contact: Eng, Denman & Associates, Inc.  
Phone: (352) 373-3541

080438



Proposed Rezoning for  
Prestige Lincoln Mercury  
from BUS to BA

Parcels #10072-001-001 & #10072-001-004

400-Foot Notification Radius

Prepared by: Department of Community Development  
City of Gainesville, Florida  
8.26.2008

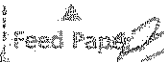


1 inch = 249 feet

This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size or location. The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map. For specific information, you are directed to contact the City of Gainesville, Florida.

080438

A	B	C	D	E	F	G	H	I	J
Parcel number	Owner	Pct nbr	Last name	First name	Address Line 1	Address Line 2	City	State	Zip 5
1 10072-001-002			AMBURGEY	JERRY	411 NE 23RD AVE		GAINESVILLE	FL	32609
2 10077-000-000			BOHANNON	LW	2215 N MAIN ST		GAINESVILLE	FL	32609
3 08234-002-000			CITY OF GAINESVILLE		% CITY ATTORNEYS	PO BOX 1110	GAINESVILLE	FL	32602
4 10072-006-099			CITY OF GAINESVILLE		% CITY ATTORNEYS	PO BOX 1110	GAINESVILLE	FL	32602
5 10071-003-002			DIOCESE OF SAINT AL		% VICTOR GALEONE	500 NE 10TH AVE	GAINESVILLE	FL	32601
6 10246-020-000			FENNELL	SHANNON	2124 NE 6TH TER		GAINESVILLE	FL	32609
7 09988-001-000			GAINESVILLE AUTOM		2101 N MAIN ST		GAINESVILLE	FL	32609
8 10246-013-000			GARCIA	SUSAN M	5026 NW 50TH TER		GAINESVILLE	FL	32606
9 10072-001-006			GATOR CUSTOM MOBILITY INC		501 NE 23RD AVE		GAINESVILLE	FL	32601
10 10072-006-001			GOLLNER & GOLLNER TRUSTEES		3940 NW 25TH CIR		GAINESVILLE	FL	32606
11 10246-005-000			HILL	FREDRICK	2214 NE 6TH TER		GAINESVILLE	FL	32609
12 08239-040-000			HUGHES INC		PO BOX 568065		ORLANDO	FL	32858
13 08240-000-000			HUGHES INC		PO BOX 568065		ORLANDO	FL	32858
14 10072-001-005			MARKHAM & SPARKS	CAM DINH & HAO TR	5323 NW 45TH LN		GAINESVILLE	FL	32606
15 10246-004-000			MCCOY SR TRUSTEE		3925 NW 8TH AVE		GAINESVILLE	FL	32605
16 10071-001-001			MCCOY SR TRUSTEE		2160 NE 1ST BLVD		GAINESVILLE	FL	32609
17 10071-001-002			MCCOY SR TRUSTEE		2160 NE 1ST BLVD		GAINESVILLE	FL	32609
18 10071-001-003			MCCOY SR TRUSTEE		2160 NE 1ST BLVD		GAINESVILLE	FL	32609
19 10071-001-004			MCCOY SR TRUSTEE		2160 NE 1ST BLVD		GAINESVILLE	FL	32609
20 10071-001-005			MCCOY SR TRUSTEE		2160 NE 1ST BLVD		GAINESVILLE	FL	32609
21 10071-001-000			MCDANIEL	BECKY B	6902 NW 72ND ST		GAINESVILLE	FL	32653
22 10071-003-001			NEW HORIZON PROPERTIES IV INC		PO BOX 141760		GAINESVILLE	FL	32614
23 09988-010-011			HYUNDAI INC		2202 NORTH MAIN ST		GAINESVILLE	FL	32609
24 10072-001-003			PRESTIGE LINCOLN-MERCURY INC		2201 NORTH MAIN ST		GAINESVILLE	FL	32609
25 10072-001-004			PRESTIGE LINCOLN-MERCURY INC		2201 NORTH MAIN ST		GAINESVILLE	FL	32609
26 10072-001-005			PRESTIGE LINCOLN-MERCURY INC		2201 NORTH MAIN ST		GAINESVILLE	FL	32609
27 10072-001-006			PRESTIGE LINCOLN-MERCURY INC		2201 NORTH MAIN ST		GAINESVILLE	FL	32609
28 10072-001-007			PRESTIGE LINCOLN-MERCURY INC		2201 NORTH MAIN ST		GAINESVILLE	FL	32609
29 10072-001-008			PRESTIGE LINCOLN-MERCURY INC		2201 NORTH MAIN ST		GAINESVILLE	FL	32609
30 08235-001-000			RAJAE	MOHAMMAD	3306 SW 92ND ST		GAINESVILLE	FL	32608
31 08236-000-000			RAJAE	MOHAMMAD	3306 SW 92ND ST		GAINESVILLE	FL	32608
32 08237-000-000			RAJAE	MOHAMMAD	3306 SW 92ND ST		GAINESVILLE	FL	32608
33 10246-012-000			SHANA TRUSTEE	WILBUR	PO BOX 90024		GAINESVILLE	FL	32607
34 10072-007-000			SMITH	BRUCE M	PO BOX 450		GAINESVILLE	FL	32602
35 09988-002-000			TBG JEWELRY INC		325 NE 23RD AVE		GAINESVILLE	FL	32609
36 08238-000-000			WEST	JN	1022 LYNN DR		WATCROSS	GA	31503



Neighborhood Workshop Notice

10072-001-002 Prestige Lincoln-Mercury  
JERRY AMBURGEY  
411 NE 23RD AVE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10077-000-000 Prestige Lincoln-Mercury  
L W BOHANNON  
2215 N MAIN ST  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10071-003-002 Prestige Lincoln-Mercury  
DIOCESE OF SAINT AUGUSTINE  
% VICTOR GALEONE AS BISHOP  
500 NE 16TH AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

10246-020-000 Prestige Lincoln-Mercury  
SHANNON FENNELL  
2124 NE 6TH TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

09988-001-000 Prestige Lincoln-Mercury  
GAINESVILLE AUTOMOTIVE  
MANAGEMENT  
2101 N MAIN ST  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10246-013-000 Prestige Lincoln-Mercury  
SUSAN M GARCIA  
5026 NW 50TH TER  
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

10072-001-006 Prestige Lincoln-Mercury  
GATOR CUSTOM MOBILITY INC  
501 NE 23RD AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

10072-006-001 Prestige Lincoln-Mercury  
GOLLNER & GOLLNER TRUSTEES  
3940 NW 25TH CIR  
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

10246-005-000 Prestige Lincoln-Mercury  
FREDRICK HILL  
2214 NE 6TH TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08239-040-000 Prestige Lincoln-Mercury  
HUGHES INC  
PO BOX 568065  
ORLANDO, FL 32856

Neighborhood Workshop Notice

10072-001-005 Prestige Lincoln-Mercury  
CAM DINH & HAO TRAN LE  
5323 NW 45TH LN  
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

10246-004-000 Prestige Lincoln-Mercury  
MARKHAM & SPARKS  
3925 NW 3TH AVE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

10071-001-001 Prestige Lincoln-Mercury  
MCCOY SR TRUSTEE & MCCOY JR  
2160 NE 1ST BLVD  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10077-001-000 Prestige Lincoln-Mercury  
BECKY B MCDANIEL  
5902 NW 72ND ST  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

10071-003-001 Prestige Lincoln-Mercury  
NEW HORIZON PROPERTIES IV INC  
PO BOX 141750  
GAINESVILLE, FL 32614

Neighborhood Workshop Notice

09988-004-000 Prestige Lincoln-Mercury  
PRESTIGE HYUNDAI INC  
2202 NORTH MAIN ST  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10072-001-001 \*\*\*\* Prestige Lincoln-Mercury  
PRESTIGE LINCOLN-MERCURY INC  
2201 NORTH MAIN ST  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08235-001-000 Prestige Lincoln-Mercury  
MOHAMMAD RAJAEI  
3306 SW 92ND ST  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

10246-012-000 Prestige Lincoln-Mercury  
WILBUR SHANA TRUSTEE  
PO BOX 90024  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

10072-007-000 Prestige Lincoln-Mercury  
BRUCE M SMITH  
PO BOX 450  
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

09988-002-000 Prestige Lincoln-Mercury  
TBG JEWELRY INC  
325 NE 23RD AVE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08238-000-000 Prestige Lincoln-Mercury  
J N WEST  
1022 LYNN DR  
WAYCROSS, GA 31503

080438

080438

Neighborhood Workshop Notice

5th Avenue Neighborhood Association  
Roberta Parks  
616 NW 8th St  
Gainesville, FL 32601

Neighborhood Workshop Notice

Appletree  
Pat Byrne  
3510 NW 54th Lane  
Gainesville, FL 32653

Neighborhood Workshop Notice

Appletree  
Greg Wise  
5411 NW 35th Drive  
Gainesville, FL 32653

Neighborhood Workshop Notice

Millennium Bank  
% Danny Gilliland  
4230 W Newberry Road  
Gainesville, FL 32607

Neighborhood Workshop Notice

Black Acres  
Anne Murray  
224 N.W. 28th Terrace  
Gainesville, FL 32607

Neighborhood Workshop Notice

Southeast Evergreen Trails  
Maureen Reschly  
1208 SE 22nd Avenue  
Gainesville, FL 32641

Neighborhood Workshop Notice

Capri  
John Doles  
4539 NW 37th Terrace  
Gainesville, FL 32605

Neighborhood Workshop Notice

Cedar Grove II  
Candice Blakeslee  
PO Box 2311  
Gainesville, FL 32602

Neighborhood Workshop Notice

Cedar Grove II  
Helen Harris  
1237 NE 21st Street  
Gainesville, FL 32641

Neighborhood Workshop Notice

Debra Heights  
Sarah Poll  
Post Office Box 14198  
Gainesville, FL 32604

Neighborhood Workshop Notice

Debra Heights  
Penny Porch  
1842 NE 6th Terrace  
Gainesville, FL 32609

Neighborhood Workshop Notice

Duckpond  
Michelle Reeves  
305 NE 5th Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

Duval  
Geraldine Noble  
2247 NE 13th Avenue  
Gainesville, FL 32641

Neighborhood Workshop Notice

Duval  
Clarence Kelly  
808 NE 22nd Street  
Gainesville, FL 32604

Neighborhood Workshop Notice

Edgewood Hills  
Bonnie O'Brien  
2329 NW 30th Avenue  
Gainesville, FL 32605

Neighborhood Workshop Notice

Forest Ridge Homeowners Association  
Stanley Latimer  
2006 NW 19th Lane  
Gainesville, FL 32605

Neighborhood Workshop Notice

Forest Ridge Homeowners Association  
Melody Marshall  
1935 NW 22nd Street  
Gainesville, FL 32605

Neighborhood Workshop Notice

Greater North East Community  
LeAnn Legeto  
1017 NE 8th Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

Gateway Park  
Harold Saive  
1716 NW 10th Terrace  
Gainesville, FL 32609

Neighborhood Workshop Notice

Golfview  
David Chalmers  
2740 SW 7th Place  
Gainesville, FL 32607

Neighborhood Workshop Notice

Golfview  
W.A. Gager  
2616 SW 4th Place  
Gainesville, FL 32607

Neighborhood Workshop Notice

Grove Street  
Maria Huff-Edwards  
1102 NW 4th Street  
Gainesville, FL 32601

Neighborhood Workshop Notice

Hibiscus Park  
Carol Bishop  
2616 NW 2nd Avenue  
Gainesville, FL 32607

Neighborhood Workshop Notice

Hibiscus Park  
Peter Hirschfeld  
311 NW 26th Street  
Gainesville, FL 32607

Neighborhood Workshop Notice

Hidden Lake  
George Kasnic  
2116 NW 74th Place  
Gainesville, FL 32653

Neighborhood Workshop Notice

Highland Court Manor  
David Southworth  
3142 NE 13th Street  
Gainesville, FL 32609

Neighborhood Workshop Notice

Ironwood  
Nancy Testa  
4207 NE 17th Terrace  
Gainesville, FL 32609

Neighborhood Workshop Notice

Ironwood  
Kevin Clancy  
4305 NE 17th Terrace  
Gainesville, FL 32609

Neighborhood Workshop Notice

Kensington Park  
Maxine Hinge  
5040 NW 50th Terrace  
Gainesville, FL 32606

Neighborhood Workshop Notice

Kensington Park  
Karen Scott  
5211 NW 50th Terrace  
Gainesville, FL 32606

Neighborhood Workshop Notice

Kirkwood  
Jane Burman-Holton  
701 SW 23rd Place  
Gainesville, FL 32601

Neighborhood Workshop Notice

Landmark Woods  
John J. Mousa  
915 NW 45th Terrace  
Gainesville, FL 32605

Neighborhood Workshop Notice

Landmark Woods  
Jack Osgard  
4332 NW 12th Place  
Gainesville, FL 32605

Neighborhood Workshop Notice

Libby Heights  
Martin McKellar  
3442 NW 13th Avenue  
Gainesville, FL 32605

Neighborhood Workshop Notice

Lincoln Estates  
Doris Edwards  
1040 SE 20th Street  
Gainesville, FL 32601

Neighborhood Workshop Notice

Phoenix  
April Jones  
3214-B SW 26th Terrace  
Gainesville, FL 32608

Neighborhood Workshop Notice

Madison Park  
Charles Floyd  
1911 N.W. 36th Drive  
Gainesville, FL 32605

Neighborhood Workshop Notice

Mill Pond  
Harold Hanel  
309 NW 48th Blvd.  
Gainesville, FL 32607

Neighborhood Workshop Notice

Duckpond  
Melanie Barr  
216 NE 5th Street  
Gainesville, FL 32601

Neighborhood Workshop Notice

North Lincoln Heights  
Andrew Lovette Sr.  
430 SE 14th Street  
Gainesville, FL 32601

Neighborhood Workshop Notice

North Lincoln Heights  
Nathaniel Jones  
1216 SE 12th Street  
Gainesville, FL 32641

Neighborhood Workshop Notice

Jennifer B. Springfield  
605 NE 1st Street, Ste G  
Gainesville, FL 32601

Neighborhood Workshop Notice

Northwood  
Susan W. Williams  
Post Office Box 357492  
Gainesville, FL 32635

Neighborhood Workshop Notice

Northeast Neighbors  
Sharon Bauer  
1011 NE 1st Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

Northwest Estates  
Vern Howe  
3710 NW 17th Lane  
Gainesville, FL 32605

Neighborhood Workshop Notice

Oakview  
Debra Bruner  
914 NW 14th Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

Palm Terrace  
Philip Delaney  
429 NW 24th Street  
Gainesville, FL 32609

Neighborhood Workshop Notice

Pine Park  
Delores Tumbleson  
721 NW 20th Avenue  
Gainesville, FL 32609

Neighborhood Workshop Notice

Pine Park  
Stan & Mary Harris  
2010 NW 7th Terr  
Gainesville, FL 32609

Neighborhood Workshop Notice

Pleasant Street  
Larry Hamilton  
212 NW 3rd Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

Pleasant Street  
Zachary Andrews  
400 NW 1st Ave, Apt. 307  
Gainesville, FL 32601

Neighborhood Workshop Notice

Porters Community  
Janie Williams  
811 SW 5th Street  
Gainesville, FL 32601

Neighborhood Workshop Notice

Porters Community  
Gladys Perkins  
405 SW 8th Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

Rainbows East  
Joe Thomas  
5014 NW 24th Terrace  
Gainesville, FL 32605

Neighborhood Workshop Notice

Rainbows End  
Sylvia Maggio  
4612 NW 21st Drive  
Gainesville, FL 32605

Neighborhood Workshop Notice

Raintree Property Owners Association  
Ronald Bern  
1301 NW 23rd Terrace  
Gainesville, FL 32605

Neighborhood Workshop Notice

Raintree Property Owners Association  
Dee Jay Hollrung  
1130 NW 23rd Terrace  
Gainesville, FL 32605

Neighborhood Workshop Notice

Ridgeview  
Carolyn Whittor  
3500 NW 21st Street  
Gainesville, FL 32605

Neighborhood Workshop Notice

Ridgeview  
Linda Fallon  
1959 NW 32nd Place  
Gainesville, FL 32605

Neighborhood Workshop Notice

Ridgewood  
Kerri Chancey  
1310 NW 30th Street  
Gainesville, FL 32605

Neighborhood Workshop Notice

Allison Abbott  
2220 SW 34<sup>th</sup> St. #107  
Gainesville, FL 32608

Neighborhood Workshop Notice

Seminary Lane  
Frankie Scott  
1119 NW 5<sup>th</sup> Avenue  
Gainesville, FL 32602

Neighborhood Workshop Notice

South Black Acres  
Lynn Debusk  
2907 SW 1<sup>st</sup> Avenue  
Gainesville, FL 32607

Neighborhood Workshop Notice

Springtree  
Kathy Meiss  
2705 NW 47<sup>th</sup> Place  
Gainesville, FL 32605

Neighborhood Workshop Notice

Suburban Heights  
Jim Pollard  
4511 NW 20<sup>th</sup> Place  
Gainesville, FL 32605

Neighborhood Workshop Notice

Sugarhill  
Cynthia Cooper  
1441 SE 2<sup>nd</sup> Terrace  
Gainesville, FL 32601

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn.  
Jerry Robey - Vice President  
8620 N.W. 13<sup>th</sup> St. - Clubhouse  
Gainesville, FL 32653

Neighborhood Workshop Notice

Westmoreland  
Emily Browne  
3820 NW 10<sup>th</sup> Place  
Gainesville, FL 32605

Neighborhood Workshop Notice Highland

Court Manor  
Heather Stelicki  
1373 NE 28<sup>th</sup> Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

Creekwood  
Helen Sconyers  
2056 NW 55<sup>th</sup> Blvd  
Gainesville, FL 32653

Neighborhood Workshop Notice

Royal Gardens  
Douglas Burton  
2720 NW 27<sup>th</sup> Place  
Gainesville, FL 32605

Neighborhood Workshop Notice

Shadow Lawn Estates  
Connie Spitznagel  
3521 NW 35<sup>th</sup> Place  
Gainesville, FL 32605

Neighborhood Workshop Notice

Springhill/Mount Olive  
Vivian Filer  
1636 SE 14<sup>th</sup> Avenue  
Gainesville, FL 32641

Neighborhood Workshop Notice

Stephen Foster  
Bruce Bugdal  
1117 NW 35<sup>th</sup> Avenue  
Gainesville, FL 32609

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood  
Susan Wright  
105 SW 42<sup>nd</sup> Street  
Gainesville, FL 32607

Neighborhood Workshop Notice

Sugarhill  
Jessie Moore  
229 SE 14<sup>th</sup> Place  
Gainesville, FL 32601

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn.  
Don Passeretti - President  
8620 N.W. 13<sup>th</sup> St. - Clubhouse  
Gainesville, FL 32653

Neighborhood Workshop Notice

Woodlawn Park  
David Schwartz  
P.O. Box 1027  
Gainesville, FL 32602-1027

Neighborhood Workshop Notice

Las Pampas Community Association  
Jim Joyce  
3418 NW 37<sup>th</sup> Avenue  
Gainesville, FL 32605

Neighborhood Workshop Notice

Lamplighter  
Helen Correia  
2508 NE 54<sup>th</sup> St. #114  
Gainesville, FL 32609

Neighborhood Workshop Notice

Duckpond  
Randy Wells  
820 NE 5<sup>th</sup> Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

South Black Acres  
Deanna Monshan  
14 SW 32<sup>nd</sup> Street  
Gainesville, FL 32607

Neighborhood Workshop Notice

Springhill/Mount Olive  
Willie Ausgood  
810 SE 7<sup>th</sup> Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

Stephen Foster  
Wes Lindberg  
846 NW 31<sup>st</sup> Avenue  
Gainesville, FL 32609

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood  
Jon Reiskind  
213 SW 41<sup>st</sup> Street  
Gainesville, FL 32607

Neighborhood Workshop Notice

Sutters Landing  
Peter Rebman  
3656 NW 68<sup>th</sup> Lane  
Gainesville, FL 32653

Neighborhood Workshop Notice

University Park  
Diane Hurtak  
Post Office Box 12103  
Gainesville, FL 32604

Neighborhood Workshop Notice

The Greater Northeast Community  
Miriam Cintron  
915 NE 7<sup>th</sup> Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

Las Pampas Community Association  
Peter Janosz  
3418 NW 37<sup>th</sup> Avenue  
Gainesville, FL 32605

Neighborhood Workshop Notice

Lamplighter  
Larry Nickolson, Prop Manager  
5200 NE 50<sup>th</sup> Drive  
Gainesville, FL 32609



Neighborhood Workshop Notice

Hazel Heights  
Allan Moynihan  
PO Box 357412  
Gainesville, FL 32635

Neighborhood Workshop Notice

University Village  
Bruce Delaney  
75 SW 23<sup>rd</sup> Way  
Gainesville, FL 32607

Neighborhood Workshop Notice

Duckpond  
Steve Nadeau  
2821 N.W. 23rd Drive  
Gainesville, FL 32605

Neighborhood Workshop Notice

Pinchbreeze  
Sarita Taylor  
3455 NW 46<sup>th</sup> Place  
Gainesville, FL 32605

Neighborhood Workshop Notice

Friends of Northeast Park  
Monica Cooper  
412 NE 13th Ave  
Gainesville, FL 32607

Neighborhood Workshop Notice

Porters Community  
Debra Hirneise  
2044 N.W. 36th Terrace,  
Gainesville, FL 32605

Neighborhood Workshop Notice

School Board  
Vicki McGrath  
3700 NE 53rd Avenue  
Gainesville, FL 32609

Neighborhood Workshop Notice

University Park  
Mel Lucas  
620 East University Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

Lisa Beming  
P.O. Box 140502  
Gainesville, FL 32614

Neighborhood Workshop Notice

James Woodland  
225 SE 14th Place  
Gainesville, FL 32601

Neighborhood Workshop Notice

Hazel Heights  
Karen Stehnu  
4242 NW 19<sup>th</sup> Street  
Gainesville, FL 32605

Neighborhood Workshop Notice

Council of University NA's  
Joe Schmid  
1735 NW 7th Place  
Gainesville, FL 32603

Neighborhood Workshop Notice

Pinebreeze  
Judith Meder  
3460 NW 46<sup>th</sup> Place  
Gainesville, FL 32605

Neighborhood Workshop Notice

Elizabeth Place/Northwest 23rd Street  
Gale Ford  
715 NW 23rd Street  
Gainesville, FL 32607

Neighborhood Workshop Notice

Front Porch Florida, Duval  
David and Judy Gold  
1938 N.E. 7th Terrace  
Gainesville, FL 32609

Neighborhood Workshop Notice

Porters Community  
Ruby Williams  
237 SW 6th Street  
Gainesville, FL 32601

Neighborhood Workshop Notice

Sugarhill  
Vera McCloud  
1402 SE 4th Street  
Gainesville, FL 32601

Neighborhood Workshop Notice

Larry Schnell  
2048 NW 7th Lane  
Gainesville, FL 32603

Neighborhood Workshop Notice

Bobby Dunnell  
3118 NE 11th Terrace,  
Gainesville, FL 32609

Neighborhood Workshop Notice

Stewart Wells  
6744 NW 36th Drive  
Gainesville, FL 32653

Neighborhood Workshop Notice

Appletree  
Judith Morrow  
3616 NW 54<sup>th</sup> Lane  
Gainesville, FL 32653

Neighborhood Workshop Notice

Ashton  
Ashton Home Owners Assn.  
5200 NW 43rd Street Ste. 102  
Gainesville, FL 32606

Neighborhood Workshop Notice

Eagle Eyes  
Beatrice Ellis  
316 NE 14th Street  
Gainesville, FL 32641

Neighborhood Workshop Notice

Friends of Northeast Park  
Lucille George  
619 NW 23rd Street  
Gainesville, FL 32601

Neighborhood Workshop Notice

Bobby Johnson  
912 NE 22<sup>nd</sup> Street  
Gainesville, FL 32641

Neighborhood Workshop Notice

Porters Community  
Ina Hines  
320 SW 5th Avenue  
Gainesville, FL 32601

Neighborhood Workshop Notice

University of Florida  
Linda Dixon  
P. O. Box 115050  
Gainesville, FL 32611

Neighborhood Workshop Notice

Mac McEachern  
1020 SW 11<sup>th</sup> Terrace  
Gainesville, FL 32601

Neighborhood Workshop Notice

David Chalmers  
2740 SW 7th Place  
Gainesville, FL 32607

Neighborhood Workshop Notice

Mike Hoge  
P.O. Box 490 Mail Station #11  
Gainesville, FL 32602

Neighborhood Workshop Notice

Ashton Homeowners Association  
David L. Smock  
5858 NW 45<sup>th</sup> Drive  
Gainesville, FL 32653

Neighborhood Workshop Notice

From Porch Florida, Duval  
Juanita Miles Hamilton  
P.O. Box 1269  
Gainesville, FL 32602

Neighborhood Workshop Notice

Millenium Bank  
Laude Arnaldi  
4340 W Newberry Road  
Gainesville, FL 32607

Neighborhood Workshop Notice

Mason Manor  
Joanna Leathers  
2550 NW 13<sup>th</sup> Avenue  
Gainesville, FL 32605

Neighborhood Workshop Notice

Kenneth T. Niblett  
1600 NE 12<sup>th</sup> Avenue Lot 52  
Gainesville, FL 32601-4682

Neighborhood Workshop Notice

Southeast Evergreen Trails  
Rachel Iannelli  
1332 SE 22<sup>nd</sup> Avenue  
Gainesville, FL 32641

Neighborhood Workshop Notice

5th Avenue Neighborhood Association  
Mamie McClellan-Williams  
626 NW 8<sup>th</sup> St  
Gainesville, FL 32601

Neighborhood Workshop Notice

Woodland Terrace Association  
Jerry D. Rose  
3415 NW 1<sup>st</sup> Court  
Gainesville, FL 32607

Neighborhood Workshop Notice

Suburban Heights  
Taylor Brown  
4421 NW 19<sup>th</sup> Avenue  
Gainesville, FL 32605

Neighborhood Workshop Notice

Ashton Homeowners Association  
George Snyder  
5316 NW 46<sup>th</sup> Terrace  
Gainesville, FL 32653

Neighborhood Workshop Notice

Gainesville Sun  
ATTN: Megan Rolland  
P.O. Box 147147  
Gainesville, FL 32614

Neighborhood Workshop Notice

Deb Brady  
P.O. Box 490 Station #11  
Gainesville, FL 32602-0490

Neighborhood Workshop Notice

Bruce McCann  
522 NW 3<sup>rd</sup> Street  
Gainesville, FL 32601

Neighborhood Workshop Notice

Florida Community Design Center  
ATTN: Naomi Whitely  
300 E University Avenue, Ste  
Gainesville, FL 32601

Neighborhood Workshop Notice

Pineridge Master Owners Assoc  
Richard Giambone  
% Watson Realty  
4516 NW 23<sup>rd</sup> Ave, Ste 1  
Gainesville, FL 32605

Neighborhood Workshop Notice

Kingswood Court Owners Assoc.  
President: John Orton  
5350 NW 2<sup>nd</sup> Avenue  
Gainesville, FL 32605-4487

Neighborhood Workshop Notice

Carol Estates South  
Becky Runnestrand  
1616 NE 16<sup>th</sup> Terrace  
Gainesville, FL 32609

Neighborhood Workshop Notice

Bellington's Custom Service  
Braxton Linton  
1907 SE Hawthorne Road  
Gainesville, FL 32641

Neighborhood Workshop Notice

Millenium Bank  
Danny Gilliland  
4340 W Newberry Road  
Gainesville, FL 32607

Neighborhood Workshop Notice

Karen Snyder  
2123 NW 72<sup>nd</sup> Place  
Gainesville, FL 32653

Neighborhood Workshop Notice

Michael DePalma  
3461 SW 2<sup>nd</sup> Ave, #304  
Gainesville, FL 32607

Neighborhood Workshop Notice

Palm Terrace  
Tom Lau  
304 NW 24<sup>th</sup> Street  
Gainesville, FL 32609

Neighborhood Workshop Notice

Pineridge Master Owners Assoc  
Hawes Adams  
2622 NW 43<sup>rd</sup> St, Ste A-3  
Gainesville, FL 32606

Neighborhood Workshop Notice

Woodland Terrace Association  
Elaine Mock  
413 NW 35<sup>th</sup> Street  
Gainesville, FL 32607

Neighborhood Workshop Notice

Azalea Trails  
Marie D. Small  
1265 SE 12<sup>th</sup> Avenue  
Gainesville, FL 32601



## Lincoln Mercury of Gainesville - Rezoning Neighborhood Meeting Sign-In Sheet

[illegible]



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**ENG, DENMAN & ASSOCIATES, INC.**

ENGINEERS • SURVEYORS • PLANNERS

Lincoln Mercury of Gainesville – Rezoning  
2120 & 2140 N.E. 2<sup>nd</sup> Street  
Gainesville, Florida

**Neighborhood Meeting, September 17, 2008**

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Meeting Started: 6:00 PM

Community Participants: 2

Attendees: Chris Ruth (CR) 325 N.E. 23<sup>rd</sup> Ave.  
Sarah Poll (SP) P.O. Box 14198

Project Representatives:

Engineer: Sergio Reyes, P.E., (SR)  
Planner: Clay Sweger, AICP (CS)  
Petitioner Representative: John Lanza, General Manager (JL)

Meeting Minutes:

Clay Sweger (CS) started the meeting by explaining the proposed rezoning request and presented an aerial map and survey for illustration purposes.

SP: Who owns the dealership?

JL: The dealership is privately owned and is not owned by a national corporation.

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CR: Will the ingress/egress easement be affected by this property rezoning?

CS: The rezoning will not affect any recorded easements. According to the property survey, the easement has been recorded in the public records and provides the legal right to access this area.

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SP: Who owns the easement?

CS: Ingress/Egress easement is owned and maintained by the dealership. However, adjacent property owners also have a legal right to access it.

SP: How many public hearings will take place?

CS: Three public hearings should take place, including the Plan Board hearing and a 1<sup>st</sup> and 2<sup>nd</sup> reading by the City Commission. The first public hearing (Plan Board)

is scheduled for September 22<sup>nd</sup>. No City Commission dates for this item are set yet – maybe November or possibly not until after the 1<sup>st</sup> of the year.

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**SP:** What will the property be used for?

**JL:** Parking and additional auto storage for the car dealership.

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**SP:** Will there be a buffer for noise abatement of some sort? I would like to see a 6' decorative masonry wall for noise abatement and aesthetic reasons. A solid surface would reduce the noise. Additionally, the existing tree canopy should be preserved.

**SR:** This issue is most appropriate to be addressed at the time of development plan review. We are only asking for a property rezoning at this time and no development plan currently exists. It is premature to indicate if a wall will be constructed or not. The decision to build a wall will be made at the development review stage. As a point of information, the City may consider walls as structures and building setbacks must apply – 25' from property line. It appears that most if not all existing canopy trees are located in the 2<sup>nd</sup> Street right of way and will remain.

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**SP:** Will the rezoning and site plan fall under current ordinances?

**SR:** The rezoning and site plan must comply with all ordinances in place at the time of consideration for approval.

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**SP:** The area should not be designated BA – it will be more detrimental than general commercial.

**SR:** Automotive BA is limited to automotive uses. However, BUS also allows intense commercial activities in a much wider range of uses. For example, BUS could allow a convenience store along NW 2<sup>nd</sup> Street which would create a much more intense use along the street.

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**SP:** How far along is the City on revising the ordinance? How long will it take for the review process?

**SR:** Revisions to the landscape is further along; probably not until after the 1<sup>st</sup> of the year for the rest. It's taking approximately 2 months now for the development review process.

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**SP:** Will the water run-off be redesigned?

**SR:** Yes, according to today's regulations.

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- SP: Can the dealership give up the rights to the easement and ask the City to purchase it?
- SR: We can talk with the City; however, they will probably not be interested nor have the funds to maintain it.
- SP: Can we create a public right-of-way? What is the square footage of the easement? It's in relatively good shape.
- SR: It is approximately 310' feet long. We can talk with Public Works (City).
- 

- SP: Are you planning on fencing the easement?
- JL: No. Keeping the easement maintained and open allows adjacent property (business owners) access to their dumpsters, etc. There has been a "gentleman's agreement" between the adjacent owners and the dealership for the use of the dumpsters.
- CS: We will keep the entrance on Main Street. The dealership does not wish to utilize the driveway on 2<sup>nd</sup> Street.
- 

- SP: There are semis (tractor trailers) using the easement for parking while idling.
- SR: Legally, we cannot close off the easement to NW 2<sup>nd</sup> Street.
- SP: There won't be any buildings on the rezoned site?
- SR: Correct. The dealership would like to remove the existing buildings and utilize the area for storage of inventory.
- 

- SP: I don't believe that the City will object to wall as a buffer.
- SR: You may be correct, that is a decision for the City staff.
- 

- SP: Could you run the retention along NW 2<sup>nd</sup> Street? You should consider putting in a basin along the frontage of 2<sup>nd</sup> with a landscape buffer, not removing the sidewalks.
- SR: That's an idea. We have not done a site plan yet. Much of that decision will be based on the site topography. The sidewalks are required by code to stay.
- 

- SP: Are there utilities in the easement? What size is the utility easement?
- SR: Yes; the utility easement is +/- 26'.
- SR: We cannot and have no desire to vacate the easement.
- 

- SP: I am concerned about the future lighting on the property.
- SR: Any site plan will meet the regulations outlined in the City Code. We are very careful with the lighting to ensure that the lights are facing inward and do not face the street.

**SP:** What type of communication system are you using for the dealership? The loudspeakers still? Where are they located?

**JL:** Yes, one on the front of building and one in the showroom. We don't plan on placing speakers in the portion of the property near NW 2<sup>nd</sup> Street.

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**SP:** Will the buildings be salvaged and/or recycled?

**SR:** Normally the site contractor hires a recycling contractor to remove the debris. We can mention recycling.

**JL:** The interior of the church has been "recycled". Both buildings have been basically stripped of anything salvageable. They're gutted, just a shell. They've taken a/c units attached to our warehouse, surplus lot lighting fixtures.

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**SP:** Have you posted "no trespassing" signs? If there are "no trespassing" signs posted, GPD are allowed to remove persons from the property.

**JL:** The police recommend cleaning up the area to deter any vagrancy. Having a parking lot instead of leaving it empty will better the situation. We will consider posting these signs on the building.

**CR:** We had a break- in June.

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**SP:** I am the neighborhood spokesperson and I believe that it is highly unlikely that this rezoning will not pass. What about the Comprehensive Plan? Is this a step down?

**CS:** The future land use designation is Commercial, which considers both BUS and BA zoning districts as compatible. Also, this should be considered a step down from west to east when you consider the 70-foot wide right of way (NW 2<sup>nd</sup> Street) and the multifamily development between the dealership and the single family neighborhood.

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**SP:** There should be a wall and you should save the trees.

**SR:** I believe that the City will require the preservation of most of these trees. The current survey does not depict the exact location of the trees, but we believe the trees are in the right-of-way.

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**SP:** Will you repave the drives and fix the sidewalk?

**SR:** As part of the development plan, we plan to remove the driveways along NW 2<sup>nd</sup> Street with the exception of the driveway that serves the ingress/egress easement. Sidewalks will be required to be preserved and possibly enhanced as any development plan application.



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SP: Are there sanitary sewer lines in the driveway easement area?

SR: Not sure, there may be utilities in this area.

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SP: Are there storm sewer lines in the driveway easement area?

SR: The inlets do not appear to connect to our property.

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SP: The water drains Northward.

SR: Yes.

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SP: The dealership should give up the easement and dedicate the land to the City.

SR/CS: The City is not likely to take it. Maintenance is too costly.

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SP: Would you have a conversation with the City about the wall?

SR: At the 1<sup>st</sup> step meeting for the development plan, we will definitely ask.

---

SP: It benefits everyone for the City to take the easement.

SR: It doesn't hurt to ask.

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SP: Who does/has there been environmental remediation?

JL: Phase 1 and 2 environmental reports were prepared in December 2005 and January 2006. These reports did not indicate any contamination.

SR: The Phase 1 report is still good. The Phase 2 is only good for one year.

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CS: We feel that these improvements are most appropriately addressed at the development plan stage rather the rezoning of the property. Nothing said here is unreasonable and will not be considered as part of the development plan. These comments will be discussed with the property ownership for their consideration. Also, some of it may be required by the Development Review Board at the development review stage (not rezoning).

Meeting Adjourned: 7 PM

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**Petition 105ZON-08 PB Eng, Denman & Associates, agent for Prestige Lincoln Mercury Inc. A request to change the zoning from BUS (General business district) to BA (Automotive- oriented business district) for property located at 2120 and 2140 Northeast 2<sup>nd</sup> Street.**

Dean Mimms, Comprehensive Planning Chief gave the staff presentation and stated that there are two vacant buildings on the 1.5 acres of property, which has a Land Use of Commercial. Mr. Mimms further stated that this rezoning is consistent with Future Land Use Element Policy 4.2.5 and will encourage redevelopment of this property. Mr. Mimms added that staff is recommending approval of this petition.

Clay Sweger, representative for Eng, Denman & Associates stated that they agree with all of staff's comments, as the zoning change will be compatible with the surrounding area and its uses. Mr. Sweger further stated that two individuals attended the neighborhood workshop.

Sarah Poll, neighborhood resident stated that she would like the Board to deny this petition on the basis that it is an encroachment into the single family neighborhood and is overall not in the neighborhood's best interest. Ms. Poll cited her concerns as:

- residential dwellings will be within 400 feet of the zoning change
- drainage problems in this area
- will decrease the value of their homes
- brings a highly toxic and disruptive business into the neighborhood
- intercom and paging systems will violate the noise ordinance
- lots of toxic run-off already exists on the property
- EPA survey results have not been released
- large Heritage oak tree on the property

Randy Wells inquired if there is any information regarding the EPA Survey report that Ms. Poll referenced during her public comments. Mr. Sweger stated that there was a Phase 1 and 2 Environmental report conducted in the last two to three years that found no contamination issues; however, when they get to the site plan stage, there may be a need to have an updated report.

Chair Cohen stated that there are some environmental concerns at this location and does not want to see pollutants draining into the stormwater, and feels that the BA district is a better way to go. Chair Cohen pointed out that the Comprehensive Plan calls for the BA zoning to be located along, and to front on Main Street.

<b>Motion By:</b> Jon Reiskind	<b>Seconded By:</b> Randy Wells
<b>Moved To:</b> Approve.	<b>Upon Vote:</b> 4 – 0.