

TO: City Plan Board

Item Number: 3

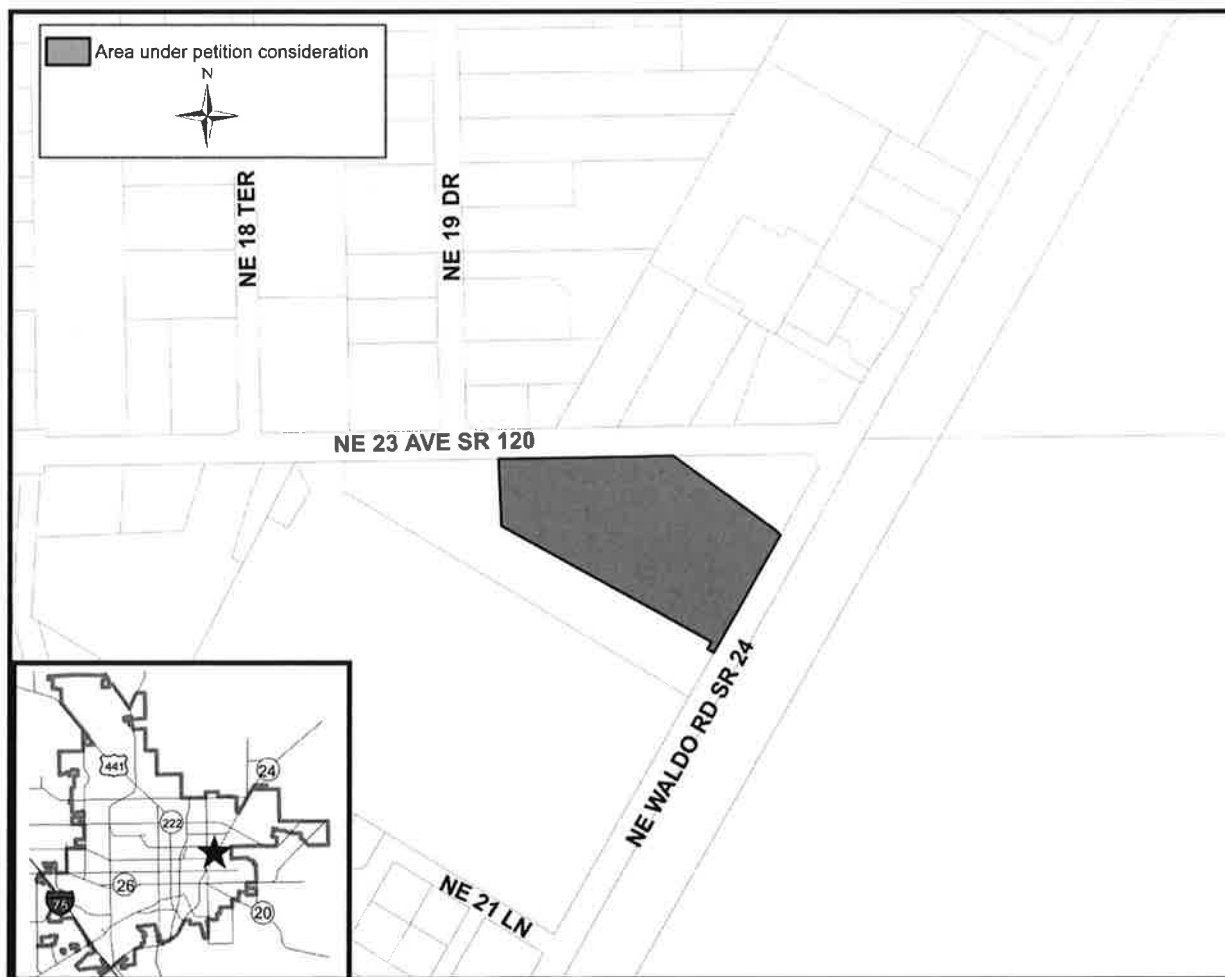
FROM: Planning & Development Services Department
 Staff

DATE: March 24, 2016

SUBJECT: Petition PB-16-28 ZON. Linda Dixon PDC/UF, agent for University of Florida Foundation, Inc., owner. Rezone property from MH: 12 units/acre mobile home residential district to ED: Educational services district. Located at 2200 NE Waldo Road.

Recommendation

Staff recommends approval of Petition PB-16-28 ZON.



Description

This proposed rezoning from the MH: 12 units/acre mobile home residential district to the ED: Educational services district pertains to the University of Florida East Campus. This approximately 3.7-acre, previously developed and used for mobile home sites, and currently vacant property is located on the west side of Waldo Road and south of Northeast 23rd Avenue (see map on preceding page, and aerial photo in Appendix B, Exhibit B-1).

The property comprises the northeastern corner of the approximately 20.75-acre, University of Florida East Campus that fronts both Waldo Road and NE 23rd Avenue. To the north and at the southeastern corner of the intersection of NE 23rd Avenue (4-lane, County arterial roadway) and Waldo Road (State Road 24, a four-lane, divided highway and a Gateway Street (Sec. 30-306 of the Land Development Code)), is a gas station with convenience store. To the east and across Waldo Road is the Tacachale residential facility (of the State of Florida Agency for Persons with Disabilities) for people with developmental disabilities. Surface parking for UF's East Campus is to the west and south, and UF's current plan is to use this property for additional surface parking for the East Campus.

This property abuts Education land use to the west and south, Commercial land use and NE 23rd AVE to the north (north of which is Industrial land use), and Waldo Road to the east (beyond which is Public Facilities land use). The corresponding zoning districts are ED (Educational services) to the west and south, BUS (General business district) and BI (Business industrial) to the north (across NE 23rd AVE), and PS (Public services and operations) to the east of Waldo Road.

See Table 1 on Page 7 for a tabular summary of adjacent existing uses and adjacent zoning and land use categories. See Exhibits B-2 and B-3 for maps that show the existing and proposed land use categories.

The property is within the Eastside Community Redevelopment Area, but it is not within either the Enterprise Zone or a special area plan. This property is part of the Campus Master Plan and is subject to the provisions of the 2015-2025 Campus Development Agreement.

The proposed zoning change from MH: 12 units/acre mobile home residential district to the ED: Educational services district is appropriate for the property's use as the University of Florida East Campus, and, if approved, will result in the entire East Campus being in the ED zoning district. The current MH zoning district category (see Exhibit B-5) does not allow institutions of higher learning.

This petition is related to Petition PB-16-27 LUC, which proposes a land use change from Residential Low-Density (up to 12 units per acre) to Education.

Key Issues

- The proposed rezoning to the Educational services district is consistent with the City's Comprehensive Plan and with Plan East Gainesville.
- The Educational services zoning district (ED) is ideal for university facilities, matches the ED zoning that pertains to the remainder of UF's East Campus, and is needed for continued development of the East Campus.

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 from the MH: 12 units/acre mobile home residential district to the ED: Educational services district is appropriate for use of the property as part of the UF East Campus. The Education land use category states in part that this "category identifies appropriate areas for public and private schools and institutions of higher learning when located outside of neighborhood centers (activity centers)". The requested Educational services district zoning is wholly consistent with the Education land use proposed by related Petition PB-16-27 LUC.

The UF East Campus is within the Innovation Zone (see Exhibit B-4 for map) that is mapped in the Future Land Use Element (FLUE). See Appendix A for applicable policies of the Intergovernmental Coordination Element, for the complete description of the Education future land use category in FLUE Policy 4.1.1, and for other applicable policies of the City's comprehensive plan.

2. Conformance with the Land Development Code

The proposed rezoning to the ED district will implement the Education land use category proposed by related Petition PB-16-27 LUC. Although City of Gainesville land use and zoning are required for properties that are in the Campus Master Plan, development plan review & approval and building permit review & approval for such properties is the purview of the University of Florida, and not of the City of Gainesville.

3. Changed Conditions

This 3.7-acre portion of the approximately 20.75-acre University of Florida East Campus was not owned by the University of Florida when Education land use and Educational services district zoning were adopted for the other 17 acres of the campus in 2011 (Ordinance Nos. 100777, 100778, 100850 and 100851). The 3.7-acre property is now owned by the university, and it was brought under the jurisdiction of the updated Campus Master Plan in 2015.

4. Compatibility

The proposed Educational services district (ED) zoning is compatible with the surrounding area. The west and south sides of the 3.7-acre property abut the northern surface parking area lot of the University of Florida East Campus, which, other than the parcel that is the subject of this petition, has ED zoning and Education land use. As previously stated in this staff report, UF's current plan is to use this property for additional surface parking. Both the proposed ED zoning and UF's currently proposed future use of the property for additional surface parking are consistent and compatible with the adjacent ED zoning of the East Campus. The proposed ED zoning is also compatible with the Tacachale residential facility (located to the east and across four-Waldo Road (State Road 24, a four-lane highway)) and its Public services & operations district zoning.

The General business district (BUS) zoning to the north (property is developed with a gas station and convenience store) is not incompatible with the proposed ED zoning. Should any compatibility questions arise during the time of future development plan review by UF, they would be addressed in accordance with applicable provisions of the Campus Master Plan.

5. Impacts on Affordable Housing

The proposed rezoning from the MH: 12 units/acre mobile home residential district to the ED: Educational services district for this 3.7-acre, University of Florida property will have a negligible impact on the supply of potential affordable housing in the City.

Transportation

This rezoning from the MH: 12 units/acre mobile home residential district to the ED: Educational services district entails no major transportation issues.

The 3.7-acre property is accessible by transit, bicycle and walking from Waldo Road and from Northeast 23rd Avenue. There are sidewalks on both sides of NE 23rd Avenue and on the west side of Waldo Road, a bicycle/pedestrian path on the east side of Waldo Road, and RTS service along Waldo Road and Northeast 23rd Avenue. RTS Route 24 provides service between the Rosa Parks RTS Downtown Station and Job Corps every 60 minutes on weekdays and no service on weekends. RTS Route 25A provides weekday service at 70-minute intervals between the UF Commuter Lot and Gainesville Regional Airport, and no service on weekends.

The property is located within Transportation Concurrency Exception Area (TMPA) Zone A, but the impacts on roadways and other public infrastructure are addressed by the 2015-2025 Campus Development Agreement. The applicant states on page 4 of the application that "this parcel will be used for the foreseeable future as an overflow parking area for the East Campus, which is included in the 2015-2025 Campus Development Agreement. This 2015 agreement established the amount and type of square footage that could be built, before needing to be re-addressed with the City."

Environmental Impacts and Constraints

There are no major environmental impacts and constraints associated with this petition. The property is located in FEMA Flood Zone X, outside of the 100-500-year floodplain and is within the Tertiary Wellfield Protection Zone, which is the least restrictive of the three wellfield protection zones.

The following comments were provided in a March 7, 2016 memorandum from the City's Environmental Coordinator:

“The subject petitions include a proposed change in land use and zoning for a 3.7-acre parcel (10807-000-000), previously developed and utilized as a mobile home residential neighborhood. 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*.

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 30-310. There are no evident or documented natural features or archaeological artifacts protected under criteria stipulated in Section 30-310.”

Petition PB-16-28 ZON
March 24, 2016

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Andrew Persons", with a long horizontal flourish extending to the right.

Andrew Persons, AICP
Interim Principal Planner

A handwritten signature in blue ink, appearing to read "Dean Mimms", with a long horizontal flourish extending to the right.

Prepared by: Dean Mimms, AICP
Lead Planner

Table 1**Adjacent Existing Uses**

North	Gas station with convenience store; NE 23 rd AVE (4-lane, County arterial roadway, with sidewalks on both sides)
South	Surface parking for University of Florida East Campus
East	Waldo Road (State Road 24), a 4-lane, divided highway with sidewalk on east side, multi-use path on west side
West	Surface parking for University of Florida East Campus

Adjacent Zoning and Land Use and Zoning

	Land Use Category	Zoning Category
North	Commercial; NE 23 rd AVE (2-lane, County arterial roadway)	BUS (General business district); NE 23 rd AVE (2-lane, County arterial roadway), north of which is BI (Business industrial district)
South	Education	ED (Educational services district)
East	Waldo Road (State Road 24), a 4-lane, divided highway	Waldo Road (State Road 24), a 4-lane, divided highway, east of which is PS (Public services and operations district)
West	Education	ED (Educational services district)

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: Innovation Zone
- Exhibit B-5 Educational services district (ED)

Appendix C Application Package

Exhibit C-1 Rezoning Application

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Future Land Use Element

Objective 1.5 Discourage the proliferation of urban sprawl.

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 Agritechology, Aviation and Aerospace, Information Technology, Life Sciences and Medical Technology.

Policy 2.2.1 The City shall use the City's Strategic/Action Plan for Economic Development and shall collaborate with its community partners on the Economic Development University Community Committee (EDUCC) to encourage development of the Gainesville Innovation Zone.

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 3.5 Ensure that the future plans of State government, the School Board of Alachua County, the University of Florida, and other applicable entities are consistent with this Comprehensive Plan to the extent permitted by law.

Policy 3.5.5 The City shall coordinate with the University of Florida regarding the implementation of the University of Florida Campus Master Plan, as appropriate, to support future university growth while mitigating any impacts on public facilities and services such as roads, utilities, parks and recreation.

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

Education

This category identifies appropriate areas for public and private schools and institutions of higher learning when located outside of neighborhood centers (activity centers). Land development regulations shall address compatibility with surrounding uses and infrastructure needs, except in a special area plan, where there shall be no floor area ratio maximum. The intensity of development on property covered by a special area plan shall be regulated by the Urban Design Standards that include building height, build-to lines, setback requirements and building coverage to determine intensity of use instead of a maximum floor area ratio.

Intergovernmental Coordination Element

Goal 1 To coordinate the plans and activities of the various units of government to promote effective, efficient comprehensive planning, and provision of urban services, and to mitigate potential conflicts between jurisdictions.

Policy 1.1.13 The City of Gainesville recognizes the adopted University of Florida Campus Master Plan as the campus master plan prepared pursuant to Florida statutory requirements.

Petition PB-16-28 ZON
March 24, 2016

Appendix B Supplemental Documents

EXHIBIT

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B-1

150845B



AERIAL PHOTOGRAPH

Petition Number	PB-16-28 ZON
Petition Request	Rezone property from MH: 12 units/acre mobile home residential district to ED: Educational services district
Name	Linda Dixon, PDC/UF, agent for University of Florida Foundation, Inc., owner



No Scale

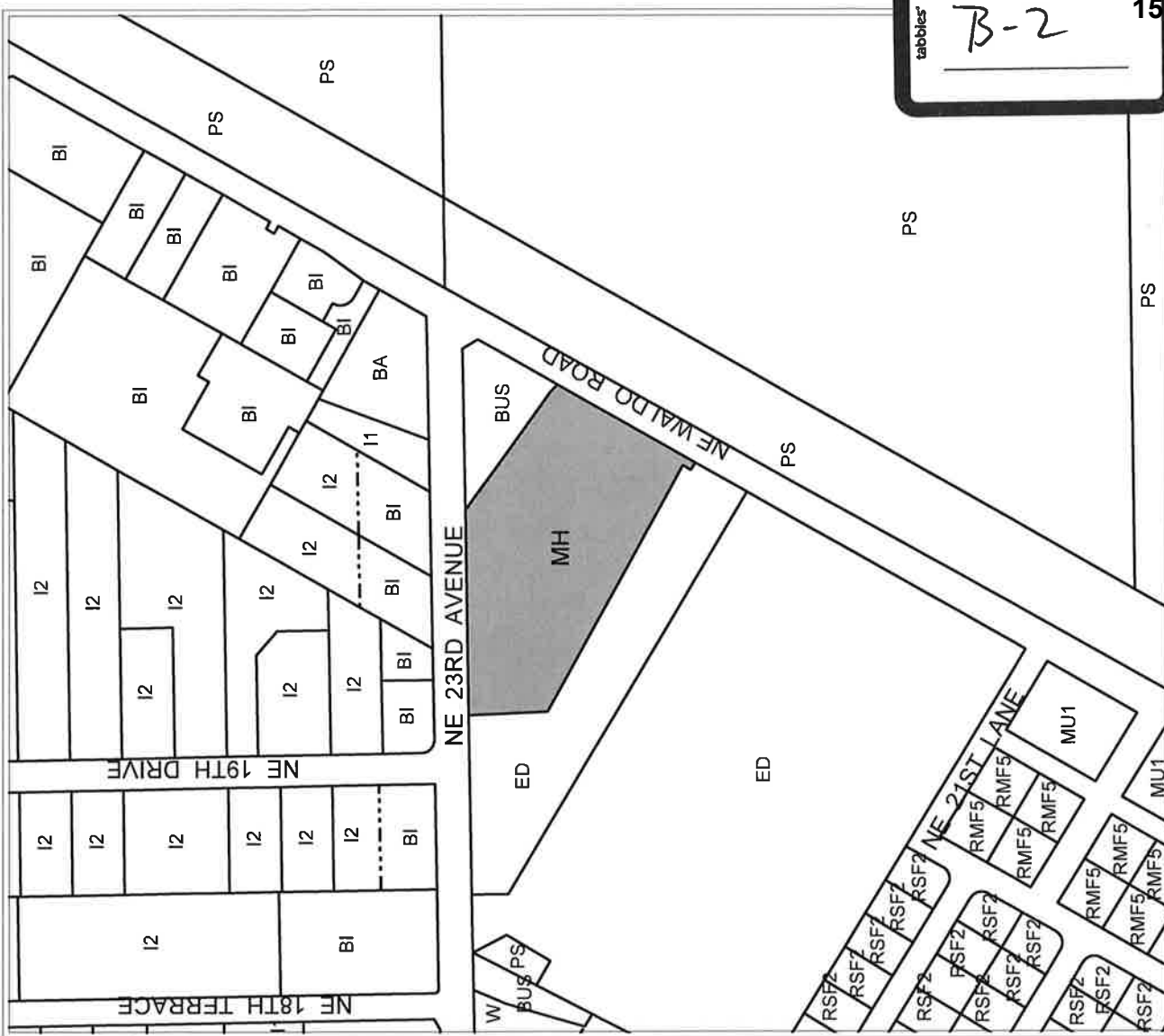
City of Gainesville Zoning Districts

- RSF-2 4.6 units/acre Single-Family Residential
- RMF-5 12 units/acre Single-Family/Multiple Family Residential
- MH 12 units/acre Mobile Home Residential
- BUS General Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- BI Business Industrial
- W Warehousing and Wholesaling
- I-2 General Industrial
- PS Public Services and Operations
- ED Educational Services


Area under petition consideration



----- Division line between two zoning districts



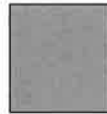
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EXHIBIT
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EXISTING ZONING	
	Petition Number
	PB-16-28 ZON
	Petition Request
	Rezone property from MH: 12 units/acre mobile home residential district to ED: Educational services district
	Name
	Linda Dixon, PDC/UF, agent for University of Florida Foundation, Inc., owner
	 No Scale

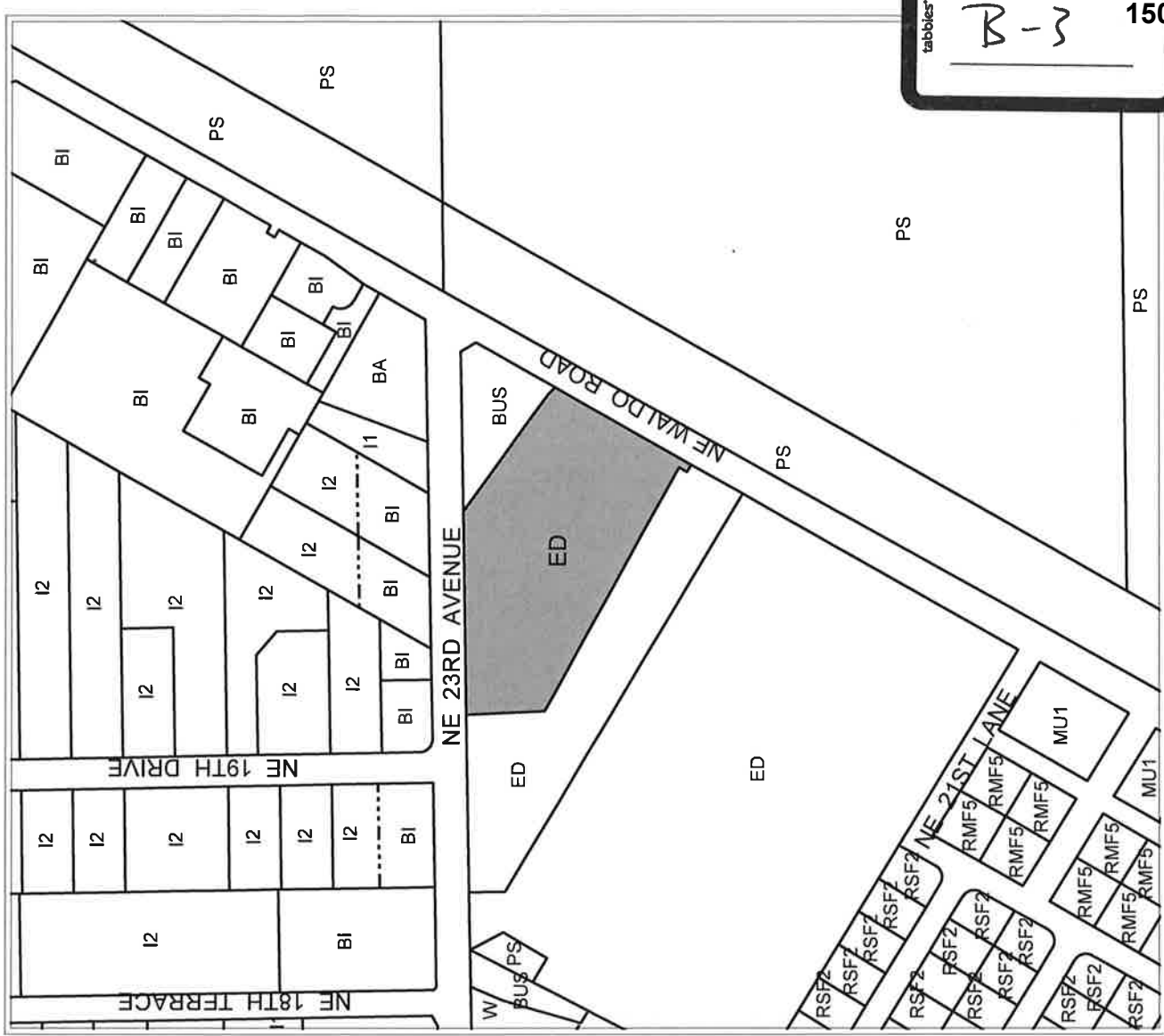
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- W Warehousing and Wholesaling
- I-2 General Industrial
- PS Public Services and Operations
- ED Educational Services

Area under petition consideration



----- Division line between two zoning districts



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EXHIBIT
 B-3
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PROPOSED ZONING	
Name	Petition Request
Linda Dixon, PDC/UF, agent for University of Florida Foundation, Inc., owner	Rezone property from MH: 12 units/acre mobile home residential district to ED: Educational services district
Petition Number	Petition Number
No Scale	PB-16-28 ZON

FUTURE LAND USE ELEMENT

Innovation Zone

-  Innovation Zone
-  Gainesville City Limits

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EXHIBIT
B-4
 150845B

City of Gainesville,

Prepared by the
 Planning & Development Services
 March 2013

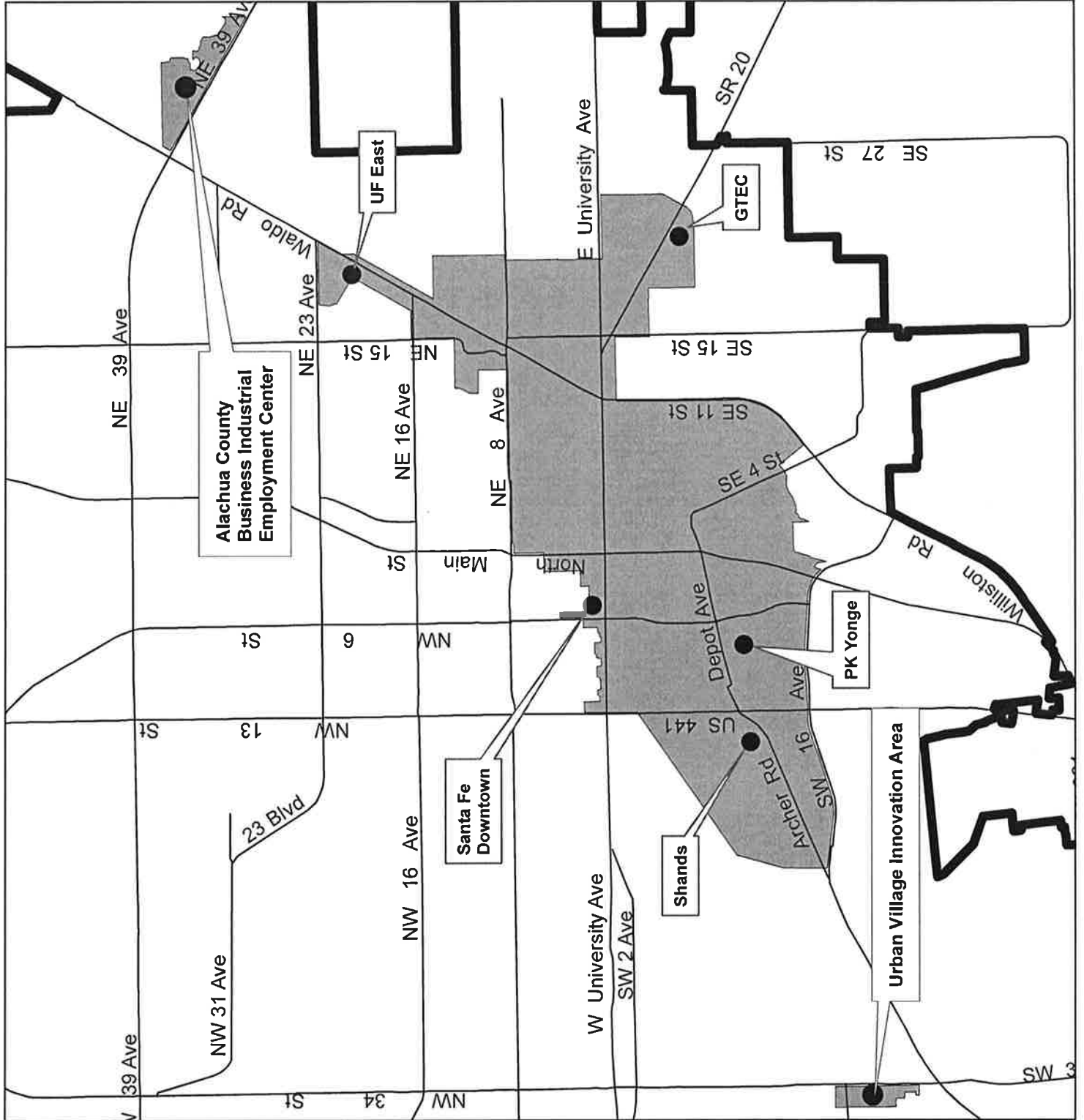


Exhibit B-5 – Educational services district (ED)

Sec. 30-77. - Educational services district (ED).

- (a) Purpose. The ED district is established to identify and locate public educational facilities at appropriate locations throughout the community.
- (b) Objectives. The provisions of this district are intended to locate such uses so as to provide easy accessibility and convenience to the users.
- (c) Permitted uses. Uses by right:
- (1) Any public elementary, middle school, high school, vocational school, college or university.
 - (2) Public service vehicles, in accordance with article VI.
 - (3) Any use customarily incidental to a permitted principal use.
 - (4) Private schools, in accordance with article VI.
 - (5) Places of religious assembly, in accordance with article VI.
- (d) Dimensional requirements. All principal and accessory structures shall be located and constructed in accordance with the following requirements:
- (1) Minimum lot area: Shall be the minimum lot area required for the specific zoning district where allowed plus one acre for every 100 persons (or fraction thereof), based on building code capacity.
 - (2) Minimum yard setbacks:
 - a. Front: 25 feet.
 - b. Side, interior: 50 feet.
Except where the side yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet or 45-degree angle of light obstruction, whichever is greater.
 - c. Side, street: 25 feet.
 - d. Rear: 50 feet.
Except where the rear yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet or 45-degree angle of light obstruction, whichever is greater.
- (e) Additional requirements.
- (1) General conditions. All structures and uses within this district shall also comply with the applicable requirements and conditions of article IX.
 - (2) Development plan approval. Development plan approval in accord with article VII shall be required for all development unless specifically exempted by the city commission or by applicable provisions of F.S. Ch. 235.

- (3) **Parking.** Any development within any ED district shall comply with the parking requirements as set forth in article IX, except that off-street parking facilities for relocatable structures are not required to be constructed for three years from the date of placement of the relocatable structure on a lot. However, the construction of off-street parking facilities in accordance with the provisions of article IX shall be commenced within 90 days whenever any relocatable structure has been on a lot for a period of more than three years. The movement of a relocatable structure from one portion of a school lot to another location, or the replacement of one relocatable structure with another relocatable structure shall not extend the aforesaid time limits prescribed herein.
- (4) **Landscaping.** Any development within any ED district shall comply with the landscaping requirements as set forth in Article VIII, except that the landscape requirements for off-street parking facilities for relocatable structures are not required to be planted for three years from the date of placement of the relocatable structure. However, such landscaping requirements shall be installed within 90 days whenever any relocatable structure has been on a lot for a period of more than three years. The movement of a relocatable structure from one portion of a school lot to another location, or the replacement of one relocatable structure with another relocatable structure shall not extend the aforesaid time limits prescribed herein.
- (5) **Signs.** In order to receive and maintain a valid certificate of occupancy within all ED districts, the sign requirements shall be complied with as set forth in Article IX.
- (6) **Flood control.** Prior to the construction of any building in any ED district, the provisions of the flood control ordinance, Article VIII, shall be complied with where applicable.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3963, § 14, 3-14-94; Ord. No. 980990, § 5, 6-28-99; Ord. No. 070619, § 10, 3-24-08)

Petition PB-16-28 ZON
March 24, 2016

Appendix C Application



APPLICATION—CITY PLAN BOARD
Planning & Development Services

RECEIVED
FEB - 4 2016
PLD

OFFICE USE ONLY			
Petition No. <u>PB-16-28 ZON</u>	Fee:		\$
1 st Step Mtg Date: _____	EZ	Fee:	\$
Tax Map No. _____	Receipt No. _____		
Account No. 001-670-6710-3401 []			
Account No. 001-670-6710-1124 (Enterprise Zone) []			
Account No. 001-670-6710-1125 (Enterprise Zone Credit) []			

Owner(s) of Record (please print)	
Name: University of Florida Foundation	
Address: PO Box 14425	
Gainesville Fl. 32604	
Phone: 392-1621	Fax: 392-9833
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name: Linda Dixon /PDC /UF	
Address: PO Box 115050	
Gainesville Fl. 32611	
Phone: 273-4010	Fax:

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

REQUEST		
Check applicable request(s) below:		
Future Land Use Map []	Zoning Map [X]	Master Flood Control Map []
Present designation: RL	Present designation: MH	Other [] Specify:
Requested designation: ED	Requested designation: ED	

INFORMATION ON PROPERTY
1. Street address: 2200 NE Waldo Road
2. Map no(s):
3. Tax parcel no(s): 10807-000-000
4. Size of property: <u>3.7</u> acre(s)
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-Com

South- ED

East - PF

West- Com

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:

There are no other residential properties adjoining this parcel.

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

Urban Infill _____

Activity Center _____

Urban Fringe _____

Strip Commercial _____

Traditional Neighborhood _____

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

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

This Zoning and Land Use change is associated with the redevelopment and expansion of the University of Florida's East Campus and as such should be looked at in the greater context of the entire East Campus. The subject parcel(s) was brought into the jurisdiction of the Campus Master Plan in 2015 as part of the plan update. Therefore, future development of the parcel(s) shall be conducted by the University's regulations with notice given to the City. This campus is envisioned as a place for uses that do not require main campus footprints, ranging from administrative functions to academic research. Currently, the University has its administrative Bridges functions (IT and finance) in two renovated buildings along Waldo Road and has moved other administrative units into the recently completed office building. The rear/western portion of the site is being used for research by the College of Engineering. The 450 people that occupy this campus during business hours contribute directly to local business such as restaurants and retail. Additionally, since most of the functions performed at the campus are technical and professional in nature, the salaries are above average for the surrounding area.

The University believes that the East Campus is and will continue to be a major catalyst for other redevelopment efforts in the area. This Campus is included within the Plan East Gainesville boundary as presented in the Plan East Gainesville report of 2003.

The addition of this parcel as an overflow parking area to the campus will help alleviate the current shortage of parking. As the total Eastside Campus continues to evolve and redevelop over time, alternate uses will be contemplated that complement the remainder of the site.

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

Roadways – There will be no additional impacts to the roadways as a result of the land use change of this parcel. This parcel will be used for the foreseeable future as an overflow parking area for the East Campus, which is included in the 2015-2025 Campus Development Agreement. This 2015 agreement established the amount and type of square footage that could be built, before needing to be re-addressed with the City.

Recreation – N/A

Water and Wastewater – N/A

Solid Waste – N/A

Mass Transit – Routes 24 & 25A go directly by the East Campus. Route 25 buses originate on the UF main campus at McCarty Hall and go along Waldo Road to the airport, thereby serving the Eastside Campus on its way.

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

NO ___ YES (please explain)

The East Campus is easily assessable by bicycle and by walking on adjacent roadways and sidewalks. In addition, the Waldo Road trail is across the street, which helps facilitate these movement choices.

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: University of Florida Foundation, Inc.	
Address: PO Box 14425	
Gainesville Florida 32604-2425	
Phone: 392-1621	Fax: 392-9833
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.

Approved [Signature]
 UFF Legal Counsel

University of Florida Foundation, Inc.
[Signature]
 Owner/Agent Signature
 David M. Christie, Treasurer

[Signature]
 Date

STATE OF FLORIDA
 COUNTY OF Alachua

Sworn to and subscribed before me this 11th day of January 2016, by (Name)
David M. Christie, Treasurer of UF Foundation, Inc.



TONYA J. BURNINGHAM
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# FF068318
 Expires 9/29/2017

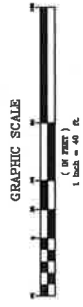
[Signature]
 Signature Notary Public

Personally Known OR Produced Identification _____ (Type) _____

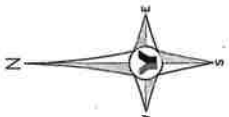
LEGAL DESCRIPTION (AS PER THIS SURVEY)

A PARCEL OF LAND SITUATED WITHIN THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1690, PAGE 2233, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

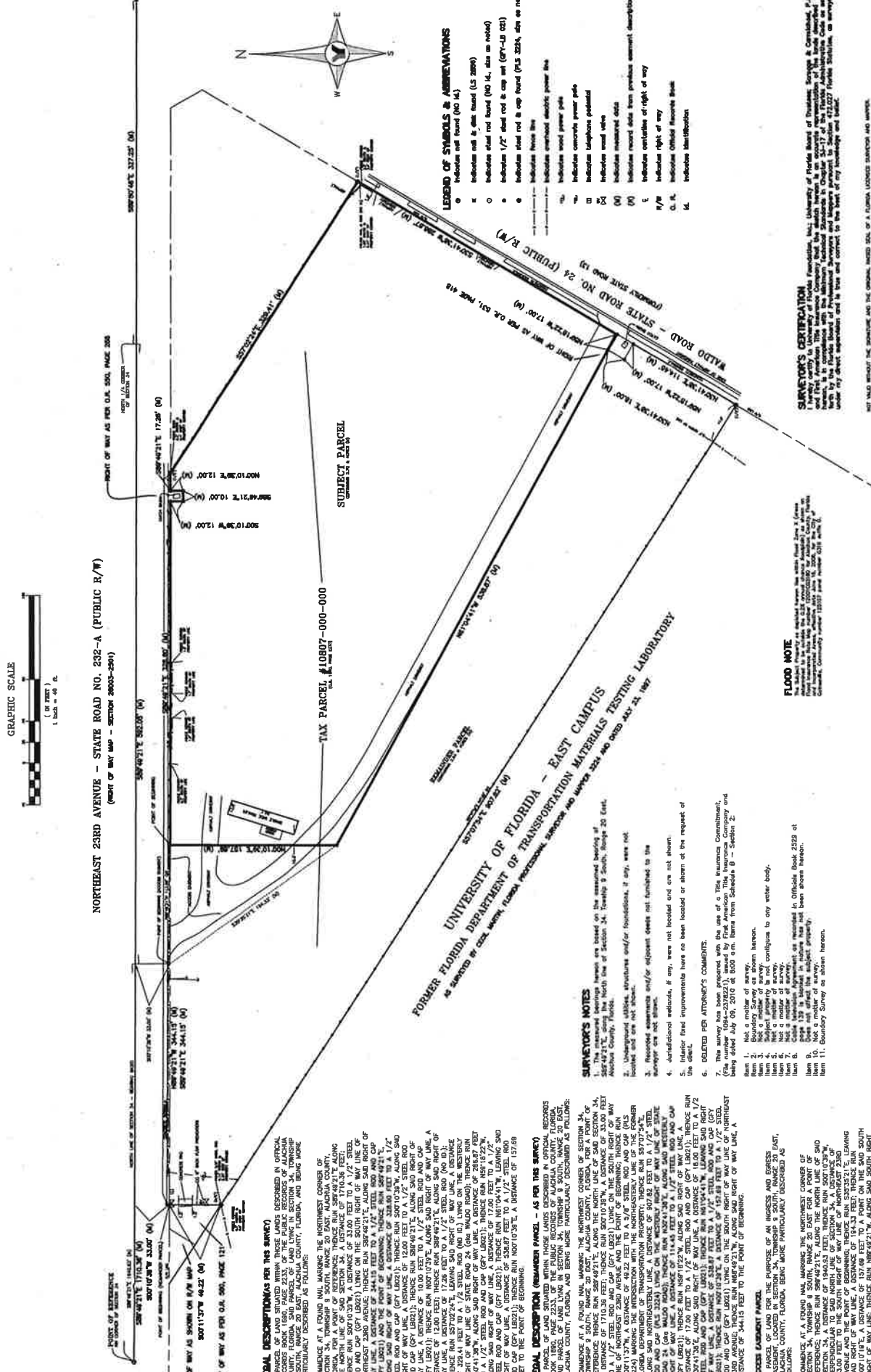
COMMENCE AT A FOUND NAIL MARKING THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE; THENCE RUN S89°49'21"E ALONG THE NORTH LINE OF SAID SECTION 34. A DISTANCE OF 1710.36 FEET; THENCE RUN S00°10'39"W, A DISTANCE OF 33.00 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021) LYING ON THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 23RD AVENUE; THENCE RUN S89°49'21"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 344.15 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021) AND THE POINT OF BEGINNING; THENCE RUN S89°49'21"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 328.60 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN S00°10'39"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 12.00 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN S89°49'21"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN N00°10'39"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 12.00 FEET; THENCE RUN S89°49'21"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 17.26 FEET TO A 1/2" STEEL ROD (NO ID.); THENCE RUN S57°02'24"E, LEAVING SAID RIGHT OF WAY LINE, A DISTANCE OF 329.41 FEET TO A 1/2" STEEL ROD (NO ID.) LYING ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 24 (aka WALDO ROAD); THENCE RUN S30°41'38"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 286.87 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN N59°18'22"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 17.00 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN N61°04'41"W, LEAVING SAID RIGHT OF WAY LINE, A DISTANCE OF 538.87 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN N00°10'39"E, A DISTANCE OF 157.69 FEET TO THE POINT OF BEGINNING.



NORTHEAST 23RD AVENUE - STATE ROAD NO. 232-A (PUBLIC R/W)



UNIVERSITY OF FLORIDA - EAST CAMPUS
FORMER FLORIDA DEPARTMENT OF TRANSPORTATION MATERIALS TESTING LABORATORY



LEGAL DESCRIPTIONS PER THIS SURVEY

A PARCEL OF LAND SITUATED WITHIN THESE LANDS DESCRIBED IN OFFICIAL RECORDS NO. 1882, PAGE 233, THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ...

LEGAL DESCRIPTION (REMARKS PARCEL) - AS PER THIS SURVEY

A PARCEL OF LAND SITUATED WITHIN THESE LANDS DESCRIBED IN OFFICIAL RECORDS NO. 1882, PAGE 233, THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ...

ACCESS EASEMENT PARCEL

A PARCEL OF LAND FOR THE PURPOSE OF AN INGRESS AND EGRESS EASEMENT LOCATED IN SECTION 34, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ...

SURVEYOR'S NOTES

- 1. This survey was prepared based on the assumed bearing of S87°47'31"E, ...
- 2. Underground utilities, structures and/or foundations, if any, were not located and are not shown.
- 3. Re-recorded easements and/or adjacent deeds not furnished to the Surveyor are not shown.
- 4. Jurisdictional wetlands, if any, were not located or shown at the request of the client.
- 5. Interior field improvements have not been located or shown at the request of the client.
- 6. DELETED PER ATTORNEY'S COMMENTS.
- 7. This survey was prepared with the use of a Title Insurance Commitment, ...

LEGEND OF SYMBOLS & ABBREVIATIONS

- indicates not found (N.F.)
- indicates not found (S. 2589)
- indicates not found (N.D. 14, also as noted)
- indicates 1/2" steel rod & cap set (SPT-45 001)
- indicates steel rod & cap found (S. 2584, also as noted)
- indicates brass line
- indicates ungrounded electric power line
- indicates wood power pole
- indicates concrete power pole
- indicates telephone pedestal
- indicates wood pole
- indicates ungrounded cable
- indicates ground cable
- indicates recent data from previous monument description
- indicates variation of right of way
- R/W indicates right of way
- O.R. indicates Official Record Book
- M indicates Monument Description

FLOOD NOTE

The subject lands are not within the 100-year flood zone as shown on the Flood Insurance Rate Map (FIRM) No. 33080C0240E, ...

SURVEYOR'S CERTIFICATION

I, George F. Young, Inc., a duly licensed surveyor in the State of Florida, certify that I have personally supervised and conducted this survey in accordance with the provisions of Chapter 463, F.S., ...

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL IMPRINT SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

George F. Young, Inc.



ARCHITECTURE, ENGINEERING, SURVEYING, LANDSCAPE ARCHITECTURE, PLANNING, INTERIOR DESIGN, AND ENVIRONMENTAL DESIGN

1000 N. W. 11th Street, Suite 200, Ft. Lauderdale, FL 33304

STATE OF FLORIDA - SURVEYOR

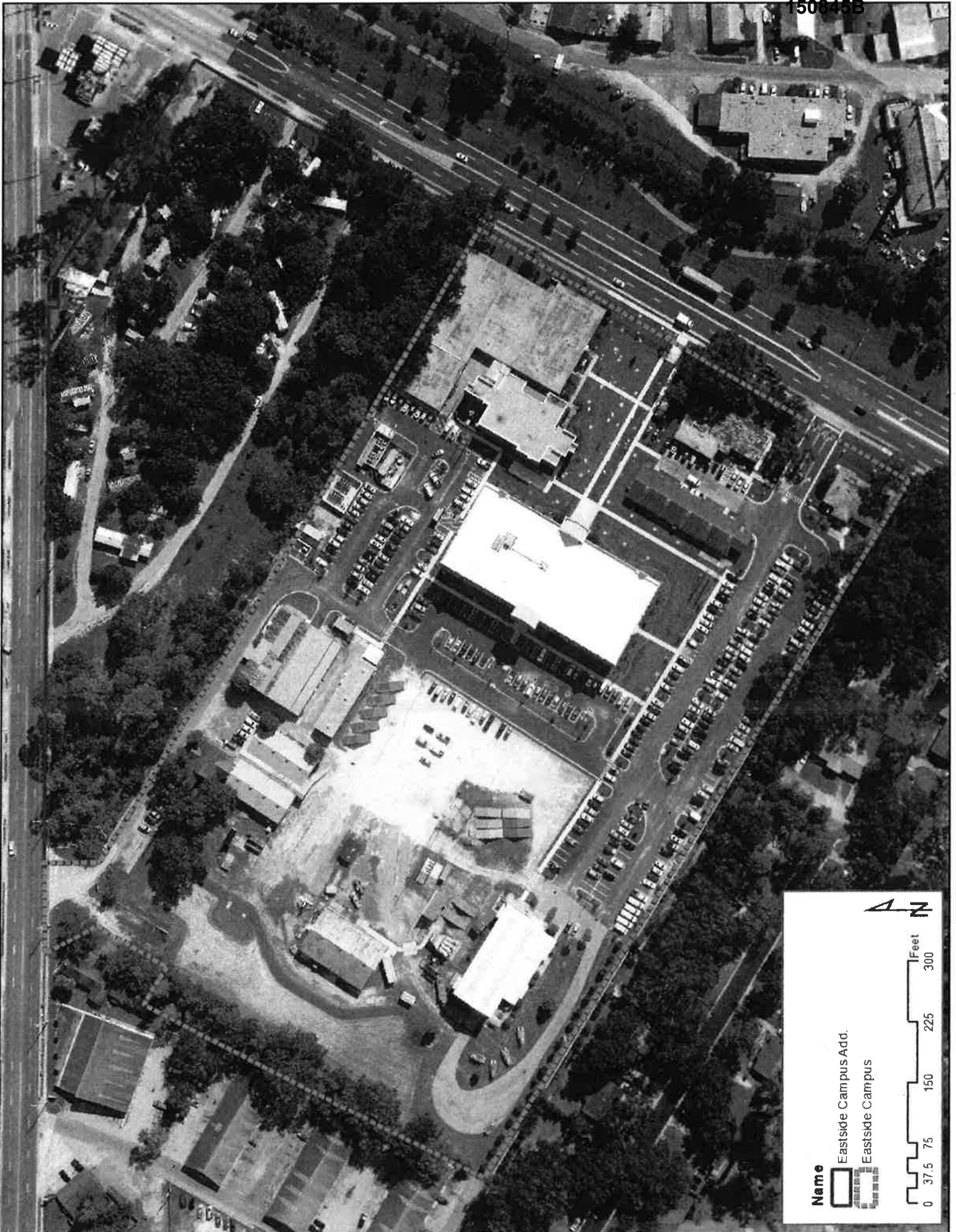
NO. 10001

EXPIRES ON 07/01/2012

1 OF 1

UF EAST CAMPUS ADDITION BOUNDARY SURVEY

1000000000000000


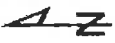


Name

Eastside Campus Add.

Eastside Campus

0 37.5 75 150 225 300 Feet



The Gainesville

STATE OF FLORIDA
Sunday
COUNTY OF ALACHUA

Published Daily and
Gainesville, Florida

Before the undersigned authority personally appeared Brandon Darling

Who on oath says that he/she is Advertising Account Manager of

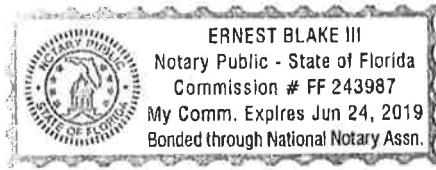
THE GAINESVILLE SUN, a daily newspaper published in Gainesville in Alachua County,
Florida, that the attached copy of advertisement, being a Public Notice

In the matter of Neighborhood workshop will be held to discuss a proposed Small-scale Land
Use Amendment and Rezoning application on 3.7 acres located at approximately 2200 NE Waldo
Road.

In the Alachua County Library District Headquarters Room A, Gainesville, FL Tuesday, October
6th, 2015 at 6pm, was published in said newspaper in the issue of,
September 22nd, 2015

Affiant further says that THE GAINESVILLE SUN is a newspaper published at Gainesville, in
said Alachua County, Florida and that the said newspaper has heretofore been continuously
published in said Alachua County, each day, and has been entered as second class mail matter at
the post office in Gainesville, in said Alachua County, Florida, for a period of one year next
preceding the first publication of the attached copy of advertisement; and affiant further says that
he has neither paid nor promised any person, firm or corporation any discount for publication in
said newspaper.

Sworn to and subscribed before me this
08 Day of November A.D. 20 15.

(Seal) Notary Public

I going to be able to get my meds to get out of bed at all ease some of the anxiety that the pharmacists have," said Florida Pharmacy And the new rule won't

goes on in the (corporate headquarters)," Jackson said. "But what we're doing here will help modify a little bit the behavior of pharmacists that are out there, to give them comfort knowing that this tribunal, this panel, this regulatory board of their peers are taking a different approach to overseeing what pharmacists are obligated to do under Florida laws and rules."

The pharmacy board's Controlled Substances Standards Committee could vote on the changes to the rule at its next meeting on Oct. 5. The committee has held two meetings on the issue since June.

While more education about Florida and federal law and an emphasis on filling valid prescriptions could help some patients, some subcommittee members balked at requiring pharmacists to document when they refuse to fill a prescription.

"If pharmacist x doesn't like you because you have blue hair, that prescription will never be filled in that pharmacy chain ever. That is a problem," said Harold Dalton, president of the Florida Society of Interventional Pain Physicians, who serves on the subcommittee that met Monday. "That is one of the things we're dealing with. If one pharmacist is having a bad day, and they deny a prescription for that patient, and we don't know why because we're never told, then that patient will never get that prescription."

But Board of Pharmacy member Jeffery Mesaros, who chaired Monday's meeting, said that



IMPLANT DENTISTRY

If you wear a full or partial denture, you should consider dental implants to improve your ability to chew properly for your health.

Over 20 years experience placing & restoring implants.

William K. Van Dyke D.M.D.
(352) 377-1781

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed Small-scale Land Use Amendment and Rezoning application on 3.7 acres located at approximately 2200 NE Waldo Road. The proposed changes are from a Land Use classification of Residential Low Density (12 units per acre) to Education and from a Zoning classification of Mobile Home to Educational services district. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments. The meeting will be held Tuesday, October 6th 2015 at 6 pm Alachua County Library District - Headquarters Room A, Gainesville, FL.

Contact person: Erik Lewis (352) 273-4011

Local Companies Now Hiring!

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OCALA.com & Gainesville.com, through a collaborative effort, have partnered with some of the top local businesses in our area.

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SANDVIK

Sandvik Mining is a business area within the Sandvik Group and a leading global supplier of equipment and tools, service and technical solutions for the mining industry.

• **Fluorocool**



SERVICE TO THE COMMUNITY FIRST. COMMITMENT TO THE EMPLOYEES ALWAYS. Through our partnerships we are... The Alachua County Sheriff's Office Always Committed to Serving Others.

• **911**

Telephone number



Now Hiring Leaders

Come join our growing team of homeowners insurance professionals! With offices in Ocala, Tampa and Miami. Homeowners

Available Positions:

University of Florida East Campus Expansion Neighborhood Workshop Minutes

University planning staff held a neighborhood workshop on October 6, 2015 at the Alachua County Library District-Headquarters downtown. The meeting began at 6:00 PM, there were 0 non UF attendees, and that UF staff remained until 7:00 PM before ending the meeting.

