

TO: City Plan Board

Item Number: 2

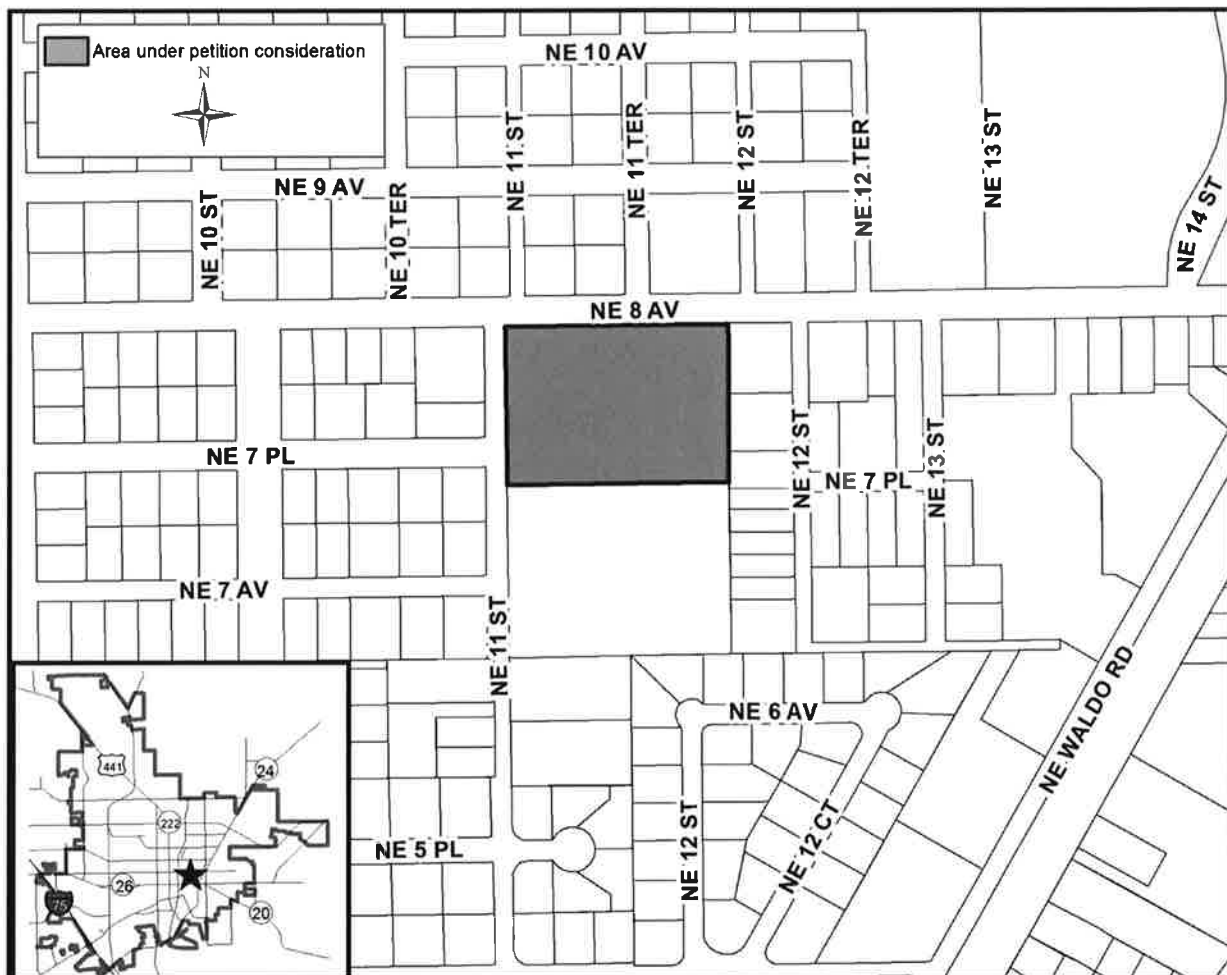
FROM: Planning & Development Services Department
Staff

DATE: June 30, 2016

SUBJECT: Petition PB-16-75 ZON. City of Gainesville. Rezone property from PS: Public services and operations district to MU-1: 8-30 units/acre mixed use low intensity district. Located at 1125 NE 8th Avenue. Related to PB-16-74 LUC & PB-16-76 TCH.

Recommendation

Staff recommends approval of Petition PB-16-75 ZON.



Description

This petition pertains to a developed, 3.2-acre, City of Gainesville property located on the south side of NE 8th Avenue, on the east side of NE 11th Street and approximately 1,155 feet west of Waldo Road (State Road 24) (see map on page 1). The proposed rezoning from PS: Public services and operations district to MU-1: 8-30 units/acre mixed use low intensity district allows a mix of non-residential and residential uses (and will allow residential use, unlike the PS zoning district).

The property is west of and adjacent to a place of religious assembly (church) and to two-family residences (duplexes) that front NE 12th Street. Duplexes and single-family houses are west across NE 11th Street, and the City's vacant 3.6-acre parcel is adjacent to the south. To the north across NE 8th Avenue are a convenience store and single-family houses. This property is within the Gainesville Innovation Zone (see Exhibit B-4 for Innovation Zone map), and see Future Land Use Element Objective 2.2 and related policies on page 4 of this staff report).

This developed property contains a vacant 29,935 sq. ft. building (two-story and one-story components), was owned by the federal government since 1950, and was used for many years by the U.S. Army Reserve. The property was the subject of a City of Gainesville visioning workshop in 2012. Ownership of the property (including the adjacent 3.6-acre parcel to the south) reverted to the City of Gainesville within the past year. The City issued an RFP (Request for Proposal) for the reuse and redevelopment of the property in early March. The proposal that was selected by the City is from a small, innovative and successful Gainesville company that has outgrown its space in the former FAA building at Gainesville Regional Airport. The company, Phalanx Defense Systems, designs and manufactures body armor and related safety equipment for public safety workers (e.g., fire, police) and for the U.S. military) using previously processed recycled materials (description per Phalanx company officials at Neighborhood Workshop held at the Thomas Center on June 24, 2016).

City staff determined that the MU-1 zoning district would be the most appropriate one for the use proposed by Phalanx and filed the application to rezone the property. This petition is related to Petition PB-16-74 LUC, which proposes a small-scale land use amendment from Public and Institutional Facilities (PF) to Mixed-Use Low-Intensity (8-30 units/acre) (MUL). It is also related to Petition PB-16-76 TCH, which proposes amendment of the Land Development Code to allow armor systems manufacturing and assembly in the MU-1: 8-30 units/acre mixed use low intensity district.

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

Key Issues

- The proposed rezoning to MU-1 is consistent with the City's Comprehensive Plan and supports mixed use development at an appropriate location.
- This proposed rezoning will broaden the range of permitted uses for this property and is supportive of economic development in the eastern part of the City.

- The proposed MU-1 zoning is consistent with the nearby MU-1 zoning to the north and is compatible with the adjacent PS (Public services and operations district) to the south and RMF-5 (Residential low density, 12 du/acre) zoning to the east. It is also compatible with the nearby single-family residential zoning RSF-3 (5.8 du/acre) zoning to the west and RSF-1 (3.5 du/acre) zoning to the north.

Basis for Recommendation

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

1. Conformance with the Comprehensive Plan

The proposed rezoning to Mixed-use low-intensity (8-30 units per acre) is consistent with the Gainesville Comprehensive Plan. In particular, it is consistent with FLUE (Future Land Use Element) Policy 1.2.3, Objective 1.5, Goal 2, and Objective 2.1. Goal 2 and its Objectives and Policies listed below pertain to the Gainesville Innovation Zone, within which the property is located, as previously noted. See Exhibit A-1, Comprehensive Plan GOPs, for other relevant Comprehensive Plan Policies.

The requested MU-1 (8-30 units/acre mixed use low intensity) zoning district will implement the Mixed-use low-intensity (8-30 units per acre) land use category (see FLUE Policy 4.1.1, below) proposed by related Petition PB-16-74 LUC.

Future Land Use Element

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

Objective 1.5 Discourage the proliferation of urban sprawl.

Goal 2 Redevelop areas within the city, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

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

Objective 2.2 The City shall collaborate with community partners such as the University of Florida, Santa Fe College, the Gainesville Area Chamber of Commerce, Alachua County, and the School Board of Alachua County to develop the Innovation Economy within the nonresidential areas of the Gainesville Innovation Zone (The Innovation Zone Map is part of the Future Land Use Map Series). For purposes of this objective, Innovation Economy means those technology firms and/or entities that bring a new process or technique to the production process and that are often, but not exclusively, related in some

manner to University of Florida-driven research, and are generally represented by sectors such as Agritechnology, Aviation and Aerospace, Information Technology, Life Sciences and Medical Technology.

Policy 2.2.2 The City shall review the Comprehensive Plan and the Land Development Code on a bi-annual basis with respect to the appropriate development of the Gainesville Innovation Zone. Should such review conclude that any amendments to the Comprehensive Plan or Land Development Code pertaining to the Gainesville Innovation Zone are needed, the City shall draft such amendments and present them to the City Plan Board.

Policy 2.2.4 The City shall work to ensure that pertinent local, state, and federal incentive programs are made available to those seeking Innovation Economy development opportunities.

Policy 2.2.5 The City shall work to ensure that negative impacts resulting from Innovation Economy development within the Gainesville Innovation Zone are minimized, particularly with respect to adjacent residential areas.

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

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

This category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses, and traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. Residential development shall be limited to 8 to 30 units per acres. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by special use permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and other community civic uses. Buildings in this category shall face the street and have modest (or no) front setbacks.

This category shall not be used to extend strip commercial development along a street. Land development regulations shall ensure a compact, pedestrian-friendly environment for these areas, and provide guidelines or standards for the compatibility of permitted uses.

2. Conformance with the Land Development Code

The MU-1 zoning district (see Exhibit B-5, Sec. 30-64. - Mixed use low intensity district (MU-1)) allows diverse and various non-residential (and residential) uses that the existing PS (Public services and operations district) zoning does not. The proposed MU-1 zoning at this location with its surrounding residential (and non-residential) uses conforms to the provision of Sec. 30-64 (a) (Purpose) that states that the MU-1 “district is established to allow uses compatible with each other and with surrounding residential areas to be developed near each other.”

Any proposed development or redevelopment, at the time of development plan review, will be required to meet all applicable Land Development Code requirements.

3. Changed Conditions

Ownership of the property with its large, vacant building reverted to the City of Gainesville within the past year. The City issued an RFP (Request for Proposal) for the reuse and redevelopment of the property in early March. The proposal that was since selected by the City is from a small, innovative and successful Gainesville company that has outgrown its available space at Gainesville Regional Airport. The company designs and manufactures body armor and related safety equipment, and plans to rehabilitate and reuse the large vacant building on the property.

4. Compatibility

The proposed MU-1: 8-30 units/acre mixed use low intensity district is compatible with the surrounding area. The properties to the immediate east are in the RMF-5 (Residential low density, 12 units per acre) zoning district; to the north and across 8th Avenue are in the MU-1 and RSF-1 (Single-family residential, 3.5 du/acre) zoning districts; to the west across NE 11th Street are in the RSF-3 (Single-family residential, 5.8 du/acre) district; and adjacent to the south are in the PS (Public services and operations) district.

Compatibility with the nearby properties with residential zoning (RMF-5, RSF-3 and RSF-1) will be assured by meeting all applicable requirements of the Land Development Code and other chapters of the Codes of Ordinances. These requirements include but are not limited to landscape buffers, lighting and noise. As stated in Sec. 30-64 (a), the MU-1 zoning district is established to allow uses compatible with each other and with surrounding areas to be developed near each other.

See Table 1 on Page 8 of this document for a tabular summary of adjacent existing uses and adjacent land use categories and zoning districts.

5. Impacts on Affordable Housing

The proposed rezoning to MU-1 may have a positive impact on the supply of potential affordable housing in the City. The proposed MU-1 zoning allows 8 to 30 units per acre, or 96 residential units, for a maximum net increase of 96 residential units should the property be redeveloped in the future for residential development. (Note: the maximum density by right is 20 units per acre, and the maximum allowable density of 30 units per acre requires density bonus points.)

Transportation

There are no major transportation issues associated with the proposed zoning change for this developed property that is within Zone A of the Gainesville Transportation Mobility Program Area (TMPA).

The site is currently served by RTS (Regional Transit System) Routes 11, 711 and 24. Route 11 (Downtown Station to Eastwood Meadows) provides weekday (Monday-Friday) service every 30-60 minutes, and no service on weekends. Route 711 (Downtown Station to Eastwood Meadows) provides weekday, Saturday and Sunday service every 60 minutes. Route 24 (Downtown Station to Job Corps) provides weekday service every 60 minutes.

At the time of any future development plan review, this 3.2-acre property will be subject to the TMPA Zone A requirements of Policies 10.1.3 and 10.1.4 of the Transportation Mobility Element. See Exhibit A-1, Comprehensive Plan GOPs.

Environmental Impacts and Constraints

This petition is limited to changing the zoning of property that is currently developed. It is located in FEMA Flood Zone X (corresponds to areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where average depths are less than 1 foot, areas of 100-year stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 100-year flood by levees.) (Sources: ArcReader_Maps1214; Gainesville Public Works Department staff, June 21, 2016.)

The City's Environmental Coordinator, Mark Brown, PWS, CPSS, provided the following comments that follow in a memorandum dated June 8, 2016.

“The subject petitions include proposals to: amend the City's Future Land Use Map from Public and Institutional Facilities (PF) to Mixed-Use Low-Intensity (8-30 units/acre) (MUL); rezone the property from PS: Public services and operations district to MU-1: 8-30 units/acre mixed use low intensity district; [and,] amend the Land Development Code to allow hard armor systems manufacturing and assembly in the MU-1: 8-30 units/acre mixed used low intensity district. The proposed activities have been reviewed for considerations relating to environmental resources present on or immediately adjacent which are regulated by the City's Land Development Code (LDC) 30-300 Regulated Surface Waters and Wetlands, or 30-310 Regulated Natural and Archaeological Resources.

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

Respectfully submitted,



Andrew Persons, AICP
Interim Principal Planner



Prepared by: Dean Mimms, AICP
Lead Planner

Table 1

Adjacent Existing Uses

Adjacent Zoning and Land Use and Zoning

	Land Use Category	Zoning Category
North	NE 8 th AVE , then MUL - Mixed-Use Low-Intensity (8-30 units per acre); SF – Single-Family (up to 8 units per acre)	NE 8 th AVE , then MU-1 (8-30 units/acre mixed use low intensity district); RSF-1 (Single-family residential, 3.5 du/acre)
South	PF – Public and Institutional Facilities	PS (Public services and operations district)
East	RL – Residential Low-Density (up to 12 units per acre)	RMF-5 (Residential low density, 12 units per acre)
West	NE 11 th ST, then SF – Single-Family (up to 8 units per acre)	NE 11 th ST, then RSF-3 (Single-family residential, 5.8 du/acre)

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Appendix B Supplemental Documents

Exhibit B-1 Aerial Photograph

Exhibit B-2 Map: Existing Zoning

Exhibit B-3 Map: Proposed Zoning

Exhibit B-4 Map: Map: Innovation Zone

Exhibit B-5 Sec. 30-64. - Mixed use low intensity district (MU-1).

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Future Land Use Element

GOAL 2 Redevelop areas within the City, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

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

Transportation Mobility Element

Policy 2.1.2 The City shall promote transportation choice, healthy residential and non-residential development, safety, and convenience.

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

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

Policy 10.1.4 For any development or redevelopment within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;
- b. Cross-access connections/easements or joint driveways, where available and economically feasible;
- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A

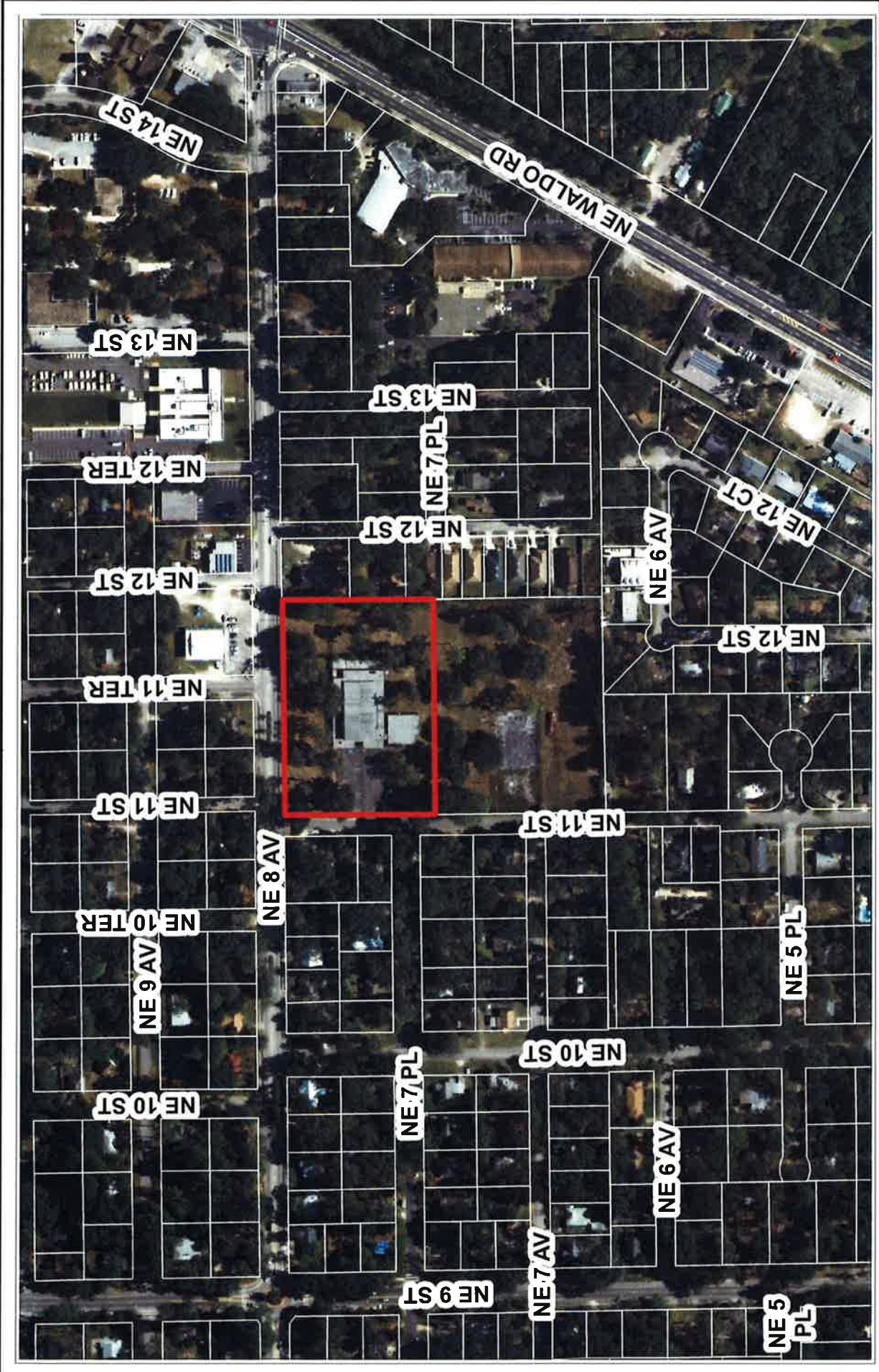
Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;

- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in the Access Management portion of the Land Development Code; and
- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

Policy 10.1.14 Within the portion of the University of Florida (UF) Context Area that is located inside city limits (as mapped in the Campus Master Plan), all new multi-family residential development shall fund the capital transit costs associated with transit service needs. Transit capital costs include transit vehicles, maintenance facilities, passenger facilities such as transit shelters, and technology equipment (such as GPS). Payments shall be based on a proportionate share contribution for any additional transit service enhancements needed to serve the proposed development and maintain existing service levels (frequencies) in the RTS a.m. and p.m. peak hours. The projected new trips shall be based on the expected mode split of all development trips that will use transit. If the development is within ¼ mile of UF, there shall be a 25% reduction in the required payment in recognition of the pedestrian and bicycle trips that may occur. Any transit payments required under this policy shall not count towards meeting TMPA criteria in Zones B, C, D, or M.

Policy 10.2.5 In order to encourage the redevelopment of properties within the TMPA, reduce or prevent blight, and encourage development in close proximity to transit, the following redevelopment trip credits shall apply to projects that are located within ¼ mile of the property lines of an existing transit hub or projects that are located in transit-supportive areas (as shown in the Existing Transit Hubs and Transit-Supportive Areas Map adopted in the Transportation Mobility Element) and are within ¼ mile of an existing transit route. The City shall reduce by 25% the net, new average daily trip generation for any redevelopment project or any project that expands or converts a building to a new use. The City shall reduce by 40% the net, new average daily trip generation for any mixed-use project that includes both a residential and non-residential component where residential dwelling units equal at least 10% of the floor area of commercial/office uses.

Appendix B Supplemental Documents



AERIAL PHOTOGRAPH		Petition Number
Name	Petition Request	PB-16-75 ZON
City of Gainesville	Rezone property from PS: Public services and operations district to MU-1: 8-30 units/acre mixed-use low-intensity district	



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)
- RMF5 Residential Low Density (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- MU1 Mixed Use Low Intensity (8-30 du/acre)
- PS Public Services and Operations

Area under petition consideration

----- Division line between two zoning districts



EXHIBIT
B-2
tabbles*

EXISTING ZONING	
Name	Petition Request
City of Gainesville	Rezone property from PS: Public services and operations district to MU-1: 8-30 units/acre mixed-use low-intensity district
	Petition Number
	PB-16-75 ZON

Zoning District Categories

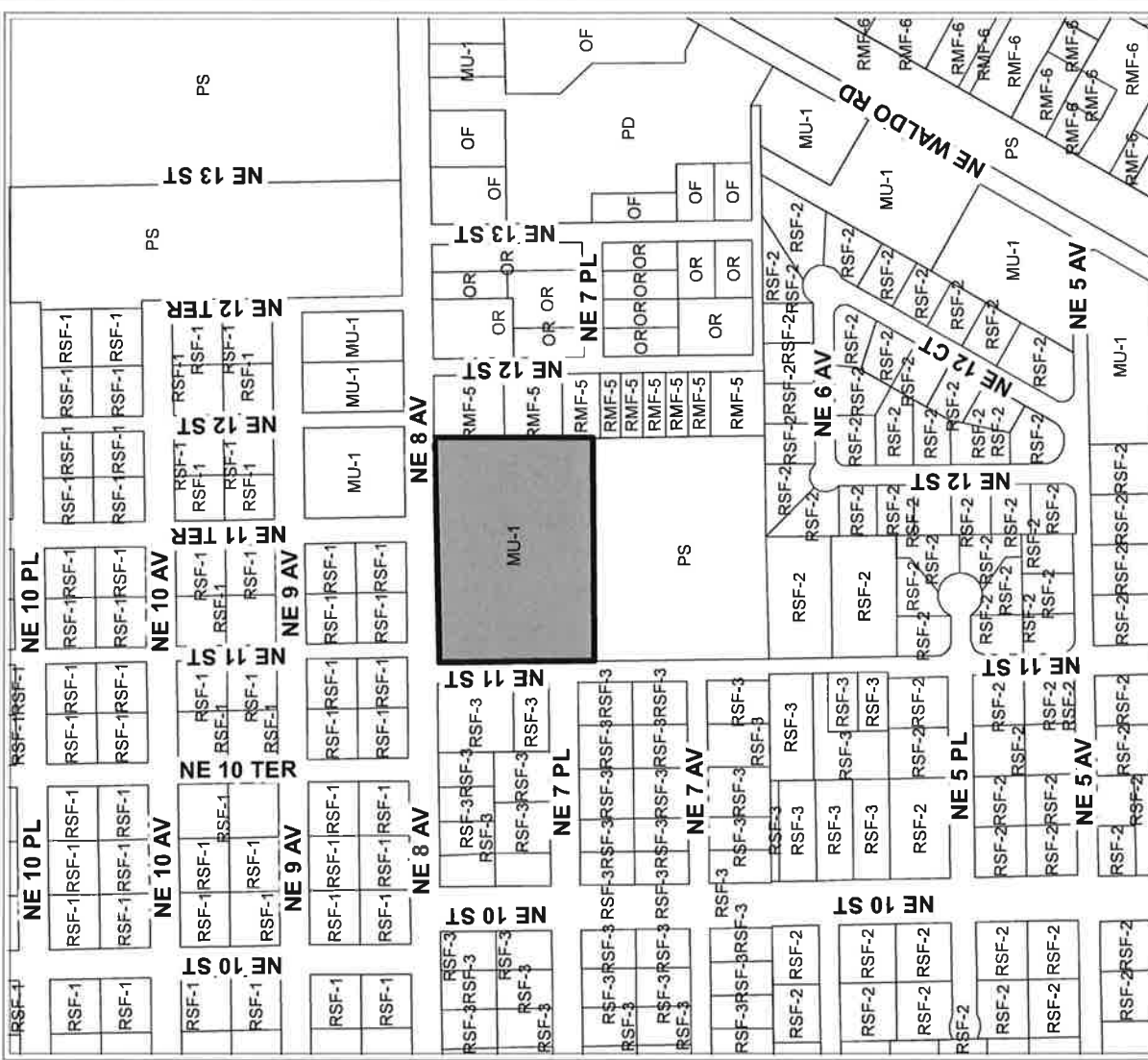
- RSF-1 Single-Family Residential (3.5 du/acre)
- RSF-2 Single-Family Residential (4.6 du/acre)
- RSF-3 Single-Family Residential (5.8 du/acre)
- RMF-5 Residential Low Density (12 du/acre)
- RMF-6 Multiple-Family Medium Density Residential (8-15 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- MU-1 Mixed Use Low Intensity (8-30 du/acre)
- PS Public Services and Operations

Area under petition consideration

----- Division line between two zoning districts



No Scale



PROPOSED ZONING

Name	Petition Request	Petition Number
City of Gainesville	Rezone property from PS: Public services and operations district to MU-1: 8-30 units/acre mixed-use low-intensity district	PB-16-75 ZON


tabbles

EXHIBIT

B-3

FUTURE LAND USE ELEMENT

Innovation Zone

-  Innovation Zone
-  Gainesville City Limits

tabbles
EXHIBIT
B-4

City of Gainesville,

Prepared by the
Planning & Development Service
March 2013

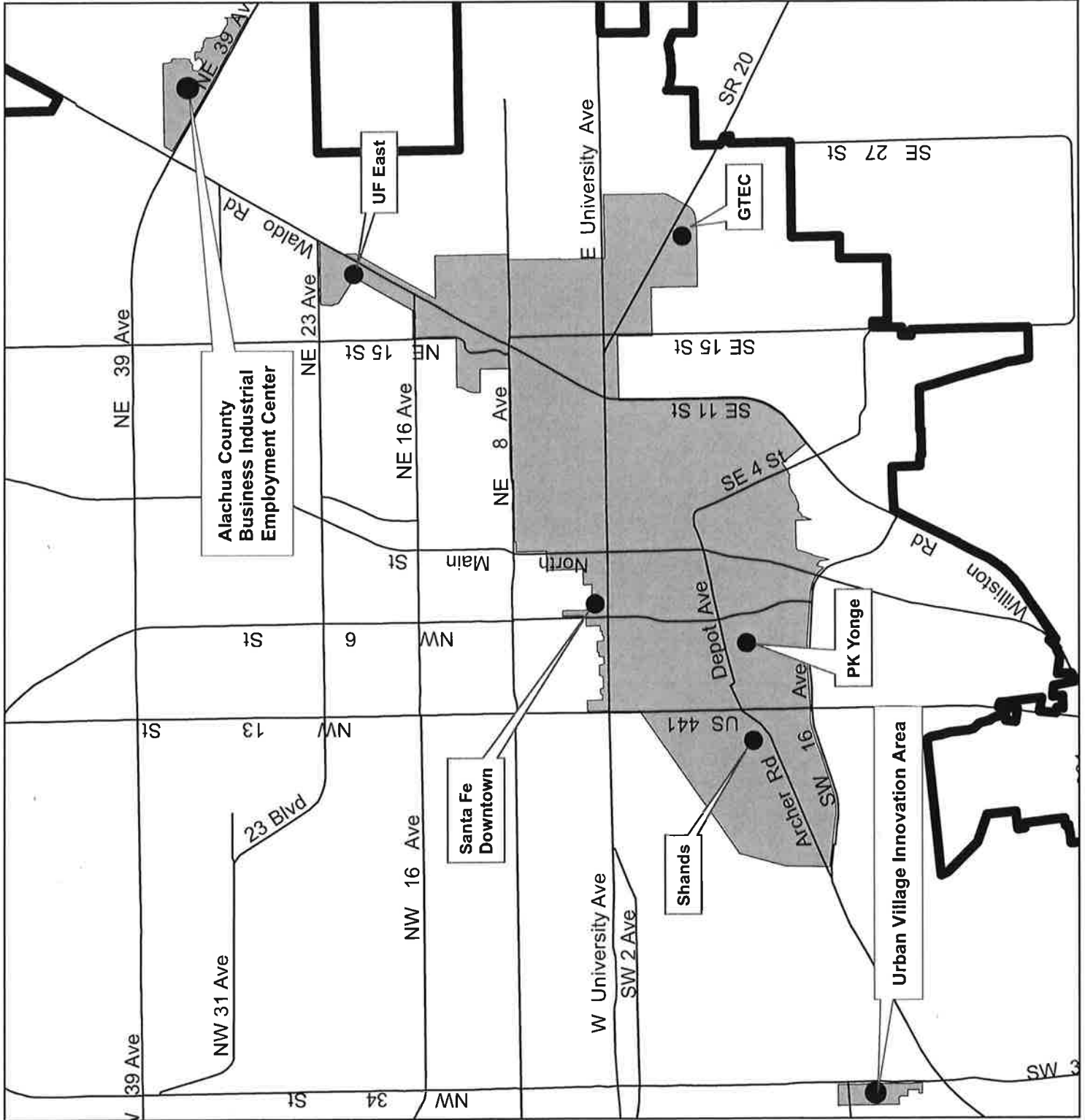


Exhibit B-5

Sec. 30-64. - Mixed use low intensity district (MU-1).

- (a) *Purpose.* The mixed-use low intensity district is established for the purpose of allowing coordinated developments designed to offer a mixture of residential, convenience-type retail, professional and consumer service uses primarily for residents of mixed-use and adjacent residential neighborhoods, and places of religious assembly. The district is intended to reduce the length and number of vehicular trips by providing for basic needs within close proximity to residential areas, by encouraging pedestrian access, and by the combining of trips. This district is established to allow uses compatible with each other and with surrounding residential areas to be developed near each other. The MU-1 district may be located in areas where analysis of residential characteristics demonstrates that such facilities are required. This district is intended to encourage the development of planned and unified neighborhood shopping centers in a relationship harmonious with adjoining residential activities. It is also intended to accommodate traditional neighborhoods that include nonresidential uses and neighborhood centers.
- (b) *Objectives.* The provisions of this district are intended to:
- (1) Permit compatible commercial, office, service and residential developments that benefit from being located near each other.
 - (2) Provide an adequate mix of residential uses including multifamily, townhouse, zero lot line, and detached single-family at urban densities.
 - (3) Provide opportunities for the development of compound residential uses.
 - (4) Minimize traffic congestion by:
 - a. Requiring that shopping center and/or mixed-use developments be located on appropriate major collector and arterial roadways, as defined in the comprehensive plan;
 - b. Minimizing the number and regulating the location of driveway connections; and
 - c. Encouraging pedestrian and nonautomotive access.
 - (5) Ensure, through development plan approval, that nonresidential and mixed-use developments are designed to promote the most efficient use of the land, and that they coordinate the internal activities of the site as well as establish a harmonious relationship between such developments and their environment.
 - (6) Require buffering or screening around nonresidential and/or mixed-use development in accordance with the land development code when the development abuts any property zoned for residential use or shown as residential on the future land use map.
 - (7) Accommodate neighborhood-level services and retail uses along existing business corridors.
 - (8) Coordinate the location and size of mixed-use developments commensurate with the character and density of the areas to be served.

- (9) Allow the market some flexibility in determining locations of new nonresidential development, and the ability to expand such areas in relation to the population densities achieved.
 - (10) Encourage nonresidential and/or mixed-use developments to locate on land that is physically capable of supporting the particular type of development.
- (c) *Permitted uses.* See permitted uses listed in subsection (g) of this section pertaining to permitted uses.
- (1) *Specific conditions for residential uses.* If MU-1 zoning abuts a single-family residential zoning district, then the density of the residential portion of the mixed-use development shall be limited to that allowed by the RMF-6 residential district in the area within 100 feet of the property line, plus the required buffers for that single-family residential zoning district. In addition, multi-family development shall comply with all regulations in the RMF-6 district and the requirements of section 30-56.
 - (2) *Specific conditions for single-family compound uses.* Twenty-five percent of the total floor area up to 1,000 square feet may be used for commercial or office uses. Such uses shall require a minimum lot size of 6,000 square feet and a lot width of 70 feet and shall have direct or shared access to a collector or arterial roadway.
- (d) *Specific conditions for neighborhood shopping centers.*
- (1) *Developments of more than 30,000 square feet.* There is no minimum size for buildings within the MU-1 zoning district. However, within the MU-1 zoning district, nonresidential developments of more than 30,000 square feet of gross leasable floor area are considered neighborhood shopping centers and are subject to the rights of and conditions for neighborhood shopping centers.
 - (2) *Location.* Neighborhood shopping centers shall be located within one-fourth mile of intersections of arterials or intersections of arterials and collectors, as shown on the map entitled Functional Classification of Streets, in the transportation mobility element of the city's comprehensive plan. Such uses shall have direct or shared access to an arterial.
 - (3) *Maximum gross leasable nonresidential floor area.* No more than 100,000 square feet of gross leasable nonresidential floorspace shall be allowed within any neighborhood shopping center.
 - (4) *Maximum gross leasable nonresidential floor area in any one business.* No more than 50,000 square feet shall be contained in any one business located within a neighborhood shopping center, except MG-54 (food stores).
 - (5) *Dimensional requirements for permitted nonresidential uses.* All principal and accessory structures shall be located and constructed in accordance with the following requirements:
 - a. Required yard setbacks:
 1. Minimum front: 20 feet.
 2. Maximum front: 80 feet.

3. Where the side or rear yard abuts property which is in a residential zoning district, or is shown for residential use on the future land use map of the comprehensive plan, the minimum setback shall be 50 feet or the distance created by the 45 degree angle of light obstruction, whichever is greater.
 - b. Maximum lot coverage: 50 percent for single-purpose, nonresidential; 60 percent for mixed-use (inclusive of residential) or compound use.
 - c. Maximum building height: Five stories.
- (6) *Multiple structures.* The use of multiple structures shall be considered on a case-by-case basis during development plan approval. Approval shall be conditioned upon findings by the appropriate reviewing board that all such structures are compatible with the uses and purposes of the center and surrounding uses and traffic patterns and are safely incorporated into the overall transportation system for the center.
- (7) *Outparcels.* The proliferation of outparcels contributes to strip commercial development, traffic circulation problems and visual clutter, and obstructs pedestrian and bicycle movement. To mitigate the problems associated with outparcels, the following regulations shall apply:
- a. *Creation and design.* The creation of outparcels shall be considered on a case-by-case basis during subdivision, lot split approval or development plan approval. Approval shall be conditioned upon findings by the appropriate reviewing board or staff, as applicable, that the neighborhood shopping center and all outparcels are integrated through the use of landscaping and buffers; shared parking, traffic access and circulation; and stormwater management.
 - b. *Dimensional requirements for outparcels.* Outparcels which have unified circulation systems with the adjoining neighborhood shopping center shall not be required to meet the minimum lot area, width and depth requirements; however, development on outparcels shall be required to meet yard setback, lot coverage and building height requirements for the MU-1 district.
- (8) *Access.*
- a. *Vehicular access.* Access to the neighborhood shopping center shall be in accordance with the provisions of article IX, division 3, and chapter 23 of the Code of Ordinances. Parking areas, including maneuvering space, ingress and egress roads and driving lanes, shall be improved in accordance with the provisions of article IX, division 3, and chapter 23 of the Code of Ordinances. All loading and unloading shall be done on the neighborhood shopping center property. Areas used by motor vehicles shall be physically separated from public streets by landscaped buffer areas.
 - b. *Bicycle, greenway and pedestrian access.* Provisions shall be made to safely incorporate travel ways for bicycle and pedestrian usage into any neighborhood shopping center project. Where bikeways, greenways or sidewalks are presently adjoining the property, provisions shall be made to safely link the internal bicycle and pedestrian system with adjoining facilities. During development plan review, the appropriate reviewing board shall also review the relationship of the

neighborhood shopping center to adjoining properties and may require appropriate access for bicycles or pedestrians at locations where vehicular access is prohibited.

(e) *Dimensional requirements for projects of less than 30,000 square feet.*

(1) Yard setbacks:

- a. Front: The front setback shall be no deeper than the average setback of existing development in the same block face, and within 15 to 80 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 25 feet or the distance created by the 60-degree angle of light obstruction, whichever is greater.
- c. Where the property abuts a side street, the minimum setback from that street shall be ten feet.
- d. Where a nonresidential use is adjacent to a nonresidential use no side yard setback is required.

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

(3) Maximum lot coverage: 50 percent for single-purpose, nonresidential; 60 percent for mixed-use (inclusive of residential) or compound use.

(4) Maximum building height: Five stories.

(f) *Access.* Access shall be designed to integrate all aspects of the development and shall meet the requirements of article IX, division 3, of this chapter. Driveways and parking shall be coordinated or shared insofar as possible.

(g) *Permitted uses.*

SIC	Uses	Conditions
	USES BY RIGHT:	
	Any accessory uses customarily and clearly incidental to any permitted principal use	
	Bed and breakfast establishments	In accordance with article VI
	Community residential homes with 14 or fewer residents	When part of a permitted single-family or multifamily residential component and in accordance with article VI
	Community residential homes with more than 14 residents	In accordance with article VI
	Compound uses	

	Eating places	
	Food trucks	In accordance with article VI
	Family child care homes	When part of a permitted single-family or multifamily residential component and in accordance with state law
	Large family child care homes	In accordance with article VI
	Medical marijuana dispensaries	
	Outdoor cafes	As defined in article II and in accordance with article VI
	Personal fitting and sales of prosthetic or orthopedic appliances	
	Places of religious assembly	In accordance with article VI
	Public service vehicles	As defined and in accordance with article VI
	Repair services for household needs	As defined in article II
	Residential (8 to 30 dwelling units per acre)	In accordance with the requirements of the RMF-6, RMF-7 or RMF-8 zoning districts and the additional requirements of this section, and the requirements of section 30-56. Lots that existed on November 13, 1991 as recorded in the planning and development services department and that are less than or equal to 0.5 acres in size are exempt from minimum density requirements.
	Residential use buffer	
	Neighborhood convenience center	
	Neighborhood shopping center	
	Specialty T-shirt production	
GN-074	Veterinary services	Only within enclosed buildings and in accordance with article VI
IN-0752	Animal specialty services, except veterinary	Only within enclosed buildings
GN-078	Landscape and horticultural services	
MG-	Building construction -	

15	General contractors and operative builders	
GN-171	Plumbing, heating and air conditioning	
GN-172	Painting and paper hangers	
GN-173	Electrical work	
MG-27	Printing, publishing and allied industries	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger transportation	Offices only, with no operation of passenger tours from the site
GN-481	Telephone communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI, excluding cellular telephone services
GN-482	Telegraph and other message communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-483	Radio and television broadcasting stations	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-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, and by special use permit in neighborhood convenience and shopping centers
GN-553	Auto and home supply stores	Excluding garage and installation facilities
GN-554	Gasoline service stations including the sale of alternative fuels for	In accordance with article VI and by special use permit in neighborhood convenience and shopping centers

	automobiles	
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishings and equipment stores	
MG-59	Miscellaneous retail	Excluding direct selling establishments (IN-5963); fuel dealers (IN-5983); including liquor stores (IN-5921) limited to 2,000 square feet and excluding on-site consumption when located in neighborhood convenience and shopping centers, inside storage, display and sales only for all uses
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developers (IN-6553)
MG-72	Personal services	Including funeral services and crematories in accordance with article VI and excluding linen supply (IN-7213), industrial laundries (IN-7218), and diaper services in neighborhood convenience and shopping centers
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
GN-752	Automobile parking	
MG-76	Miscellaneous repair services	Excluding miscellaneous repair shops and related services (GN-769) and including repair services for household needs as defined in this chapter
MG-78	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor filming facilities
MG-79	Amusement and recreation services	Excluding go-cart rental and raceway operations, commercial sports (GN-794), and simulated gambling establishments. Must be located within enclosed structures.
MG-80	Health services	Including nursing and intermediate care facilities in accordance with article VI when applicable, and excluding rehabilitation centers and hospitals (GN-806)
MG-81	Legal services	
MG-82	Educational services	Including private schools, in accordance with article VI
MG-	Social services	Including day care centers as defined in this chapter and in

83		accordance with article VI, excluding residential care (GN-836), rehabilitation centers, halfway houses, social service homes, and residences for destitute people as defined in this chapter
GN-841	Museums and art galleries	
MG-86	Membership organizations	
MG-87	Engineering, accounting, research management and related services	Excluding testing laboratories (IN-8734) and facilities support management services (IN-8744)
MG-89	Services, not elsewhere classified	
Div. J	Public administration	
	USES BY SPECIAL USE PERMIT	
	Accessory gasoline and alternative fuel pumps	In accordance with article VI in neighborhood convenience and shopping centers
	Accessory transmission, retransmission and microwave towers over 100 feet in height	In accordance with article VI
	Alcoholic beverage establishments	In accordance with article VI
	Limited automotive services	In accordance with article VI
	Other uses (including light assembly or packaging)	Within completely enclosed structures; no outdoor storage, truck traffic limited to that normal to commercial activities such as grocery stores, loading docks and mechanical equipment must be screened, and sound attenuation shall be provided to any adjacent residential area or area in actual residential use; no access to any residential street; must meet industrial buffers. Storage of hazardous materials in accordance with the county hazardous materials management code
	Rehabilitation centers	In accordance with article VI
	Residences for destitute people	In accordance with article VI
	Social service homes	In accordance with article VI

GN-598	Fuel dealers	
GN-701	Hotels and motels	Except in neighborhood convenience and shopping centers
GN-702	Roominghouses and boardinghouses	In accordance with article VI

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

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3918, § 4, 11-15-93; Ord. No. 3963, § 5, 3-14-94; Ord. No. 4075, § 7, 5-8-95; Ord. No. 950862, § 5, 11-13-95; Ord. No. 951420, § 4, 7-8-96; Ord. No. 961100, §§ 1—3, 7-14-97; Ord. No. 980273, § 3, 11-9-98; Ord. No. 990299, § 3, 10-25-99; Ord. No. 002469, §§ 4—6, 3-17-03; Ord. No. 020590, § 2, 4-14-03; Ord. No. 041268, § 8, 8-22-05; Ord. No. 070619, § 4, 3-24-08; Ord. No. 110865, § 1, 7-19-12; Ord. No. 140130, § 5, 9-4-14; Ord. No. 140190, § 9, 4-16-15; Ord. No. 150395, § 5, 11-19-15)

Appendix C Application



APPLICATION—CITY PLAN BOARD
Planning & Development Services



OFFICE USE ONLY	
Petition No. <u>PB-16-15201</u>	Fee: \$ <u>N/A</u>
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

Owner(s) of Record (please print)	
Name:	<u>City of Gainesville</u>
Address:	<u>200 E. University Ave Gainesville, FL 32601</u>
Phone:	Fax:
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name:	<u>City Plan Board</u>
Address:	
Phone:	<u>(352) 334-5022</u>
Fax:	

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

REQUEST

Check applicable request(s) below:

Future Land Use Map []	Zoning Map <input checked="" type="checkbox"/>	Master Flood Control Map []
Present designation:	Present designation: <u>PS</u>	Other [] Specify:
Requested designation:	Requested designation: <u>MU-1</u>	

INFORMATION ON PROPERTY

1. Street address:	<u>1125 NE 87th Ave</u>
2. Map no(s):	<u>3953</u>
3. Tax parcel no(s):	<u>12562-000-000 (Portion P)</u>
4. Size of property:	<u>6.8</u> acre(s) (Portion P)

*All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more **must** be accompanied by a market analysis report.*

Certified Cashier's Receipt:

5. Legal description (attach as separate document, using the following guidelines):

- a. Submit on 8 1/2 x 11 in. sheet of paper, separate from any other information.
- b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
- c. Must correctly describe the property being submitted for the petition.
- d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

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

A. What are the existing surrounding land uses?

North (Across NE 6th Ave)
 SF (Single-Family (up to 8 units per acre))
 MUL (Mixed-Use Low-Density (8-30 units per acre))
 South SF

East RL (Residential Low-Density (up to 12 units per acre))

West SF
 (Across NE 11th St)

B. Are there other properties or vacant buildings within 1/2 mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO

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

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

Residential streets *none additional*

Noise and lighting *None additional*

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

NO YES (If yes, please explain below)

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

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

NO YES

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

NO YES

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

Redevelopment <u>(Reuse)</u>	Urban Infill <input type="checkbox"/>
Activity Center <input type="checkbox"/>	Urban Fringe <input type="checkbox"/>
Strip Commercial <input type="checkbox"/>	Traditional Neighborhood <input type="checkbox"/>

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

This proposed land use change & related rezoning will facilitate economically productive reuse of an existing, city-owned building/property.

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

Positive impact. Proposed land use change from PF to MU-1 (and related rezoning from PS to MU-1) will allow for commercial usage.

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

Roadways N/A - TMPA Zone A

Recreation N/A

Water and Wastewater No impact on adopted LOS

Solid Waste No impact on adopted LOS

Mass Transit No impact on adopted LOS

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

NO YES (please explain)

Two-lane, NE 8th Ave has sidewalks on both sides.
Multi-use path (bike/pedestrian) along E. side of Waldo Road.

RTS Routes 11, 24, 711 provide transit service:

- * 11: Mon-Fri. every 30-60 minutes;
- * 24: Mon-Fri. every 60 minutes.
- * 711: every 60 minutes.

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:	<i>City of Gainesville</i>
Address:	
Phone:	Fax:
Signature:	

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

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

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

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

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

Dean L. D. AICP, for City Plan Board
 Owner/Agent Signature

6/6/2016
 Date

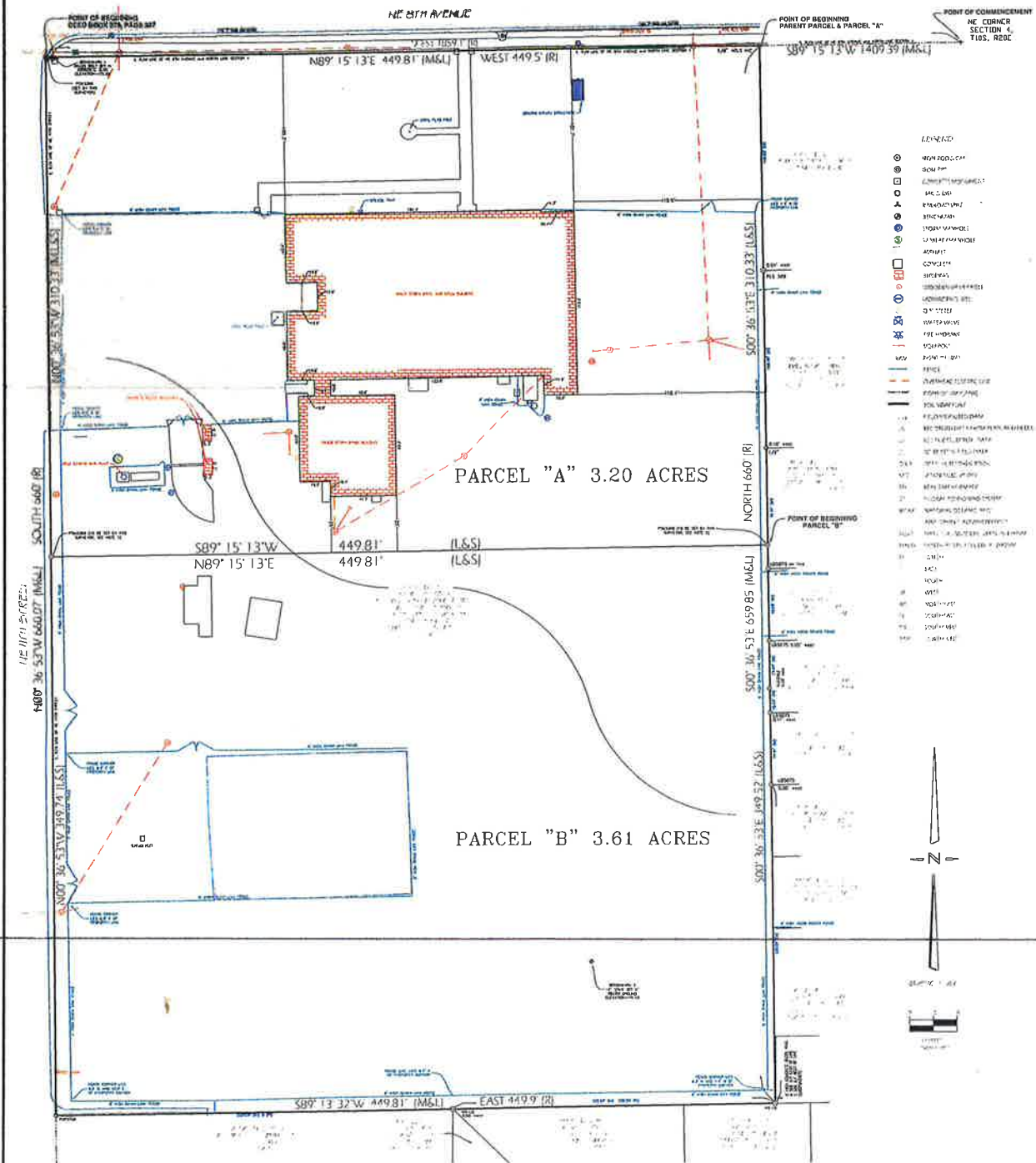
STATE OF FLORIDA
 COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____ 20____, by (Name)
 _____.

 Signature – Notary Public

Personally Known ____ OR Produced Identification ____ (Type) _____

BOUNDARY SURVEY AND LOT SPLIT



LEGEND

- NEW ROD CAP
- OLD ROD CAP
- BENCH MARK
- IRON PIPE
- CONCRETE
- BRICK
- METAL
- WOOD
- PLASTER
- STONE
- GLASS
- PAINT
- FENCE
- EASEMENT
- UTILITY
- ROAD
- RAILROAD
- CANAL
- DRAINAGE
- CURB
- SIDEWALK
- DRIVEWAY
- PORCH
- PATIO
- DECK
- GARAGE
- SHED
- POOL
- WELL
- SEWER
- WATER
- GAS
- ELECTRIC
- TELEPHONE
- CABLE

PARENT PARCEL DESCRIPTION (DEED BOOK 279, PAGE 367):

COMMENCE AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 20 EAST, MERIDIAN WEST (26°11'18\"/>

PARENT PARCEL DESCRIPTION (THIS SURVEYOR):

COMMENCE AT A BARRADO SPIKE FOUND AND ACCEPTED AS MARKING THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 20 EAST, THERE IS 89°15'13\"/>

PARCEL "A" DESCRIPTION (THIS SURVEYOR):

COMMENCE AT A BARRADO SPIKE FOUND AND ACCEPTED AS MARKING THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 20 EAST, THERE IS 89°15'13\"/>

PARCEL "B" DESCRIPTION (THIS SURVEYOR):

COMMENCE AT A BARRADO SPIKE FOUND AND ACCEPTED AS MARKING THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 20 EAST, THERE IS 89°15'13\"/>

SURVEYOR'S NOTES

1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED OF LAND DESCRIPTION RECORDED IN DEED BOOK 279, PAGE 367.
2. IN THE OPINION OF THIS SURVEYOR SAID DEED IN NOTE 1 IS IN ERROR. THE DISTANCE ALONG THE NORTH LINE (449.5') OF THE SUBJECT PROPERTY IS INCORRECT. THE INTENT OF THE ORIGINAL DEED IS FOR THE EAST AND WEST LINES TO BE PARALLEL, HENCE THE DISTANCE OF THE SOUTH LINE (449.5') WAS HELD TO SET THE NORTHEAST PROPERTY CORNER.
3. A BEARING OF S 89°15'13\"/>

June 7, 2016

Public Notice

The City of Gainesville Planning Department will hold a neighborhood workshop to discuss land use and zoning changes that the City is proposing. The proposal is to change the land use and zoning categories of a portion of a property (approximately 3.4 acres in total) from Public and Institutional Facilities to Mixed-use Low and from PS: Public services and operations district to MU-1: 8-30 units/acre mixed use low intensity district. The property is located at 1125 NE 8th Avenue. The purpose of the meeting is to get input from property owners and interested members of the public. The meeting will be held Tuesday, June 21, 2016 at 6:15 p.m. in the Long Gallery of Thomas Center Building A 302 NE 6th Ave. Gainesville, FL 32601. Contact the Planning Department at (352) 334-5022 (or by email at cogplanning@cityofgainesville.org) for more information.

Neighborhood
Workshop
6/21/16

Neighborhood Workshop

Proposed Small-scale Land Use Amendment and Rezoning

Date: June 21, 2016

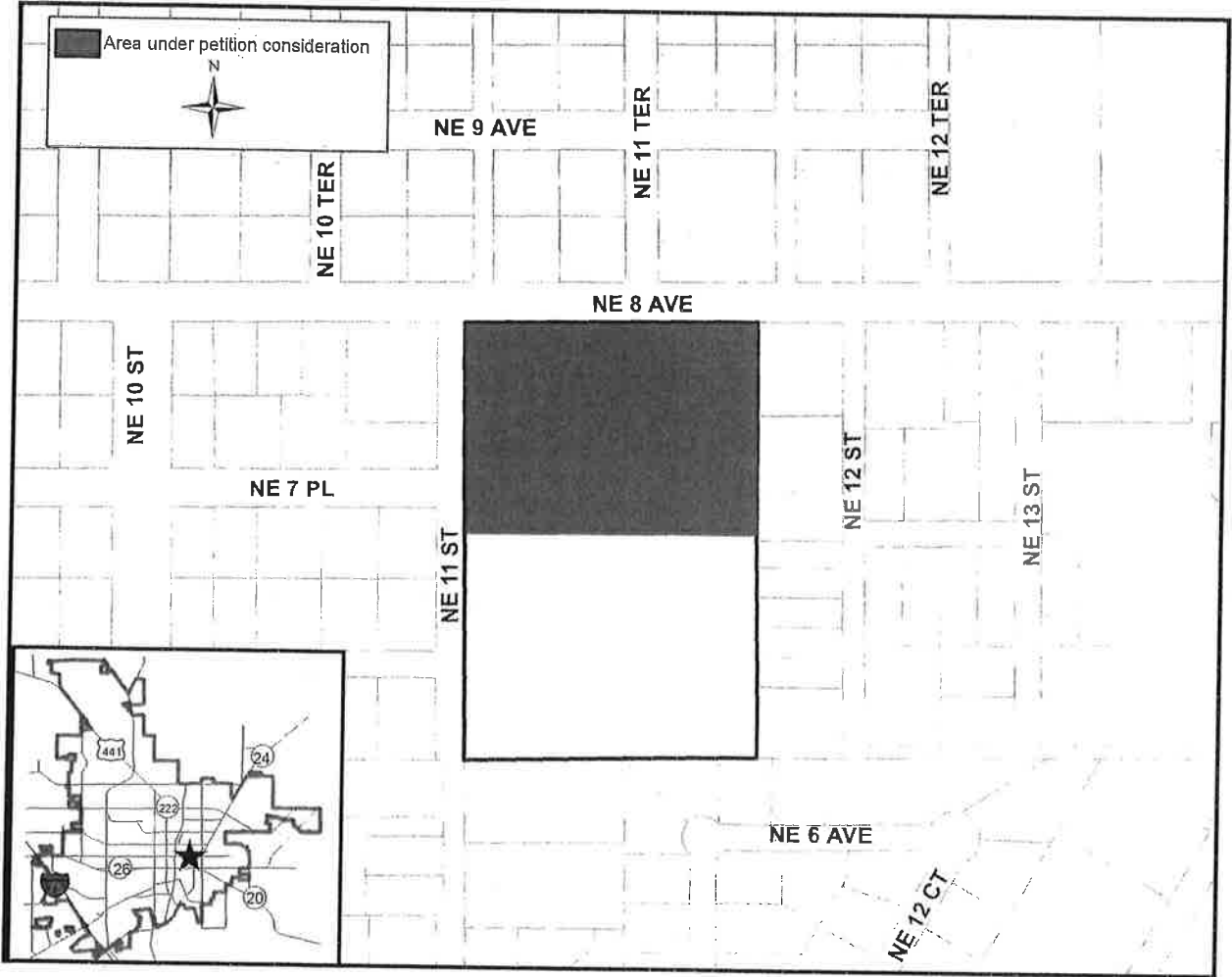
Time: 6:15 PM

**Place: Long Gallery of Thomas Center Building A
302 NE 6th Ave, Gainesville, FL 32601**

The City of Gainesville Planning Department will hold a neighborhood workshop to discuss land use and zoning changes that the City is proposing. The proposal is to change the land use and zoning categories of a portion of the former US Army Reserve property (approximately 3.4 acres in total) from Public and Institutional Facilities to Mixed-use Low and from PS: Public services and operations district to MU-1: 8—30 units/acre mixed use low intensity district. The property is located at 1125 NE 8th Avenue. The purpose of the meeting is to get input from property owners and interested members of the public. A reference map that shows the location of the overall property and the approximate portion of the property proposed for land use and zoning changes is included in this notification.

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

Please contact the City of Gainesville Planning and Development Services Department at (352) 334-5022, e-mail cogplanning@cityofgainesville.org, if you cannot attend the workshop and you wish to provide comments for the workshop.



**Minutes: Neighborhood Workshop on Proposed Small-scale Land Use Amendment and Rezoning --
City of Gainesville's Army Reserve Property**

June 21, 2016, 6:15 p.m.

Thomas Center Bldg. A

302 NE 6th Avenue, Gainesville, FL 32601

Mr. Mimms gave the staff presentation from the City Planning Department.

Workshop started at 6:19 pm and there were 15 people in attendance including 4 staff members (Paul Folkers, Steve Phillips, Andrew Persons and Dean Mimms) and the principals (James Coats and John Perkins) from Phalanx Defense Systems, Inc.

Mr. Mimms spoke about the Land Use and Zoning Change. Mr. Mimms discussed the upcoming Plan Board hearing on June 30th and the City Commission hearing on July 21st. He discussed the history and specifics of the property. He described the 3.2-acre portion of the property subject to Land Use and Zoning Change. Mr. Mimms discussed how the property came into City ownership and discussed the City's issuance for a Request for Proposals regarding the northern portion of the property.

Mr. Mimms discussed the adjacent properties and the general compatibility of the MU-1 Zoning District and the uses allowed in MU-1. Mr. Mimms discussed the related text change to the MU-1 zoning district to add armor systems manufacturing and assembly to the list of permitted uses.

Orlando Santos discussed his concerns regarding the RFP and not having a chance to talk about the RFP during its development. He had a desire to be informed of the RFP process. Mr. Santos discussed the timeline of the RFP being too quick in his estimation. He was concerned the City wasn't getting a good deal from the RFP.

Mr. Folkers addressed Mr. Santos' question and discussed the history of the property and the involvement of the neighborhood group Friends of Reserve Park (FORP). Mr. Folkers discussed how the park expanded through the process. Mr. Folkers discussed the RFP criteria and that process. The RFP went out early March and was approved in May. Mr. Folkers discussed the appraisal value of the property. Mr. Folkers spoke about the financial negotiations with Phalanx and the tentative terms of the negotiation with the City.

Katherine (a neighborhood resident) discussed the notification process for the RFP and the adjacent neighborhood groups. She was concerned about the state of the property and ongoing maintenance. Mr. Folkers spoke about the maintenance program for the property. She asked what kind of process the asbestos remediation would need.

James Coats spoke about his company (Phalanx) and their operations and their existing space out at the Airport. Mr. Coats spoke about the companies charity services. He discussed that they assemble personal protection armor for law enforcement along with holsters and other clothing and bags for

emergency personnel. He discussed the % recycled materials in their products. Mr. Coats discussed their desire to occupy the building. He anticipates receiving one semi-truck delivery every week to the site for materials.

Katherine spoke about limits on truck traffic along NE 8th Ave.

Brian Sheldon asked about the extent of the property subject to rezoning and the uses.

Al Hadeed asked about the 3.2-acre property being transferred and how much is impervious surface.

What is the plan for the remaining property? He asked about the manufacturing portion of the property and the use of chemicals.

Mr. Coats responded that they only assemble, not manufacture the raw materials and do not use chemicals in their assembly process.

Roberta Gastmeyer asked about jobs and parking adequacy for the operation and the existing parking lot.

Mr. Coats spoke about the future plans and the adequacy of the parking and the proximity of their employees.

Mr. Folkers discussed how to fund the park improvements through the budget process and how the park will be designed.

Katherine asked about homeless and crime issues in the immediate area and how these will be addressed in the park design.

Zach West spoke about his involvement with FORP and their input during the RFP process and their support of Phalanx.

Mr. Orlando asked about the cost of tearing the building down.

Mr. Hadeed spoke in favor of the City's approach to the land use and zoning of the property.

Mr. Santos spoke about the park and the possibility of keeping the entire area in a park.

Mr. Folkers discussed that the Parks Master Plan had not identified a need for additional parks in this area and that the development of the park was an issue that has been championed by the FORP.

Roberta Gastmeyer asked if this property would pay taxes once Phalanx took over.

Mr. Coats responded that they would pay property taxes on this property.

Mr. Hadeed spoke about the notice and asked how the staff reports will be produced and asked if the RFP will be included. He inquired whether there were any conceptual plans for the park.

Mr. Folkers said they will be a Veterans Memorial and a community garden. The park will be designed with community input.

Mr. Coats said he is hoping that this property will be a positive addition to East Gainesville and the surrounding neighborhood.

Mr. Phillips spoke about maintenance of the City Parks and their programs. He spoke about the maintenance of the property currently.

Ms. Maureen Hadeed asked about the timeline for Phalanx moving in to the building.

Mr. Santos asked when the contract will come forward.

Mr. Folkers responded that it will be on the City Commission agenda and posted online.

Mr. Perkins from Phalanx spoke about his company and invited all of the participants to come to Phalanx and see what they do.

Mr. Mimms spoke about the timeline for the petitions.

Elizabeth and Russell Williams spoke about their experience living in the neighborhood for 58 years. They were there when Armory was active and when it was closed. Mr. Williams stated that the park is well sized and that they supported Phalanx using the building.

Elizabeth Williams spoke about trash from McDonalds on E. University Ave.

The meeting concluded at approximately 7:45 p.m.



**Neighborhood Workshop
June 21, 2016**

NAME	ADDRESS	E-MAIL ADDRESS
James Coats	Gainesville FL	j.coats@phalanxsystems.com
Chase C.	Gainesville FL	" "
John Perkins	6615 SW 13th St GAINESVILLE	J.PERKINS@PHALANXSYSTEMS.COM
Steve Phillips	CITY OF GAINESVILLE	"ON FILE"
K Smith	COG	KATHI 32601 @ hotmail.com
Russell-Elizabeth Williams	COG	russandlizwa@yahoo.com
ORLANDO SANTOS	538 NE 11th St	CALIFDIVER@YAHOO.COM
Brian Sheldon	1034 NES PL	BWST1970@hotmail.com
Roberta Gastmeyer	4118 NW 64th St Gainesville 32606	rgastmeyer@bellsouth.net
Andrew Persons	City of Gainesville	personsaw@cityofgainesville.org
Paul Folkers	City of Gainesville	folkosp@cityofgainesville.org
AL HADEED	GAINESVILLE	hadheedlaw@cfri.net.com
MAUREEN HADEED	582 NE 11th St. Gainesville	mohadheed@gmail.com
Zach West	629 NW 13th St Pl Orinesville	zdwest@gmail.com
DEAN MIMM	City of Gainesville	"ON FILE"

15 TOTAL

12570-002-000 PB-16-74LUC-75ZON
ALACHUA COUNTY HOUSING
AUTHORITY
703 NE 1ST STREET
GAINESVILLE, FL 32601

12342-019-000 PB-16-74LUC-75ZON
HELEN ALLEN HEIRS
% BEVERLY JEAN ALLEN
1247 NE 7TH PL
GAINESVILLE, FL 32601-3624

10476-000-000 PB-16-74LUC-75ZON
VINCENT M AMLIN
1105 NE 10TH AVE
GAINESVILLE, FL 32601

12528-000-000 PB-16-74LUC-75ZON
CODY J ATCHISON
204 CORAL WAY E
INDIALANTIC, FL 32903-2107

10600-073-000 PB-16-74LUC-75ZON
BAILEY & SEFFAR W/H
PO BOX 41012
ABU DHABI
UNITED ARAB EMERATES

12342-020-000 PB-16-74LUC-75ZON
MARK A BANNISTER
804 NE 25TH TER
GAINESVILLE, FL 32641

10474-000-000 PB-16-74LUC-75ZON
BBE HOLDINGS LLC
107 GIBSON BLVD APT 1
VALLEY STREAM, NY 11581

10451-000-000 PB-16-74LUC-75ZON
BEASMAN & CHRISTENSEN
846 BARTON WOODS RD NE
ATLANTA, GA 30307-1306

12558-004-000 PB-16-74LUC-75ZON
GERALD C BEVIS
6424 NW 47TH PL
GAINESVILLE, FL 32653

12549-007-000 PB-16-74LUC-75ZON
DORIS BIVENS
1132 NE 6TH AVE
GAINESVILLE, FL 32601-5654

10475-001-000 PB-16-74LUC-75ZON
GAYLE TRUSTEE BLUEBIRD
1106 NE 9TH AVE
GAINESVILLE, FL 32601-4542

12570-001-000 PB-16-74LUC-75ZON
G L BROWN
615 NE 10TH ST
GAINESVILLE, FL 32601-5641

10505-000-000 PB-16-74LUC-75ZON
WILLIAM D BRYSON
PO BOX 13891
GAINESVILLE, FL 32604-1891

10493-000-000 PB-16-74LUC-75ZON
FELOR BUCHANAN
13710 NW 56TH AVE
GAINESVILLE, FL 32653-2557

12467-000-000 PB-16-74LUC-75ZON
PAMELA K CAMPISANO
1011 NE 8TH AVE
GAINESVILLE, FL 32601-4576

12532-000-000 PB-16-74LUC-75ZON
KYLE ROYCE CANNON
1021 NE 7TH AVE
GAINESVILLE, FL 32601

12549-029-000 PB-16-74LUC-75ZON
SAMANTHA CAPOZZIA
516 NE 12TH CT
GAINESVILLE, FL 32601-5627

10498-000-000 PB-16-74LUC-75ZON
CAROLA III & SILVERTHORNE
1131 NE 10TH AVE
GAINESVILLE, FL 32609-4005

12549-014-000 PB-16-74LUC-75ZON
JOAQUIN CASANOVA
541 NE 12TH CT
GAINESVILLE, FL 32601

12342-005-000 PB-16-74LUC-75ZON
CHARLES S CHESTNUT III
18 NW 8TH AVE
GAINESVILLE, FL 32601-4337

12571-010-003 PB-16-74LUC-75ZON
CANDACE C CHURCHILL
556 NE 11TH ST
GAINESVILLE, FL 32601

12342-023-000 PB-16-74LUC-75ZON
TONYA RENEE CLARKE
3524 OSPREY COVE DR
RIVER VIEW, FL 33578

12558-005-000 PB-16-74LUC-75ZON
JOANNE B CLARKE
1109 NE 5TH PL
GAINESVILLE, FL 32601-5657

12558-003-000 PB-16-74LUC-75ZON
CORMAN & HART W/H
1102 NE 5TH PL
GAINESVILLE, FL 32601

10600-092-000 PB-16-74LUC-75ZON
LILLIAM CUTLER
1004 NE 8TH AVE
GAINESVILLE, FL 32609

12571-010-001 PB-16-74LUC-75ZON
ALAN T DAVIS
315 SE 6TH ST
GAINESVILLE, FL 32601-6843

12559-020-001 PB-16-74LUC-75ZON
PATRIA A DAVIS
718 NE 12TH ST
GAINESVILLE, FL 32601

12549-025-000 PB-16-74LUC-75ZON
DEAKIN & TASSINARI
520 NE 12TH ST
GAINESVILLE, FL 32601

12549-008-000 PB-16-74LUC-75ZON
DESA & MILLESON
548 NE 12TH ST
GAINESVILLE, FL 32601

12525-000-000 PB-16-74LUC-75ZON
KYLE A DYSON
1020 NE 7TH PL
GAINESVILLE, FL 32601

12565-000-000 PB-16-74LUC-75ZON
LEANN EGETO
28 WHITTIER ST #2
CAMBRIDGE, MA 02140-2606

12549-012-000 PB-16-74LUC-75ZON
BILLIE N ELLIS
1221 NE 6TH AVE
GAINESVILLE, FL 32601-3613

12551-001-000 PB-16-74LUC-75ZON
EMANUEL BAPTIST CHURCH
129=03 NE 8TH AVE
GAINESVILLE, FL 32601-4575

12549-015-000 PB-16-74LUC-75ZON
FAL PROPERTIES LLC
106 CLUBHOUSE DR #412
PALM COAST, FL 32137

10600-089-000 PB-16-74LUC-75ZON
KAREN ELIZABETH FISHER
1017 NE 9TH AVE
GAINESVILLE, FL 32601-4545

12549-024-000 PB-16-74LUC-75ZON
FLOYD & FLOYD & NOVELLINO
519 NE 12TH ST
GAINESVILLE, FL 32601

12549-010-000 PB-16-74LUC-75ZON
WILLIE L FOREMAN
1203 NE 6TH AVE
GAINESVILLE, FL 32601-3613

12570-003-000 PB-16-74LUC-75ZON
JAMES C FRETT
541 NE 10TH ST
GAINESVILLE, FL 32601-5641

12566-000-000 PB-16-74LUC-75ZON
FROHE & FROHE
2505 MYRA PLACE NE
ALBUQUERQUE, NM 87112

10506-000-000 PB-16-74LUC-75ZON
GAINESVILLE PROFESSIONAL
FIREFIGHTERS INC
1220 NE 8TH AVE
GAINESVILLE, FL 32601

10499-000-000 PB-16-74LUC-75ZON
GEORGE L SR GAINEY
1140 NE 9TH AVE
GAINESVILLE, FL 32601-4546

10452-000-000 PB-16-74LUC-75ZON
GANYO & WHITELEY
848 SHILOH CHURCH RD
PALMYRA, VA 22963-4321

12559-020-005 PB-16-74LUC-75ZON
LAKASHIA S GISSENDANNER
710 NE 12TH ST
GAINESVILLE, FL 32601

12527-000-000 PB-16-74LUC-75ZON
JESSICA K GOLDBERG
2049 NE 16TH TER
GAINESVILLE, FL 32609-3957

12549-022-000 PB-16-74LUC-75ZON
GRADE A RENTALS LLC
4715 NW 53RD AVE STE C
GAINESVILLE, FL 32653

12470-000-000 PB-16-74LUC-75ZON
GRANT & HOGAN
1009 NE 7TH PL
GAINESVILLE, FL 32601

12549-005-000 PB-16-74LUC-75ZON
LORNE L GREEN
1212 NE 6TH AVE
GAINESVILLE, FL 32601-5654

12571-010-002 PB-16-74LUC-75ZON
HADEED & HADEED
4 OCEAN VISTA LN
PALM COAST, FL 32137

12539-019-000 PB-16-74LUC-75ZON
J J HATCH JR
1035 NE 5TH PL
GAINESVILLE, FL 32601-3615

10475-000-000 PB-16-74LUC-75ZON
HERRING & HERRING CO-TRUSTEES
7711 NW 40TH AVE
GAINESVILLE, FL 32606

10497-000-000 PB-16-74LUC-75ZON
WALTER HOLAK LIFE ESTATE
PO BOX 357621
GAINESVILLE, FL 32635

12549-006-000 PB-16-74LUC-75ZON
GLOVANNA RAVETTI HOLBROOK
608 NE 5TH AVE
GAINESVILLE, FL 32601

10500-000-000 PB-16-74LUC-75ZON
HOLLOWAY III & HOLLOWAY
1143 NE 10TH AVE
GAINESVILLE, FL 32601-2504

12466-000-000 PB-16-74LUC-75ZON
MAXINE HOWARD
1003 NE 8TH AVE
GAINESVILLE, FL 32601-4576

12549-003-000 PB-16-74LUC-75ZON
PHYLLIS D HUDSON
1228 NE 6TH AVE
GAINESVILLE, FL 32601

10477-000-000 PB-16-74LUC-75ZON
GEOFF O HUMPHREYS
904 NE 11TH TER
GAINESVILLE, FL 32601

12549-009-000 PB-16-74LUC-75ZON
ORAN C SR HUTCHINSON
2720 SW 69TH TER
GAINESVILLE, FL 32608

12549-016-000 PB-16-74LUC-75ZON
CHARLOTTE T JACKSON HEIRS
% THERESA JACKSON CAIN
7536 PINNACLE DR
JACKSONVILLE, FL 32221-6140

12559-020-003 PB-16-74LUC-75ZON
NIKKI Y JOHNSON
714 NE 12TH ST
GAINESVILLE, FL 32601

10473-000-000 PB-16-74LUC-75ZON
W F JOHNSON
1105 NE 9TH AVE
GAINESVILLE, FL 32601

12342-022-000 PB-16-74LUC-75ZON
JOHN M JONES
84 NORWOOD AVE
NORTH PLAINFIELD, NJ 7060

12549-017-000 PB-16-74LUC-75ZON
MICHAEL T JONES
534 NE 12TH ST
GAINESVILLE, FL 32601

12549-011-000 PB-16-74LUC-75ZON
KAPLAN & SCHILLER W/H
PO BOX 13853
GAINESVILLE, FL 32604

12549-001-000 PB-16-74LUC-75ZON
WILLIAM HENRY KEELER
1242 NE 6TH AVE
GAINESVILLE, FL 32601-5654

12549-019-000 PB-16-74LUC-75ZON
JON MIKEL LACKEY
527 NE 12TH ST
GAINESVILLE, FL 32601

12549-020-000 PB-16-74LUC-75ZON
MICHAEL A LAMB
530 NE 12TH CT
GAINESVILLE, FL 32605

12530-000-000 PB-16-74LUC-75ZON
HOPE ANNELIESE LANE
1027 NE 7TH AVE
GAINESVILLE, FL 32601

12559-020-004 PB-16-74LUC-75ZON
CHARLIE F LEATH
712 NE 12TH ST
GAINESVILLE, FL 32601

12549-013-000 PB-16-74LUC-75ZON
ANN B LENNON
549 NE 12TH CT
GAINESVILLE, FL 32601-3610

10509-000-000 PB-16-74LUC-75ZON
ERROL L LUCAS
1205 NE 10TH AVE
GAINESVILLE, FL 32601-2505

12558-002-000 PB-16-74LUC-75ZON
LYONS & LYONS & LYONS
1110 NE 5TH PL
GAINESVILLE, FL 32601

12558-001-000 PB-16-74LUC-75ZON
ELISABETH STEPHANIE MCCALL
1118 NE 5TH PL
GAINESVILLE, FL 32601-5657

10472-000-000 PB-16-74LUC-75ZON
MCINARNAY JR & MCINARNAY III
1104 NE 8TH AVE
GAINESVILLE, FL 32601

12539-004-000 PB-16-74LUC-75ZON
SUSAN MELODY MENGE
1004 NE 5TH PL
GAINESVILLE, FL 32601-5658

10453-000-000 PB-16-74LUC-75ZON
PETER R MEYER
1049 NE 9TH AVE
GAINESVILLE, FL 32601-4578

12549-018-000 PB-16-74LUC-75ZON
LASHAWN D MONROE
526 NE 12TH ST
GAINESVILLE, FL 32601

12486-000-000 PB-16-74LUC-75ZON
WILLIAM G MOODY
1007 NE 7TH AVE
GAINESVILLE, FL 32601

10600-091-000 PB-16-74LUC-75ZON
JOHNNY B MOSS
15325 NW 1ST ST
WILLISTON, FL 32696-8957

12526-000-000 PB-16-74LUC-75ZON
GARDINER H MYERS
1201 NE 4TH ST
GAINESVILLE, FL 32601-4348

10478-000-000 PB-16-74LUC-75ZON
SHENLEY R NEELY
1117 NE 10TH AVE
GAINESVILLE, FL 32601

12559-001-000 PB-16-74LUC-75ZON
JERRY DELTON O'STEEN
1724 NE 55TH BLVD
GAINESVILLE, FL 32641-2747

12559-002-005 PB-16-74LUC-75ZON
EVELYN C PARCHMENT
1366 JUNIPER ST NW
WASHINGTON, DC 20012

12468-000-000 PB-16-74LUC-75ZON
BRET S PASCH
213 MURIEL ST
ITHACA, NY 14850-1839

10508-000-000 PB-16-74LUC-75ZON
JOHN B PATTERSON
1206 NE 9TH AVE
GAINESVILLE, FL 32601

12487-000-000 PB-16-74LUC-75ZON
PATTERSON & PATTERSON
1011 NE 7TH AVE
GAINESVILLE, FL 32601

10600-090-000 PB-16-74LUC-75ZON
PAVONE & SEDGLEY ET UX
1025 NE 9TH AVE
GAINESVILLE, FL 32601-4545

12472-000-000 PB-16-74LUC-75ZON
PERDUE & PERDUE ET UX
1751 KINGS STORE RD NE
CHECK, VA 24072-3074

10507-000-000 PB-16-74LUC-75ZON
JACOB N PERRITT-CRAVEY
1216 NE 9TH AVE
GAINESVILLE, FL 32601

12469-000-000 PB-16-74LUC-75ZON
DALE RIMKUNAS
1008 NE 7TH PL
GAINESVILLE, FL 32601

12342-007-000 PB-16-74LUC-75ZON
WILLIAM ROBINSON
100 WESTLAND WAY
OXFORD, GA 30054

12558-006-000 PB-16-74LUC-75ZON
JOSEPH M ROY
1115 NE 5TH PL
GAINESVILLE, FL 32601-5657

12571-010-004 PB-16-74LUC-75ZON
ORLANDO SANTOS
538 NE 11TH ST
GAINESVILLE, FL 32601-5630

10454-000-000 PB-16-74LUC-75ZON
J W SHEFFIELD
1040 NE 9TH AVE
GAINESVILLE, FL 32601-4548

12539-001-000 PB-16-74LUC-75ZON
BRIAN W SHELDEN
1034 NE 5TH PL
GAINESVILLE, FL 32601-5658

12526-002-000 PB-16-74LUC-75ZON
SAUL SILBER
% SAUL SILBER PROPERITES
3434 SW 24TH AVE STE A
GAINESVILLE, FL 32607

12559-020-002 PB-16-74LUC-75ZON
JOAN SIMON
716 NE 12TH ST
GAINESVILLE, FL 32601

12529-000-000 PB-16-74LUC-75ZON
KATHERINE M SMAHA
1020 NE 7TH AVE
GAINESVILLE, FL 32601

10450-000-000 PB-16-74LUC-75ZON
SHIRLEY ANN SUMPTER
1030 NE 8TH AVE
GAINESVILLE, FL 32601

12342-025-000 PB-16-74LUC-75ZON
VICTORIA TAKACS
16095 SE 14TH ST
OCLAWAHA, FL 32179-2108

12531-000-000 PB-16-74LUC-75ZON
CHRISTOPHER FROST THOMAS
1031 NE 7TH AVE
GAINESVILLE, FL 32601

12549-021-000 PB-16-74LUC-75ZON
TRACY L THOMAS
2611 NE 10TH TER
GAINESVILLE, FL 32609

12549-023-000 PB-16-74LUC-75ZON
FRANK TURNER
524 NE 12TH CT
GAINESVILLE, FL 32601-5627

10515-001-000 PB-16-74LUC-75ZON
U S GOVERNMENT
1300 NE 8TH AVE
GAINESVILLE, FL 32601

12562-000-000 **** PB-16-74LUC-75ZON
CITY OF GAINESVILLE
PO BOX 490 MS 48
GAINESVILLE, FL 32627-0490

12549-004-000 PB-16-74LUC-75ZON
YOLANDA UPCHURCH
1220 NE 6TH AVE
GAINESVILLE, FL 32601

12539-002-000 PB-16-74LUC-75ZON
ZACHARY D T WEST
1024 NE 5TH PL
GAINESVILLE, FL 32601

12563-001-000 PB-16-74LUC-75ZON
BERNICE M WILLIAMS
1033 NE 8TH AVE #B
GAINESVILLE, FL 32601-4576

12342-025-001 PB-16-74LUC-75ZON
PAULINE M WILLIAMS
638 NE 13TH ST
GAINESVILLE, FL 32601-5694

12473-000-000 PB-16-74LUC-75ZON
R L WILLIAMS
1004 NE 7TH AVE
GAINESVILLE, FL 32601-5650

12559-001-001 PB-16-74LUC-75ZON
JEROME LAVERN WILLIAMS
601 NE 11TH ST
GAINESVILLE, FL 32601-5631

10456-000-000 PB-16-74LUC-75ZON
DANA WILLIAMS
1050 NE 9TH AVE
GAINESVILLE, FL 32601-4548

12549-002-000 PB-16-74LUC-75ZON
WINFALL CORPORATION
PO BOX 1119
ALACHUA, FL 32615

10457-000-000 PB-16-74LUC-75ZON
BRENDA C WISE
1055 NE 10TH AVE
GAINESVILLE, FL 32601-2515

12563-000-000 PB-16-74LUC-75ZON
BARBARA H WOOD TRUSTEE
1808 NE 55TH BLVD
GAINESVILLE, FL 32641