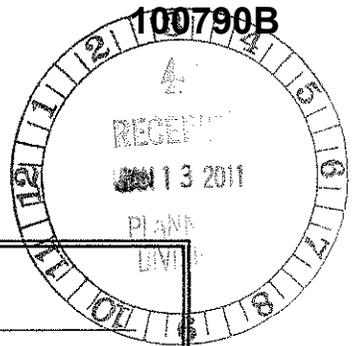


**EXHIBIT**  
B-1



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

OFFICE USE ONLY	
Petition No. <u>PB-11-14 ZON</u>	Fee: \$ <u>2929.50</u>
1 <sup>st</sup> Step Mtg Date: _____	EZ Fee: \$ <u>1464.75</u> <small>EB</small>
Tax Map No. _____	Receipt No. _____
Account No. 001-670-6710-3401 [ ]	
Account No. 001-670-6710-1124 (Enterprise Zone) [X]	
Account No. 001-670-6710-1125 (Enterprise Zone Credit) [X]	
<small>660-6680</small>	

Owner(s) of Record (please print)
Name: <b>City of Gainesville (c/o City Manager)</b>
Address: <b>P.O. Box 490</b>
<b>Gainesville, FL 32602</b>
Phone: <b>352-334-5010</b> Fax: <b>352-334-3119</b>
(Additional owners may be listed at end of applic.)

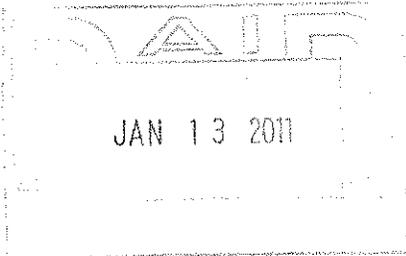
Applicant(s)/Agent(s), if different
Name: <b>Eng, Denman and Associates, Inc</b>
Address: <b>2404 NW 43<sup>rd</sup> Street</b>
<b>Gainesville, FL 32606</b>
Phone: <b>352-373-3541</b> Fax: <b>352-373-7249</b>

*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: <b>I-2</b>	Other [ ] Specify:
Requested designation:	Requested designation: <b>BI &amp; CON</b>	

INFORMATION ON PROPERTY
1. Street address: <b>SE corner of Waldo Road / NE 49<sup>th</sup> Avenue intersection</b>
2. Map no(s): <b>N/A</b>
3. Tax parcel no(s): <b>08162-001-000 &amp; 08162-002-000</b>
4. Size of property: <b>Approximately 15 acre(s)</b>
<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.*)

d

A. What are the existing surrounding land uses?

North: **Owner: Fabco-Air, Inc. / Maris Distributing Co.**

**Use: Warehouse / Distribution/**

**FLU: Industrial**

**ZON: Industrial (I-2)**

South: **Owner: City of Gainesville**

**Use: Gainesville Regional Airport**

**FLU: Public Facilities**

**ZON: Airport Facilities (AF)**

East: **Owner: City of Gainesville**

**Use: Gainesville Regional Airport**

**FLU: Public Facilities**

**ZON: Airport Facilities (AF)**

West: **State Road 24 / Waldo Road**

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?

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 – N/A

Noise and lighting – N/A

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

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

**Please see Justification Report.**

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 _____	Urban Infill <u> X </u>
Activity Center _____	Urban Fringe _____
Strip Commercial _____	Traditional Neighborhood _____

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

**Please see Justification Report.**

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

**Please see Justification Report.**

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

Roadways

**Please see Justification Report.**

Recreation

**Please see Justification Report.**

Water and Wastewater

**Please see Justification Report.**

Solid Waste

**Please see Justification Report.**

Mass Transit

**Please see Justification Report.**

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

NO

YES  (please explain)

**Please see Justification Report.**

CERTIFICATION

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

Owner of Record	
Name:	City of Gainesville (c/o City Manager)
Address:	P.O. Box 490
	Gainesville, FL 32602
Phone:	352-334-5010 Fax: 352-334-3119
Signature:	See Affidavit

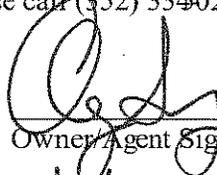
Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

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

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

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

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

  
 \_\_\_\_\_  
 Owner/Agent Signature

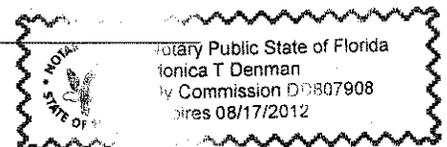
1/11/11  
 \_\_\_\_\_  
 Date

STATE OF FLORIDA  
 COUNTY OF Alachua

Sworn to and subscribed before me this 11 day of January 2011, by (Name)  
Clay Sweger

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

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



AFFIDAVIT

Russ Blackburn, City Manager – City of Gainesville

OWNER

APPLICATION NO.

N/A

ADDITIONAL OWNERS

Eng, Denman & Associates, Inc.

APPOINTED AGENT(S)

Rezoning

TYPE OF REQUEST

08162-001-000 & 08162-002-000

23

09

20

PARCEL NUMBER(S)

SECTION

TOWNSHIP

RANGE

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

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

OWNER (signature)

*Russ Blackburn*  
OWNER (signature)

STATE OF FLORIDA  
COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME  
THIS 5<sup>th</sup> DAY OF January, 2011

BY Russ Blackburn  
WHO IS/ARE PERSONALLY KNOWN TO  
ME OR HAS/HAVE PRODUCED

NOTARY PUBLIC-STATE OF FLORIDA  
Kimberly A. Sweigard  
Commission #DD817770  
Expires: AUG. 26, 2012  
BONDED THRU ATLANTIC BONDING CO., INC.

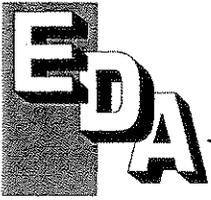
(type of identification)  
AS IDENTIFICATION.

(SEAL ABOVE)

*Kimberly A. Sweigard*  
*Kimberly A. Sweigard*

Notary Public, Commission No. DD817770

(Name of Notary typed, printed, or stamped)

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

ENGINEERS • SURVEYORS • PLANNERS

January 13, 2011

Onelia Lazzari  
Principal Planner  
Planning & Development Services  
City of Gainesville

RE: Rezoning Application  
Gainesville Regional Airport / Airport Industrial Park  
Parcel Numbers: 08162-001-000 & 08162-002-000

Ms. Lazzari:

On behalf of the Gainesville Regional Airport, the attached application requests to amend the zoning map designation on an approximately 15 acre subject property is located at the southeastern corner of Waldo Road and NE 49<sup>th</sup> Avenue at the entrance of the Airport Industrial Park (tax parcel numbers 08162-001-000 & 08162-002-000).

The proposed application changes the zoning district from General Industrial (I-2) to a split zoning of Business Industrial (approximately 7.6 acres). In addition, the portion of the property located within the 10-year flood zone and the maximum 150-foot creek setback (approximately 7.4 acres) will be rezoned to Conservation, thus preserving the environmentally sensitive features on the subject property.

I trust that this application is complete and sufficient for your review and recommendation for approval. If you have any question or request any additional information, please do not hesitate to contact me at 373-3541.

Sincerely,

A handwritten signature in black ink, appearing to read 'Clay Sweger', is written over the typed name.

Clay Sweger, AICP, LEED AP  
Vice President of Planning

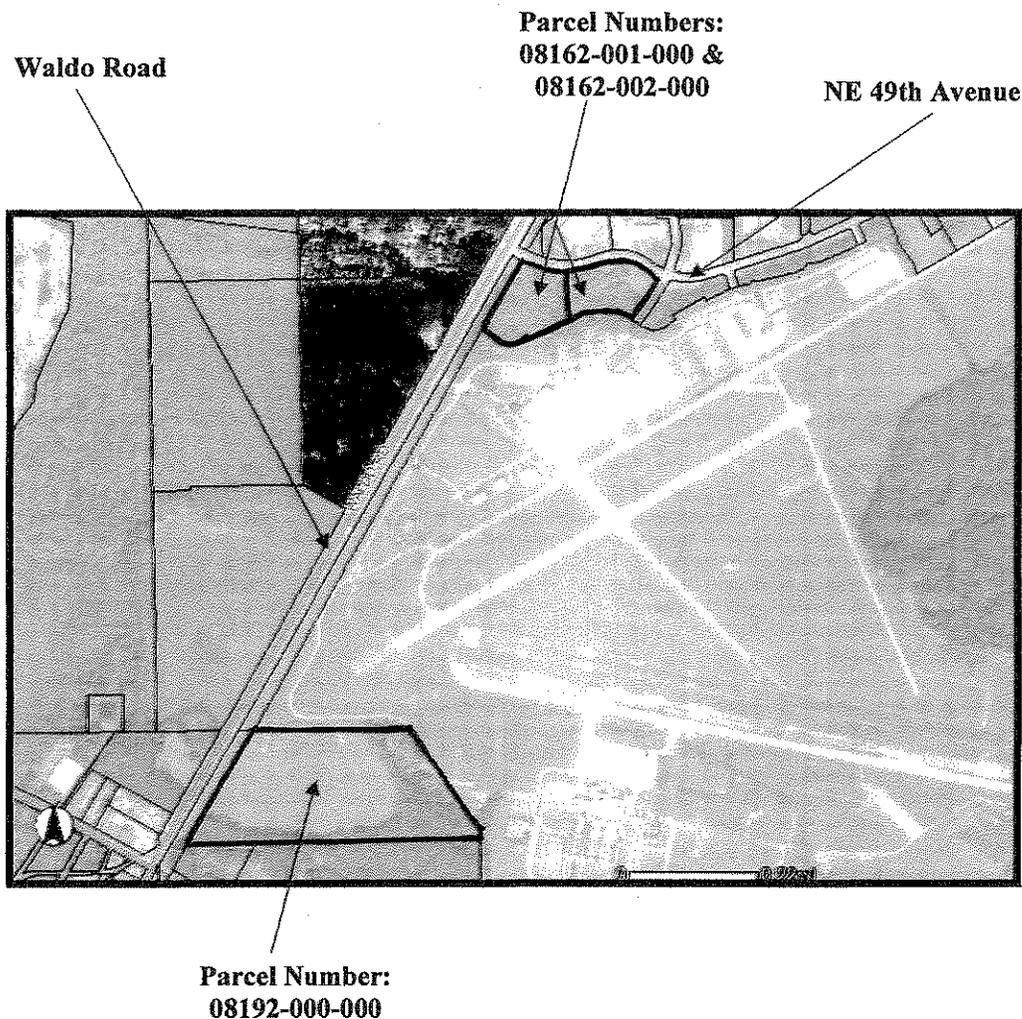
Attachments

## Neighborhood Workshop Notice

A neighborhood workshop is being held to discuss a proposed land use and zoning change from Conservation to Business Industrial on tax parcel number 08192-000-000 and a land use change from Industrial to Business Industrial and zoning change from General Industrial (I-2) to Business Industrial and Conservation on tax parcel numbers 08162-001-000 & 08162-002-000.

Date: Wednesday, January 5, 2011  
Time: 6:00 p.m.  
Place: 3880 NE 39th Avenue, Gainesville Regional Airport  
Airline Terminal Board Room  
Contact: Eng, Denman & Associates, Inc. at (352) 373-3541

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.



# Revolving door of Gainesville restaurants continues

Some new eateries are coming, while others are closing or moving to new locations around town.

By Anthony Clark  
Business Editor

In restaurant news, Cody's Roadhouse is open, Cabana Cove and Michael's are closed, a second Five Guys is coming. Cedar River has closed one and may have to move another, and the Original Pizza Palace is still open.

**Cody's opens its doors**  
Cody's Original Roadhouse opened its doors at 2 p.m. Thursday at 3100 Archer Road, the former On the Border Mexican Grill location. The restaurant opens at 2 p.m. Monday through Saturday and 11 a.m. Sunday through the rest of the month. It will open at 11 a.m. seven days a week after Jan. 1. Cody's is a regional chain with

12 locations in Florida, the first opening in Thonop Springs 16 years ago. It is famous for its rotisserie chicken, USDA prime and choice steaks, seafood and Bottomless Salad Bowl, as well as serving barbecue, appetizers, salads and sandwiches.

**Second Five Guys**  
Gainesville's second Five Guys Burgers and Fries is coming to the Millhopper area. The restaurant will occupy part of the former Hollywood Video location at Northwest 43rd Street and 16th Boulevard, according to bid requests on Secherer Construction's website that were due last week.

The city's first Five Guys opened at 3310 SW 39th Blvd., off Archer Road, in July and had a record-selling opening weekend for the franchise. Secherer also later bid to build a new 5,500-square-foot building for La Meserian Mexican Restaurant at 4405 NW 38th Ave., not far from the existing restaurant at 4401 NW 25th Plaza, off of 43rd Street.

**Cedar River may move**  
Cedar River Seafood closed its Tower Road location in September and may have to relocate its Millhopper location in a year to make way for a CVS pharmacy, co-owner Shari Fellows said. He said they have until December 2011 at 2820 NW 43rd St. and will try to find a new location, adding that businesses in the nearby strip plaza will also have to move.

Rick Besten, owner of National Vacuums, said he got a letter from the landlord saying they had an agreement to sell the plaza to CVS. They have been on a month-to-month lease for their plaza location for about a year, he said. Cedar River had relocated from Southwest 13th Street to 5847 SW 75th St. about 2½ years ago and decided not to renew their lease. "We just weren't making it out there," Fellows said. The Fellows family also owns the Cedar River in Lake City.

**Cabana Cove closed**  
Cabana Cove Key West Grille closed its doors last week after more than six years, with the owners citing economic conditions. With business down for the last couple years and winter being a slow time for the restaurant, co-owner Rob Hernandez said they couldn't foresee trying to make it through another cold season.

"It's hard to see something that you've put your blood, sweat and tears into not be able to survive," co-owner Rob Hernandez wrote in a message to customers. "It's hard on me knowing I have employees being laid off right before Christmas. Nobody wants to see that." "The Cove" offered Caribbean-inspired cuisine at 2410 NW 43rd St. behind the Garden Gate Nursery, a spot formerly occupied by Fast Attack and Montego Bay Cafe.

**Michael's closed**  
Michael's restaurant at 3857

Archer Road closed Dec. 7, less than three months after re-opening from a blizzard. Owner Wayne Taylor said they had their best week ever the week before Thanksgiving, but business dropped 40 percent when the cut-through that allowed left-hand turns in front of his business was closed. Taylor also owns the property. He said he hadn't given much thought to what to do with it yet.

**Pizza Palace still open**  
The owner of the Original Pizza Palace wants customers to know they are still open heading into fall graduations. Donna Olsen said a Sun article that mentioned their ongoing lease negotiation under a headline about other businesses that were closing has slowed business, as many customers have the impression they closed. "We're still going to be here," he said. "We're hoping for excitement this weekend." Laudford Jim Larson said they are "still negotiating as to what's going to happen next."

# City Commission approves funding for five more GPD officers

A federal grant could've funded a total of 15, but police officials said they could only afford the five.

By Chad Smith  
Staff Writer

While the Gainesville Police Department was awarded a nearly \$5 million federal grant to pay for 15 new police officers last month, the City Commission on Thursday, at the department's request, chose to only accept funding for five because of a murky budget outlook.

"We realized that it wouldn't be practical to put forth anything but the five officers," Capt. Louie Scott said at the commission meeting. If the department accepted the funding—from a Department of Justice grant—for all 15, it would be an added cost of more than \$1 million a year after the grant ran its course. With five, three of whom will be in traffic safety and two on

the gang unit, the department projects it will actually not about \$920,000 after five years because of traffic enforcement revenue. "We had to be realistic," Scott said, "and realistically what we could afford at this time is what we put forth." Before the commission voted unanimously in support of the department's recommendation, Jeff McAdams, the president of the local Fraternal Order of Police lodge, the union that represents many GPD officers, said he was "disappointed" that the department's management was suggesting turning down 10 officers. "I'm not asking you to starve our police department above and beyond what it needs to be," said McAdams, who reiterated his repeated request for a staffing analysis of GPD. "I know there's other needs in the community, but I'm asking you to keep public safety first," he said. Two residents who spoke agreed. Darlene Fifalo said she was

"shocked" and "astounded" the city needed grant money to fund its police department. "I would like to remind the commissioners that your first duty is for safety—police and fire," Fifalo said. "Your police are great and everything's great, but that's not what we're paying taxes for." The commissioners shot back that they gave weight to the police and fire departments in considering the budget. "In my opinion I don't think there's one commissioner up here that doesn't understand the gravity of having a well-prepared, well-equipped police department," Commissioner Scherwin Henry said. "As we considered the budget this past summer, to a person, I could say we made it a priority that public safety would not take a major hit." Relatively speaking, it didn't. Mayor Craig Love said compared with two similar college towns, Gainesville's police-to-population ratio was significantly higher: 13 percent more than Athens, Ga., and 15

percent more than Tallahassee. Commissioner Lawrence Poe said there is sometimes a struggle between fiscal responsibility and community need. But in this situation, Poe said he listened to what police officials advised. "If you would have said, 'We need these 15 people,' I would have said I'm going to put that burden on a future commissioner," Poe said. "The advice from (police Chief Tony Jones) and I agree. This is what we need to fill the gaps that we have." In other business, the commission also unanimously approved a preliminary design of the original center for the homeless and waived incremental staff presentations that are typical of the design process. The commission is hoping to speed things up so ground can be broken in early summer. "This can really be a great space and not the kind of place that will feel like, for lack of a better word, a homeless shelter," Commissioner Randy Wells said.

"I know there's other needs in the community, but I'm asking you to keep public safety first." Jeff McAdams, president of the local Fraternal Order of Police lodge. "... we made it a priority that public safety would not take a major hit." Scherwin Henry, City Commissioner. With brick and an angled rooftop complete with a large skylight, the preliminary design makes it look homey, said Michael Gillilan, an architect with Poulouros and Associates, which is designing the project. "We're trying to create a warm residential feel, not that cold, institutional feel," Gillilan said. The center, which will be built at 620 NW 33rd Ave., will be able to house about 60 people and feed about 300. Eventually, plans call for an area for tests.

# HOME: Homeowner was using wood heater at one point

Continued from 1B

hot water heater in a room off the kitchen. Her youngest child, Kimberly, said that while he is happy for her mother. "She used a wood heater," Kimberly said, about heating the home in the past. "But several years ago, it caught fire in the living room. A single ceramic cat zinc on a shelf in a nearby room—a reminder of the tragedy that could have happened. After the fire, she switched to kerosene heaters and also to burning on the burners on the stove. In the summer, windows had to be opened to keep the hot air circulating. The home's road to recovery started in June 2009, when her son Wayne was cited by code inspector Dorothy Hague for selling firewood from the home without a permit. "I told him not to do it. They made Dorothy mad because they called her a bad name," Thesus said. "But everything turned out great—all because of that." Hague took a closer look at Thesus' property and what also found a problem. There were three additions for which no permits were pulled and they did not meet building codes. The electrical wiring was so bad it could have burned the house down. In addition, the roof leaked, there were holes in the floor and Thesus had no air conditioning or heat. Hague contacted Tam Webster, the Alachua County Housing Programs manager, to ask for help. "I went out there in the summer," Webster said. "It was so hot in the house,

I could not breathe in there. Her circumstances were pretty bleak." Hague and Webster were considering declaring the home uninhabitable, because it was unsafe for anyone to live in, and making Thesus leave her home. Webster and Hague realized that fixing up the house to meet code standards was simply not feasible on Thesus' limited Social Security income. Webster secured about \$25,000 in government funding under a program called the State Housing Initiative Partnership. And then he contacted the experts in volunteer house-building and repair: Habitat for Humanity. "We were happy to provide assistance," said Scott Wenzler, executive director of Alachua Habitat for Humanity. "With our experience and our volunteers, we were able to fulfill our mission—helping families in need." Wenzler rounded up volunteers from Alachua YouthBuild to help with construction. It's a program managed by the Florida Institute for Workforce Innovation that targets out-of-school youths between 18 and 22 years old who lack a high school diploma or GED and would like assistance attaining educational, occupational and leadership skills. YouthBuild officials say the program's aim is to make the participants more economically self-sufficient. Officials say the participants not only learned new skills, they also gave back to their community. Wenzler also utilized a Habitat program called "A Brush with Kindness," which provides free paint for homeowners who have

difficulty maintaining their home's exterior. Thesus' teen blue eyes danced as she smiled, looking at all that has been done in her home. She is a single woman who grew up in Kentucky and, at 17, married Dallas Bell. The young couple moved to Gainesville that same year and got jobs at a convenience store, eventually becoming manager and assistant manager at the store at Sixth Street and Eighth Avenue. "Their daughter, Kelly, arrived in 1998 and Wayne followed shortly after that. But something turned in Bell. With no warning, he left the little family and headed home to Kentucky. Thesus loaded their two children up in her car and followed him. She stayed at her mother's home and Bell stayed with his brother. "He came a couple of times," Thesus said. "He would park his truck, but he would never come in. I would go out to the truck. He was crazy over his son, but he never asked about his son." Bell shot himself at his brother's home in March 1997, leaving behind no explanation about what happened. Thesus returned to the little two-bedroom home on County Road 228 and, by the end of the year, married William Thesus. Nine months later, William Jr. arrived, followed by a little sister, Kimberly. "I was always happy," Thesus said, pointing to when her four children were growing up in the little blue house as the brightest time in her life. She, her husband and the

children spent time traveling and fishing area creeks for catfish, which she likes to roll in cornmeal and fry or put in the oven and bake. One by one, the children grew up over the years and created their own lives. In 1988, William Thesus Sr. passed away. "He had been sick a long time," she said, explaining that he had a massive heart attack at one point. Her daughter Kelly moved to Maryland and Wayne remains in her home, working odd jobs. Her daughter Kimberly lives just down the road. But sadness struck again. Her younger son, William Thesus Jr., had multiple run-ins with the law beginning in 1997, including convictions on theft, grand theft, driving with a suspended license, possession of drug paraphernalia, felony theft and trafficking in stolen property. In 2003, his crime turned more serious. He was arrested for lewd and lascivious battery and molestation on a girl between 12 and 16 years old. He was 33 at the time. He went to trial, was found guilty and received four life sentences. "He's in a prison in Westphalia, in the Fachville," she said. "It's been very depressing on me." But things are looking up this Christmas for the grandmother, thanks to state government officials who decided to solve a problem rather than punish Thesus for it. "From time to time, we certainly have to look at alternative tools to arrive at an outcome," Webster said. There are still a few repairs Thesus and her



A picture of Effie Thesus' house before the work done by Habitat for Humanity and Alachua County.

family will have to complete themselves, including installing some new flooring. And the parade of workers is dwindling, with just a painter and a pest control man there one recent afternoon. "I'm going to miss all the different faces coming out," she said.

**FIND A HOUSE**  
The Gainesville Sun CLASSIFIED  
**BUYING AND SELLING**  
GOLD & SILVER REALTY  
Call or Fax: 352-339-4444  
Millie@352-339-4444  
352-339-4444

**Obituary Information**  
All obituaries on paid notices and are placed by the bereaved family or organization handling the arrangements as a service to the family.  
For more information:  
352-0304 or 374-8017  
obits@gvlivesun.com  
fax: (352) 936-3131

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**PUBLIC NOTICE**  
A neighborhood workshop is offering a proposed land use and zoning change from Conservation to Business Industrial on tax parcel number 08192-000-000 and a third use change from Industrial to Business Industrial and zoning change from General Industrial (G-2) to Business Industrial and General Use on tax parcel numbers 08162-000-000 & 08162-002-000. 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, January 5, 2011 at 6:00 a.m. at the Gainesville Regional Airport at the Airline Terminal Board Room, 3840 NW 39th Avenue.  
Contact: City Planner, ACEP  
Dale Zimmerman, 352-339-4444  
Phone: (352) 371-2541

**A picture of Effie Theus' house before the work done by Habitat for Humanity and Alachua County.**

family will have to complete themselves, including installing some new flooring. And the parade of workers is dwindling, with just a painter and a pest control man there one recent afternoon.

"I'm going to miss all the different faces coming out," she said.

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

For more information:  
 337-0304 or 374-5017  
 obits@gvillesun.com  
 fax: (352) 338-3131

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 The Gainesville Sun  
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 • Paper Money • American Eagles  
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 378-3983  
 (open from 10am-6pm)

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 FOR CHRISTMAS GIFTS • PARTY WEAR  
 OPEN DAILY THRU XMAS • FREE GIFT WRAP  
 THURSDAY-NOON VILLAGE (25-B) • 378-6611 • HENNESSY@HOTMAIL.COM

**PUBLIC NOTICE**

A neighborhood workshop to discuss a proposed land use and zoning change from Conservation to Business Industrial on tax parcel number 08192-000-000 and a land use change from Industrial to Business Industrial and zoning change from General Industrial (I-3) to Business Industrial and Conservation on tax parcel numbers 08162-001-000 & 08162-002-000. 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 comment.

The meeting will be held on Wednesday January 5, 2011 at 6:00 pm. at the Gainesville Regional Airport in the Airline Terminal Board Room, 3880 NE 39th Avenue.

Contact: Clay Swager, AICP  
 Eng. Denham & Associates, Inc.  
 Phone: (352) 373-5541

moved to Maryland and Wayne remains in her home, working odd jobs. Her daughter Kimberly lives just down the road.

But sadness struck again. Her younger son, William Theus Jr, had multiple run-ins with the law beginning in 1987, including convictions on theft, grand theft, driving with a suspended license, possession of drug paraphernalia, felony theft and trafficking in stolen property.

In 2003, his crime turned more serious. He was arrested for lewd and lascivious battery and molestation on a girl between 12 and 16 years old. He was 33 at the time. He went to trial, was found guilty and received four life sentences.

"He's in a prison in Wewahatchka, in the Panhandle," she said. "It's been very depressing on me."

But things are looking up this Christmas for the grandmother, thanks to some government officials who decided to solve a problem rather than punish Theus for it.

"From time to time, we certainly have to look at alternative tools to arrive at compliance," Webster said.

There are still a few repairs Theus and her

manager and assistant manager at the store at Sixth Street and Eighth Avenue.

Their daughter, Kathy, arrived in 1958 and Wayne followed shortly after that. But something turned in Bell. With no warning, he left the little family and headed home to Kentucky. Theus loaded their two children up in her car and followed him. She stayed at her mother's home and Bell stayed with his brother.

"He came a couple of times," Theus said. "He would park his truck, but he would never come in. I would go out to the truck. He was crazy over his son, but he never asked about his son."

Bell shot himself at his brother's home in March 1967, leaving behind no explanation about what tormented him.

Theus returned to the little two-bedroom home on County Road 229 and, by the end of the year, married William Theus. Nine months later, William Jr. arrived, followed by a little sister, Kimberly.

"I was always happy," Theus said, pointing to when her four children were growing up in the little blue house as the brightest time in her life. She, her husband and the

manager and assistant manager at the store at Sixth Street and Eighth Avenue.

And then he contacted the experts in volunteer house-building and repair: Habitat for Humanity.

"We were happy to provide assistance," said Scott Winzler, executive director of Alachua Habitat for Humanity.

"With our experience and our volunteers, we were able to fulfill our mission — helping families in need."

Winzler rounded up volunteers from Alachua YouthBuild to help with construction. It's a program managed by the Florida Institute for Workforce Innovation that targets out-of-school youths between 18 and 22 years old who lack a high school diploma or GED and would like assistance attaining educational, occupational and leadership skills. YouthBuild officials say the program's aim is to make the participants economically self-sufficient.

Officials say the participants not only learned new skills, they also gave back to their community. Winzler also utilized a Habitat program called "A Brush with Kindness," which provides free paint for homeowners who have

tragedy that could have happened.

After the fire, she switched to kerosene heaters and also to turning on the burners on the stove. In the summer, windows had to be opened to keep the hot air circulating.

The home's road to recovery started in June 2009, when her son Wayne was cited by code inspector Dorothy Hague for selling firewood from the home without a permit.

"I told him not to do it. They made Dorothy mad because they called her a bad name," Theus said. "But everything turned out great — all because of that."

Hague took a closer look at Theus' property and what she found alarmed her. There were three additions for which no permits were pulled and they did not meet building codes. The electrical wiring was so bad it could have burned the house down. In addition, the roof leaked, there were holes in the floor and Theus had no air conditioning or heat.

Hague contacted Tom Webster, the Alachua County Housing Programs manager, to ask for help.

"I went out there in the summer," Webster said. "It was so hot in the house,

\$25,000 in government funding under a program called the State Housing Initiative Partnership.

And then he contacted the experts in volunteer house-building and repair: Habitat for Humanity.

"We were happy to provide assistance," said Scott Winzler, executive director of Alachua Habitat for Humanity.

"With our experience and our volunteers, we were able to fulfill our mission — helping families in need."

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**ENG, DENMAN & ASSOCIATES, INC.**ENGINEERS • SURVEYORS • PLANNERS

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Gainesville Regional Airport  
Industrial Park Rezoning Lots 1 & 2  
Airline Terminal Board Room  
3880 NE 39<sup>th</sup> Avenue  
Gainesville, Florida

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**Neighborhood Meeting, January 5, 2010**

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**Meeting Started:** 6:00 PM

**Community Participants:** 0

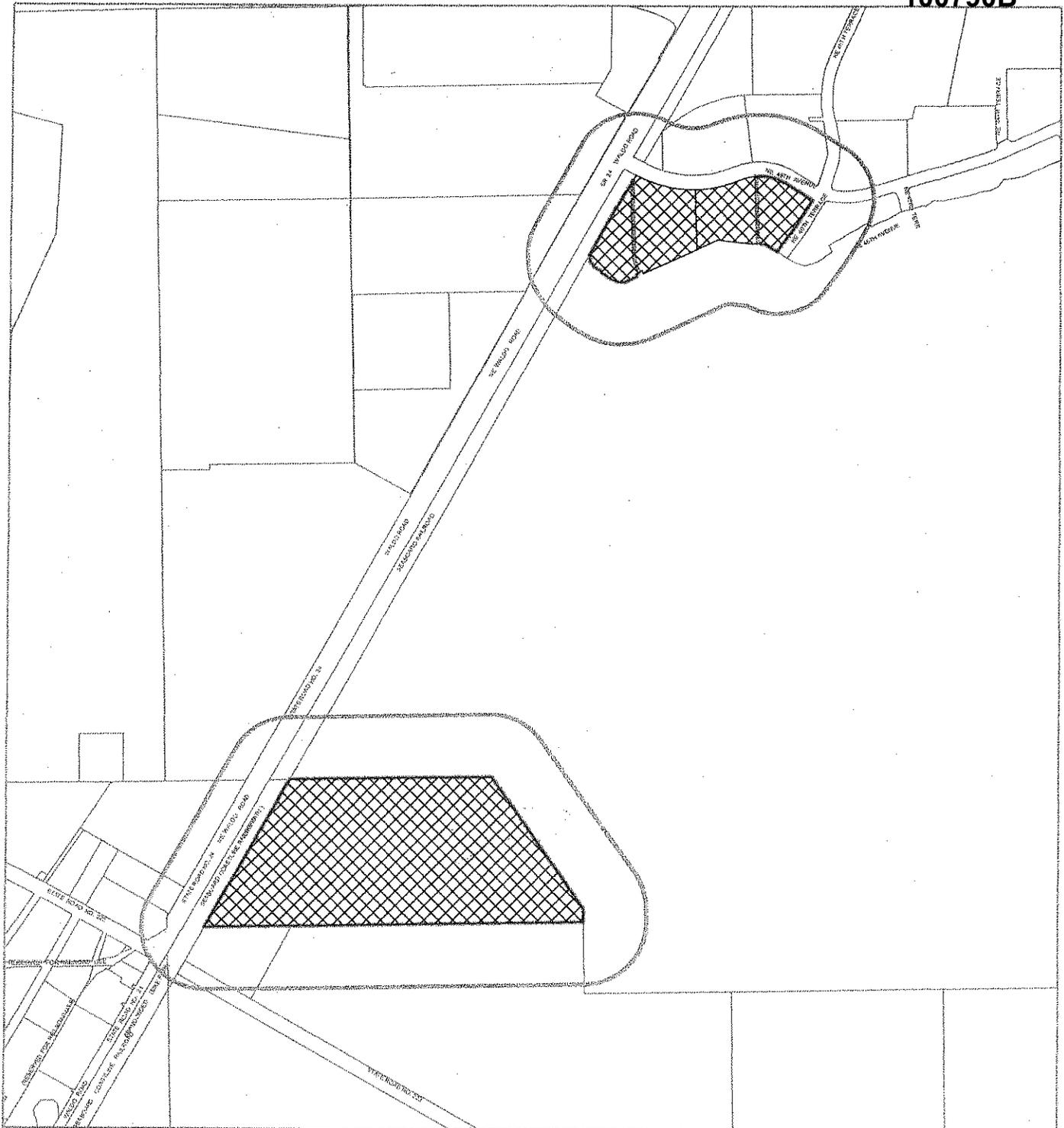
**Location:** Gainesville Regional Airport, Airline Terminal Board Room

**Project Representatives:**

**Planner:** Clay Sweger: Eng, Denman & Associates, Inc.  
**Petitioner Representative:** Alan Penksa: Gainesville Regional Airport

**Meeting Minutes:**

There are no minutes to report.



**Gainesville Regional Airport  
Rezoning and Land Use Changes**

**Parcels #08162-001-000, #08162-002-000,  
#08192-000-000**

**400-Foot Notification Radius**

**Prepared by: Department of Community Development  
City of Gainesville, Florida  
11.30.2010**



1 inch = 1,000 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.

Parcel Number	Parcel	Label	Label Name	First Name	Address Line 1	Address Line 2	City	State	Zip 5
08162-003-000	Airport Rez	49TH AVE PARTNERS LLC			2504 NW 71ST PL		GAINESVILLE	FL	32653
08192-009-000	Airport Rez	ALACHUA COUNTY			12 SE 1ST ST		GAINESVILLE	FL	32601
08192-010-000	Airport Rez	ALACHUA COUNTY			12 SE 1ST ST		GAINESVILLE	FL	32601
08161-000-000	Airport Rez	CITY OF GAINESVILLE			ATTN: Mr ALLAN PENKSA, CEO	3880 NE 39 AVE, STE	GAINESVILLE	FL	32609
08162-001-000	****	CITY OF GAINESVILLE			ATTN: Mr ALLAN PENKSA, CEO	3880 NE 39 AVE, STE	GAINESVILLE	FL	32609
08162-002-000	****	CITY OF GAINESVILLE			ATTN: Mr ALLAN PENKSA, CEO	3880 NE 39 AVE, STE	GAINESVILLE	FL	32609
08172-000-000	Airport Rez	CITY OF GAINESVILLE			ATTN: Mr ALLAN PENKSA, CEO	3880 NE 39 AVE, STE	GAINESVILLE	FL	32609
08189-000-000	Airport Rez	CITY OF GAINESVILLE			ATTN: Mr ALLAN PENKSA, CEO	3880 NE 39 AVE, STE	GAINESVILLE	FL	32609
08192-000-000	****	CITY OF GAINESVILLE			ATTN: Mr ALLAN PENKSA, CEO	3880 NE 39 AVE, STE	GAINESVILLE	FL	32609
08161-001-000	Airport Rez	FABCO-AIR INC			3716 NE 49TH AVE		GAINESVILLE	FL	32609
08167-000-000	Airport Rez	GOODLAND OF FLORIDA LLC			9921 SW 22ND LN		GAINESVILLE	FL	32607
08189-002-000	Airport Rez	HILL JR		JAMES M	2626 NE 39TH AVE		GAINESVILLE	FL	32609
08198-007-002	Airport Rez	HILL JR		J M	2626 NE 39TH AVE		GAINESVILLE	FL	32609
08163-001-001	Airport Rez	KING & KING INVESTMENTS EL AL			8 BILTMORE ESTATES #112		PHOENIX	AZ	85016
08161-002-000	Airport Rez	MARIS DISTRIBUTING CO			4060 NE 49TH AVE		GAINESVILLE	FL	32609
08161-200-000	Airport Rez	STATE OF FLA IIF		DOT	TAX DEPARTMENT J-910	500 WATER ST	JACKSONVILLE	FL	32202
08191-000-000	Airport Rez	STATE OF FLA IIF			TIITF HRS - Sunland Center	3900 COMMONWEA	TALLAHASSEE	FL	32399
08192-200-000	Airport Rez	STATE OF FLA IIF					TALLAHASSEE	FL	
08197-200-000	Airport Rez	STATE OF FLA IIF		DOT	605 SUWANNEE ST		TALLAHASSEE	FL	32399

Neighborhood Workshop Notice  
08162-003-000 Airport Rezoning  
49TH AVE PARTNERS LLC  
2504 NW 71ST PL  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice  
08192-009-000 Airport Rezoning  
ALACHUA COUNTY  
12 SE 1ST ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
08162-001-000 \*\*\*\* Airport Rezoning  
CITY OF GAINESVILLE  
ATTN: Mr ALLAN PENKSA, CEO  
3880 NE 39 AVE, STE A  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
08161-001-000 Airport Rezoning  
FABCO-AIR INC  
3716 NE 49TH AVE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
08167-000-000 Airport Rezoning  
GOODLAND OF FLORIDA LLC  
9921 SW 22ND LN  
GAINESVILLE, FL 0

Neighborhood Workshop Notice  
08189-002-000 Airport Rezoning  
JAMES M HILL JR  
2626 NE 39TH AVE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
08163-001-001 Airport Rezoning  
KING & KING INVESTMENTS EL AL  
8 BILTMORE ESTATES #112  
PHOENIX, AZ 85016

Neighborhood Workshop Notice  
08161-002-000 Airport Rezoning  
MARIS DISTRIBUTING CO  
4060 NE 49TH AVE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
08197-200-000 Airport Rezoning  
DOT STATE OF FLA HIF  
605 SUWANNEE ST  
TALLAHASSEE, FL 32399



Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree  
PAT BYRNE  
3510 NW 54 LN  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Capri  
JOHN DOLES  
4539 NW 37 TER  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Debra Heights  
SARAH POLL  
PO BOX 14198  
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

Duckpond  
RANDY WELLS  
820 NE 5 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval  
GERALDINE NOBLE  
2247 NE 13 AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Golfview  
DAVID CHALMERS  
2740 SW 7 PL  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Hazel Heights  
ALLAN MOYNIHAN  
PO BOX 357412  
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ironwood  
NANCY TESTA  
4207 NE 17 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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



Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Oakview  
DEBRA BRUNER  
914 NW 14 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pinebreeze  
JUDITH MEDER  
3460 NW 46 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Raintree  
RONALD BERN  
1301 NW 23 TER  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview  
ROB GARREN  
1805 NW 34 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood  
KERRI CHANCEY  
1310 NW 30 ST  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Springtree  
KATHY MEISS  
2705 NW 47 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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



Neighborhood Workshop Notice  
Sugarhill  
CYNTHIA COOPER  
1441 SE 2 TER  
GAINESVILLE, FL 32601

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

Neighborhood Workshop Notice  
Turkey Creek Forest  
DEVON DELK  
8620 NW 13 ST, #210 CLUBHOUSE OFFICE  
GAINESVILLE, FL 32653

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

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

Neighborhood Workshop Notice  
Westmoreland  
EMILY BROWNE  
3820 NW 10 PL  
GAINESVILLE, FL 32605

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

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

Neighborhood Workshop Notice  
Appletree  
CHRIS GARCIA  
5451 NW 35 DR  
GAINESVILLE, FL 32653

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

Neighborhood Workshop Notice  
Duckpond  
STEVE NADEAU  
2821 NW 23 DR  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice  
Duckpond  
MELANIE BARR  
216 NE 5 ST  
GAINESVILLE, FL 32601

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

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

Neighborhood Workshop Notice  
Porters  
RUBY WILLIAMS  
237 SW 6 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
Porters  
INA HINES  
320 SW 5 AVE  
GAINESVILLE, FL 32601

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

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

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

Neighborhood Workshop Notice  
Millennium Bank  
DANNY GILLILAND  
4340 NEWBERRY RD  
GAINESVILLE, FL 32607

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

Neighborhood Workshop Notice  
LARRY SCHNELL  
2048 NW 7 LN  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice  
MAC McEACHERN  
1020 SW 11 TER  
GAINESVILLE, FL 32601

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

Neighborhood Workshop Notice  
BOBBIE DUNNELL  
3118 NE 11 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice  
JAMES WOODLAND  
225 SE 14 PL  
GAINESVILLE, FL 32601

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

Neighborhood Workshop Notice  
STEWART WELLS  
6744 NW 36 DR  
GAINESVILLE, FL 32653

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

Neighborhood Workshop Notice  
KAREN BILLINGS  
2123 NW 72 PL  
GAINESVILLE, FL 32653

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GAINESVILLE, FL 32605-3953

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