



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

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

<b>Owner(s) of Record (please print)*</b>	
Name:	H.I. Resorts, Inc.
Address:	111 W. Fortune Street Tampa, FL 33602
Phone:	813-229-6686
<b>(Additional owners are listed at end of application)</b>	

<b>Applicant(s)/Agent(s), if different</b>	
Name:	eda engineers-surveyors-planners, inc.
Address:	2404 NW 43 <sup>rd</sup> Street Gainesville, FL 32606
Phone:	352-373-3541 Fax: 352-373-7249

*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:

<b>Future Land Use Map</b> [X]	<b>Zoning Map</b> [X]	<b>Master Flood Control Map</b> [ ]
Present designation: RM	Present designation: RMF-8	<b>Other</b> [ ] Specify:
Requested designation: MUL	Requested designation: MU-1	

**INFORMATION ON PROPERTY**

1. Street address: 3155 SW Archer Road (and adjacent properties to west and south)
  2. Map no(s): N/A
  3. Tax parcel no(s): 6789-0-0, 6789-1-0, 6789-3-0, 6788-0-0, 6788-1-0, 6779-1-0 & 6779-2-0
  4. Size of property: 7.47 Ac.
- All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.*

**Certified Cashier's Receipt:**

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

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

A. What are the existing surrounding land uses?

North

**Please see the attached Justification Report**

South

**Please see the attached Justification Report**

East

**Please see the attached Justification Report**

West

**Please see the attached Justification Report**

B. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO X

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

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

Residential streets

**Please see the attached Justification Report**

Noise and lighting

**Please see the attached Justification Report**

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

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

**Please see the attached 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 X  
Activity Center \_\_\_\_  
Strip Commercial \_\_\_\_

Urban Infill X  
Urban Fringe \_\_\_\_  
Traditional Neighborhood \_\_\_\_

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

**Please see the attached Justification Report**

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

**Please see the attached Justification Report**

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

Roadways

**Please see the attached Justification Report**

Recreation

**Please see the attached Justification Report**

Water and Wastewater

**Please see the attached Justification Report**

Solid Waste

**Please see the attached Justification Report**

Mass Transit

**Please see the attached Justification Report**

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

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

**Please see the attached 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:	H.I. Resorts, Inc.
Address:	111 W. Fortune Street Tampa, FL 33602
Owner Signature:	See Attached Sheet

Owner of Record	
Name:	Severin Schurger
Address:	4915 Samish Way #93 Bellingham, MA 98229
Signature:	See Attached Sheet

Owner of Record	
Name:	Gregory B. Desowitz
Address:	P.O. Box 142474 Gainesville, FL 32614
Signature:	See Attached Sheet

Owner of Record	
Name:	Solomon K. Abraham
Address:	4011 NW 23 <sup>rd</sup> Drive Gainesville, FL 32605
Signature:	See Attached Sheet

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

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



[Signature]  
Agent Signature

6/13/14  
Date

STATE OF FLORIDA  
COUNTY OF Alachua

Sworn to and subscribed before me this 13 day of June 2014, by (Name)  
Clay Sweger

[Signature]  
Signature – Notary Public

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

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).

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Name:	H.I. Resorts, Inc.
Address:	111 W. Fortune Street Tampa, FL 33602
Owner Signature:	

Owner of Record	
Name:	Severin Schurger
Address:	4915 Samish Way #93 Bellingham, MA 98229
Signature:	See Attached Sheet

Owner of Record	
Name:	Gregory B. Desowitz
Address:	P.O. Box 142474 Gainesville, FL 32614
Signature:	See Attached Sheet

Owner of Record	
Name:	Solomon K. Abraham
Address:	4011 NW 23 <sup>rd</sup> Drive Gainesville, FL 32605
Signature:	See Attached Sheet

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[Signature] *as Pres.*  
 Agent Signature *H.I. Resorts, Inc.*  
6/12/14  
 Date

STATE OF FLORIDA  
COUNTY OF Hillsborough

Sworn to and subscribed before me this 12 day of June, 2014, by (Name)  
Andre Calien



AMANDA S. MAJEWSKI  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE867958  
Expires 1/23/2017

[Signature]  
Signature – Notary Public

Personally Known OR Produced Identification (Type)

CERTIFICATION

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Owner of Record	
Name:	SOLOMON ABRAHAM
Address:	4011 NW 23 <sup>RD</sup> DRIVE GAINESVILLE, FL 32605
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:	

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*Solomon Abraham*  
 Owner/Agent Signature  
4/7/14  
 Date

STATE OF FLORIDA  
COUNTY OF Alachua

Sworn to and subscribed before me this 7<sup>th</sup> day of April 2014, by (Name) Solomon K. Abraham.

*Brenna Kathleen French*  
Signature – Notary Public

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

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:	Gregory B. Desowitz
Address:	P.O. Box 142474
	Gainesville, FL 32614
Phone:	352-214-3291
Signature:	

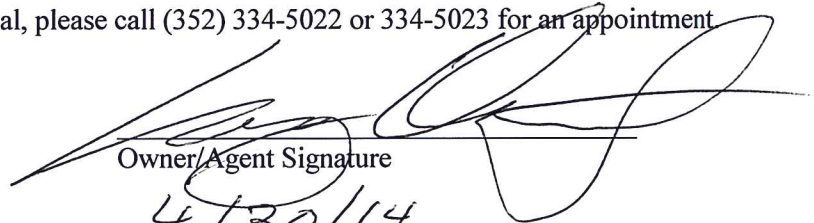
Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

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

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

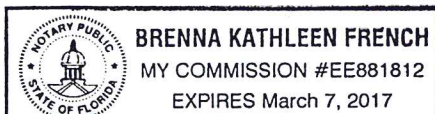
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 \_\_\_\_\_  
 Owner/Agent Signature  
4/30/14  
 \_\_\_\_\_  
 Date

STATE OF FLORIDA  
COUNTY OF Alachua

Sworn to and subscribed before me this 30<sup>th</sup> day of April 2014, by (Name)  
Gregory Desowitz



Brenna Kathleen French  
 \_\_\_\_\_  
 Signature – Notary Public

Personally Known  OR Produced Identification  (Type) Driver's License



CERTIFICATION

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Owner of Record	
Name:	Severin Schurger
Address:	4915 Samish Way #93 Bellingham, MA 98229
Signature:	

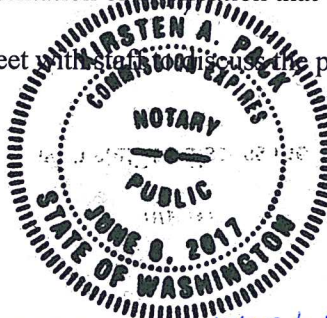
Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

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

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

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*Severin Schurger*  
Owner/Agent Signature

4/21/14  
Date

STATE OF FLORIDA *Washington*  
COUNTY OF *Whatcom*

Sworn to and subscribed before me this 21<sup>st</sup> day of April 20 14 by (Name)  
Severin Schurger

*Kirsten A. Pack*  
Signature – Notary Public

Personally Known  OR Produced Identification  (Type) WA Drivers License

**Certified Cashier's Receipt:**

OFFICE USE ONLY
Petition No. _____
Fee: \$ _____
<b>Account No. 001-660-6680-4063</b>

**CHECK ONE:**

**Basic**       **Level 1**       **Level 2**      **Submittal:**  **1st**  **2nd**  **3rd**

**Basic Environmental Review** – FEE: \$0  
**Level 1 Environmental Review** – Submit environmental studies with application – FEE: \$500  
**Level 2 Environmental Review** – Submit mitigation and/or management plan – FEE: \$2,000  
 (The environmental review fee includes a maximum of three reviews within 2 years per project.)

Owner(s) of Record (please print)*	Applicant(s)/Agent(s) (please print)
Name: H.I. Resorts, Inc.	Name: eda engineers-surveyors-planners, inc.
Address: 111 Fortune Street	Address: 2404 NW 43 <sup>rd</sup> Street
Tampa, FL 33602	Gainesville, FL 32606
	E-mail: csweger@edafl.com
Phone: 813-229-6686	Phone: 373-3541      Fax: 373-7249
*Additional owners listed on City Application	

**PROJECT INFORMATION**

<b>Project Name</b>	Old Archer Road – Proposed Land Use Change and Rezoning
<b>Check all regulated resources that apply to this development application:</b>	
Regulated Surface Waters & Wetlands (LDC 30-300)	<input type="checkbox"/> Surface Waters and/or Wetlands
Regulated Parks & Conservation Areas (LDC 30-307)	<input type="checkbox"/> Nature Park and Public Conservation/Preservation Areas District
Regulated Natural & Archaeological Resources (LDC 30-310)	<input type="checkbox"/> Floridan Aquifer High Recharge Area
	<input type="checkbox"/> Significant Natural Communities
	<input type="checkbox"/> Listed Species
	<input type="checkbox"/> Strategic Ecosystems
	<input type="checkbox"/> Significant Archaeological Resources
	<input type="checkbox"/> Significant Geological Resource Features

I certify that the above statements are correct and true to the best of my knowledge.

  
 Applicant's signature

6/16/14  
 Date

**Parcel: 06789-000-000**

*Search Date: 6/11/2014 at 2:33:10 PM - Data updated: 06/11/14*

<b>Taxpayer:</b>	ABRAHAM SOLOMON K	<b>Legal:</b> COMM NW COR NAPIER GR T N 86 DEG 15 MIN E59.5 FT N 33 DEG 30 MIN W 891 FT N 56 DEG 46 MIN E 150 FT TO POB N 59 DEG 36MIN E 75 FT S 32 DEG 15 MIN E 100 FT S 59 DEG 36 MIN W 75 FT N 32 DEG 75 FT N 32 DEG 15 MIN W 100 FT TO POB ALSO COMNW COR NAPIER GR T N 86 DEG E 59.5 FT N 33 DEG W 891 FT TO PT 100 FT FROM C/L SAL RR N 56 DEG E 150 FT N 59 DEG E 75FT POB N 59 DEG E 75 FT S 32 DEG E 100 FT WLY TO N LINE 75 FT N TO POB OR 2380/0863
<b>Mailing:</b>	4011 NW 23RD DR GAINESVILLE, FL 32605	
<b>Location:</b>	3155 SW ARCHER RD GAINESVILLE	
<b>Sec-Twn-Rng:</b>	13-10-19	
<b>Use:</b>	Single Family	
<b>Tax Jurisdiction:</b>	Gainesville	
<b>Area:</b>	13-10-19	
<b>Subdivision:</b>	PlaceHolder	

**Assessment History**

**\*\* Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. \*\***

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	Single Family	48000	48000	28800	500	77300	0	77300	0	77300	1860.36
2012	Single Family	48000	48000	29300	500	77800	0	77800	0	77800	1861.27
2011	Single Family	48000	48000	30900	500	79400	0	79400	0	79400	1923.58
2010	Single Family	48000	48000	36500	500	85000	0	85000	0	85000	2046.68
2009	Single Family	48000	48000	39400	300	87700	0	87700	0	87700	2121.55
2008	Single Family	48000	48000	42200	300	90500	0	90500	0	90500	2031.92
2007	Single Family	48000	48000	41300	300	89600	0	89600	0	89600	2022.15
2006	Single Family	48000	48000	38900	300	87200	0	87200	0	87200	2163.01
2005	Single Family	48000	48000	35900	300	84200	0	84200	0	84200	2143.74
2004	Single Family	24000	24000	32800	200	57000	0	57000	0	57000	1470.24
2003	Single Family	24000	24000	25300	200	49500	0	49500	0	49500	1309.26
2002	Single Family	24000	24000	23100	200	47300	0	47300	0	47300	1266.15
2001	Single Family	12000	12000	22500	200	34700	0	34700	0	34700	1115.4
2000	Single Family	12000	12000	21700	200	33900	0	33900	0	33900	1091.92
1999	Single Family	12000	12000	21100	300	33400	0	33400	0	33400	1044.83
1998	Single Family	12000	12000	19700	300	32000	0	32000	0	32000	1016.33
1997	Single Family	3500	3500	16400	0	19900	0	19900	0	19900	698.28
1996	Single Family	3500	3500	15200	0	18700	0	18700	0	18700	510.07
1995	Single Family	3500	3500	15300	0	18800	0	18800	0	18800	512.78

**Land**

Use	Zoning	Acres
SFR	RMF8	0
<b>2013 Certified Land Value: 48000</b>		

**Building**

<b>Actual Year Built</b>	1951	<b>Area Type</b>	<b>Square Footage</b>
<b>Effective Year Built</b>	1971	Base Area (BAS)	728
<b>Use:</b>	Single Family	Finished Open Porch (FOP)	130
<b>Bedrooms:</b>	1	Unfinished Storage (UST)	110
<b>Baths:</b>	1	Finished Encl Porch (FEP)	308
<b>Stories:</b>	1	<b>Heated Area: 1036 Total Area: 1276</b>	
<b>Exterior Wall:</b>	Concrete Block		
<b>AC:</b>	None		

<b>Heating:</b> Convection	<b>2013 Certified Building Value: 28800</b>
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## Miscellaneous

Description	Units
Drive/Walk	320
A/C 1	1
<b>2013 Certified Miscellaneous Value: 500</b>	

## Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
08/15/2001	90000	No	No	2380	0863	Mult Sale
01/17/1997	100	No	No	2095	2546	Quitclaim Deed
04/12/1965	6500	Yes	Yes	0321	0025	Warranty Deed

**Parcel: 06789-001-000**

*Search Date: 6/11/2014 at 2:33:32 PM - Data updated: 06/11/14*

<b>Taxpayer:</b> ABRAHAM & ABRAHAM	<b>Legal:</b> COM NW COR OF NAPIER GRT N 86 DEG E 59.5 FT N 33 DEG W 891 FT N 56 DEG E 150 FT N 59 DEG E 150 FT S 32 DEG E 100FT POB S 32 DEG E 100 FT S 59 DEG W 150 FT N 32 DEG W 100 FT NE/LY 150 FT POB OR 3399/1161
<b>Mailing:</b> 4011 NW 23RD DR GAINESVILLE, FL 32605	
<b>Location:</b> 2628 SW 31ST TER GAINESVILLE	
<b>Sec-Twn-Rng:</b> 13-10-19	
<b>Use:</b> Single Family	
<b>Tax Jurisdiction:</b> Gainesville	
<b>Area:</b> 13-10-19	
<b>Subdivision:</b> PlaceHolder	

**Assessment History**

**\*\* Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. \*\***

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	Single Family	24000	24000	20800	0	44800	0	44800	0	44800	1086.35
2012	Single Family	24000	24000	21300	0	45300	0	45300	0	45300	1091.12
2011	Single Family	24000	24000	22700	0	46700	0	46700	0	46700	1138.68
2010	Single Family	24000	24000	27000	0	51000	0	51000	0	51000	1234.86
2009	Single Family	24000	24000	29400	0	53400	0	53400	0	53400	1301.87
2008	Single Family	24000	24000	31700	0	55700	0	55700	0	55700	1259.69
2007	Single Family	24000	24000	31200	0	55200	0	55200	0	55200	1254.4
2006	Single Family	24000	24000	29600	0	53600	0	53600	0	53600	1336.99
2005	Single Family	24000	24000	27500	0	51500	0	51500	0	51500	1317.67
2004	Single Family	20000	20000	25200	0	45200	0	45200	0	45200	1169.07
2003	Single Family	20000	20000	18900	0	38900	0	38900	0	38900	1032.19
2002	Single Family	20000	20000	16700	0	36700	0	36700	0	36700	985.03
2001	Single Family	20000	20000	16400	0	36400	0	36400	0	36400	1111.37
2000	Single Family	20000	20000	15900	0	35900	0	35900	0	35900	1101.71
1999	Single Family	20000	20000	15600	0	35600	0	35600	0	35600	1101.16
1998	Single Family	20000	20000	14600	0	34600	0	34600	0	34600	1084.92
1997	Single Family	5000	5000	14300	0	19300	0	19300	0	19300	682.09
1996	Single Family	5000	5000	13300	0	18300	0	18300	0	18300	673.44
1995	Single Family	5000	5000	13400	0	18400	0	18400	0	18400	680.13

**Land**

Use	Zoning	Acres
SFR	RMF8	0.34
<b>2013 Certified Land Value: 24000</b>		

**Building**

<b>Actual Year Built</b> 1957	<b>Area Type</b>	<b>Square Footage</b>
<b>Effective Year Built</b> 1975	Base Area (BAS)	800
<b>Use:</b> Single Family	<b>Heated Area: 800 Total Area: 800</b>	
<b>Bedrooms:</b> 3		
<b>Baths:</b> 1		
<b>Stories:</b> 1		
<b>Exterior Wall:</b> Average		
<b>AC:</b> None		

**Heating:** Convection

2013 Certified Building Value: 20800

**Sale**

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
06/19/2006	155000	No	No	3399	1161	Warranty Deed
01/05/2006	100	No	No	3293	0377	Quitclaim Deed
01/10/2000	10000	No	No	2271	1603	Quitclaim Deed
04/01/1971	9000	Yes	Yes	0699	0359	Warranty Deed

**Permit**

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
12-03208	Service Upgrade	07/09/2012	07/19/2012	02/21/2013	PANEL C/O

**Parcel: 06789-003-000**

*Search Date: 6/11/2014 at 2:33:49 PM - Data updated: 06/11/14*

<b>Taxpayer:</b> ABRAHAM SOLOMON K	<b>Legal:</b> LOT AS PER OR 172/532) OR 3079/0299
<b>Mailing:</b> 4011 NW 23RD DR GAINESVILLE, FL 32605	
<b>Location:</b> 2820 SW 31ST TER GAINESVILLE	
<b>Sec-Twn-Rng:</b> 13-10-19	
<b>Use:</b> Single Family	
<b>Tax Jurisdiction:</b> Gainesville	
<b>Area:</b> 13-10-19	
<b>Subdivision:</b> Placeholder	

**Assessment History**

**\*\* Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. \*\***

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	Single Family	41000	41000	0	300	41300	0	41300	0	41300	983.6
2012	Single Family	41000	41000	0	300	41300	0	41300	0	41300	978.7
2011	Single Family	41000	41000	0	300	41300	0	41300	0	41300	991.3
2010	Single Family	41000	41000	0	300	41300	0	41300	0	41300	986.13
2009	Single Family	41000	41000	0	300	41300	0	41300	0	41300	986.95
2008	Single Family	41000	41000	0	300	41300	0	41300	0	41300	916.48
2007	Single Family	41000	41000	0	300	41300	0	41300	0	41300	921.74
2006	Single Family	41000	41000	0	300	41300	0	41300	0	41300	1015.33
2005	Single Family	41000	41000	0	300	41300	0	41300	0	41300	1043.33
2004	Single Family	31600	31600	0	300	31900	0	31900	0	31900	814.2
2003	Single Family	22100	22100	0	300	22400	0	22400	0	22400	585.5
2002	Single Family	22100	22100	0	300	22400	0	22400	0	22400	594.08
2001	Single Family	22100	22100	0	300	22400	0	22400	0	22400	561.33
2000	Single Family	22100	22100	0	300	22400	0	22400	0	22400	569.73
1999	Single Family	22100	22100	0	300	22400	0	22400	0	22400	573.51
1998	Single Family	31600	31600	0	500	32100	0	32100	0	32100	846.85
1997	Single Family	6000	6000	0	1000	7000	0	7000	0	7000	188.96
1996	Single Family	6000	6000	0	1000	7000	0	7000	0	7000	190.94
1995	Single Family	6000	6000	0	1000	7000	0	7000	0	7000	190.93

**Land**

Use	Zoning	Acres
SFR	RMF8	1.17
<b>2013 Certified Land Value: 41000</b>		

**Building**

<b>Actual Year Built</b> 1954	<b>Area Type</b>	<b>Square Footage</b>
<b>Effective Year Built</b> 1968	Base Area (BAS)	768
<b>Use:</b> No Value	Unfin Screened Porch (USP)	120
<b>Bedrooms:</b> 2	Unfin Det Utility (UDU)	525
<b>Baths:</b> 1	<b>Heated Area: 768 Total Area: 1413</b>	
<b>Stories:</b> 1		
<b>Exterior Wall:</b> Concrete Block		
<b>AC:</b> None		

<b>Heating:</b>	Convection	
		<b>2013 Certified Building Value: 0</b>

**Miscellaneous**

Description	Units
House Sal	1
<b>2013 Certified Miscellaneous Value: 300</b>	

**Sale**

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
03/01/2005	100000	No	Yes	3079	0299	Warranty Deed
10/08/2003	50000	No	Yes	2785	1197	Warranty Deed
09/07/1995	100	No	No	2030	0545	Order



Parcel: 06788-000-000

Search Date: 6/11/2014 at 2:34:10 PM - Data updated: 06/11/14

<b>Taxpayer:</b> H I RESORTS INC	<b>Legal:</b> COM NW COR NAPIER GRANT N 86 DEG E 59.5 FT N 33 DEG W 361 FT POB N 33 DEG W 530.13 FT TO SLY R/W SCL RR NELY ALONGSAID R/W 150 FT S 33 DEG E 530 FT M/L S 57 DEG W 150 FT TO POB OR 1565/460 & OR 1574/101-111 INCL OR 1655/25 SEEPANTS
<b>Mailing:</b> 111 W FORTUNE ST TAMPA, FL 33602-3206	
<b>Location:</b>	
<b>Sec-Twn-Rng:</b> 13-10-19	
<b>Use:</b> Misc. Residence	
<b>Tax Jurisdiction:</b> Gainesville	
<b>Area:</b> 13-10-19	
<b>Subdivision:</b> Placeholder	

## Assessment History

\*\* Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. \*\*

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	Misc. Residence	64100	64100	0	1900	66000	0	66000	0	66000	1571.86
2012	Misc. Residence	64100	64100	0	1900	66000	0	66000	0	66000	1564.03
2011	Misc. Residence	64100	64100	0	1900	66000	0	66000	0	66000	1584.15
2010	Misc. Residence	64100	64100	0	1900	66000	0	66000	0	66000	1575.89
2009	Misc. Residence	64100	64100	0	1900	66000	0	66000	0	66000	1577.19
2008	Misc. Residence	64100	64100	0	1900	66000	0	66000	0	66000	1464.58
2007	Misc. Residence	64100	64100	0	1900	66000	0	66000	0	66000	1472.99
2006	Misc. Residence	64100	64100	0	1900	66000	0	66000	0	66000	1622.55
2005	Misc. Residence	64100	64100	0	1900	66000	0	66000	0	66000	1667.3
2004	Misc. Residence	49400	49400	0	1200	50600	0	50600	0	50600	1291.46
2003	Misc. Residence	49400	49400	0	1200	50600	0	50600	0	50600	1322.58
2002	Misc. Residence	49400	49400	0	1200	50600	0	50600	0	50600	1342
2001	Misc. Residence	49400	49400	0	1200	50600	0	50600	0	50600	1268.01
2000	Misc. Residence	49400	49400	0	1200	50600	0	50600	0	50600	1287
1999	Misc. Residence	49400	49400	0	1200	50600	0	50600	0	50600	1295.52
1998	Misc. Residence	49400	49400	0	1200	50600	0	50600	0	50600	1334.92
1997	Misc. Residence	32900	32900	0	1200	34100	0	34100	0	34100	920.49
1996	Misc. Residence	32900	32900	0	1200	34100	0	34100	0	34100	930.13
1995	Misc. Residence	32900	32900	0	1200	34100	0	34100	0	34100	930.11

## Land

Use	Zoning	Acres
MFR<10 Units	RMF8	1.83
2013 Certified Land Value: 64100		

## Miscellaneous

Description	Units
Well/Sept	1
2013 Certified Miscellaneous Value: 1900	

## Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
02/01/1987	109500	No	No	1655	0025	Warranty Deed
09/01/1984	100000	No	No	1574	0111	Mult Sale
05/01/1984	110000	No	No	1568	0525	Mult Sale

05/01/1984	38000	No	No	1565	0460	Warranty Deed
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**140203E**

**Parcel: 06788-001-000**

*Search Date: 6/11/2014 at 2:34:28 PM - Data updated: 06/11/14*

<b>Taxpayer:</b> H I RESORTS INC	<b>Legal:</b> COM NW COR NAPIER GRANT N 86 DEG E 59.5 FT N 33 DEG W 198.4 FT POB N 63DEG E 242.94 FT N 15 DEG W 199 FT S 57 DEG W 300 FT N 32 DEG W 530.18 FTS 46 DEG W 119.24 FT S 32 DEG E 600.22 FT N 56 DEG E 118.76 FT S 33 DEG E95.86 FT OR 1643/1901-1902
<b>Mailing:</b> 111 W FORTUNE ST TAMPA, FL 33602-3206	
<b>Location:</b>	
<b>Sec-Twn-Rng:</b> 13-10-19	
<b>Use:</b> Vacant	
<b>Tax Jurisdiction:</b> Gainesville	
<b>Area:</b> 13-10-19	
<b>Subdivision:</b> Placeholder	

**Assessment History**

**\*\* Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. \*\***

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	Vacant	95600	95600	0	0	95600	0	95600	0	95600	2276.82
2012	Vacant	95600	95600	0	0	95600	0	95600	0	95600	2265.46
2011	Vacant	95600	95600	0	0	95600	0	95600	0	95600	2294.61
2010	Vacant	95600	95600	0	0	95600	0	95600	0	95600	2282.65
2009	Vacant	95600	95600	0	0	95600	0	95600	0	95600	2284.52
2008	Vacant	95600	95600	0	0	95600	0	95600	0	95600	2121.41
2007	Vacant	95600	95600	0	0	95600	0	95600	0	95600	2133.6
2006	Vacant	95600	95600	0	0	95600	0	95600	0	95600	2350.25
2005	Vacant	95600	95600	0	0	95600	0	95600	0	95600	2415.06
2004	Vacant	49100	49100	0	0	49100	0	49100	0	49100	1253.18
2003	Vacant	49100	49100	0	0	49100	0	49100	0	49100	1283.37
2002	Vacant	49100	49100	0	0	49100	0	49100	0	49100	1302.2
2001	Vacant	49100	49100	0	0	49100	0	49100	0	49100	1230.42
2000	Vacant	49100	49100	0	0	49100	0	49100	0	49100	1248.87
1999	Vacant	49100	49100	0	0	49100	0	49100	0	49100	1257.11
1998	Vacant	49100	49100	0	0	49100	0	49100	0	49100	1295.35
1997	Vacant	49100	49100	0	0	49100	0	49100	0	49100	1325.39
1996	Vacant	49100	49100	0	0	49100	0	49100	0	49100	1339.24
1995	Vacant	49100	49100	0	0	49100	0	49100	0	49100	1339.24

**Land**

Use	Zoning	Acres
MFR<10 Units	RMF8	2.73
<b>2013 Certified Land Value: 95600</b>		

**Sale**

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
09/01/1986	70000	Yes	No	1643	1901	Warranty Deed
09/01/1986	100000	Yes	No	1643	1902	Warranty Deed

**Parcel: 06779-001-000**

*Search Date: 6/11/2014 at 2:34:46 PM - Data updated: 06/11/14*

<b>Taxpayer:</b> SCHURGER JASON	<b>Legal:</b> COM N 86 DEG E 59.5 FT FROM NW COR NAPIER GR T POB N 33 DEG W 198.40 FT N 63 DEG E 242.94 FT S 15 DEG E 270.2 FTS 86 DEG W 182 FT POB OR 537/46 LESS OR 896/942) OR 2966/0599
<b>Mailing:</b> PO BOX 142763 GAINESVILLE, FL 32614	
<b>Location:</b> 2902 SW 31ST TER GAINESVILLE	
<b>Sec-Twn-Rng:</b> 13-10-19	
<b>Use:</b> Vacant	
<b>Tax Jurisdiction:</b> Gainesville	
<b>Area:</b> 13-10-19	
<b>Subdivision:</b> Placeholder	

**Assessment History**

**\*\* Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. \*\***

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	Single Family	21600	21600	22100	1600	45300	0	45300	0	45300	1098.24
2012	Single Family	21600	21600	22100	1600	45300	0	45300	25000	20300	498.68
2011	Single Family	21600	21600	22900	1700	46200	0	46200	25000	21200	526.62
2010	Single Family	21600	21600	26500	1700	49800	0	49800	25000	24800	609.27
2009	Single Family	21600	21600	28200	1200	51000	0	51000	26000	25000	632.64
2008	Single Family	21600	21600	29600	1200	52400	760	51640	26640	25000	592.14
2007	Single Family	21600	21600	28500	1200	51300	1160	50140	25000	25140	583.53
2006	Single Family	21600	21600	26400	1200	49200	280	48920	25000	23920	607.33
2005	Single Family	21600	21600	24700	1200	47500	0	47500	25000	22500	585.08
2004	Single Family	5000	5000	22900	700	28600	0	28600	0	28600	745.4
2003	Single Family	5000	5000	20100	700	25800	0	25800	0	25800	689.8
2002	Single Family	5000	5000	18100	700	23800	0	23800	0	23800	642.9
2001	Single Family	5000	5000	17300	700	23000	0	23000	0	23000	775.59
2000	Single Family	5000	5000	16400	700	22100	0	22100	0	22100	750.72
1999	Single Family	5000	5000	15700	800	21500	0	21500	0	21500	740.16
1998	Single Family	5000	5000	14400	800	20200	0	20200	0	20200	705.03
1997	Single Family	5000	5000	13700	800	19500	0	19500	0	19500	687.49
1996	Single Family	5000	5000	12400	800	18200	0	18200	0	18200	670.7
1995	Single Family	5000	5000	12200	900	18100	0	18100	0	18100	671.94

**Land**

Use	Zoning	Acres
SFR	RMF8	0
<b>2013 Certified Land Value: 21600</b>		

**Sale**

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
03/04/2013	100	No	No	4182	1937	Quitclaim Deed
07/30/2004	50000	No	Yes	2966	0599	Warranty Deed
06/13/1994	18000	No	Yes	1969	0249	Warranty Deed
09/13/1993	100	No	No	1925	1658	Final Judgement
08/19/1977	100	No	No	1088	0753	Assignment

**Parcel: 06779-002-000**

*Search Date: 6/11/2014 at 2:35:17 PM - Data updated: 06/11/14*

<b>Taxpayer:</b> DESOWITZ GREGORY B	<b>Legal:</b> COM NW COR NAPIER GRT N 86 DEG E 59.5 FTPOB N 33 DEG W 83.25 FT N 63 DEG E 207.3FT S 15 DEG E 155.2 FT S 86 DEG W 182 FTPOB OR 1739/1637 & OR 3502/1498
<b>Mailing:</b> PO BOX 142474 GAINESVILLE, FL 32614-2474	
<b>Location:</b> 2904 SW 31ST TER GAINESVILLE	
<b>Sec-Twn-Rng:</b> 13-10-19	
<b>Use:</b> Single Family	
<b>Tax Jurisdiction:</b> Gainesville	
<b>Area:</b> 13-10-19	
<b>Subdivision:</b> Placeholder	

**Assessment History**

**\*\* Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. \*\***

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	Single Family	21700	21700	24200	400	46300	0	46300	0	46300	1122.06
2012	Single Family	21700	21700	24800	400	46900	0	46900	0	46900	1129.03
2011	Single Family	21700	21700	26300	400	48400	0	48400	0	48400	1179.49
2010	Single Family	21700	21700	31200	400	53300	0	53300	0	53300	1289.79
2009	Single Family	21700	21700	33300	400	55400	0	55400	0	55400	1349.69
2008	Single Family	21700	21700	35800	400	57900	0	57900	0	57900	1308.49
2007	Single Family	21700	21700	35100	400	57200	0	57200	0	57200	1299.04
2006	Single Family	21700	21700	33200	400	55300	0	55300	0	55300	1378.79
2005	Single Family	21700	21700	30800	400	52900	0	52900	0	52900	1353.03
2004	Single Family	1500	1500	28200	300	30000	0	30000	0	30000	781.13
2003	Single Family	1500	1500	21600	300	23400	0	23400	0	23400	627.06
2002	Single Family	1500	1500	19000	300	20800	0	20800	0	20800	563.32
2001	Single Family	1500	1500	18700	300	20500	0	20500	0	20500	712.93
2000	Single Family	1500	1500	18100	300	19900	0	19900	0	19900	694.75
1999	Single Family	1500	1500	17700	300	19500	0	19500	0	19500	688.96
1998	Single Family	1500	1500	16500	300	18300	0	18300	0	18300	654.91
1997	Single Family	1500	1500	12600	300	14400	0	14400	0	14400	549.82
1996	Single Family	1500	1500	11400	300	13200	0	13200	0	13200	534.33
1995	Single Family	1500	1500	11300	300	13100	0	13100	0	13100	535.56

**Land**

Use	Zoning	Acres
SFR	RMF8	0
<b>2013 Certified Land Value: 21700</b>		

**Building**

<b>Actual Year Built</b> 1955	<b>Area Type</b>	<b>Square Footage</b>
<b>Effective Year Built</b> 1978	Base Area (BAS)	787
<b>Use:</b> Single Family	Finished Encl Porch (FEP)	104
<b>Bedrooms:</b> 2	<b>Heated Area: 891 Total Area: 891</b>	
<b>Baths:</b> 1		
<b>Stories:</b> 1		
<b>Exterior Wall:</b> Average		
<b>AC:</b> None		

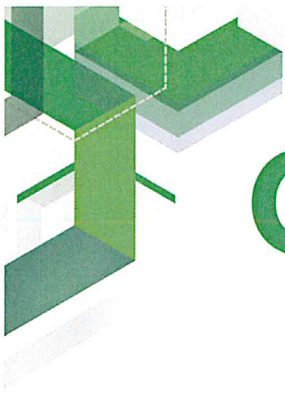
<b>Heating:</b>	Convection	
		<b>2013 Certified Building Value: 24200</b>

## Miscellaneous

Description	Units
A/C 1	1
Deck 1	96
<b>2013 Certified Miscellaneous Value: 400</b>	

## Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
11/17/2006	40000	No	Yes	3502	1498	Warranty Deed
06/21/1989	23500	No	No	1739	1637	Warranty Deed
01/01/1986	15000	No	Yes	1614	1104	Assignment
11/01/1981	100	No	No	1382	0316	Warranty Deed



engineers • surveyors • planners, inc.

*Land Use Amendment & Rezoning*  
*Justification Report*

Prepared for Submittal to:

City of Gainesville

Prepared by:

eda engineers-surveyors-planners, inc.

Agents for:

HI Resorts, Inc.  
Solomon Abraham  
Gregory Desowitz  
Severin Schurger

Submittal Date:

June 16, 2014

## Table of Contents

Project Background & Statement of Proposed Change	1
Existing Future Land Use and Zoning	2
Proposed Future Land Use and Zoning	3
Responses to Application Questions	5
A. Surrounding Land Uses	5
B. Adjacent Land Use	6
C. Development Impacts	6
a. Impact on Residential Streets	6
b. Impact on Noise and Lighting	6
D. Environmental Features	7
E. Historic Resources	7
F. Development Pattern and Community Contribution	7
G. Long-Term Economic Benefits	7
H. Level of Services Standards	7
a. Roadways	7
b. Recreation	8
c. Water and Wastewater	8
d. Solid Waste	8
e. Mass Transit	9
f. Schools	9
I. Site Accessibility	9
Comprehensive Plan Consistency	9
Conclusion	11

## List of Figures

Figure 1: Location Map	1
Figure 2: Existing Future Land Use Map	2
Figure 3: Existing Zoning Map	3
Figure 4: Proposed Future Land Use Map	3
Figure 5: Proposed Zoning Map	4
Figure 6: Surrounding Property Uses, Future Land Use and Zoning Designations	6
Figure 7: Probable Development Scenario	7
Figure 8: Estimated Trip Generation	8
Figure 9: Potable Water	8
Figure 10: Wastewater Flow	8

## List of Attachments

Attachment 1	Legal Descriptions & Legal Sketch
Attachment 2	Neighborhood Workshop Materials





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## Project Background & Statement of Proposed Change

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The owners of several small properties have filed a joint application to propose a Small Scale Comprehensive Plan Amendment (land use change) and rezoning for a piece of land located at 3155 SW Archer Road (and adjacent to this address to the west and south). The subject property is located along Old Archer Road and is surrounded by multifamily development to the south, single family to the east and commercial development to the west and north (across Archer Road). The property proposed for amendment is approximately 7.47 acres in size and includes Alachua County parcel numbers 6789-0-0, 6789-1-0, 6789-3-0, 6788-0-0, 6788-1-0, 6779-1-0 & 6779-2-0.

The following aerial photo (Figure 1) indicates the project limits:

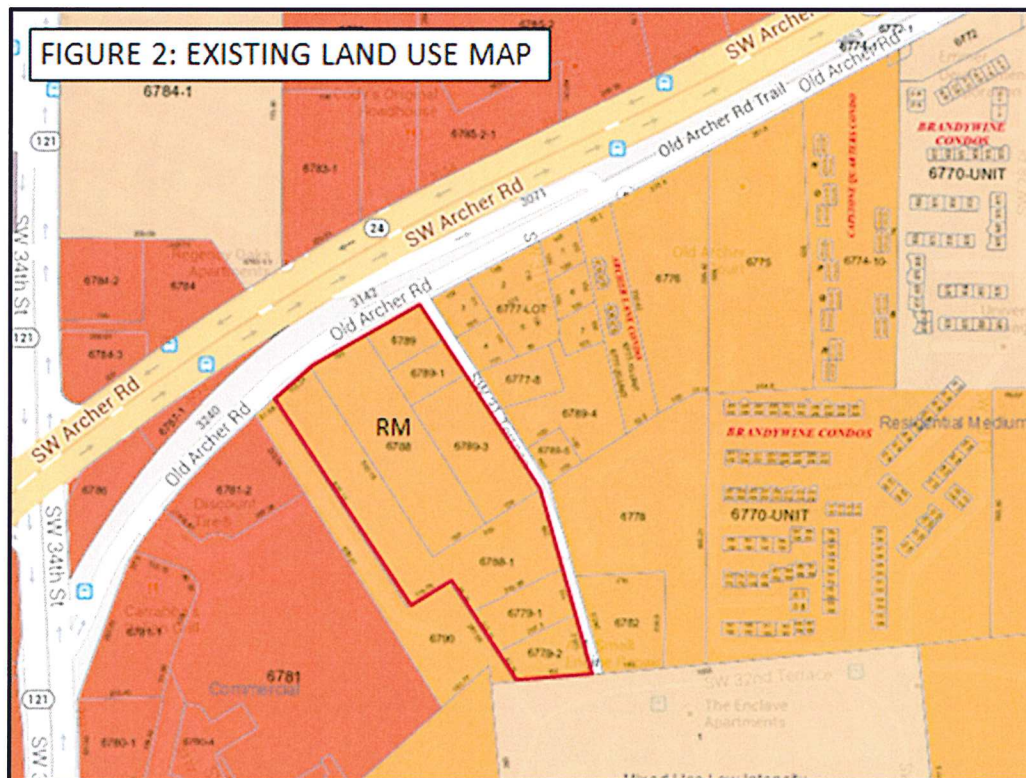


The site currently has a Future Land Use (FLU) designation of Residential Medium and is zoned Residential Multi-Family (RMF-8). The proposed FLU is Mixed Use Low and the proposed zoning is Mixed-Use Low Intensity District 2 (MU-1). The proposed amendment

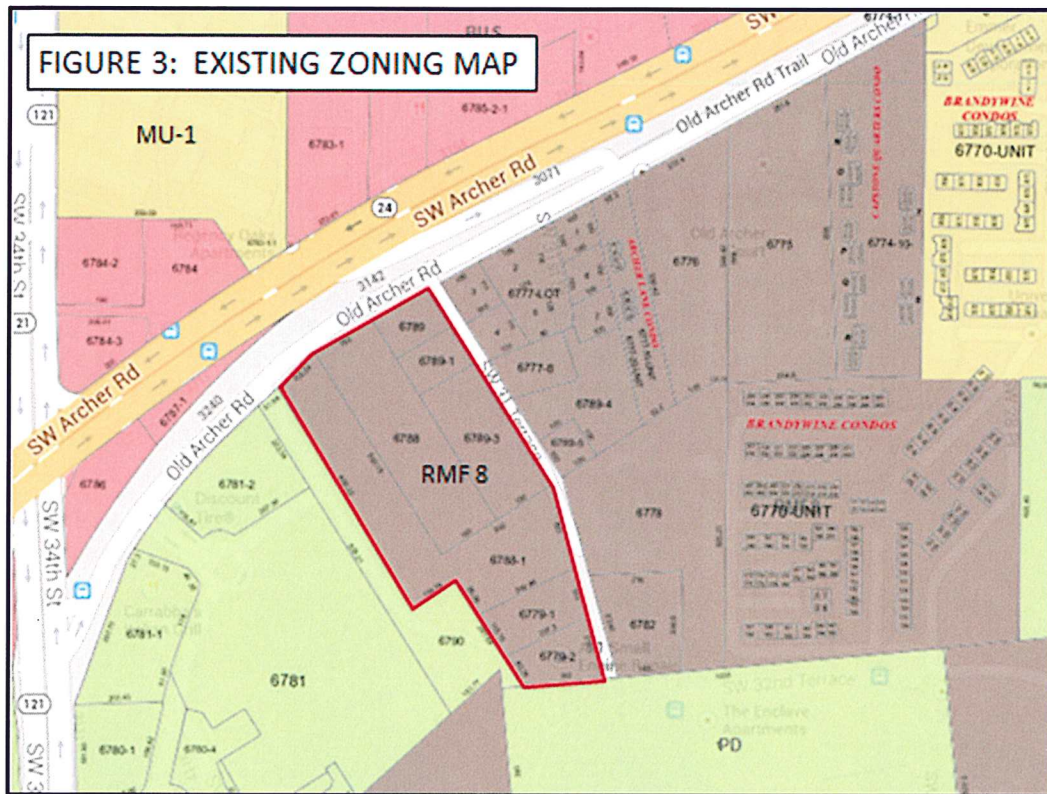
will promote growth and redevelopment within the core of the City and foster infill development and redevelopment within the immediate area. The property is located in a portion of the City that is heavily populated and has adequate public facilities to support new development. The change in land use and zoning on the subject property and future surrounding areas will generate significant short and long-term reinvestment opportunities by introducing new options for a mix of commercial and residential uses and will help spur economic development activity in the short-term.

## Existing Future Land Use and Zoning

The current FLU of the site is Residential Medium (RM) and the zoning is Multi-Family Medium Density Residential (RMF-8), as indicated on Figures 2 & 3.



According to the City of Gainesville Comprehensive Plan, the Residential Medium land use is appropriate for single-family and multi-family development at densities from 8 to 30 dwelling units per acre. This existing land use limits the development potential to residential only and precludes the ability to develop mixed use or non-residential projects.

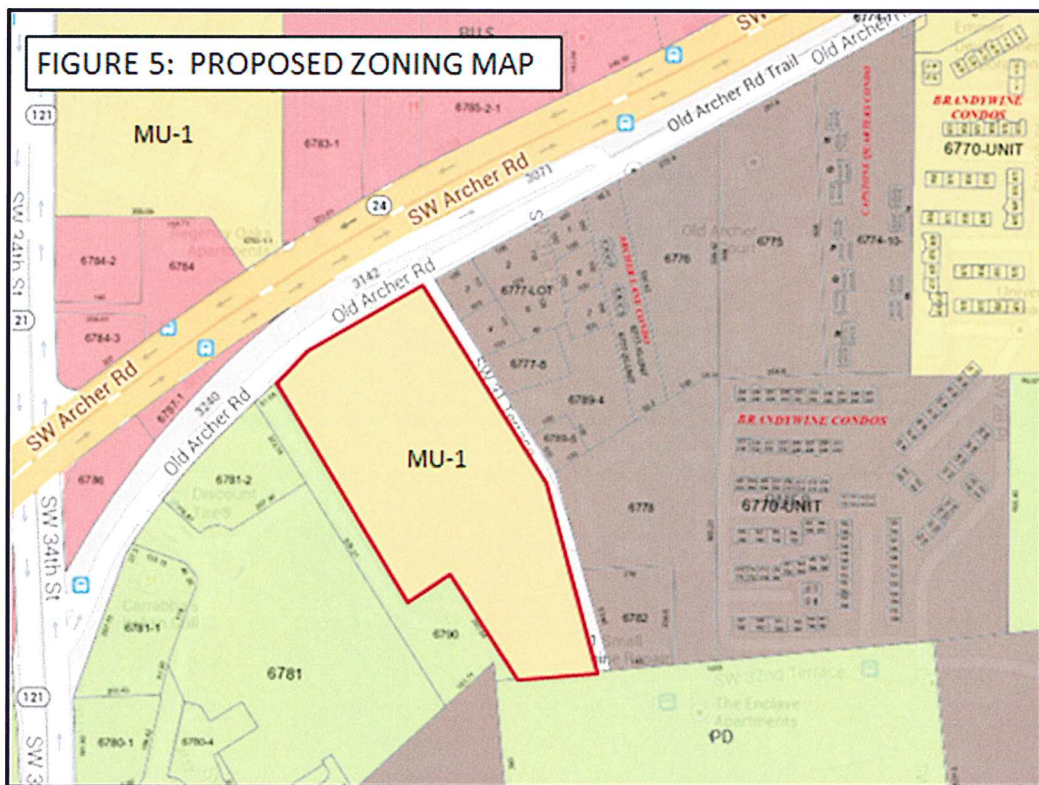
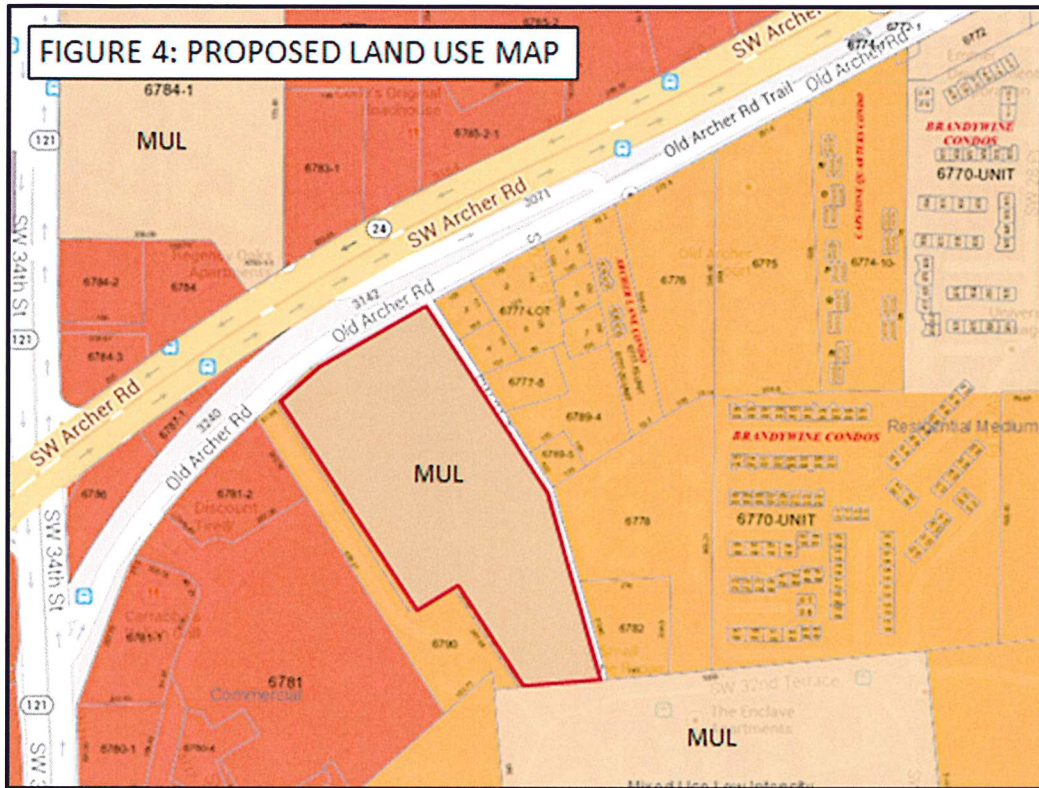


According to the City of Gainesville Land Development Code, the RMF-8 zoning district is appropriate for medium-density residential development between 8-30 units per acre. This existing zoning designation limits the development potential to residential only and precludes the ability to develop mixed use or non-residential projects.

### Proposed Future Land Use and Zoning

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The proposal will amend the future land use map to Mixed Use Low and zoning map to Mixed Use Low Intensity (MU-1), as indicated in Figures 4 & 5 below:



The City of Gainesville Comprehensive Plan defines the Mixed Use Low future land use category as follows:

*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.*

Section 30-64 of the City's Land Development Code states that the MU-1 zoning district 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 areas. The district is intended to reduce the length and number of vehicular trips by providing for basic needs within close proximity to residential areas and was established to allow uses compatible with each other and with surrounding residential areas to be developed near each other.

Objectives of the MU-1 district include:

- ❖ Permit compatible commercial, office, service and residential developments that benefit from being located near each other.
- ❖ Provide an adequate mix of residential uses including multifamily, townhouse, zero lot line, and detached single-family at urban densities.

- ❖ 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.
- ❖ Accommodate neighborhood-level services and retail uses along existing business corridors.
- ❖ 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.
- ❖ Encourage nonresidential and/or mixed-use developments to locate on land that is physically capable of supporting the particular type of development.

Because the project area is located within along a major business corridor within the urban core of the City, the requested UMU-2 land use and zoning is appropriate in order to facilitate redevelopment in this area in accordance with the goals of the City of Gainesville Comprehensive Plan. The requested land use and zoning will accommodate uses appropriate for the area, and will effectively allow a mixture of the surrounding existing uses (i.e. residential and retail).

The Urban Mixed Use (2) land-use and Urban Mixed-Use District 2 (UMU-2) zoning will allow a mixture of residential, office, business, and commercial uses in-line with the vision to allow some flexibility to cater to market demands. A complete list of allowed uses within the MU-1 zoning district is included in LDC Sec. 30-64.

## Responses to Application Questions

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### A. Surrounding Land Uses

The subject property is located within a highly urbanized portion of central Gainesville. The property is generally bounded by to the west by a commercial PD and access road to an apartment complex, to the south by an apartment complex, to the east by a mix of single family and multifamily structures, and to the north by commercial development across from Archer Road. See Figures 2 & 3 for surrounding land uses and future land use designations. It is the finding of this report that existing land uses surrounding the subject property will not be adversely affected by the proposed change in land use and zoning designations.

*Figure 6: Surrounding Property Uses, Future Land Use and Zoning Designations*

Direction	FLU Designation	Zoning	Existing Use
North	Commercial	BUS	Restaurants/Offices
	Mixed Use Low	MU-1	Multi-family

South	Mixed Use Low	PD	Multi-family
	Residential Medium	PD	Access road to Multi-family
East	Residential Medium	RMF-8	Multi-family
West	Commercial	PD	University Town Center
	Residential Medium	PD	Access road to Multi-family

**B. Adjacent Land Uses**

There are no other vacant properties within 1/2 mile that have the same land use/zoning as proposed in this application.

**C. Development Impacts**

**a. Impact to Residential Streets**

The project area is located along a non-residential street (Old Archer Road) and is in close proximity to two major arterial streets (Archer Road and SW 34<sup>th</sup> Street) Primary access to any future development will come from a combination of these non-residential streets. SW 31<sup>st</sup> Terrace is a dirt road located to the east of the project area and if it were ever used for any vehicular access point for future development, then it would be improved significantly from its current condition and would therefore be a benefit to the area.

**b. Impact on Noise and Lighting**

The proposed MU-1 land use and zoning will effectively allow similar uses that currently exist in the surrounding area (a mix of multi-family residential and commercial). Mixed use redevelopment should not adversely impact noise and lighting to surrounding properties. Protections are provided by the City, such as the noise ordinance will be enforced as part of any activity within the area. In addition, light trespass restrictions provide standards for mitigation of impacts that are enforced as part of the development review process.

**D. Environmental Resources**

There are no known environmental resources within the project site or in the immediate area.

**E. Historic Resources**

The project area does not contain any historic structures or any identified archaeological resources deemed significant by the state.

**F. Development Pattern and Community Contribution**

In accordance with the City of Gainesville Comprehensive Plan, the proposal promotes urban infill and redevelopment within the urbanized core Gainesville. The site is currently underutilized and is ripe for future redevelopment and improvement. The proposed MU-1 district will support and encourage quality, mixed-use infill redevelopment in this area.

**G. Long-Term Economic Benefits**

The proposed land use and zoning change applications to Mixed Use Low and MU-1 will be consistent with the development pattern found in the surrounding area. New development activity and investment will support the City’s Economic Development goals to create jobs, offer high quality of living opportunities, support compact urban development and raise the tax base.

**H. Level of Services Standards**

The proposed change in future land use and zoning will essentially change the permitted uses from multifamily residential (up to 30 units per acre) to a mix of multifamily (same density as existing) and non-residential uses as well. The project area consists of approximately 7.47 acres.

As stated above, the residential density maximum is the same with both the existing and proposed zoning districts and therefore, no additional impacts shall be realized as a result. However, the proposed MU-1 zoning designation does allow non-residential uses as well with a hypothetical maximum of 100,000 square feet. Therefore, the following public facilities analysis considers the maximum net increase as a result of the rezoning.

*Figure 7: Probable Development Scenario*

Scenario	Intensity	Maximum Total Non-Residential (sf)
Maximum	100,000 sf per neighborhood center	100,000 sf

**a. Roadways**

The project is located within the Transportation Concurrency Exception Area (TCEA) Zone A of the City’s Transportation Mobility Program Area (TMPA), which is intended to promote redevelopment and infill in the eastern portion of the city and the area near the University of Florida. Development within Zone A is not required to meet Level of Service standards for concurrency but will be required to comply with Policies 1.1.4 of the Comprehensive Plan Concurrency Management Element. The trip generation for the proposed change is presented in *Figure 8*. It should be noted, however, that due to the proximity to existing RTS bus service (with significant student ridership), peak traffic flow is expected to be lower than shown in *Figure 8*.



*Figure 8: Estimated Trip Generation*

Proposed Traffic Demand-Specialty Retail (ITE 814) Units: 80,00 sf (80% of total non-residential square footage)						
Category	Rate	Trips	Directional Distribution In		Direction Distribution Out	
PM Peak	5.02	402	0.44	177	0.56	225
Average Daily Total	44.32	3,55	.05	1,773	0.5	1,773
Proposed Traffic Demand-General Office Use (ITE 710) Units: 20,000 sf (20% of total non-residential square footage)						
Category	Rate	Trips	Directional Distribution in		Directional Distribution Out	
PM Peak	1.49	30	0.17	5	0.83	25
Average Daily Total	11.01	220	0.5	110	0.5	110

1-All trips calculated using the ITE 9<sup>th</sup> Edition

Total PM Peak minus TMPA Reduction (40%)	259
Total ADT minus TMPA Reduction (40%)	2,259

**b. Recreation**

The City of Gainesville is currently meeting all LOS standards for recreation. The proposed amendment will not significantly affect the required LOS.

**c. Water and Wastewater**

The property is currently served with both water and wastewater by Gainesville Regional Utilities although utilities may require upgrades. The scenario below factors a likely development scenario. Development of the site is not expected to adversely impact the level of service.

*Figure 9: Potable Water*

Developmental Scenario	Use	Size	Rate	Total (gpd)
Maximum	Commercial/Office	100,000 sf	0.15 gpd per sf	15,000 gpd

*Figure 10: Wastewater Flow*

Developmental Scenario	Use	Size	Rate	Total (gpd)
Maximum	Commercial/Office	100,000 sf	0.15 gpd per sf	15,000 gpd

**d. Solid Waste**

Solid waste will not exceed Gainesville’s established Level of Service Standard of 0.655 tons of solid waste per capita per year disposed (3.6 pounds solid waste per capita per day disposed). Collection of solid waste will not exceed Gainesville’s established Level of Service Standard of 1.07 tons of solid waste per capita per year collected (5.9 pounds of solid waste per capita per day collected).

**e. Mass Transit**

The site has direct access to several routes on the City’s Regional Transit System. The project site has a bus stop immediately abutting the site for Route 34 (UF Hub to

Gainesville Place) and nearby stops serving Route 1 (Rosa Parks Downtown Station to Butler Plaza) and Route 34 (UF Hub to Lexington Crossing).

**f. Schools**

Residential units are a permitted use at the same density when comparing the existing zoning versus the proposed zoning district. Therefore, there is no net increase in potential demand for public schools as a result of the proposed application.

**I. Site Accessibility**

The location of the site is ideal for promoting multi-modal transportation including bicycle, pedestrian, and transit use. The site provides excellent access to the City's Rail Trail located along Archer Road that leads eastward to UF, Shands and downtown Gainesville. Additionally, the area is served by a sidewalk network which connects the area to transit routes and an existing commercial development (University Town Center).

The site has direct access to several routes on the City's Regional Transit System. The project site has a bus stop immediately abutting the site for Route 34 (UF Hub to Gainesville Place) and nearby stops serving Route 1 (Rosa Parks Downtown Station to Butler Plaza) and Route 34 (UF Hub to Lexington Crossing).

**Comprehensive Plan Consistency**

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The proposed Mixed Use Low land use and MU-1 zoning designations are consistent with the City's Comprehensive Plan. The following objectives and policies are the applicable to the proposed UMU-2 applications:

***Objective 4.1***

*The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility and institutional uses at appropriate locations to meet the needs of the proposed population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.*

Consistency: As discussed throughout this report, the proposed mixed use land use and zoning designations are proposed to be located in an appropriate location that will allow for the flexibility to redevelop an urban area with a mixed of uses. The project site is located within an urbanized area with public services available to serve the site. In addition, the proposed mix of uses are complementary and consistent with the current mix of residential and commercial activities within the immediate area.

**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.*

Consistency: Because the project site is located in the urbanized core of the City with adequate public facilities and the properties are currently underutilized and ripe for redevelopment, the requested Mixed Use Low land use and MU-1 zoning is appropriate in order to support and facilitate infill redevelopment in this area in accordance with the goals of the City of Gainesville Comprehensive Plan. The requested land use and zoning will accommodate uses appropriate for the area, and will effectively allow mixture similar to the surrounding existing land uses (i.e. residential and commercial).

**Policy 4.2**

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

Consistency: The proposed UMU-2 land use and zoning designations shall be consistent with the surrounding future land use map and the adjacent uses allowed therein.

## Conclusion

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According to the Future Land Use Element Policy 4.1.3, the City will review proposed changes to the Future Land Use Map by considering the overall compatibility of the proposal; surrounding land uses; environmental impacts and constraints; whether the change promotes urban infill; and whether the best interest, community values or neighborhood support is achieved. The proposed land use change and rezoning applications are compatible with the existing development pattern in the immediate area, the City's Comprehensive Plan and Land Development Code.

The proposed uses permitted within the MU-1 zoning are compatible with the existing surrounding land use and no environmental impacts or constraints have been identified. The land use and zoning change promotes urban infill by allowing for the redevelopment of recently vacated properties.

The proposed amendments to the Future Land Use Map and zoning district are appropriate for this property to promote infill development within the urbanized portion of Gainesville. The proposed mixed-use land use and zoning designations are compatible with the surrounding areas and allow for a variety of uses appropriate for the creation of a walkable, mixed use center.



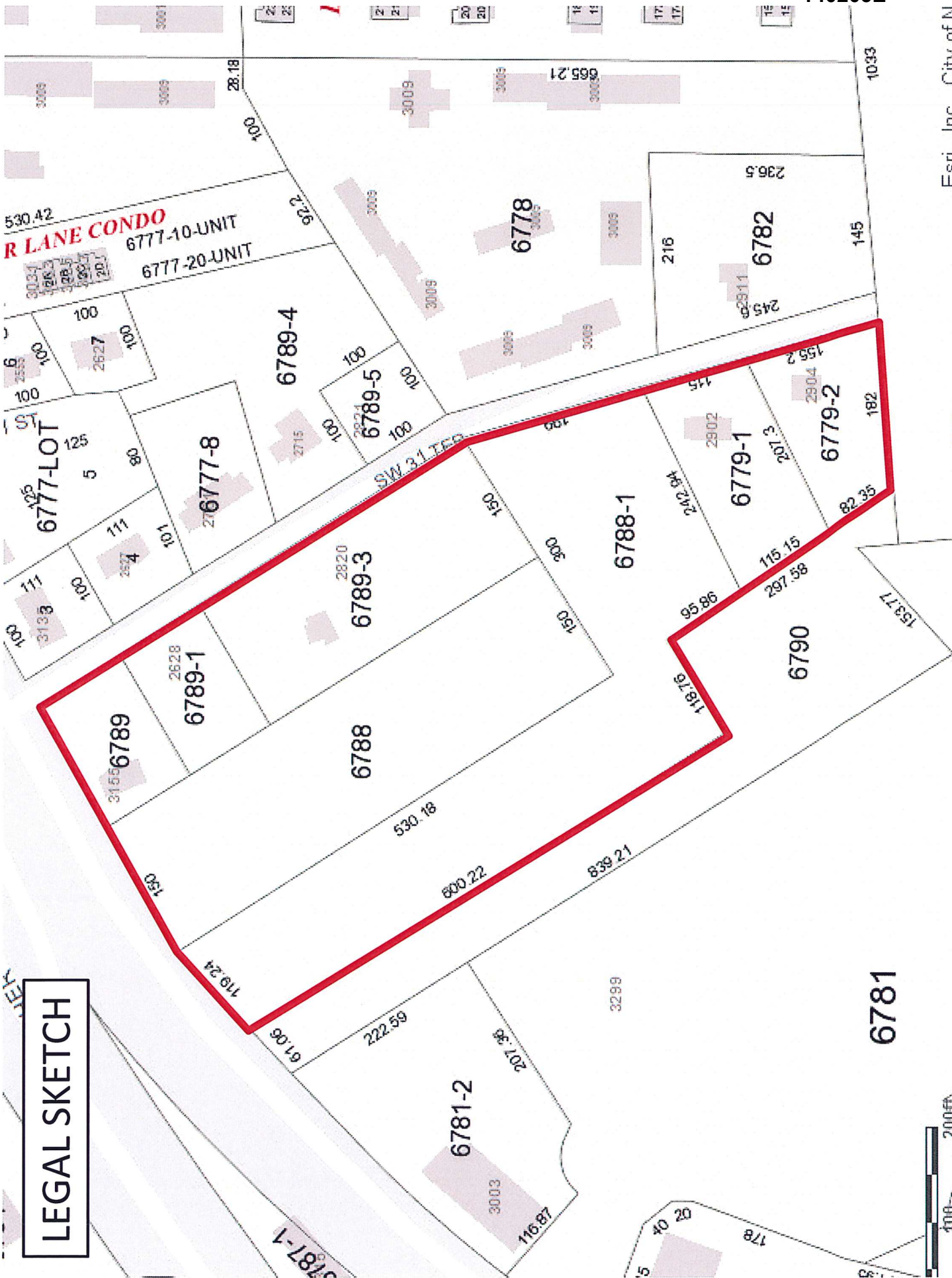
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Exhibit C-1  
140203E

## Attachment 1

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### Legal Descriptions & Legal Sketch



LEGAL SKETCH



6781

R LANE CONDO  
6777-10-UNIT  
6777-20-UNIT

6777-LOT

6781-2

6787-1



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PARCEL NO.'S 6788-000-000 & 6788-001-000 LEGAL DESCRIPTION:

DESCRIPTION AS PER OFFICIAL RECORDS BOOK 1643, PAGE 1901 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA:

From the Northwest Corner of the Napier Grant, run North 86 degrees, 15 minutes East, 59.5 feet; thence run North 33 degrees, 30 minutes West, 198.40 feet to the Point of Beginning; thence continue North 33 degrees, 30 minutes West, 162.60 feet; thence run North 57 degrees, 45 minutes East, 300 feet; thence run South 15 degrees, 36 minutes East, 199 feet; thence run South 63 degrees, 55 minutes West, 242.94 feet to the Point of Beginning. Section 13, Township 10 South, Range 19 East, TOGETHER with road easement for ingress and egress to Old State Road No. 24 (Rocky Point Road) over easement area now designated as SW 31st Terrace. This easement area is 30 feet in width and 30 feet thereof is adjacent to the above-described property on the East side.

TOGETHER WITH:

DESCRIPTION AS PER OFFICIAL RECORDS BOOK 1643, PAGE 1902 et seq. OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA:

That part of Section 13, Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at an old existing concrete monument that marks the Northwest corner of the Thomas Napier Grant as depicted upon a survey by M.K. Flowers and Associates for Mr. T. Allen Crouch, Attorney, dated May 30, 1984, Project No. 129-84 for a point of reference; thence North 86 deg. 15 min. 00 sec. East along the North line of the said Thomas Napier Grant, a distance of 59.50 feet to the Southwest corner of a description recorded in Official Record Book 964 at page 883 of the public records of said Alachua County; thence North 33 deg. 30 min. 00 sec. West along the Southwesterly boundary line of the aforementioned description, a distance of 294.23 feet to the point of beginning; thence South 57 deg. 09 min. 50 sec. West, a distance of 116.72 feet to a placed 5/8 inch re-bar with a plastic cap stamped P.L.S. 2115; thence North 32 deg. 06 min. 57 sec. West, a distance of 600.22 feet to a placed 5/8 inch re-bar with a plastic cap stamped P.L.S. 2115 at an intersection with the southerly right of way lone of old State Road No. 24 (Rocky Point Road); thence North 46 deg. 33 min. 25 sec. East along the said Southerly right of way line, a distance of 115.99 feet to an existing pipe with a P.L.S. 1772 cap that marks the Northeast corner of a previous survey of the Anchor's property by W.D. Parrish, dated January 9, 1979, Work Order 875; thence South 32 deg. 06 min. 06 sec. East along the Northeasterly boundary line of the said Parrish survey, a distance of 20.02 feet to an existing pipe with a P.L.S. 1772 cap that marks the Northwesterly corner of the Syfrett tract, as per description recorded in Official Record Book 366, page 313 of the said public records; thence South 32 deg. 11 min. 21 sec. East along the Westerly boundary line of the said Syfrett tract, a distance of 530.13 feet to an old 1.0 inch pipe that marks the Southwesterly corner of the said Syfrett tract and the Northwesterly corner of the Grim tract, as per description recorded in Official Record Book 964, page 882 of the said public records; thence South 32 deg. 50 min. 10 sec. East along the Westerly line of the said Grim tract, a distance of 70.04 feet to a placed 5/8 inch re-bar with a P.L.S. 2115 cap; thence 57 deg. 09 min. 50 sec. West, a distance of 1.67 feet to the said point of beginning.

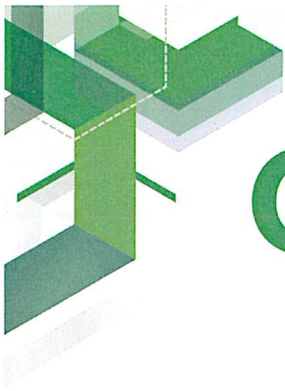
TOGETHER WITH:

DESCRIPTION AS PER OFFICIAL RECORDS BOOK 1655, PAGE 25 et seq. OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA:

The West Seventy-five (75') feet of the following described property; Commence at a point on the North line of the Napier Grant, at a point 59-1/2 feet East of the Northwest corner of the Napier Grant, thence run North 33°30' West 361 feet to the Point of Beginning; thence run North 57°45' East, 150 feet; thence run North 32°15' West, 537.4 feet thence run South 56°46' West, 150 feet to a point 100 feet South of the center line of the SAL Railroad, thence South 33°30' East, 530 feet to the Point of Beginning in Section 13, Township 10 South, Range 19 East, Alachua County, Florida.

The East Seventy-five (75') feet of the following described property; Commence at a point on the North Line of the Napier Grant, at a point 59-1/2 feet East of Northwest corner of the Napier Grant, thence run North 33 deg. 30 mins. West 361 feet to the point of beginning; thence run North 57 deg. 45 mins. East, 150 feet; thence run North 32 deg. 15 mins. West 537.4 feet, thence run South 56 deg. 46 mins. West 150 feet to a point 100 feet South of the center line of the SAL railroad, thence South 33 deg. 30 mins. East, 530 feet to the point of beginning in Section Thirteen (13), Township Ten (10) South Range Nineteen (19) East, Alachua County, Florida.





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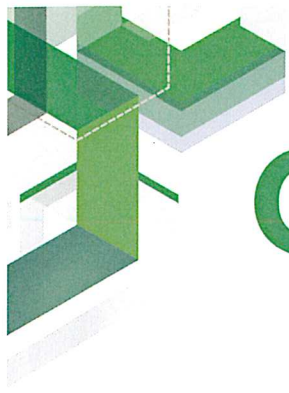
PARCEL NO. 6789-000-000 LEGAL DESCRIPTION:

Commence at the Northwest corner of Napier Grant and thence run North  $86^{\circ}15'$  East 59.5 feet; thence run North  $33^{\circ}30'$  West 891 feet to a point 100 feet South of the Center line of the S.A.L. Railroad; thence run North  $56^{\circ}46'$  East 150 feet to the Point of Beginning; thence run North  $59^{\circ}36'$  East 75 feet; thence run South  $32^{\circ}15'$  East 100 feet; thence run South  $59^{\circ}36'$  West 75 feet; thence run North  $32^{\circ}15'$  West 100 feet to the Point of Beginning, all lying and being in Section 13-10-19, Alachua County, Florida.

AND

Commence at the Northwest corner of the Napier Grant and run North  $86^{\circ}15'$  East  $59 \frac{1}{2}$  feet; thence North  $33^{\circ}30'$  West 891 feet to a point 100 feet from the centerline of the S.A.L. Railroad; thence North  $56^{\circ}46'$  East 150 feet; thence North  $59^{\circ}36'$  East 75 feet to the Point of Beginning; thence North  $59^{\circ}36'$  East 75 feet; thence South  $32^{\circ}25'$  East 100 feet; thence Westerly parallel to the North line 75 feet; thence North to the Point of Beginning, in Section 13, Township 10 South, Range 19 East.

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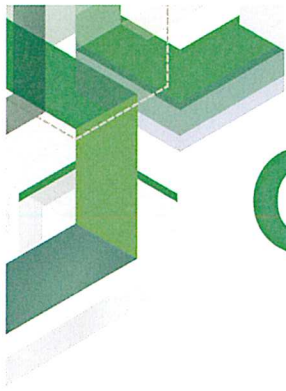


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PARCEL NO. 6789-001-000 LEGAL DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF THE NAPIER GRANT AND RUN NORTH 86 DEG. 15 MIN. EAST 59.5 FEET, THENCE NORTH 33 DEG. 30 MIN. WEST 891 FEET TO A POINT 100 FEET FROM THE CENTER LINE OF THE S.A.L. RAILROAD, THENCE NORTH 56 DEG. 46 MIN. EAST 150 FEET; THENCE NORTH 59 DEG. 36 MIN. EAST 150 FEET; THENCE SOUTH 32 DEG. 25 MIN. EAST 100 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 32 DEG. 25 MIN. EAST 100 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 32 DEG. 25 MIN. EAST 100 FEET; THENCE SOUTH 59 DEG. 36 MIN. WEST 150 FEET; THENCE NORTH 32 DEG. 15 MIN. WEST 100 FEET; THENCE NORTHEASTERLY 150 FEET TO THE POINT OF BEGINNING, IN SECTION THIRTEEN (13), TOWNSHIP TEN (10) SOUTH, RANGE NINETEEN (19) EAST, ALACHUA COUNTY, FLORIDA.

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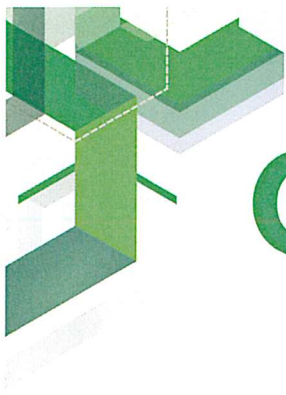


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PARCEL NO. 6789-003-000 LEGAL DESCRIPTION:

Commence at the NW corner of the Napier Grant and run N 86°15' E 59.5 feet, thence N 33°30' W 891 feet to a point 100 feet from the center line of the S.A.L. Railroad, thence N 56°46' E 150 feet; thence N 59°36' E 150 feet; thence S 32°25' E 200 feet to the place of beginning; thence S 32°25' East 334.8 feet; thence S 57°45' W 150 feet; thence N 32°15' W 337.4 feet; thence N 59°36' E 150 feet to the point of beginning, in Section 13, Township 10 South, Range 19 East, Alachua County.

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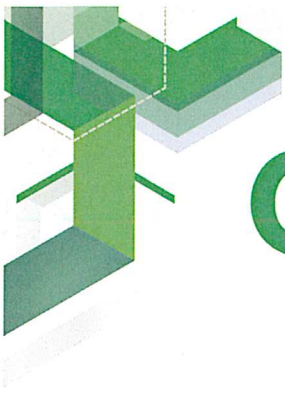


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PARCEL NO. 6779-001-000 LEGAL DESCRIPTION:

Commence at the Northwest corner of Napier Grant and run North  $86^{\circ}15'$  East 59.5 feet, thence run North  $33^{\circ}30'$  West 82.35 feet to the Point of Beginning; thence run North  $33^{\circ}30'$  West 115.15 feet, thence run North  $63^{\circ}55'$  East 242.94 feet; thence run South  $15^{\circ}36'$  East 115 feet, thence run South  $63^{\circ}37'$  West 207.3 feet to the Point of Beginning. All being and lying in Fractional Section 13, Township 10 South, Range 19 East, Alachua County, Florida.

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PARCEL NO. 6779-002-000 LEGAL DESCRIPTION:

Commence at the Northwest corner of Napier Grant and run North 86 degrees 15 minutes East 59.5 feet to the Point of Beginning, thence run North 33 degrees 30 minutes West 83.25 feet, thence run North 63 degrees 37 minutes East 207.3 feet, thence run South 15 degrees 36 minutes East 155.2 feet, thence run South 86 degrees 15 minutes West 182 feet to the Point of Beginning. All being and lying in Fractional Section 13, Township 10 South, Range 19 East, Alachua County, Florida.

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## Attachment 2

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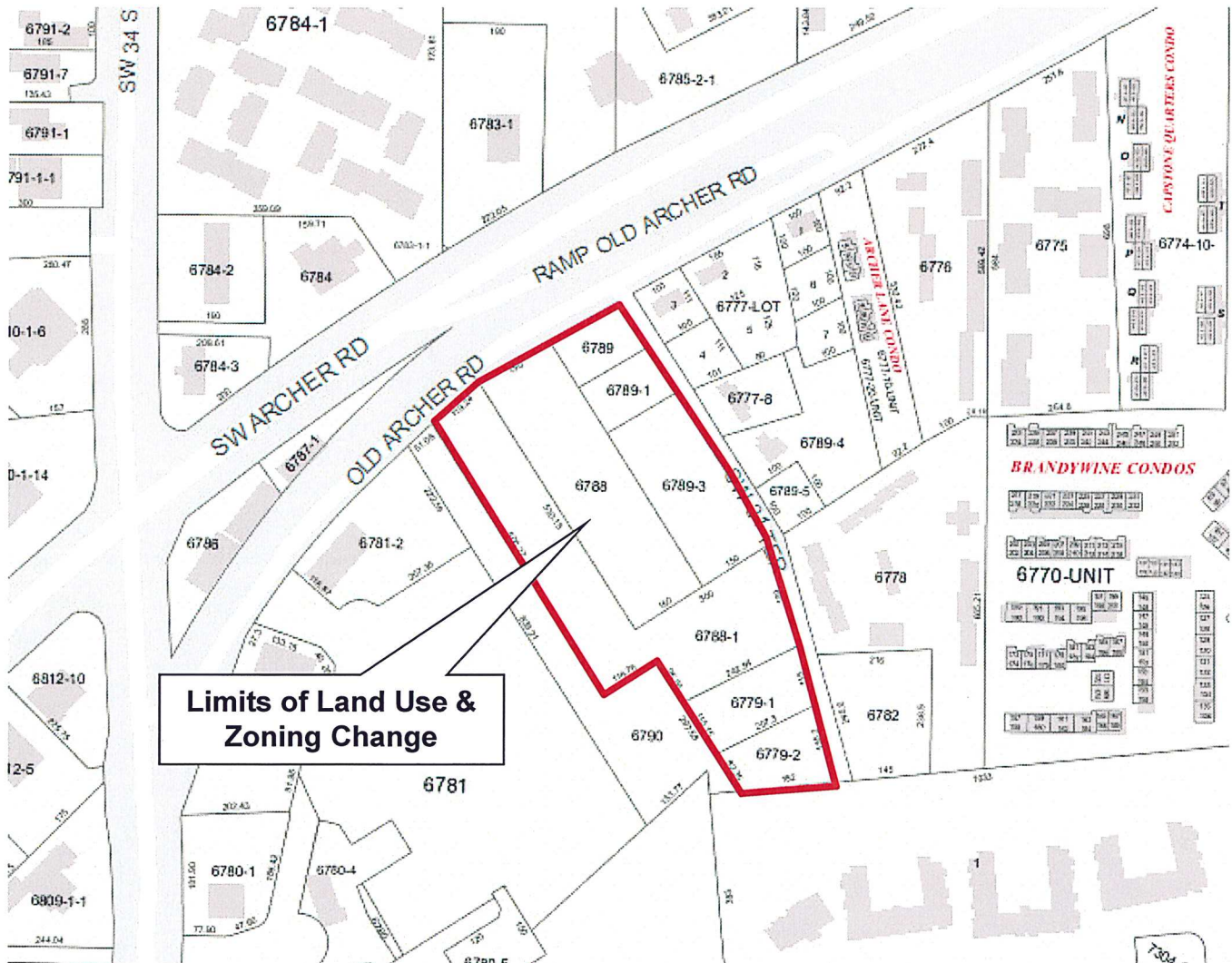
### Neighborhood Workshop Materials

## Neighborhood Workshop Notice

For a proposed land use & zoning change for the properties listed below.

Date: May 21, 2014  
Time: 6:00 p.m.  
Place: Homewood Suites (Gator Room) – 3333 SW 42<sup>nd</sup> Street  
Contact: Eng, Denman & Associates, Inc. at (352) 373-3541

Neighborhood workshop to discuss a proposed land use change from Residential Medium Density to Mixed Use Low and change in zoning from RMF-8 to Mixed Use-1 (MU-1) of parcel numbers 6789-0-0, 6789-1-0, 6789-3-0, 6788-0-0, 6788-1-0, 6779-1-0 & 6779-2-0 located at the 3100 block of Old Archer Road. 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.



# PEOPLE



One of several small drones designed for use by law enforcement and first responders is shown at University of North Dakota in Grand Forks, N.D.

## News media challenge ban on journalism drones

The Associated Press — WASHINGTON — More than a dozen media organizations challenged the government's ban on the use of drones by journalists Tuesday, saying the Federal Aviation Administration's position violates First Amendment protections for news gathering.

Officials have sent warning letters to journalists found to have used small unmanned aircraft to take photos and videos. The agency suggested to one Ohio newspaper that it refrain from publishing video of a burning building taken independently by a drone hobbyist, even though hobbyists, unlike journalists, are permitted to fly drones, according to the brief.

The FAA's position is untenable as it rests on a fundamental misunderstanding about journalism. News gathering is not a "business purpose." It is a First Amendment right.

Media organizations are intensely interested in using drones for photography and videos because they are far less expensive to buy and operate than a manned airplane or helicopter, and because their size and versatility provide visual perspectives often not possible with manned aircraft.

The FAA won't currently

# Monica Lewinsky speaks about affair with Clinton

WASHINGTON — Monica Lewinsky says there's no question her boss — Bill Clinton — "took advantage" of her when he was president. But she says their affair was consensual and if there was any abuse involved, it came afterward, when Clinton's inner circle tried to discredit her and the president's opponents used her as a political pawn.



Monica Lewinsky arrives for a special screening of "The Score" in New York in 2001.

Her willingness to step forward may come as an inopportune time as former first lady Hillary Rodham Clinton considers running for president. Republicans have signaled they don't consider her husband's scandal from the late 1990s out of bounds in the real of 2016-style political dialogue.

when her liaisons with Clinton began in 1995. Clinton's lies about the relationship contributed to his impeachment by the House in 1998; the Senate acquitted him. Lewinsky writes that she deeply regrets the affair and made a point of staying silent through several presidential campaigns to avoid becoming a distraction. Now, she writes, it's time to stop "tip-toeing around my past — and other people's futures. I am determined to have a different ending to my story. I've decided, finally, to stick my head above the parapet."

**NOTABLE DEATH**  
BILLY FRANK JR., the tribal fisherman who led the Northwest "fish wars" that helped restore fishing rights for American Indians four decades ago, has died at age 83. The Northwest Indian Fisheries Commission on Monday confirmed his death.

**BIRTHDAYS**  
Singer Jimmy Ruffin is 75. Rhythm and blues singer Thelma Houston is 71. Actress Robin Strasser is 69. Movie writer-director Amy Heckerling is 62.



FIFTH-GRADE FUN: Check out a photo gallery of Fifth-Grade Fun Day at Citizens field at www.gainesville.com.

**MOST VIEWED STORIES**  
1. More 1-75 accident details: Funerals Thursday and Friday  
2. Libertarian activist to run for District 4 Alachua County seat  
3. Muschamp talks 2014 prospects on booster circuit  
4. Florida football spring report card  
5. Homeless center opens with minimal services at first

**TODAY'S TOPIC**  
Answer online at [gainesville.com](http://gainesville.com)  
Do you support prayers at public meetings?

**AVAILABLE RESPONSES:**  
Yes, Yes, as long as they're broadly inclusive: No  
**MEYER SPORTS FANATICS:** Check out Page 2C for Sports Topic and answer online at [www.gatorsports.com](http://www.gatorsports.com).

**YESTERDAY'S RESPONSE**  
Have you ever been stranded beside the interstate with a flat tire?

**YES: 386**  
**NO: 331**  
Results are strictly surveys of those who choose to participate and are not valid statistical samples.

**LOTTERY**  
Tuesday, May 6  
CASH  
Early drawing: 3-3-2  
Night drawing: 8-8-0  
PLAY 4  
Early drawing: 2-6-8-9  
Night drawing: 0-9-6-4  
FANTASY 5  
7-14-19-21-28  
MEGAMONEY  
5-13-27-42-MB-5  
MEGA MILLIONS  
18-20-27-48-51-MB-5

**PREVIOUS RESULTS**  
FANTASY 5 — Monday  
12-22-23-24-33  
Match Payoff: ..... Winners  
5 of 5: \$215,891.44 ..... 1  
4 of 5: \$111 ..... 313  
3 of 5: \$10 ..... 3,628

**The Gainesville Sun**  
Commitment to accuracy  
The Gainesville Sun promptly corrects errors of fact appearing in its news columns. If you believe we have made an error, call the news department at (352) 374-5059 days or 374-5044 at night. If you have a question or comment about coverage, write to Douglas Ray, Executive editor, 2100 SW 13th Street, Gainesville, Florida, 32608. Email: doug.ray@gainesville.com. Or call (352) 374-5055.

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**HEAD START PROGRAM**  
Now accepting 2014-2015 applications  
Services offered to low-income eligible children, disabilities and homeless families. Child must be age 3 or 4 by September 1, 2014.

**Mass Registration Days**  
Every Tue & Thur 8am-3pm or by appointment  
at the Fearnside Family Services Center 955-6875

**Weekly Registration Opportunities at the Following Locations at:**

- Metcalfe Elementary 955-7056
- Prairie View Academy 955-7057
- Terwilliger Elementary 955-7059
- Wiles Elementary 955-7475

Wednesdays 8am-3pm or by appointment

**Fridays services available from 9am-12 noon at Library Partnership 1101 NE 16th Street**

Please call any location for information about what documents are needed to apply.

**PUBLIC NOTICE**  
Neighborhood workshop to discuss a proposed land use change from Residential Medium Density to Mixed Use Low and change in zoning from RM-25 to Mixed-Use (M-25) of parcel numbers 67-04-04, 67-04-05, 67-04-06, 67-04-07, 67-04-08, 67-04-09, 67-04-10, 67-04-11, 67-04-12, 67-04-13, 67-04-14, 67-04-15, 67-04-16, 67-04-17, 67-04-18, 67-04-19, 67-04-20, 67-04-21, 67-04-22, 67-04-23, 67-04-24, 67-04-25, 67-04-26, 67-04-27, 67-04-28, 67-04-29, 67-04-30, 67-04-31, 67-04-32, 67-04-33, 67-04-34, 67-04-35, 67-04-36, 67-04-37, 67-04-38, 67-04-39, 67-04-40, 67-04-41, 67-04-42, 67-04-43, 67-04-44, 67-04-45, 67-04-46, 67-04-47, 67-04-48, 67-04-49, 67-04-50, 67-04-51, 67-04-52, 67-04-53, 67-04-54, 67-04-55, 67-04-56, 67-04-57, 67-04-58, 67-04-59, 67-04-60, 67-04-61, 67-04-62, 67-04-63, 67-04-64, 67-04-65, 67-04-66, 67-04-67, 67-04-68, 67-04-69, 67-04-70, 67-04-71, 67-04-72, 67-04-73, 67-04-74, 67-04-75, 67-04-76, 67-04-77, 67-04-78, 67-04-79, 67-04-80, 67-04-81, 67-04-82, 67-04-83, 67-04-84, 67-04-85, 67-04-86, 67-04-87, 67-04-88, 67-04-89, 67-04-90, 67-04-91, 67-04-92, 67-04-93, 67-04-94, 67-04-95, 67-04-96, 67-04-97, 67-04-98, 67-04-99, 67-04-100.

The meeting will be held on Wednesday, May 27, 2014 at 6:00 p.m. at HomeWood Suites (Gator Room), located at 3335 SW 42nd Street.

Contact: Clay Sledge, AICP  
eda engineers — surveyors — planners, inc.  
Phone: (352) 374-6464.

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Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

CITY OF GAINESVILLE  
ATTN: MIKE HOGE  
PO BOX 490 MS 11  
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

Ashton  
ROXANNE WATKINS  
4415 NW 58 AVE  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Black Acres  
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  
GILBERT S MEANS, SR  
2153 SE HAWTHORNE RD #111  
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  
JUANITA CASAGRANDE  
1911 NW 22 DRIVE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Golfview  
CHRIS MONAHAN  
222 SW 27 ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Greater Northeast Community, 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  
MAXINE 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

Lampighter  
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

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

Appletree  
JUDITH MORROW  
3616 NW 54 LANE  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Kirkwood  
KATHY ZIMMERMAN  
1127 SW 21 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Raintree  
RONALD BERN  
1301 NW 23 TER  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview  
ROB GARREN  
1805 NW 34 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood  
KERRI CHANCEY  
1310 NW 30 ST  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Springtree  
KATHY MEISS  
2705 NW 47 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Stephen Foster Neighborhood Association  
ROBERT PEARCE  
714 NW 36 AVE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Suburban Heights  
DIANN DIMITRI  
5015 NW 19 PLACE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood  
HEATHER REILLY  
426 SW 40 TERRACE  
GAINESVILLE, FL 32607

**Exhibit C-1  
140203E**

Neighborhood Workshop Notice

Sugarhill  
CYNTHIA COOPER  
1441 SE 2 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn  
ATTN: RITA SMITH  
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

Forest Ridge/Henderson Heights  
JUANITA CASAGRANDE  
1911 NW 22 DRIVE  
GAINESVILLE, FL 32605-3953

Neighborhood Workshop Notice

Pinebreeze  
JUDITH MEDER  
3460 NW 46 PL  
GAINESVILLE, FL 32605

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

Florida Bank  
LAUDE ARNALDI  
PO BOX 5549  
GAINESVILLE, FL 32627

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

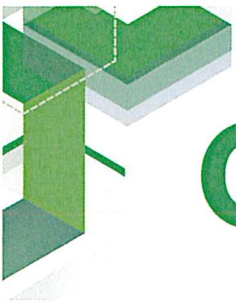
Neighborhood Workshop Notice

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





engineers • surveyors • planners, inc.

## Neighborhood Meeting Minutes

Location: Homewood Suites  
Gator Room  
3333 SW 42<sup>nd</sup> Avenue  
Gainesville, Florida 32608

Meeting Date & Time: May 21, 2014 at 6:00 pm

Community Participants: 1

Attendees: Bill Caton 13313 NW 214 Ter. 262-6038

### Project Representatives:

Planner: Clay Sweger (eda)  
Owner Representative: David Clement

### Meeting Minutes:

Mr. Sweger gave a brief presentation regarding the proposed change in future land use and zoning on the subject properties. He then opened up the meeting to questions.

Mr. Caton indicated that he owned property in the area and represented a group of neighbors at the meeting. They received the notice and wanted to attend the meeting to gather the facts regarding the request.

He asked what would be the permitted uses and what would be the density. Mr. Sweger mentioned that the MU-1 zoning allows a mix of residential, office and commercial uses and that the residential density is up to 30 units per acre.

At the conclusion of the meeting, Mr. Caton indicated that he did not object to our proposed land use & zoning changes.

C-2



PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION  
PO Box 490, Station 12  
Gainesville, FL 32627-0490  
P: (352) 334-5023  
F: (352) 334-3259

**PUBLIC NOTICE SIGNAGE AFFIDAVIT**

Petition Name PR-14-71 LUC & PR-14-72 ZON  
Applicant (Owner or Agent) eda  
Tax parcel(s) 6789-0, 6789-1, 6789-3, 6788-0, 6788-1, 6779-1, 6779-2

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7. [Signature]  
8. Applicant (signature) Clay Sweger  
Applicant (print name)

STATE OF FLORIDA,  
COUNTY OF ALACHUA  
Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 8th day of July, 2014, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.  
Brenna Kathleen French Notary Public  
My Commission expires: 3/7/17

RECORDING SPACE  
  
BRENNA KATHLEEN FRENCH  
MY COMMISSION #EE881812  
EXPIRES March 7, 2017  
FloridaNotaryService.com  
(407) 398-0153

Form revised on March 11, 2014. Form location: <http://www.cityofgainesville.org/PlanningDepartment.aspx>

FOR OFFICE USE ONLY  
Petition Number \_\_\_\_\_ Planner \_\_\_\_\_