



**City of Gainesville  
Department of Doing  
Planning Division**

PO Box 490, Station 11  
Gainesville, FL 32627-0490  
306 NE 6<sup>th</sup> Avenue  
P: (352) 334-5022  
F: (352) 334-2648

## CITY PLAN BOARD STAFF REPORT

**PUBLIC HEARING DATE:** October 25, 2018  
**ITEM NO:** 2 under New Business  
**PROJECT NAME AND NUMBER:** NW 5<sup>th</sup> Avenue Multi-Family (PB-18-109 ZON)  
**APPLICATION TYPE:** Quasi-Judicial  
**RECOMMENDATION:** Staff recommends approval of Petition PB-18-109 ZON based on a finding of compliance with all applicable review criteria.  
**DRAFT MOTION FOR CONSIDERATION:** Move to recommend approval of Petition PB-18-109 ZON.  
**CITY PROJECT CONTACT:** Jason Simmons



**Figure 1: Location Map**

**APPLICATION INFORMATION:**

**Agent/Applicant:** JBrown Professional Group Inc.  
**Petition PB-18-108 LUC** JBrown Professional Group Inc, agent for Kevin G. Phegley & Jennifer Phegley, owners.  
Rezone property from Urban 2 (U2) to Urban 5 (U5). These developed properties are bounded by NW 13<sup>th</sup> Terrace on the east, NW 14<sup>th</sup> Terrace on the west, NW 5<sup>th</sup> Avenue on the south, and NW 6<sup>th</sup> Avenue on the north.  
Related to Petition PB-18-108 LUC.  
**Property Owner(s):** Kevin G. Phegley & Jennifer Phegley  
**Related Petition(s):** PB-18-108 LUC  
**Legislative History:** None  
**Neighborhood Workshop:** Yes, June 12, 2018

**SITE INFORMATION:**

**Address:** 1328 NW 5<sup>th</sup> Avenue, 1336 NW 5<sup>th</sup> Avenue, 1406 NW 5<sup>th</sup> Avenue, 1325 NW 6<sup>th</sup> Avenue, 1331 NW 6<sup>th</sup> Avenue, 1403 NW 6<sup>th</sup> Avenue, 1409 NW 6<sup>th</sup> Avenue, 508 NW 13<sup>th</sup> Terrace and 510 NW 13<sup>th</sup> Terrace.  
**Parcel Number(s):** 15241-000-000, 15242-000-000, 15243-000-000, and 15244-000-000.  
**Acreage:** ±0.99  
**Existing Use(s):** Multiple-family residential  
**Land Use Designation(s):** Residential Low-Density  
**Zoning Designation(s):** Urban 2  
**Overlay District(s):** N/A  
**Transportation Mobility Program Area (TMPA):** Zone A  
**Census Tract:** 10.00  
**Water Management District:** St. Johns River Water Management District

**Special Feature(s):** N/A  
**Annexed:** 1905  
**Code Violations:** N/A

**ADJACENT PROPERTY CHARACTERISTICS:**

	<b>EXISTING USE(S)</b>	<b>LAND USE DESIGNATION(S)</b>	<b>ZONING DESIGNATION(S)</b>
<b>North</b>	Single Family Residential, Multiple-Family Residential	Residential Low Density (RL)	Urban 2
<b>South</b>	Multiple-Family Residential, Automobile repair service parking area	Mixed-Use Residential (MUR), Urban Mixed-Use (UMU)	Urban 5, Urban 8
<b>East</b>	Redeveloping convenience store with fuel pumps	Urban Mixed-Use (UMU)	Urban6
<b>West</b>	Single Family Residential, Multiple-Family Residential	Residential Low Density (RL)	Urban 2

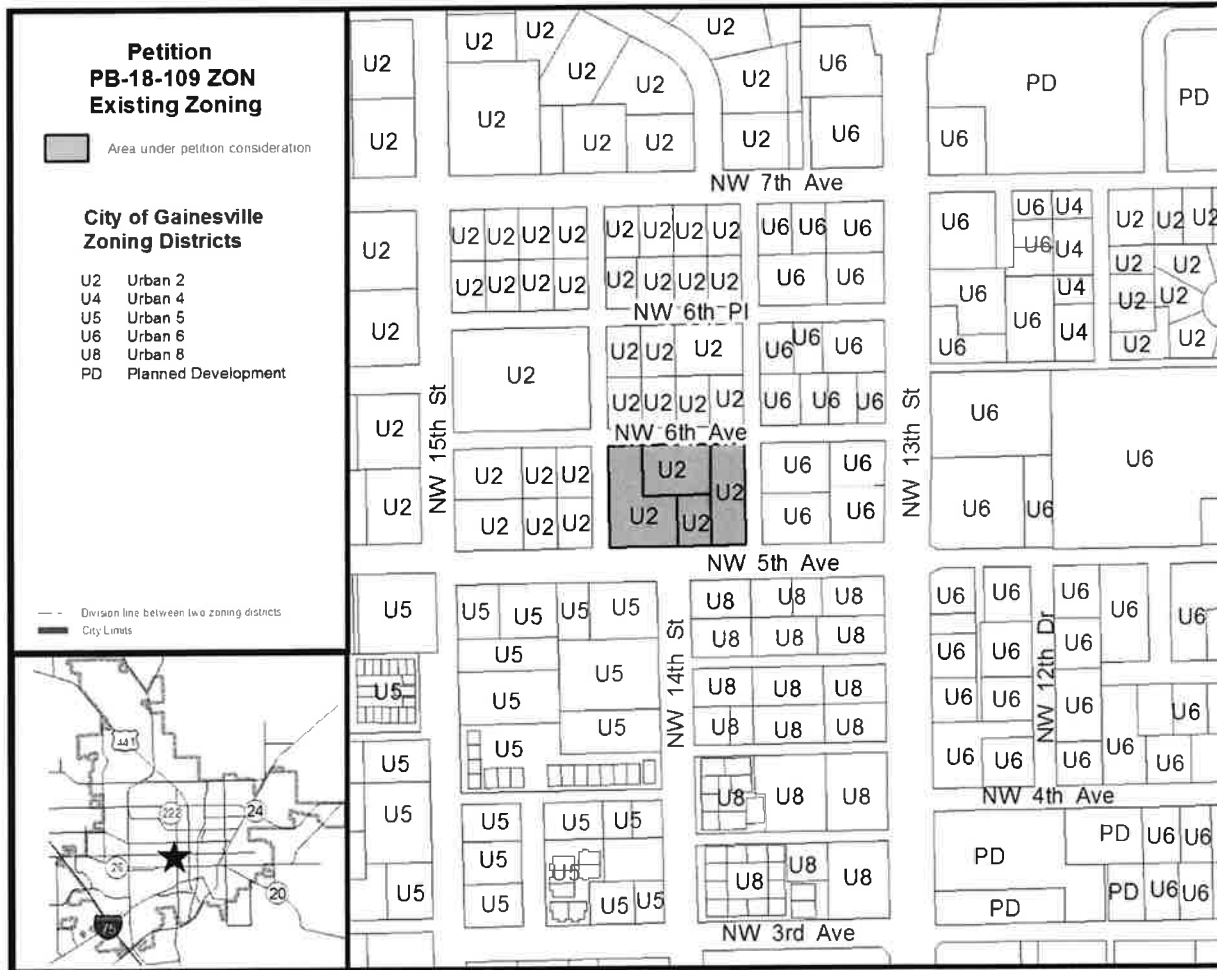


Figure 2: Existing Zoning

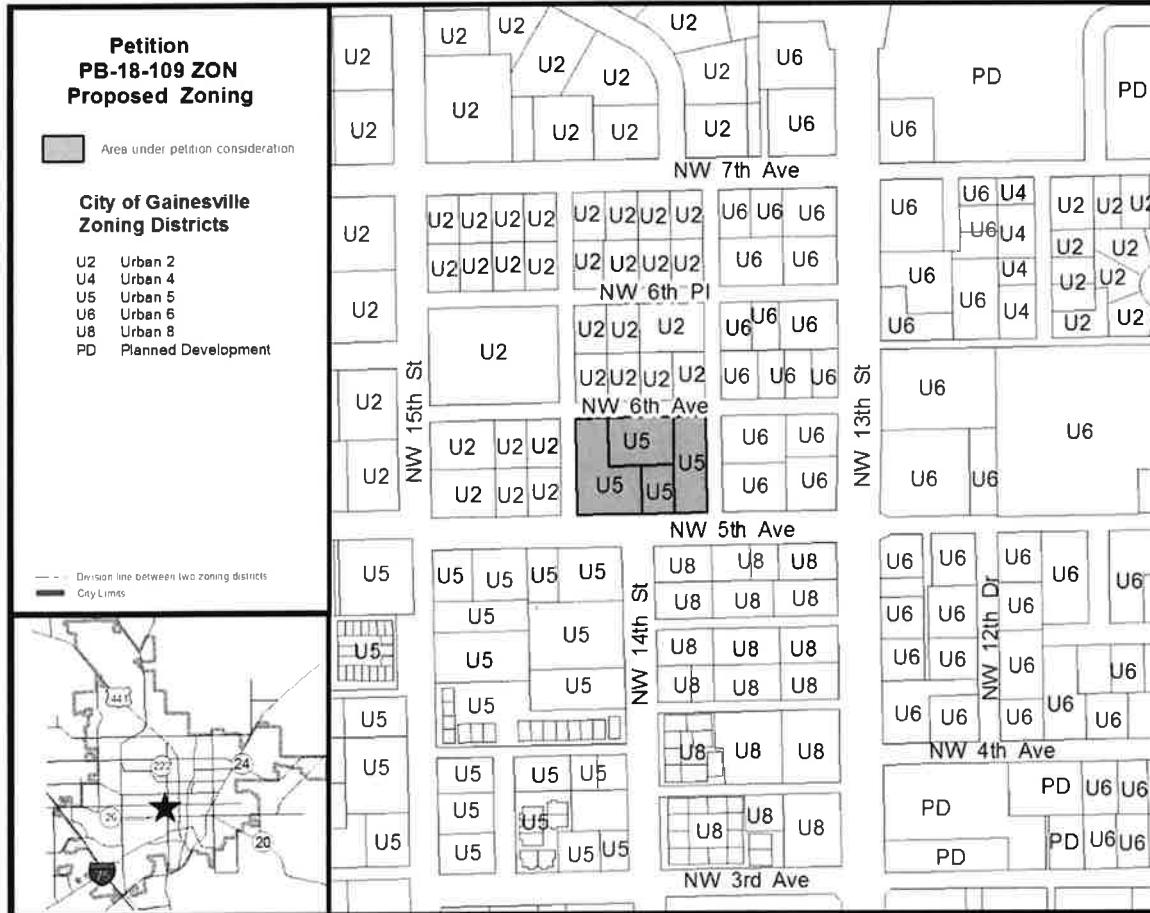


Figure 3: Proposed Zoning



Figure 4: Aerial Photograph of Subject Properties

## PURPOSE AND DESCRIPTION:

This petition proposes to rezone the subject properties from Urban 2 (U2) to Urban 5 (U5). The subject properties have been purchased by the applicant and form an entire city block (See Figure 1). The proposed Urban 5 zoning consisting of 0.99 acres of land would allow the redevelopment of the block with a density that allows up to 75 dwelling units per acre. The six buildings on the site were built between 1937 and 1957 and are generally in fair condition. The applicants believe that having a full city block will allow for the optimal building design with internal parking on the ground floor.

To the east of this block is land with UMU (Urban Mixed-Use) land use and the related zoning designation of Urban 6. This property is the home of a convenience store with gasoline pumps that is currently under development plan review for a revision of the layout and additional gasoline pumps. To the south of the subject properties and east of NW 14<sup>th</sup> Street is land with the UMU land use designation and Urban 8 zoning. An automobile repair business with its vehicle storage area is located here. To the south of the subject properties and on the west side of NW 14<sup>th</sup> Street is a small (6-unit) multiple-family development with MUR land use and Urban 5 zoning.

To the north and west of the subject properties are lands with RL land use and Urban 2 zoning, with the same type of older rental unit development that is found on the subject properties.

The applicants believe that higher density in this area is necessary in order to support mixed use developments. The block is located within walking distance from the University of Florida campus and numerous retail establishments and restaurants. Transit is available with bus stops within two blocks, which would allow residents to use transit for many of their day-to-day activities. The increased density can help reduce driving, reduce traffic congestion, and the subsequent air pollution. The redevelopment of this block with a higher density will not require new streets, or water and sewer extensions. The new units will increase the value of the lands, resulting in higher ad valorem tax revenue. These units must also comply with the current building codes, resulting in more energy efficient units.

These properties are subject to a related land use amendment from Mixed-Use Residential (MUR) to Urban Mixed-Use (UMU) with Petition PB-18-108 LUC.

**Table 1. Proposed Rezoning (in acres)**

<b>Zoning Category</b>	<b>Existing Acres</b>	<b>Proposed Acres</b>
<b>Urban 2 (U2)</b>	±0.99	0
<b>Urban 5 (U5)</b>	0	±0.99
<b>Total Acres</b>	±0.99	±0.99

**STAFF ANALYSIS AND RECOMMENDATION:**

**ANALYSIS**

The analysis of this application is based on the following rezoning criteria, as required in Section 30-3.14 of the City Land Development Code:

**A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.**

The proposed Urban 5 zoning designation will allow residential uses at the scale and density consistent with the residential uses permitted on adjacent properties to the southwest. The mixed-use properties to the east and southeast are required to meet compatibility and screening requirements contained within the City's land development code in the event of future development, just as the subject property will be required to meet compatibility and screening requirements for the adjacent Urban 2 zoned land to the west and north. The Urban 6 zoning to the east allows a lower residential density with 50 dwelling units per acre by right and up to 60 units per acre by Special Use Permit. However, Urban 6 allows more commercial uses such as personal services (beauty shops, laundromats, fitness clubs, etc.), retail sales, and drive-through facilities. The Urban 8 zoned

property to the southeast allows 60 units per acre by right and up to 80 by Special Use Permit. This zoning district allows even more intense commercial and other uses than Urban 6, including vehicle services, hotels, and alcoholic beverage establishments.

**B. The character of the district and its suitability for particular uses.**

The proposed Urban 5 zoning designation is a transect zone which includes a list of allowed uses as shown in Section 30-4.12 – Permitted Uses, in Article IV of the City's Land Development Code. Urban Zones 2 through 5 are intended to include a wide range of residential building types. The higher number zones will provide for the integration of offices and neighborhood services within an increasingly urban fabric. The suitability of the wide variety of uses allowed in the transect zones has been established since the subject properties and the surrounding areas are already designated as transect zones.

**C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.**

The proposed Urban 5 zoning designation will allow residential uses that are compatible with the surrounding area. The proposed higher density residential development can serve as a "step down" in intensity from the Urban 6 and Urban 8 designated properties along NW 13<sup>th</sup> Street to the Urban 2 transect zones lying immediately to the west of the subject properties. The Urban 5 can also provide the same transition area between the Urban 5 and Urban 8 properties to the south and the Urban 2 areas to the north.

**D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.**

The proposed Urban 5 zoning designation will allow residential uses at a higher density that is more appropriate and compatible with the adjacent development along NW 13<sup>th</sup> Street. The increased variety of multiple-family residential that Urban 5 would allow will offer more residential choices in the area, and should not only conserve the value of existing development but may also increase the value of property in the area as interest may grow for more dense development.

**E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.**

This application has been analyzed in consideration of applicable portions of the City's Land Development Code and Comprehensive Plan, as noted in this staff report.

The proposed development is located on the block bounded by NW 13<sup>th</sup> Terrace to the east, NW 5<sup>th</sup> Avenue to the south, NW 14<sup>th</sup> Terrace to the west, and NW 6<sup>th</sup> Avenue to the north. These are all local roads. A traffic study may be required in conjunction with the anticipated development proposal for the site which will determine any operational deficiencies during peak hours of travel, and if so, will include the scope of mitigation strategies that will be required to alleviate any anticipated impacts (See Table 2). Additionally, the properties are located within Zone A of the City's Transportation Mobility Program Area (TMPA). Zone A was established to promote redevelopment and infill in the eastern portion of the City and in the area near the University of Florida (UF). The subject property is located within a few blocks of the main campus of the university. If multiple-family development is proposed after the zoning is in place, the development will be subject to Policy 10.1.14 of the Transportation Mobility Element and the UF Context Area transit fee, concerning multiple-family development within the Context Area.



**Table 2. Potential Trip Generation**

Land Use	Units: Bedrooms	Daily Trips	AM Peak Hour of Adjacent Street	PM Peak Hour of Adjacent Street
Existing Residential Development	20	115	7	8
Proposed Development:	180	600	23	46
<b>Total Net New Trips</b>		<b>485</b>	<b>16</b>	<b>38</b>

Off Campus Student Apartment (ITE 225)

Daily  $T = 3.03*(x) + 54.26$  (x is number of Bedrooms)  
 AM Peak Hour of Adjacent Street  $T = 0.10*(x) + 5.31$  (x is number of Bedrooms)  
 PM Peak Hour of Adjacent Street  $T = 0.24*(x) + 2.90$  (x is number of Bedrooms)

Source: ITE Trip Generation, 10<sup>th</sup> Edition.

The determination of other impacts on services will be more specifically addressed at the time of development plan review for a specific project, including impacts on recreation levels of service, school concurrency capacity, and stormwater management. The provision of various housing types at a higher density on the subject properties can potentially provide a higher number of affordable housing units within the City.

**F. The needs of the city for land areas for specific purposes to serve population and economic activities.**

This proposed rezoning will increase the total acreage of the Urban 5 transect zoning district, from 94.85 to 95.84 acres. The proposal will add approximately 0.99 acres of Urban 5 zoning land to the City. (See Table 3.)

**Table 3. Zoning Categories Total Acreage 2018**

Zoning Category	Description	Current Acres	Proposed Increase in Acres	Total Acres with Proposed
<b>U5</b>	Urban 5	94.85	0.99	95.84

Note: The current acreage data in Table 3 was obtained from the City of Gainesville, Department of Doing, Graphic Information Systems (GIS) Division.

**G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.**

The area has experienced the development of mixed use projects that have recently emerged as completed projects, projects under construction, or projects that are in development plan review. The Standard mixed use development with residential and commercial uses, including a hotel, is now up and running in the northwest corner of NW 13<sup>th</sup> Street and West University Avenue. A Publix grocery store is across NW 13<sup>th</sup> Street from The Standard. The Hub 2 mixed use development is under review and is located just north of the Publix, between NW 3<sup>rd</sup> and NW 4<sup>th</sup> Avenue. The Gate fueling station/convenience store just east of the subject properties is redeveloping into a more pedestrian friendly, urban location. A little further west in the College Park neighborhood is the One College Park mixed use development. With the redevelopment in the surrounding area including several mixed use developments, higher density development in the area is needed to provide the population base needed for these commercial and office uses to be successful.

**H. The goals, objectives, and policies of the Comprehensive Plan.**

This application is consistent with the Comprehensive Plan, as stated in the finding for each goal, objective and policy listed below. Other applicable comprehensive plan goals, objectives and policies are located in Appendix A:

**Future Land Use Element**

**GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.**

**Policy 1.1.3 Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.**

**Finding:** This application will allow multiple-family housing types at a higher density, which supports the nearby commercial developments that rely on high density residential development within walking distance.

**Objective 1.5 Discourage the proliferation of urban sprawl.**

**Finding** This small-scale land use amendment will discourage the proliferation of urban sprawl by allowing higher density residential development in close proximity to nearby commercial and mixed use developments in the central core area of the city. The proposal encourages the redevelopment of an existing residential block, utilizing existing infrastructure instead of development of vacant property and the extension of utility infrastructure.

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

**Mixed-Use Residential (MUR): up to 75 units per acre**

**This land use category provides for a mixture of residential and office uses. Office uses that are complementary to and secondary to the residential character of the district are allowed as home occupations. Additional office uses may be allowed through a Special Use Permit process established in the Land Development Code. An essential component of**

**the district is orientation of structures to the street and the pedestrian character of the area. Office uses located within this district should be scaled to surrounding neighborhoods and institutions. Land development regulations shall set the appropriate densities (up to 75 dwelling units per acre); the allowable uses; appropriate height (up to a maximum of 4 stories); design criteria; and landscaping requirements. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.**

**Finding:** This application will establish the Mixed-Use Residential land use category in an area of the City that is undergoing redevelopment with several mixed use developments such as The Standard on the northwest corner of NW 13<sup>th</sup> Street and West University Avenue and the Hub 2 project in the 300 block of NW 13<sup>th</sup> Street. The higher densities allowed by the MUR allow for the number of people needed to make mixed use developments successful in the central core of a city. The MUR land use category and associated Urban 5 zoning will implement the specific development plan proposed for the subject property.

**I. The facts, testimony, and reports presented at public hearings.**

This application and staff report will be presented to the City Plan Board for their consideration. No other facts, testimony or reports concerning this application or the related land use amendment have been presented at a public hearing.

**J. Applications to rezone to a transect zone shall meet the following additional criteria:**

**1. The proposed T-Zone shall provide a logical extension of an existing zone, or an adequate transition between zones.**

The proposed Urban 5 zoning designation for the subject properties is in the middle of existing transect zoned properties. Urban 2 zoned properties lie to the north and west of the subject properties. To the south across NW 5<sup>th</sup> Avenue are Urban 5 and Urban 8 properties, while east of the subject properties is Urban 6 zoned land. The proposed Urban 5 zoning designation at this location is a logical "step down" and transition area between the highly commercial Urban 6 and the less dense residential areas in Urban 2, which lie west of the subject properties (See Figure 3).

**2. The area shall have had a change in growth and development pattern to warrant the rezoning to a more or less urban T-Zone.**

The area has experienced the development of mixed use projects that have either recently been completed, are under construction, or are in development plan review. The Standard mixed use development with residential and commercial uses, including a hotel, is now open on the northwest corner of NW 13<sup>th</sup> Street and West University Avenue. A Publix grocery store is across NW 13<sup>th</sup> Street from The Standard. The Hub 2 mixed use development is under review and is located just north of the Publix, between NW 3<sup>rd</sup> and NW 4<sup>th</sup> Avenue. The Gate fueling station/convenience store just east of the subject properties is redeveloping into a more pedestrian friendly, urban location. A little further west in the College Park neighborhood is the One College Park mixed use development. With the redevelopment in the surrounding area including several mixed use developments, higher density development in the area is needed to provide the population base needed for these commercial and office uses to be successful.

**3. The request shall be consistent with the overall City of Gainesville vision for growth and development as expressed in the City of Gainesville Comprehensive Plan.**

The proposed rezoning for the subject properties from Urban 2 to Urban 5 is consistent with the overall City of Gainesville vision for growth and development as expressed in the City of Gainesville Comprehensive Plan. The proposal is consistent with Goal 1 of the Future Land Use Element as it allows more residential density for more housing choice, and the location is within walking distance of important destinations. (See Section H).

- 4. If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of ten acres.**

The subject properties are adjacent to existing T-Zones.

## **RECOMMENDATION**

Staff recommends approval of Petition PB-18-109 ZON based on a finding of compliance with all applicable review criteria.

## **DRAFT MOTION FOR CONSIDERATION**

Approve Petition PB-18-109 ZON based on a finding of compliance with all applicable review criteria.

## **POST-APPROVAL REQUIREMENTS:**

Planning staff will forward the recommendation made by the City Plan Board to the City Commission, where a public hearing will be held to vote on the matter and consider creation of an ordinance to adopt the new land use and zoning categories.

## **LIST OF APPENDICES:**

### **Appendix A Comprehensive Plan Goals, Objectives and Policies**

### **Appendix B Supplemental Documents:**

- Exhibit B-1: Application
- Exhibit B-2: Justification Narrative
- Exhibit B-3: Neighborhood Workshop Presentation Materials

## **Appendix A: Comprehensive Plan Goals, Objectives and Policies**

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

**GOAL 1**      **IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.**

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

**Objective 1.5**      **Discourage the proliferation of urban sprawl.**

Policy 1.5.6      The City certifies that the entire area within current city limits meets the definition in Chapter 163, F.S., of an urban service area, as supported by the Data and Analysis Report.

**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.**

Policy 3.4.1      The City shall determine and monitor whether facilities and services that will serve proposed development meet adopted LOS standards. The Concurrency Management System shall be used to maintain adopted LOS standards. Transportation LOS is excluded from the Concurrency Management System.

**GOAL 5**      **ENHANCE THE CITY'S URBAN FORM THROUGH THE IMPLEMENTATION OF DESIGN STANDARDS IN THE LAND DEVELOPMENT CODE AND THROUGH COORDINATION WITH THE UNIVERSITY OF FLORIDA.**

**Objective 5.1**      **Urban design standards established in the Land Development Code shall enhance the sense of place, improve the urban form, and provide for the safety and comfort of pedestrians, bicycles, transit, and other vehicles in the City. These standards shall reflect a commitment to improve and maintain the vitality of the City and its neighborhoods.**

## Transportation Mobility Element:

- Policy 10.1.4 For any development or redevelopment within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.
- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;
  - b. Cross-access connections/easements or joint driveways, where available and economically feasible;
  - c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;
  - d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in the Access Management portion of the Land Development Code; and
  - e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.
- Policy 10.1.14 Within the portion of the University of Florida (UF) Context Area that is located inside city limits (as mapped in the Campus Master Plan), all new multi-family residential development shall fund the capital transit costs associated with transit service needs. Transit capital costs include transit vehicles, maintenance facilities, passenger facilities such as transit shelters, and technology equipment (such as GPS). Payments shall be based on a proportionate share contribution for any additional transit service enhancements needed to serve the proposed development and maintain existing service levels (frequencies) in the RTS a.m. and p.m. peak hours. The projected new trips shall be based on the expected mode

split of all development trips that will use transit. If the development is within  $\frac{1}{4}$  mile of UF, there shall be a 25% reduction in the required payment in recognition of the pedestrian and bicycle trips that may occur. Any transit payments required under this policy shall not count towards meeting TMPA criteria in Zones B, C, D, or M.

**Appendix B Supplemental Documents:**

- Exhibit B-1: Application
- Exhibit B-2: Justification Narrative
- Exhibit B-3: Neighborhood Workshop Presentation Materials



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

**OFFICE USE ONLY**

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) [ ]

Owner(s) of Record (please print)
Name: Kevin G, Phegley & Jennifer Phegley
Address: 1007 S, Clark Ave. Tampa FL 33629
Phone:(813) 513-2482 Fax:
<b>(Additional owners may be listed at end of applic.)</b>

Applicant(s)/Agent(s), if different
Name: JBrown Professional Group Inc.
Address: 3530 NW 43 <sup>rd</sup> St. Gainesville FL 32606
Phone: (352) 375-8999 Fax:(352) 375-0833

*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**

<b>Check applicable request(s) below:</b>		
<b>Future Land Use Map [ ]</b>	<b>Zoning Map [ ]</b>	<b>Master Flood Control Map [ ]</b>
Present designation: Low (RL)	Present designation: Urban 2 (U2)	<b>Other [ ]</b> Specify:
Requested designation: MUR	Requested designation: U5	FEMA X

**INFORMATION ON PROPERTY**

1. Street address: 1328,1331,1336,1406 NW 5 <sup>th</sup> Ave., 1325,1403,1409 NW 6 <sup>th</sup> Ave. 508, 510 NW 13 <sup>th</sup> Terr. (Block bound by NW 5 <sup>th</sup> Ave., NW 13 <sup>th</sup> Terr., NW 6 <sup>th</sup> Ave., and NW 14 <sup>th</sup> Terr.)
2. Map no(s):
3. Tax parcel no(s): 15241-000-000, 15242-000-000, 15243-000-000, 15244-000-000
4. Size of property: <u>0.99</u> acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more <b>must</b> be accompanied by a market analysis report.</i>

**Certified Cashier's Receipt:**

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

- a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information. **See Attachment A**
- 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 - Several rental units

South – Auto Repair shop (SE) & Multi-Family Residential (SW)

East – Gate Gas Station

West – Several rental units

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 – The proposed land use change and rezoning are intended to allow for a residential multifamily use.

Noise and lighting – The proposed use is residential with minimal exterior lighting that will be governed by the City LDR’s during development review.

- 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)

No significant environmental issues are believed to be present on the subject property.

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

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

NO \_\_\_\_ YES  X  (Chert House)

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

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

The proposed land use change and rezoning will allow for redevelopment of the site with more units that allow for more residents near the University and many pedestrian accessible businesses and activities.

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

The proposed rezoning will allow for a multifamily project that will provide for construction jobs and the completed building is expected to significantly increase the taxable value of the property.

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

The rezoning will allow for an increased number of residential units from 14 to as many as 60 that will have a proportional impact on public services.

Roadways – Sidewalks will be added along the adjacent roadways

Recreation– Will increase based on the number of new units

Water and Wastewater– Will increase based on the number of new units

Solid Waste – Will increase based on the number of new units

Mass Transit – Currently available

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

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

The site is located between bus stops, one on 13<sup>th</sup> Street one block to the East and another bus stop on 5<sup>th</sup> Avenue one block to the West.

Bicycling is common on the local streets surrounding the site.

A sidewalk runs along 5<sup>th</sup> Avenue on the south side of the site and it is also identified as the Chabad Jewish Trail.

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: Kevin G, Phegley	
Address: 1007 S. Clark Ave. Tampa FL 33629	
Phone: 813-513-2482	Fax:
Signature:	

Owner of Record	
Name: Jennifer Phegley	
Address: 1007 S. Clark Ave. Tampa FL 33629	
Phone: 813-513-2482	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.

*Kevin G. Phegley*  
 Owner/Agent Signature  
8-3-18  
 Date

STATE OF FLORIDA  
COUNTY OF Alachua

Sworn to and subscribed before me this 3rd day of August 2018, by (Name)  
Anthony J. Brown Jr.



*Laurie L. Thomas*  
 Signature – Notary Public

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

## **ATTACHMENT A**

### **LEGAL DESCRIPTION PER O.R.B. 4427, PG. 1157**


LOTS 1, 2, 3, 4, 5, 6, 7, AND 8, BLOCK H, WESTFIELD, ALSO KNOWN AS COLSON AND BLANDING'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 67, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

CONTAINING 0.987 ACRES, MORE OR LESS.

# PROPERTY OWNER AFFIDAVIT

Owner Name: Kevin G. Phegley & Jennifer Phegley			
Address: 1007 S. Clarke Ave. Tampa, FL 33629		Phone: (813) 513-2482	
Agent Name: A. J. "Jay" Brown Jr. & JBrown Professional Group Inc.			
Address: 3530 NW 43rd St. Gainesville, FL 32606		Phone: (352) 375-8999	
Parcel No.: 15241-000-000, 15242-000-000, 15243-000-000, & 15244-000-000			
Acreage: 0.99 Acres	S: 06	T: 10	R: 20
Requested Action: Rezoning, Land Use Change & Development Plan Review			

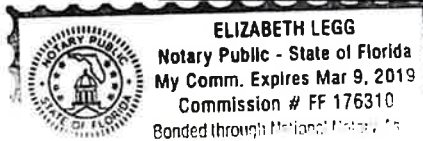
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: 

Printed name: Kevin G. Phegley & Jennifer Phegley

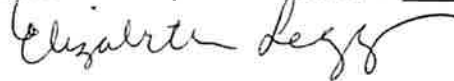
Date: 7-18-2018

The foregoing affidavit is acknowledged before me this 18 day of July, 2018, by Kevin Phegley and Jennifer Phegley who is/are personally known to me, or who has/have produced as identification.



NOTARY SEAL \_\_\_\_\_

Signature of Notary Public, State of Florida



**PUBLIC NOTICE SIGNAGE AFFIDAVIT**

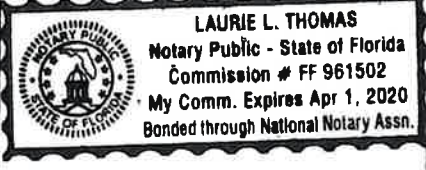
Petition Name PB-18-00108 & PB-18-00109  
 Applicant (Owner or Agent) JBrown Professional Group Inc.  
 Tax parcel(s) 15241-000-000, 15242-000-000, 15243-000-000, 15244-000-000

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] A.J. BROWN JR.  
PRESIDENT, JBROWN PROFESSIONAL GROUP  
 8. Applicant (signature) 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 12th day of October 2018 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.  
Laurie L. Thomas Notary Public  
 My Commission expires: 4/1/2020

RECORDING SPACE  


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

FOR OFFICE USE ONLY  
 Petition Number PB-18-00108LUC Planner Jason Simmons  
PB-18-00109 ZON



What's going on?  
In an effort to enhance future land use  
plans, the Board of Planning and Zoning  
will be holding a public meeting to  
discuss the proposed changes to the  
City's Comprehensive Zoning Ordinance  
from  
1997 to 2018.

Project ID

PB-18-00108 + PB-18-00109

Meeting Date/Time

10-25-2018 - 6:30PM

City Hall Auditorium  
200 East University Avenue

# PUBLIC MEETING

Want to learn more?  
Call 352-333-1000 or [cityplanning.gainesville.org](http://cityplanning.gainesville.org)



Gainesville.  
Citizen centered  
People empowered

What's going on?  
REQUEST TO CHANGE FUTURE LAND USE  
FROM RL (RESIDENTIAL LOW) TO MUR  
(MIXED USE RESIDENTIAL) AND  
CHANGE THE EXISTING ZONING  
FROM U2 TO U5

Project ID

PB-18-00108 + PB-18-00109

Meeting Date/Time

10-25-2018 @ 6:30PM

City Hall Auditorium  
200 East University Avenue

# PUBLIC MEETING

Want to learn more?  
352-334-5050 | [cogplanning@cityofgainesville.org](mailto:cogplanning@cityofgainesville.org)



**Gainesville.**  
**Citizen centered**  
**People empowered**



# JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

August 24, 2018

Mr. Forrest Eddleton, AICP  
Planner  
City of Gainesville  
P.O. Box 490, Station 12  
Gainesville, FL 32601



Re: NW 5<sup>th</sup> Ave. Multi-Family Property – Zoning & Land Use Change – Justification Narrative

Dear Forrest:

Per your request, the following justification statement has been prepared in support of the application for rezoning the NW 5<sup>th</sup> Avenue property.

The intent of this request is to allow for the redevelopment of this 0.99 acre site with as many as 60 multifamily units. The four existing buildings on the site with a total of 14 units were built between 1937 and 1957. The units are only in fair condition with very poor energy efficiency. The investment to replace these old units with modern buildings would be a great benefit to the community.

The property owner has assembled four contiguous properties that form an entire block. The block bounded by commercial property to the east and south, with other older rental units to the north and west. The full block allows for an optimal building design with internal parking on the ground floor. The location is a short walk to several of the most vibrant mixed use developments in the City.

There are social, economic, and environmental benefits of redeveloping in this location with multifamily units. Higher density is essential for creating lively places that support mixed use developments. The site is a few short walkable blocks from the UF campus and numerous retail stores and restaurants. It is also located on a transit route with two bus stops within a two block walk. This allows for low car use and makes life convenient by providing many necessities within close proximity. Instead of adding units further away from this site, increased density in this location can reduce driving, traffic congestion, and the air pollution that comes with it. As areas within walking distance of the campus redevelop, there is a growing market demand for these types of units.

Redeveloping this site is a preferred alternative to developing some other undeveloped green field site. Developing a higher density project in this location requires no new streets, water and sewer extensions or other infrastructure while greatly enhancing the fiscal benefits to the City. The new units are certain to have a much higher total assessed value generating far greater ad valorem tax revenue than the existing units. The new units must be built to the current building code energy efficiency standards so the new units will cost much less to heat and cool. Redevelopment with energy efficient units in this very accessible location improves the overall environmental footprint of the City.



# JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

Specifically, the request to change the land use from RL (Residential Low) to MUR (Mixed Use Residential) and the existing zoning from U-2 to U-5 will provide a natural transition from the adjacent properties. From the east, the proposed new Gate Convenience service station is currently under review at the City. The proposed commercial development provides 12 self-service gas pump stations directly adjacent to the east boundary of our property. The proposed land use change and zoning increases the residential density and serves as a step down transition from the commercial uses to the east and the lower density residential uses to the north and west. In addition, the proposed zoning and land use matches up exactly with the zoning and land uses to the south across NW 5<sup>th</sup> Ave., thereby creating similar uses across the street from each other for compatibility within the corridor.

Feel free to contact me if you require any additional information or have any questions.

Sincerely,

A. J. "Jay" Brown Jr., PE  
President, JBrown Professional Group Inc.

Cc:



# JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

## Neighborhood Workshop Summary For NW 5<sup>th</sup> Avenue Multi-Family



The neighborhood workshop for The NW 5<sup>th</sup> Avenue Multi-Family project was held on Tuesday, June 13<sup>th</sup>, 2018 at the United Church of Gainesville at 1624 NW 5<sup>th</sup> Avenue. The workshop was noticed in the Gainesville Sun and mailers were sent out to the required property owners in advance of the workshop in accordance with City of Gainesville regulations and requirements. Jay Brown of JBrown Professional Group Inc. conducted the workshop.

The meeting began at 6:00 PM and Mr. Brown presented the preliminary site plan and the zoning map for the project. There were three (3) members of the public in attendance, including Eric Wild from Alligator Reality, Britton Jones from C+C Properties, and Mr. Shanadi. Mr. Brown displayed a PowerPoint presentation of the proposed zoning changes, a concept site plan and images of the type of project the owner had in mind for the future development. Mr. Brown indicated the project would be going through the City approval process for rezoning & development plan review. Mr. Brown also explained the nature of the project, including parking criteria and community impact. Comments provided from the neighbors are listed below:

1. Mr. Shanadi asked if the proposed property would affect the real estate taxes on his nearby property.
2. Mr. Wild felt that the parcel was a good place for a density increase because it was in a non-homestead section of town with many rental homes.

The neighborhood meeting was completed at approximately 6:45 pm.

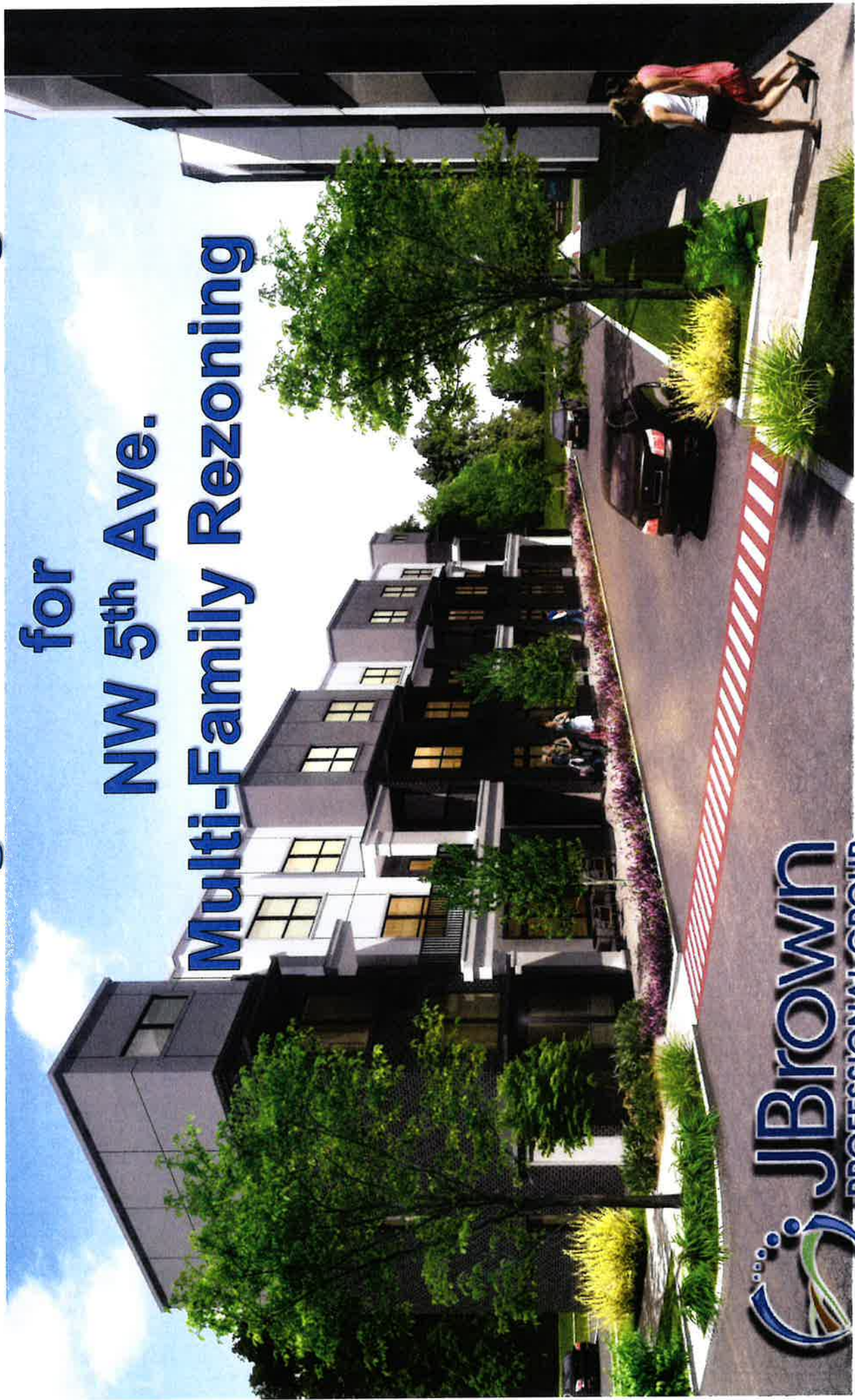
The following items are attached to further document the Neighborhood Workshop.

1. Meeting sign-in sheet
2. Copy of PowerPoint presentation.
3. Copy of Newspaper Advertisement Tear Sheet
4. Copy of Gainesville Sun Public Notice Affidavit
5. Copy of Mailed Public Notice

# Neighborhood Meeting

## for NW 5th Ave.

# Multi-Family Rezoning



Civil Engineering • Land Surveying • Planning

# June 12, 2018

# JBrown Professional Group



Jay Brown, PE  
Project Manager

- Founded in 1995
- Engineering, Planning & Surveying
- Staff of 13
- 90% of Work in Gainesville / Alachua County
- 50% Public / 50% Private Sectors
- Designed Many Multi-Family Developments



# Duration Builders

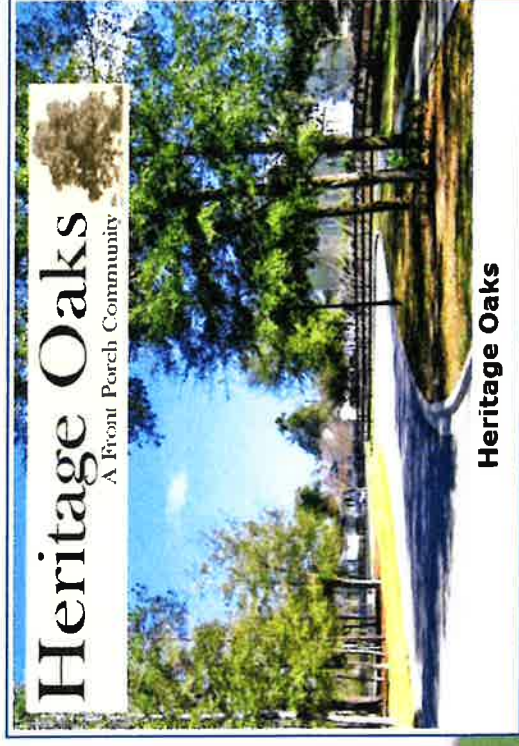


**Britton Jones**  
Project Owner / Developer

- General Contractor – 25 Yrs. Experience
- Builder & Developer
- SFC Bldg. Construction Grad & UF Grad
- Works primarily in Gainesville / Alachua County
- Single-Family & Multi-Family
- Holds Properties for Long Term

## Previous Projects:

- Heritage Oaks
- Cottage Grove
- Creekside Villas
- Lake View Villas
- St. Albans Woods
- Wyndswept Hills





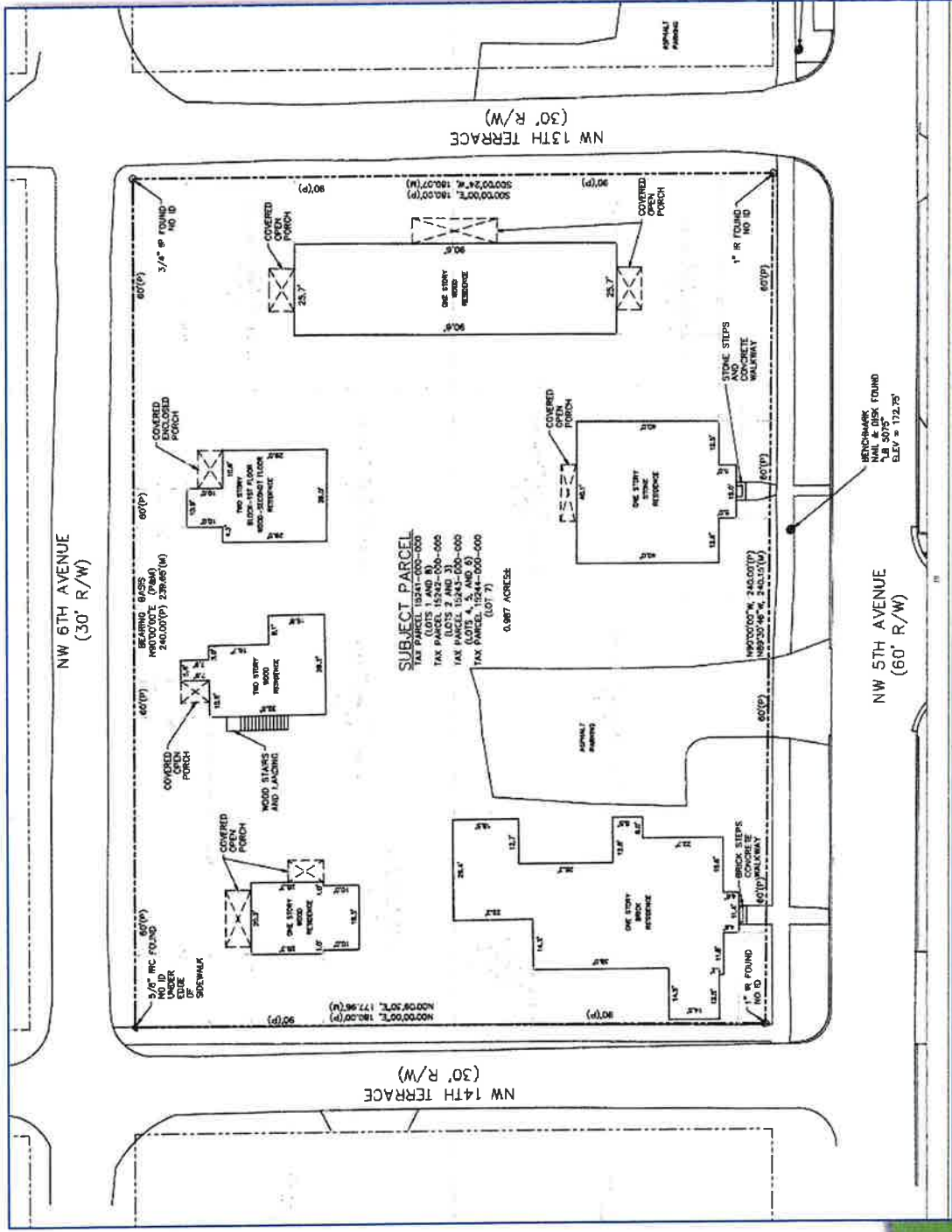
# The Reef



**New Project @ 622 NW 3<sup>rd</sup> Ave.**

- **7 Buildings & 11 Units**
  - **3 - Story**
  - **0.66 Acre Site**
  - **16.7 Units / Acre**

# Existing Conditions

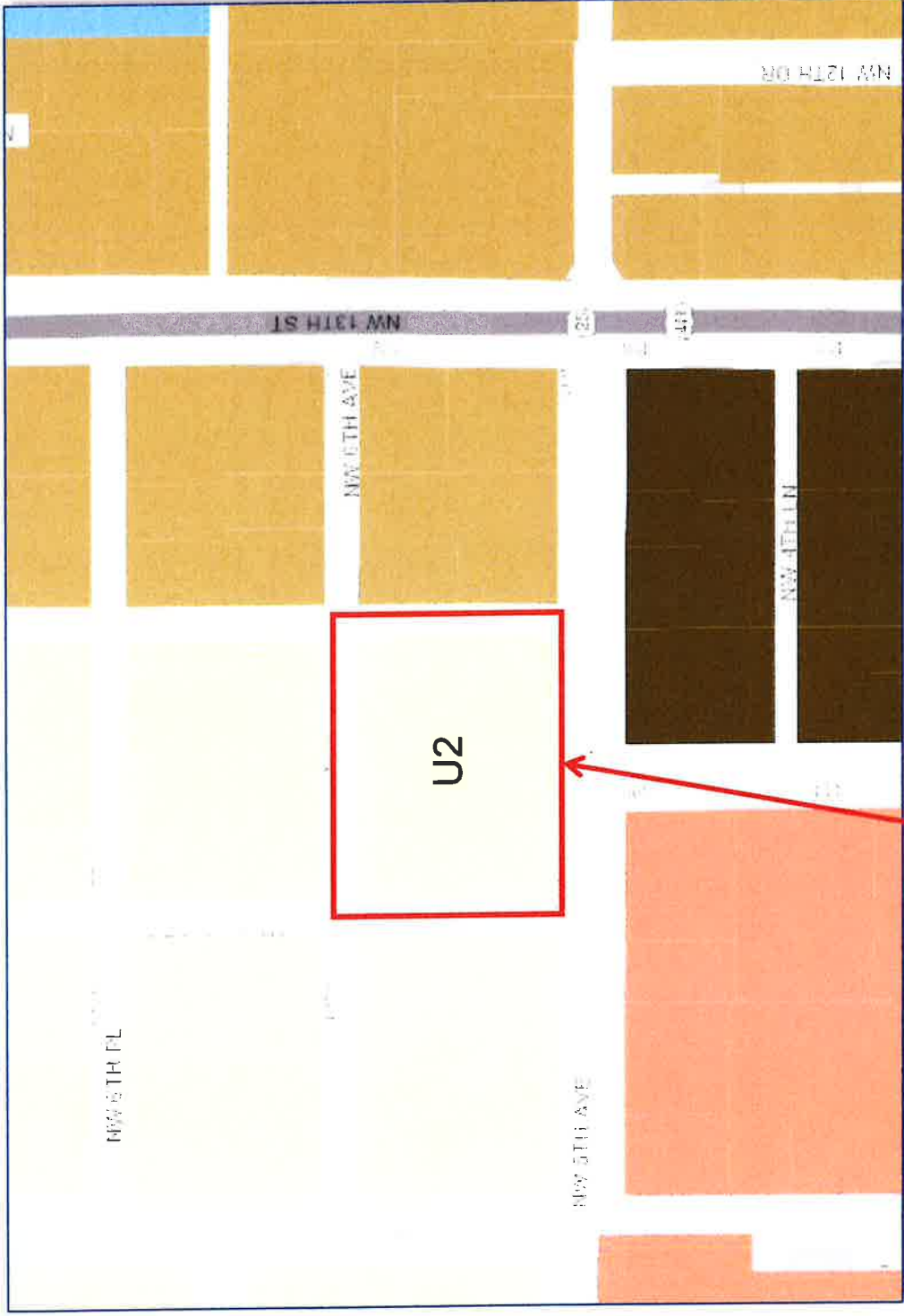


Property Size = 0.99 Acres

6 Buildings

15 Units

# Zoning



Existing Zoning = U2

# Land Use



**Land Use = Residential Low (RL) – up to 15 un./ac.**

# Property Rezoning & Land Use Change

## Existing Allowable

- 15 Units / Acre
- Up to 4 Units / Building
- Up to 3 Story Height
- Max. 36 ft. High

## Allowable with Rezoning

- 75 Units / Acre
- No Limit on No. Units / Building
- Up to 4 – Story Height
- Max. 60 ft. High



# Project Focus

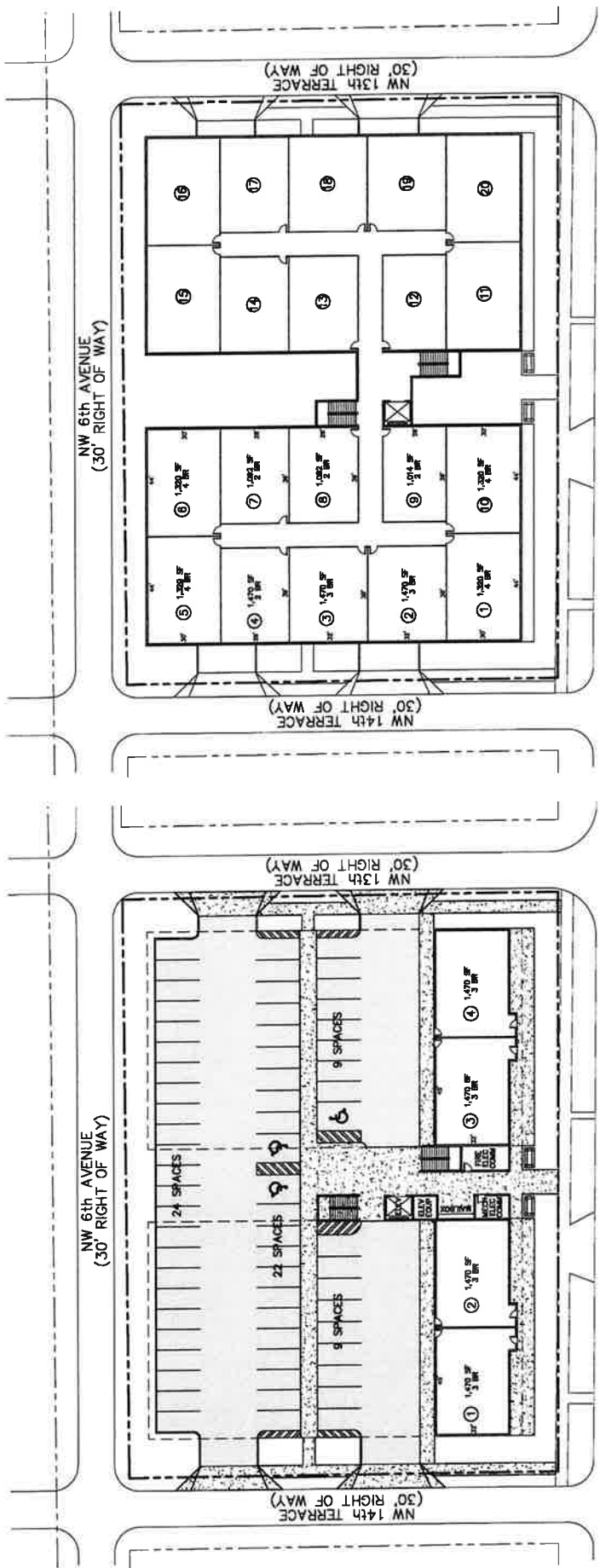
- ✓ **Create a Great Development**
- ✓ **Positive Contribution to the Neighborhood**
- ✓ **Increase Property Values**
- ✓ **Quality Design**
- ✓ **Urban Form**



*“There is no Substitute for Hard Work & Commitment”*

# Next Steps

- ✓ **Rezone the property from U2 to U5**
- ✓ **Change Future Land Use from RL to MUR**
- ✓ **Submit Applications to City Dept. of Doing**
- ✓ **City Plan Board Review**
- ✓ **City Commission Hearings**
- ✓ ***Design the Site Plan***
- ✓ ***Review by City Staff***
- ✓ ***Gain all Permits & Approvals***
- ✓ ***Begin Construction – Summer of 2019***



**1st FLOOR : 4 UNITS - 12 BR**  
**64 REQUIRED PARKING SPACES**

**2nd / 3rd / 4th FLOORS : 20 UNITS - 60 BR**  
**(TOTAL - 60 UNITS - 180 BR)**

NO.	DATE	DESCRIPTION	BY	CHECKED BY

PROJECT NO.	375-18-02
ISSUE DATE	MARCH 2018
PROJECT NAME	
CLIENT	
SCALE	

**JBrown**  
Professional Group Inc  
CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3830 NW 43rd Street • Gainesville, Florida 32606  
PHONE: (352) 375-8999 • FAX: (352) 375-0833  
E-MAIL: [contracts@jbrgroup.com](mailto:contracts@jbrgroup.com)  
Professional Engineer CA No. 30495  
P.E. Board of Professional Engineers

**CONCEPTUAL LAYOUT - OPTION 1**

**C & C PROPERTIES & INVESTMENTS, LLC**  
GAINESVILLE, FL

**NW 5TH AVE. MULTIFAMILY**

SHEET NO.





### **PUBLIC NOTICE**

A Neighborhood Workshop will be held to discuss a proposed application to rezone four contiguous properties totaling 0.99 acres. The application is proposed to change the properties' zoning from U2 (Urban 2 - Maximum 15 units / acre) to U5 (Urban 5 - Maximum 75 units / acre). The properties are located at 1406 NW 5th Ave., 1336 NW 5th Ave., 508 NW 13th Terrace, 510 NW 13th Terrace, 1325 NW 6th Ave., and 1403 NW 6th Ave. The properties comprise Alachua County Tax Parcel No's. 15241-000-000, 15242-000-000, 15243-000-000, and 15244-000-000 with a combined acreage of 0.99 acres. This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the rezoning application and to seek comments.

The workshop will be held on Tuesday June 12, 2018 at 6:00 PM at the United Church of Gainesville - Seminar Room A (1624 NW 5th Ave., Gainesville, FL 32603).

Contact Person: Jay Brown, P.E. @ JBrown Professional Group Inc. (352) 375-8999

01-01341992

## **PUBLIC NOTICE**

A Neighborhood Workshop will be held to discuss a proposed application to rezone four contiguous properties totaling 0.99 acres. The application is proposed to change the properties' zoning from U2 (Urban 2 - Maximum 15 units / acre) to U5 (Urban 5 – Maximum 75 units / acre). The properties are located at 1406 NW 5<sup>th</sup> Ave., 1336 NW 5<sup>th</sup> Ave., 508 NW 13th Terrace, 510 NW 13<sup>th</sup> Terrace, 1325 NW 6<sup>th</sup> Ave., and 1403 NW 6<sup>th</sup> Ave. The properties comprise Alachua County Tax Parcel No's. 15241-000-000, 15242-000-000, 15243-000-000, and 15244-000-000 with a combined acreage of 0.99 acres. This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the rezoning application and to seek comments.

The workshop will be held on Tuesday June 12, 2018 at 6:00 PM at the United Church of Gainesville - Seminar Room A (1624 NW 5<sup>th</sup> Ave., Gainesville, FL 32603).

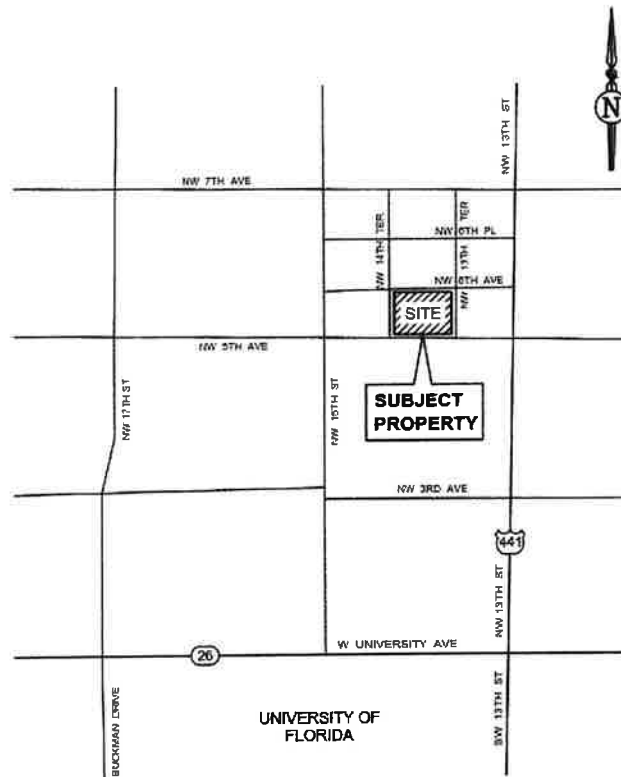
Contact Person: Jay Brown, P.E. @ JBrown Professional Group Inc. (352) 375-8999

**You are cordially invited to attend a  
Neighborhood Workshop for the  
NW 5<sup>th</sup> Avenue Multi-Family Apartments**

A Neighborhood Workshop will be held to discuss a proposed application to rezone four contiguous properties totaling 0.99 acres. The application is proposed to change the properties' zoning from U2 (Urban 2 - Maximum 15 units / acre) to U5 (Urban 5 - Maximum 75 units / acre). The properties are located at 1406 NW 5<sup>th</sup> Ave., 1336 NW 5<sup>th</sup> Ave., 508 NW 13th Terrace, 510 NW 13<sup>th</sup> Terrace, 1325 NW 6<sup>th</sup> Ave., and 1403 NW 6<sup>th</sup> Ave. The properties comprise Alachua County Tax Parcel No's. 15241-000-000, 15242-000-000, 15243-000-000, and 15244-000-000 with a combined acreage of 0.99 acres. This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the rezoning application and to seek comments.

The workshop will be held on Tuesday June 12, 2018 at 6:00 PM at the United Church of Gainesville - Seminar Room A (1624 NW 5<sup>th</sup> Ave., Gainesville, FL 32603).

Contact Person: Jay Brown, P.E. @ JBrown Professional Group Inc. (352) 375-8999



**LOCATION MAP**  
N.T.S.

**Neighborhood Workshop Notice**

14848-306-000 Rezoning  
1440 306 LLC  
1199 S FEDERAL HWY STE 363  
BOCA RATON FL 33432

**Neighborhood Workshop Notice**

14838-010-307 Rezoning  
307 JACKSON SQUARE LLC  
116 NORTH BELLEVUE AVE STE 300  
LONGHORNE PA 19047

**Neighborhood Workshop Notice**

14091-000-000 Rezoning  
521 NW 13TH STREET LLC  
1409 NW 6TH ST STE 120  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

14848-214-000 Rezoning  
A TO Z ENTERPRISES LLC  
6614 NW 50TH LN  
GAINESVILLE FL 32653

**Neighborhood Workshop Notice**

14956-308-000 Rezoning  
ACME DIVERSIFIED INVESTMENTS  
4 DERBY CT  
TIJERAS NM 87059

**Neighborhood Workshop Notice**

14838-010-201 Rezoning  
ADAMEC & ADAMEC TRUSTEES  
136 OCEANFOREST DR NORTH  
ATLANTIC BEACH FL 32233

**Neighborhood Workshop Notice**

14956-311-000 Rezoning  
ALD HOLDINGS LLC  
STE 5 2780 SOUTH HORSESHOE RD  
NAPLES FL 34104

**Neighborhood Workshop Notice**

15245-001-000 Rezoning  
AMMERMAN DOUGLAS  
PO BOX 1685  
CHARLOTTESVILLE VA 22902

**Neighborhood Workshop Notice**

14956-216-000 Rezoning  
ANTOLJAK STRAHIMIR  
4000 NW 51ST ST UNIT D74  
GAINESVILLE FL 32606

**Neighborhood Workshop Notice**

15205-000-000 Rezoning  
ARNAU FRANCIS M III TRUSTEE  
221 NEAL RD  
COMMERCE GA 30530

**Neighborhood Workshop Notice**

15222-000-000 Rezoning  
BARDEN & BARDEN  
1430 NW 6TH PL  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

15354-000-000 Rezoning  
BAYFIELD LLC  
14260 W NEWBERRY RD #346  
NEWBERRY FL 32669

**Neighborhood Workshop Notice**

14838-010-202 Rezoning  
BROWN & BINION LLC  
PO BOX 818  
GULF BREEZE FL 32562-0818

**Neighborhood Workshop Notice**

14848-207-000 Rezoning  
BROWN & BROWN  
2967 HAMPTON COVE WAY  
HAMPTON COVE AL 35763

**Neighborhood Workshop Notice**

14826-000-000 Rezoning  
BUSH GERALD L LIFE ESTATE  
1311 NW 5TH AVE  
GAINESVILLE FL 32603-1301

**Neighborhood Workshop Notice**

14940-004-000 Rezoning  
CAANGAY A ELIZABETH REYES TRU  
3970 HIDDEN ACRES CIRCLE  
NORTH FT MYERS FL 33903

**Neighborhood Workshop Notice**

14940-003-000 Rezoning  
CALAMUSA A J & MILLICENT  
3931 NW 101ST DR  
CORAL SPRINGS FL 33065-1589

**Neighborhood Workshop Notice**

14940-001-000 Rezoning  
CALDERON & CALDERON  
2424 NW 71ST ST  
GAINESVILLE FL 32606

**Neighborhood Workshop Notice**

14031-000-000 Rezoning  
CAMPBELL & 421 CAMPBELL 4 LLC  
120 ROSEWOOD DR  
GUYTON GA 31312

**Neighborhood Workshop Notice**

14848-314-000 Rezoning  
CASEY & CASEY  
6826 WATERBURY LANE  
MASON OH 45040

**Neighborhood Workshop Notice**

14838-010-305 Rezoning  
CHRIS DAN LLC % LIPPELMAN  
3010 W SAN CARLOS ST  
TAMPA FL 33629-6035

**Neighborhood Workshop Notice**

14956-313-000 Rezoning  
CLARK JAMES A & SUSAN P  
1645 PEEL RD  
CHIPLEY FL 32428

**Neighborhood Workshop Notice**

14838-010-103 Rezoning  
CLERC-FAKHAR & FAKHAR W/H &  
FAKHAR  
325 NW 14TH ST #103  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

15198-000-000 Rezoning  
COLLEGE PARK APARTMENTS OF GA  
303 NW 17TH ST  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

15218-000-000 Rezoning  
COOK LEILANI C  
PO BOX 5592  
GAINESVILLE FL 32627-5592

**Neighborhood Workshop Notice**

14940-007-000 Rezoning  
COUCH RUPERT H & TINA M  
4719 BRIERWOOD  
JACKSONVILLE FL 32257-8028

**Neighborhood Workshop Notice**

14940-002-000 Rezoning  
COUCH & COUCH  
4719 BRIERWOOD RD  
JACKSONVILLE FL 32257-8028

**Neighborhood Workshop Notice**

14838-010-302 Rezoning  
COX TINA JAMESON  
5067 RIVER RD  
CAMILLA GA 31730

**Neighborhood Workshop Notice**

15247-001-000 Rezoning  
CURRY & CURRY  
5618 ROCKFIELD LOOP  
VALRICO FL 33596

**Neighborhood Workshop Notice**

15197-000-000 Rezoning  
DALY KEVIN & CAROL A  
2300 NW 23RD ST  
GAINESVILLE FL 32605

**Neighborhood Workshop Notice**  
14848-202-000 Rezoning  
DAVILA & DAVILA & DAVILA  
1440 NW 3RD PL UNIT 202  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**  
15245-000-000 Rezoning  
DECO HOUSE LLC  
PO BOX 492  
NEW YORK NY 10163

**Neighborhood Workshop Notice**  
14838-010-208 Rezoning  
DOCTOR RENTAL LLC  
325 NW 14TH ST UNIT 208  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**  
14838-010-308 Rezoning  
DOCTOR RENTAL LLC  
1320 NW 3RD AVE STE 206  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**  
14940-005-000 Rezoning  
EAGLE EYE HOLDINGS LLC  
2325 ULMERTON RD STE 20  
CLEARWATER FL 33762

**Neighborhood Workshop Notice**  
14956-301-000 Rezoning  
EAST DAVIE COMPANY  
PO BOX 291655  
FORT LAUDERDALE FL 33329

**Neighborhood Workshop Notice**  
14956-206-000 Rezoning  
EASTMAN KEVIN & LAUREN  
1500 NW 4TH AVE UNIT 206  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**  
14848-302-000 Rezoning  
FANTO KELLY  
439 ST GEORGE'S COURT  
SATELLITE BEACH FL 32937

**Neighborhood Workshop Notice**  
14956-302-000 Rezoning  
FILIP HANA  
BASTIONSTRASSE 2  
40213 DUESSELDORF -- GERMANY

**Neighborhood Workshop Notice**  
14848-211-000 Rezoning  
FILIUS LLC  
5015 SE 7TH AVE  
OCALA FL 34480

**Neighborhood Workshop Notice**  
14848-310-000 Rezoning  
FINA & FINA  
3220 SW 84TH AVE  
MIAMI FL 33155

**Neighborhood Workshop Notice**  
15214-000-000 Rezoning  
FLEMING HEIRS & FLEMING & FLEMING  
ET AL WENDY F SUMRALL  
308 JASON CT  
MACON GA 31216

**Neighborhood Workshop Notice**  
15213-000-000 Rezoning  
FORRESTEL DAVID  
701 NW 15TH ST  
GAINESVILLE FL 32603-1327

**Neighborhood Workshop Notice**  
15207-000-000 Rezoning  
FORRESTEL & FORRESTEL & FORRE  
701 NW 15TH ST  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**  
14838-010-301 Rezoning  
GAEKWAD MANISHA  
11980 SE 22ND AVENUE RD  
OCALA FL 34480

**Neighborhood Workshop Notice**  
14838-010-102 Rezoning  
GAINESVILLE CONDOMINIUM LLC  
290 POINCIANA DR  
INDIAN HARBOR BEACH FL 32937-4439

**Neighborhood Workshop Notice**  
15366-000-000 Rezoning  
GAINESVILLE PROPERTY LLC  
3 ISLE OF SICILY  
WINTER PARK FL 32789-1505

**Neighborhood Workshop Notice**  
14848-102-000 Rezoning  
GALAPAGOS LLC  
8417 EAST BAY BLVD  
NAVARRE FL 32566

**Neighborhood Workshop Notice**  
14848-114-000 Rezoning  
GARCIA & KRAUSE  
500 182ND AVE EAST  
REDINGTON SHORES FL 33708

**Neighborhood Workshop Notice**  
14848-101-000 Rezoning  
GARCIA LORENZO LLC  
6527 CORAL WAY  
MIAMI FL 33155

**Neighborhood Workshop Notice**  
15219-000-000 Rezoning  
GARNETT STACEY L  
PO BOX 12322  
GAINESVILLE FL 32604

**Neighborhood Workshop Notice**  
15238-000-000 Rezoning  
GATE CENTRAL INC  
PO BOX 23627 SS #1445  
JACKSONVILLE FL 32241-3627

**Neighborhood Workshop Notice**  
15240-000-000 Rezoning  
GATE PETROLEUM COMPANY  
9540 SAN JOSE BLVD  
JACKSONVILLE FL 32257

**Neighborhood Workshop Notice**  
15227-001-000 Rezoning  
GATOR FAMILY LLC  
2660 SCOTT MILL LN  
JACKSONVILLE FL 32223

**Neighborhood Workshop Notice**  
14833-000-000 Rezoning  
GATOR GRANDE LLC  
220 N MAIN ST  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**  
14093-000-000 Rezoning  
G-BERRIES PROPERTIES LLC  
911 NW 36TH RD  
GAINESVILLE FL 32609

**Neighborhood Workshop Notice**  
14848-115-000 Rezoning  
GIBSON & GIBSON TRUSTEES  
1460 NW 3RD PL UNIT 115  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**  
14956-305-000 Rezoning  
GILLESPIE & GILLESPIE & GILLE  
1337 CHESAPEAKE DR  
ODESSA FL 33556

**Neighborhood Workshop Notice**  
14848-311-000 Rezoning  
GISPANSKI THOMAS JOSEPHPIPER  
3379 STERLING RIDGE CT  
LONGWOOD FL 32779

**Neighborhood Workshop Notice**  
14825-000-000 Rezoning  
GLIKES & GLIKES  
66 FAIRFIELD LANE  
CHESTER SPRINGS PA 19425

**Neighborhood Workshop Notice**

14956-207-000 Rezoning  
GLINOS DEMETRIOS G & KATHLEEN  
3556 AMACA CIR  
ORLANDO FL 32837

**Neighborhood Workshop Notice**

14838-010-205 Rezoning  
GOLDHAUS LLC  
2101 DYAN WAY  
MAITLAND FL 32751

**Neighborhood Workshop Notice**

14848-201-000 Rezoning  
GRAFF EVAN H & JENNIFER M  
1440 NW 3RD PL UNIT 201  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

15212-002-001 Rezoning  
HALLMAN JO ANNA G LIFE ESTATE  
3606 NW 61ST PL  
GAINESVILLE FL 32653

**Neighborhood Workshop Notice**

14838-010-203 Rezoning  
HANDA & HANDA  
3850 BEECHGROVE RD  
MELBOURNE FL 32934

**Neighborhood Workshop Notice**

14848-113-000 Rezoning  
HARTT RYNE E  
1619 ROCKINGG CROSS GRADE  
SEBRING FL 33870

**Neighborhood Workshop Notice**

14838-010-206 Rezoning  
HENNESSEY TIMOTHY M & ELISE C  
1617 LOOKOUT CIRCLE  
WAXHAW NC 28173

**Neighborhood Workshop Notice**

14838-010-304 Rezoning  
IMMERGLUCK JOSHUA B  
325 NW 14TH ST #304  
Gainesville FL 32603

**Neighborhood Workshop Notice**

14838-010-306 Rezoning  
JASINSKY BRUCE A & PATRICIA L  
311 CENTRE ST  
FERNANDINA BEACH FL 32034

**Neighborhood Workshop Notice**

14956-312-000 Rezoning  
KATHIRIPILLAI & KETHEESWARAN  
3585 SW 24TH AVE RD  
OCALA FL 34471

**Neighborhood Workshop Notice**

14848-315-000 Rezoning  
KERESZY & KERESZY  
2226 CYPRESS BEND DR APT 209  
POMPANO BEACH FL 33069-5652

**Neighborhood Workshop Notice**

14848-309-000 Rezoning  
KHOSRAVANI & KHOSRAVANI TRUST  
3 ISLE OF SICILY  
WINTER PARK FL 32789-1505

**Neighborhood Workshop Notice**

14848-212-000 Rezoning  
KIM PETER JOHN  
8612 SW 42ND PL  
GAINESVILLE FL 32608

**Neighborhood Workshop Notice**

15227-000-000 Rezoning  
KIRKPATRICK LLC  
4710 SW 103RD WAY  
GAINESVILLE FL 32608-7180

**Neighborhood Workshop Notice**

15233-000-000 Rezoning  
KOKOMO KEY PROPERTIES INC  
1325 NW 53RD AVE STE E  
GAINESVILLE FL 32609

**Neighborhood Workshop Notice**

14828-000-000 Rezoning  
KREIZEL & SWITZER JR & TEITELBAUM  
PO BOX 192  
HEWLETT NY 11557-0192

**Neighborhood Workshop Notice**

15206-000-000 Rezoning  
KWAK BUM JOON & OKCHIN KIM  
9218 SW 21ST AVE  
GAINESVILLE FL 32608

**Neighborhood Workshop Notice**

14838-010-101 Rezoning  
LAI WAI YIN & EVA C  
1431 HEMPEL AVE  
WINDERMERE FL 34786

**Neighborhood Workshop Notice**

15235-001-000 Rezoning  
LARSEN J S  
PO BOX 14287  
GAINESVILLE FL 32604-2287

**Neighborhood Workshop Notice**

14829-000-000 Rezoning  
LCD GATOR OWNER LLC CUSHMAN &  
WAKEFIELD  
PO BOX 130339  
CALSBAD CA 92013

**Neighborhood Workshop Notice**

14848-304-000 Rezoning  
LENGA & LENGA & LENGA  
1440 NW 3RD PL #304  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14956-310-000 Rezoning  
LIONGATE 210 LLC  
2513 RODINA DR  
VIERA FL 32940

**Neighborhood Workshop Notice**

14848-213-000 Rezoning  
LIU & MENG H/W  
996 SW 16TH AVE  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

14956-208-000 Rezoning  
LOPEZ & PEREZ & RODRIGUEZ W/H  
7995 SW 145TH ST  
PALMETTO BAY FL 33158

**Neighborhood Workshop Notice**

14848-210-000 Rezoning  
LOUNSBERRY FRED J & MICHELLE  
9005 CRICHTON WOOD DR  
ORLANDO FL 32819

**Neighborhood Workshop Notice**

14940-006-000 Rezoning  
MANKIN DEBRA J TRUSTEE  
2915 NW 58TH BLVD  
GAINESVILLE FL 32606

**Neighborhood Workshop Notice**

15228-000-000 Rezoning  
MANKIN RICHARD W  
503 NW 89TH ST  
GAINESVILLE FL 32607

**Neighborhood Workshop Notice**

15212-002-000 Rezoning  
MARTINEZ MARIA L  
18205 SE 59TH ST  
MICANOPY FL 32667

**Neighborhood Workshop Notice**

14956-209-000 Rezoning  
MATTOS & MATTOS  
18526 SW 41ST ST  
MIRAMAR FL 33029

**Neighborhood Workshop Notice**

14838-010-204 Rezoning  
MCLAULIN DOUGLAS P JR TRUSTEE  
1070 REFLECTIONS LAKE LOOP  
LAKELAND FL 33813-5610

**Neighborhood Workshop Notice**

14956-309-000 Rezoning  
MESSINA & MESSINA  
8576 SUMMERVILLE PL  
ORLANDO FL 32819

**Neighborhood Workshop Notice**

14956-314-000 Rezoning  
MOODY WILLIAM R  
2806 CANAL DR  
PANAMA FL 32405

**Neighborhood Workshop Notice**

14848-308-000 Rezoning  
MUIRHEAD WILLIAM B & DIANE T  
2826 SOUTH FLETCHER AVE  
FERNANDINA BEACH FL 32034

**Neighborhood Workshop Notice**

14848-103-000 Rezoning  
NANTUCKET LLC  
13400 PROGRESS BLVD  
ALACHUA FL 32615

**Neighborhood Workshop Notice**

14848-312-000 Rezoning  
NGUYEN HUE THI & THE VAN  
1460 NW 3RD PL UNIT 312  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14956-211-000 Rezoning  
NOLTNER GROUP LLC  
837 FAIRWAY DR  
NEW SMYRNA BEACH FL 32168

**Neighborhood Workshop Notice**

15221-000-000 Rezoning  
OTIS CHANDLER  
2123 NW 4TH PL  
GAINESVILLE FL 32603-1515

**Neighborhood Workshop Notice**

14831-000-000 Rezoning  
PARADIGM 413 LLC  
PO BOX 13116  
GAINESVILLE FL 32604

**Neighborhood Workshop Notice**

14848-215-000 Rezoning  
PEACOCK RAY & CLARE  
1199 ALLIGATOR CREEK RD  
CLEARWATER FL 33765

**Neighborhood Workshop Notice**

14838-010-104 Rezoning  
PENSICO TRUST COMPANY  
PO BOX 173859  
DENVER CO 80217

**Neighborhood Workshop Notice**

14836-000-000 Rezoning  
PFEIFFER CYLDE T  
4422 NW 22ND ST  
GAINESVILLE FL 32605-1758

**Neighborhood Workshop Notice**

15232-000-000 Rezoning  
PHEGLEY 602 LLC  
10 WINNEBAGO RD  
FT LAUDERDALE FL 33308

**Neighborhood Workshop Notice**

15241-000-000 Rezoning  
PHEGLEY KEVIN G & JENNIFER  
1007 S CLARK AVE  
TAMPA FL 33629

**Neighborhood Workshop Notice**

15212-000-000 Rezoning  
PISTORINO PHILIP A & JOY K  
7400 NW 47TH CT  
GAINESVILLE FL 32606

**Neighborhood Workshop Notice**

14848-303-000 Rezoning  
QUADRAT & TERRELL  
421 OCEAN SHORE BLVD  
ORMOND BEACH FL 32176-5449

**Neighborhood Workshop Notice**

14848-313-000 Rezoning  
REDDY & REDDY & REDDY  
1460 NW 3RD PL UNIT 313  
Gainesville FL 32603

**Neighborhood Workshop Notice**

14848-301-000 Rezoning  
REISS & REISS & REISS  
2933 SW 141ST TER  
DAVIE FL 33330

**Neighborhood Workshop Notice**

14956-212-000 Rezoning  
REVZINA ANASTASIA N  
2301 N ST NW APT 509  
WASHINGTON DC 20037-1135

**Neighborhood Workshop Notice**

14826-001-000 Rezoning  
ROBERTSON & ROBERTSON TRUSTEES  
18203 NW 23RD PL  
NEWBERRY FL 32669

**Neighborhood Workshop Notice**

14956-315-000 Rezoning  
ROUTMAN HOWARD & RACHEL  
728 CABLE BEACH LN  
N PALM BEACH GARDENS FL 33410

**Neighborhood Workshop Notice**

14848-112-000 Rezoning  
SERLUCCO JAMES & YVETTE  
4935 WILLOW RIDGE TER  
VALRICO FL 33596-8239

**Neighborhood Workshop Notice**

14956-101-000 Rezoning  
SKGJO UF LLC  
750 SW 63RD ST RD  
OCALA FL 34474

**Neighborhood Workshop Notice**

14956-215-000 Rezoning  
SUSS & SUSS  
1500 NW 4TH AVE # UNIT 215  
GAINESVILLE FL 32603

**Neighborhood Workshop Notice**

14834-001-000 Rezoning  
SWAIN ROSEMARY S  
1730 NW 11TH RD  
GAINESVILLE FL 32605-5322

**Neighborhood Workshop Notice**

14838-010-207 Rezoning  
T & G GAINESVILLE PROPERTIES LLC  
2432 FLAGER AVE  
KEY WEST FL 33040

**Neighborhood Workshop Notice**

14848-307-000 Rezoning  
THORBURN FAMILY LTD PARTNERSH  
3327 LAKE PADGETT DR  
LAND O'LAKES FL 34639

**Neighborhood Workshop Notice**

15216-000-000 Rezoning  
TUCKER ROBERT  
3606 NW 63RD PL  
GAINESVILLE FL 32653

**Neighborhood Workshop Notice**

14956-307-000 Rezoning  
UNIT 307 LIONSGATE LLC  
PO BOX 15243  
FERNANDINA BEACH FL 32035-3105

**Neighborhood Workshop Notice**

15364-000-000 Rezoning  
UNITED CHURCH OF GVILLE INC  
1624 NW 5TH AVE  
GAINESVILLE FL 32603-1609

**Neighborhood Workshop Notice**

15204-000-000 Rezoning  
UPPER WESTSIDE LLLP  
13400 PROGRESS BLVD  
ALACHUA FL 32615



**Neighborhood Workshop Notice**

14956-102-000 Rezoning  
UTHMEIER JOHN W  
1311 HERITAGE MANOR DR UNIT 403  
JACKSONVILLE FL 32207-7628

**Neighborhood Workshop Notice**

14956-303-000 Rezoning  
VERDEJA NEIL & YVETTE  
10325 SW 96TH ST  
MIAMI FL 33176

**Neighborhood Workshop Notice**

15245-002-000 Rezoning  
WAJSMAN ZEV & ALINA  
10 10TH ST APT 34F  
ATLANTIC BCH FL 32233-5764

**Neighborhood Workshop Notice**

14956-304-000 Rezoning  
WANG & WANG  
149 BALTIC CIR  
TAMPA FL 33606

**Neighborhood Workshop Notice**

14838-010-303 Rezoning  
WATFORD & WATFORD  
897 COLDWATER CREEK CIRCLE  
NICEVILLE FL 32578

**Neighborhood Workshop Notice**

15215-000-000 Rezoning  
WHITE DANIEL T  
PO BOX 357247  
GAINESVILLE FL 32635

**Neighborhood Workshop Notice**

14956-306-000 Rezoning  
WILLCOXON & WILLCOXON  
728 NICKLAUS DR  
MELBOURNE FL 32940